Who Cares About Riviera Beach?

Everyone Should!

October 20, 2007

Treasure Coast Regional Planning Council

“The history of a Nation is only a history of its cities and towns written large”

President Wilson Woodrow
Long After These “Things” Are Gone...

...Riviera Will Still Be Here
Bartow, Flagler Beach, Fort Pierce, Stuart, West Palm Beach, Lake Worth, Delray Beach, North Miami Beach,…

TCRPC’s Legacy
“It is common sense to (make a plan) and try it; if it fails, admit it frankly and try another. But above all, try something.”  

Franklin D. Roosevelt, 1932

Two Constants

Behind Every Great Plan
Involve Everyone!

“Public sentiment is everything. With public sentiment nothing can fail; without it, nothing can succeed.”
Simple, Clear, & Comprehensive

Plans that:

• Everyone can see what’s in it for them;
• Shows how all areas and addresses of the City will get better over time;
• Build on the existing assets of the community;
• Don’t rely on sweeping and expensive infrastructure changes and overcomplicated arrangements before the first building can be built;
• Respect everyone’s property rights;
• Allow all landowners, large and small, to participate in the redevelopment efforts;
• Follow time tested rules of city building;
• Unify the City instead of dividing it;

Plans that Last

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 OUT PERFORMS 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
A Clear Vision for the Future

Sebastian, FL

“Vision isn’t forecasting the future, it is creating the future by taking action in the present.”

Porras & Collins, Built to Last: Successful Habits of Visionary Companies 1994
Elements Of Competitive And Livable Cities In A Changing Economy

- Defined by Great Neighborhoods & Special Districts
- Network of walkable streets
- Public spaces, parks and plazas
- A variety of quality housing opportunities
- Transportation and mobility
- Special sites for civic and cultural institutions
- Appropriate mix of uses and building types
- Proper parking strategies
- A good urban code (proper building placement & height)

“Livability is an economic imperative”

Robert Solow
Nobel prize-winning economist
Special Districts & Neighborhoods

Working Waterfront and Port District
Marine-related businesses: 99
Estimated Employees: 1,443
Estimated payroll value: $171.8 million
Source: FIND December 2006

Immeasurable Contributions
Neighborhoods as the basis of healthy cities

Network of “Walkable” Streets

Some feel good
Network Of “Walkable” Streets

Others not so good

Network Of “Walkable” Streets

Others have great potential
Why Your Streets Are Important

Vital to Tourism
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 hand 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.

Ever Wonder Why Some Streets Feel Good & Others Don't?
It’s not about expensive materials and finishes.
Streets: Your Public Room

Public Spaces, Parks and Civic Buildings
Civic Buildings...
Public Waterfront – Peanut Island
Art in Public Places…
Transit Oriented Developments

Job Growth Near TODs is Typically 2 to 4 Times Faster Than Non-Transit Locations

“A metropolitan economy, if its working well, is constantly transforming many poor people into middle class people... Cities don’t lure the middle class, they create it.” Jane Jacobs
Transit Oriented Developments

Many Cities See 15%-25% Higher Premiums Paid for Residential Units Near Transit

Appropriate Mix of Uses & Building Types
A New Building Type Has “Landed” in Town

Other Ways to Do Tall Buildings
A Master Plan for Redevelopment – Not a “Project”

What is Expected of You Today

City and Community Working Together
The Public Process: Planning for the Future
DAY 1: 9:00am to 3:30pm

Kids have some of the best ideas
The Citizen’s Ideas

DAYS 2 through 7
We work all day ... ... and into the night
Studio: Open to the Public 9am to 9:00pm
(Sunday through Thursday)

DAY 7 – Friday October 26, 7:00pm:
Presentation of Work in Progress
Riviera Beach Council Chambers
Charrette Rules

• Sign your name
• Select a team member to present
• Argue with your pencils
• This is not an art contest
• Don’t think about money
• There is no bad idea
• Don’t get caught in small details
• No speeches
• 15min warning
• HAVE FUN!!

When I Say Go
Ready…
Set…
GO!

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