The US Highway 1 Corridor

- Riviera Beach
- Lake Park
- North Palm Beach
- Palm Beach Gardens
- Juno Beach
- Jupiter
- Tequesta
Communicate the Benefits

Use this report to:

• Improve communication between parties

• Elevate the priority of enhancements

• Form reliable basis for funding & phasing

Who Cares About US 1?
Who Cares About U.S. 1?
Who Cares About U.S. 1?

Trading Down for Wider Roads

What Will Replace Aging Strip
Who Cares About U.S. 1?

Scaring Away Everyone

Who Cares About U.S. 1?

Choose Your Future, Honor Your Past
Who Cares About U.S. 1?

Leave a Worthy Legacy

The Situation, Past & Present
The Situation, Past & Present

Transforming Over Time

The Importance of the Street
The Situation, Past & Present

Vital to Tourism

Trend: Back to the Future

August 16, 1999

The Ground Floor

Suburbia's New Shopping Look: A Real Downtown

By Joe Gose

In the growing suburb of Southlake, Texas, which is near Fort Worth and where the average home costs $300,000, a downtown is sprouting. A real, honest-to-God downtown. A downtown that looks like so many small-town business districts of yesteryear - blocks of side-by-side, two-story brick buildings that surround a town square, fountain, and a city hall, second-floor offices that sit above shops, services and restaurants, parking spaces only a few feet from doors, and wide, tree-lined sidewalks.

Known as Town Square, the shopping district is being heralded as a place "where memories are made." The center’s developer, Cooper & Steibens, wants to see families stroll hand-in-hand down the sidewalks eating ice cream.
The Situation, Past & Present

The Situation, Past & Present

Trend: Back to the Future

Developers Discover Old Values Can Bring Astonishing Returns

Good for the Bottom Line
The Situation, Past & Present

Engineers Catching On

Front Door to the Region
Why Johnny Can’t Walk
DRIVE
MORE
…it gets cheaper by the mile!

Colliers, 1955

ROAD RAGE
Aggressive driving is America’s car sickness du jour. But is there a cure for thinking everyone else on the road is an idiot?

Associated Press
TALLAHASSEE — The nation’s city planners are neglecting pedestrian safety in their design of high-speed arterial roads in busy commercial urban

per 100,000 population on arterial roadways — the highest in the state.
Orange was right behind with 11 deaths.
They were followed by Broward and Hillsbor.
The Situation, Past & Present

Are Wider Roads Better Roads?

Average Daily Traffic (A.D.T.)

- Tequesta: 21,500
- Juno: 21,500
- Jupiter: 22,500
- Palm Beach Gardens: 32,500
- North Palm Beach: 29,000
- Lake Park: 28,500
The Situation, Past & Present

Even Wide Roads & Key Thoroughfares

The Situation, Past & Present

Even Wide Roads & Key Thoroughfares
The Situation, Past & Present

Even Wide Roads & Key Thoroughfares

Staying Competitive

S. Florida malls are on the market

From Coconut Grove to Fort Lauderdale, for-sale signs hang on at least eight major shopping malls or retail complexes, 1C.
The Situation, Past & Present

Staying Competitive

Seven Cities Working Together
Seven Cities Working Together

The Public Process
The Public Process

The Public Process
Overall Strategy

The US 1 corridor should be transformed into a grand, tree-lined boulevard that connects several distinct town centers.
Fix the “Genetic Code”

Unsightly and Unsustainable
An Historic Opportunity: 5 Tasks

- Educate the public
- Correct zoning mistakes
- Focus design on the corridor itself
- Develop meaningful urban places
- Correct mistakes in the street details

RIVIERA BEACH
Riviera Beach

Return to Main Street

The Makings of a Dramatic “Before & After”
Proposed Cross-Section with Parking

Proposed Cross-Section Alternate
LAKE PARK

Lake Park
Restoring an Olmsted Legacy
Historic Olmsted Brothers Plan

Lake Park

Building a City

So it began. In the winter of 1919, some lots were put on the market. A Dr. Clark was given complete charge of farms and getting the land ready, putting in crops and vegetables at Prosperity Farms. Soil surveys had been ordered to determine which land was best adapted for livestock, citrus, or trucking. The agricultural area known as Prosperity had black, rich soil. Buyers said fruits and vegetables produced there were the best ever eaten.

By the year 1939, Harry Kelsey was fulfilling his dream. He had hired the Olmsted Brothers designers of Central Park in New York City, and Dr. John Nolan of Boston to lay out the first zoned municipality in Florida. This was the first full-scale city-designed by the Olmsted Brothers, city planners and landscape architects, who with Dr. Nolan later founded the Landscape School at Harvard University.

Existing Conditions
Lake Park

Proposed Cross-Section

Lake Park

Proposed Cross-Section
US 1 at Kelsey Park

Transit Greenway Concept
Lake Park

Expressing Civic Pride on US 1

NORTH PALM BEACH
North Palm Beach

The Power of Formal Landscape

North Palm Beach

Need for Connections & Beautification
North Palm Beach

Formal Landscape

North Palm Beach

Formal Landscape: Proud History
PALM BEACH GARDENS

Palm Beach Gardens

The Intersection of “Main & Main”
Palm Beach Gardens

Parkways: Palm Beach Gardens Vision

Palm Beach Gardens

The Main - Main Intersection?
What If?

Creating Destinations for the Parkways
Palm Beach Gardens

**Regarding the street:**

Bury the utility wires underground, to reduce visual clutter. Increase landscaping in the US1's median.

**Regarding the fronting buildings:**

At PGA Blvd and US1, create sense of arrival to new Main Street. As buildings are redeveloped or newly constructed, position the new buildings at the street's edge.
**Juno Beach**

*Regarding intersections:*

Make the most important intersections more distinctive:

- **Universe Blvd:**
  traffic signals are not needed now but perhaps in the future.

- **Juno Isles:**
  add mast arm traffic signals and brick pedestrian crosswalks.

- **Donald Ross:**
  add mast arm traffic signals and brick pedestrian crosswalks.

**JUPITER**
Jupiter

Time to Be A Town

Jupiter

No Longer A “Country Road”
Riverwalk, Indiantown Road, US 1

Existing Conditions
Jupiter

The Riverwalk

Jupiter

Before & After
Existing Conditions

Alternate Cross-Section with Swale
Alternative Cross-Section, with Swale

Proposed Cross-Section with Curb & Gutter
**Jupiter**

*Bike / Ped Connectivity and Access to the Riverwalk:*

Pedestrian connections to riverwalk needed.

Riverwalk should extend across inlet to lighthouse & Tequesta.

Where riverwalk crosses US1, safety improvements needed for pedestrians, bicyclists and joggers, including on-demand crossing signals.

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**Jupiter**

*Regarding Typical Roadway Issues:*

Bury the utility lines underground.

Add human-scaled lighting within the median and along sidewalks.

Put curb and gutter along urban sections, but not in the rural sections.

Landscape median and along the edges of road to define the street.

Implement access management plan, promoting cross-access agreements between property owners to reduce curb cuts.
**Jupiter**

*Intersections:*

Calm traffic by making more pronounced pedestrian crossings. Use special paving treatments at intersections.

Use mast-arm signals instead of spanning wires.

Plant Washingtonian Palms at the intersections.

Plant palm trees on the medians.

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**Jupiter**

*At Indiantown Road:*

Create a place of urban character with buildings close to the street. This will distinguish this area from the residential and natural areas.

Replace retaining walls with landscaped terracing.

New buildings should have a mix of uses.

Make the area a commercial waterway zone.

Create a similar urban character at the intersections of Alt A1A / SR707 / Dixie Crossroads, Marcinski, and A1A south of the inlet.
Jupiter

*Parks and Natural Areas:*

Create a 10 ‘-12’ multipurpose path along the edge of the road as part of a scenic corridor.

Connect the parks with bike and pedestrian paths: Lighthouse, Soccer Park, Burt Reynolds Park, Ocean Cay, Diamond Radnor, J. Ridge Nature Area.

Coordinate a consistent, ecologically appropriate pattern.
Tequesta Drive at US 1
Tequesta

Today

Tequesta

What if?
Regarding the street:

Remove one lane in each direction, for landscape & on-street parking.

Intersperse palm trees and shade trees.

Make the corridor pedestrian friendly.

Add better lighting for safety.
Regarding intersections:

Convert all traffic signals that hang on wires to mast arms.

Calm traffic by making more pronounced pedestrian crossings. Use special paving treatments at intersections.

Regarding adjoining properties:

Make Tequesta Drive a Town Center; place new buildings up to the street's edge.

A new Village Hall and Cultural Center will be built across from Tequesta Oaks.

As properties get developed, include more public green spaces as part of the developments.

Continue to promote residential buildings in the Town Center, especially between US1 and Old Dixie Highway.