Lake Worth Park Of Commerce Charrette

A Citizen’s Master Plan

Treasure Coast Regional Planning Council

Saturday, October 6th
Saturday, October 6th through October 12th
The Citizen’s Master Plan

- Centralize and Improve Drainage
- Improve Connections
- Enhance Entrances
- Improve and Build New Infrastructure
- Create a Center with a Mix of Uses
- Complete the Fabric
- Training Center for Construction Industry of PBCC
- Improve view from I-95
- New Interchange at I-95 and Lake Worth Road

The Citizen’s Requests

- Office Space
- Maintain Affordable HOUSING
- Improve Tri-Rail Station
- Improve the Overall Character of the District
- Calm Traffic
- Self-Sufficient District
- Police Presence
- Hotel
- Additional Recreation Uses in connection to Fun Depot
The Study Area

Existing Condition
A Network Of Blocks And Streets

Existing Streets
Create A Center For The District
District Center – Existing Condition
Transforming Through Time

Transforming Through Time
Building Types: Typical Existing Configuration

Building Types: Proposed Configuration
Type II
Boutwell Improvements
The First Impression
The Face Of The City
Development Opportunities
Building On Success
Gateway Entrances

The “Backwards” Gas Station
Enhance the Entrances
Build Sidewalks
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 @ 0.33% 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 of the LW-POC in 2003
** Reflects the closing of Home Depot. With the HD, the ADT for this link was = 45,000
**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.

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**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 so that build-out of the District can be achieved.

- 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

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