A Citizen’s Master Plan

The City’s Great Features
The Study Area

Saturday, October 6th
Saturday, October 6th

October 6th Through October 12th
• Manufacturing
• Service
• Information
• Finance
• Technology
• Adjacency to I-95
• Accessibility (I-95 & Turnpike)
• Proximity to two international airports
• Proximity to a healthy downtown
• Public transportation
• Proximity to schools and colleges
• Proximity to one of the best beaches in the County
• Canals and water features
• Public land
• Mix of Uses
• Public commitment

Lake Worth: Best City to do Business in South Florida

The Citizen’s Requests

• Unify the Park under one government
• Improve infrastructure: Centralize drainage
• Improve and expand the network of streets and connections
• Define the Park’s structure while giving it a unique identity
• Extend Boutwell Road to Lake Worth Avenue
• Improve and calm traffic along Boutwell Road
• Correct the “Dead End” situation east of the FEC railway
• Improve entrances to the Park
• Improve the Park’s perception
• Encourage diversity
• Allow for the construction of mixed-use buildings
• New Interchange at I-95 and Lake Worth Road
The Citizen’s Proposed Uses

- Public Plaza
- Supporting Retail: Hotel, restaurants
- Office
- Residential
- Institutional (Post Office Sub-station, Police Presence)
- Research & Technology facilities
- Training Center for Construction Industry of PBCC
- Showrooms, mini warehouses, incubator spaces
- Additional Recreation Uses in connection to Fun Depot

Existing Condition

Physical Isolation
Incomplete network of streets
No defined center
Infrastructure deficiencies
Insufficient access
Sidewalks, streetlights, street furniture
The *invisible* line
The First Impression

Announcing Arrival
Gateway Entrances

The “Backwards” Gas Station
The “Backwards” Gas Station

10th Avenue North & Boutwell Road
10th Avenue North & Boutwell Road

Lake Worth Avenue & Boutwell Road
Enhance Existing Entrances
Build New Entrances

Existing Streets

- Access
- Secure & Structure Communities
- Desirability
- Investment Attraction

A Network Of Blocks And Streets
Proposed Streets

Desirability, value, and investment attraction

Street Hierarchy
Street Hierarchy

Dealing With Drainage
Potential Water Detention Sites

Centralized Stormwater Management
Create A Center For The District

Define the District’s Uniqueness
Transforming Through Time
Towards a Self-Sufficient District

Boutwell Road Improvements
The Main East-West Connection

How Wide is Boutwell Road?
Development Opportunities

Public Works
Building Types: Proposed Configuration
Type II

Building On Success
Healthy Residential Uses In The District
How Much Development Can The District Support?
**CRALLS: Constrained Roadway At A Lower Level of Service**

From I-95 to Congress Avenue

CRALLS allows for:

- 46,000 Average Daily Trips (ADT)
- 41,642 Recent ADT Count
- 4,358 Trips Left

Vacant Land Yields @33% FAR

- 895,373 sq.ft Industrial
- 55,147 sq.ft. Commercial
- 950,520 sq.ft. Sub-total
- 431,244 sq.ft. If Trailer Park Converts to Industrial
- 1,381,764 sq.ft. TOTAL

* CRALLS study assumed build-out pf the LW-POC in 2003

** Reflects the closing of Home Depot. With the HD, the ADT for this link was = 45,000

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**CRALLS: Constrained Roadway At A Lower Level of Service**

Trip Generation @ 5 Trips per 1000 sq.ft:

- 950,520 sq.ft. = 4,753
- 431,244 sq.ft. = 2,156

TOTAL = 6,909

Trip Summary

- 6,909 Trips generated @ Build-Out
- 4,358 Trips left under CRALLS

(-2,551) Deficit

*** Does NOT include new housing or other uses allowed on site.***
Recommendations to Correct The 10th Avenue CRALLS Situation

• Request the County to create a SITE SPECIFIC CRALLS for the Lake Worth Park of Commerce or to EXEMPT the site from traffic concurrency restrictions (TCEA) so that build-out of the District can be achieved, or even to have the area designated as a Transportation Concurrency Management Area (TCMA).

• Explore the possibility of constructing at least a partial I-95 interchange at Lake Worth Road to relieve some traffic from 10th Avenue.

Justification/Mitigation For Altering The 10th Avenue CRALLS

• Increasing Connectivity
• Land Use/Site Planning Measures
• Increasing Transit Accessibility
• Increasing Job Base in the Urban Redevelopment Corridor
• Increasing Employment Base in close proximity to Affordable Housing
• Boutwell Road Improvements
• Proximity to TRI-RAIL Station
• Possible Partial Interchange at Lake Worth Road and I-95
Benefit the City’s Public Interest

• Provide an environment for business of unique characteristics in South Florida
• Provide marketable products and services needed by society
• Assist the community by attracting new employment opportunities of all skills and professional degree
• Expand fiscal capacity of local governments by adding new investment to the property tax base
• Contribute to the community’s appearance
• Respect and enhance the natural environment
• Provide a reasonable return on investment for developers

What To Do Next

• Adopt the Master Plan
• Annex all County Parcels
• Identify Potential Funding Sources
• Acquire Land for Drainage
• Contact FDOT
• Develop an Overlay Zoning Code for the District
• Develop Programs and Incentives for Development
• Identify Future Rights Of Ways
• Set Aside Land and Funds for Public Buildings
• Develop a Strong Marketing Campaign
Develop a Marketing Strategy

Position the Park and the City among the most attractive in the State