Mobility in the Gardens
Palm Beach Gardens ~ Station Area TOD Plan

FACILITATED BY TREASURE COAST REGIONAL PLANNING COUNCIL
Agency Partners include City of Palm Beach Gardens, Tri-Rail/SFRTA, FDOT, FTA and South Florida & Treasure Coast RPCs
OCTOBER 2018

Palm Beach Gardens Station Area

½ Mile Radius
1. **Miami-Link Segments**
   - 1A: Service into Downtown Miami
     - Begins Fall 2019
   - 1B: Downtown Miami to Aventura
     - Planning Underway

2. **Jupiter Extension Segment**
   - West Palm Beach to Jupiter
     - Planning 2019?
     - Needs Local Financial Commitment

3. **Central Segment(s)**
   - West Palm Beach to Aventura
     - Planning TBD
     - Needs Local Financial Commitment

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**What is Transit Oriented Development (TOD)?**

**TOD is ...**

- Development within ¼ to ½ mile of Station or along Transit Corridor (10-minute walk)
- Mixed-Use with Higher Density & Intensity than Surrounding Area
- Pedestrian & Bike-Friendly
- Controlled Parking
- Streetscapes & Site Design focused on Pedestrian Flow
TOD vs. TAD

- **Transit Oriented Development**
  - Auto-oriented uses
  - Large surface parking lots
  - Disconnected from adjacent sites; internally focused
  - Pedestrian unfriendly
    - Suburban office campuses
    - Big-box format retail
    - Storage facilities & industrial

Palm Beach Gardens Central Business District

23,000 +/- jobs
CITY DEMOGRAPHICS

- **POPULATION (2017):** 54,700 Residents (+19K since 2000 ... + 2.65%)
  - Largest increase in Two Age Cohorts: 65-74 and 75+
- Median Age: 50.6 (PBC is younger at 45.9)
- Average HH Income: $110,700/year (2017) rising to $123K in 2022

- **EMPLOYMENT (2017):** 39,600 jobs in 3,100 businesses
- Forecasts Show Declining # Employees in Two Key Age Groups:
  - Ages 29 & younger: -3.1%/year (-2,400 employees)
  - Ages 30-54 years: -1.3%/year (-2,000 employees)
  - Ages 55+ years: +3.4%/year (+1,800 employees)

Near-Term Forecast:
- Increasing # of Residents & Jobs ...
  - but Both Aging over Time
**Market Potentials: Workplace/Office**

- Citywide office space: 2.5M SF (10.3% of County)
- Detailed survey of 25 office buildings in/around Core Area
- Trend towards declining vacancies but high entitlements (2.7M SF)
- Pending FPL likely to impact Core Area
- Net demand through 2024: 282,000 SF
- May require focused economic development strategies to increase demand in Core Area

**Market Potentials: Retail**

- Well-established, strong regional retail destination
- Affluent population plus retail spending inflow supports retail core
- Inflow of retail $ creates opportunity to change retail mix/type
- Changing retail trends will demand evolution of retail types
  - Downtown at the Gardens → redesign
  - The Gardens Mall → redesign opportunity
  - Other Sites → upgrade opportunities

<table>
<thead>
<tr>
<th>City-Wide Retail Spending Statistics</th>
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<tbody>
<tr>
<td>Average Annual HH Retail Spending</td>
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<tr>
<td>Total City Annual HH Retail Spending</td>
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<tr>
<td>Annual Retail Spending Inflow</td>
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**MARKET POTENTIALS: HOTEL**

- Current City Inventory: 1,625 Rooms (9.6% of PBC; 9 Hotels in TOD Area)
- 6-year Trend = 75% Occupancy ➔ Supports New Hotel Financing
- **Potential for up to 3-4 New Hotels through 2026**
  (2 Already Proposed within TOD Area)
- Hotel Market Strengthened from Large-Scale Visitor Events & Strengthening Commercial Employment Base
- Hotel Sites Enhanced by I95 Visibility & Proximity to Future Station

**MARKET POTENTIALS: HOUSING**

- Average Value (2017) for all Housing Units: $429,800
- Seasonally-owned Units: 2,700
- True Vacancy (2010) = 1,404 Units (5.1%)
- Housing Market is Stabilized (5% is standard)
- Housing Starts past 10 Years = +2,196 Units (220 units/year)
- **TOD Program: Up to 1,900-2,400 New Units (25-30+ year buildout)**
- Considerable Existing Entitlements City-wide; May Require Infill Strategies to Accelerate Residential Financing in TOD Study Area
**Market Potentials: Housing**

- Majority of New Housing Starts = Single-family Detached
- Trends Towards Loss of Younger Employees & Increased Inbound Commuting Reinforces Development at Western Edge of City
- Opportunity to Improve Housing Balance with Focus on “Essential Services” Housing & Continued Diversification

### Annual Housing Starts

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<tr>
<th></th>
<th>Single-Family Detached</th>
<th>Multi-Family</th>
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<tbody>
<tr>
<td></td>
<td>Total Starts (2007-2016)</td>
<td>% of County</td>
</tr>
<tr>
<td>Boca Raton</td>
<td>988</td>
<td>5%</td>
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<tr>
<td>Delray Beach</td>
<td>669</td>
<td>3%</td>
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<tr>
<td>Jupiter</td>
<td>2314</td>
<td>4%</td>
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<tr>
<td>Palm Beach Gardens</td>
<td>1521</td>
<td>12%</td>
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<tr>
<td>West Palm Beach</td>
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<tr>
<td>Palm Beach Gardens</td>
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<td>4%</td>
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<tr>
<td>West Palm Beach</td>
<td>1252</td>
<td>8%</td>
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**Mobility in the Gardens**

Palm Beach Gardens ~ Station Area TOD Plan

Station Area “Opportunity Tour”
Concept Details
- Introduces Hotel, Residential & Other Uses to Highly Visible Site
- Maximizes Benefit of Station to City
- Enhances FPL, Core City Uses
- Utilizes Internal Roadway Connections

PGA Station - Transformation (looking west)

Loehmann’s Plaza - Transformation (looking west)
Concept Details

- Introduces Hotel, Residential & Other Uses to Highly Visible Site
- Largest Potential Hotel Footprint (with meeting space & supporting uses)
- Complements Station, FPL, City Core
- Captures Regional Traffic Close to I95
Concept Details

- 14 +/- acres (+/- 1000 parking spaces)
- Land Use Mix of Residential, Retail, Office, Arts/Theatre, Food/Beverage
- New Uses Parked with Garages
- Improves Mall Competitiveness
- Consistent with National Mall Redevelopment Trends

East End of The Gardens Mall - Transformation (looking east)

Kyoto Gardens Drive Extension – Transformation (looking east)
Kyoto Gardens Drive Extension – Transformation (looking east)

Concept Details

• Extends Kyoto Gardens Drive to Mall Entrance
• Adds Liner Buildings (Self-Parked)
• Improves Kyoto Gardens/Fairchild Gardens Avenue Intersection
• Defines Pathways for Pedestrians & Cyclists
The Gardens Mall Access - Transformation

Concept Details
- Adds Roundabouts to Perimeter Road
- Adds Defined Pedestrian Pathways
- Reduces Vehicle Trips on City Roads
- Improves Connections to Adjacent Sites
Kyoto Gardens Drive (looking west) -- Transformation

Concept Details
• Addition of Hotel, Residential, Retail & Office
• Uses Internal Roadway Network
• Improves Pedestrian Connections for Adjacent Sites
• Adds Roundabout for Perimeter Road
• Adds Parking Structures to Address Demand

Legacy Place - Transformation
Legacy Place - Transformation

Concept Details
- Introduces Mixed-Use Residential; Supports Retail
- Improves Internal Circulation for Cars & Pedestrians
- Maximizes Views of Lake
- Improves Visibility from PGA & A1A
Next Steps ...

Economic Workshops

Thursday, October 25, 2018

Business Owners: 9-10:30 AM

Residents: 6-8 PM

FOR MORE INFORMATION:

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