

# Who Cares About Riviera Beach?

# Everyone Should!

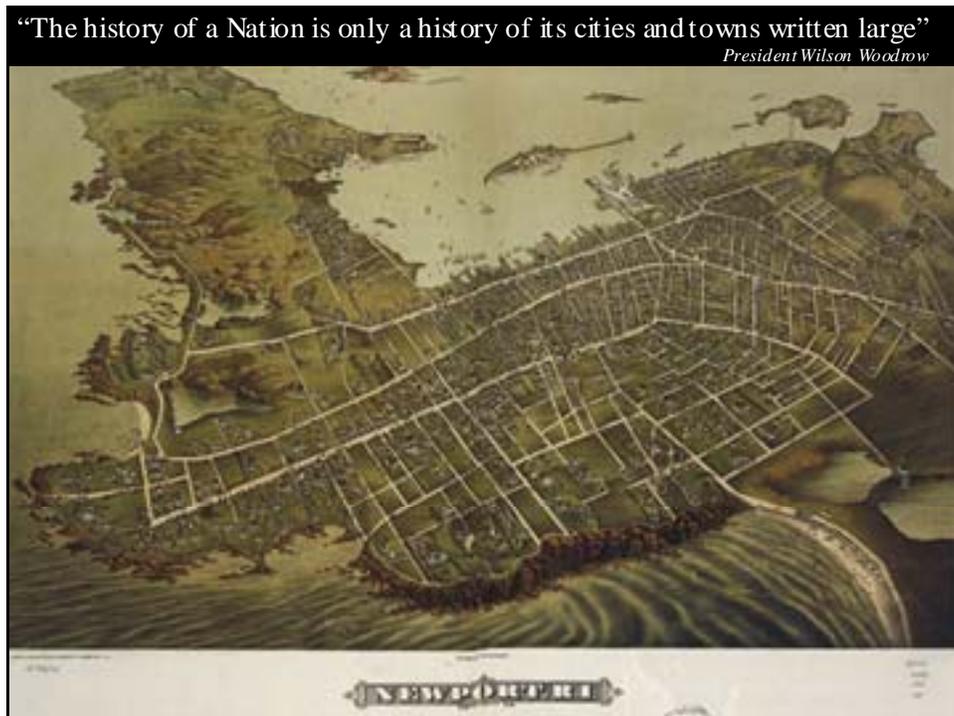
*October 20, 2007*



Treasure Coast Regional Planning Council

The image shows a scenic view of the Riviera Beach waterfront. In the foreground, several white boats are docked at a wooden pier extending into the blue water. The background features a mix of residential houses and commercial buildings, including a prominent blue and white structure. The sky is clear and blue.

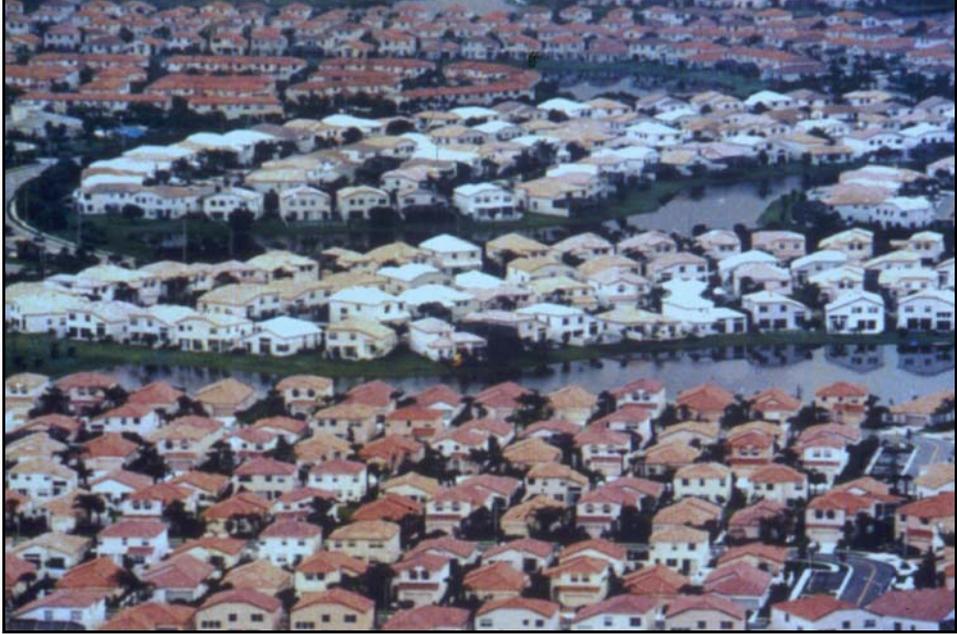
“The history of a Nation is only a history of its cities and towns written large”  
*President Wilson Woodrow*



NEWSPAPER

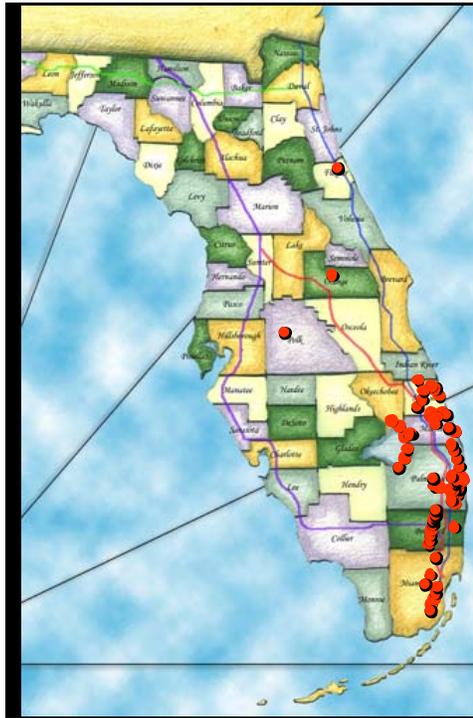
This block contains a historical map of a coastal town, likely Riviera Beach, showing a detailed grid street pattern. The map is rendered in a sepia or aged green tone. At the bottom center, there is a decorative banner with the word 'NEWSPAPER' in a stylized font. Above the map, a quote by President Woodrow Wilson is displayed in white text on a black background.

Long After These “Things” Are Gone...



...Riviera Will Still Be Here

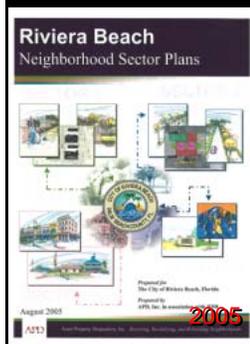
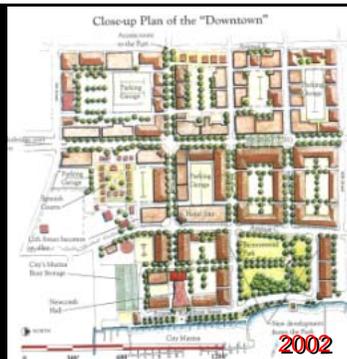




Bartow, Flagler Beach, Fort  
Pierce, Stuart, West Palm  
Beach, Lake Worth, Delray  
Beach, North Miami Beach,...



TCRPC's Legacy



2003

Riviera's  
Legacy

“It is common sense to (make a plan) and try it; if it fails, admit it frankly and try another. But above all, try something.” *Franklin D. Roosevelt, 1932*



## Two Constants



Behind Every Great Plan

# Involve Everyone!



“Public sentiment is everything. With public sentiment nothing can fail; without it, nothing can succeed.”

## Simple, Clear, & Comprehensive

### *Plans that:*

- Everyone can see what's in it for them;
- Shows how all areas and addresses of the City will get better over time;
- Build on the existing assets of the community;
- Don't rely on sweeping and expensive infrastructure changes and overcomplicated arrangements before the first building can be built;
- Respect everyone's property rights;
- Allow all landowners, large and small, to participate in the redevelopment efforts;
- Follow time tested rules of city building;
- Unify the City instead of dividing it;

## Plans that Last

## Benefits Of The Charrette Process & Community Based Planning

- Brings people together to **SOLVE COMMUNITY PROBLEMS**
- Respond to **DIFFERENT SPECIAL CONDITIONS IN THE COMMUNITY**
- **Advertise & unify INTENTIONS FOR THE CITY'S FUTURE GROWTH**
- Protects the **CHARACTER AND CHARM OF THE CITY**
- **Wide CITIZENS' SUPPORT AND OWNERSHIP**
- **Attracts INVESTMENT**
- Makes **INFILL AN OPTION AFFORDABLE FOR INDIVIDUAL INVESTORS**
- Makes plans more **TANGIBLE AND UNDERSTANDABLE**
- Creates an environment where **INFILL OUTPERFORMS THE SUBURBS**
- Helps achieve **DESIRED AND EXPECTED OUTCOMES**
- Form a **RELIABLE AND DEFENDABLE BASIS FOR CHANGE**
- Prioritize **ENHANCEMENTS AND COMMUNITY IMPROVEMENTS**
- Help **SECURE FUNDING**
- Embed **CITIZEN IDEAS IN THE LOCAL COMPREHENSIVE PLAN**
- Provide **CERTAINTY TO CITIZENS AND INVESTORS**
- Eliminates **LONG AND COMPLICATED APPROVAL PROCESSES**
- Puts **FUN BACK INTO CITIZEN INVOLVEMENT**

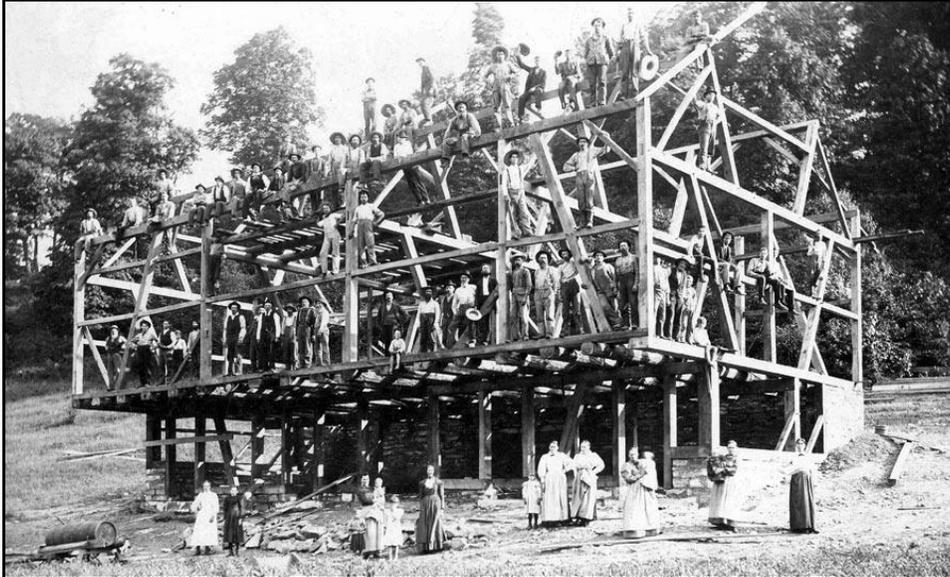
## A Clear Vision for the Future

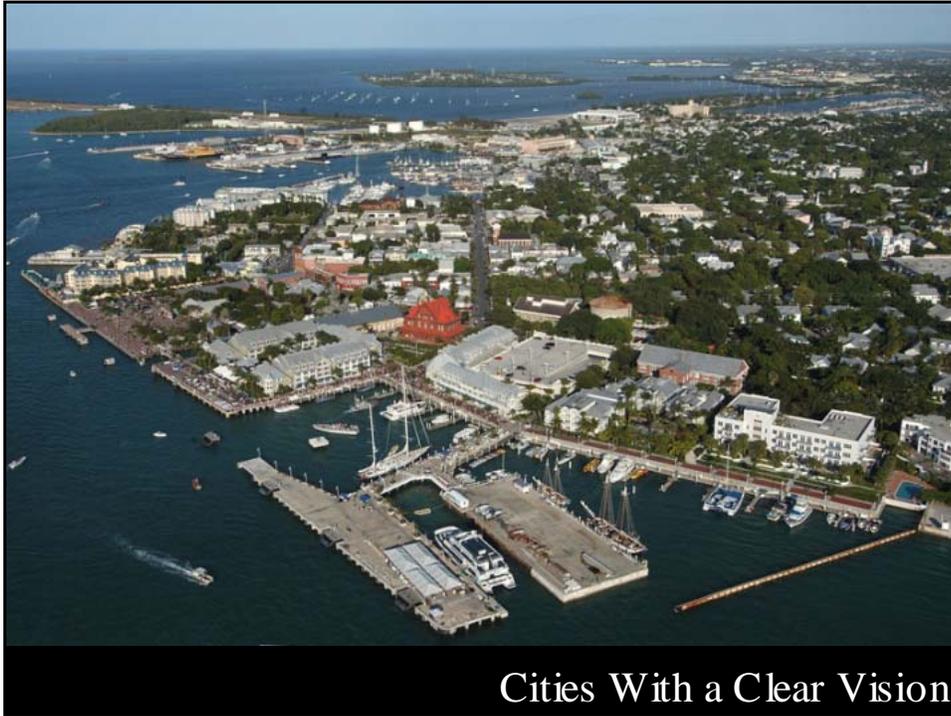


*Sebastian, FL*

“Vision isn’t forecasting the future, it is creating the future by taking action in the present.”

*Pomas & Collins, Built to Last: Successful Habits of Visionary Companies 1994*





Cities With a Clear Vision

## Elements Of Competitive And Livable Cities In A Changing Economy

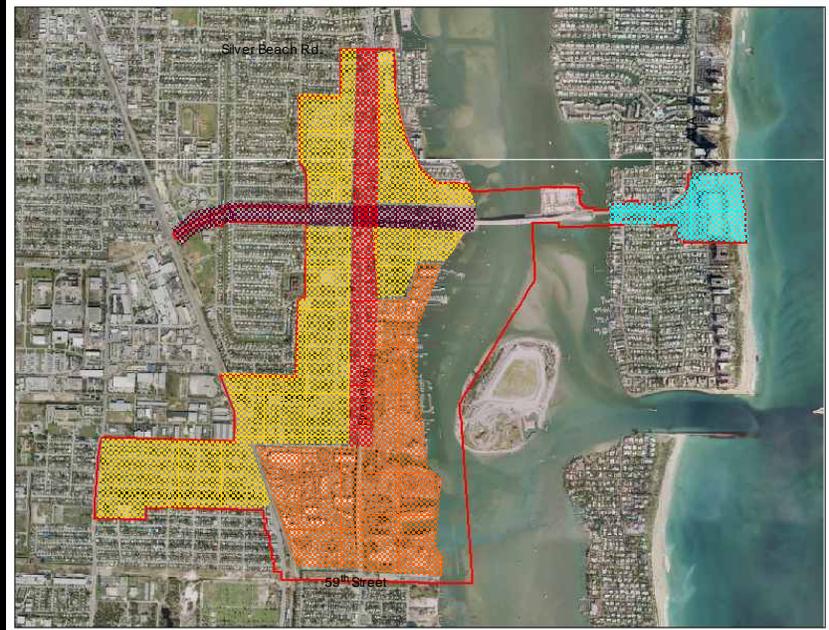
- Defined by Great Neighborhoods & Special Districts
- Network of walkable streets
- Public spaces, parks and plazas
- A variety of quality housing opportunities
- Transportation and mobility
- Special sites for civic and cultural institutions
- Appropriate mix of uses and building types
- Proper parking strategies
- A good urban code (proper building placement & height)



*“ Livability is an economic imperative ”*

*Robert Solow  
Nobel prize-winning  
economist*

# Special Districts & Neighborhoods



# Working Waterfront and Port District



Marine-related businesses:	99
Estimated Employees:	1,443
Estimated payroll value:	\$171.8 million

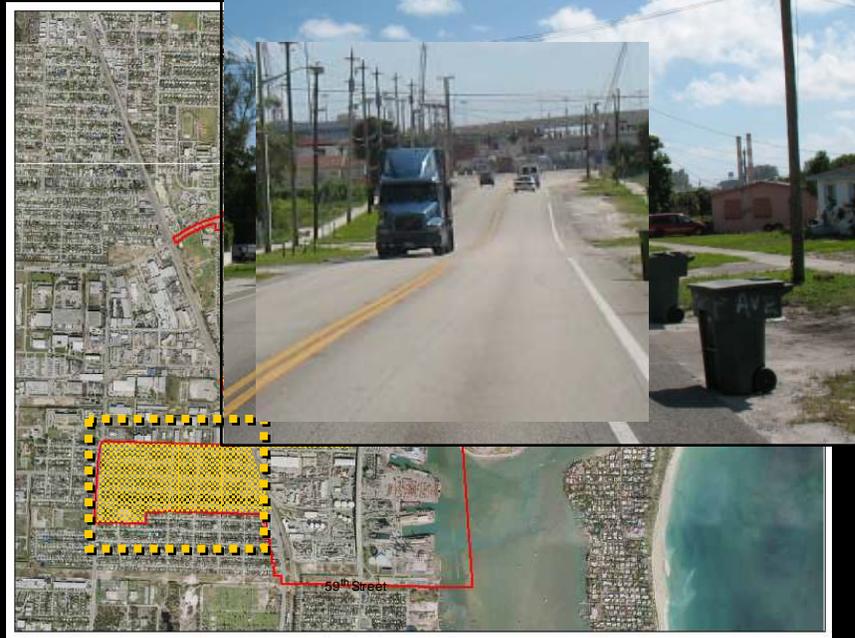
Source: FIND December 2006



## Immeasurable Contributions



## Neighborhoods as the basis of healthy cities



## Network Of "Walkable" Streets



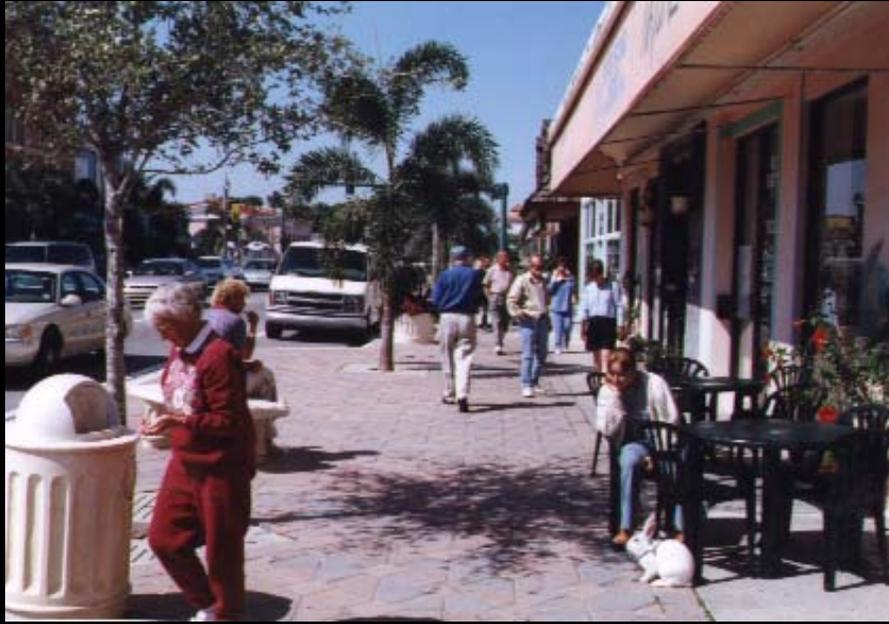
## Network Of "Walkable" Streets



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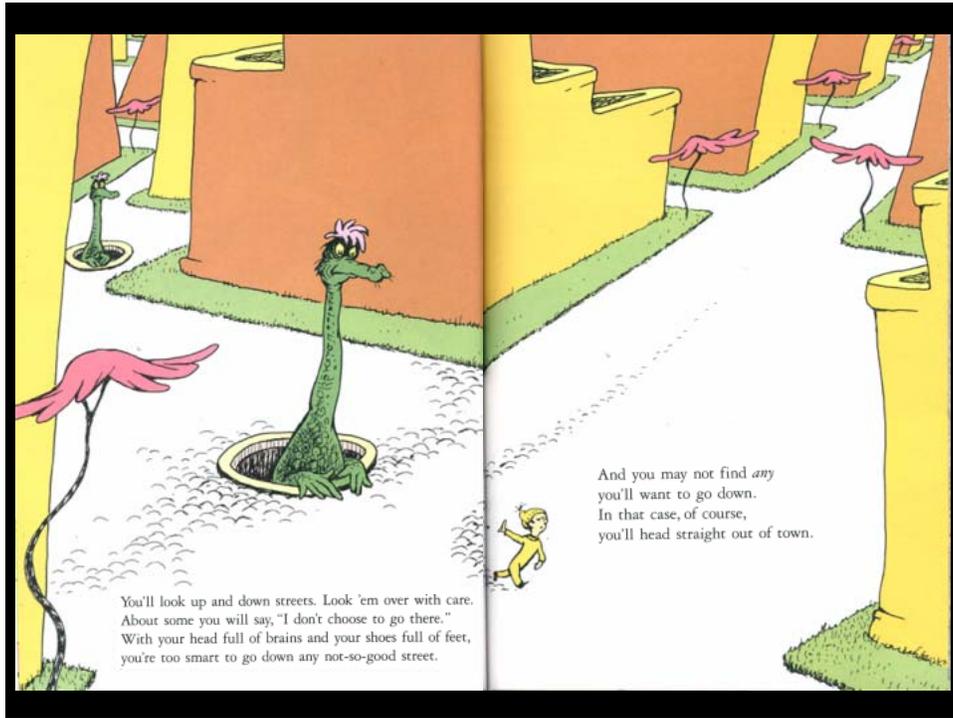


## Why Your Streets Are Important



## Vital to Tourism





Winter Park Avenue, Florida



USI, Anywhere, Florida

Ever Wonder Why  
Some Streets Feel  
Good & Others  
Don't?



*It's not about expensive materials and finishes*



The height-to-width ratio of the space generates spatial enclosure, which is related to the physiology of the human eye. If the width of a public space is such that the cone of vision encompasses less street wall than sky opening, the degree of spatial enclosure is slight. The ratio of 1 increment of height to 6 of width is the absolute minimum, with 1 to 3 being an effective minimum if a sense of spatial enclosure is to result. As a general rule, the tighter the ratio the stronger the sense of place and, often, the higher the real estate value. Spatial enclosure is particularly important for shopping streets that must compete with shopping malls, which provide very effective spatial definition. In the absence of spatial definition by facades, disciplined tree planting is an alternative. Trees aligned for spatial enclosure are necessary on thoroughfares that have substantial front yards.

**RATIO 1:3**



Streets: Your Public Room

## Public Spaces, Parks and Civic Buildings







Public Beaches



Public Waterfront



Public Waterfront



Public Marina



Public Waterfront – Peanut Island





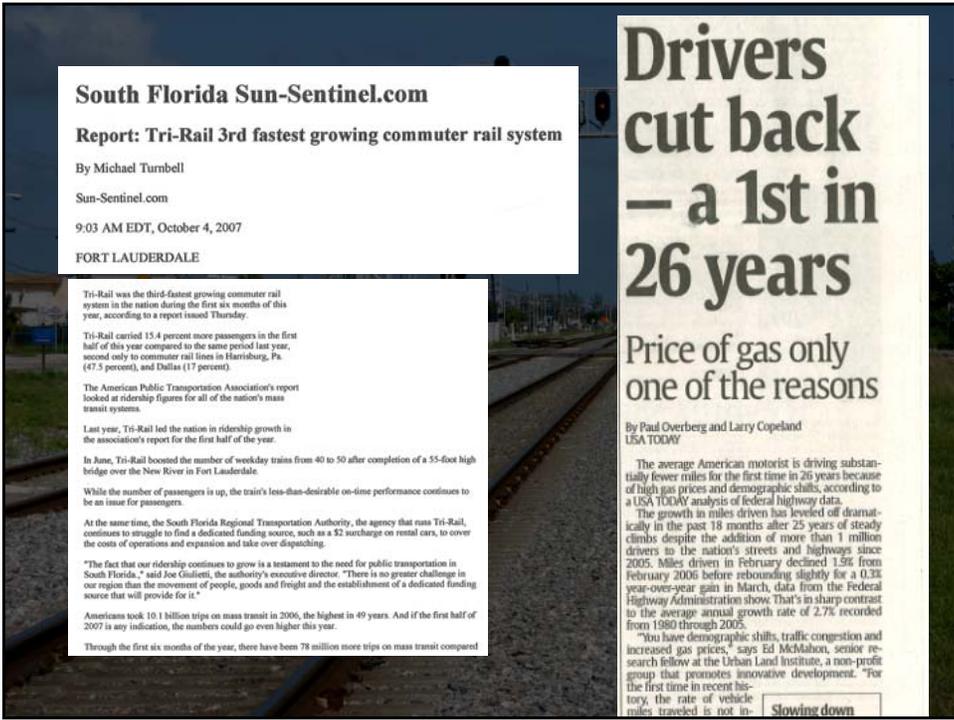
## Transportation and Mobility



*Main and Main*

## Transportation and Mobility





**South Florida Sun-Sentinel.com**  
**Report: Tri-Rail 3rd fastest growing commuter rail system**  
 By Michael Turnbull  
 Sun-Sentinel.com  
 9:03 AM EDT, October 4, 2007  
 FORT LAUDERDALE

Tri-Rail was the third-fastest growing commuter rail system in the nation during the first six months of this year, according to a report issued Thursday.

Tri-Rail carried 15.4 percent more passengers in the first half of this year compared to the same period last year, second only to commuter rail lines in Harrisburg, Pa. (47.5 percent), and Dallas (17 percent).

The American Public Transportation Association's report looked at ridership figures for all of the nation's mass transit systems.

Last year, Tri-Rail led the nation in ridership growth in the association's report for the first half of the year.

In June, Tri-Rail boosted the number of weekday trains from 40 to 50 after completion of a 55-foot high bridge over the New River in Fort Lauderdale.

While the number of passengers is up, the train's less-than-desirable on-time performance continues to be an issue for passengers.

At the same time, the South Florida Regional Transportation Authority, the agency that runs Tri-Rail, continues to struggle to find a dedicated funding source, such as a \$2 surcharge on rental cars, to cover the costs of operations and expansion and take over dispatching.

"The fact that our ridership continues to grow is a testament to the need for public transportation in South Florida," said Joe Gallant, the authority's executive director. "There is no greater challenge in our region than the movement of people, goods and freight and the establishment of a dedicated funding source that will provide for it."

Americans took 10.1 billion trips on mass transit in 2006, the highest in 49 years. And if the first half of 2007 is any indication, the numbers could go even higher this year.

Through the first six months of the year, there have been 78 million more trips on mass transit compared

# Drivers cut back – a 1st in 26 years

Price of gas only one of the reasons

By Paul Overberg and Larry Copeland  
 USA TODAY

The average American motorist is driving substantially fewer miles for the first time in 26 years because of high gas prices and demographic shifts, according to a USA TODAY analysis of federal highway data.

The growth in miles driven has leveled off dramatically in the past 18 months after 25 years of steady climbs despite the addition of more than 1 million drivers to the nation's streets and highways since 2005. Miles driven in February declined 1.9% from February 2006 before rebounding slightly for a 0.3% year-over-year gain in March, data from the Federal Highway Administration show. That's in sharp contrast to the average annual growth rate of 2.7% recorded from 1980 through 2005.

"You have demographic shifts, traffic congestion and increased gas prices," says Ed McMahon, senior research fellow at the Urban Land Institute, a non-profit group that promotes innovative development. "For the first time in recent history, the rate of vehicle miles traveled is not in-

Slowing down

## Transit Oriented Developments

Job Growth Near TODs is Typically 2 to 4 Times Faster Than Non-Transit Locations

"A metropolitan economy, if its working well, is constantly transforming many poor people into middle class people... Cities don't lure the middle class, they *create* it." Jane Jacobs



## Transit Oriented Developments

Many Cities See 15%-25% Higher Premiums Paid for Residential Units Near Transit



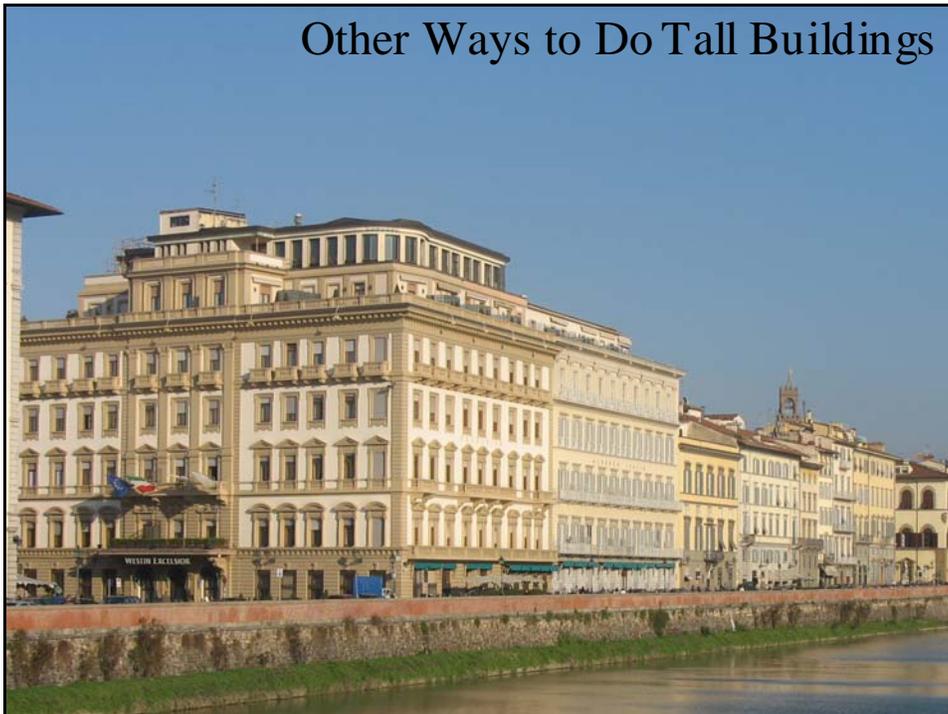
## Appropriate Mix of Uses & Building Types



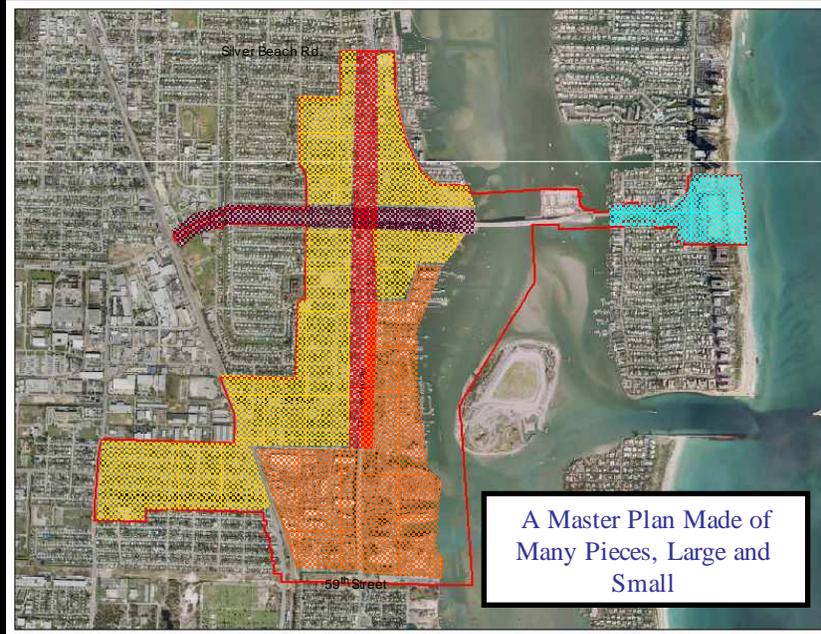
## A New Building Type Has “Landed” in Town



## Other Ways to Do Tall Buildings



## A Master Plan for Redevelopment – Not a “Project”



**What is  
Expected  
of You  
Today**

*City and Community Working Together*







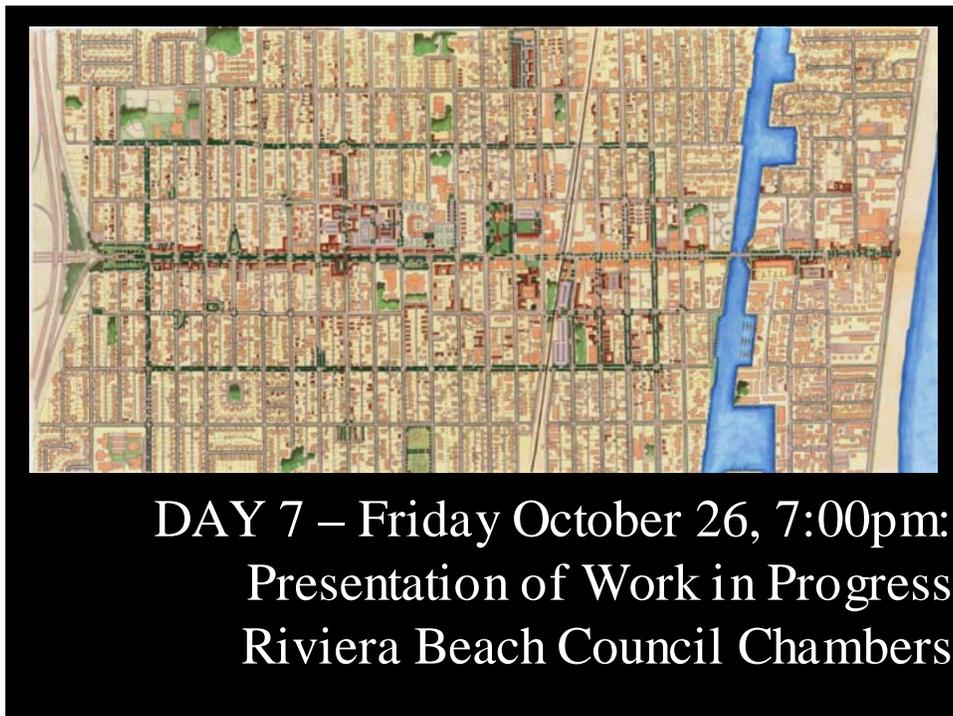
We work all day ...



... and into the night



Studio: Open to the Public 9am to 9:00pm  
(Sunday through Thursday)



DAY 7 – Friday October 26, 7:00pm:  
Presentation of Work in Progress  
Riviera Beach Council Chambers

# Charrette Rules

- Sign your name
- Select a team member to present
- Argue with your pencils
- This is not an art contest
- Don't think about money
- There is no bad idea
- Don't get caught in small details
- No speeches
- 15min. warning
- **HAVE FUN!!**

When I Say Go

Ready...

Set...

**GO!**

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