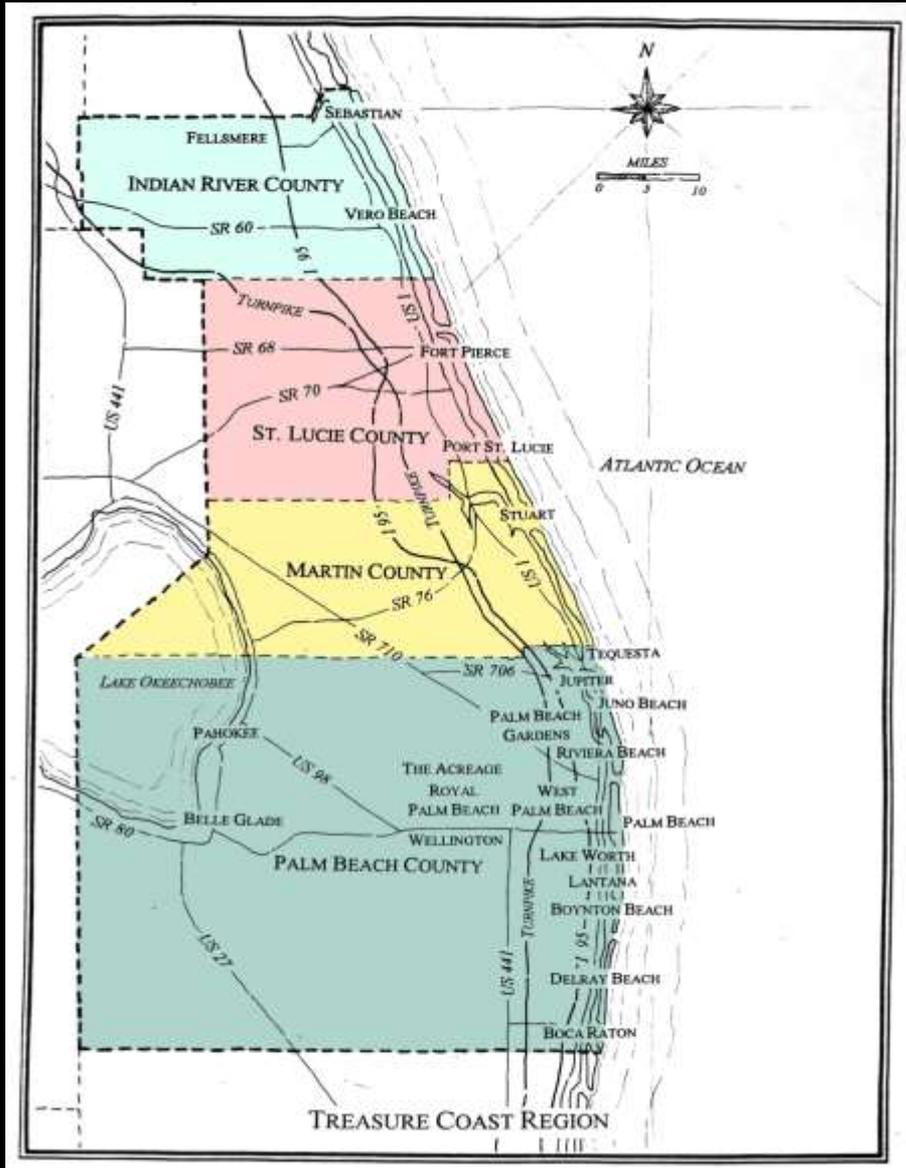


Treasure Coast Regional Planning Council

Citizen-Based Planning Efforts



- Began these Services in 1989
- Lead 93 Public Charrettes Regionally & Statewide
- Assisted with 23 Other Public Charrettes
- Services Include:
 - Regional Master Plans
 - Downtown and Neighborhood Plans
 - Corridor and Transit Plans
 - CRA Visioning and Statutory Plans
 - Form-Based Codes & Architectural Design Guidelines
 - Visioning and Mediation Forums

Council Planning Efforts (last 12 months)

- Village of Tequesta US 1 Corridor Lane Elimination and MPO Application
- West Palm Beach US 1 Corridor Plan and Lane Elimination Process
- Riviera Beach CRA Expansion Analyses
- “Heart of Palm Beach County” Multi-Jurisdictional Visioning Workshops
- Boynton Beach CRA Plan Update – Public Visioning Workshops
- Delray Beach Downtown Code and Architectural Design Guidelines
- Vero Beach Cultural Arts Village Charrette and Master Plan
- Village of North Palm Beach Charrette and Master Plan

North Palm Beach Village Master Plan



*Update to Council
Friday, March 18, 2016*

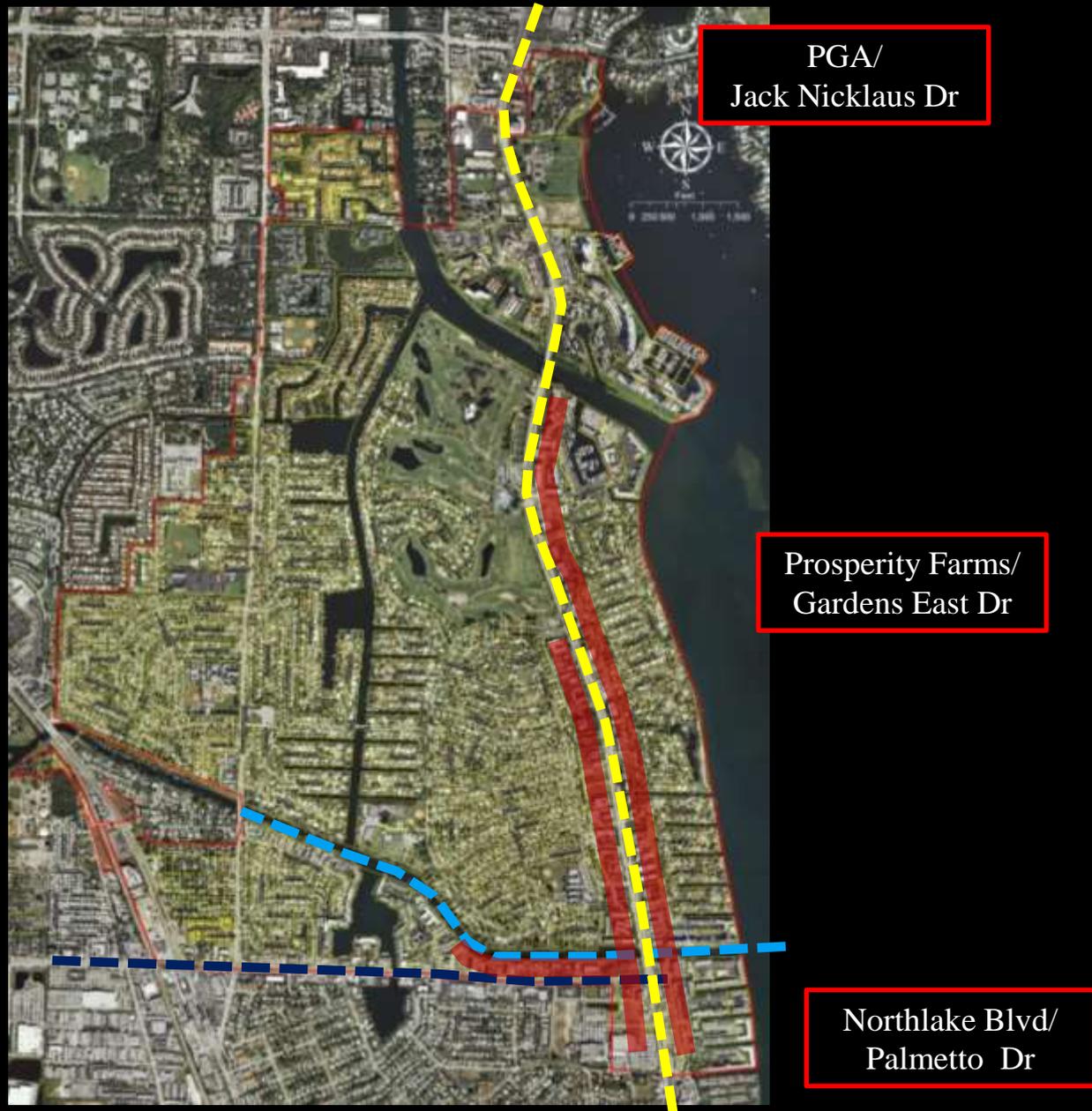
A Multi-Agency Approach ...



... that includes the Community.

Study Area

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



The Village of North Palm Beach

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



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

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



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

Parks and Open Spaces



Wide Range of Active and Passive Parks

Diversity in Buildings and Uses



Waterfront Multi-Family Residential

Diversity in Buildings and Uses



Single-Family Residential

Diversity in Buildings and Uses



US 1 Corridor

Country Club, Golf Course, Tennis Center, Swimming Pool



1957 Winter Club

The Evolution of an Amenity

Country Club, Golf Course, Tennis Center, Swimming Pool



1962 Country Club

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

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**

Public Outreach and Input





Village Master Plan

The Planning Process for the Saturday Workshop


An opening presentation will provide an overview of opportunities and concerns currently identified in the Village.


Participants will gather in groups around tables to record their ideas and priorities for the Village and provide input on City-wide initiatives.


Kids voice the community from a unique perspective and are welcomed participants.


A member from the community will present their table's plan to the workshop, providing key direction for the plan.

Please provide your ideas on
**Saturday, January 30, 2016 - from 9:00 am until 3:00 pm at the
The Conservatory School @ North Palm Beach Cafeteria
401 Anchorage Drive, North Palm Beach**

Refreshments and Lunch will be provided
For more information please contact:
Susan Cunningham, Assistant to the Village Manager, Village of North Palm Beach, 901 904 0132, scunning@northpalmbeach.org
or, Dana P. Lark, Urban Design Director, Treasurer/Chief Regional Planning Council, 1772 221-4000, dlark@nps.org

The Important Planning Effort to Help Families Through Funding Provided by the Village of North Palm Beach and the Palm Beach International Planning Organization (PIPO)

The Public Workshop

The Saturday Workshop



Saturday, January 30, 2016

The Saturday Workshop



Saturday, January 30, 2016

The Saturday Workshop



Nearly 150 Attendees!!!

The Neighbors' Plans



Saturday, January 30, 2016

The Neighbors' Ideas



Saturday, January 30, 2016

The Neighbors' Ideas



Saturday, January 30, 2016

Some of What We Heard...

- Provide Gateways into the Village (Northlake, Prosperity Farms)
- Improve biking facilities – US 1, Lighthouse and Anchorage Drives.
- Reduce US 1 from 6 Lanes to 4 Lanes!
- Do Not Reduce US 1 from 6 Lanes to 4 Lanes!
- Be Sure to Include Places for Ice Pops!
- Redevelop the Camelot Hotel as a New Boutique Hotel.
- Slowing down the traffic is very important.
- The Center of Town is the Country Club - it should have family-oriented programming and events
- The Clubhouse Should be Modeled After St. Andrews as a Town Center – Add More Tennis Courts – Keep The Clubhouse Accessible
- Create a “Resort District” Near the Country Club and Marina

Some of What We Heard...

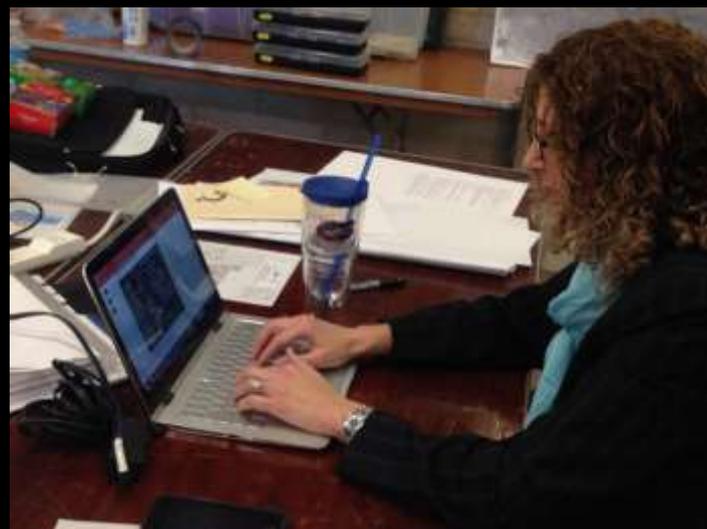
- Redevelop US 1 as Mixed-Use.
- Consider the Twin Cities Mall site for Future Town Center Development.
- Do not forget the Neighborhoods West of Prosperity Farms Road.

Accommodate Future Growth BUT -
Maintain the Village Scale and Character

- Bury the power lines in the Neighborhoods.
- Create a K-12 School Program at The Conservatory School!
- Consider new development along the Earman River – New Development should enhance the waterway (mangroves, etc).
- Consider Water Taxi – Improved Aesthetics at Anchorage

Saturday, January 30, 2016

Sunday, January 31st – Friday, February 5th



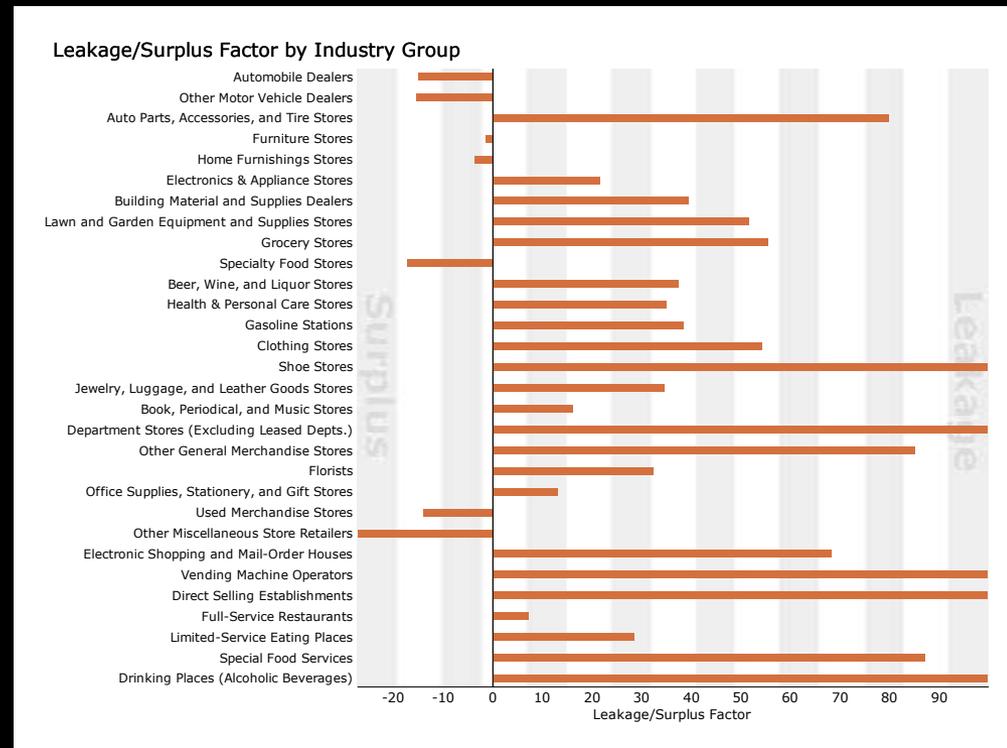
In the studio at The Council Chambers

Why a Market Study?

- Understand demographic trends & real estate market conditions
- Translate *growth forecasts* into—
 - New housing
 - “Workplace” uses
 - Hotel rooms
 - Supporting services such as retail
- Ensure planning concepts are grounded in **economic/market reality**
- Guide public policies & decisions about public investment

The Basics: Demographics

- Limited growth over past 15 years: **9 people/year**
- Increase in empty nesters, active adults, retirees
- Fantastic spending potentials!
 - Households spend **\$24,000 per year** on retail
- **\$118 million/year** in HH spending *leaves* the Village!
- 6,800 jobs: **1.2%** of Palm Beach County



Your Office Market



The Basics: Market Findings

- 450,000 SF in 25 “garden” buildings: small footprints, professional services
30 – 40% Vacancies
- Diverse housing stock
 - 7,900 housing units; 1,000+ seasonal units
 - Owner-occupancy *declined* past 5 years: 58% to 54%
- Limited new Residential construction:
 - Only 22 SFD units built past 10 years
 - Village is effectively *built out* for single-family
- Strength of sales at Water Club reflects *pent-up demand*
- Strong market potential for new hotel*
**with continued growth in area tourism & business*

Retail Analysis 2016 Supportable Retail

104,360 (sf) - \$36.1 million in additional sales

Grocery Stores 16,530 sf



Apparel Stores 11,670 sf



Limited-Serv. Eating Places 9,760 sf



Full-Service Restaurants 6,450sf

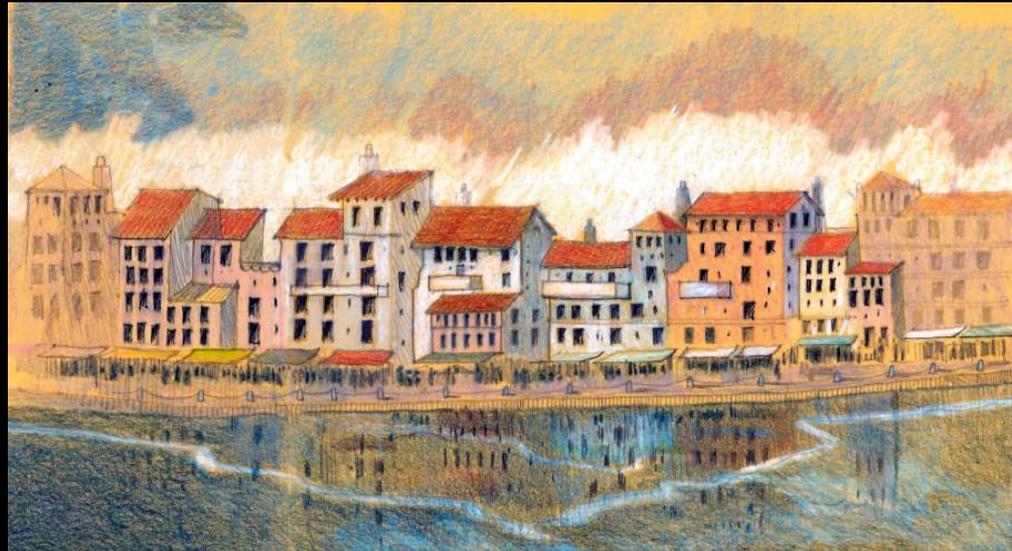


Drinking Establishments 8,250sf



General Merchandise 15,240 sf

Tour of the Plan



US 1 Corridor



Parker Bridge North

Parker Bridge to
Anchorage Dr. North

Anchorage Dr. North
to Earman River

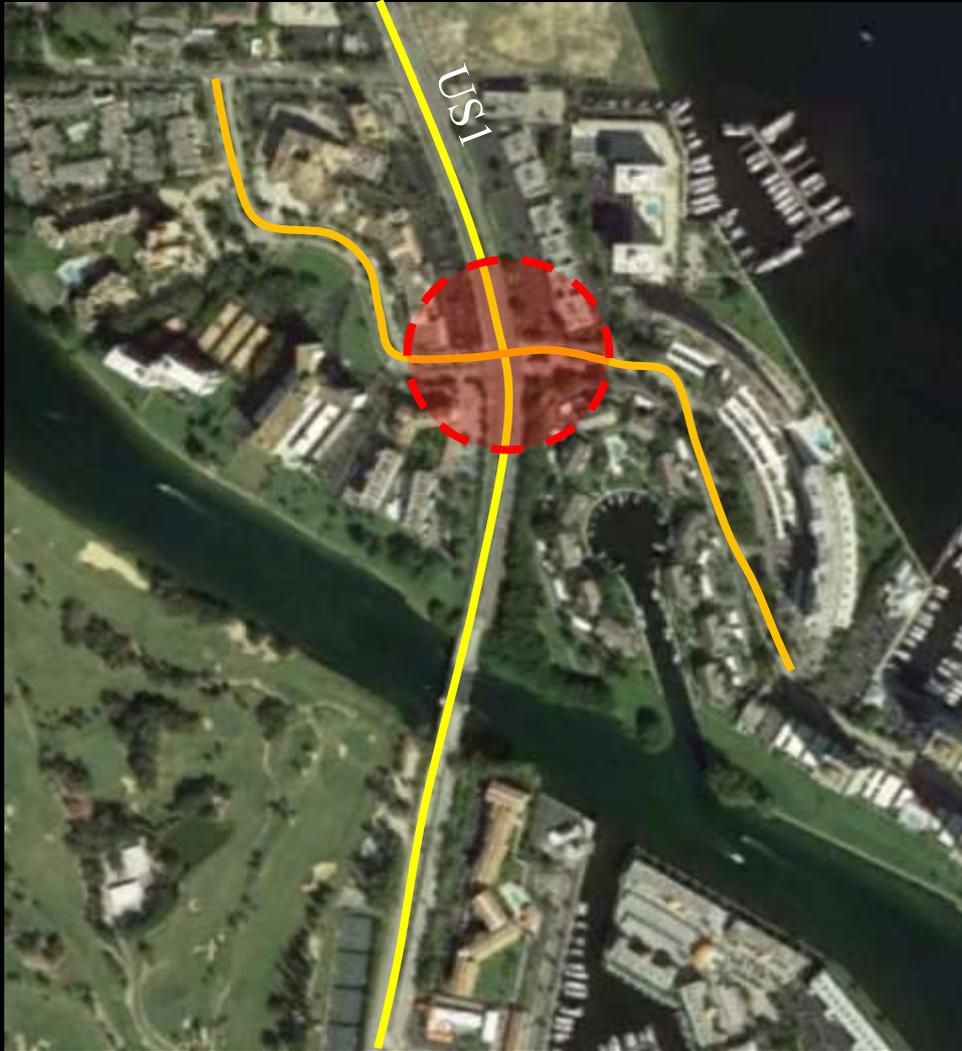
Distinct Segments

The *DRAFT* Master Plan

Interventions and
Recommendations
Throughout the Village



US1/Lakeshore Drive Traffic Conflicts



- Need longer turn-lane & signal timing for US1 turn lane onto Lakeshore Drive
 - Improve signal coordination with bridge openings for Lakeshore Drive onto US1
- Discussion underway with FDOT for traffic study & improvements

Crystal Tree Plaza



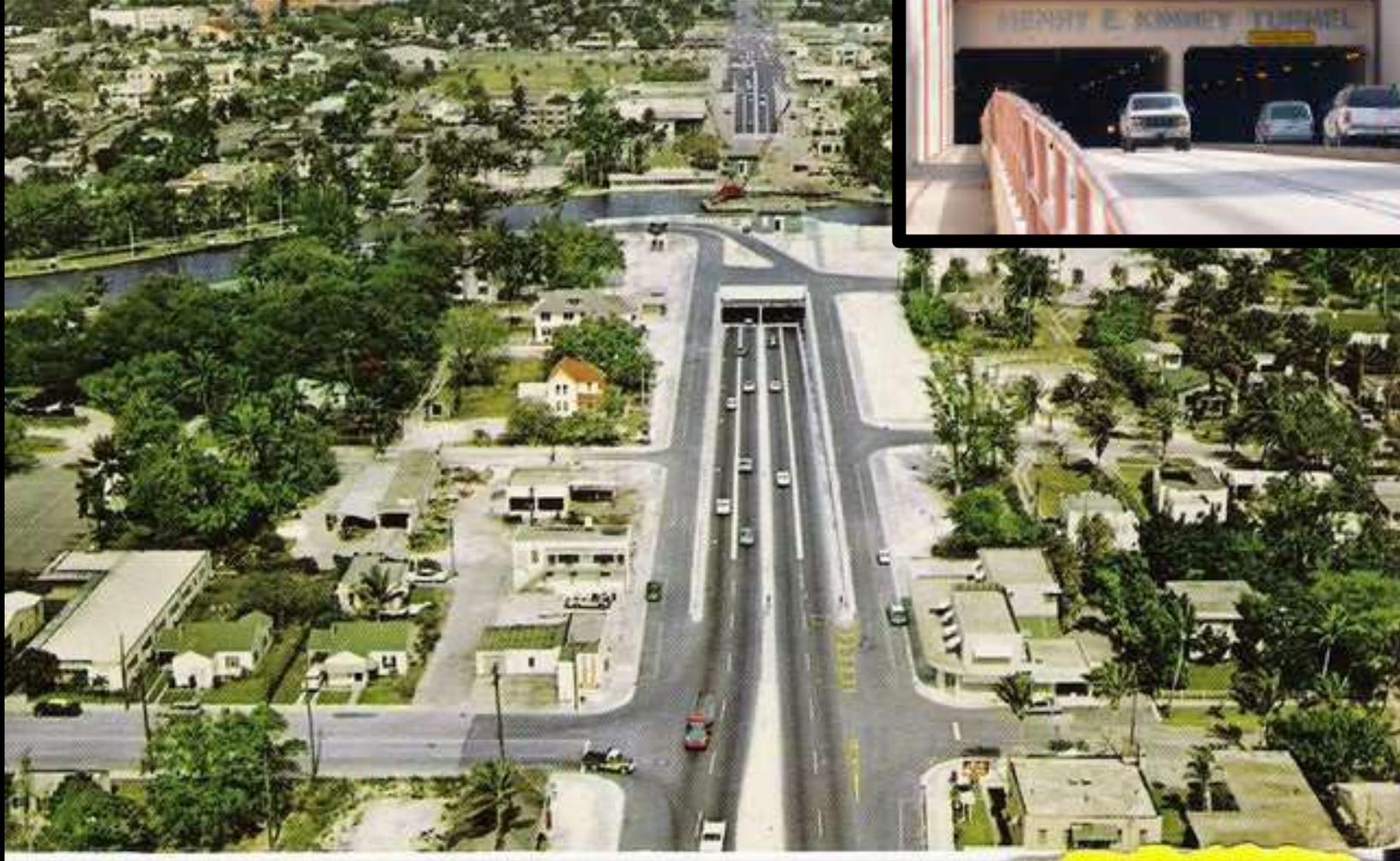
Test Adaptive Re-Use

Parker Bridge



Now For a BIG Idea!

Parker Bridge



Now For a BIG Idea!

NPB Marina/Yacht Club Drive



What is the Future of This Area?

NPB Marina/Yacht Club Drive

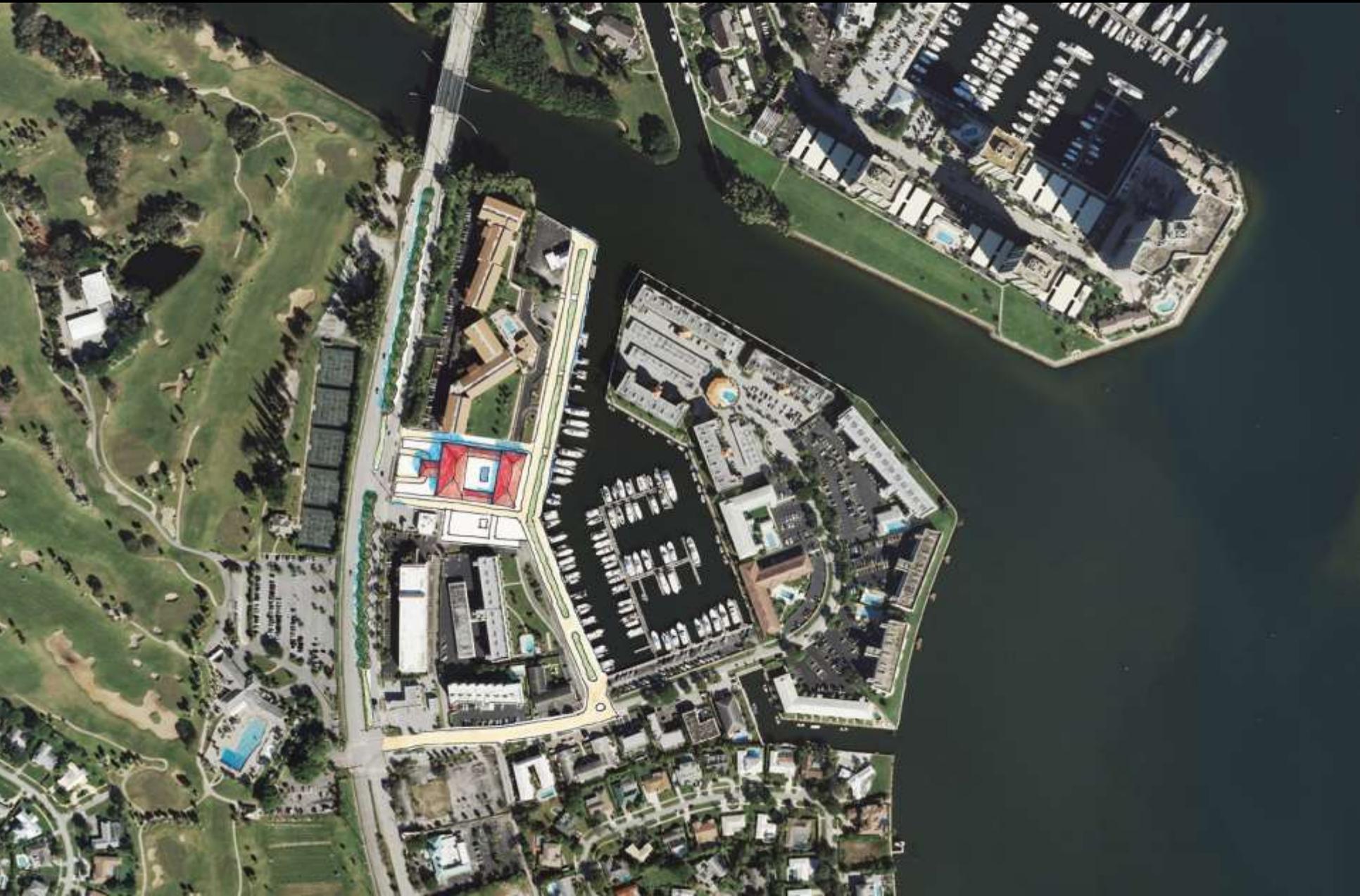


NPB Marina/Yacht Club Drive



What is the Desired
Character in The
Future?

Implementing the Vision over Time



Implementing the Vision over Time



NPB Marina/Yacht Club Drive



Variety of Options

Traffic Calming



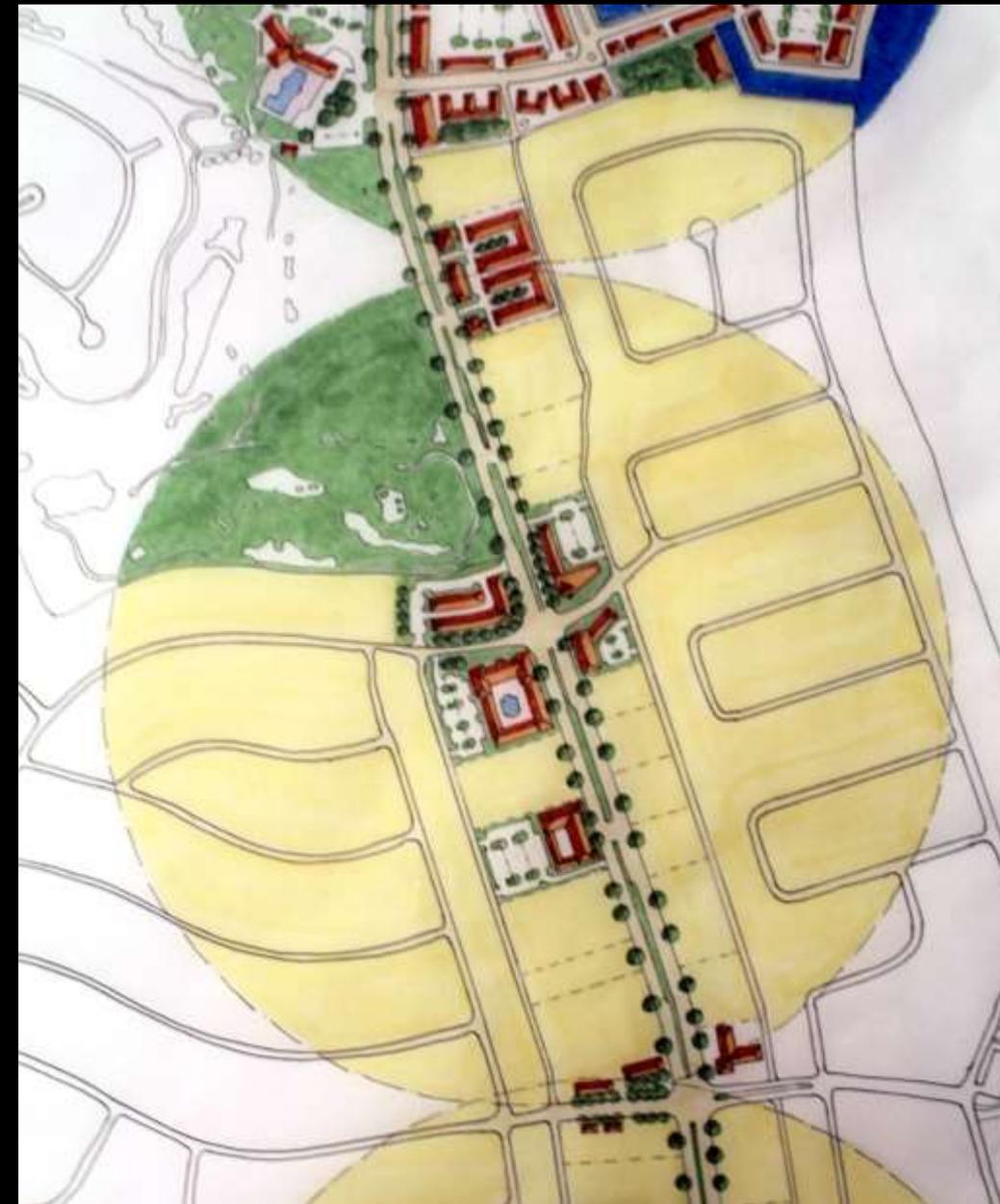
Bicycle Network and Street Sections Lighthouse and Anchorage Drives



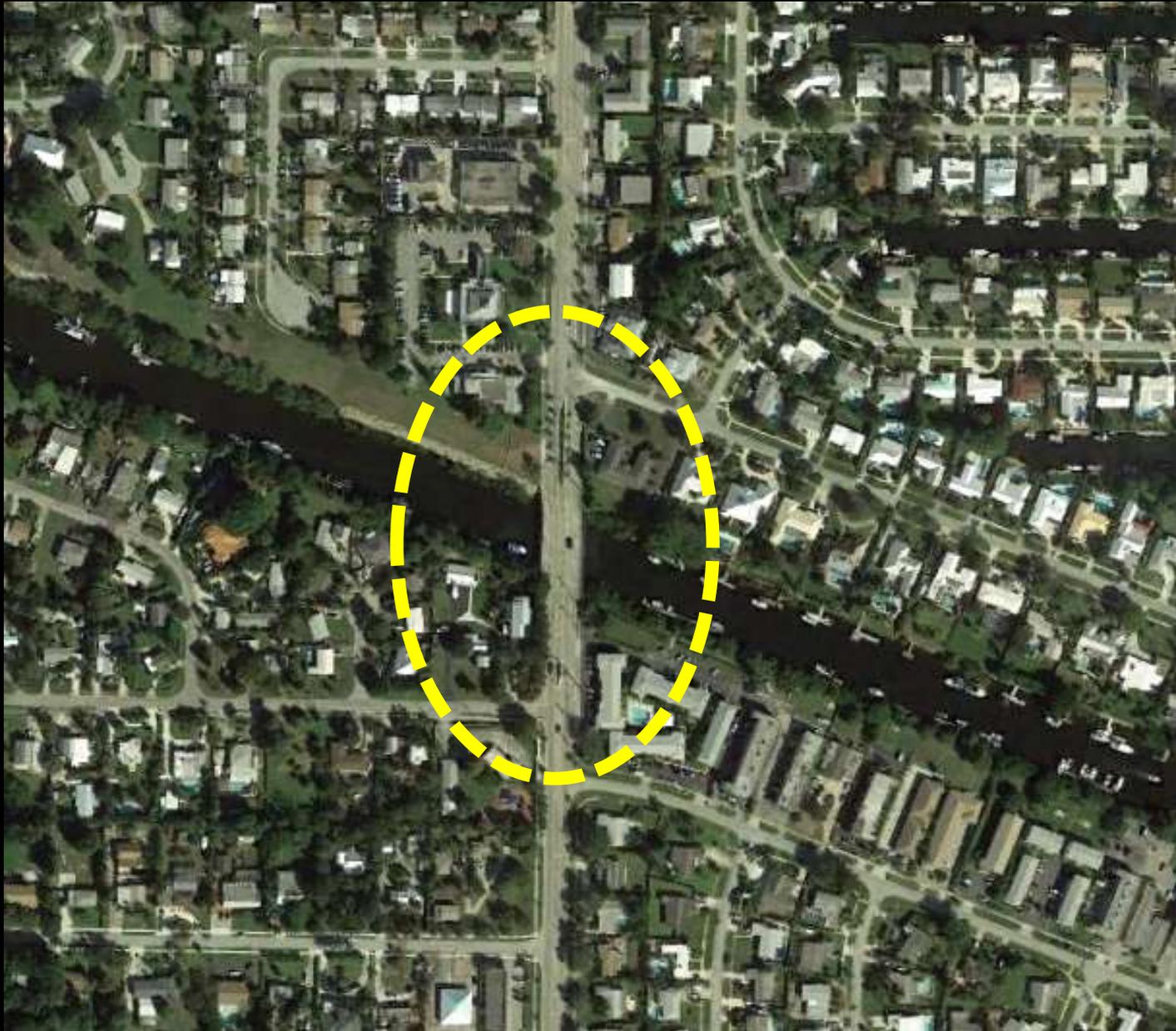
Ian Lockwood

Bob Chapman

US 1 – Infill Redevelopment



Prosperity Farms Road



Prosperity Farms Road

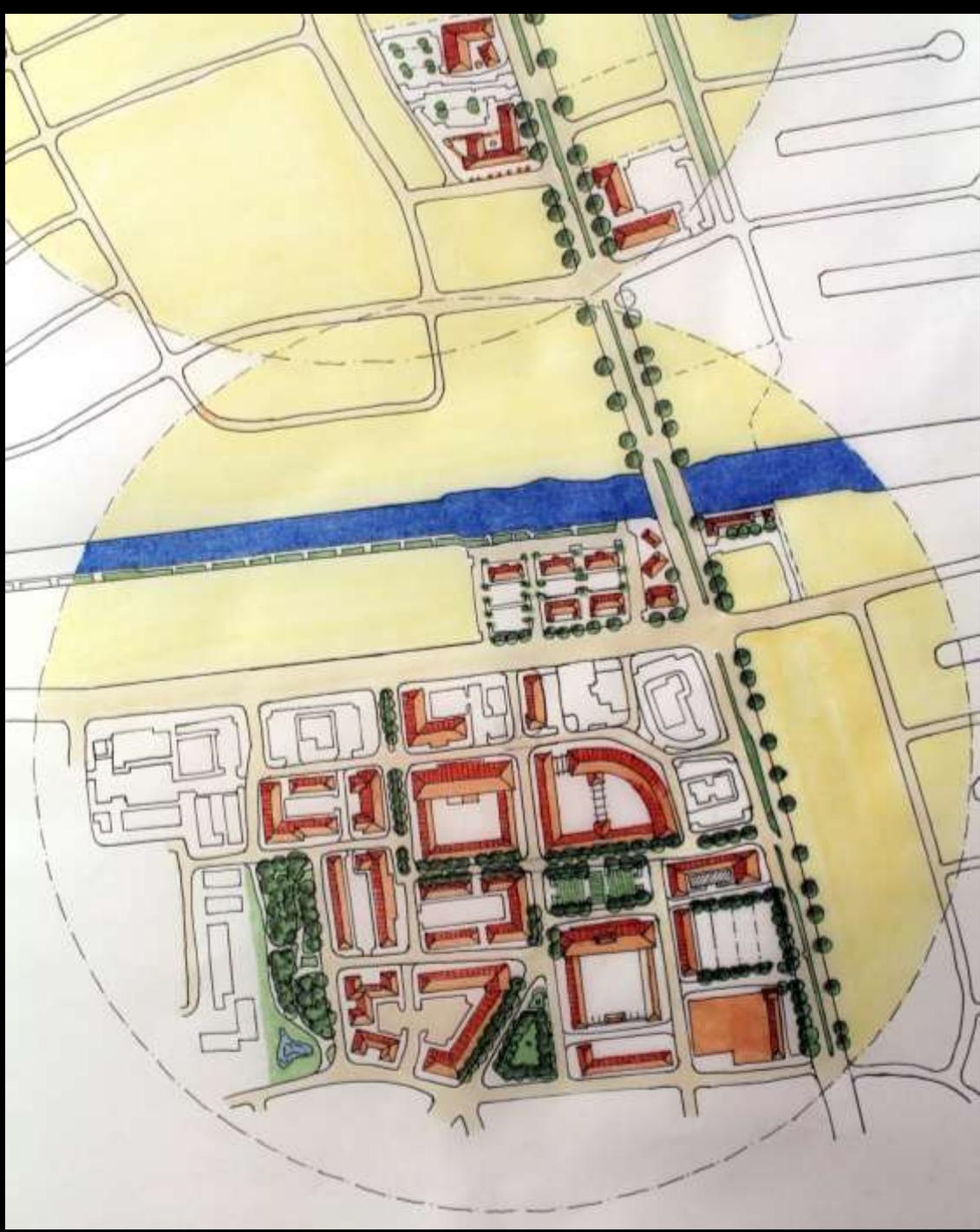


Maintaining Healthy Neighborhoods



- Increasing Number of Non-Homesteaded Residences, Especially West of Prosperity Farms Road
 - Concerns Regarding Appearance, Property Maintenance & Trends
- Explore Public/Private Programs to Reinforce Neighborhoods
- Façade Improvements
 - Paint Up/Fix Up
 - Downpayment Assistance

South End



Northlake Waterfront



Northlake Boulevard



Northlake Boulevard



Northlake Boulevard Corridor



Twin City Mall Site

Northlake Boulevard Corridor

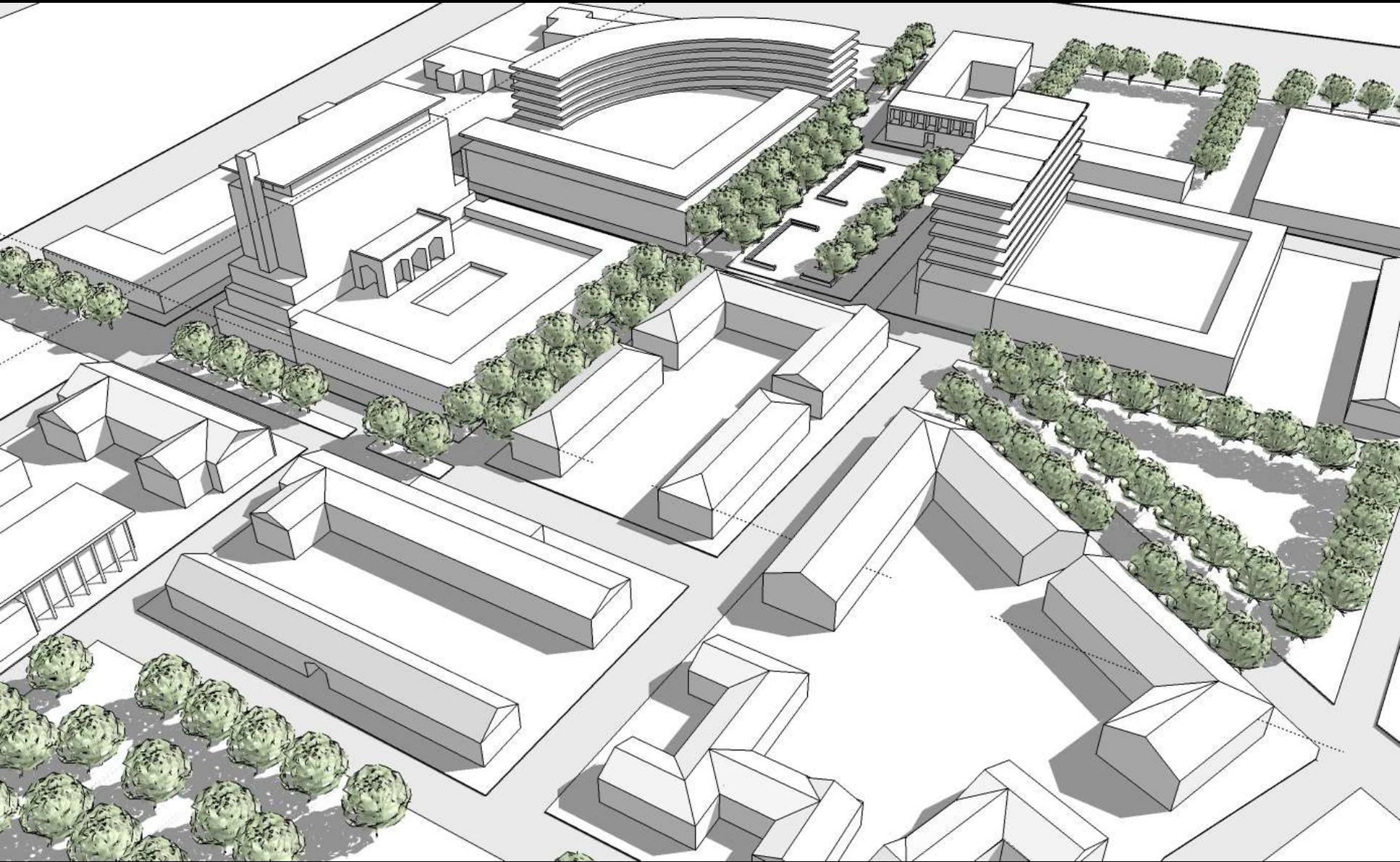


**Twin City Mall Site
What Would be a Desired Redevelopment?**

Twin City Mall Site



Twin City Mall Site



Instructions to New Investors (The Code)

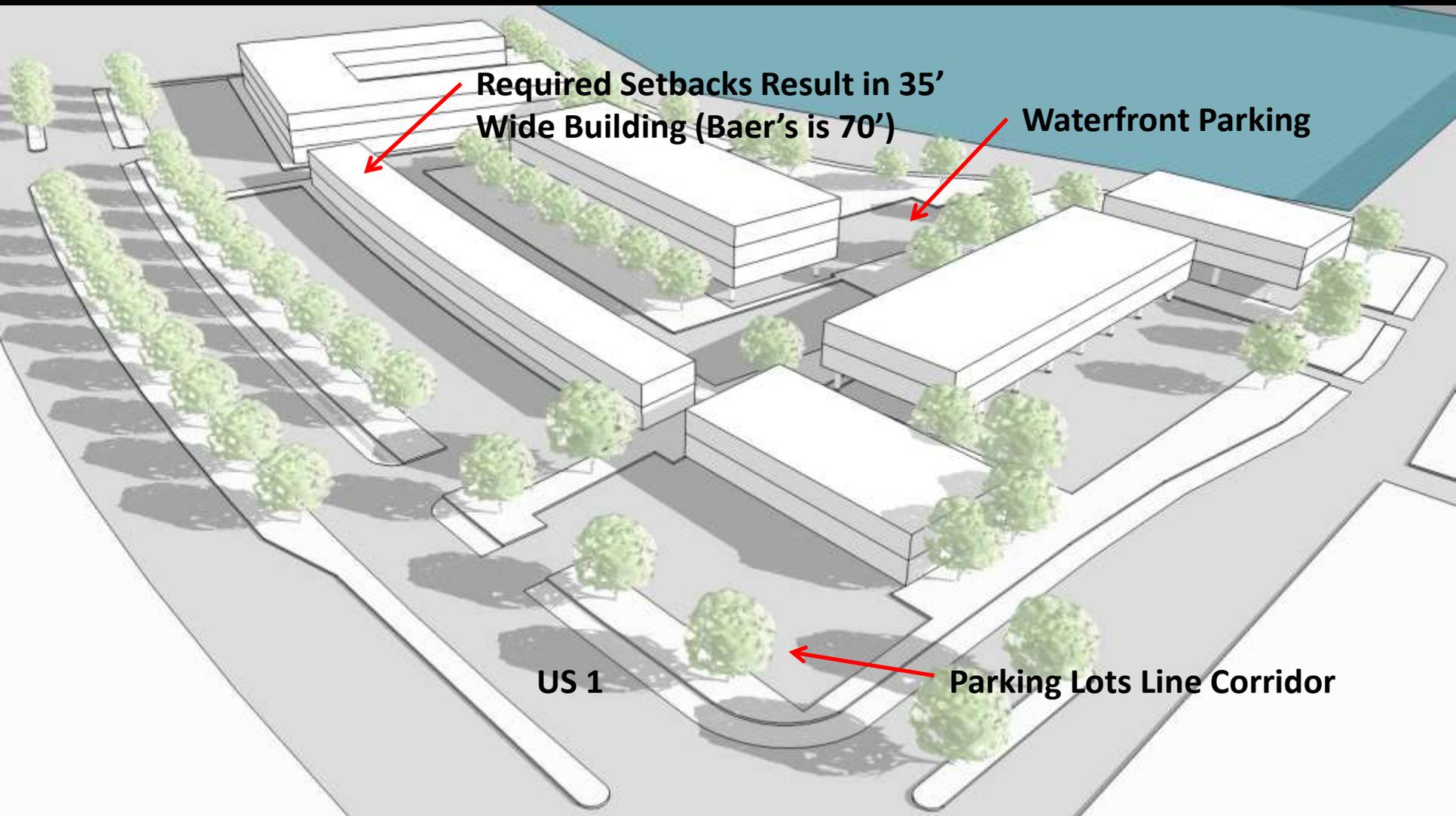
Zoning is Holding Back Redevelopment of US 1 Corridor

- 100' Min. Front Setback = Asphalt
- Requires Large Lots for Mixed-Use (Agglomeration ≠ Village Character)
- Market is Too Weak for 12 du/ac & Required Vertical Mix (10% Non-Residential)
- Overly Prescriptive Uses (“Stationery stores,” “Personal Gift Shops”)
- Consider Limited Duration Zoning Incentives To Encourage Your Vision (Density, Extra Height?)

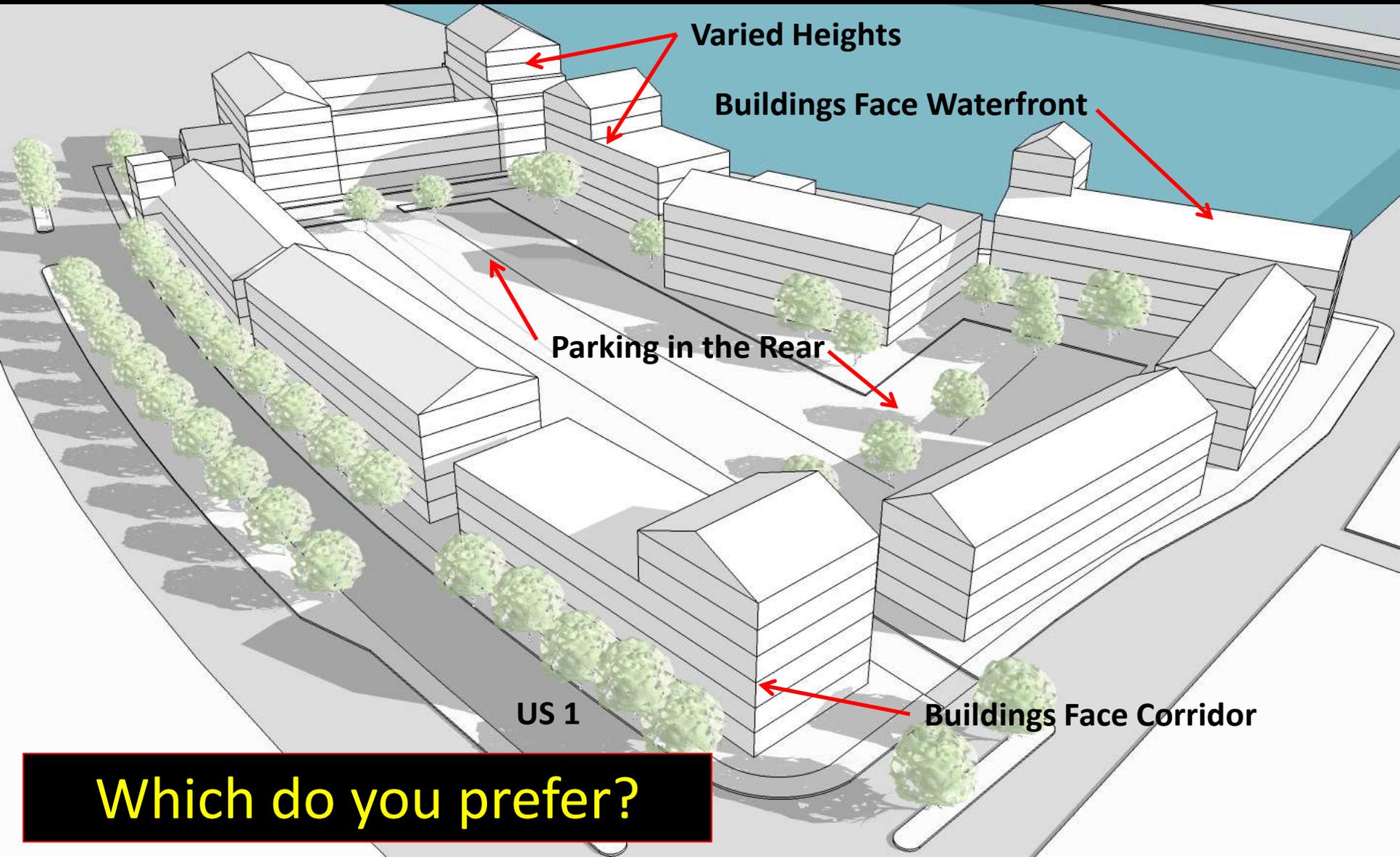


22 du/ac

Redevelopment under the Current Code



Or, Create a “Village”



Varied Heights

Buildings Face Waterfront

Parking in the Rear

US 1

Buildings Face Corridor

Which do you prefer?

US 1



The Community's Front Door

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



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

US 1 ~ South of Palmetto Dr
4 Lanes Divided

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?

US 1



US 1



US 1



The Village Center



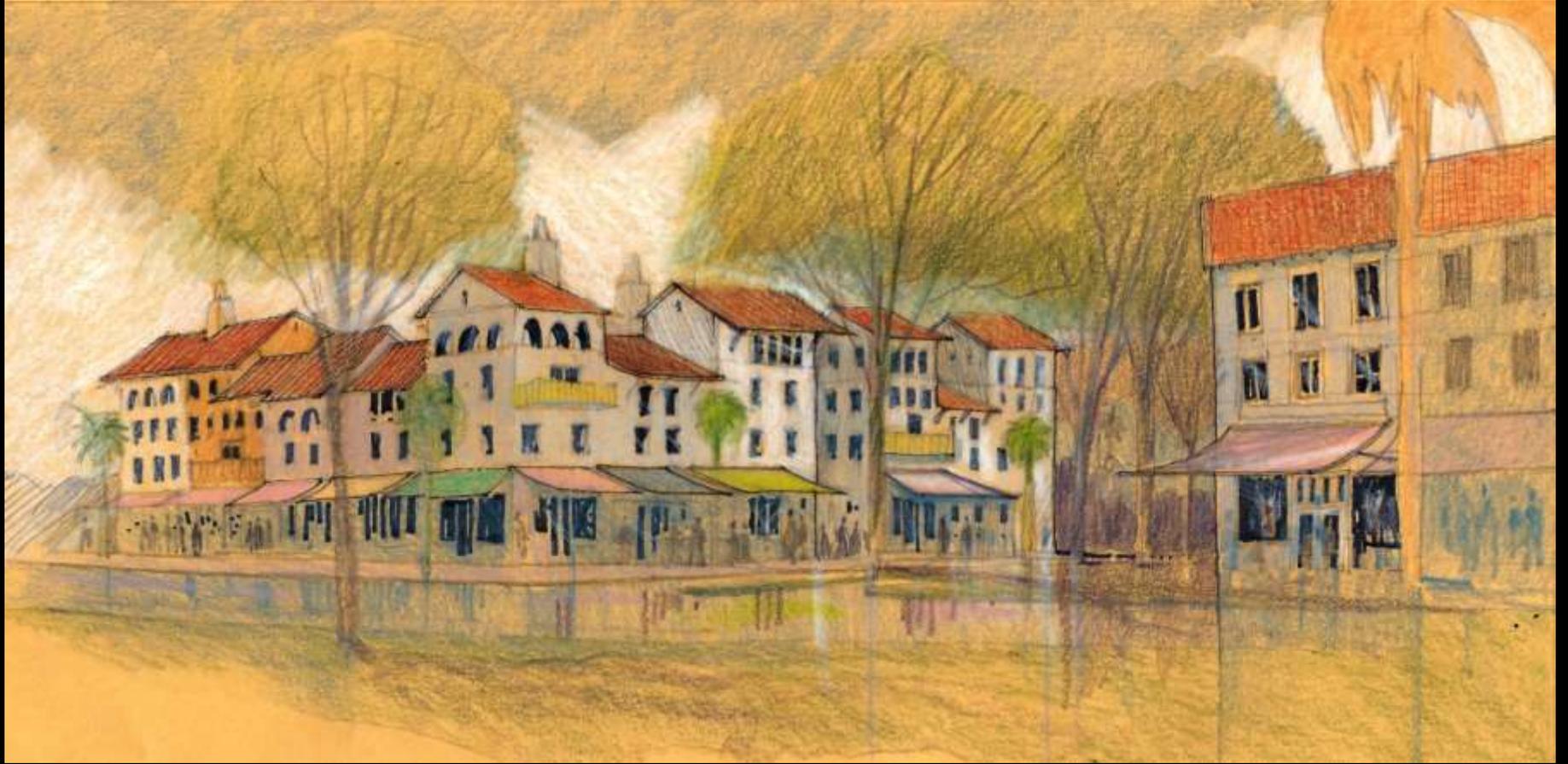
The Village Center



The Village Center



The Village Center



Next Steps

- Get Input and Direction From Public
- Go Back to Offices and Further Develop Ideas
- Deliver DRAFT Late Spring 2016
- Review with Staff and Host Committee
- Present to City Officials

Thank You



Village of North Palm Beach Master Plan

March 18, 2016

TREASURE COAST REGIONAL PLANNING COUNCIL