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
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
Palm Beach Gardens Station Area

Station Location

2 MILES

PGA Blvd

½ Mile Radius

N

Palm Beach Gardens Station Area

Station Location

FEC RR

2 MILES

US 1

PGA Blvd

I-95

Turnpike

½ Mile Radius

N
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.

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**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

Source: InGroup 2013. Map prepared by Palm Beach MPO (Rev 2/9/2014)

Palm Beach Gardens Central Business District

Source: InGroup 2013. Map prepared by Palm Beach MPO (Rev 2/9/2014)
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…**

<table>
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<tr>
<th>Date Range</th>
<th>Task Description</th>
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<tbody>
<tr>
<td>Dec 2017 – Jan 2018</td>
<td>Complete Economic &amp; Market Analysis; Integrate City Mobility Plan</td>
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<tr>
<td>Dec 2017 – Feb 2018</td>
<td>Complete Draft Station Area Plan Reviews with City Staff</td>
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<tr>
<td>Feb 2018</td>
<td>Finalize Plans for Presentation to City Council</td>
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Project Info Available: www.tcrpc.org

**FOR MORE INFORMATION:**

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