The Study Area
Pics of the study area
History
An Historic Opportunity

• *Choose* YOUR FUTURE

• *Focus on* DESIGN OF THE NEIGHBORHOOD AND THE WAY

• *Preserve your* CHARACTER

• *Establish* PREDICTABILITY

• *Transform every parcel into* PREMIER ADDRESSES

• *Leave a* WORTHY LEGACY
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
THE CHALLENGES
Pics of things changing

CHANGE

What Can Be Done?
Why Change is Inevitable in the Royal Poinciana Area

- A New Bridge by 2009
- An intersection that is difficult
- Buildings that are in serious need of upgrading
- The Breakers’ 251 residential units and commercial space
- A Zoning Code that does not protect the character of the existing building
- Development and redevelopment pressures
OUR VISION

Why Do A Master Plan?
Town Center?
Advance Our Planning From This...
To This...
And This...
And Even This
A VISION WILL PROTECT US
Community Report Card/First Impressions

Recognizable Center
Good Network of Streets
Terminated Vistas
Walkable, Human Scaled Streets
Public Parks & Open Spaces
Civic Spaces
Good Mix of Uses
Proper Parking
Unique Identity
Memorable Buildings

“Livability is an economic imperative”

Robert Solow
Nobel prize-winning economist
A Recognizable Center
Royal Poinciana Way: The Center of the District
You'll look up and down streets. Look 'em over with care. About some you will say, "I don't choose to go there." With your head full of brains and your shoes full of feet, you're too smart to go down any not-so-good street.

And you may not find any you'll want to go down. In that case, of course, you'll head straight out of town.
You have Some of The Nation’s Most Beautiful Streets
You also have one of the mist difficult intersections...
Local roads No. 2 on pedestrian hit list

The problem is ‘our streets are becoming speedways,’ a national survey concludes.

By MATT REED
Palm Beach Post Staff Writer

It’s getting downright dangerous to cross the street around here, and the sidewalks aren’t much safer, a report released Tuesday says.

Palm Beach County ranks as the 13th most-dangerous urban area for pedestrians in the United States, a coalition of consumer groups found in an unusual nationwide study.

Fort Pierce and the Treasure Coast ranked second worst in the nation, according to a “pedestrian fatality index” that factored in deaths, the area’s population and the number of people who walk to work there.

“The problem is not that pedestrians are walking in the wrong places, but that our local streets are becoming speedways — designed to accommodate more cars passing through, not the people who live, walk and play in their communities,” says the report, released by the Florida Consumer Action Network.

Florida is the worst state for walkers, the study found. Signs of danger are everywhere.

Drivers on Dixie Highway punch their accelerators and swing across crosswalks, oblivious of green “walk” signals nearby. Delivery vans park across downtown sidewalks, forcing people pushing strollers or using wheelchairs off curbs into six-lane boulevards.

In Palm Beach County, 31 pedestrians were hit and killed in 1995, according to state figures. The death count grew to 43 in 1996, statistics show.

Pedestrians in 1996 were as likely to die during the day as at night.
Some of your streets are a model of inspiration and wonder.
Obstacle Course?

Others, not so much…
Even the poles seem to be seeking shelter from moving vehicles.
Other Details of the Street
Terminated Vistas
A Complicated Parking Strategy
The Fun Aspects of Parking on the South Side...
Some Parking in Town is a National Model

Parking Is not the Dominant Feature

The Breakers
Royal Poinciana Plaza Parking Lot

The First Impression
NOTICE

All persons using these premises do so entirely at their own risk.
The Poinciana Plaza will not be responsible for any damage or injury to persons or property caused by such use.
Poinciana Plaza
The height-to-width ratio of the space generates spatial enclosure, which is related to the physiology of the human eye. If the width of a public space is such that the cone of vision encompasses less street wall than sky opening, the degree of spatial enclosure is slight. The ratio of 1 increment of height to 6 of width is the absolute minimum, with 1 to 3 being an effective minimum if a sense of spatial enclosure is to result. As a general rule, the tighter the ratio, the stronger the sense of place and, often, the higher the real estate value. Spatial enclosure is particularly important for shopping streets that must compete with shopping malls, which provide very effective spatial definition. In the absence of spatial definition by facades, disciplined tree planting is an alternative. Trees aligned for spatial enclosure are necessary on thoroughfares that have substantial front yards.
Cities would not be livable without them.
Memorable Buildings
“We should have a local concept. We should cherish a love and pride in local conditions and local achievements. In a word, we should frame a concept, an ideal of what we wish the city to be, and then we should make it one of the controlling purposes in the development of the city plan.”

Henry Flagler came up with one of the best concepts in the history of town Planning.

Today is your chance to continue his legacy.
The Public Process

County and Community Working Together
DAY 1 February 23: 10:00am to 11:00am

Opening Presentation
The Public Process:
Planning for the Future

February 23: 11:00am to 1:30pm
Kids have some of the best ideas
1:30pm – 3:00pm: The Citizen’s Ideas
Sunday Through Friday (9:00am – 9:00pm)

201 Chilean Avenue

(Thank you Mayor Smith!)
We work all day ...
... and into the night
Precision
February 29: 2:00pm – 4:00pm
Presentation of Work in Progress (The Breakers)
The Team

Treasure Coast Regional Planning Council

list
When I say go