

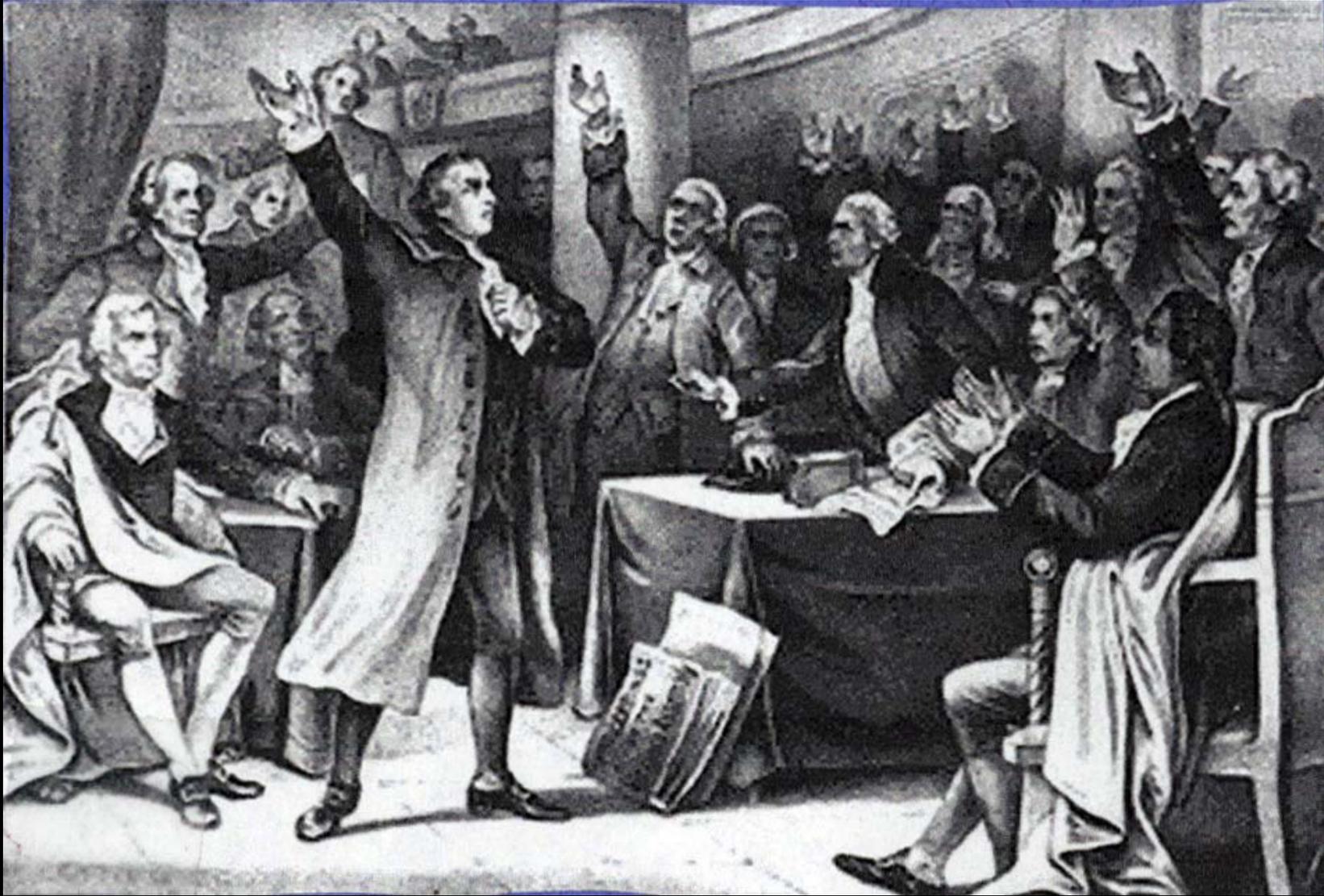
# Transit Oriented Development

A Public Charrette to Develop A Transit Neighborhood in  
West Palm Beach

January 22, 2005

Treasure Coast Regional Planning Council

Our Forefathers...



...Our Current Leaders

# Without their commitment:



Neighborhood  
and Community  
Groups



Palm Beach  
County MPO

Local Property  
Owners



West Palm  
Beach CRA and  
DDA



...this would not be possible

**WEST PALM BEACH**  
**TRANSIT ORIENTED DEVELOPMENT CHARRETTE**

A CITIZEN'S MASTER PLAN FOR  
THE DOWNTOWN RAILSTATION DISTRICT



Charrette Dates January 22 - 28, 2005

**Treasure Coast Regional Planning Council**

Indian River - St. Lucie - Martin - Palm Beach

# The notion of a “Charrette”

- Established a Need
- Formed a Committee
- 1 Year of Planning this Process



Tri-Rail “Double Tracking”



November 2003 Design Session

# Developed a Market Study for Area

- Staubach Company conducted Market & Feasibility Study:
  - Office: 424,000 – 522,000 s.f.
  - Residential (for sale): 850 units
  - Residential (rental): 850 units
  - Residential “affordable”: 300 units
  - Retail: 50,000 – 57,000 s.f.
  - Education: 50,000 – 75,000 s.f.
  - Hotel: 50,000 s.f.
  - Arts: 5,000 – 10,000 s.f.
  - Aquatic Center (Red Cross): 80,000 – 100,000 s.f.

# Pre-Charrette Interviews

- TCRPC Conducted 90 Individual Interviews with:
  - Elected Officials (County, City, SFRTA)
  - Neighborhood Leaders
  - Business Leaders
  - Chamber of Commerce
  - Downtown Development Authority
  - County and City Staff
  - Metropolitan Planning Organization
  - FDOT
  - State of Florida
  - General Services Administration (Federal Government)
  - Florida Atlantic University
  - Red Cross

# The Charrette Team

- **TRANSPORTATION**

Walter Kulash and Wade Walker: Glatting, Jackson, et.al.

- **DEVELOPMENT ECONOMICS**

Tom Lavash: Economic Research Associates

John Pertchik, Allen West, and Jay Koster: The Staubach Company

- **RETAIL**

Robert Gibbs: Gibbs Planning Group

- **TRANSIT ORIENTED DEVELOPMENT EXPERTS**

Marilee Utter: Citiventure

G.B. Arrington: Parsons Brinkerhoff

Shelly Poticha: Reconnecting America

- **ARCHITECTS AND PLANNERS**

Seth Harry: Seth Harry and Associates

Derrick Smith: A+S Architects

Barry Mahaffey: Medick Architects

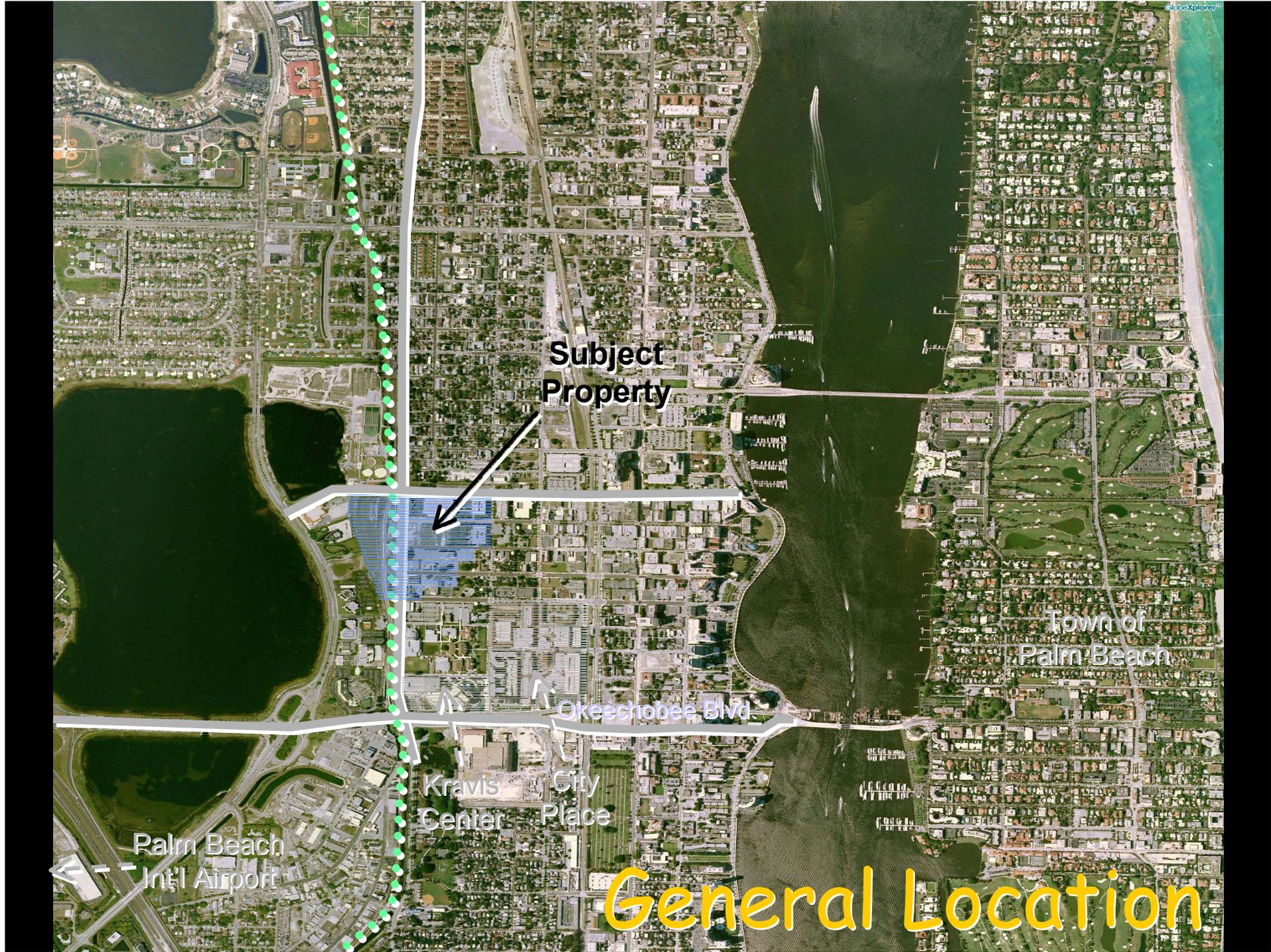
Timothy Stillings: Kimley-Horn and Associates

Shailendrah Singh: Dade County Urban Design Studio

- **TREASURE COAST REGIONAL PLANNING COUNCIL**

Staff and Urban Design Consultants





**Subject  
Property**

Town of  
Palm Beach

Okeechobee Blvd

Kravis  
Center

City  
Place

Palm Beach  
Int'l Airport

**General Location**



Federal Government

State of Florida

County (Future SFRTA)

County  
Red Cross

Property Ownership

# A Closer look...

- 36 acre Study Area
  - 6.6 acres (County to SFRTA)
  - 7.5 acres County Owned
  - 7 acres Federally Owned
  - 7 acres State Owned
  - 2.3 acres Red Cross
  - 5.5 acres other ownership



What to Expect Today...

# Controlled Chaos



**The Public Process:  
Planning for the Future  
DAY 1: 11:00am to 3:00pm**



The Citizens' Ideas

# Why Should I Care about TOD and Transit?



S O C I E T Y

# ROAD RAGE

Aggressive driving is America's car sickness du jour. But is there a cure for thinking everyone else on the road is an idiot?

BY ANDREW FERGUSON

IT'S A JUNGLE OUT THERE. WELL, not really: It's worse than a jungle. It's a stretch of roadway anywhere in America, and in places of the ravenous tigers and stam-

ly enough to make the headlines. Last year a high-speed racing duel on the George Washington Memorial Parkway outside Washington killed two innocent commuters, including a mother of two, traveling in the opposite direction.

More often the new ethos of road anar-



Associated Press

TALLAHASSEE — The nation's city planners are neglecting pedestrian safety in their design of high-speed arterial roads in busy commercial urban

per 100,000 population on arterial roadways — the highest in the state.

Orange was right behind with 11 deaths. They were followed by Broward, 10; Hillsbor-

# Congestion or Mobility

**Pick One!!**



# Congestion or Mobility

52 extra hours per year are spent stuck in traffic by the average S. Fla. Commuter

(up from 30 hours in 1990)



# Congestion or Mobility

South Florida's congestion costs, based on wasted time and fuel, was approximately **\$2.6 Billion** in 2002

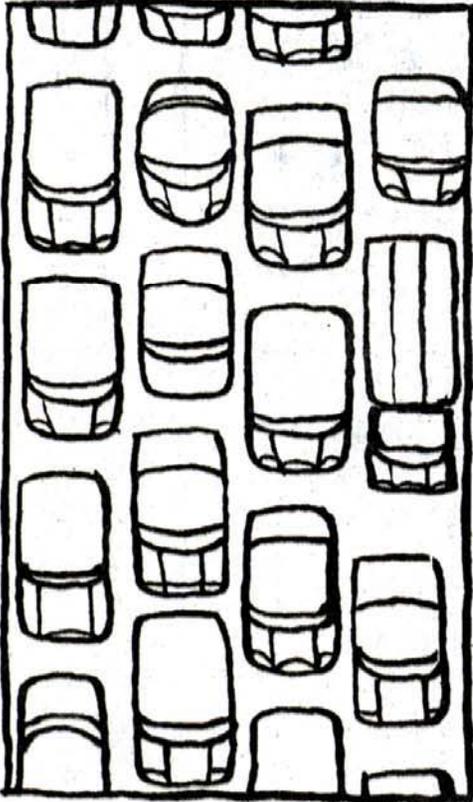
Texas Trans. Inst., 2004 Urban Mobility Study



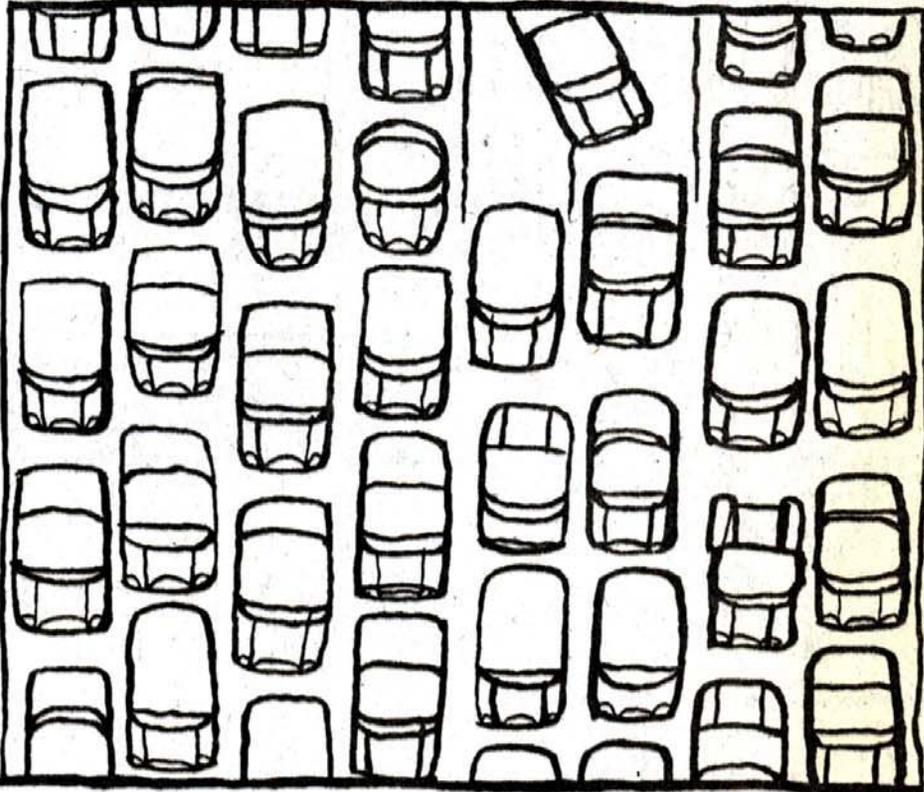
# Congestion or Mobility

## INTERSTATE IMPROVEMENT PLAN...

2003

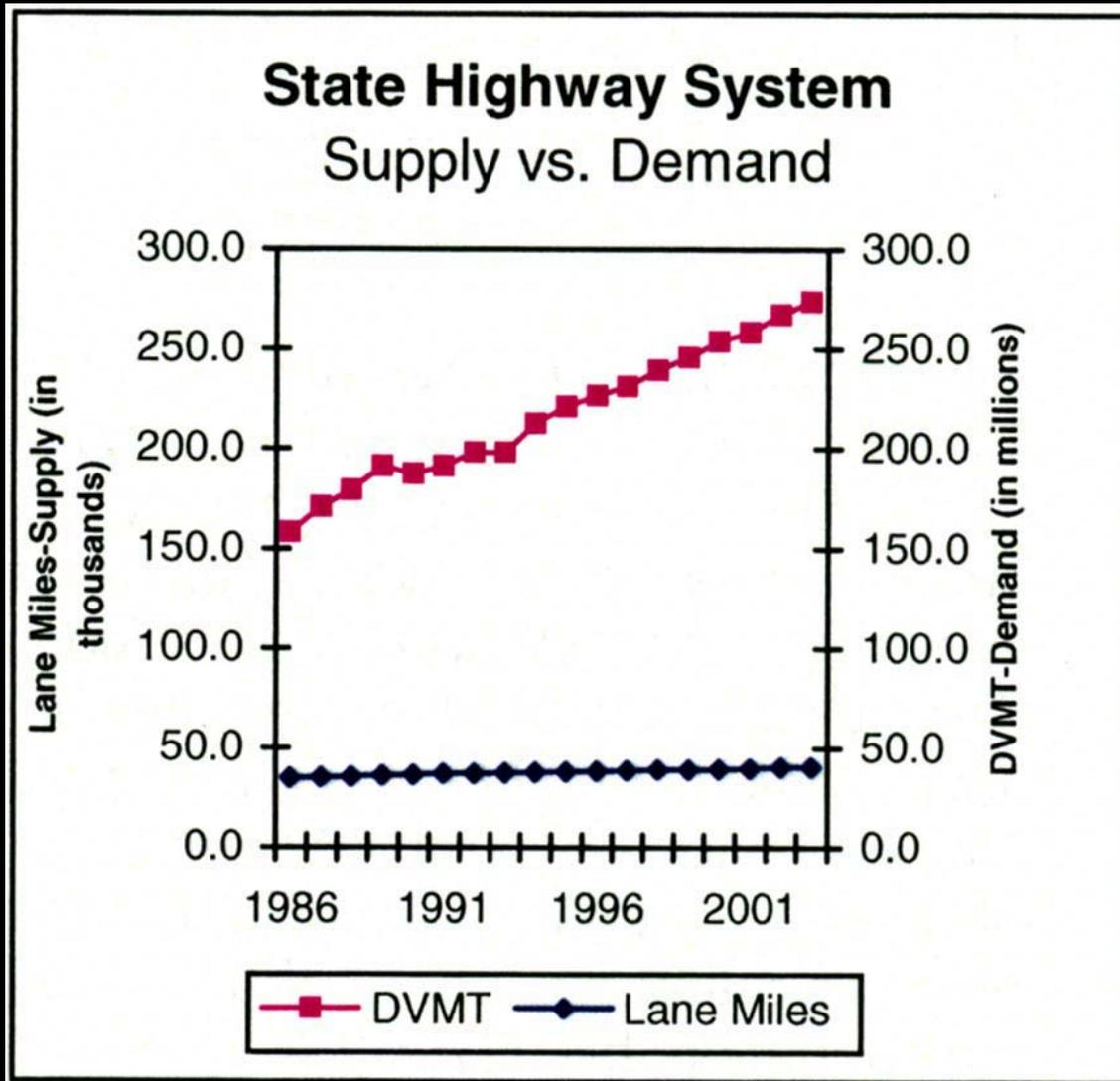


2030



STAHLER  
©THE CINCINNATI POST.  
2003

# Congestion or Mobility



## Congestion or Mobility

# Region fuming over gas prices

In August, 72 percent of statewide price-gouging complaints to Attorney General Charlie Crist were registered from people on the Treasure Coast.

**By Nadia Gergis**  
staff writer

Soaring gasoline prices have inflamed Treasure Coast motorists and sparked a rash of complaints to state officials.

In 2002 it was estimated that because of congestion in South Florida, **221** Million Gallons of excess fuel was consumed.

Texas Trans. Inst., 2004 Urban Mobility Study

TOD's Help to Provide a 30% Reduction in Overall Energy Consumption

# Congestion or Mobility

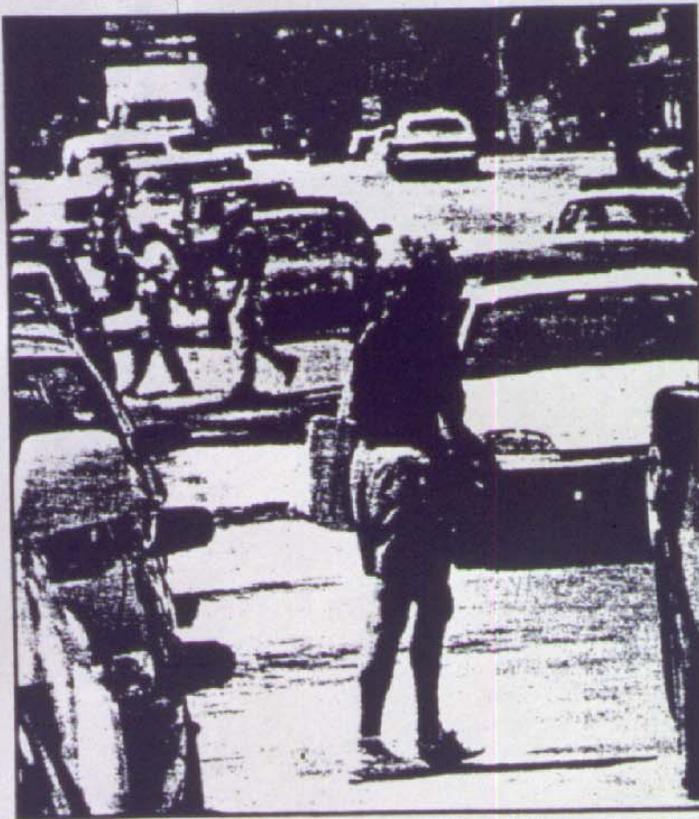
For Every \$1 Spent on  
Transit, there is an \$8 Return

(in increased productivity, reduction of  
fuel consumption, increased land values,  
and reduced road construction)

Cambridge Systematics



# Local roads No. <sup>1</sup>2 on pedestrian hit list



BILL INGRAM/Staff Photographer

Pedestrians walk between cars Tuesday along Atlantic Avenue in Delray Beach. A survey calls the state the nation's worst for pedestrians.

The problem is 'our streets are becoming speedways,' a national survey concludes.

By **MATT REED**  
*Palm Beach Post Staff Writer*

It's getting downright dangerous to cross the street around here, and the sidewalks aren't much safer, a report released Tuesday says.

Palm Beach County ranks as the 13th most-dangerous urban area for pedestrians in the United States, a coalition of consumer groups found in an unusual nationwide study.

Fort Pierce and the Treasure Coast ranked second worst in the nation, according to a "pedestrian fatality index" that factored in deaths, the area's population and the number of people who walk to work there.

"The problem is not that pedestrians are walking in the wrong places, but that our local streets are becoming speedways — designed to

- 
- ✓ Pedestrian hazards 7A
  - ✓ Worst places for pedestrians 7A
- 

accommodate more cars passing through, not the people who live, walk and play in their communities," says the report, released by the Florida Consumer Action Network.

Florida is the worst state for walkers, the study found. Signs of danger are everywhere.

Drivers on Dixie Highway punch their accelerators and swing across crosswalks, oblivious of green "walk" signals nearby. Delivery vans park across downtown sidewalks, forcing people pushing strollers or using wheelchairs off curbs into six-lane boulevards.

In Palm Beach County, 31 pedestrians were hit and killed in 1995, according to state figures. The death count grew to 43 in 1996, statistics show.

Pedestrians in 1996 were as likely to die during the day as at night.

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Please see **WALKERS/7A**.

# 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



# Transit Oriented Developments

## THE DEPOT • DELRAY BEACH



7,000 Sq Ft Historic Delray Railroad Depot on 1.85 Acre lot. Zoned MIC. Unparalleled I/95 and Atlantic Ave. visibility. Unique opportunity to own this "One of A Kind" property. Price upon request.  
Chris Lowry 561-523-3939.

# Today and This Week we Need Your Input and Help



To Go From This...



...to this



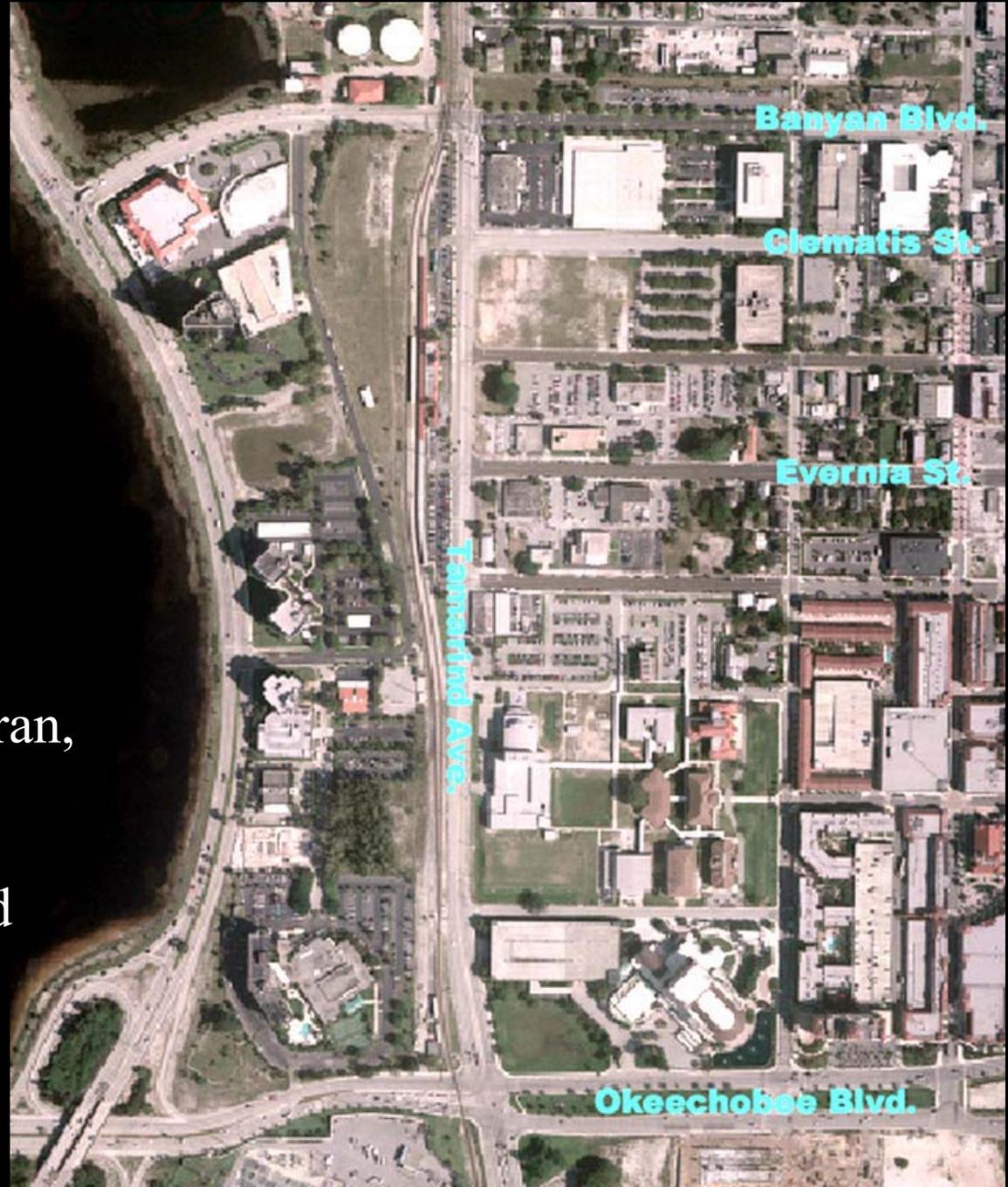
... and this





# What We Know

- Federal Lands
- State Lands
- County Lands
- Tri-Rail/Amtrak,  
Greyhound, Palm Tran,  
City Trolley
- The Red Cross Land

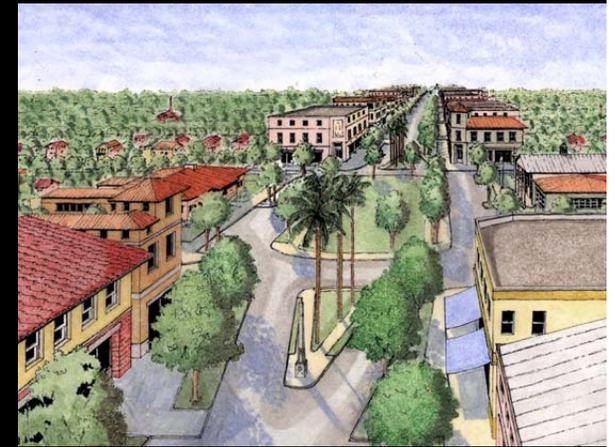


What is a TOD?

An Urban Neighborhood



- Public spaces, parks and plazas
- A variety of quality housing opportunities
- Great neighborhoods/great streets
- Transportation and mobility
- Civic and Cultural institutions
- Educational Opportunities
- Convenient shopping and entertainment
- Proper parking strategies
- Commitment to Good Design



*“Livability is an economic imperative”*

Robert Solow  
Nobel prize-winning  
economist

## Elements Of Competitive And Livable Urban Neighborhoods

# Public Spaces, Parks, and Plazas



# Public Spaces, Parks, and Plazas

Already Many  
Great Examples



Without them, Cities would Not be livable

# Public Spaces, Parks, and Plazas



Enormous Opportunities Still Exist



Kids in the City

# A Variety of Housing Opportunities



# A Variety of Housing Opportunities

The West Palm Beach  
Attainable Housing Task Force



Report  
December 2003

A Need Is Not Being  
Met

Key  
Recommendations

## ATTAINABLE HOUSING TASK FORCE

*“Pursuant to committee discussions and the recommendations of the Urban Land Institute (ULI), it is strongly recommended that **the City** cease issuing incentives for any market rate housing in the downtown area, and that all resources be directed at workforce/attainable housing units.”*

## ATTAINABLE HOUSING TASK FORCE

*The City should act to modify the current Residential Incentive Program (“RIP”) to require developers taking advantage of that program to provide a minimum amount of workforce housing in the projects which benefit from the RIP. The committee suggests that the level be from **10-30% of the total project**. The City also needs to be sure that these units do not end up as 650sf units costing upwards of \$180,000.00-\$200,000.00 as has been the case in the past.*

# What the West Palm Beach WORKFORCE earns?

<b>Librarian</b>		<b>\$ 33,010</b>
<b>Firefighter</b>		<b>\$ 36,000</b>
<b>Teacher</b>		<b>\$ 37,022</b>
<b>Nurse</b>		<b>\$ 41,080</b>
<b>Police officer</b>		<b>\$ 44,907</b>

# Mortgage Afforded for 80% - 120% AMI

Based on HUD guideline

## Salary

## Unit Price

▪ \$35, 150 (1 person)	→	\$110,000
▪ \$40, 200 (2 people)	→	\$135,000
▪ \$60, 240 (2 people)	→	\$180,000
▪ \$60, 800 (4 people)	→	\$190,000

**The market rate units are not affordable for the workforce population**

## How do other Cities handle this problem?

<u>City</u>	<u>Density Bonus</u>	<u>Req'd Attainable</u>
<b>Montgomery</b>	<b>22%</b>	<b>12.5% to 15%</b>
<b>Cambridge, MA</b>	<b>-</b>	<b>15%</b>
<b>San Francisco</b>	<b>-</b>	<b>10% to 15%</b>
<b>Los Angeles</b>	<b>-</b>	<b>10% to 20%</b>
<b>New Jersey</b>	<b>-</b>	<b>20%</b>

In many Cities across America, providing Workforce housing is the cost of doing business.

# A Variety of Housing Opportunities

## A Word On Density

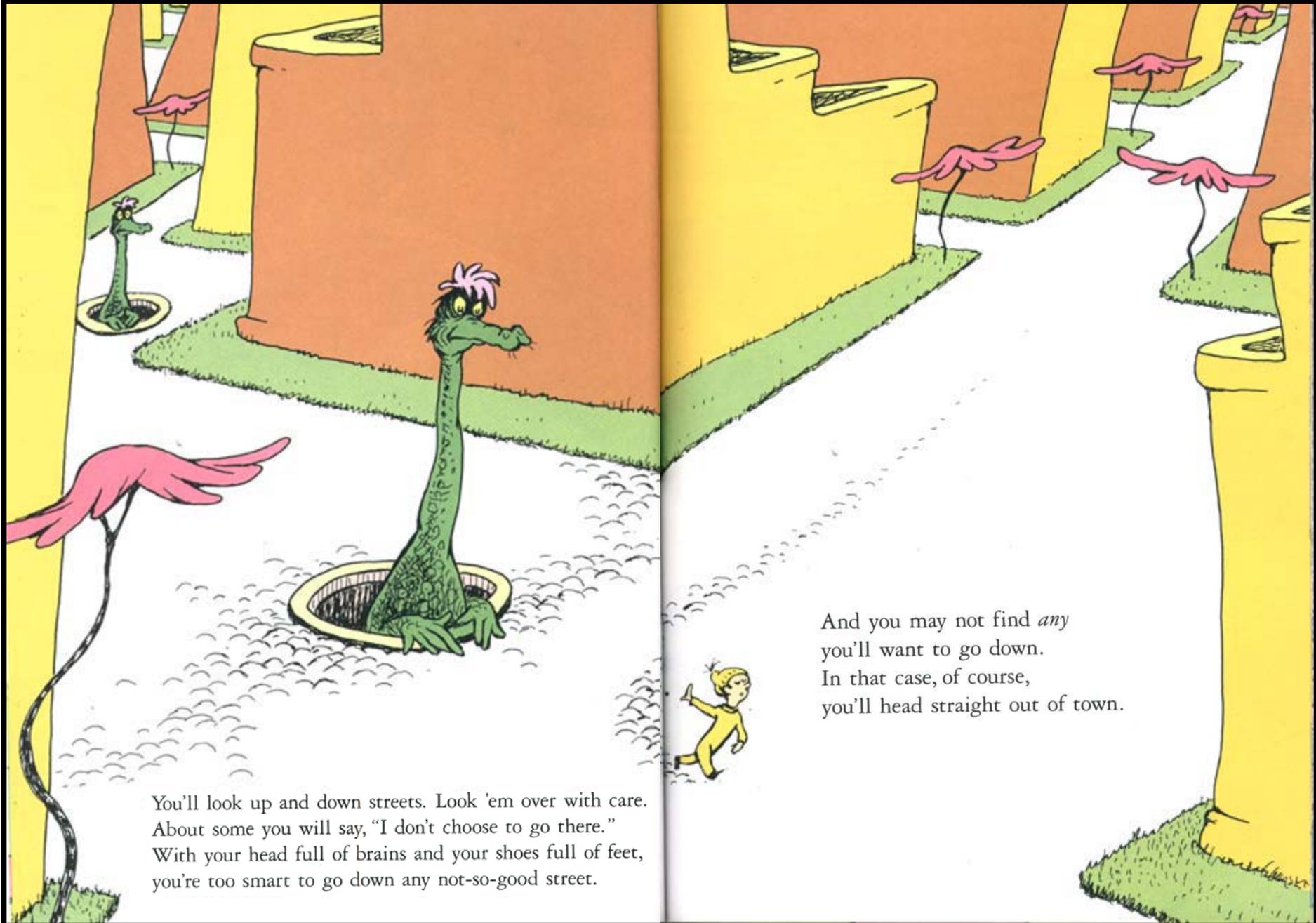
- 9 – 25 units/acre = can support rail
- + 55 units/acre = auto trips and non-auto trips are equal



# Great Streets



Need to be Walkable and Valuable



You'll look up and down streets. Look 'em over with care.  
About some you will say, "I don't choose to go there."  
With your head full of brains and your shoes full of feet,  
you're too smart to go down any not-so-good street.

And you may not find *any*  
you'll want to go down.  
In that case, of course,  
you'll head straight out of town.

# Great Streets

In Most Cases,  
The Raw Material is Here



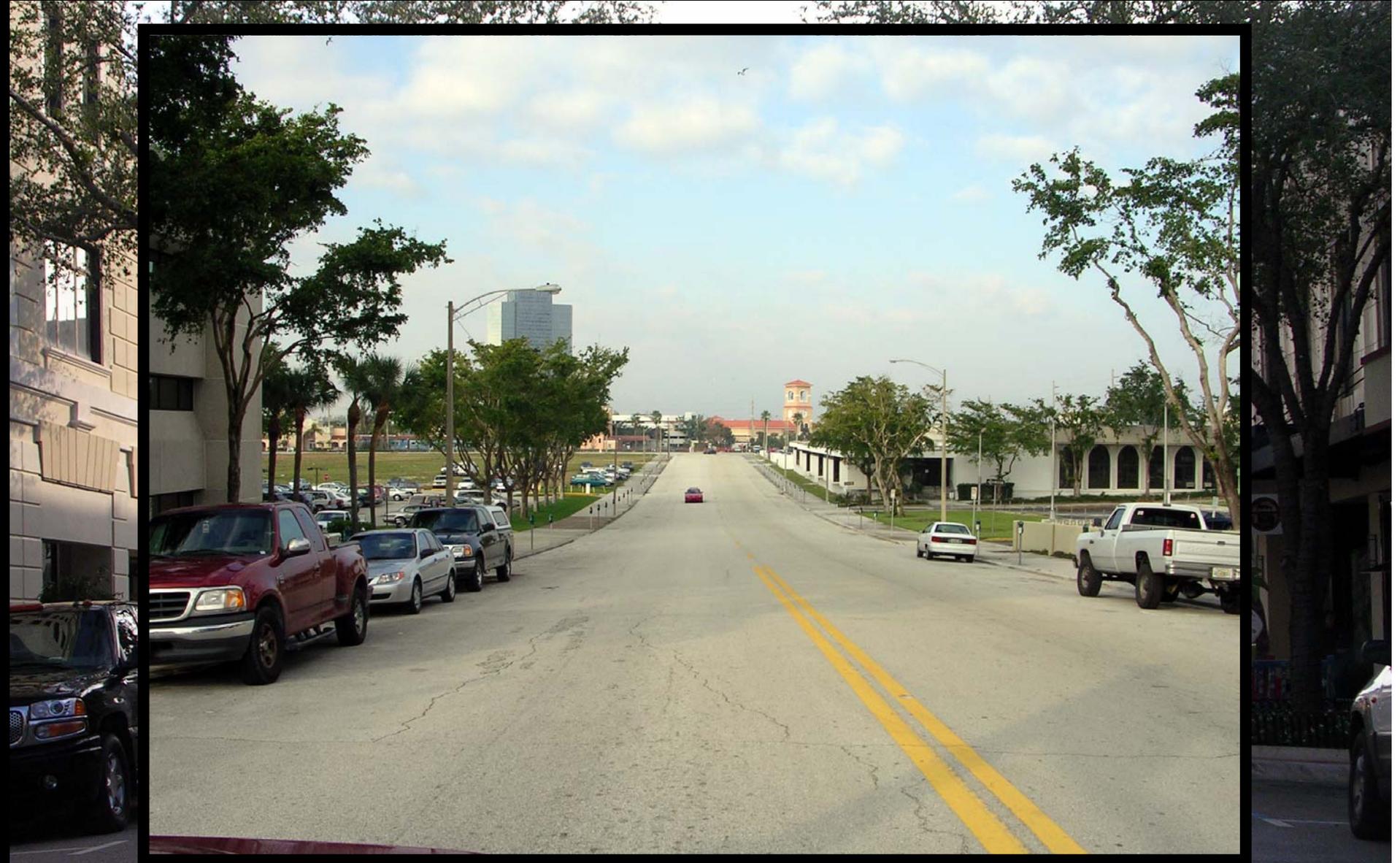
# Tamarind Avenue “Situation”

22 Paces



d

# The East-West Street Network



Clematis Street

# Great Streets?



# Right Of Way Improvement Plans



Landscaping

Buildings

Lighting

Parking

Wide Sidewalks



Bus Stops



The Details Of The Street

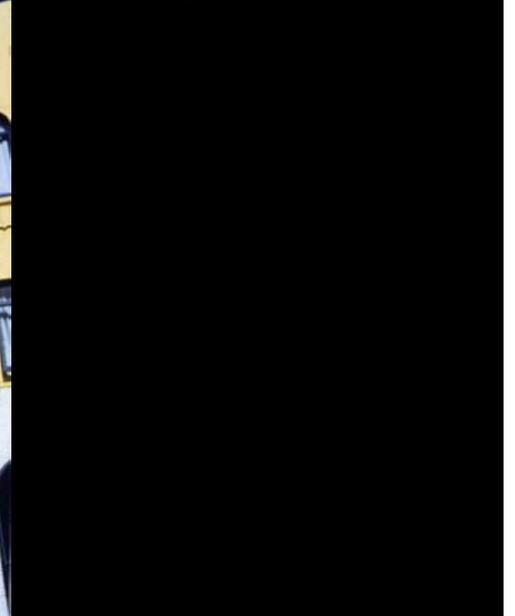
# Civic and Cultural Institutions



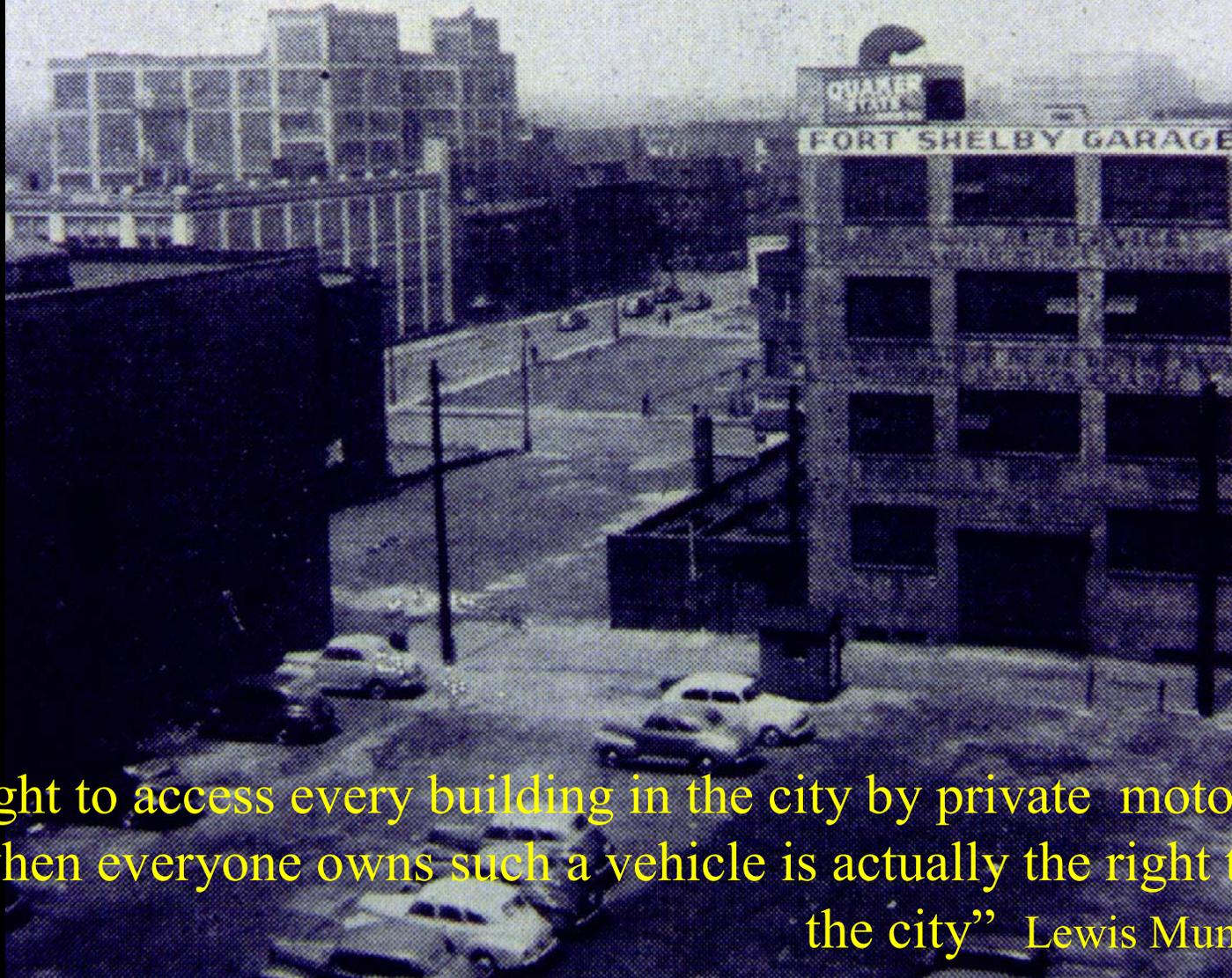
# Educational Institutions



# Convenient Shopping and Entertainment



## Some thoughts on parking.....

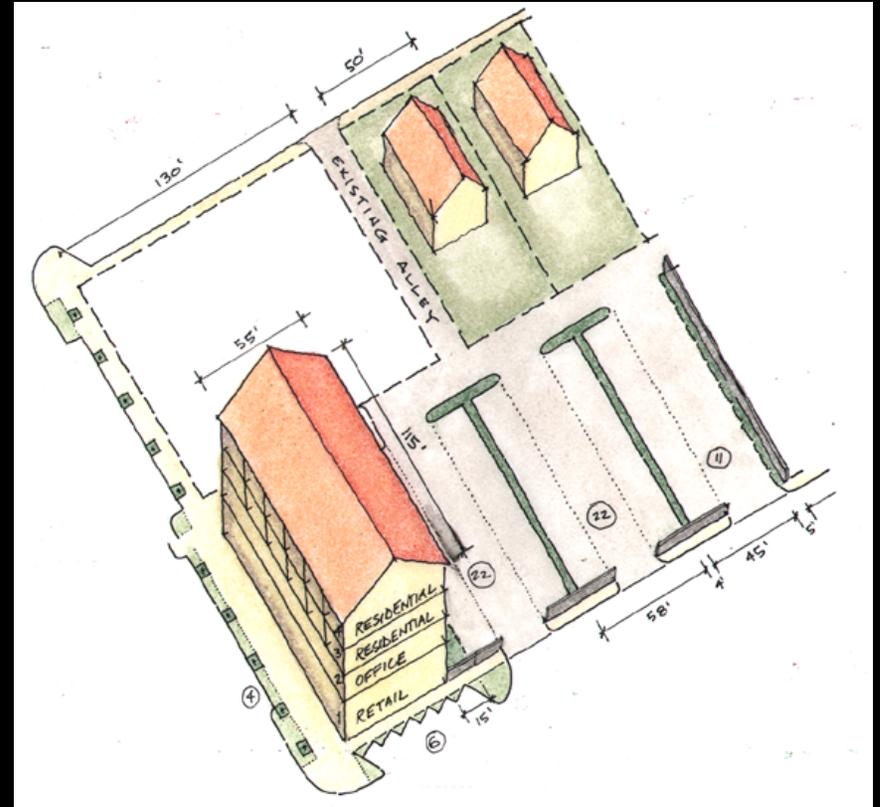
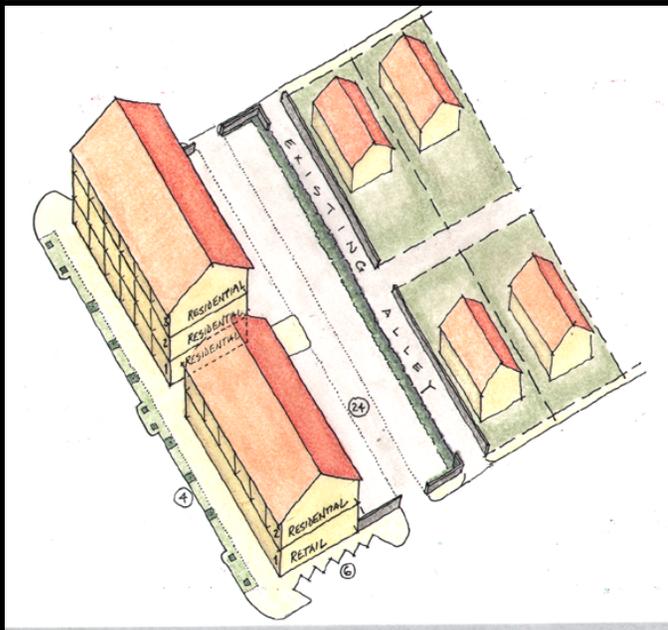
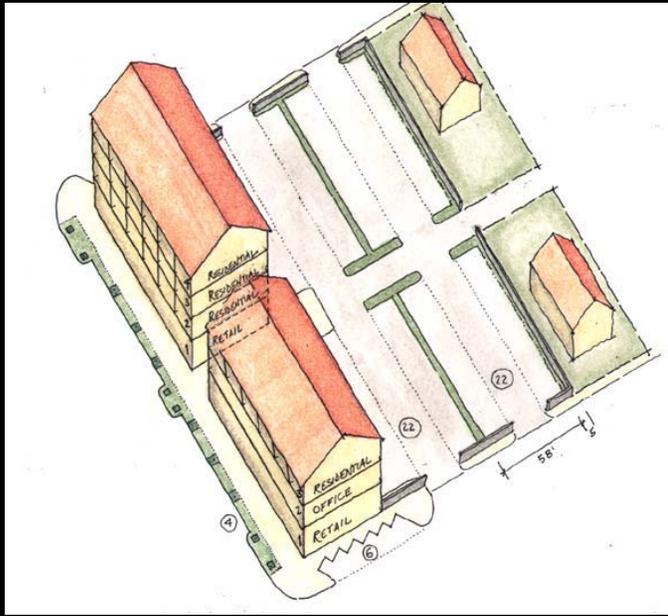


“The right to access every building in the city by private motorcar in an age when everyone owns such a vehicle is actually the right to destroy the city” Lewis Mumford, 1961

“The more downtown is broken up and interspersed with parking lots and garages, the duller and deadier it becomes...and there is nothing more repellent than a dead downtown.” Jane Jacobs, 1961, The Death and Life of Great American Cities



# Proper Parking Strategies



If you must build structured parking, do it this way



# A Commitment to Good Design



“The International Olympic Committee said to Houston forget about hosting the 2012 games because it was ‘just too ugly’ and Boeing told Dallas it wasn’t coming because its downtown was too boring.”

Robert Yaro, The Regional Plan Association, 2003

# A Commitment to Good Design



# How Will We Respond?



TREASURE COAST REGIONAL PLANNING COUNCIL

# We Have a Great History of Rail Transit

- Chicago's "L"
- New York
- Boston
- Philadelphia



# New Generation of Transit Developments

- Orenco, Portland
- Mockingbird Station, Dallas
- Eastside Village, Plano
- Clarendon, Virginia
- Midtown, Atlanta



Each New TOD is Unique to its Context

Different Sizes

Different Scales

Varying Uses

**What Will Yours Be?**

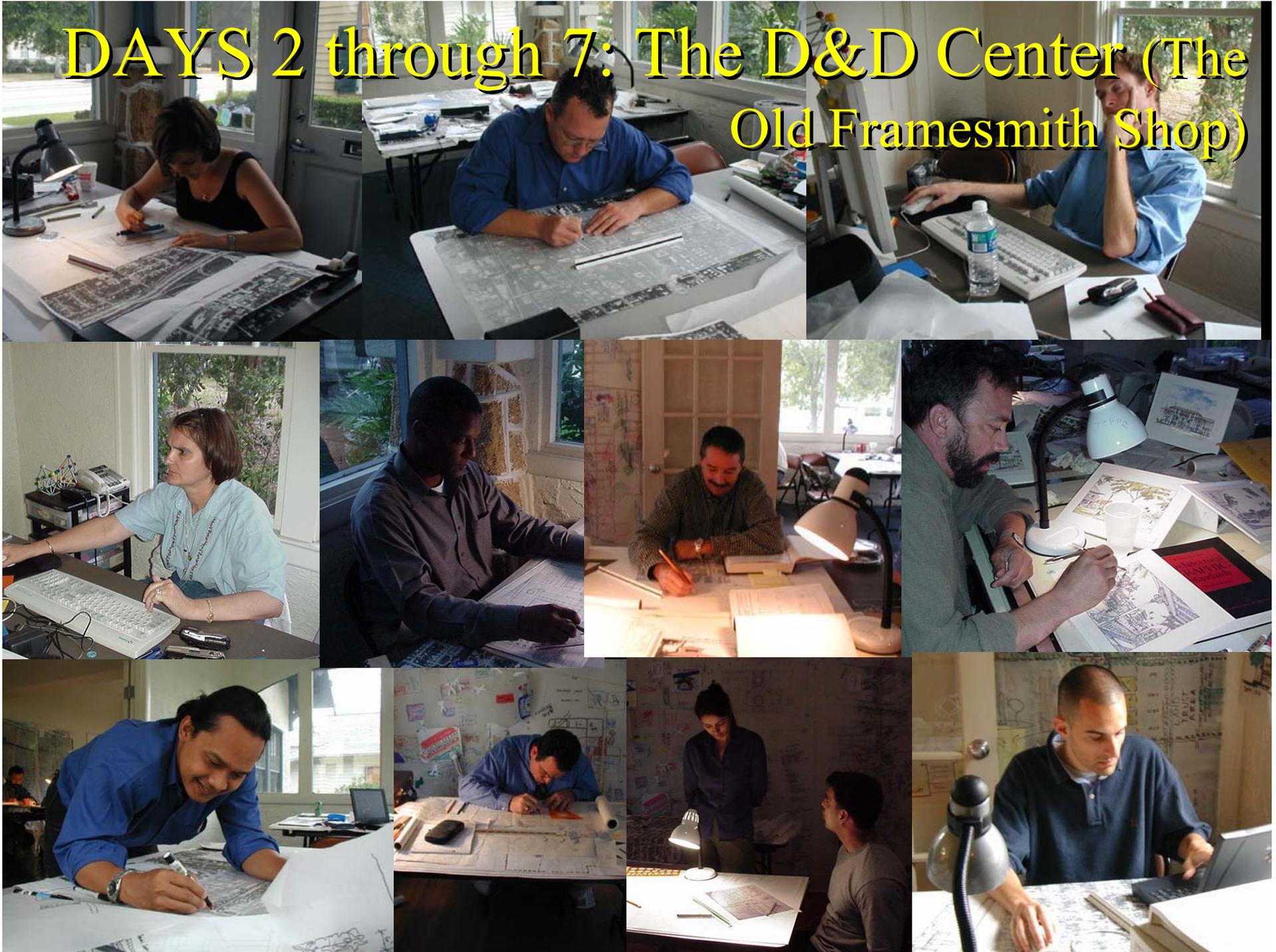
# The Public Process





Kids have some of the best ideas

# DAYS 2 through 7: The D&D Center (The Old Framesmith Shop)





Write No  
Studios  
Audio Recording Studio  
Owned and operated by  
The Write Note  
Foundation

HEADQUARTERS

THE WRITE NOTE FOUNDATION  
1200 W. PALM BEACH  
WEST PALM BEACH

OPEN

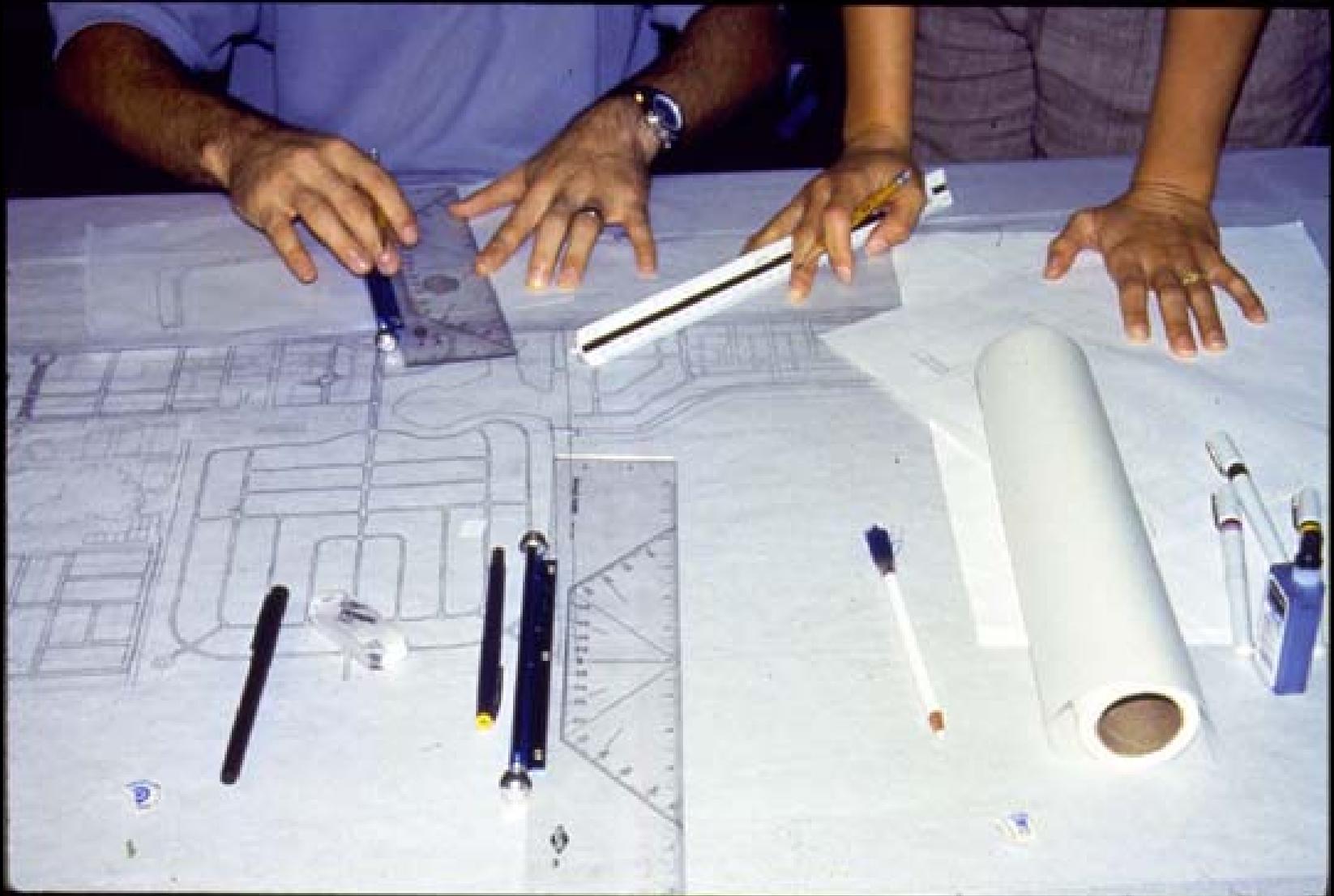
Marlboro



We work all day ...



... and into the night



Precision



DAY 7, 7:00pm: Presentation of “Work in Progress” at The Kravis Center

Ballroom “D”

# Charrette Rules

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

When I Say GO....

Ready...

Set...

GO!!!

