

Mobility in the Gardens

Palm Beach Gardens ~ Station Area TOD Plan



City Commission Update

November 2, 2017

A Multi-Agency Approach ...



... that includes the Community

Tri-Rail Coastal Link System Segments



1. Miami-Link Segments

1A: Service into Downtown Miami

TIMING: Spring 2018

1B: Downtown Miami to Aventura

TIMING: Planning 2018

Service 2022 ?

2. Jupiter Extension Segment

West Palm Beach to Jupiter

TIMING: Planning 2018

Service TBD

3. Central Segment(s)

West Palm Beach to Aventura

TIMING: Planning TBD

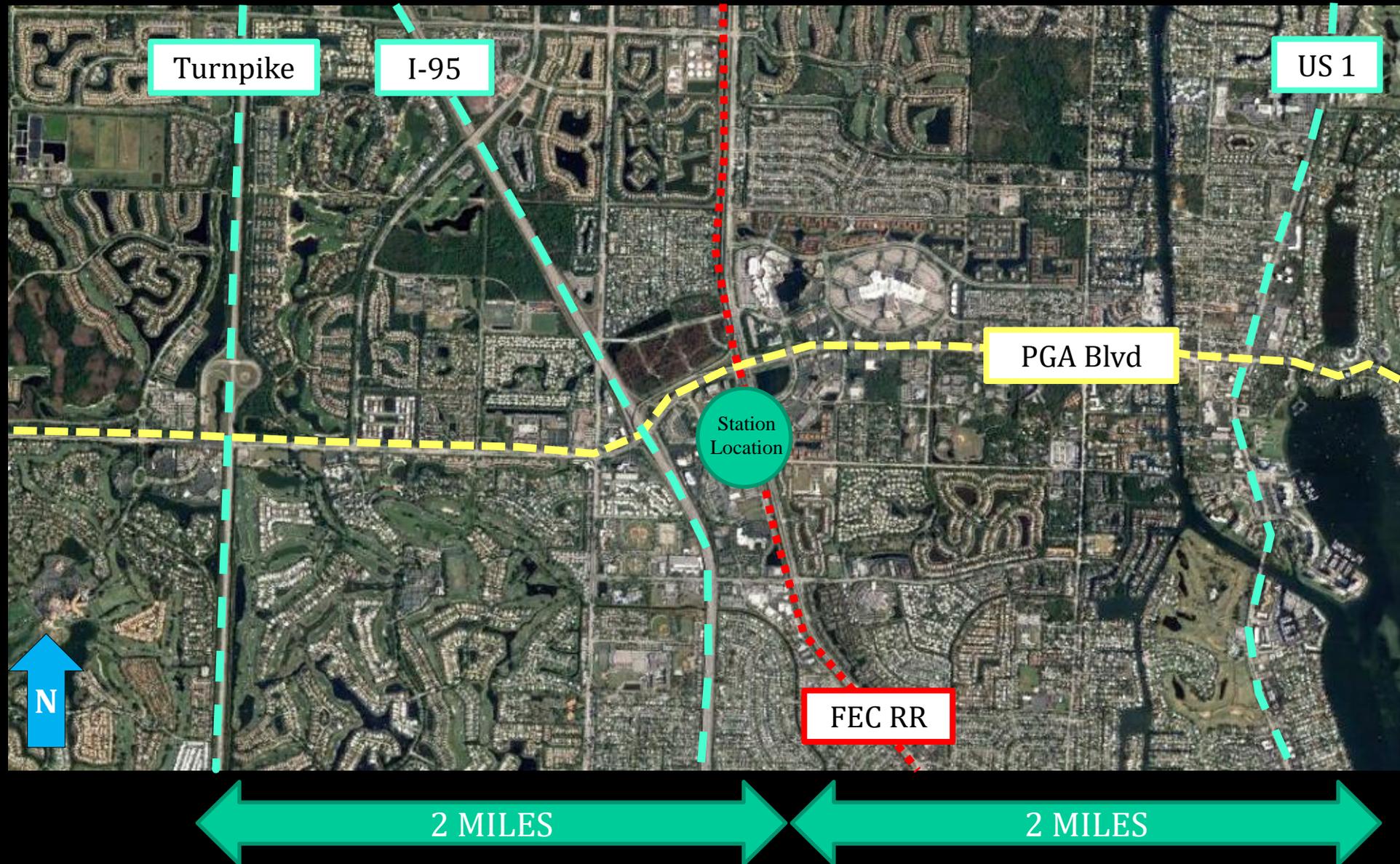
Service TBD





Mobility in the New Millennium

Palm Beach Gardens Station Area



Palm Beach Gardens Station Area



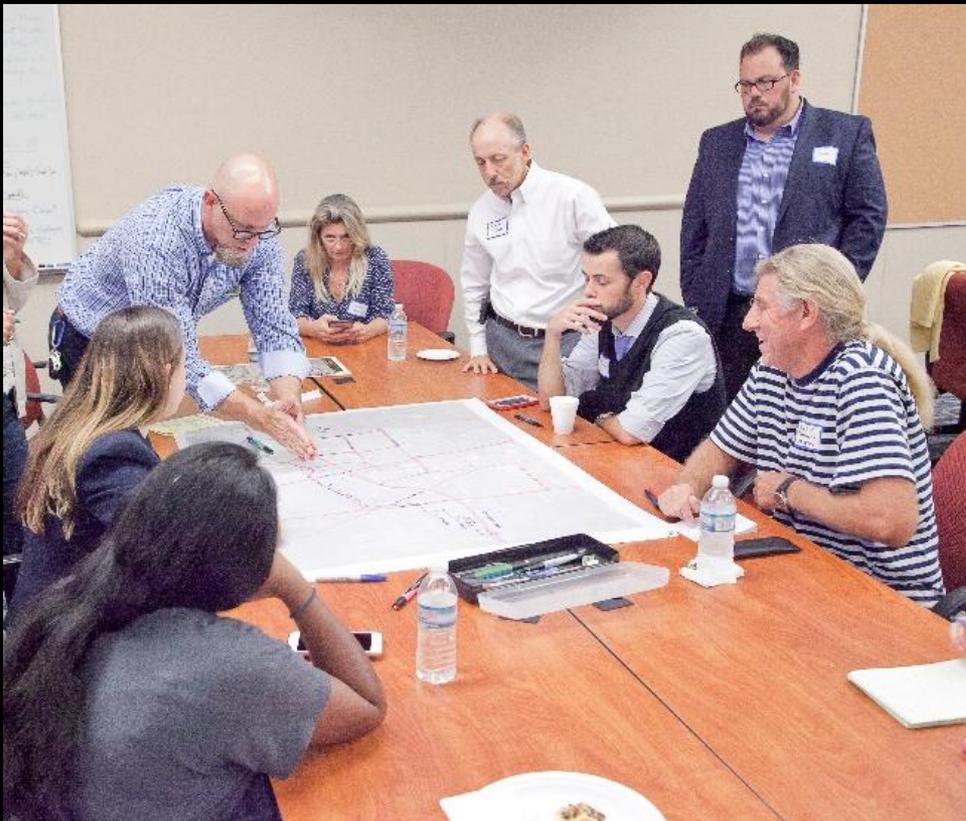
1/2 Mile Radius

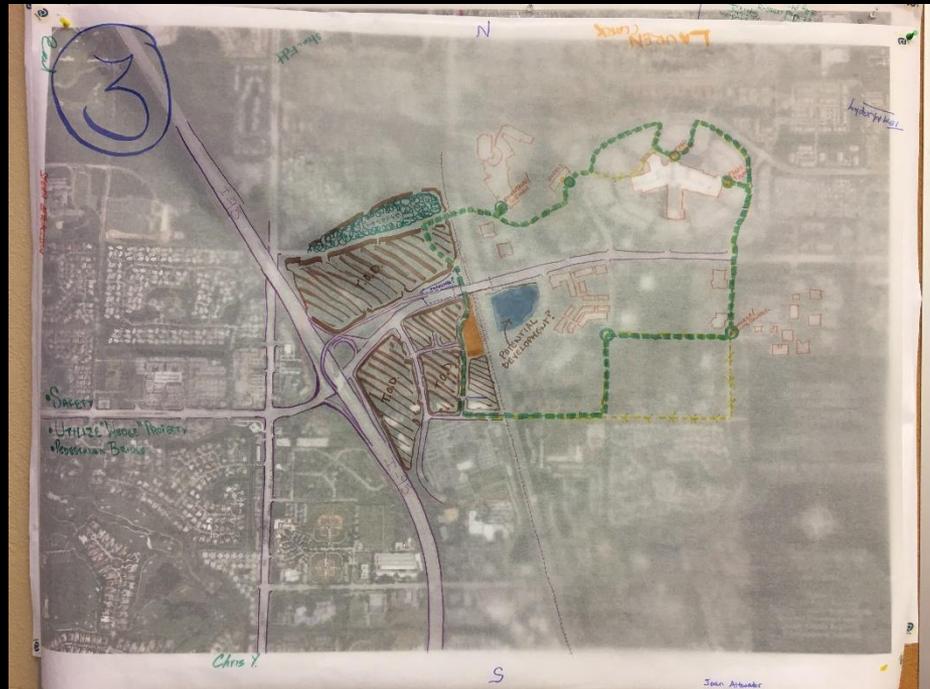
Plan Development Process – Due Diligence

- Review of City Comprehensive Plan, Codes, Mobility Plan Concepts
- Review of Development Activity & Proposals
- Interviews & Outreach with More than 25 Stakeholders & Agencies
 - *City Commissioners*
 - *City Planning & Zoning Board*
 - *City Manager & Departments (Planning, Police, Fire, Public Works, etc.)*
 - *PGA Corridor Association*
 - *Palm Beach North Chamber*
 - *Palm Beach State College*
 - *All Major Property Owners*
 - *All Agencies (SFRTA, FDOT, MPO, Palm-Tran)*



Resident Workshop





Resident Workshop

What We Heard ...

City needs a Tri-Rail station to be **connected with the region.**

How “urban” should Palm Beach Gardens become?

Need to provide mobility for gated communities – **“penetrate the gate”**

City is aging – increasing number of **elderly** who cannot drive

Need to allow people to **gracefully “age in place”**

Opportunity to **connect the “nodes”** in station area (e.g., mall, college, station)

Resident **concerns about traffic** and intersections

Need **more shade for sidewalks and pathways.**

We should use the **parkway system** for access.

There should be **public gathering spaces** at station and nodes.

Need access to/from retail, office, residential, medical, and PB State College.

What We Heard ...

Access to transportation is a problem for **workers & PBSC students**.

How will the City handle **cost-sharing** (residents, businesses)?

How to tie PGA Corridor to US1 Corridor?

City's **Mobility Fees** will replace Impact Fees – what should they fund?

Need **essential services housing** (police, fire, teachers, medical)

How do we add more **safe bike routes**? Safe crossings? Golf cart pathways?

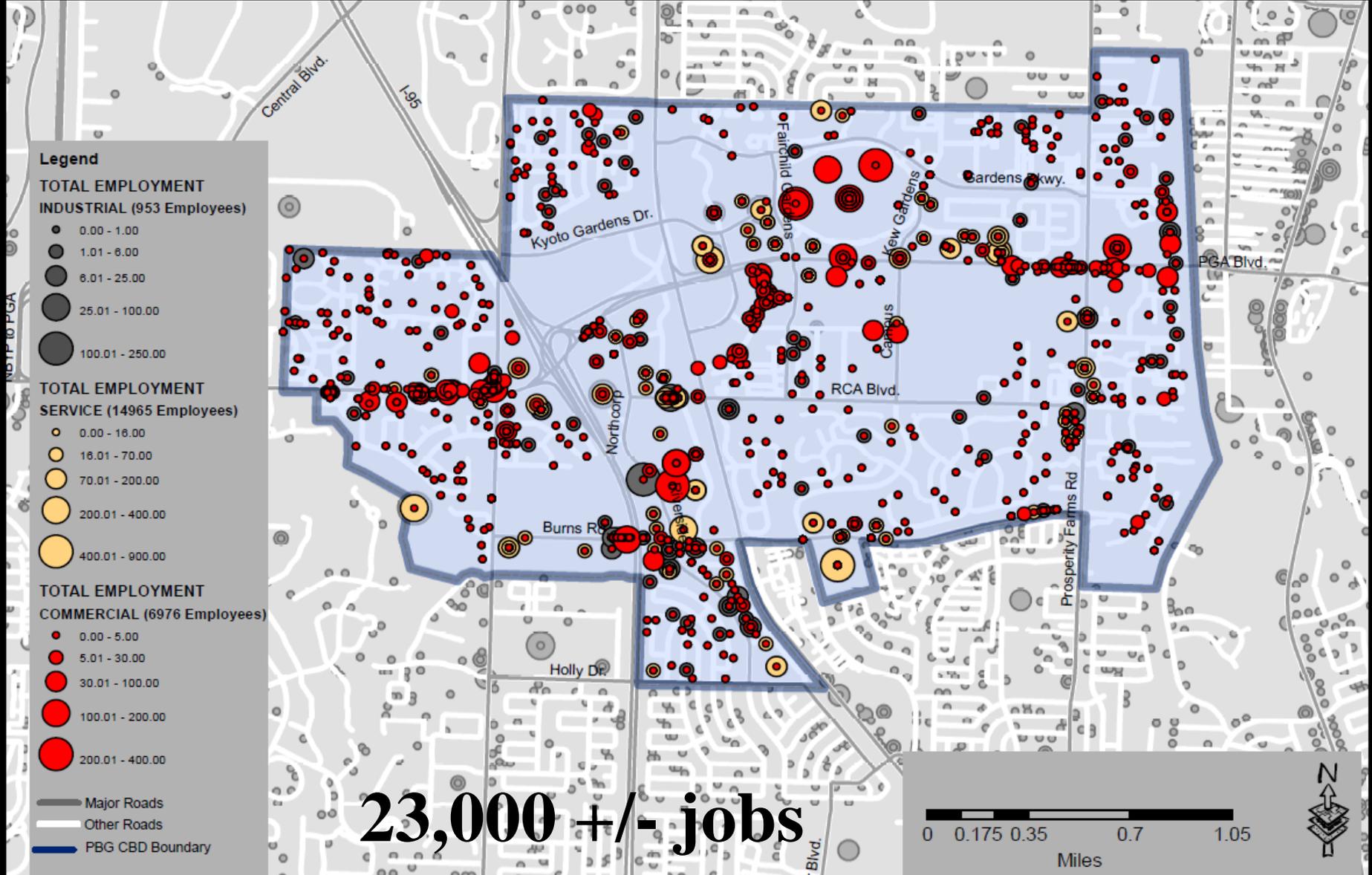
Rethink **parking standards and quantities** with mixed-use development

Mobility is a benefit to **businesses and residents**

Trolley routes – inner loop (station area) and city-wide (east/west along PGA)?

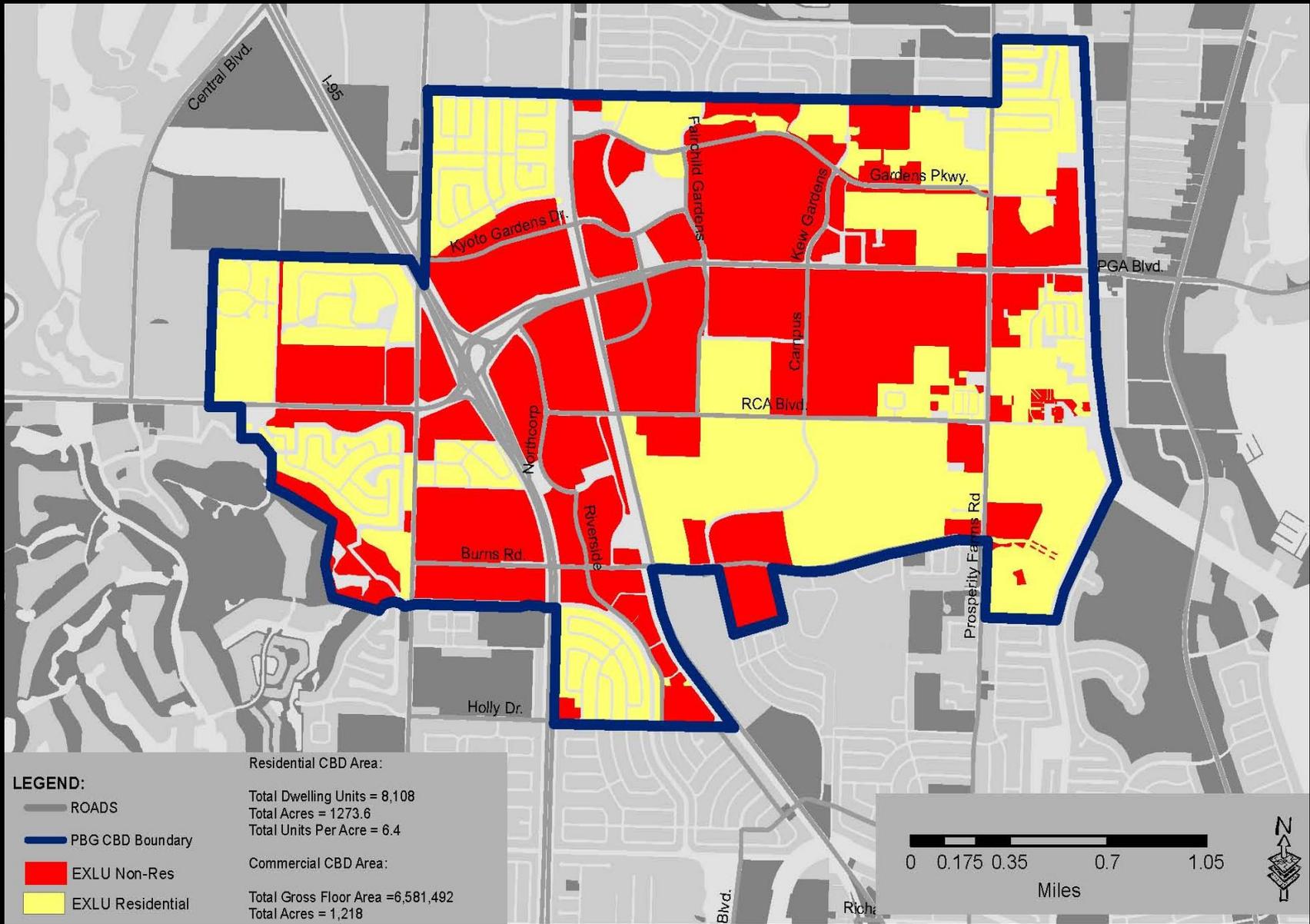
How to handle **ride-sharing** – Uber, Lyft, etc.?

Palm Beach Gardens Central Business District



23,000 +/- jobs

Palm Beach Gardens Central Business District



Source: InfoGroup 2013. Map prepared by Palm Beach MPO (Rev.2/5/2014)

Station Area Plan – TOD District Concepts



Station Area Plan – TOD District Concepts

- Identify TOD Land Use Patterns
- Link Key Destinations
- Building Frontage Locations to Improve Walkability
- Evaluate Land Use Mix & Codes
- Multi-Modal Connections (walk, bike, trolley, ride share, etc.)
- Essential Services Housing & Other Housing Opportunities
- Parking Approach & Strategies
- Safe Access & Visibility



Initial Market Findings

- Significant opportunities for suburban- to urban-infill; consistent with national trends
- Intra-district & site connections / links required; could be expected to add value as an urban/walkable district
- Private-sector/investor interest can support future public policy decisions



Initial Market Findings

- Development opportunities to be confirmed in market analysis:
 - *For-sale & rental multi-family housing — market-rate condo flats, townhouse, age-restricted, essential services product, etc.*
 - *Office/workplace potentials to be measured/confirmed against development proposals*
 - *Hotel potentials to be tested against industry performance data & proposed projects*
 - *Proven regional retail destination—selected incremental growth in specific sectors to be determined (e.g., entertainment, food & beverage, etc.)*
- FP&L project could alter market potentials

Next Steps...

Dec 2017 – Jan 2018

Complete Economic & Market Analysis; Integrate City Mobility Plan

Dec 2017 – Feb 2018

Complete Draft Station Area Plan Reviews with City Staff

Feb 2018

Finalize Plans for Presentation to City Council

FOR MORE INFORMATION:

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