

Downtown West Palm Beach TOD

Southeast Florida TOD working group



WEST PALM BEACH

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West Palm Beach



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Pop. 105,000

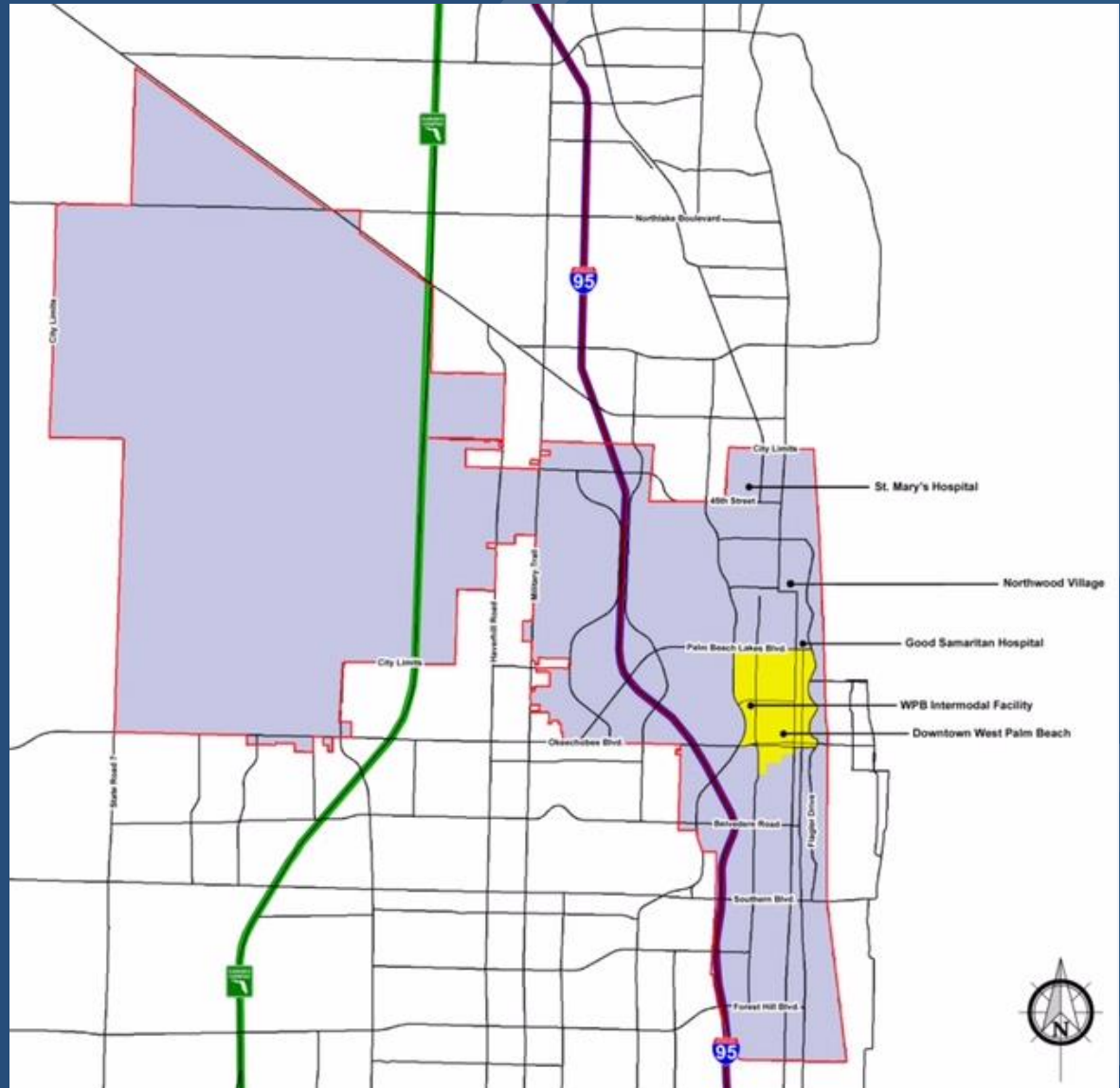
Area 58 sq miles

DMP:

800 acres of mixed use development

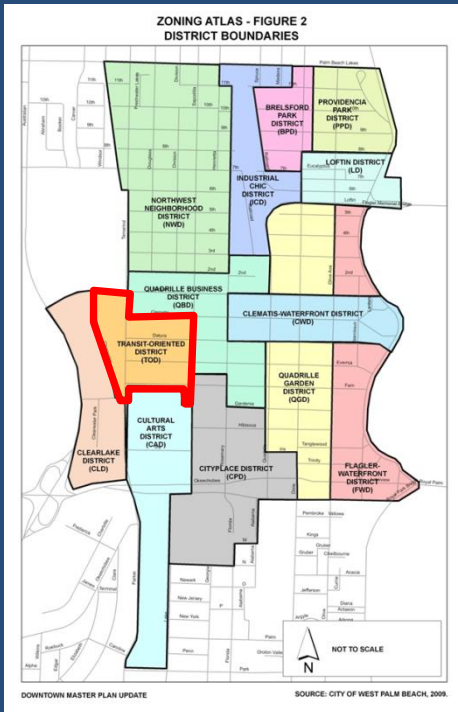
-6,500 res units

- 10 mill non-res



Downtown West Palm Beach

TOD:
One district within the
DMP area.



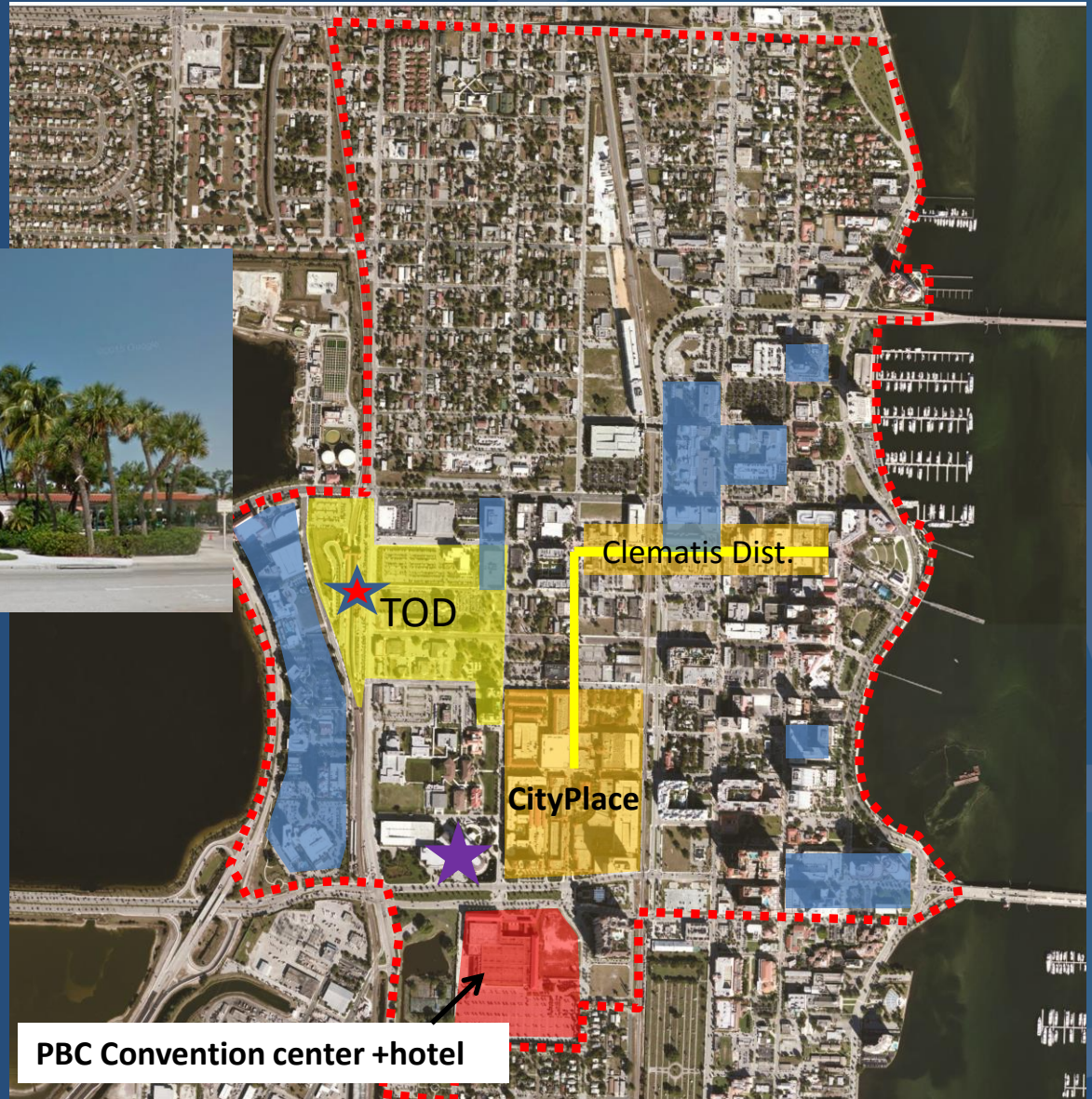
Downtown TOD



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TOD

32 acres of land mainly vacant or underutilized

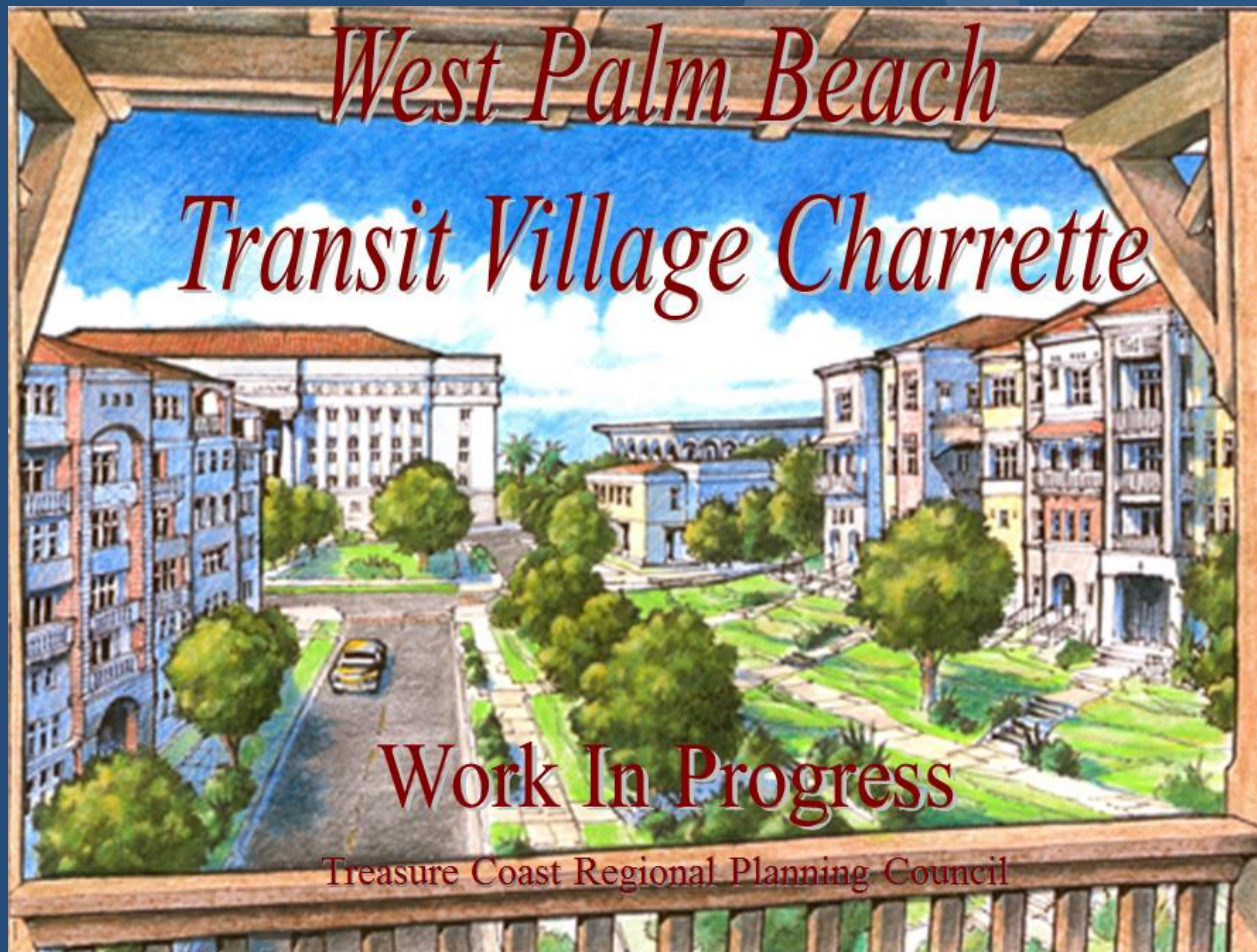


Transportation hub
TriRail
Greyhound

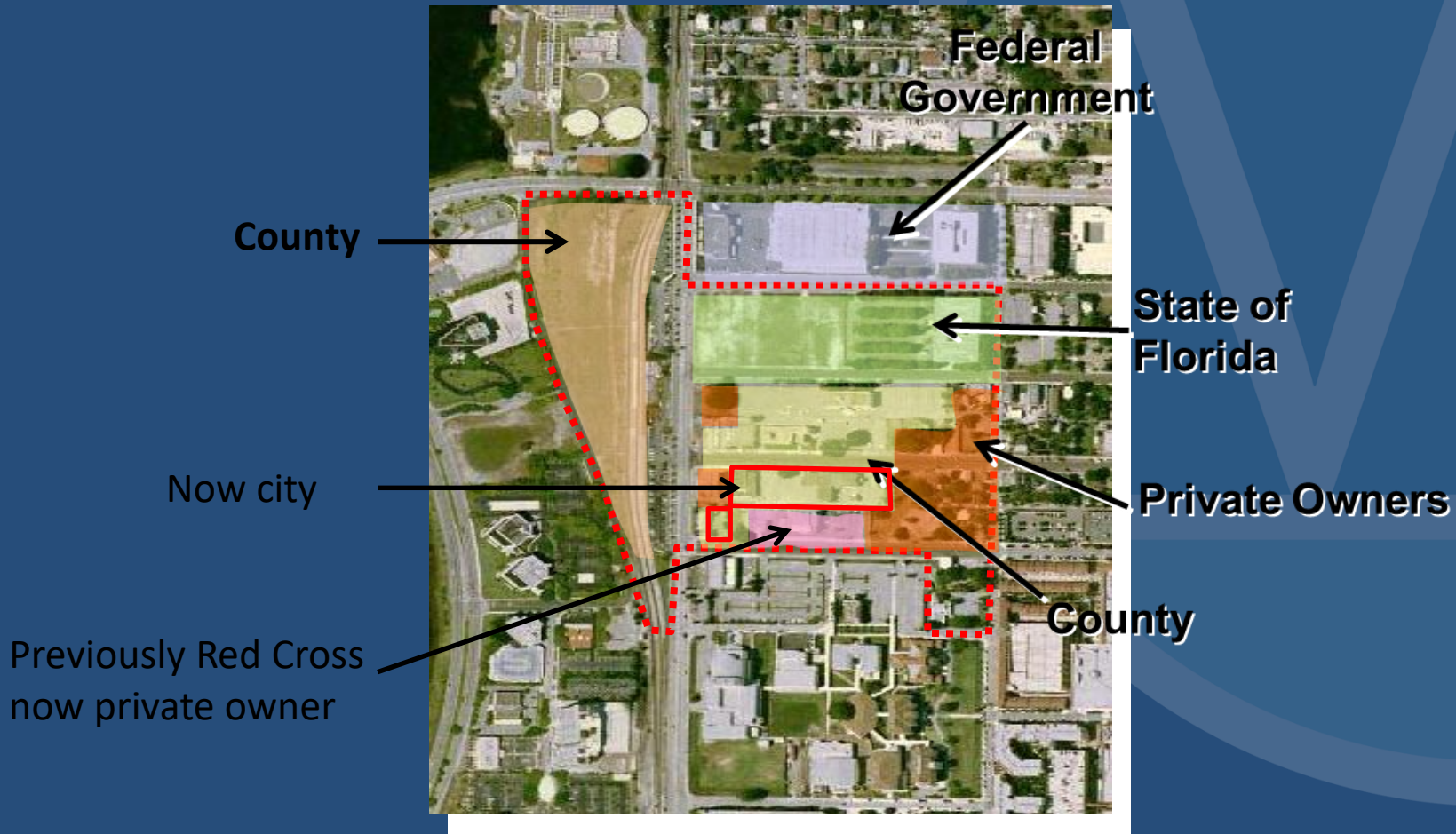
PBC Convention center + hotel

Identified in the DMP as the Transit Development District because:

1. 2005 Design Charrette – TCRPC+City+County+SFRPC



2. Ownership pattern – Government land



Transit Village Charrette



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Transit Village Charrette



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Ideas from community



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- 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

Citizens' Master Plan



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- 2,000 res units
- 1 mill sf office
- Hotel
- 100,000 sf retail



Vision



Mixed-use District

DMP Update 2007



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- Area designated as a Transit Oriented Development
 - 2.75 FAR and some additional incentives.
 - Mixed-income housing and service oriented retail encouraged.
 - Reduced parking requirement by 25%
 - Active uses along street



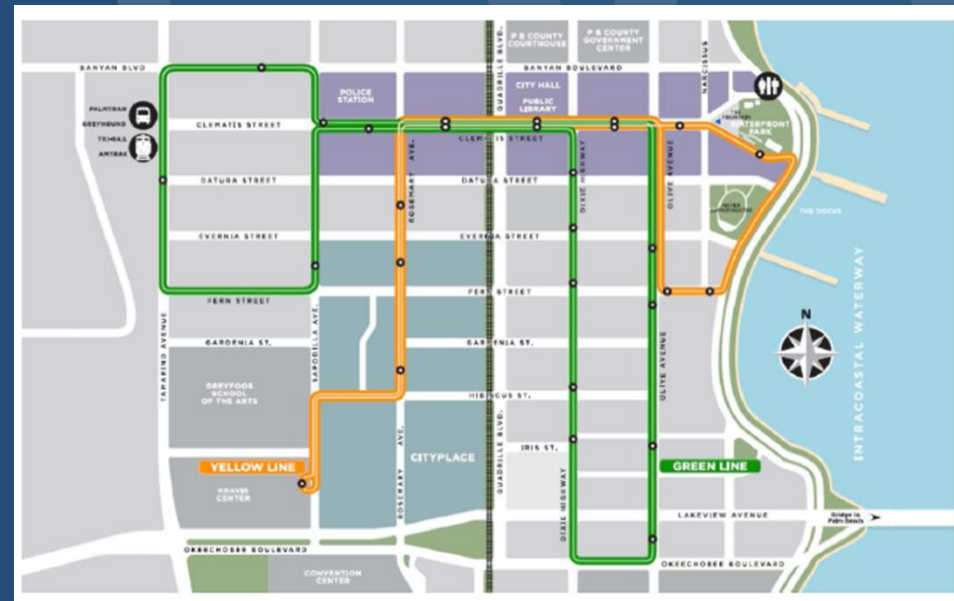
Progress...



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Downtown Multimodal

- Palm Tran transfer facility opened 2009
- 10 Palm Tran routes
- 2 trolley routes (582,000 passengers 2015)
- TriRail station (360,000 boardings 2014)
- SkyBike bike share started 2015



Progress...



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All Aboard Florida

285 residential units

12,000sf commercial

Parking: 500 sp for station

+ 338 for residential

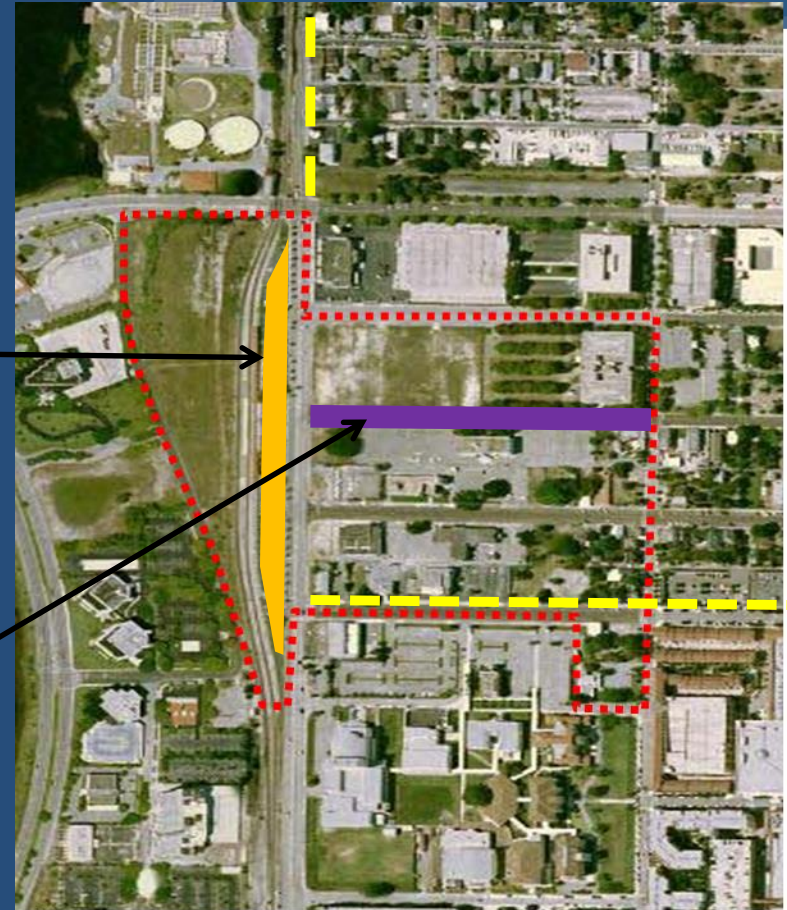


Progress...

- Grants to enhance pedestrian experience
 - FDOT TE/TAP grants
 - SFRTA grants

Seaboard Train Station

Clematis Street



Seaboard Train Station



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Before



After



Before



After

Clematis Street



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Before



After

Transit Village



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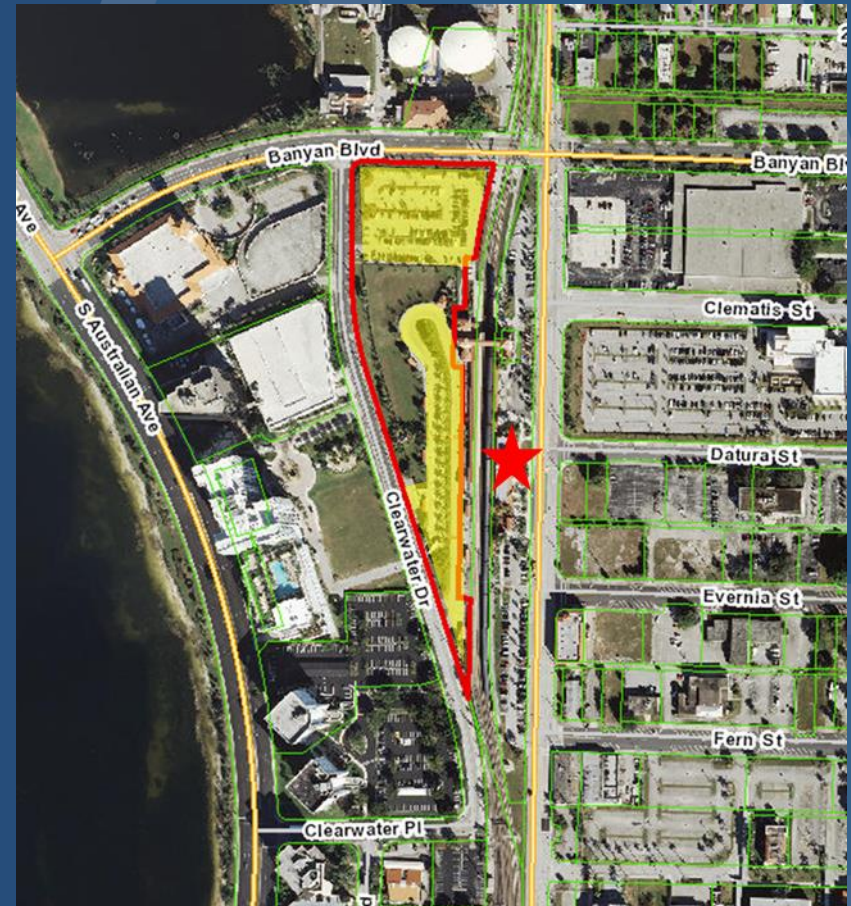
Total area: 6.6 acres

Site occupied by:

- Palm Tran bus station
- TriRail surface parking

Historic Seaboard Train Station

- TriRail + Amtrak
- Greyhound + Trolley



Proposal



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Mixed-use project

420 Residential units

308,862 sf office

300 room hotel

34,927 sf retail

3,480 sf civic use

2,061 parking spaces

21% above requirement



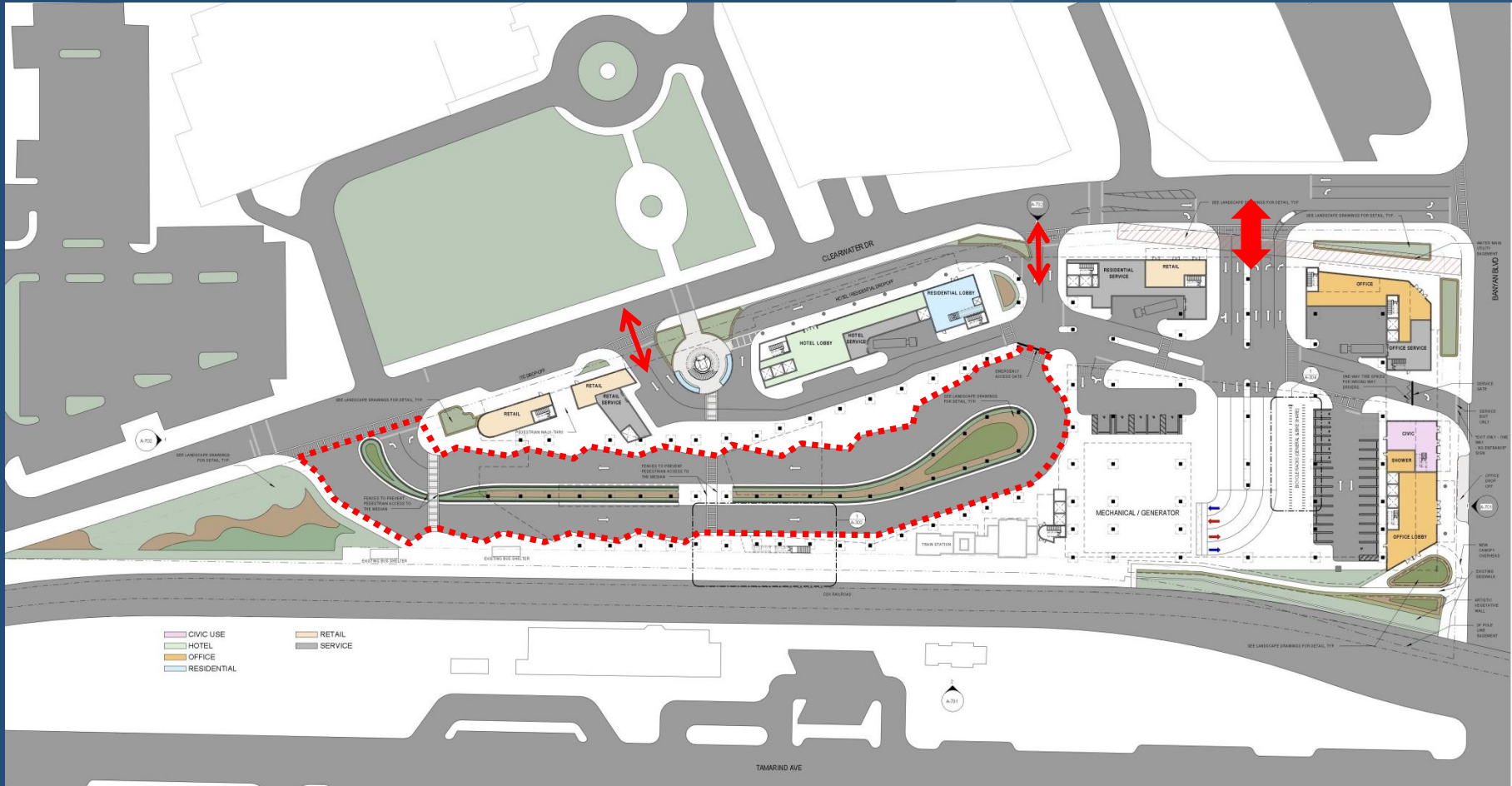
Total gross building area = 1,119,865 sf

Maximum FAR allowed = 2,013,725 sf

Proposal



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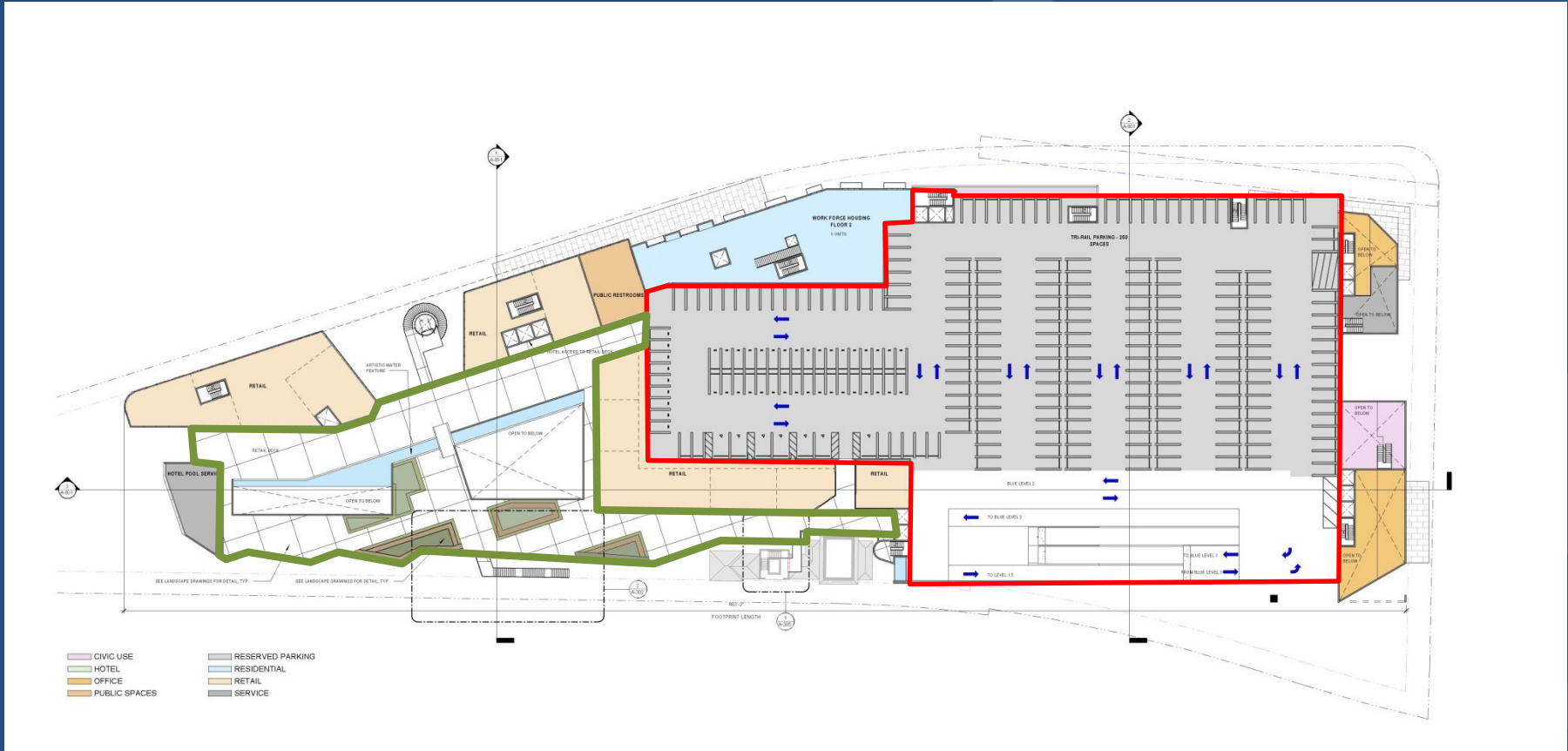


Palm Tran transfer station remain in place
Parking garage access from Clearwater drive

Proposal



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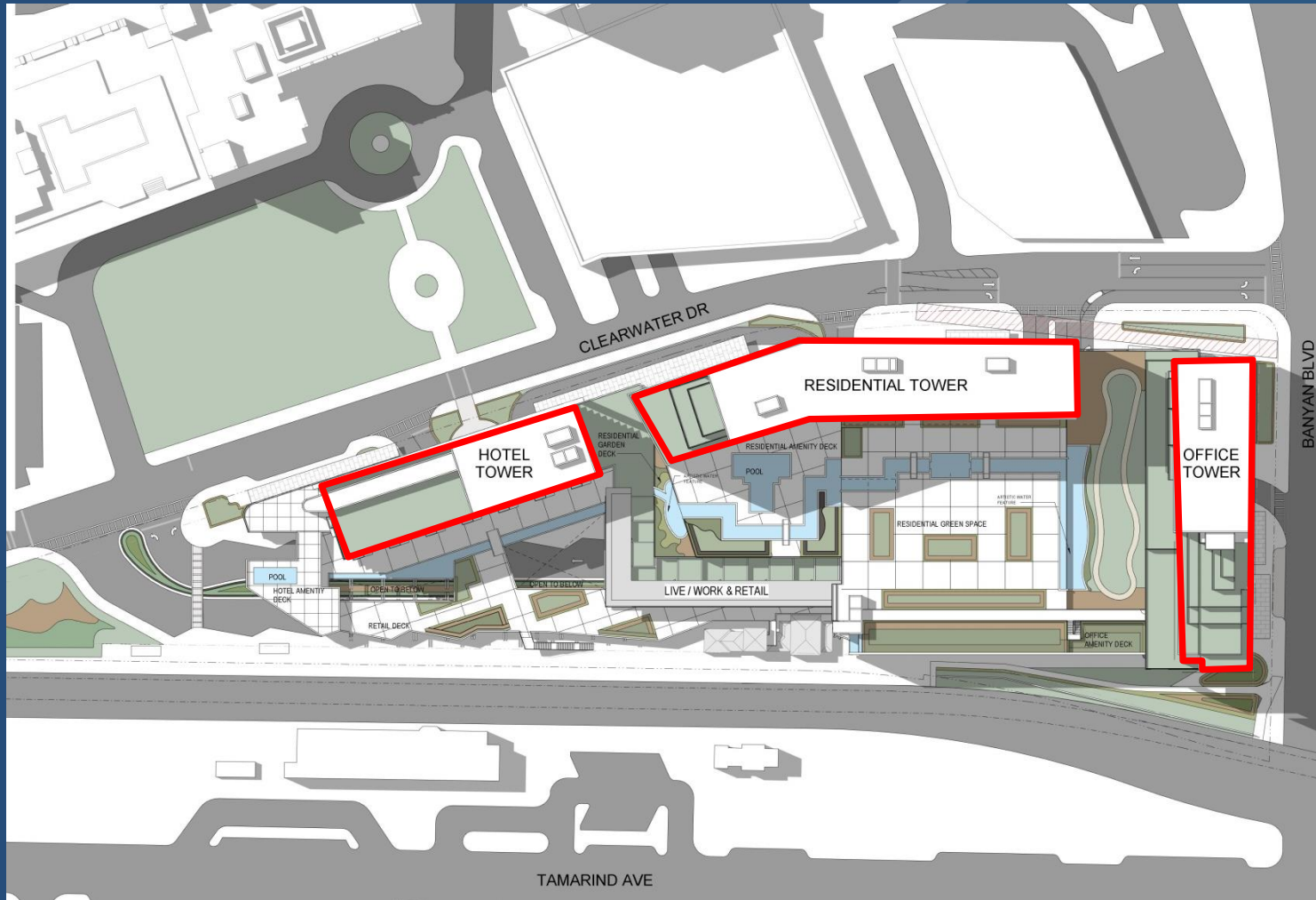


- Eleven levels parking garage
- Public space located above the bus loop

Proposal



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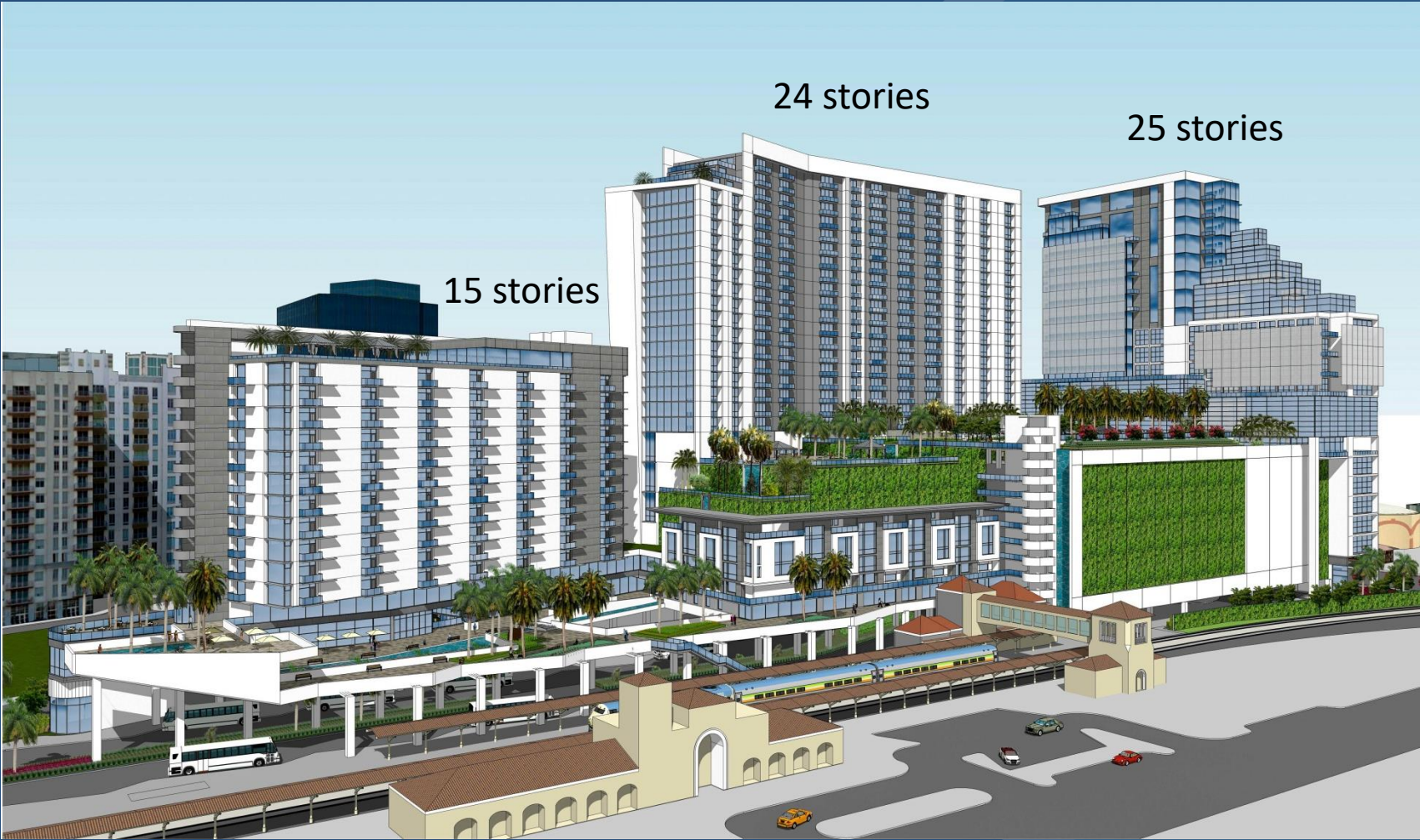


Three towers on top of the garage and public space deck.

Proposal



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15 stories

24 stories

25 stories

The entire Downtown can be considered a TOD area

- **Intermodal transportation options**
- **Mixed-use districts**
- **Higher densities**
- **Street grid pattern**
- **Walkable**

- **Still work needed to fill undeveloped sites.**
- **Encourage use of available transportation options**
- **Change parking supply/demand culture**