Lake Worth – Park Of Commerce

Charrette

Treasure Coast Regional Planning Council
# Lake Worth Park Of Commerce

<table>
<thead>
<tr>
<th>Description</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acreage</td>
<td>318</td>
</tr>
<tr>
<td>Lake Worth Jurisdiction Acreage</td>
<td>167</td>
</tr>
<tr>
<td>County Jurisdiction Acreage</td>
<td>151</td>
</tr>
<tr>
<td>Square feet of Industrial</td>
<td>111 acres</td>
</tr>
<tr>
<td>Square feet of residential</td>
<td>98 acres</td>
</tr>
<tr>
<td>Number of residential Units</td>
<td>aprox 650</td>
</tr>
<tr>
<td>Square feet of retail/office</td>
<td>21 acres</td>
</tr>
<tr>
<td>Square feet of Public use</td>
<td>28 acres</td>
</tr>
<tr>
<td>Square feet Vacant</td>
<td>58 acres</td>
</tr>
</tbody>
</table>

- Marble Company
- Rinker
- City Public Works Dept.
- Publix
- Mobil Home Park
- Fun Depot
- Vacant Buildings
- SCLF
- Florida Metal Fabrication
- Offices
- PBCC Housing
Permitted Uses:

- Manufacturing and fabrication
- Industrial services (automobile cleaning, service and repair, towing services and storage, boat repair, etc)
- Storage: cold storage, warehouses, etc.
- Wholesale and distribution
- Utility facilities
- Parking Facilities
- Radio and television broadcasting studios
- Veterinary establishments with interior kennels
- Communication towers
- Indoor recreation uses
- Transit storage
Profile of Four Recently Constructed Business Parks

**Intech Park – Indianapolis, Indiana**
(312 acres) (2.5 million sq. ft.) 2001
Central drainage system
Retail shops (6%)
Restaurants
Bank
Basketball courts
Day Care
Exercise Gym
Walking/Jogging Trails
Pedestrian/Transit Orientation
Hotel
Offices

**Legacy Business Park – Plano, Texas**
(2,665 acres) (20 million sq. ft.) 1998
Hotel
Conference Center
Central drainage system
Day Care
Exercise Gyms
150-acre, mixed-use Town Center
Offices

**Pacific Commons – Freemont, California**
(850 acres) (8.3 million sq. ft.) 1999
Compact transit – oriented design
Wide central boulevard lined with:
Hotel
Small shops
Services
Businesses
105 – acre wetland preserve
Central drainage system
Cisco Systems, Inc.

**Twin Lakes Business Park**
Roseville, Minnesota
(275 acres) (2 million sq. ft.) 2000
Infil/redevelopment site close to downtown
Pedestrian/Transit orientation
600 housing units
Retail shops and services
Day Care
Private School
Network of walking paths
Exercise Gym

Profile of Four Recently Constructed Business Parks

**Districts**
“In the 1970s – 1980s these parks relied overwhelmingly on the automobile and lacked a strong sense of place. Companies today want something different. Industrial and business and parks continue to have warehouse and manufacturing use, but are increasingly including more office, retail and residential. Flex space, which can accommodate a variety of uses is becoming increasingly popular. New office users are increasingly looking for services and amenities – restaurants, banks, travel agencies – within the park. The result is a new approach to designing business and industrial parks with higher densities and walkable “town centers”. The motto today is: Build new parks but make sure they’ve got soul.”

INTERNET COAST Established December 1999
- A consortium of 2000 companies in the communications/technology sector
- Regional cooperation between Dade, Broward and Palm Beach Counties to attract new and expand existing business is this sector to the Internet Coast
- Broward Alliance and the Beacon Council manage Internet Coast activities

Key Physical Design Traits of Successful Industrial/Business Parks

- Flexible space and good mix of uses
- Good network of streets
- Master development plan/master developer
- Central management/maintenance entity
- Central public services, facilities and infrastructure
- Employee and business amenities and services
- Served by transit
- Single governing authority
- A high quality architectural and landscape design built around sophisticated site plan
- Provide a range of housing choices that are integrated into the site plan to encourage a pedestrian-oriented environment
The Public Process

The Public Workshop
The Citizens’ Plans

We work all day ...
... and into the night

Precision
Friday October 12 - 7:00 pm
Presentation Of Work In Progress

Draft of The Citizens’ Master Plan
And Charrette Report
Benefits Of The Charrette Process & Community Based Planning

- Brings people together to SOLVE COMMUNITY PROBLEMS
- Respond to DIFFERENT SPECIAL CONDITIONS IN THE COMMUNITY
- Advertise & unify INTENTIONS FOR THE CITY’S FUTURE GROWTH
- Protects the CHARACTER AND CHARM OF THE CITY
- Wide CITIZENS’ SUPPORT AND OWNERSHIP
- Attracts INVESTMENT
- Makes INFILL AN OPTION AFFORDABLE FOR INDIVIDUAL INVESTORS
- Makes plans more TANGIBLE AND UNDERSTANDABLE
- Creates an environment where INFILL OUTPERFORMS THE SUBURBS
- Helps achieve DESIRED AND EXPECTED OUTCOMES
- Form a RELIABLE AND DEFENDABLE BASIS FOR CHANGE
- Prioritize ENHANCEMENTS AND COMMUNITY IMPROVEMENTS
- Help SECURE FUNDING
- Embed CITIZEN IDEAS IN THE LOCAL COMPREHENSIVE PLAN
- Provide CERTAINTY TO CITIZENS AND INVESTORS
- Eliminates LONG AND COMPLICATED APPROVAL PROCESSES
- Puts FUN BACK INTO CITIZEN INVOLVEMENT
Involve Everyone!