

Creating a Business Plan for Community Redevelopment



North Palm Beach Charrette – Opening Presentation
January 30, 2016

TREASURE COAST REGIONAL PLANNING COUNCIL

Sponsors of This Effort



The Village of North Palm Beach

Sponsors of This Effort

**Palm Beach
Metropolitan Planning Organization**
Transportation Planning for the Palm Beaches



Get Moving in a New Direction!

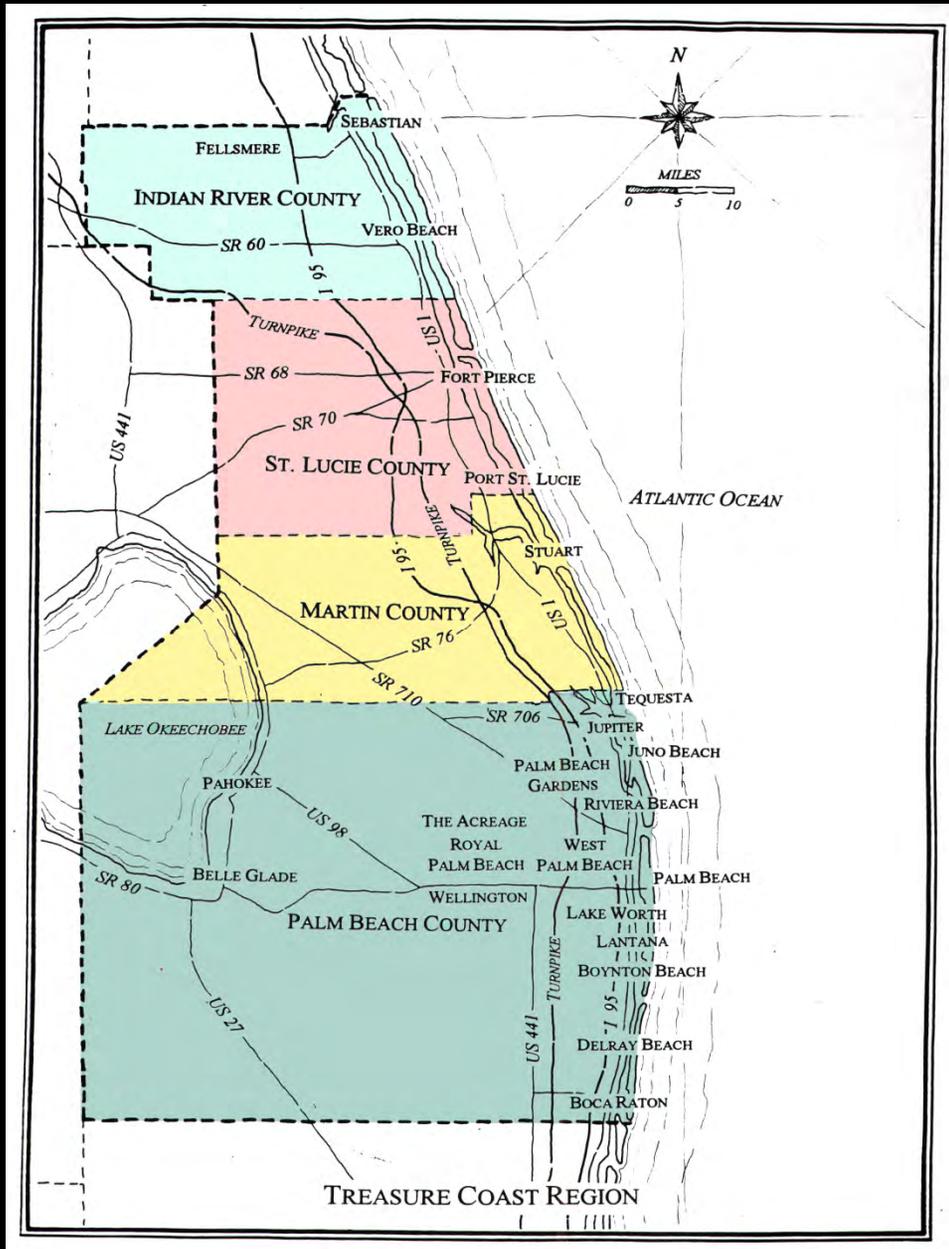
Live More, Drive Less

A Multi-Agency Approach ...



... that includes the Community.

Treasure Coast Regional Planning Council

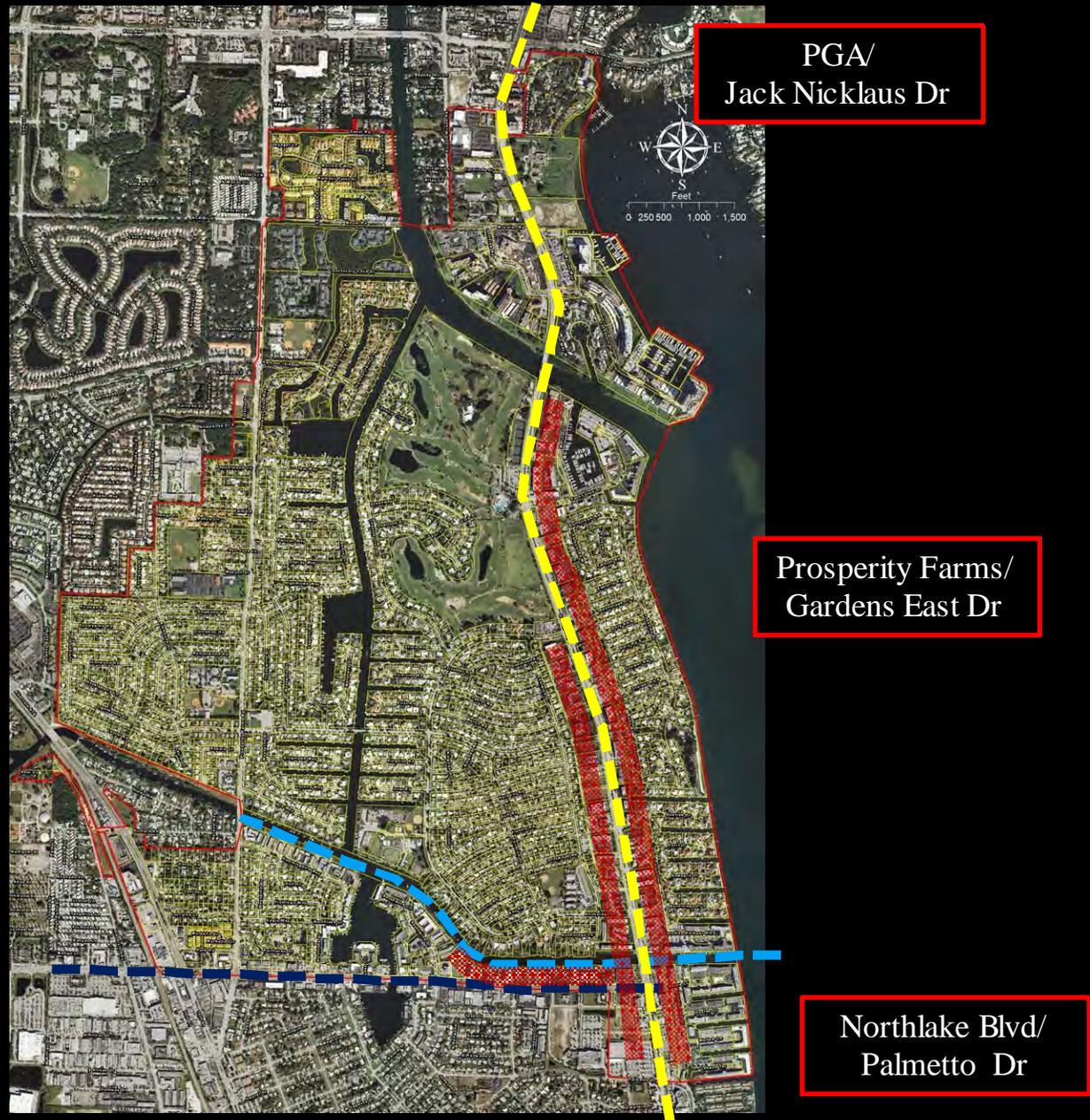


Fun Facts

- Public Agency
- One of 10 RPC's Statewide
- Four counties
- 50 Municipalities
- 1.8 million people
- 3700 square miles
- Provide Technical Assistance to Local Governments

Study Area

- US 1
- Northlake Blvd
- Earman River (C-17 Waterfront)
- Redevelopment Opportunities



The Village of North Palm Beach

Objectives of This Effort

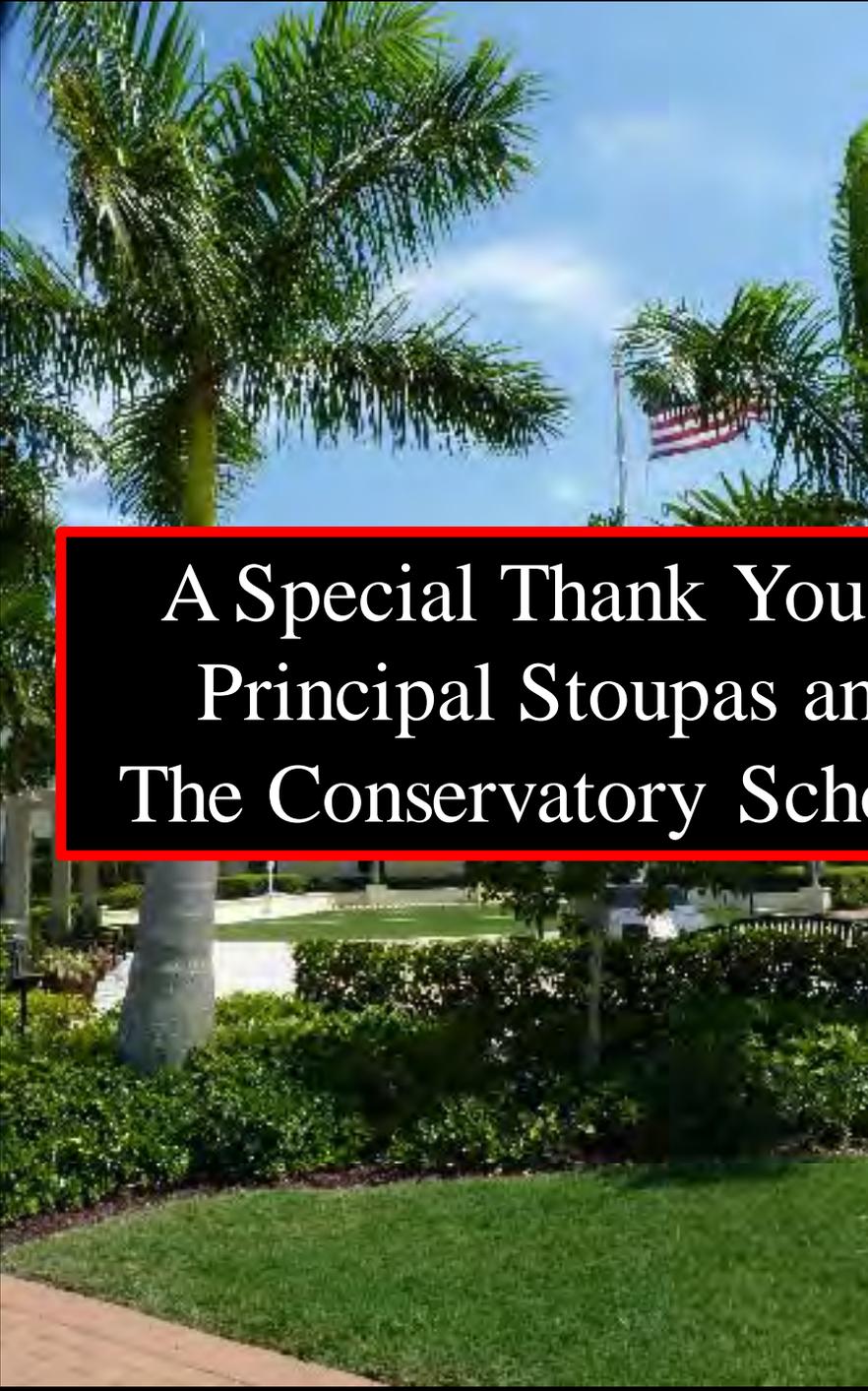
Improve mobility, quality of life, and economic vitality of the Village

Create a Vision and Village Master Plan that illustrates strategies to achieve those objectives

Establish goals and policies to implement the Plan

Process To Date

Host Committee



A Special Thank You to
Principal Stoupas and
The Conservatory School!

Alison Harvey
Carolyn Stone
Christian Searcy
Karen Marcus
Kristen Garrison
Pat Friedman
Ron Pertnoy
Steve Mathison
Steve Muller
Tim Hullihan

Thank you!

Process To Date

4 Host Committee Meetings

54 Individual Interviews

Residents

Elected Officials

Business Owners

Developers

Commercial Brokers

Village Staff

South Florida Water
Management District

Town of Lake Park

Palm Beach Gardens



What Are Some of the Things
That Make The
Village of North Palm Beach
“*Magical*”?



A Fascinating History



2,600 acres that became Village of North Palm Beach were purchased by John D. MacArthur in 1954 for \$ 5.5 Million

Village was Incorporated in 1956

Village is 5.8 square miles (2.2 square miles is water)

Became primary bedroom community for new employees of Pratt and Whitney which opened in 1958

Nearly 30 miles of waterfront (natural and man-made) gave the Village its Maritime character

A Fascinating History



1962 Aerial View Looking West from above the Barrier Island

A Fascinating History



1963 Aerial View Looking South from above the North Palm Beach Marina

A Fascinating History



1962 Aerial View Looking Towards the New Country Club and Swimming Pool

A Maritime Community



Variety of
Options

Proximity to Regional Assets



- Regional Assets**
within 5-mile radius of North Palm Beach
- | | | |
|-----------------------------------|---|---------------------------------------|
| 1. Florida Atlantic University | 7. Loggerhead Marina (Palm Beach Gardens) | 13. PGA National Golf Club |
| 2. Frenchman's Creek Country Club | 8. North Palm Beach Country Club | 14. Port of Palm Beach |
| 3. Gardens Mall | 9. North Palm Beach Marina | 15. Riviera Beach Marina |
| 4. John D. MacArthur State Park | 10. Northcorp Corporate Park | 16. Scripps and Max Planck Institutes |
| 5. Lake Park, Park of Commerce | 11. Palm Beach Gardens Medical Center | 17. Seminole Golf Club |
| 6. Lake Park Marina | 12. Palm Beach State College | 18. West Palm Hospital |

**15 Minutes to
Downtown West Palm
Beach (w/out going on
I-95)**

Events and Activities

NORTH PALM BEACH

FOOD TRUCK FRENZY

SATURDAY, OCT. 24
5:00 - 9:00 PM

FREE MOVIE IN THE PARK AT 7:00
FEATURING: "HOCUS FOCUS"
BRING LAWN CHAIRS, BLANKETS,...
COSTUME CONTESTS
(APPROPRIATE COSTUME, THIS IS A FAMILY EVENT)

ANCHORAGE PARK
603 ANCHORAGE DRIVE
NFB, FL 33408
561-841-3386



NORTH PALM BEACH

HOT CARS & CHILI



JANUARY 31, 2016
ANCHORAGE PARK
603 ANCHORAGE DR.



CAR SHOW REGISTRATION: 9:00 - NOON
CAR SHOW: NOON - 4:00 PM
CHILI COOKOFF: 12:00 - 4:00 PM
(\$5/PERSON FOR SAMPLING)

MUSIC, FOOD, & BEVERAGE AVAILABLE, RAFFLES FOR GREAT PRIZES, VOTE FOR YOUR FAVORITE CHILI, AND MORE!
561-841-3386

Family-Oriented Events

Parks and Open Spaces



Wide Range of Active and Passive Parks

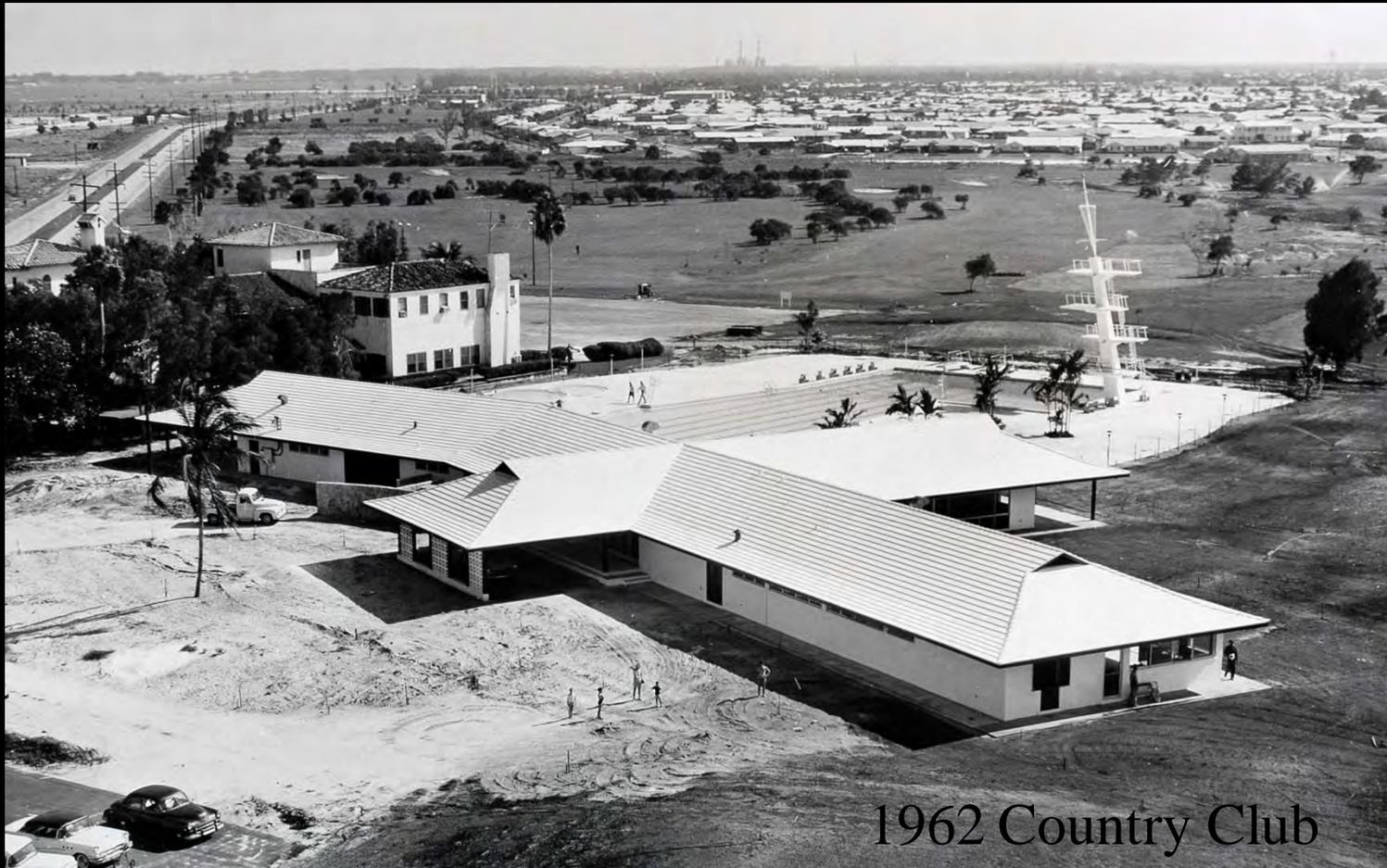
Country Club, Golf Course, Tennis Center, Swimming Pool



1957 Winter Club

The Evolution of an Amenity

Country Club, Golf Course, Tennis Center, Swimming Pool



The Evolution of an Amenity

Country Club, Golf Course, Tennis Center, Swimming Pool



What Amenities and Attributes are Desired
for the New Country Club?

A New Chapter for the Country Club

Diversity in Buildings and Uses



Waterfront Multi-Family Residential

Diversity in Buildings and Uses



“Inland” Multi-Family Residential

Diversity in Buildings and Uses



Single-Family Residential

Diversity in Buildings and Uses



Northlake Boulevard
Corridor Overlay
(looking at benefits)

Northlake Boulevard

Diversity in Buildings and Uses



US 1 Corridor

Excellent Schools



Opportunities

Some Initial Observations



Neighborhood Structure



Earman River South

Prosperity Farms West

Prosperity Farms East

Burns Road North

Parker Bridge North

The “Island” East and West

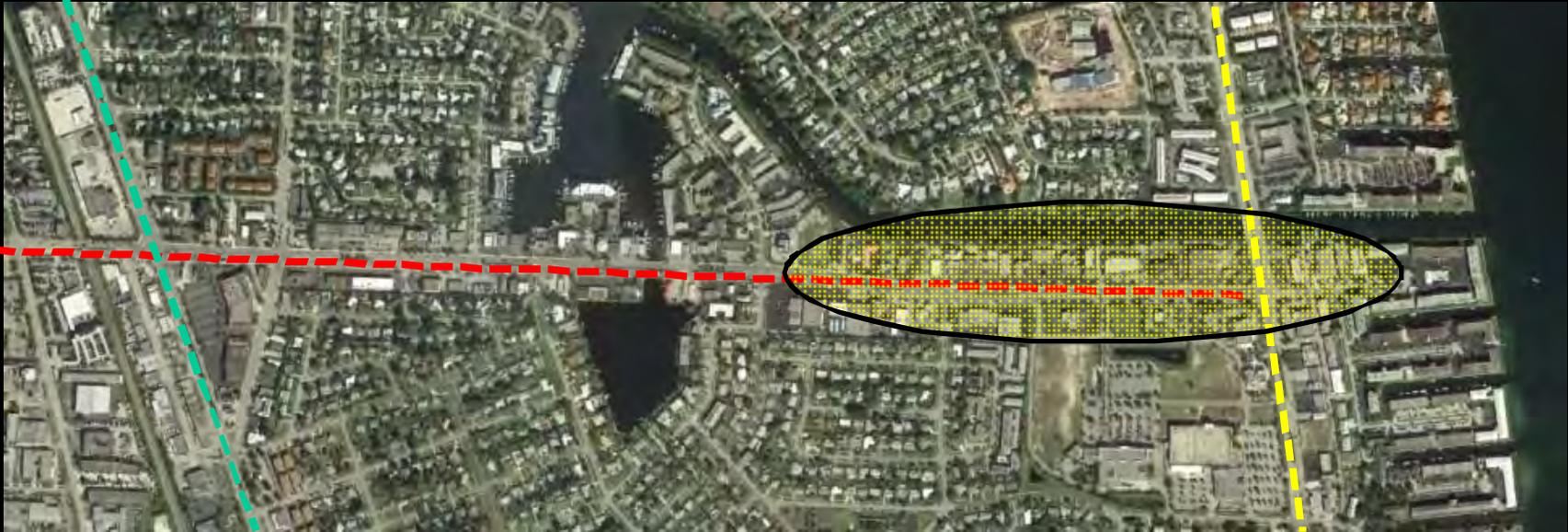
**Different Areas – Different
Issues and Identity**

Neighborhood Structure



Preserving Identity and Quality of Life

Northlake Boulevard Corridor



Waterfront Potential ...



... Waterfront Parking ?



... Or Waterfront Redevelopment?



Northlake Boulevard Corridor

What Other Opportunities Exist?



Desired Community Character

Northlake Boulevard Corridor



Twin Cities Mall Site

Northlake Boulevard Corridor



Twin Cities Mall Site
What Would be a Desired Redevelopment?

US 1



The Community's Front Door

US 1 Corridor



Parker Bridge North

Parker Bridge to
Anchorage Dr. North

Anchorage Dr. North
to Earman River

Distinct Segments

US 1 Corridor



PGA Corridor
(and bridge)

Water Club Towers

Old Port Cove

Benjamin School

Crystal Tree Plaza

Gemini Club,
Waterway, The
Everglades

Parker Bridge North

US 1 Corridor



Emerging Opportunities?

US 1 Corridor



Parker Bridge to
Anchorage Dr. North

Distinct Segments

US 1 Corridor



Parker Bridge

NPB Marina,
Marina Bay

Yacht Club Drive
Community

Camelot Inn,
Baer's Furniture,
Offices

Golf Course and
Country Club

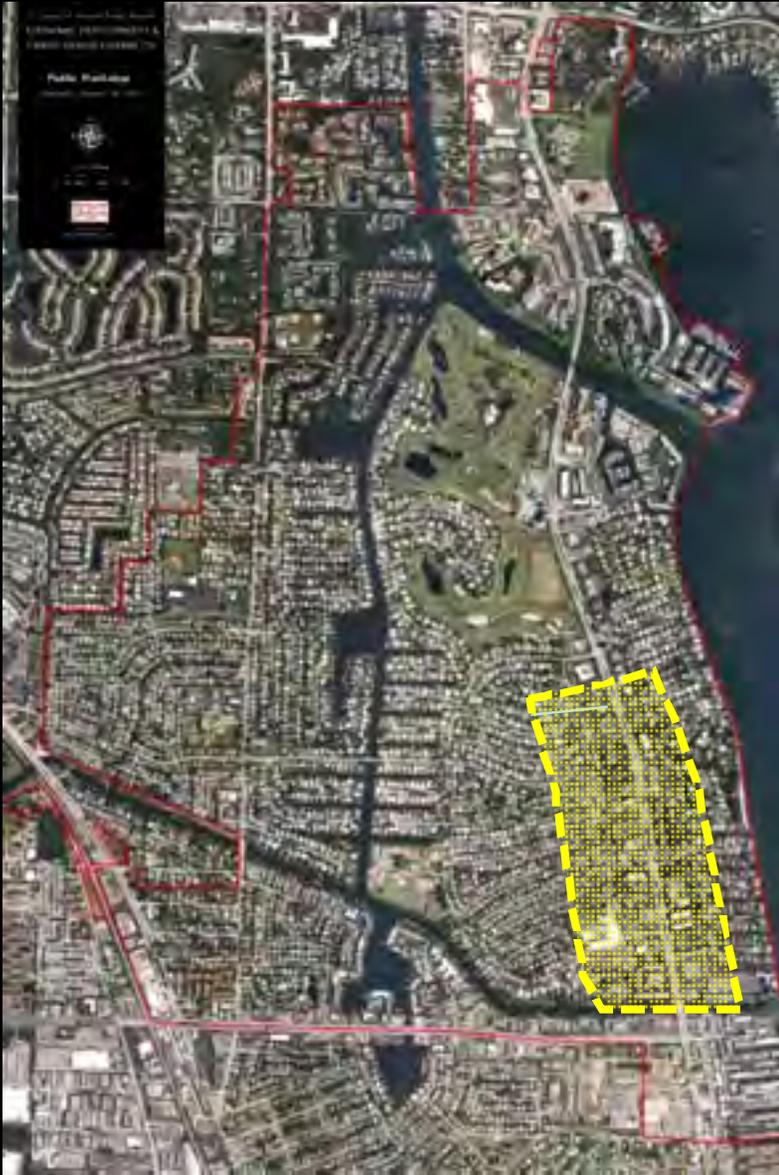
Parker Bridge to Anchorage Drive North

US 1 Corridor



Redevelopment Opportunities

US 1 Corridor



Anchorage Dr. North
to Earman River

Distinct Segments

US 1 Corridor



Significant Office
Concentration

Double-Frontage on
US 1

Excellent N-S Alley
Connectivity

Restaurant
Concentration

Key “Cross-Town”
Access =
Lighthouse Drive

Anchorage Drive North to the Earman River

US 1 Corridor



Should the Corridor be Re-Defined?

US 1 Corridor



Mariner Court



Should the Corridor be Re-Defined?

US 1



US 1 ~ North of Bridge
4 Lanes Divided

The Community's Front Door

US 1



US 1 ~ Village Limits
6 Lanes Divided

The Community's Front Door

US 1



Are There Opportunities to Replace
Asphalt with Community Benefits –
To create a “Complete Street”?

US 1 ~ South of Palmetto Dr
4 Lanes Divided

The Community's Front Door

What Are the Elements That Make a *Street Complete?*



Parking behind (or within) building
(With max. standards to limit size and account for shared use)

On-street parking
(Makes street more pedestrian friendly)

Active ground-floor uses:
(large display windows, public entrances, Building "fronts" on the street)

Establish Realms
(pedestrian, vehicle, parking)

Narrow, traffic calmed streets:
(Enhance and promote walkability)

Pedestrian amenities:
(crosswalks, wide sidewalks, street trees, awnings)

ALTA Engineering

Think Beyond the Pavement



Why a Vision is Important



Woodville Hwy, Woodville, FL



Florida Department of Transportation



Why a Vision is Important



Woodville Hwy, Woodville, FL



Florida Department of Transportation

Place-Making Elements



Place-Making Elements



National Association of City Transportation Officials

About NACTO

The National Association of City Transportation Officials (NACTO) is a 501(c)(3) non-profit association that represents large cities on transportation issues of local, regional and national significance. NACTO views the transportation departments of major cities as effective and necessary partners in regional and national transportation efforts, promoting their interests in federal decision-making. We facilitate the exchange of transportation ideas, insights and best practices among large cities, while fostering a cooperative approach to key issues facing cities and metropolitan areas. As a coalition of city transportation departments, NACTO is committed to raising the state of the practice for street design and transportation by building a common vision, sharing data, peer-to-peer exchange in workshops and conferences, and regular communication among member cities. We believe that by working together, cities can save time and money, while more effectively achieving their policy goals and objectives.



Urban Street Design Guide

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URBAN STREET DESIGN GUIDE

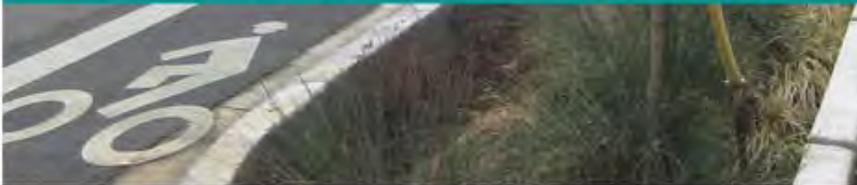
STREETS



INTERSECTIONS



STREET DESIGN ELEMENTS



INTERSECTION DESIGN ELEMENTS



INTERIM DESIGN STRATEGIES

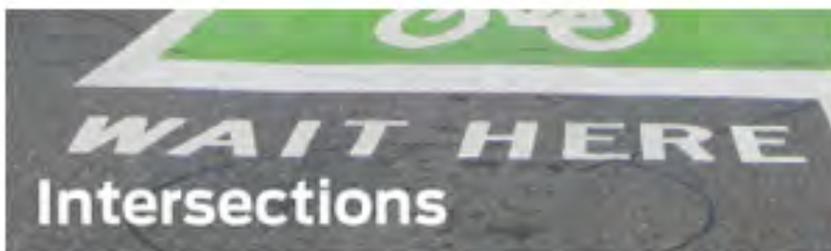
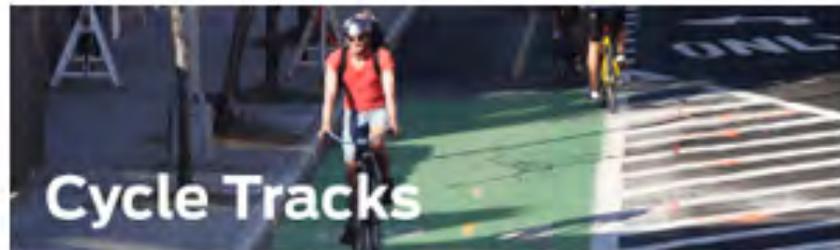


DESIGN CONTROLS



NACTO Urban Bikeway Design Guide

The purpose of the NACTO Urban Bikeway Design Guide (part of the Cities for Cycling initiative) is to provide cities with state-of-the-practice solutions that can help create complete streets that are safe and enjoyable for bicyclists.



Current Context



5-6' SW

98' (+/-) curb-to-curb

5-6' SW

Pedestrian Friendly??

What are the Numbers?

I-95

Anywhere USA



6 Lanes
65 – 85,000

US 1

Anywhere USA



6 Lanes
35-55,000

US 1

North Palm Beach



6 Lanes
23-25,000

What are the Numbers?

US 1
North Palm Beach



Capacity (varies with context)

6 Lanes is 59,900 vpd

4 Lanes is 39,800 vpd

Projected Volumes

2040 = 22,000 – 27,000 vpd

(+/- 30,000 vpd **EXTRA** capacity)

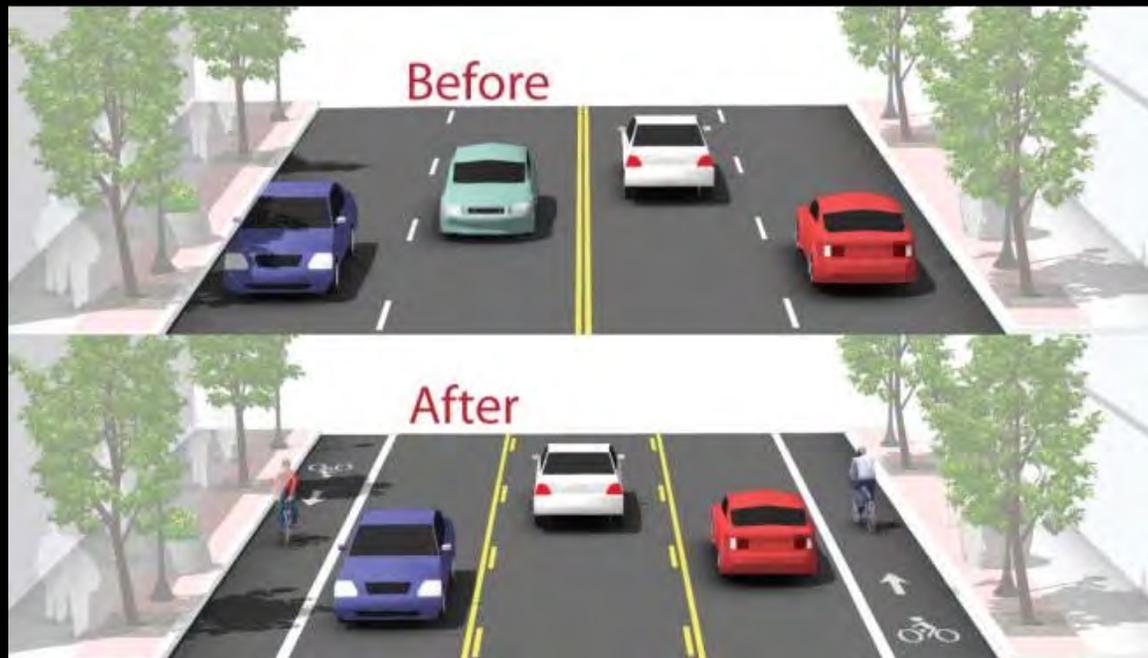
You Have Choices!

6 Lanes
23-25,000

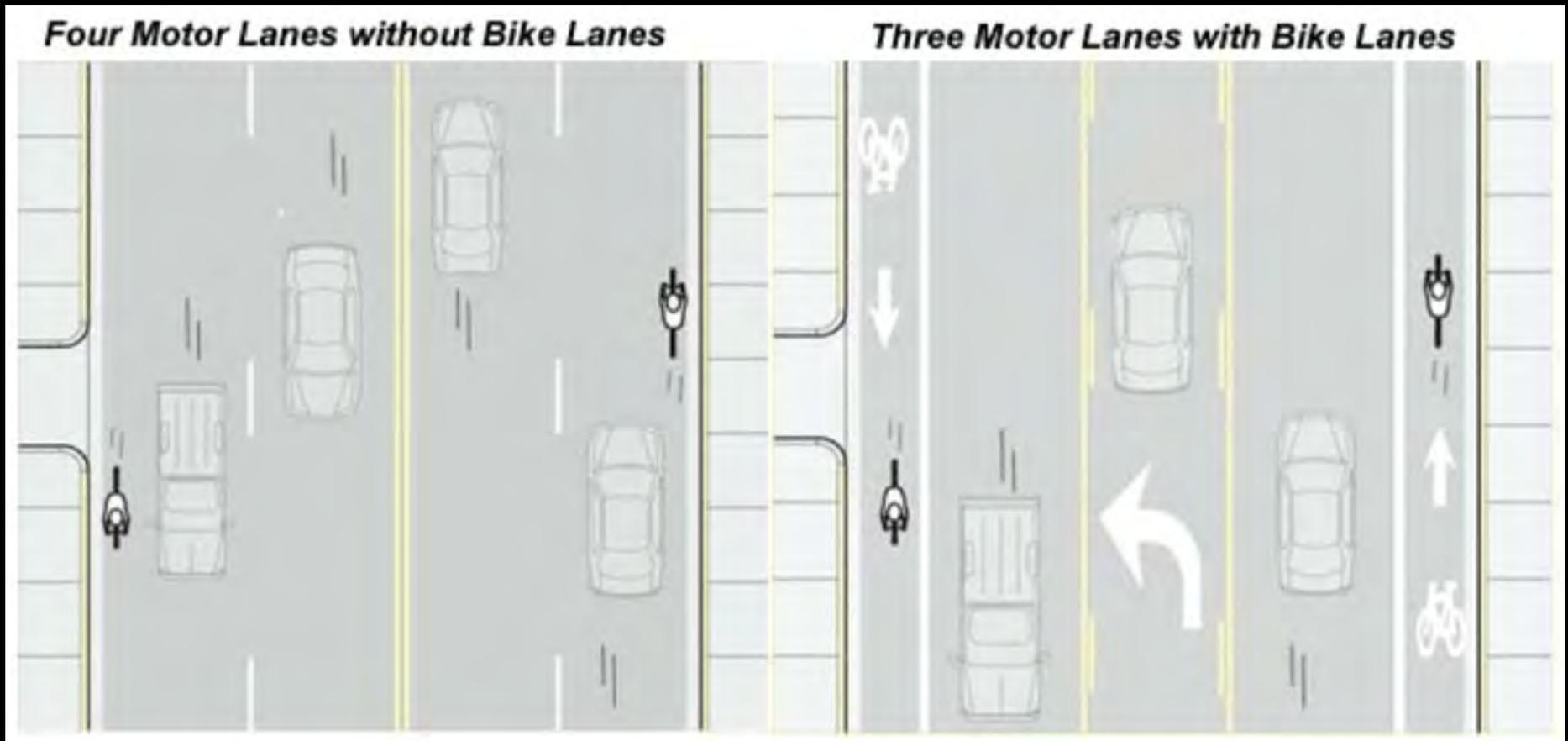
*Avg. Annual Daily Traffic

What are Some of the Options?

Road and Lane Diets



Typical 4 – 3 Conversion

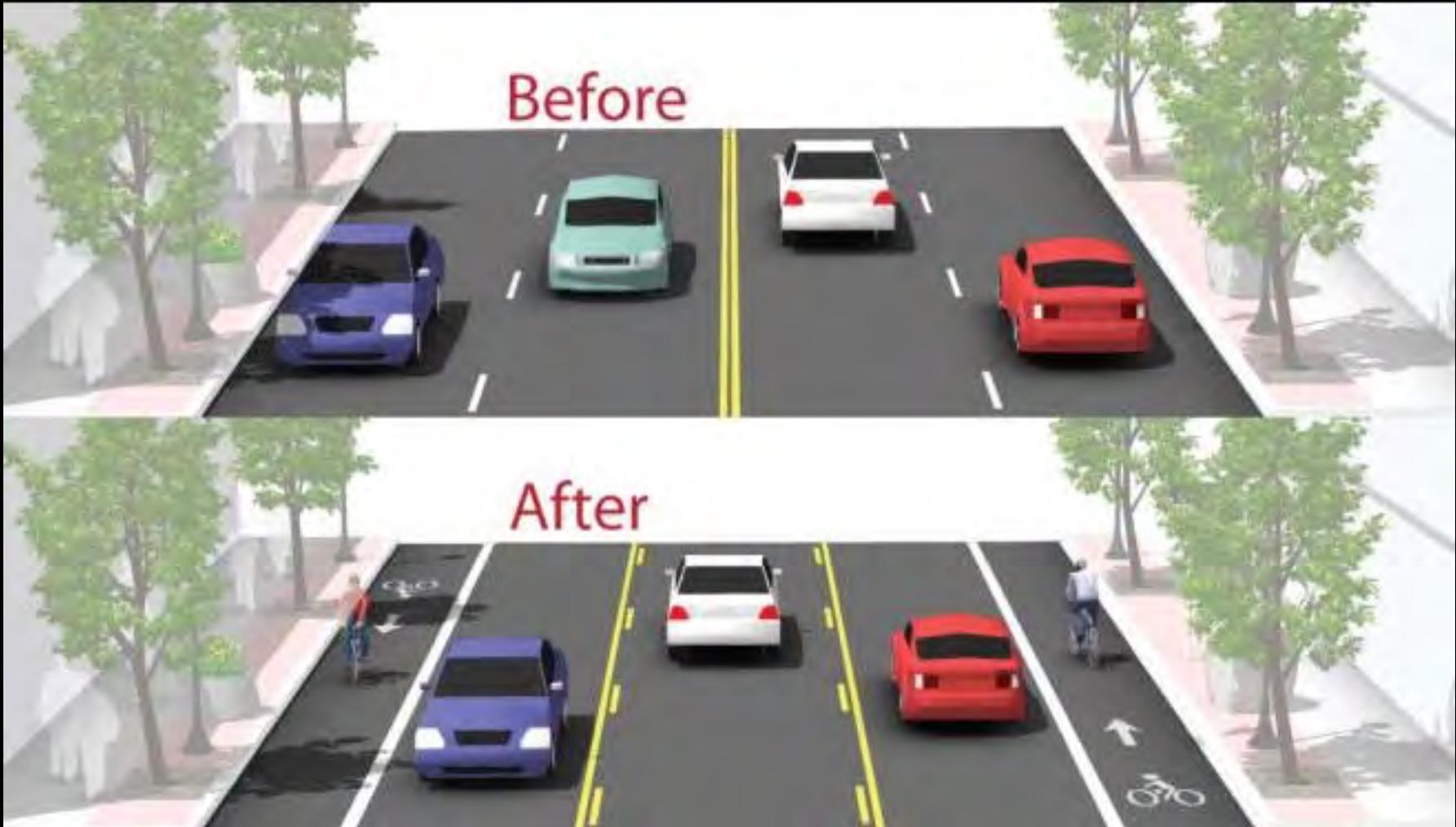


domz60.wordpress.com

Turning Movement Conflicts

Road Diet

Typical 4 – 3 Conversion



[Traffic Calming - Ulster County Transportation Council Safe Routes ...www.uctcsrts.com](http://www.uctcsrts.com)

Road Diet

Traffic Speeds Slow with Street “Right Sizing”

- Reduction of excess capacity slows traffic speeds
- Slaloming eliminated with addition of turn lane/median
- Presence of bicycles and pedestrians increases driver awareness
- Slower traffic = opportunity to “see what’s beyond the curbs”



40 mph



35 mph



30 mph



20 mph

WEST PALM BEACH – SOUTH DIXIE HWY NORTHERN SECTION



WEST PALM BEACH – SOUTH DIXIE HWY NORTHERN SECTION



WEST PALM BEACH – SOUTH DIXIE HWY SOUTHERN SECTION



WEST PALM BEACH – SOUTH DIXIE HWY SOUTHERN SECTION



Current Context

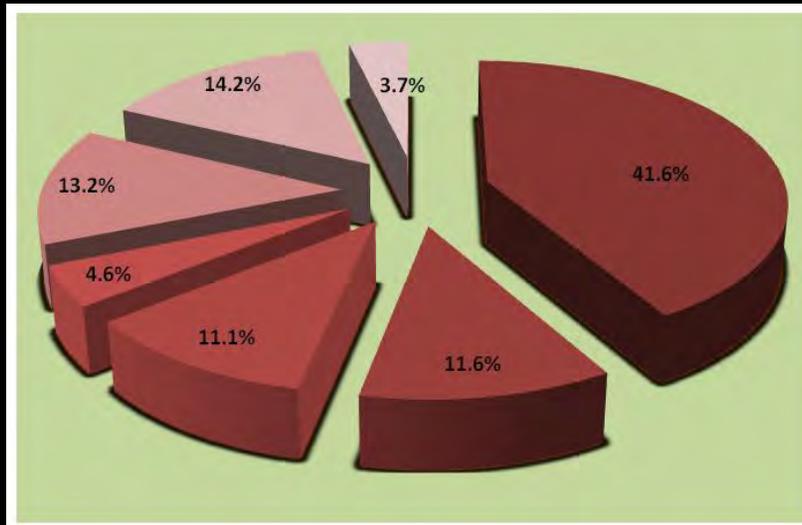


So What About North Palm Beach?

Other Things to Consider



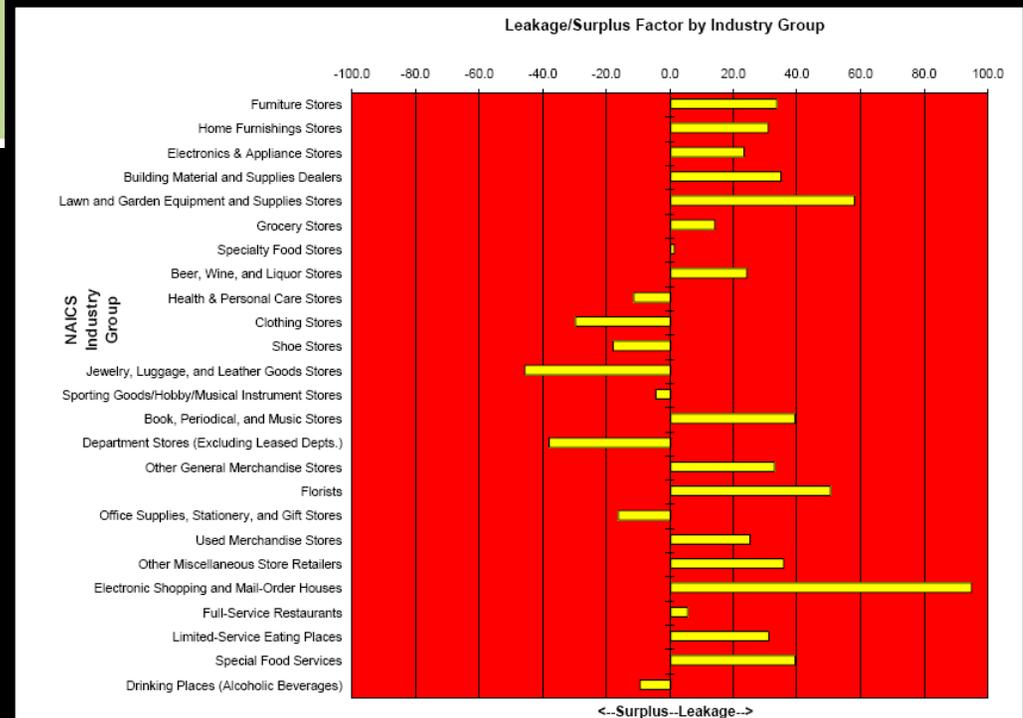
Economic Considerations – Why a Market Study?



- SF Detached
- SF Attached
- 2 to 9 Units
- 10 to 19 Units
- 20 to 49 Units
- 50+ Units

- Understand market conditions
- Identify “drivers” of demand for economic growth

- Test market support for various uses — housing, office, retail, & services
- Guide longer-term planning & public decisions
- “Ground” Planning Decisions in Market Realities



Opportunities and Constraints

Economic Considerations

Village Basics

- Next 5 years: 500 new residents in **260 new households** (units?)
- Increase in those age 55+
- Households spend \$24,000 per year on retail, eating out
- **\$118 million** in retail spending *leaves* Village every year
- 6,800 employees—only 1.2% of Palm Beach County
 - 20% Financial Services
 - 19% Retail
 - 39% Services
 - 12% Manufacturing

Opportunities and Constraints

Economic Considerations

Workplace—Office

- Inventory: <500,000 SF (25% of PBG submarket)
- Market characteristics
 - 160,000 SF of vacant space
 - High vacancies 28% to 41%
 - Obsolete buildings
 - Challenge of bridges/access
 - Price-sensitive tenant mix

Opportunities and Constraints

Economic Considerations

Hotel/Lodging

- Profiled 2,500+ rooms in 18 properties
- Significant improvement in market performance
 - 57% occupancy jumped to 74%
 - 6-year average: 67%
- Key considerations
 - Define product/"flag" such as select-service
 - Lack of immediate demand generators
 - Tap amenity values created by golf club, marina/water views

Opportunities and Constraints

The Conservatory School



K-8 Choice Today– K-12 Desirable?

Power Poles (\$17M/mile US1)



Garbage Pick-Up



Architecture



To Consider

Where is the Village...
in The Village of North Palm Beach?



The Public Process



What to Expect Today...

Controlled Chaos



The Public Process: Planning for the Future

Today: 9 am – 3 pm



The Citizens' Ideas



Kids have some
of the best ideas



Days 2-7: In The Studio

The background of the slide is an artistic rendering of a tropical town square. It features two large stone arches in the foreground, framing a view of a street lined with colorful, multi-story buildings. Palm trees are scattered throughout the scene, and there are outdoor seating areas with tables and chairs. The overall style is that of a watercolor or soft painting.

The Team

Urban Designers

Architects

Transportation Engineers

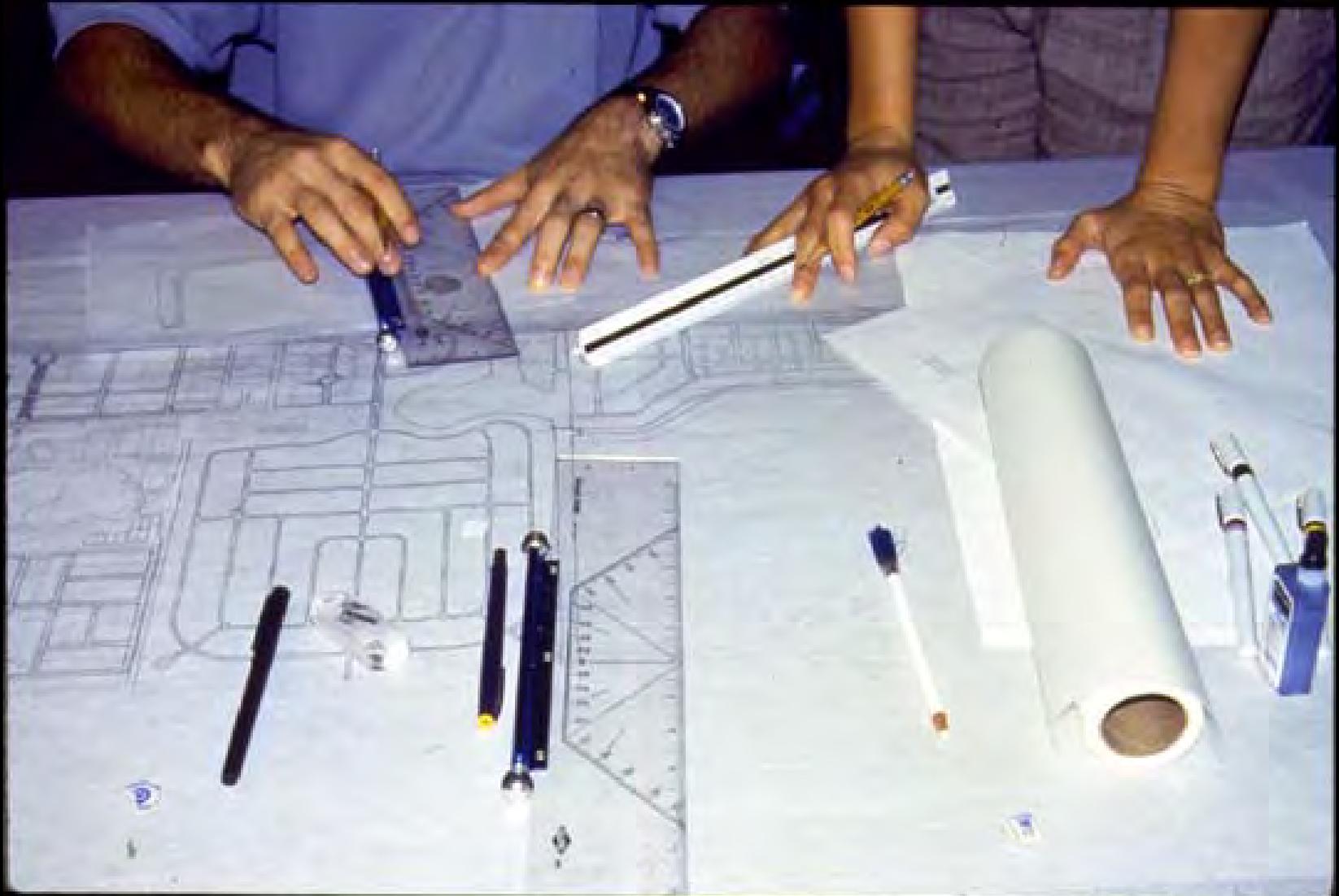
Retail Consultants

Economists

Planning/Policy Experts

Local Staff

Others as Needed



Your Ideas Will Be Tested ~ Precision



Day 7: Work In
Progress Presentation
How Did We Do?

Charrette Rules

- Sign Your Name
- No Speeches
- Argue With Your Pencils
- No Idea is a Bad Idea
- Assign a Presenter
- Do Not Think About Money (just for today!)
- **HAVE FUN!!!**

Let's Get
Started!



Thank You



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January 30, 2016

TREASURE COAST REGIONAL PLANNING COUNCIL

