



How Did We Get Here? Focusing In ...

- County identified “wedge piece” as future Intermodal Facility (including Palm-Tran)
- County transfer of wedge piece to SFRTA for future redevelopment
- FAU conducted “FPODIA” in November 2003
- Steering committee began meeting in Dec 2003
- Charrette process occurs Jan 2004
- Ultimately ... the decision rests in the hands of the public entities



Without their commitment:



Neighborhood
and Community
Groups



Palm Beach
County MPO



Local Property
Owners & Residents



West Palm
Beach CRA



...this would not be possible

What is a transit-oriented village?

An Urban Neighborhood

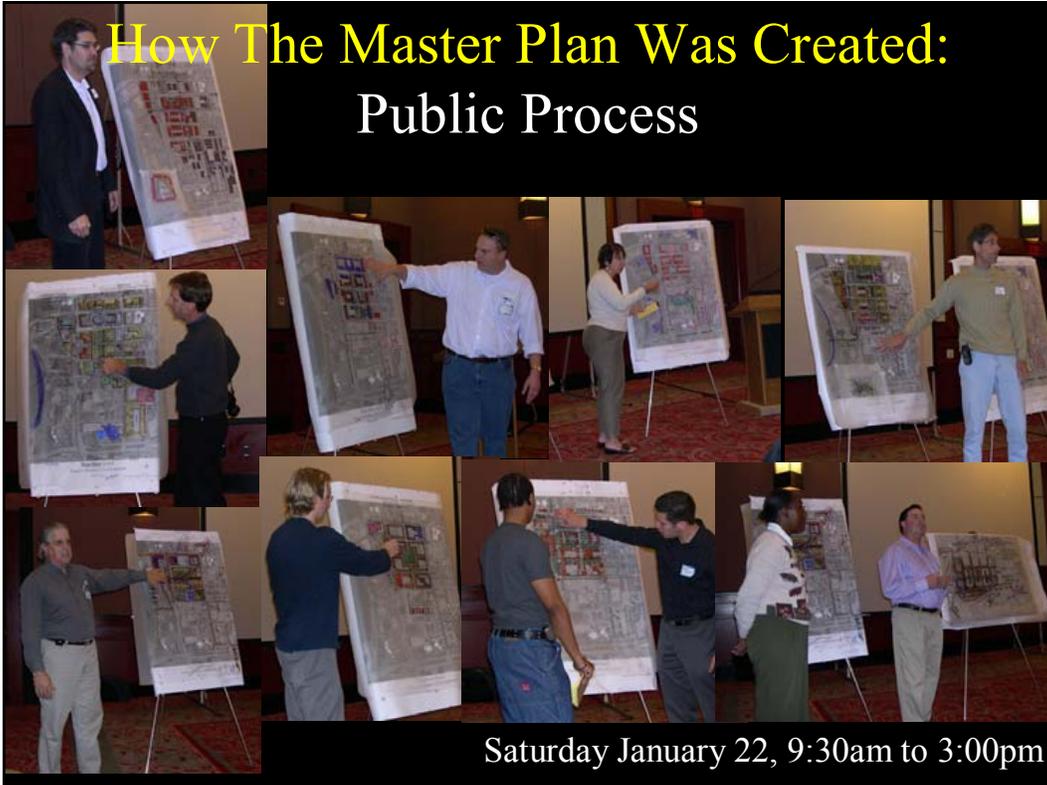
- Mixed-use development within a quarter-to a half-mile of a transit station
- Pedestrian friendly & walkable
- Significant amount of housing, especially workforce housing
- Shared &/or structured parking
- 18 hours of activity (mix of residential, retail, office uses)

How The Master Plan Was Created: Public Process

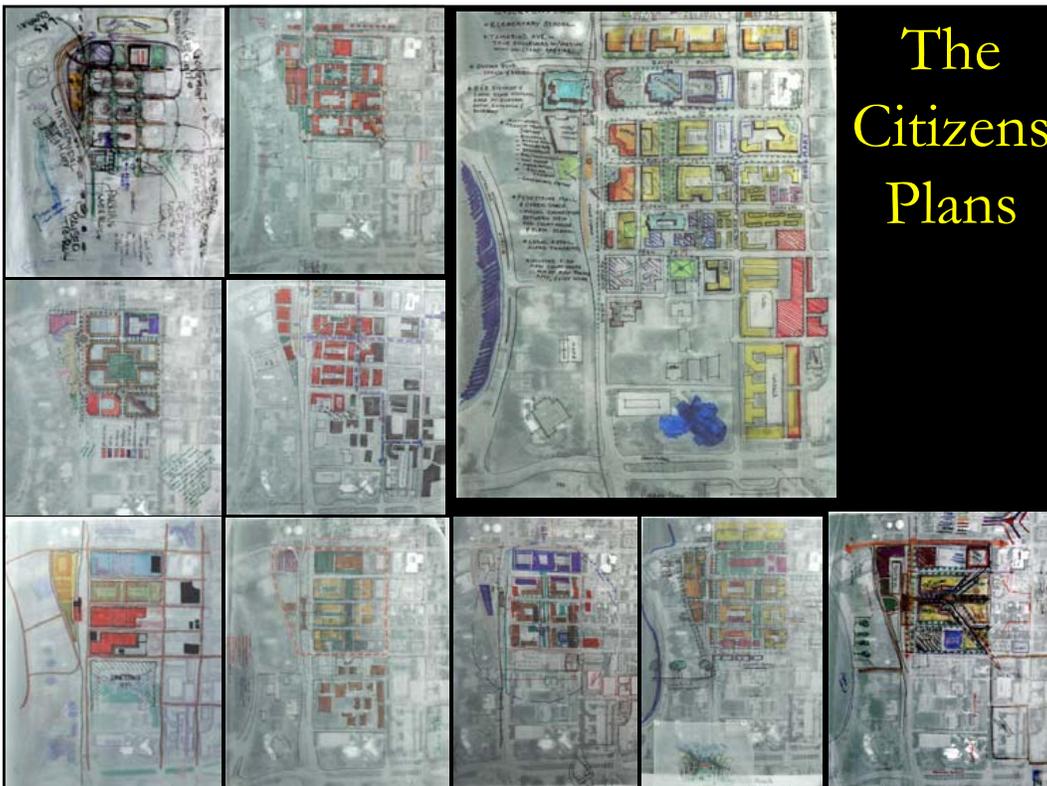


Saturday January 22, 9:30am to 3:00pm

How The Master Plan Was Created: Public Process



Saturday January 22, 9:30am to 3:00pm



The Citizens Plans

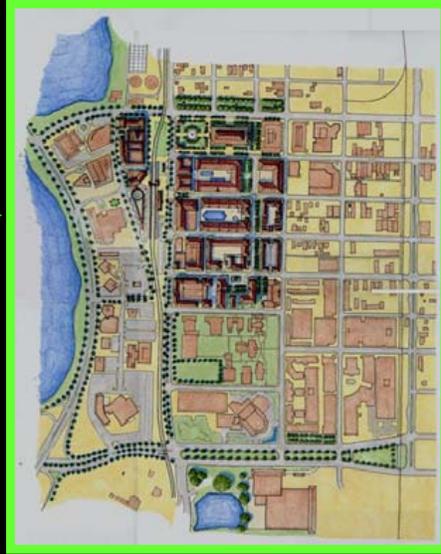
What We Heard...

- Create lots of new housing, especially “workforce” housing
- Create a green connection between the new Federal courthouse and an educational sector south of Fern
- Humanize Tamarind: make it more attractive & safer to cross
- Subdivide the “superblocks” to make them more walkable
- Parking should be located mid-blocks & lined with buildings
- Create a true neighborhood village
- Create an educational complex with a new small elementary school & expanded higher educational uses (e.g., PBCC, FAU)
- Connect the new transit village with Clematis Street & CityPlace (*but don't compete with them*)
- Identify a location for the Palm-Tran transfer facility
- Integrate the City's trolley system with the Intermodal Facility
- Identify space for the new & expanded Dept of Health buildings
- Surround the new Federal Courthouse with green plazas



Multidisciplinary Approach

Urban Design



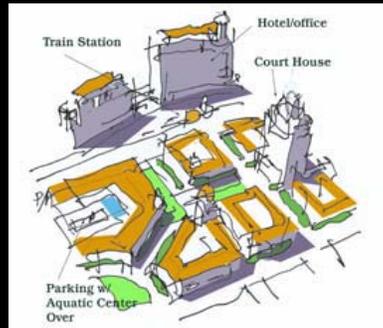
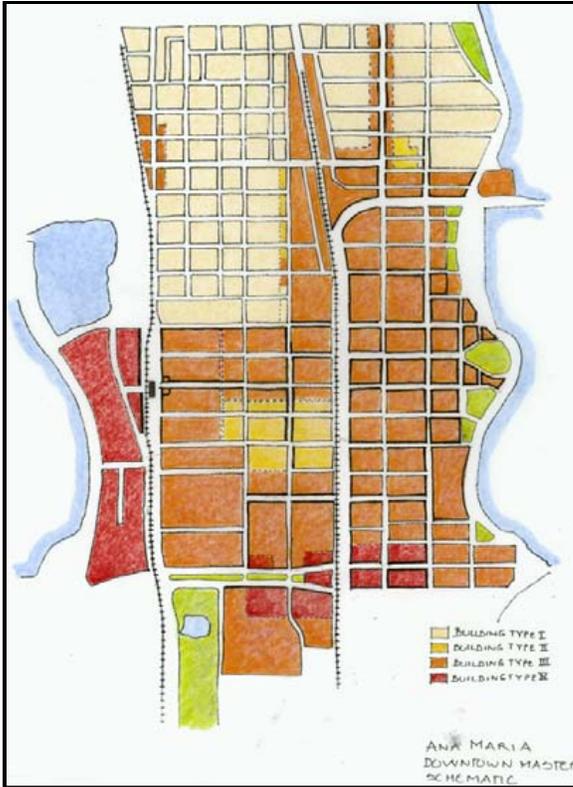
Financial Analysis



The Citizens' Master Plan



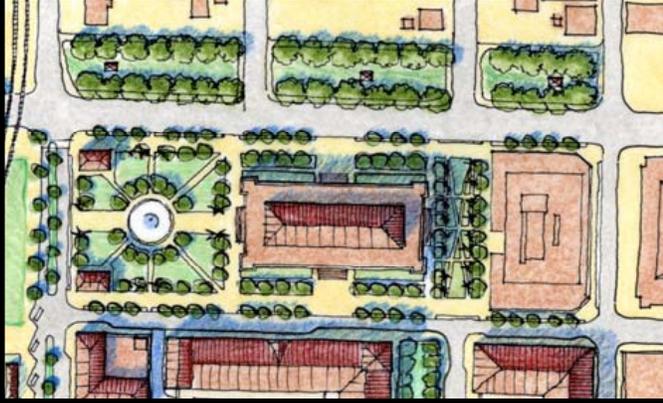
Downtown Master Plan



The Federal Block



The Federal Block



- 300,000 sf new Federal Courthouse
- Restoration of Paul Rogers Federal Building
- Significant Urban Plaza
- Connections to the NW Neighborhood

NORTHWEST NEIGHBORHOOD STRATEGIC DEVELOPMENT PLAN

WEST PALM BEACH FLORIDA



Stull & Lee
Goody, Clancy & Associates
Richard K. Dozier
Development Strategies

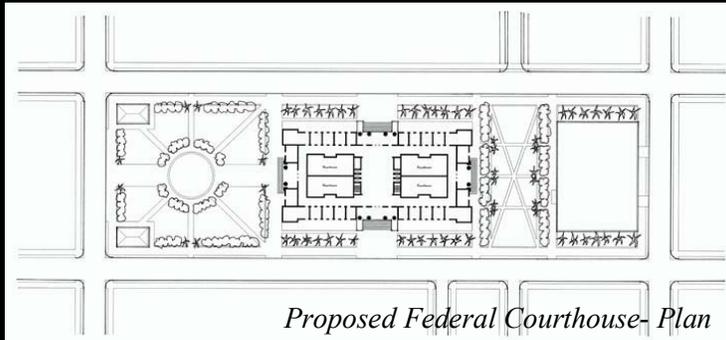
JANUARY 25, 2001

The Stull and Lee Plan





Proposed Federal Courthouse - Elevation



Proposed Federal Courthouse- Plan

Civic Presence



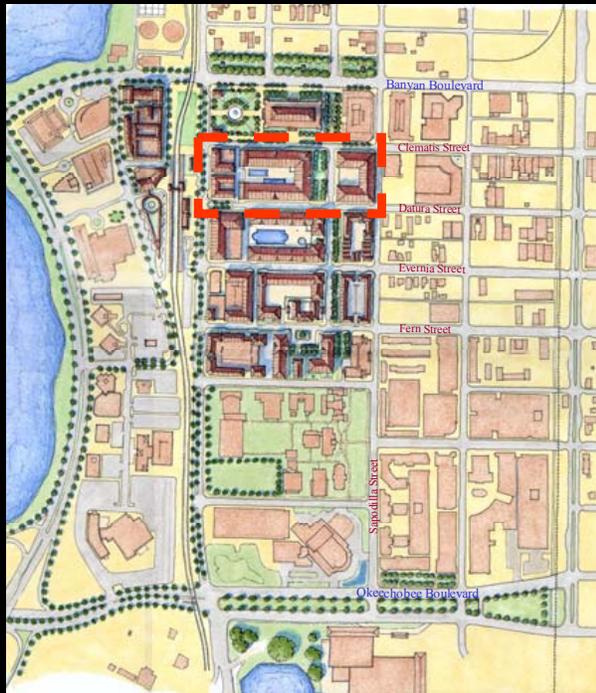
View of proposed new Federal Courthouse

A Distinct Address



Looking north at the new courthouse along the village green

The State Block



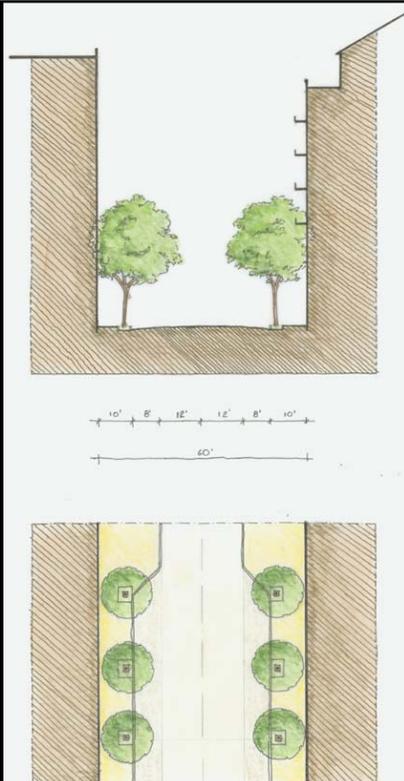
The State Block



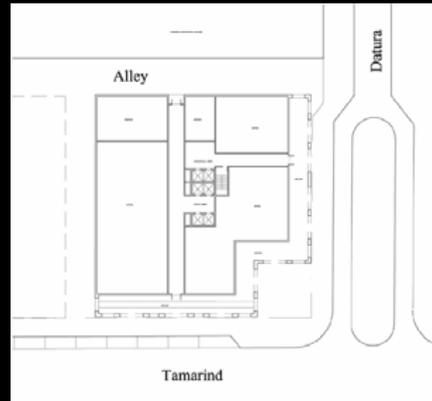
- 220,000 sf State Office
- 30,000 sf Retail
- 450 Residential units
- 1391 Structured Parking Spaces



- State East
- 250 Residential units
 - 251 Structured Spaces



Datura: Typical street section



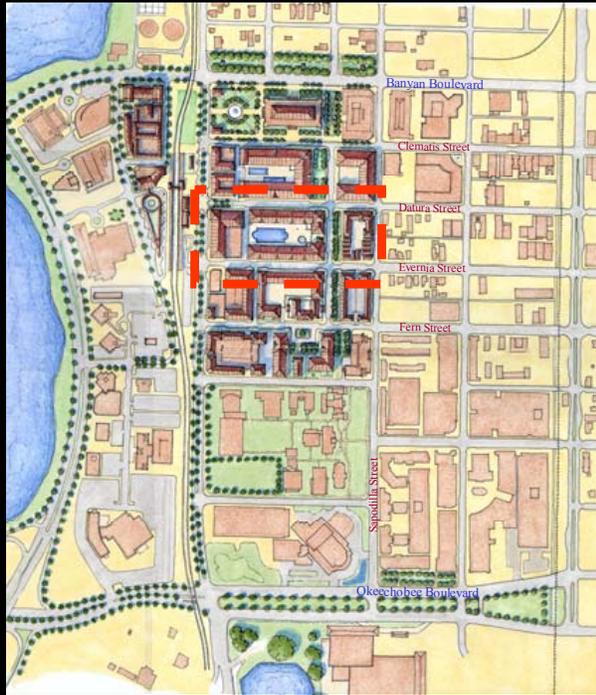
State Office Building: Combining Retail, Office and Residential Uses

The Village: The New Address of West Palm Beach



Looking north from the Courthouse along the North-South green connection

The County Block (north)



The County Block (north)



- 34,000 sf Retail Anchor
- 30,000 sf Additional Retail
- 100,00 sf Office
- 500 Residential units
- 850 Structured Parking Spaces

County Block East

- 100 Residential Units
- 100 Surface Spaces

The Village: The New Address of West Palm Beach

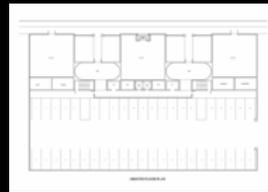


Looking north along redeveloped Tamarind

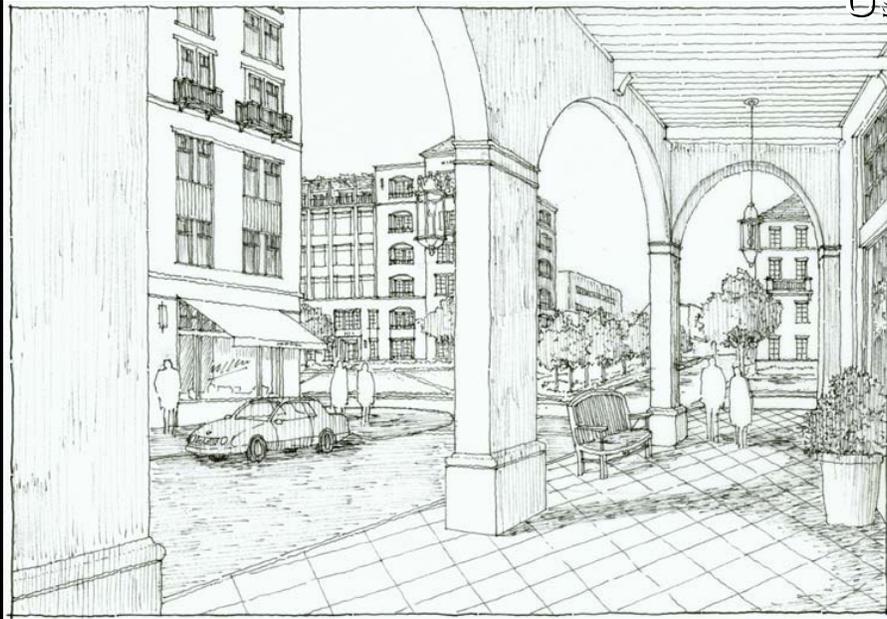


TYPICAL FLOOR PLAN (3 & 4)

Workforce Housing: Detailed Plans

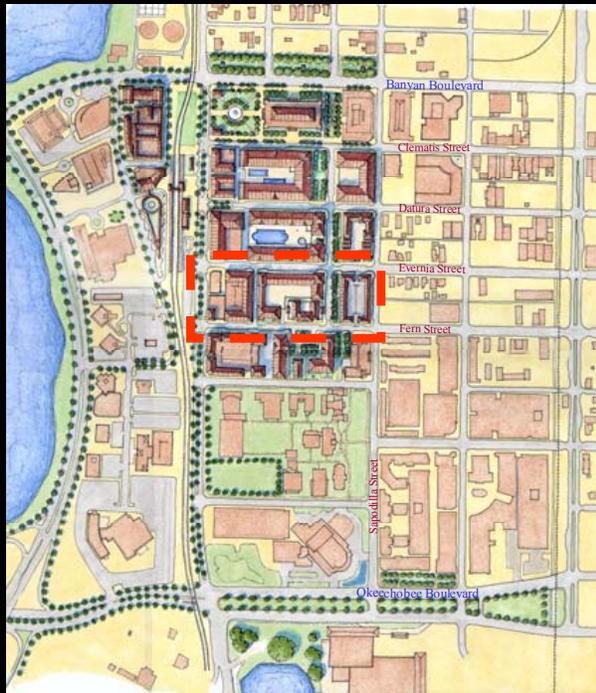


The Village: Mix of Building Types, Mix of Uses

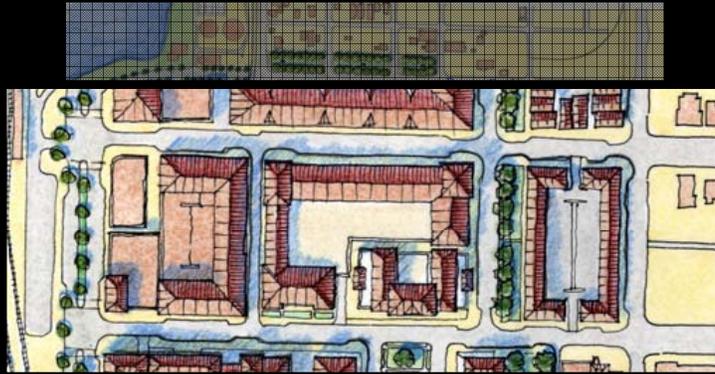


Datura looking east at the Village green

The County Block (south)



The County Block (south)

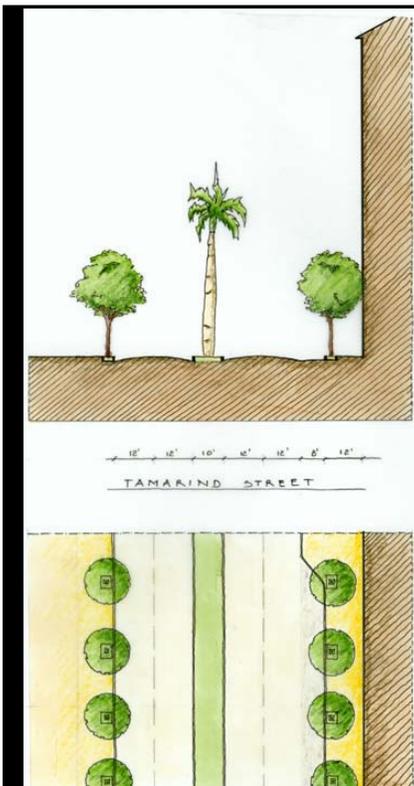


- 120,000 sf Red Cross / Mental Health Association
- 400 Residential units
- 728 Structured Spaces



County Block East

- 76 Residential Units
- 76 Surface Spaces

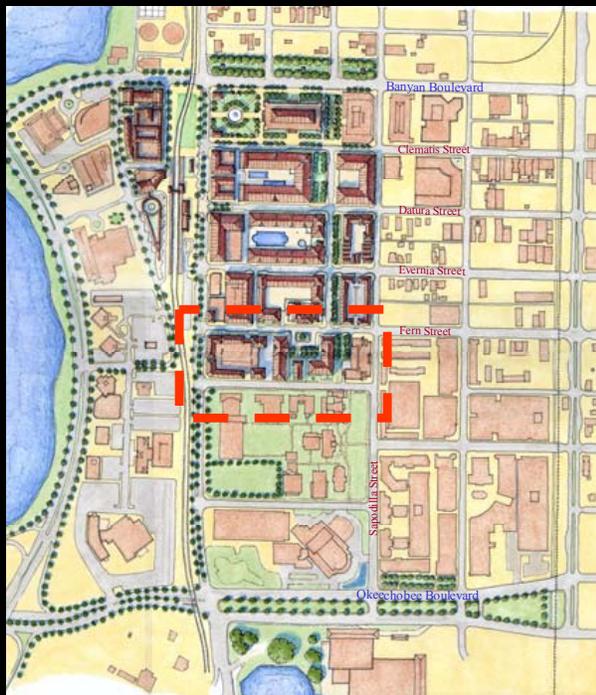


Tamarind: Typical street section

Apartment Building – Workforce Housing



Dreyfoos North



Dreyfoos North



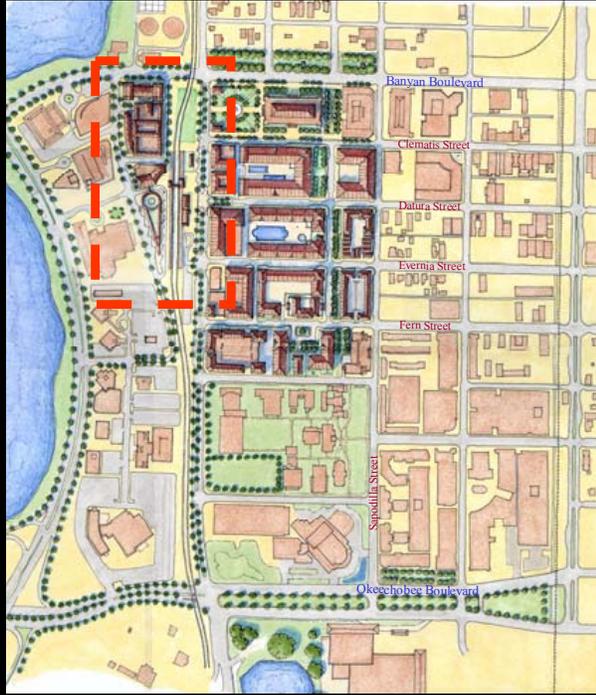
- Mixed Use with Structured Parking
- Educational Office
- New 50,000 sf Elementary School

Satisfying the Community's Needs



Proposed elementary school

The “Wedge”



The “Wedge”



- 10,000 sf Retail
- 100 Room Hotel
- 180 Residential units
- 100,000 sf Future County Office Allocation
- Palm Tran Transfer Facility
- 1200 structured spaces



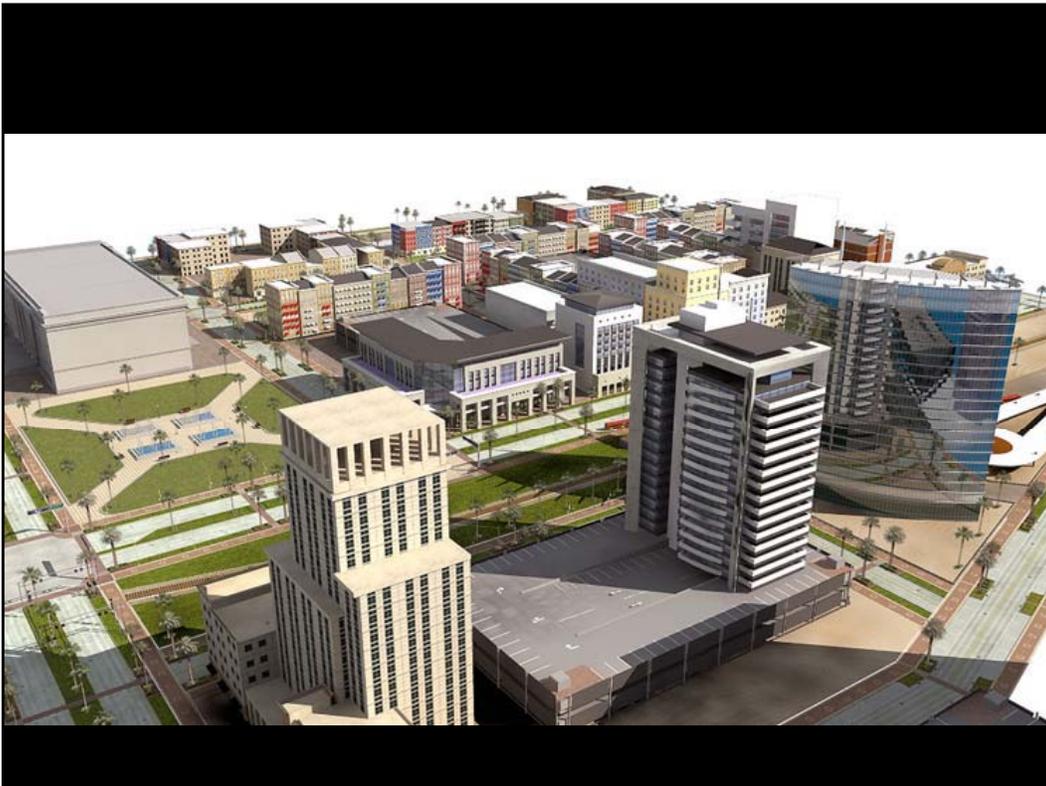
The Village: The New Address of West Palm Beach

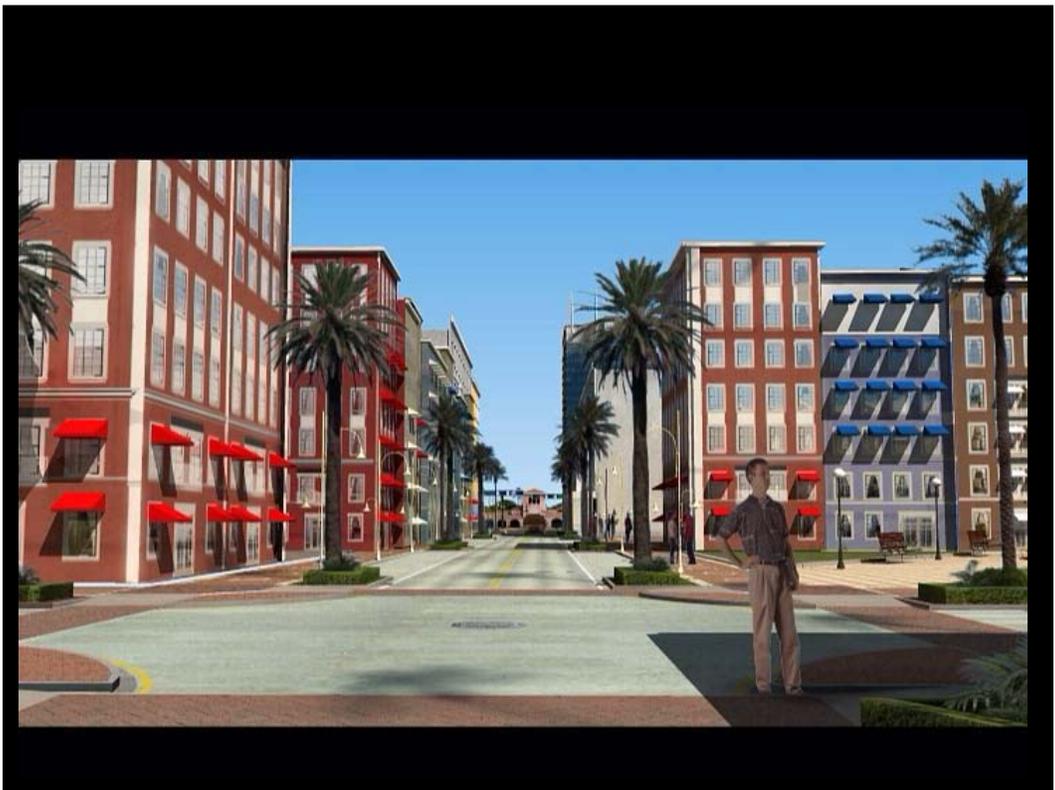


The Village: The New Address of West Palm Beach



Clearlake looking south across Banyan



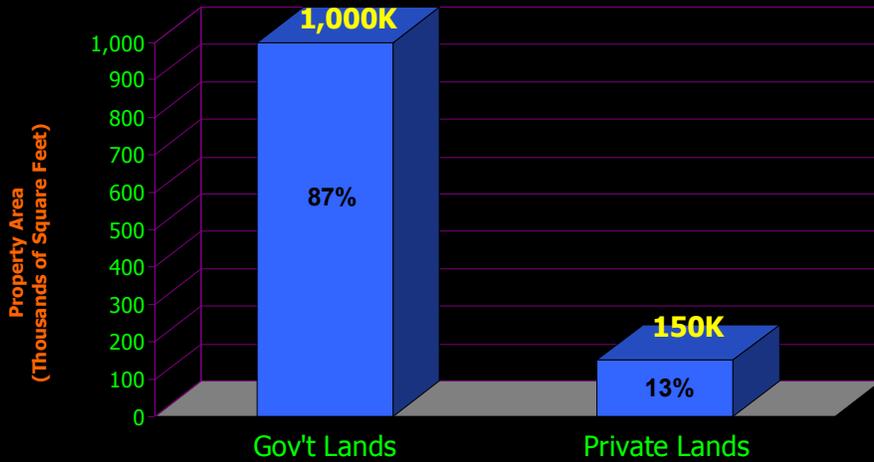




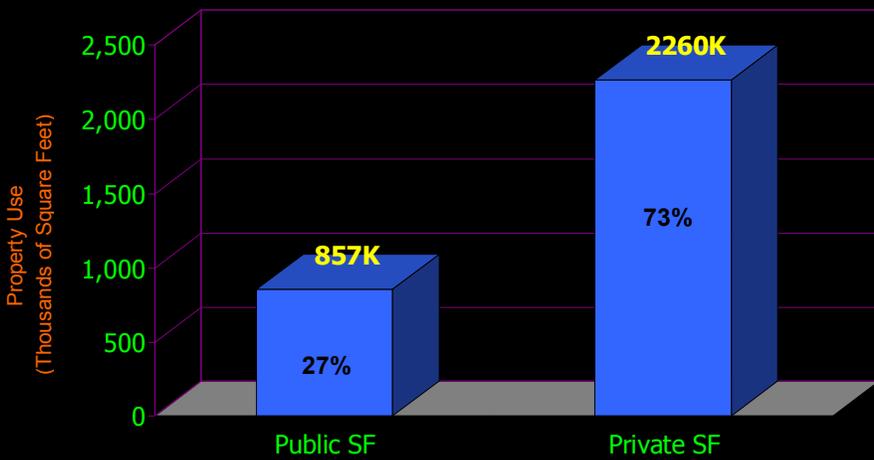


The Big Picture

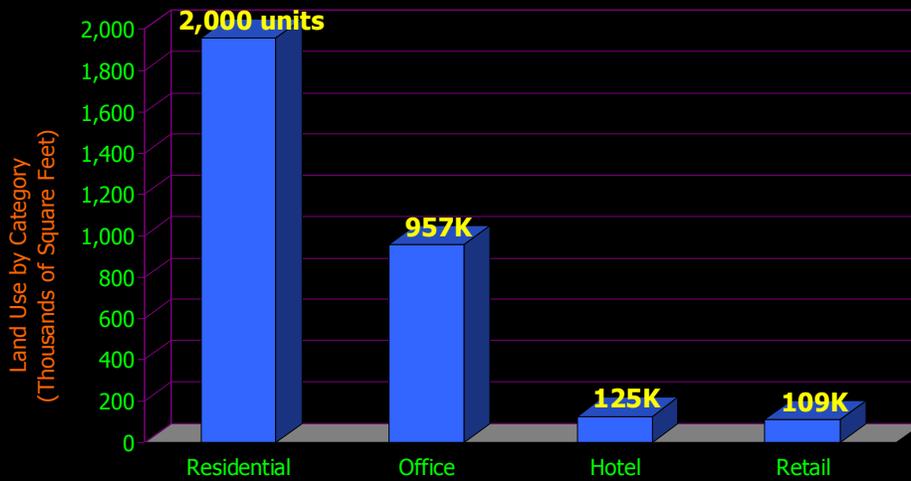
Current Land Ownership Usage



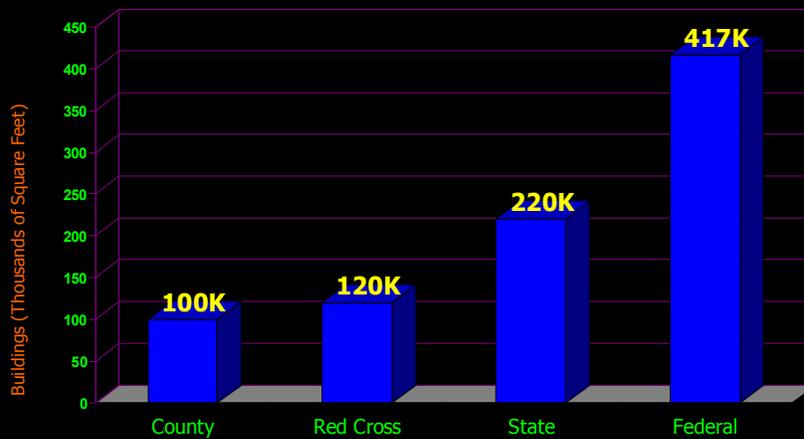
Proposed Development Program



Proposed Land Use Mix



Projected Program: Public & Institutional Buildings



The Issue of Workforce Housing



Projected Florida Housing Demand



Gibbs Planning Group

The Palm Beach Post

Wednesday, January 26, 2005

Final Edition • PalmBeachPost.com

50 cents

County's used-home price zooms 25% to record

Bargain mortgage rates and high demand propel the annual increase, despite two hurricanes.

By LINDA RAWLS
Palm Beach Post Staff Writer

Frances and Jeanne battered thousands of homes in Palm Beach County, but the 2004 hurricane season's "evil twins" didn't do much damage to existing-home sales for the year, according to a Florida Association of Realtors report released Tuesday.

Strong demand for the Florida lifestyle, despite national news coverage of the devastating hurricanes, plus bargain mortgage rates, helped push the yearly median price of an existing single-family home in Palm Beach County above \$300,000 for the first time, the report shows.

Annual sales also remained surprisingly vigorous despite two strong storms in a three-week period in September that brought the local real estate market to a halt.

The median price of an existing single-family home was \$300,900 last year, a 25 percent jump over 2003's median of \$241,300. The median means half of the homes sold for more; half for less.

"We've run into situations where sellers actually upped their prices after hurricane

repairs because they basically had a remodeled house," said broker Bob Low, president of the local Regional Multiple Listing Service.

Led by resales of expensive newer homes along the State Road 7 corridor, the median price of an existing home has more than doubled in five years, Realtor association archives show. In 1999, the annual median price of an existing home was \$130,500.

Existing-home prices in Palm Beach County first

Sales dip slightly

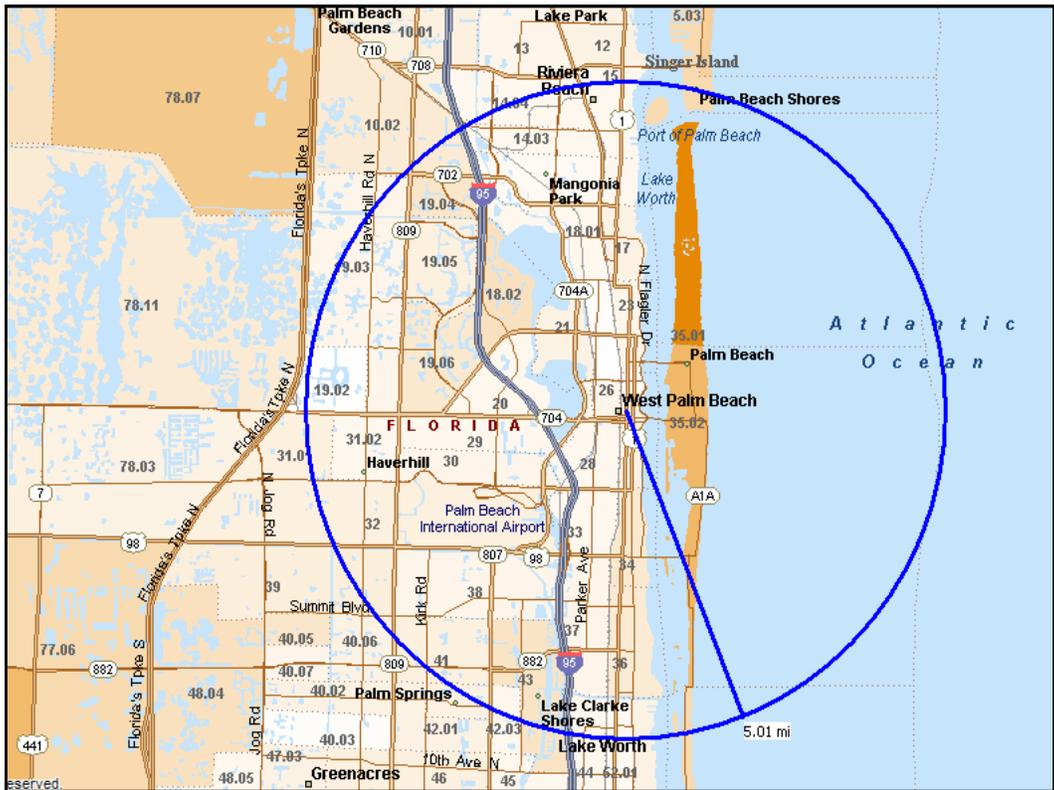
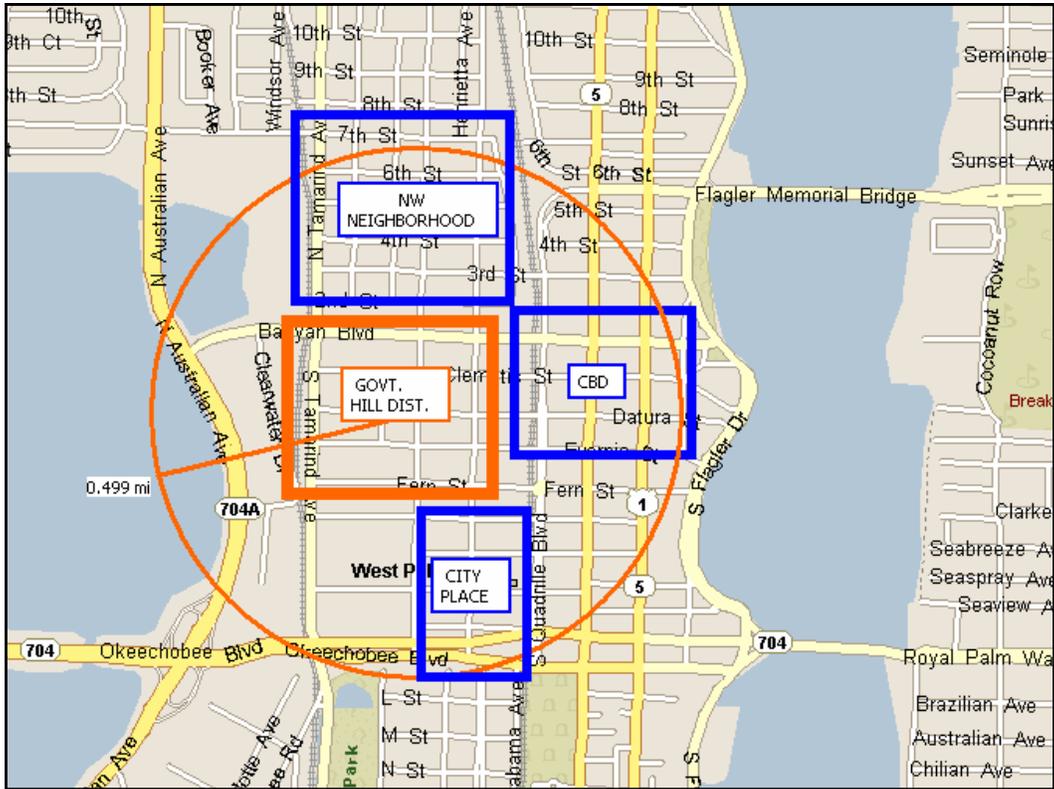
Palm Beach County
2004 median used home price
up 25% to
\$300,900

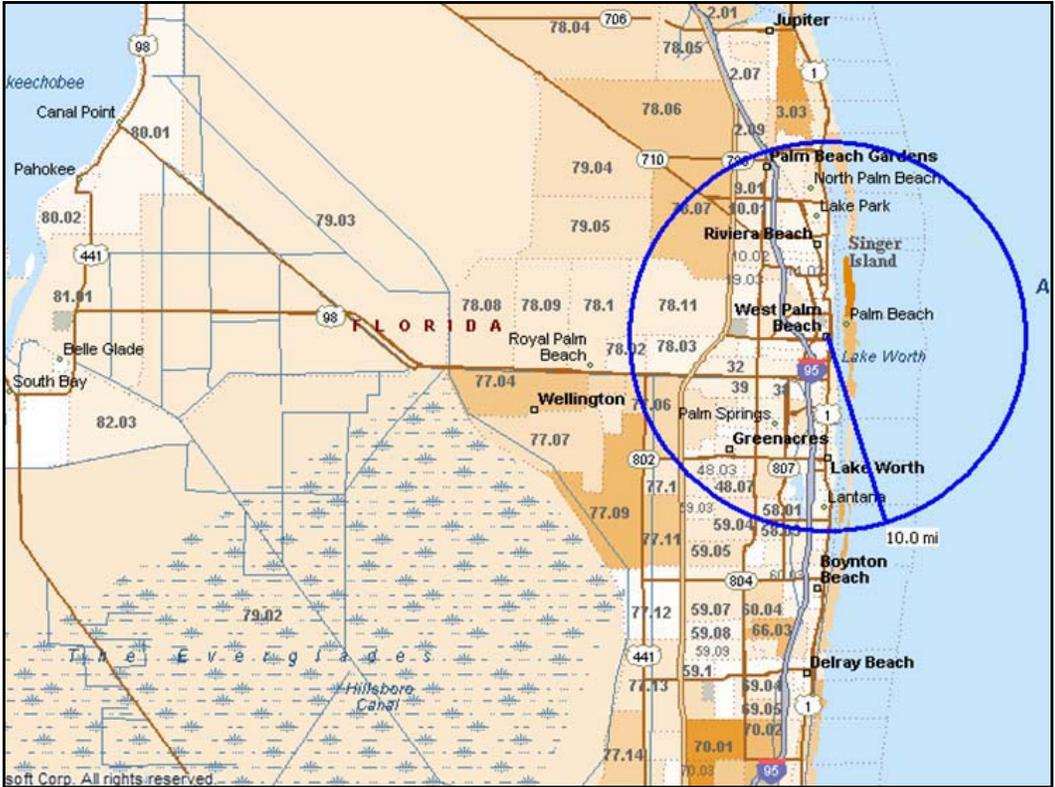
Palm Beach County
2004 used home sales
down 1% to
15,186

reached \$300,000 in July and maintained a steady upward climb all year.

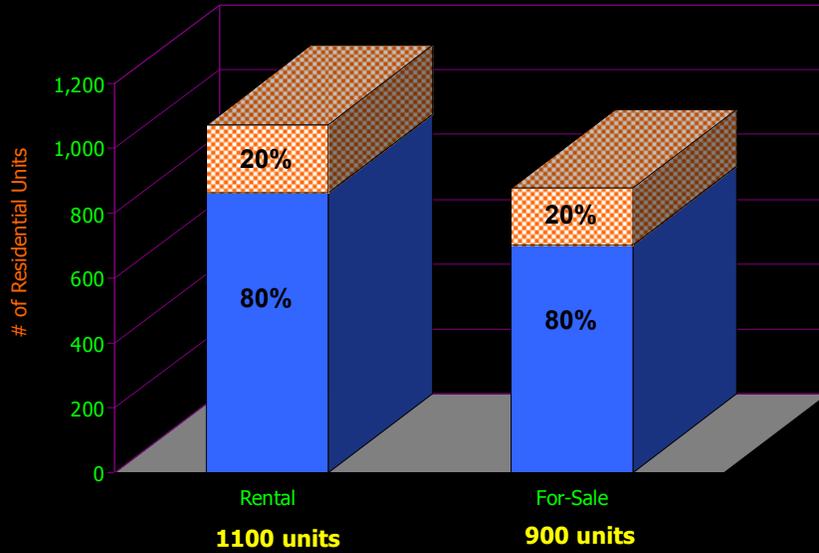
In fact, 2004 marks the seventh consecutive year of soaring home prices in the county, with double-digit in-

creases the past four. The second-lowest interest rates on record continued to play a vital role in last year's gangbuster market. A fixed-rate, 30-year conventional See HOMES, 11A ▶

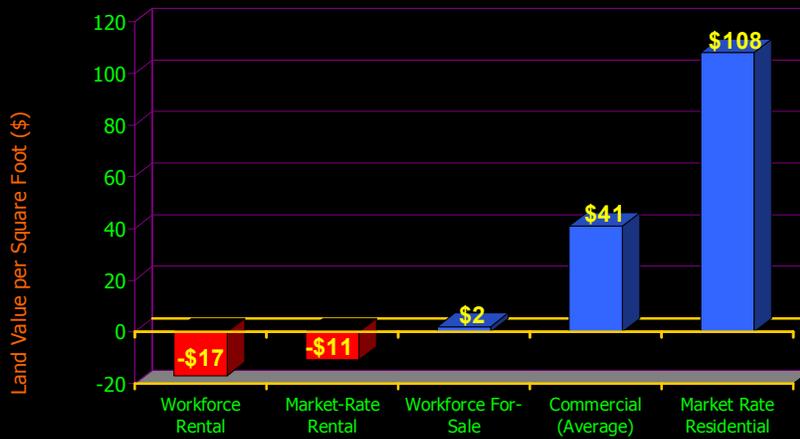




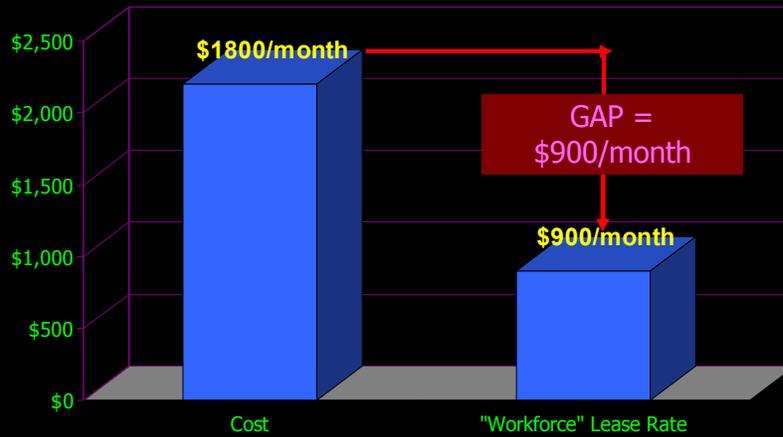
Projected Program: Total Residential Units



Generalized Land Values



Workforce Rental Shortfall

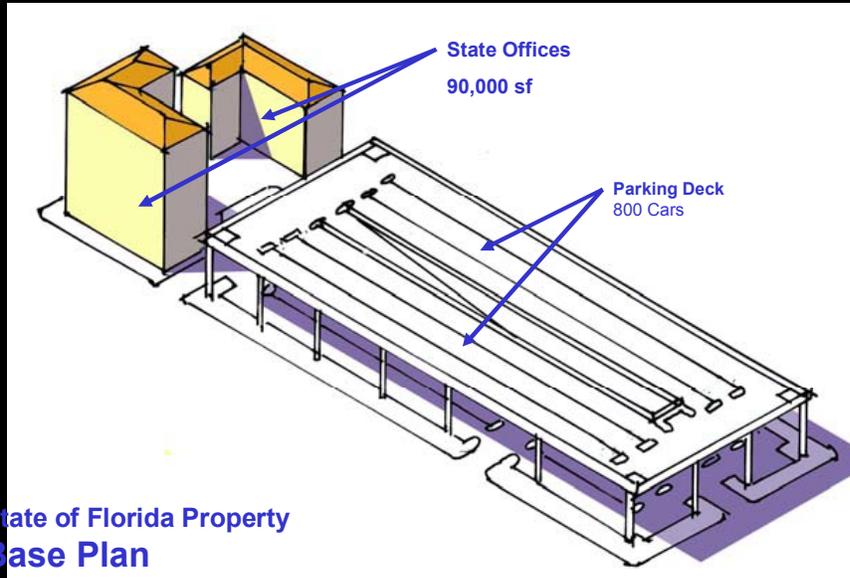


Market Rental Shortfall

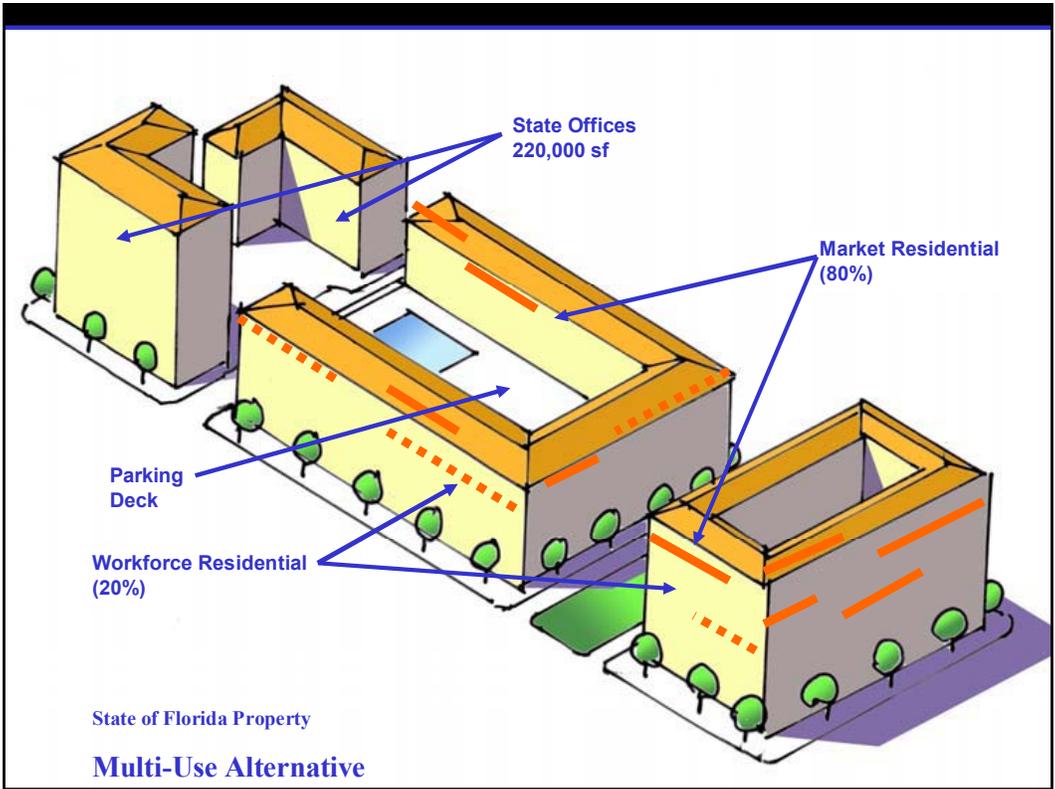




For the State ...
A New Way of Thinking

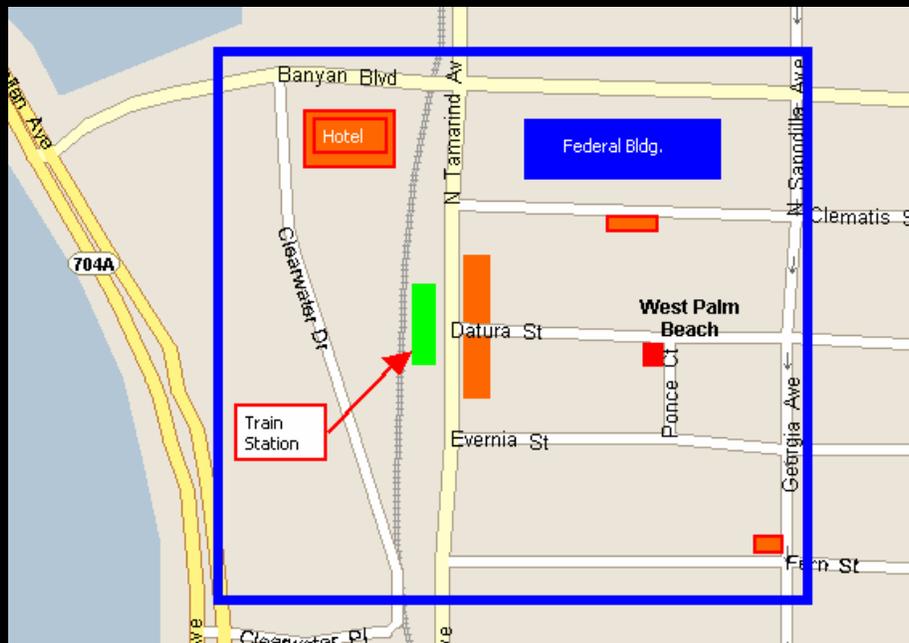


State of Florida Property
Base Plan

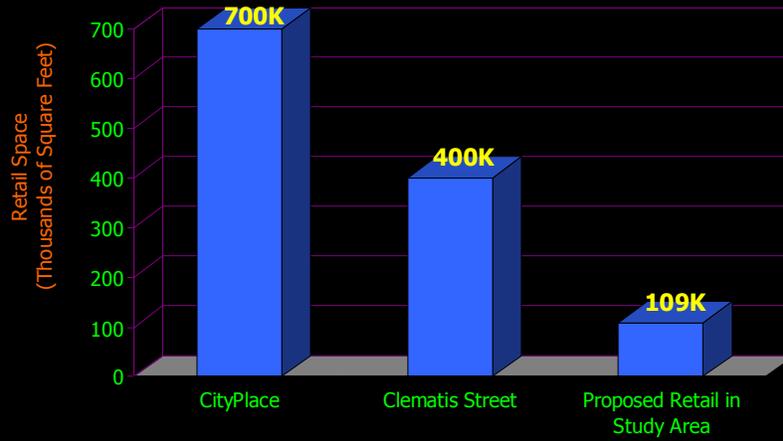


Support, not Competition for Clematis & CityPlace

Proposed Commercial Locations

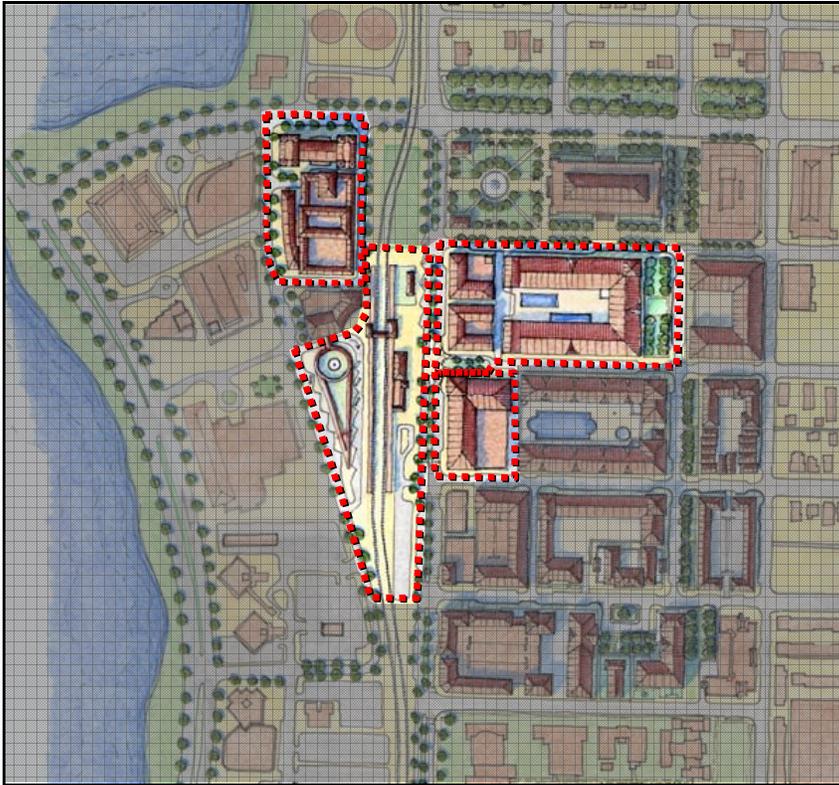


Retail Comparisons





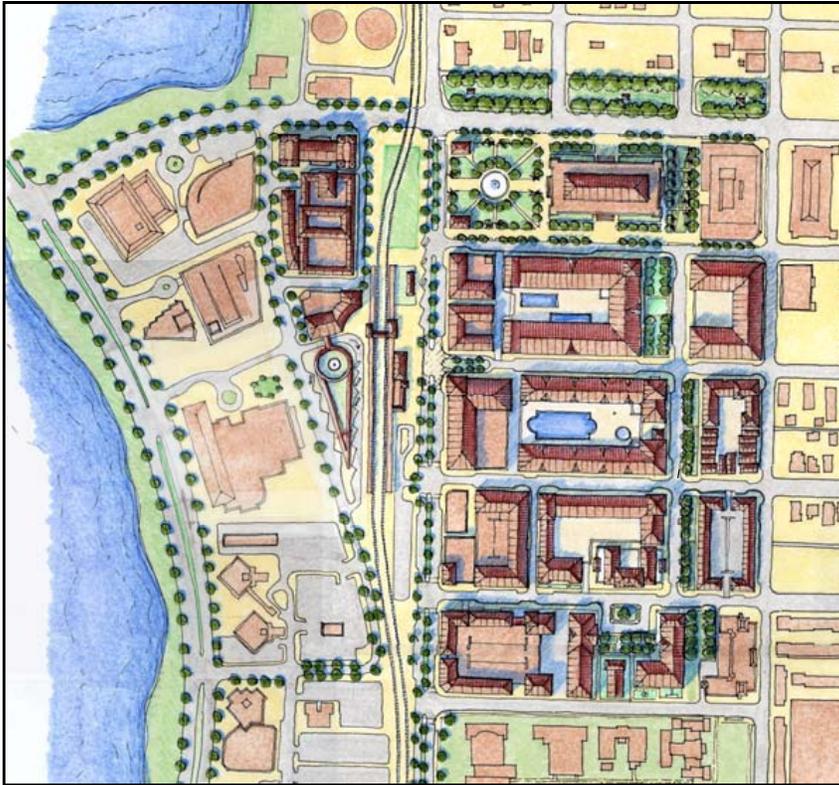
How do you pay
for all this stuff?



Phase I

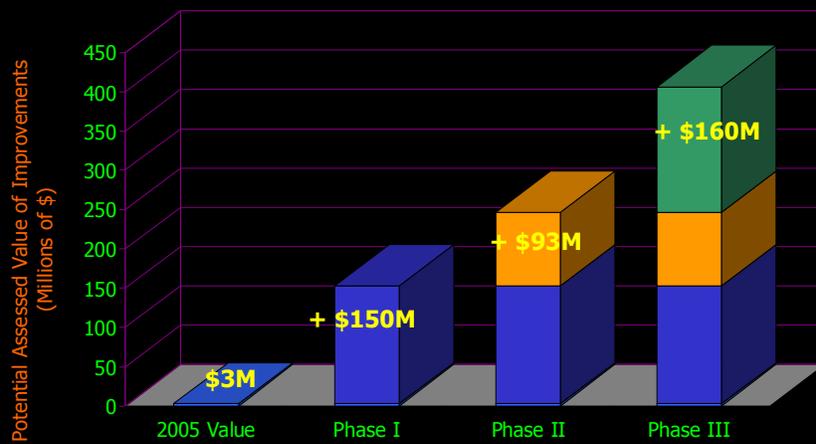


Phase II



Ultimate
Build-
Out

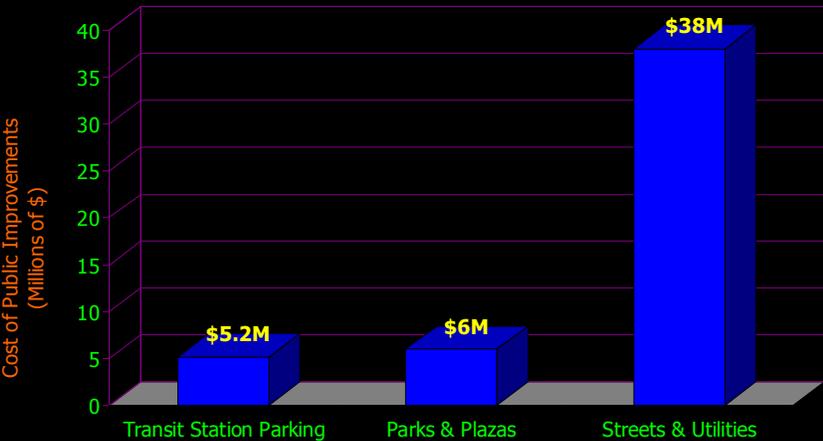
Potential Assessed Value of Improvements *(does not include land value)*



Potential future assessed value of improvements: \$400M+



Basic Public Investments



Public Investments for Total Project





A Focus on
Workforce Housing

What the West Palm Beach WORKFORCE earns?

Librarian	—————→	\$ 33,010
Firefighter	—————→	\$ 36,000
Teacher	—————→	\$ 37,022
Nurse	—————→	\$ 41,080
Police officer	—————→	\$ 44,907

City of West Palm Beach Planning Department

Mortgage Afforded for 80% - 120% AMI

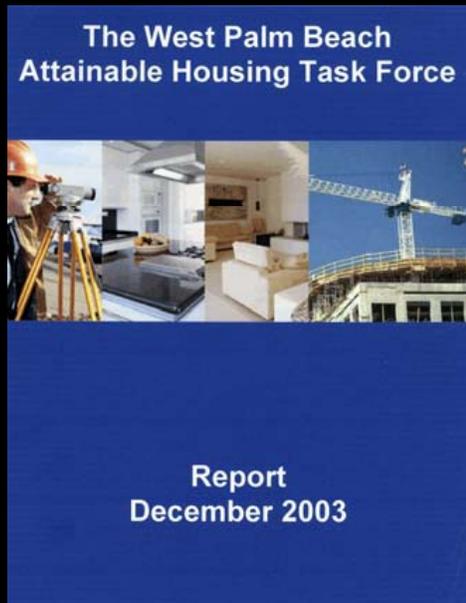
Based on HUD guideline

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**

City of West Palm Beach Planning Department

The City has already identified the problem ...



And has started
identifying
solutions ...

ATTAINABLE HOUSING TASK FORCE RECOMMENDATIONS

- "... cease issuing incentives for market-rate housing in the downtown area"
- All incentive resources should be "directed at workforce/attainable housing units"
- Modify the current Residential Incentive Program ("RIP") to require developers provide "10-30% of the total project"

Workforce Housing Strategies

- Examples from other cities regarding minimum set-asides for workforce housing:
 - Berkeley, CA: 10%
 - Cambridge, MA: 15%
 - Boulder, CO, Minneapolis, MN & Cleveland, OH: 20%
 - Portland, OR: 10-25%
 - Santa Monica, CA: 30%

Workforce Housing Strategies

- Integrate workforce housing into every project
- Design WF units as visually indistinguishable from market-rate
- Mix of unit types & sizes
- Reserve a portion (up to 50%) for downtown employees
- Require affordability in perpetuity so units remain in workforce pool

How to Maintain Workforce Units for the Workforce?

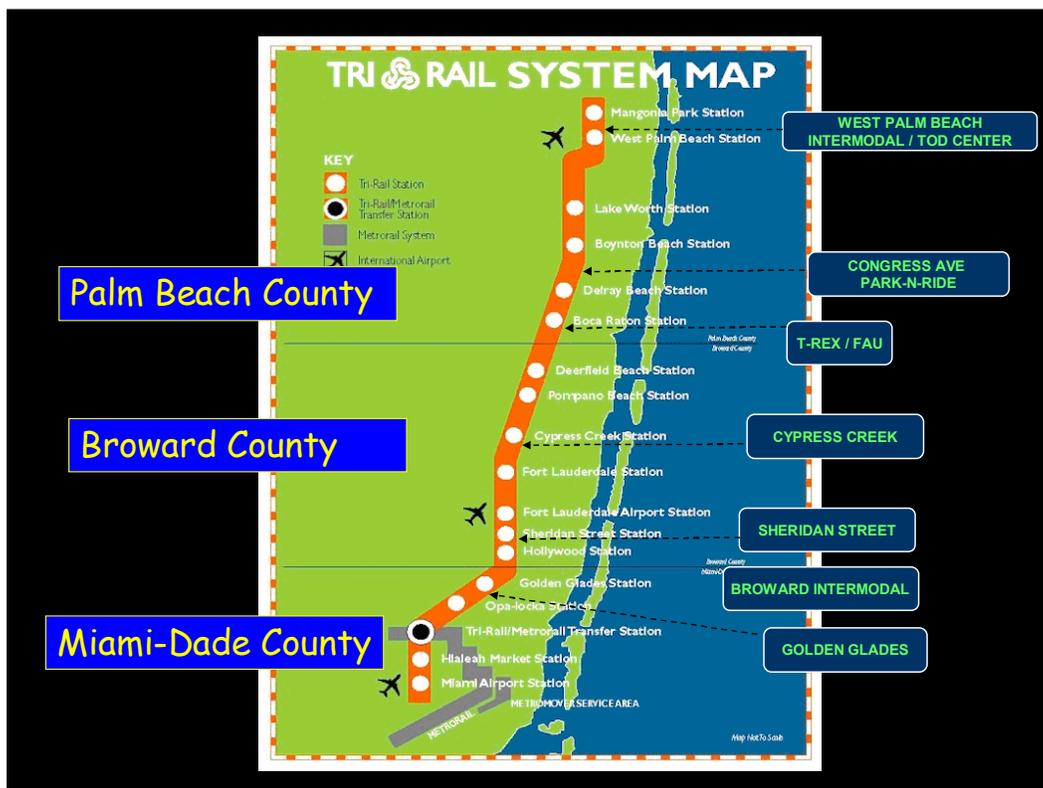
- Require **deed restrictions** (for both rental & for-sale) to keep units in pool of affordable units in **perpetuity**.
- **Appreciation** of ownership units should be **modestly scaled** to build wealth at the time of sale (e.g. 3%/year) and avoid market rate sales that then make it difficult for the unit to return to the pool of workforce units.
- Develop a **lottery system** for selecting potential rental tenants and owners (e.g., reserve up to 50% of the units for workforce employees working in the greater downtown area.
- Develop a strategy to **monitor** affordable rental units for both income qualification and, if appropriate, employment qualification. (e.g., role of housing authority)

Regional TOD Strategy

- Provide regional connections – greater density around Tri-Rail stops
- Generates riders on the system – places to go to and from
- Creates value at other stations along the line
- Helps RTA compete for federal funding for FEC Corridor & other RTA projects
- Provides viable strategy for addressing housing affordability

Regional TOD Strategy ...

- Housing at one station can provide “concurrency credits” for other stations
- Every station will have its own personality (WPB – more urban than Lake Worth or Jupiter)
- Provides a model for implementation approaches
- First SFRTA Project – sets the standard for excellence



What are the next steps?

Federal Government

- Develop timeline for new courthouse
- Design courthouse & plazas
- Address renovation of Rogers Building
- Determine federal participation in needed infrastructure & roadway improvements
- Implement desired development program



State Government

- Extend appropriation for construction of new Health Department (Phase I)
- Evaluate financial impact of proposed development program
- Conduct future space needs analysis
- Review potential for multi-agency office program
 - (DOH, DCF & other state/public users)
- Develop agreements with other public entities (City, County, SFRTA)
- Evaluate sale or lease of land
- Implement desired development program



South Florida Regional Transportation Agency

- Complete acquisition of “wedge” property from Palm Beach County
- Evaluate financial impact of proposed development program
- Evaluate potential federal funding for improvements
- Develop agreements with other public entities (City, County, State)
- Solicit developer



Palm Beach County Government

- Conduct future space needs analysis
- Evaluate financial impact of proposed development program
- Evaluate County role regarding provision of workforce (subsidized) housing
- Develop agreements with other public entities (City, SFRTA, State)
- Evaluate sale or lease of land
- Solicit developer (potentially with SFRTA)



City of West Palm Beach

- Analyze financial impacts of proposed development program
- Evaluate regulatory incentives
 - Residential Incentive Program
 - Transfer of Development Rights
- Evaluate City role regarding provision of workforce (subsidized) housing
- Determine City role regarding provision of infrastructure, parks, streetscape
- Develop agreements with other public entities (County, SFRTA, State)

American Red Cross

- Conduct future space needs analysis
- Evaluate financial impact of proposed development program
- Develop agreements with other entities (City, County, SFRTA)
- Evaluate public/private development of site



Where Do We Go From Here?

It's Your
Decision!



Questions/Comments

www.tcrpc.org