West Palm Beach Transit Village Charrette

Work In Progress
Treasure Coast Regional Planning Council

The Study Area
How Did We Get Here?
Focusing In …

• County identified “wedge piece” as future Intermodal Facility (including Palm-Tran)
• County transfer of wedge piece to SFRTA for future redevelopment
• FAU conducted “FPODIA” in November 2003
• Steering committee began meeting in Dec 2003
• Charrette process occurs Jan 2004
• Ultimately … the decision rests in the hands of the public entities

Without their commitment:

Neighborhood and Community Groups

Palm Beach County MPO

West Palm Beach CRA

Local Property Owners & Residents

…this would not be possible
What is a transit-oriented village?

An Urban Neighborhood

- Mixed-use development within a quarter-to a half-mile of a transit station
- Pedestrian friendly & walkable
- Significant amount of housing, especially workforce housing
- Shared &/or structured parking
- 18 hours of activity (mix of residential, retail, office uses)

How The Master Plan Was Created:

Public Process

Saturday January 22, 9:30am to 3:00pm
How The Master Plan Was Created:
Public Process

Saturday January 22, 9:30am to 3:00pm

The Citizens Plans
What We Heard…

• Create lots of **new housing**, especially **“workforce” housing**
• Create a **green connection** between the new Federal courthouse and an educational sector south of Fern
• **Humanize Tamarind**: make it more attractive & safer to cross
• **Subdivide the “superblocks”** to make them more walkable
• **Parking** should be located **mid-blocks** & lined with buildings
• Create a true **neighborhood village**
• Create an **educational complex** with a new small elementary school & expanded higher educational uses (e.g., PBCC, FAU)
• Connect the new transit village with Clematis Street & CityPlace *(but don’t compete with them)*
• Identify a location for the **Palm-Tran transfer facility**
• Integrate the City’s **trolley system** with the Intermodal Facility
• Identify space for the new & expanded **Dept of Health buildings**
• Surround the new Federal Courthouse with **green plazas**
Multidisciplinary Approach

Urban Design

Financial Analysis

The Citizens’ Master Plan
Downtown Master Plan

The Federal Block
The Federal Block

- 300,000 sf new Federal Courthouse
- Restoration of Paul Rogers Federal Building
- Significant Urban Plaza
- Connections to the NW Neighborhood

The Stull and Lee Plan
Proposed Federal Courthouse - Elevation

Proposed Federal Courthouse - Plan

Civic Presence

View of proposed new Federal Courthouse
Looking north at the new courthouse along the village green

A Distinct Address

The State Block
The State Block

- 220,000 sf State Office
- 30,000 sf Retail
- 450 Residential units
- 1391 Structured Parking Spaces

State East
- 250 Residential units
- 251 Structured Spaces

Datura: Typical street section
State Office Building: Combining Retail, Office and Residential Uses

The Village: The New Address of West Palm Beach

Looking north from the Courthouse along the North-South green connection
The Village: The New Address of West Palm Beach

Looking north along redeveloped Tamarind

Workforce Housing: Detailed Plans
The Village: Mix of Building Types, Mix of Uses

Datura looking east at the Village green

The County Block (south)
The County Block (south)

- 120,000 sf Red Cross / Mental Health Association
- 400 Residential units
- 728 Structured Spaces

County Block East
- 76 Residential Units
- 76 Surface Spaces

Tamarind: Typical street section
Dreyfoos North

- Mixed Use with Structured Parking
- Educational Office
- New 50,000 sf Elementary School

Satisfying the Community’s Needs

Proposed elementary school
The “Wedge”

• 10,000 sf Retail
• 100 Room Hotel
• 180 Residential units
• 100,000 sf Future County Office Allocation
• Palm Tran Transfer Facility
• 1200 structured spaces
The Village: The New Address of West Palm Beach

Hotel and Office across Tri-Rail Tracks
The Village: The New Address of West Palm Beach

Clearlake looking south across Banyan
The Big Picture
Current Land Ownership Usage

- Gov't Lands: 1,000K square feet, 87% usage
- Private Lands: 150K square feet, 13% usage

Proposed Development Program

- Public SF: 857K square feet, 27% usage
- Private SF: 2260K square feet, 73% usage
Proposed Land Use Mix

- Residential: 2,000 units
- Office: 957K
- Hotel: 125K
- Retail: 109K

Land Use by Category (Thousands of Square Feet)

Projected Program: Public & Institutional Buildings

- County: 100K
- Red Cross: 120K
- State: 220K
- Federal: 417K

Buildings (Thousands of Square Feet)
The Issue of Workforce Housing
Projected Florida Housing Demand

1965 1985 2005 2025

Gibbs Planning Group

---

The Palm Beach Post

Wednesday, January 25, 2006

Final Edition - PalmBeachPost.com

County’s used-home price zooms 25% to record

Bargain mortgage rates and high demand propel annual increase, despite two hurricanes.

In the past year, Palm Beach and Martin counties saw a 25% increase in used-home prices. The median price of an existing single-family home in Palm Beach County was $300,000, a 25% increase from last year. This is the highest increase in home prices in Palm Beach County in recent history. According to the Palm Beach Association of Realtors, the median price of a used home in Palm Beach County reached $300,000 in July and maintained a steady upward climb all year. In fact, 2004 marks the seventh consecutive year of soaring home prices in the county, with condominiums increasing the past four.
Projected Program:
Total Residential Units

- Rental: 1100 units (80% available, 20% reserved)
- For-Sale: 900 units (80% available, 20% reserved)

Generalized Land Values

- Workforce Rental: $17
- Market-Rate Rental: $11
- Workforce For-Sale: $2
- Commercial (Average): $41
- Market Rate Residential: $108
Workforce Rental Shortfall

- Cost: $1800/month
- "Workforce" Lease Rate: $900/month
- GAP: $900/month

Market Rental Shortfall

- Cost: $2100/month
- Market Lease Rate: $1200/month
- GAP: $900/month
For the State …

A New Way of Thinking
State of Florida Property
Base Plan

State Offices
90,000 sf

Parking Deck
800 Cars
Support, not Competition for Clematis & CityPlace

Proposed Commercial Locations
Retail Comparisons

- CityPlace: 700K
- Clematis Street: 400K
- Proposed Retail in Study Area: 109K

Retail Space (Thousands of Square Feet)
How do you pay for all this stuff?
Potential Assessed Value of Improvements
(does not include land value)

Potential future assessed value of improvements: $400M+
Basic Public Investments

- Transit Station Parking: $5.2M
- Parks & Plazas: $6M
- Streets & Utilities: $38M
Public Investments for Total Project

Cost of Public Improvements (Millions of $)

- Transit Station Parking: $5.2M
- Parks & Plazas: $6M
- Rental Housing: $7.2M
- Streets & Utilities: $38M
A Focus on Workforce Housing
What the West Palm Beach WORKFORCE earns?

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Salary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Librarian</td>
<td>$33,010</td>
</tr>
<tr>
<td>Firefighter</td>
<td>$36,000</td>
</tr>
<tr>
<td>Teacher</td>
<td>$37,022</td>
</tr>
<tr>
<td>Nurse</td>
<td>$41,080</td>
</tr>
<tr>
<td>Police officer</td>
<td>$44,907</td>
</tr>
</tbody>
</table>

Mortgage Afforded for 80% - 120% AMI
Based on HUD guideline

<table>
<thead>
<tr>
<th>Salary</th>
<th>Unit Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>$35,150 (1 person)</td>
<td>$110,000</td>
</tr>
<tr>
<td>$40,200 (2 people)</td>
<td>$135,000</td>
</tr>
<tr>
<td>$60,240 (2 people)</td>
<td>$180,000</td>
</tr>
<tr>
<td>$60,800 (4 people)</td>
<td>$190,000</td>
</tr>
</tbody>
</table>

The market rate units are not affordable for the workforce population
The City has already identified the problem … And has started identifying solutions …

ATTAINABLE HOUSING TASK FORCE RECOMMENDATIONS

• “… cease issuing incentives for market-rate housing in the downtown area”
• All incentive resources should be “directed at workforce/attainable housing units”
• Modify the current Residential Incentive Program (“RIP”) to require developers provide “10-30% of the total project”
Workforce Housing Strategies

- Examples from other cities regarding minimum set-asides for workforce housing:
  - Berkeley, CA: 10%
  - Cambridge, MA: 15%
  - Boulder, CO, Minneapolis, MN & Cleveland, OH: 20%
  - Portland, OR: 10-25%
  - Santa Monica, CA: 30%

Workforce Housing Strategies

- Integrate workforce housing into every project
- Design WF units as visually indistinguishable from market-rate
- Mix of unit types & sizes
- Reserve a portion (up to 50%) for downtown employees
- Require affordability in perpetuity so units remain in workforce pool
How to Maintain Workforce Units for the Workforce?

- Require **deed restrictions** (for both rental & for-sale) to keep units in pool of affordable units in **perpetuity**.
- **Appreciation** of ownership units should be modestly **scaled** to build wealth at the time of sale (e.g. 3%/year) and avoid market rate sales that then make it difficult for the unit to return to the pool of workforce units.
- Develop a **lottery system** for selecting potential rental tenants and owners (e.g., reserve up to 50% of the units for workforce employees working in the greater downtown area.
- Develop a strategy to **monitor** affordable rental units for both income qualification and, if appropriate, employment qualification. (e.g., role of housing authority)

Regional TOD Strategy

- Provide regional connections – greater density around Tri-Rail stops
- Generates riders on the system – places to go to and from
- Creates value at other stations along the line
- Helps RTA compete for federal funding for FEC Corridor & other RTA projects
- Provides viable strategy for addressing housing affordability
Regional TOD Strategy …

• Housing at one station can provide “concurrency credits” for other stations
• Every station will have its own personality (WPB – more urban than Lake Worth or Jupiter)
• Provides a model for implementation approaches
• First SFRTA Project – sets the standard for excellence
What are the next steps?

Federal Government

- Develop timeline for new courthouse
- Design courthouse & plazas
- Address renovation of Rogers Building
- Determine federal participation in needed infrastructure & roadway improvements
- Implement desired development program
State Government

- Extend appropriation for construction of new Health Department (Phase I)
- Evaluate financial impact of proposed development program
- Conduct future space needs analysis
- Review potential for multi-agency office program
  - (DOH, DCF & other state/public users)
- Develop agreements with other public entities (City, County, SFRTA)
- Evaluate sale or lease of land
- Implement desired development program

South Florida Regional Transportation Agency

- Complete acquisition of “wedge” property from Palm Beach County
- Evaluate financial impact of proposed development program
- Evaluate potential federal funding for improvements
- Develop agreements with other public entities (City, County, State)
- Solicit developer
Palm Beach County Government

- Conduct future space needs analysis
- Evaluate financial impact of proposed development program
- Evaluate County role regarding provision of workforce (subsidized) housing
- Develop agreements with other public entities (City, SFRTA, State)
- Evaluate sale or lease of land
- Solicit developer (potentially with SFRTA)

City of West Palm Beach

- Analyze financial impacts of proposed development program
- Evaluate regulatory incentives
  - Residential Incentive Program
  - Transfer of Development Rights
- Evaluate City role regarding provision of workforce (subsidized) housing
- Determine City role regarding provision of infrastructure, parks, streetscape
- Develop agreements with other public entities (County, SFRTA, State)
American Red Cross

• Conduct future space needs analysis
• Evaluate financial impact of proposed development program
• Develop agreements with other entities (City, County, SFRTA)
• Evaluate public/private development of site

Where Do We Go From Here?

It’s Your Decision!