Creating a More Desirable and Livable Corridor

Friday, April 23, 2010
TREASURE COAST REGIONAL PLANNING COUNCIL

A Multi-County, Multi-Agency Process...

... that includes the Community!
Palm Beach County
Board of County Commissioners

Burt Aaronson
Karen Marcus
Jeff Koons
Shelley Vana
Steven Abrams
Jess Santamaria
Priscilla Taylor

Lake Worth Drainage District

Charrette
Steering Committee

Allan Ennis
Patricia Masterman
Claudia Mossini
Jorge Perez
Steve Perman
Sheri Scarborough
Steve Sherman
Roxanna Trinka

Olympic Heights
Community High School
Charrette Studio

Sandalfoot Square and Reichel Realty

Thank You

Charrette Study Area

Glades Road

Hillsborough Canal

SR 7
Stipulated Settlement Agreement

“SR 7 shall be designated a Transit-Oriented Corridor from the Broward County Line to Glades Road.”

Looking Across County Lines
The Charrette

How The Master Plan Was Created: Public Process

(Saturday, April 17, 2010 Olympic Heights Community High School)
How The Master Plan Was Created:
Citizens’ Plans

How The Master Plan Was Created:
Citizens Presenting Their Ideas
How The Master Plan Was Created:
Studio at Sandalfoot Square Open to the Public

How The Master Plan Was Created:
The Team
How The Master Plan Was Created:

Deputy Steve

Some of What We Heard...

• Reduce Local Trips on SR 7.
• Make portions of the Turnpike free to encourage more commuter
• Improve number of bus stops (shelters).
• Provide civic green spaces along SR 7 (or in older shopping areas).
• Increase signal synchronization.
• Enhance connections to FAU.
• Improve northbound access to west-side shopping areas w/out “U” turns.
• Make roadways safer bicyclists and pedestrians.
• Improve (make safer) Lyons Road.
• Provide better access between adjacent parcels (shopping centers etc) with new connections.
• Link adjacent parcels with rear-loaded access (alleyways).
• Provide access out of Chili’s on Palmetto Park Road.
• Avoid widening SR 7 to 8 lanes.
Transportation and Mobility
Roadway Level of Service (LOS)
### Intersection Level of Service

<table>
<thead>
<tr>
<th>LEVEL OF SERVICE</th>
<th>DELAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>≤ 10 Seconds</td>
</tr>
<tr>
<td>B</td>
<td>10 – 20 Seconds</td>
</tr>
<tr>
<td>C</td>
<td>20 – 35 Seconds</td>
</tr>
<tr>
<td>D</td>
<td>35 – 55 Seconds</td>
</tr>
<tr>
<td>E</td>
<td>55 – 80 Seconds</td>
</tr>
<tr>
<td>F</td>
<td>≥ 80 Seconds</td>
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</table>
Road Fund Shortfall Will Delay Work, Feds Say
By Joan Lowey
*The Associated Press, September 6, 2008*

The federal highway trust fund will run out of money this month, requiring delays in payments to states for construction projects, Transportation Secretary Mary Peters said Friday.

**Over $9 billion deferral in FDOT 5 Year Work Program**

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**Environmental Costs**

*Source of Greenhouse Gases Source: 2005 USDOT*
Is Physical Inactivity a Problem?

- 29% of adults are sedentary, 73% are not active enough.
- 36% of young people in grades 9-12 do not participate in vigorous activities 3 or more days a week.
- One-fourth of those aged 6-17 are already overweight.

Source: U.S. Surgeon General

Dangerous by Design

Most Dangerous US Cities for Walking (2007-08)

<table>
<thead>
<tr>
<th>Metro Area</th>
<th>Danger Index</th>
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<tbody>
<tr>
<td>Orlando-Kissimmee, FL</td>
<td>221.5</td>
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### Route 91

<table>
<thead>
<tr>
<th></th>
<th>Eastbound</th>
<th>Westbound</th>
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<tbody>
<tr>
<td>Weekday</td>
<td>60 minutes</td>
<td>60 minutes</td>
</tr>
<tr>
<td>Weekend</td>
<td>60 minutes</td>
<td>60 minutes</td>
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### Route 92

<table>
<thead>
<tr>
<th></th>
<th>Eastbound</th>
<th>Westbound</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday</td>
<td>60 minutes</td>
<td>60 minutes</td>
</tr>
<tr>
<td>Weekend</td>
<td>60 minutes</td>
<td>60 minutes</td>
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</tbody>
</table>

### Route 18

<table>
<thead>
<tr>
<th></th>
<th>Northbound</th>
<th>Southbound</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday</td>
<td>30 minutes</td>
<td>30 minutes</td>
</tr>
<tr>
<td>Weekend</td>
<td>40 minutes</td>
<td>40 minutes</td>
</tr>
</tbody>
</table>
Glades Transit Study, SR7 to US1

- 2 year study
- Options
  - Bus-only lanes or HOV lanes
  - Light Rail
  - Widen the road to eight lanes and build overpasses at major intersections similar to Southern Boulevard
- Goal is to connect with Tri-Rail and bus service on U.S. 441

Pedestrian Access …. The Key to Transit Success

1. Safety
2. Convenience
3. Efficiency
4. Comfort
5. Welcome
Security (Safety)
http://safety.transportation.org/htmlguides/peds/types_of_probs.htm

**Safety**

![Graph showing % Fatal to Pedestrians vs Speed]

**Comfort/Convenience**

- **Protection**
  - Shelter
  - Tree
- **A place to wait**
  - Shelters
  - Benches
- **Access to conveniences**
  - Grocery stores
  - Restaurants
  - Coffee shops
  - Restrooms
Welcome

- Attractive
  - Designed to a pedestrian scale
  - Clean and well maintained
- Amenities and places to gather
  - Parks
  - Open Space
  - Streets

Study Area
### Roadway Level of Service

**Class II**  
*(2.00 to 4.50 signalized intersections per mile)*

<table>
<thead>
<tr>
<th>Lanes</th>
<th>Median</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Undivided</td>
<td><strong>10,500</strong></td>
<td><strong>15,200</strong></td>
<td><strong>16,200</strong></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Divided</td>
<td><strong>25,000</strong></td>
<td><strong>33,200</strong></td>
<td><strong>35,100</strong></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Divided</td>
<td><strong>39,000</strong></td>
<td><strong>50,300</strong></td>
<td><strong>53,100</strong></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Divided</td>
<td><strong>53,100</strong></td>
<td><strong>67,300</strong></td>
<td><strong>70,900</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Traffic Volumes

**State Road 7 (LOS D)**

<table>
<thead>
<tr>
<th>Location</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
</tr>
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<tbody>
<tr>
<td>Broward CL to SW 18th St</td>
<td>51123</td>
<td>51022</td>
<td>51120</td>
<td>49380</td>
<td>51746</td>
</tr>
<tr>
<td>SW 18th St to Palmetto Park</td>
<td>53733</td>
<td>52954</td>
<td>52586</td>
<td>50071</td>
<td>49544</td>
</tr>
<tr>
<td>Palmetto Park to Glades Rd</td>
<td>58692</td>
<td>62878</td>
<td>57839</td>
<td>53670</td>
<td>51662</td>
</tr>
<tr>
<td>Glades Rd to Yamato Rd</td>
<td>51532</td>
<td>49409</td>
<td>48630</td>
<td>43724</td>
<td>44934</td>
</tr>
</tbody>
</table>
**Safety**

<table>
<thead>
<tr>
<th>Location</th>
<th>Crashes</th>
</tr>
</thead>
<tbody>
<tr>
<td>18th Street</td>
<td>55</td>
</tr>
<tr>
<td>Sandalfoot</td>
<td>49</td>
</tr>
<tr>
<td>Judge Winikoff</td>
<td>18</td>
</tr>
<tr>
<td>SW 3rd</td>
<td>27</td>
</tr>
<tr>
<td>Palmetto Park</td>
<td>60</td>
</tr>
<tr>
<td>Boca Woods</td>
<td>23</td>
</tr>
<tr>
<td>Central Park North</td>
<td>15</td>
</tr>
<tr>
<td>Central Park South</td>
<td>33</td>
</tr>
<tr>
<td>Glades</td>
<td>12</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>292</strong></td>
</tr>
</tbody>
</table>

**Study Area**

- 398 crashes
- 55 crashes w/injuries
- 2 fatalities in last two years

**Conflicts at a Four-Way Intersection**

- 32 Vehicle to vehicle conflicts
- 24 Vehicle to pedestrian conflicts
Signal Spacing

Mission Bay

Shadowood
Modern Roundabouts

- Mission Bay Community
- Glades Rd
- Roundabouts

800+ Trips Hr. – PM
1,300 Capacity

Modern Roundabouts/Minicircles

- Sandalwood Square
- Roundabouts
Possible Street Connections

Pedestrian Connections
Market Overview
Key Market Findings

Why a Market Analysis?

- Understand market conditions
- Identify “drivers” of demand for economic growth
- Test market support for various uses — housing, office, retail & services
- Guide longer-term planning & public decisions

Demographics

- **63,500 residents** (2009)
- **26,700 households** (2009)
- Area contains < 5% of County’s population
- Strong HH incomes: $82,000/year; below Boca ($120,700) & County ($84,300)
Demographics: Average Household Income, 2008

Economic Profile (for economic study area)

- **16,800 jobs** (3% share of County’s 571,500 jobs)
- Key economic anchor: Boca West Medical Ctr., retail cluster, “Big Boxes”
- Forecast: 418,000 new jobs county-wide (2030)
- If study area *maintains* its share: **12,000 new jobs** (2030)
- MPO forecast: *only* 1,300 new jobs in TAZ zones flanking SR 7 (2035)
- Translates into potential new “workplace” real estate
Housing Market Conditions

- 81% own homes (Boca: 73%, County: 74%)
- Average value: $197,000 (2009)
- Not including seasonal units, there are **1,800 vacant units**
- 1,030 reported foreclosures in Zip Codes 33428 & 33433
- Current housing stock: detached (42%), attached (12%), multi-family (43%)

Housing Market Conditions: Housing Stock, 2009
Office Market Conditions

- “Boca West”: SR 7, Glades, Yamato corridors
- 6.6 million SF of space (12.5% of County)
- Primary function: medical, professional services for nearby residents
- Weak market: increasing vacancies, uneven leasing
- Net absorption: only 31,000 SF/year since 2000

Retail Market Conditions

- Area HHs spend $19,000/year on retail (City of Boca HHs spend $29,000/year)
- 6.8 million SF of space (9% of County)
- Recent retail projects delivered 725,000 SF of new space since 1991: Wal-Mart; Target; Waterway/Riverstone
- Recession = store closings, consolidations, increasing vacancies
Retail Market Conditions

- Total retail spending: $2.8 billion/year within 5 miles of SR 7
- This is the primary retail “trade area”
Retail Market Conditions: Study Area

Shopping Centers

Housing Market Potentials

- Population/HH & job growth will drive demand for new housing

- New housing will require economic recovery, renewed access to mortgage capital, decline in foreclosures & vacant units

- Target product: medium-density, multi-family on “in-fill” sites

- 2030 Planning Target: 850 to 1,000 Units
Office Market Potentials

- Job growth in key sectors will drive demand for new professional & speculative office

- Office market potentials will require economic recovery, ready access to financing, stronger leasing activity

Office Market Potentials

- Target product: professional/service office in mixed-use projects, medical office on hospital campus

- **2030 Planning Target: 500,000 SF on the Corridor!**

<table>
<thead>
<tr>
<th>2030 Office Market Potentials:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>To Boca Raton West (Based on Current Share of Inventory)</td>
<td></td>
</tr>
<tr>
<td>Capture of 2030 Market Potentials @</td>
<td>12.5%</td>
</tr>
<tr>
<td>Total (In 000s of SF):</td>
<td>2,391.9</td>
</tr>
</tbody>
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</thead>
<tbody>
<tr>
<td>To State Route 7 Corridor</td>
<td></td>
</tr>
<tr>
<td>Capture of 2030 Boca Raton West Potentials @</td>
<td></td>
</tr>
<tr>
<td>Planning Target (In 000s of SF):</td>
<td>478.4</td>
</tr>
<tr>
<td>Say</td>
<td>500.0</td>
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</table>
### Retail Market Potentials

#### Neighborhood Service Center Opportunities

<table>
<thead>
<tr>
<th>Service Type</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bakery</td>
<td>Cafe</td>
</tr>
<tr>
<td>Coffee</td>
<td>Dry Cleaning</td>
</tr>
<tr>
<td>Milk</td>
<td></td>
</tr>
</tbody>
</table>

**Summary:**

- **Surplus – Oversupply of Retail:**
- **Leakage – Undersupply of Retail**
Retail Market Potentials

- Retail market potentials will require the following:
  - Economic recovery
  - Ready access to financing
  - Stronger leasing activity
  - Retail tenant expansion
  - Consumer confidence

- **2030 Planning Target:** 240,000 SF
On The Corridor

9,164 Households
22,000 Residents
11,700 Jobs
43% of Housing Stock is Multi-Family

On Paper, this is Great Environment for Transit (??)
Future Program for the Corridor

* Retail: 240,000 SF

NOW IS THE TIME TO PLAN

* Office: up to 500,000 s.f.

How will West Boca make the Most of this Potential?

The Plan
The Plan

Hillsborough Canal South

Long-Term Possibilities
Hillsborough Canal South

A new North-South Connection

Twin Meadow Lakes to Judge Winikoff Rd.

Long-Term Possibilities
Sandalfoot Square

Long-Term Possibilities

The Canal

Long-Term Possibilities
Utility Agencies have a Very Important Role in Future Economic Development!

Today’s Condition

Needed Connection

Linking the City

An Urban Amenity
Utility Agencies have a Very Important Role in Future Economic Development!

The Old Walmart

Long-Term Possibilities
The Old Walmart

Long-Term Possibilities

West Boca Medical Center

Long-Term Possibilities
West Boca Medical Center

Long-Term Possibilities

Memorable and Inspiring Places
West Boca Medical Center

Reconnecting to Glades

Westwinds of Boca

Long-Term Possibilities
Shadowood Shopping Center

Long-Term Possibilities

Shadowood Shopping Center

Long-Term Possibilities
Westwinds of Boca

Long-Term Possibilities

Westwinds of Boca

Long-Term Possibilities
Some More Immediate Possibilities
Mission Bay

Long-Term Possibilities

Mission Bay

A Desirable Destination on the Corridor
As a Community you have a choice to make…

Either explore strategies for reducing trips on the corridor (connectivity and land uses), or accept SR 441 as an 8 lane facility (the “do-nothing” scenario)

SR 7 - Palm Beach County

Creating a More Desirable and Livable Corridor

Thank You