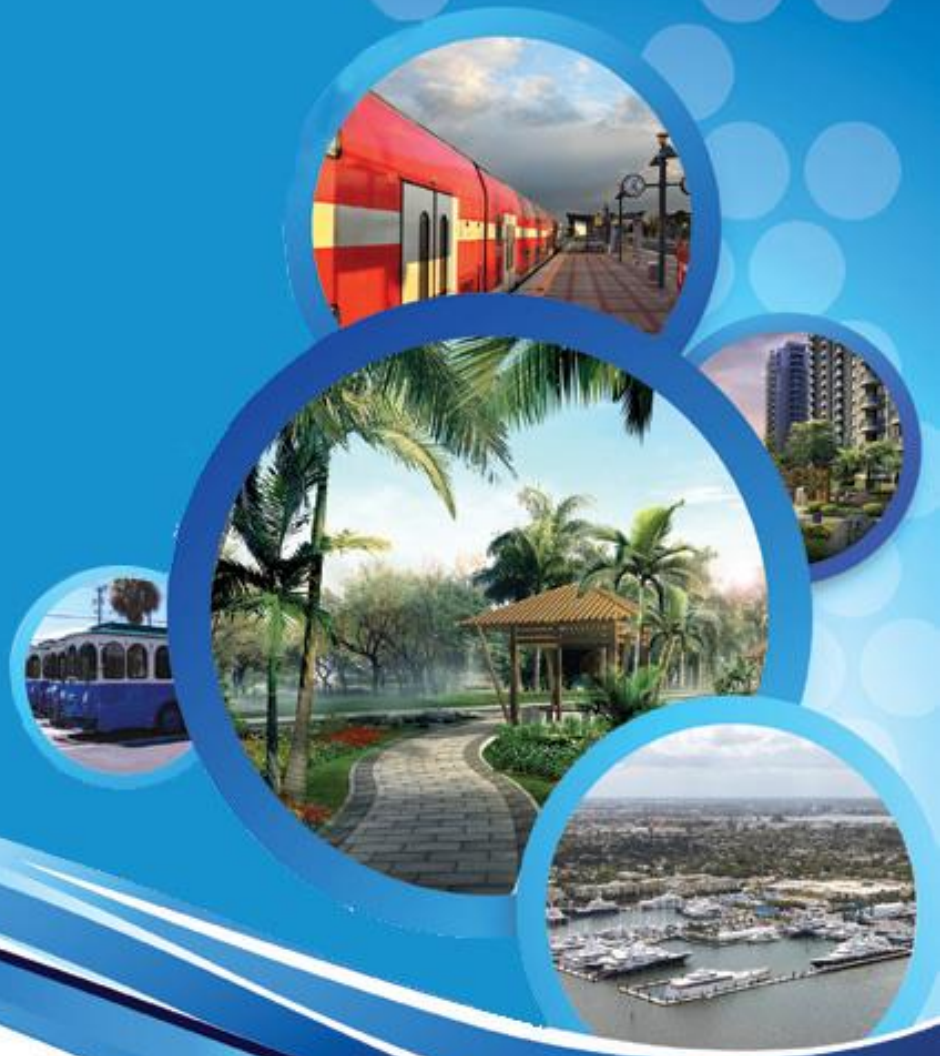
North End Visioning Week

April 15th, 2014

FINAL Presentation – CRA Board



CITY OF WEST PALM BEACH FLORIDA

CRA COMMUNITY REDEVELOPMENT AGENCY WEST PALM BEACH

RMA REDEVELOPMENT MANAGEMENT ASSOCIATES

Presentation Overview

Developing a vision plan for
the North End of West Palm Beach

1. Introduction and Acknowledgements
2. Study Area
3. Social Issues
4. Urban Design Analysis
5. Implementation Plan
6. Next Steps
7. Questions and Answers

Acknowledgements

Mayor Jeri Muoio
West Palm Beach City Commission
West Palm Beach City Staff
City of Rivera Beach
Center for Creative Education
North End Neighborhoods, stakeholders and businesses

Design Team
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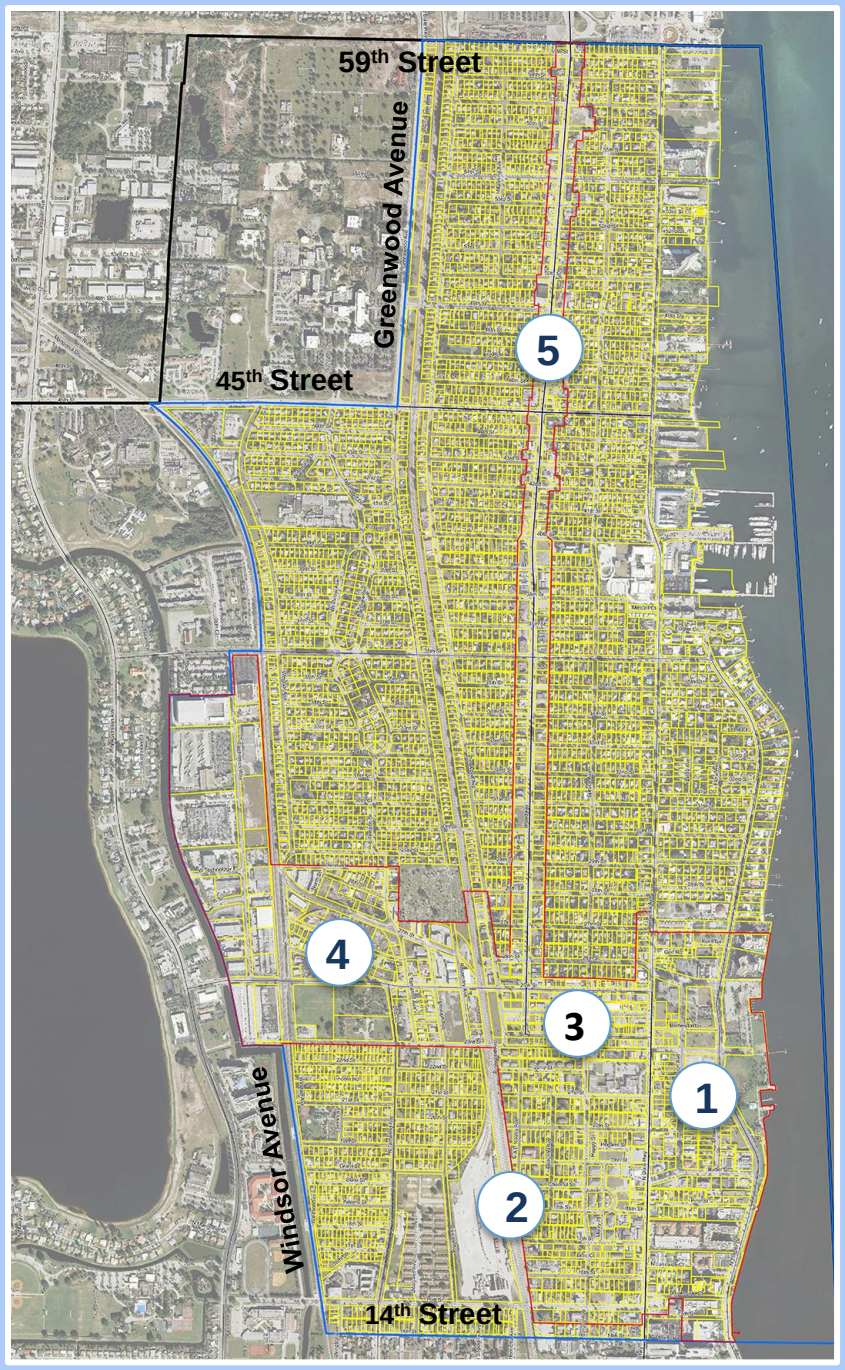
Alex Castillo, Designer
Michael Richardson, Designer

Study Area

Neighborhoods and Districts

1. Currie Park Area
2. Pleasant City and Surrounding Neighborhoods
3. Northwood Village
4. Industrial District
5. Broadway Corridor and Surrounding Neighborhoods



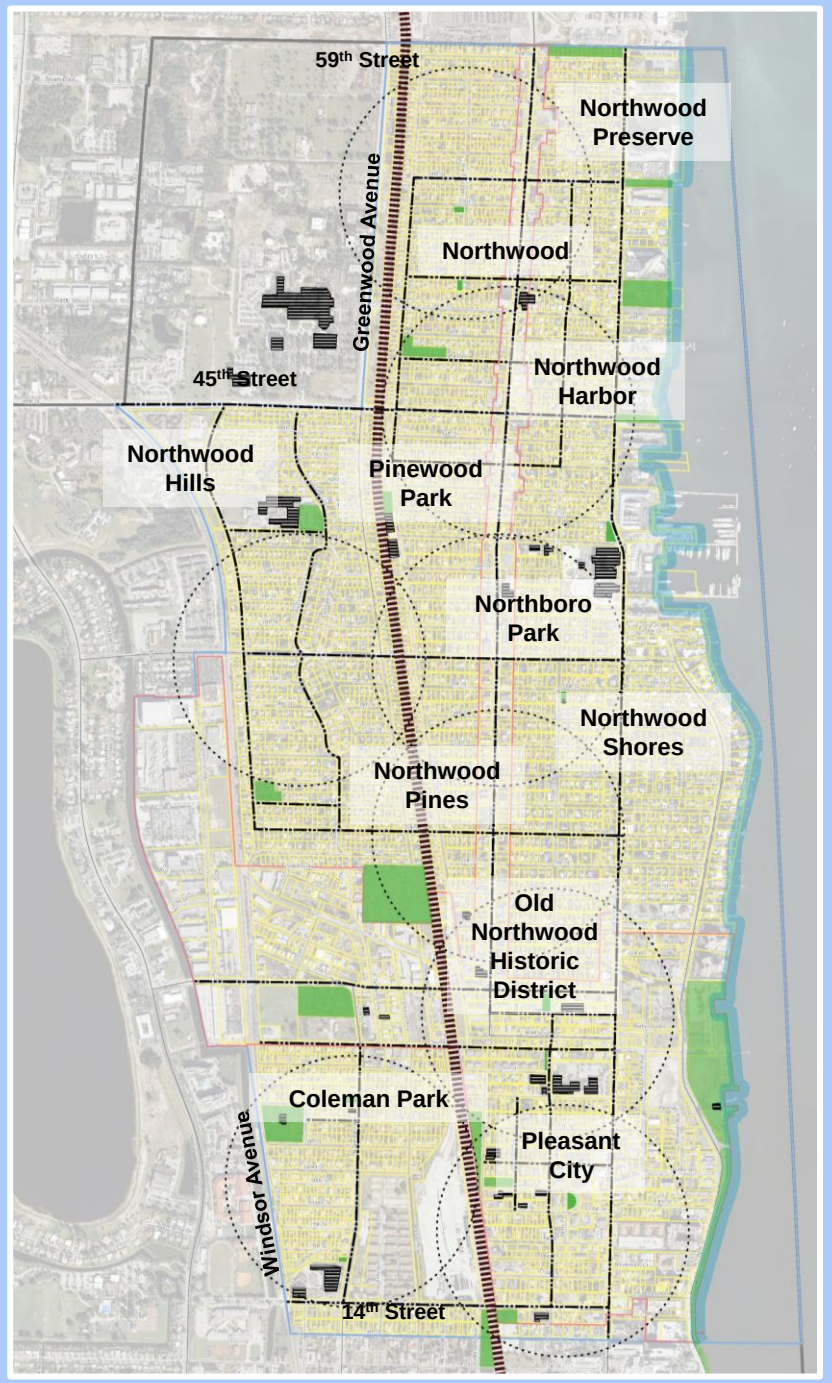
Social

Crime and Blight Issues

- Additional policing
- Neighborhood Watch/Community Policing
- Lighting
- Cameras
- Improved Economic Conditions
- Programs for Homelessness
- Programs for Day Laborers

Urban Design Analysis

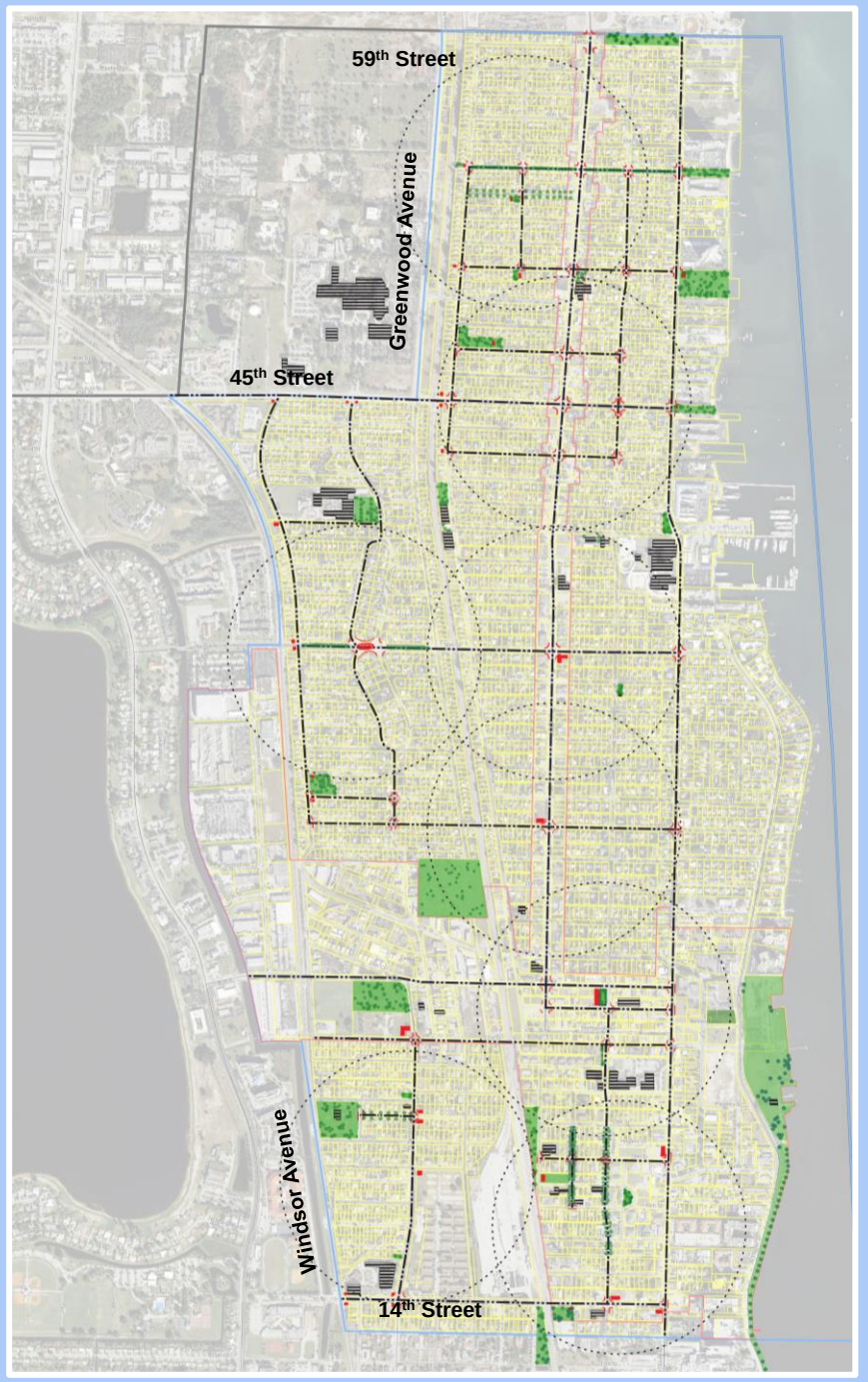
Neighborhoods and Districts



Urban Design Analysis

Neighborhoods and Districts

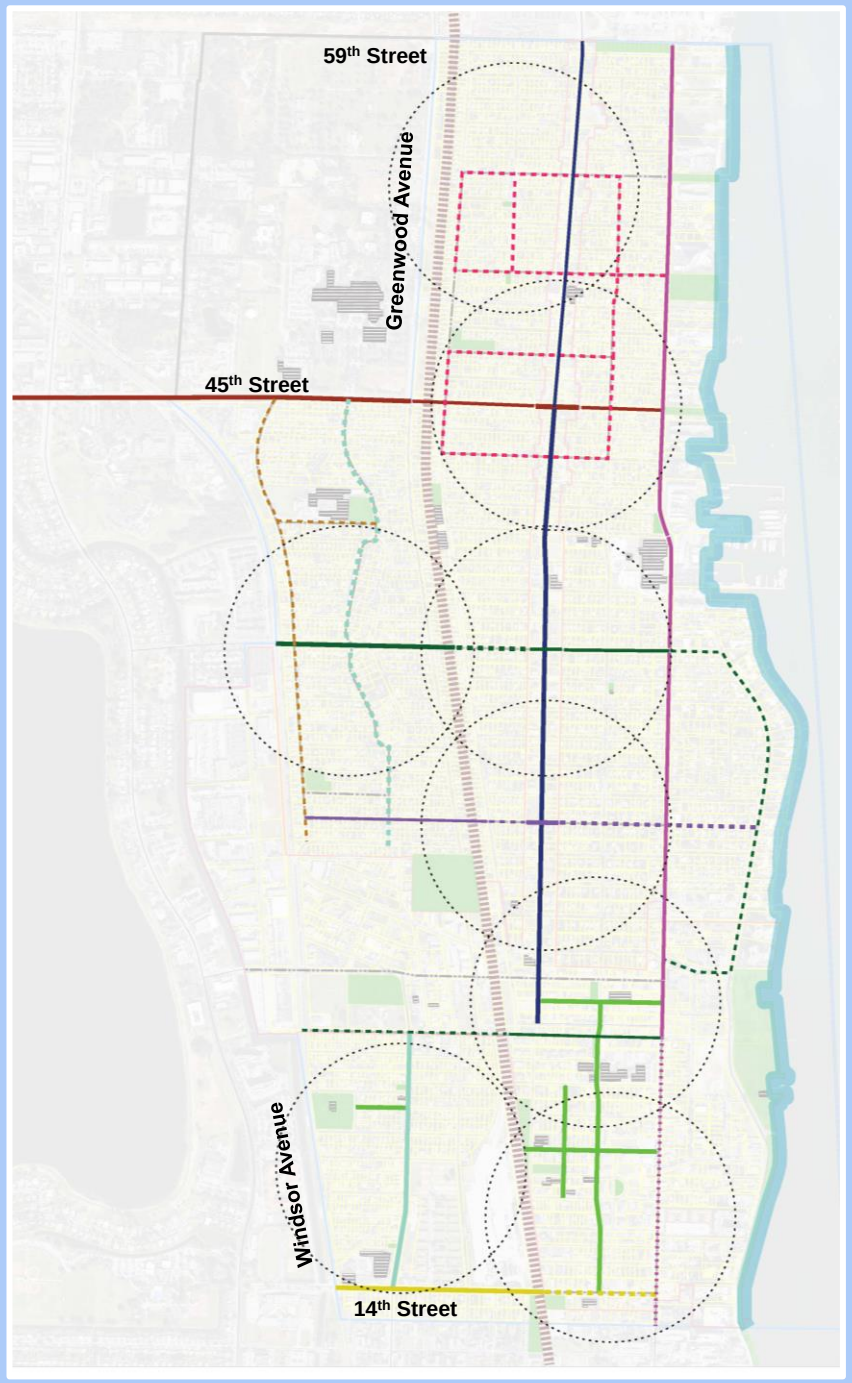
- Identify and accentuate centers of neighborhoods
- Select streets for greenways connecting centers and existing open spaces
- Provide additional Parks
- Stabilization of Neighborhoods thru single family infill development



Urban Design Analysis

Neighborhoods and Districts

- Theming Neighborhoods through streetscape improvements along selected greenways and centers

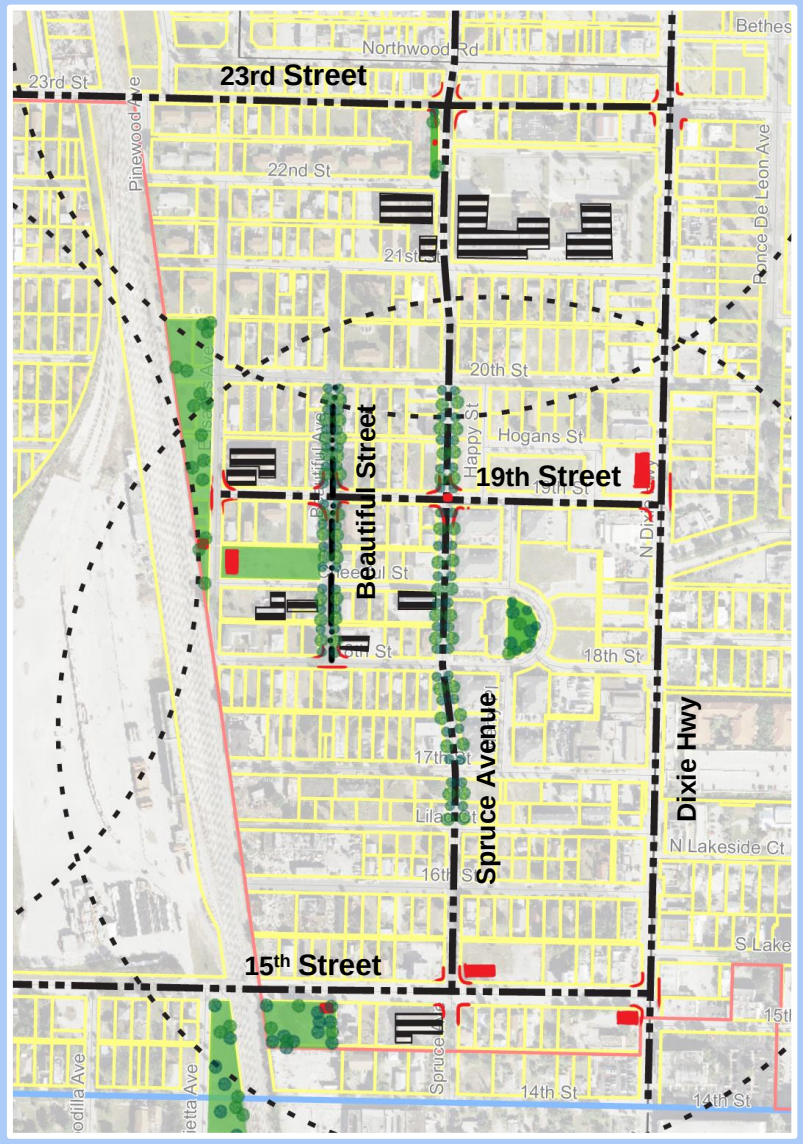


Urban Design Analysis

Neighborhood Improvements

Pleasant City

- Entry features at Dixie Hwy and 15th Street, 19th Street and 23rd Street, Spruce Avenue and 15th Street, 19th Street and 23rd Street
- Greenway along 19th Street (center of neighborhood) connecting to a new park along tracks; along Spruce Avenue and 15th Street connecting to Adams Park and Blum Park
- Park across the Pentecostal Church

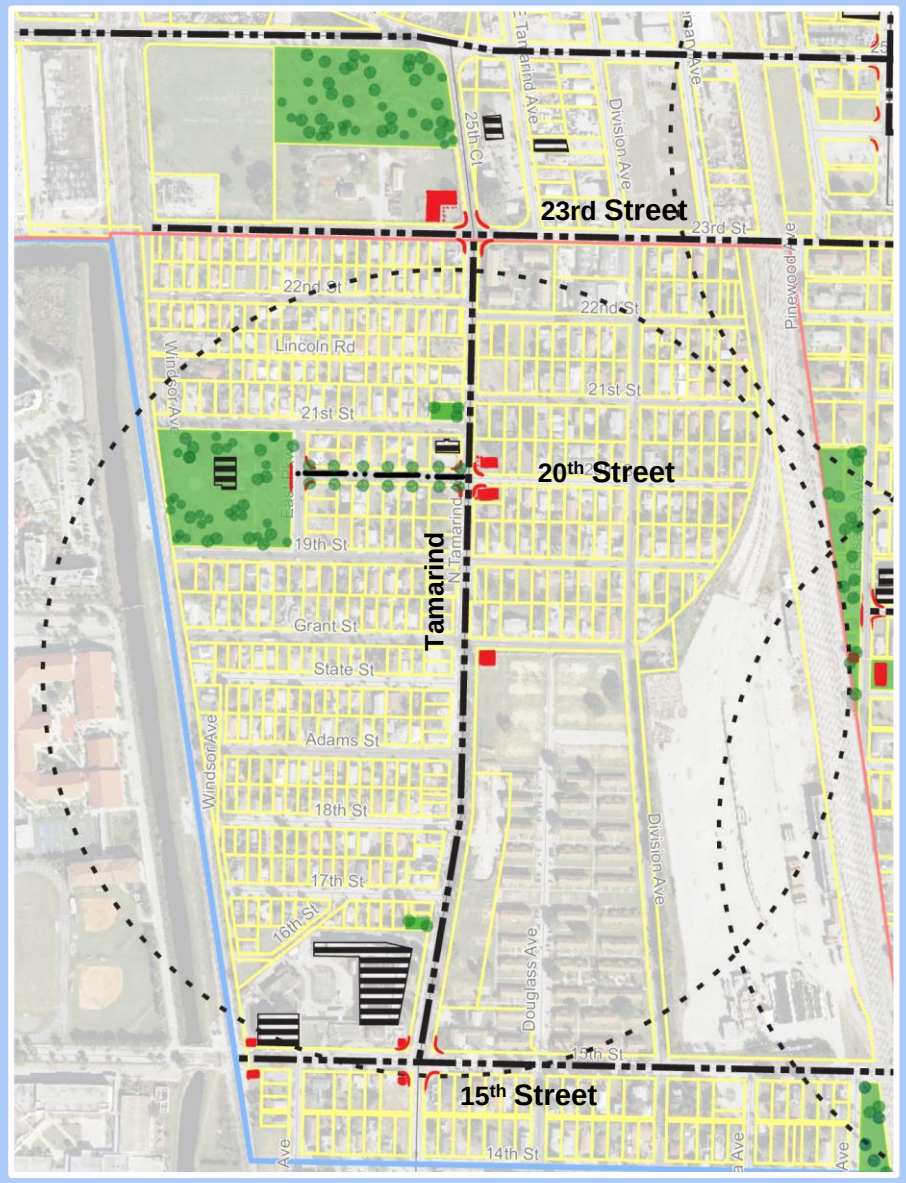


Urban Design Analysis

Neighborhood Improvements

Coleman Park

- Entry features at Tamarind and 15th Street, 20th Street, and 23rd Street
- Greenway along 20th Street connecting to Coleman Park and along Tamarind connecting to Melanie Jenkins Park and Storm of 28 Historic Cemetery

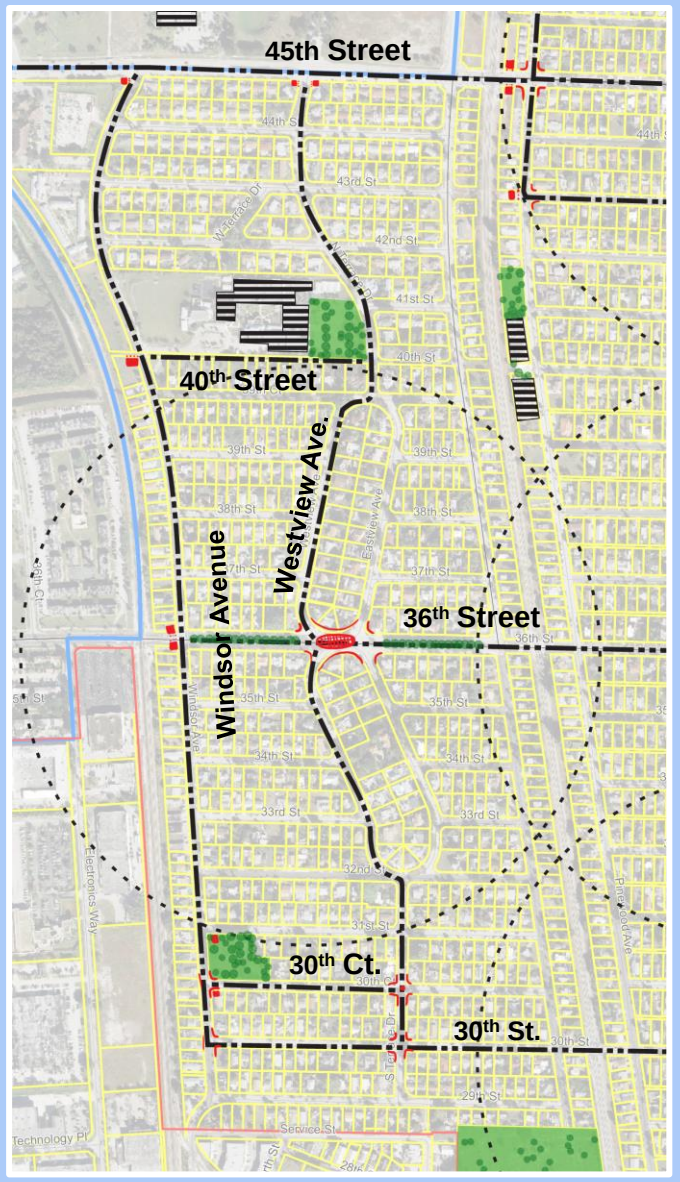


Urban Design Analysis

Neighborhood Improvements

Northwood Hills

- Entry features at Westview Ave. and 45th Street, 36th Street and 30th Street; Windsor Avenue and 30th Street, 36th Street, 40th Street, and 45th Street
- Greenway on Windsor Avenue, Westview Avenue, 30th St., 36th St., 40th Street and 45th St., connecting to Sullivan Park and Northmore Elementary School
- Green island on 36th Street for traffic calming

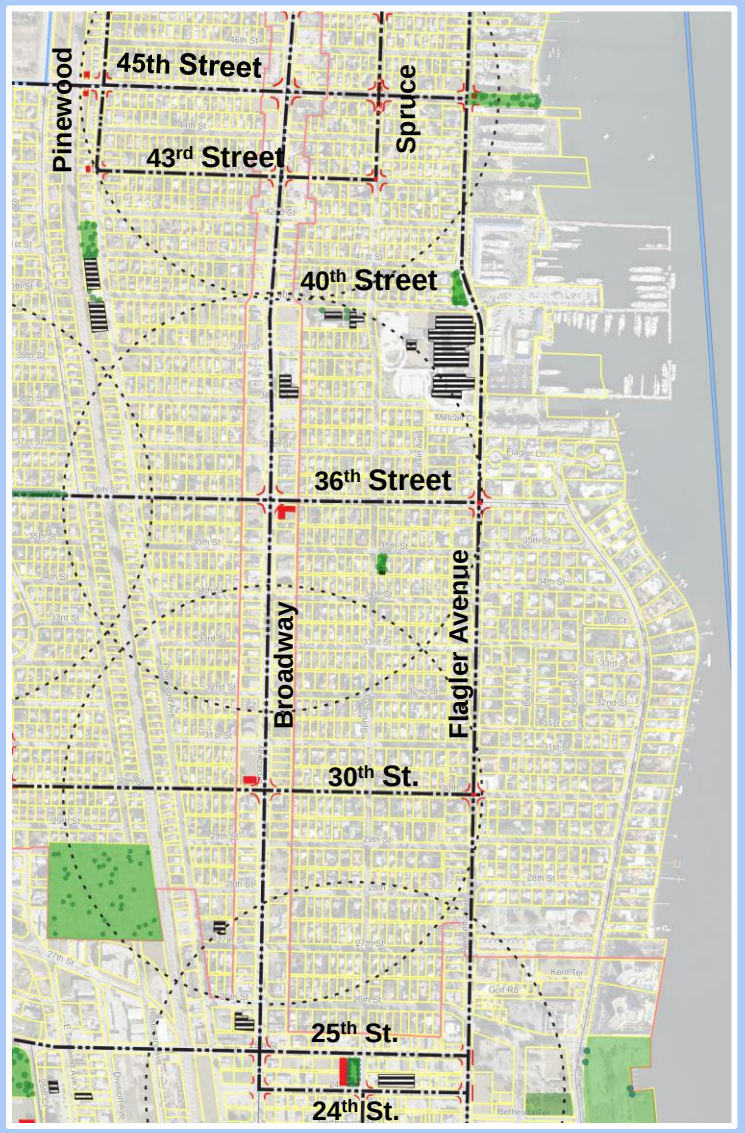


Urban Design Analysis

Neighborhood Improvements

Northboro Park, Northwood Shores, Old Northwood, Pinewood Park, Northwood Pines

- Entry features at Broadway and 24th Street, 25th Street, 30th Street, 36th Street and 45th Street; Flagler Avenue and 24th Street, 25th Street, 30th Street, 36th Street, 45th Street; and at Pinewood and 45th Street
- Greenway on Flagler Avenue, Broadway, 24th and 25th Street, 30th Street, 36th Street, 40th Street and 45th Street connecting Northboro Park and Gettler Park

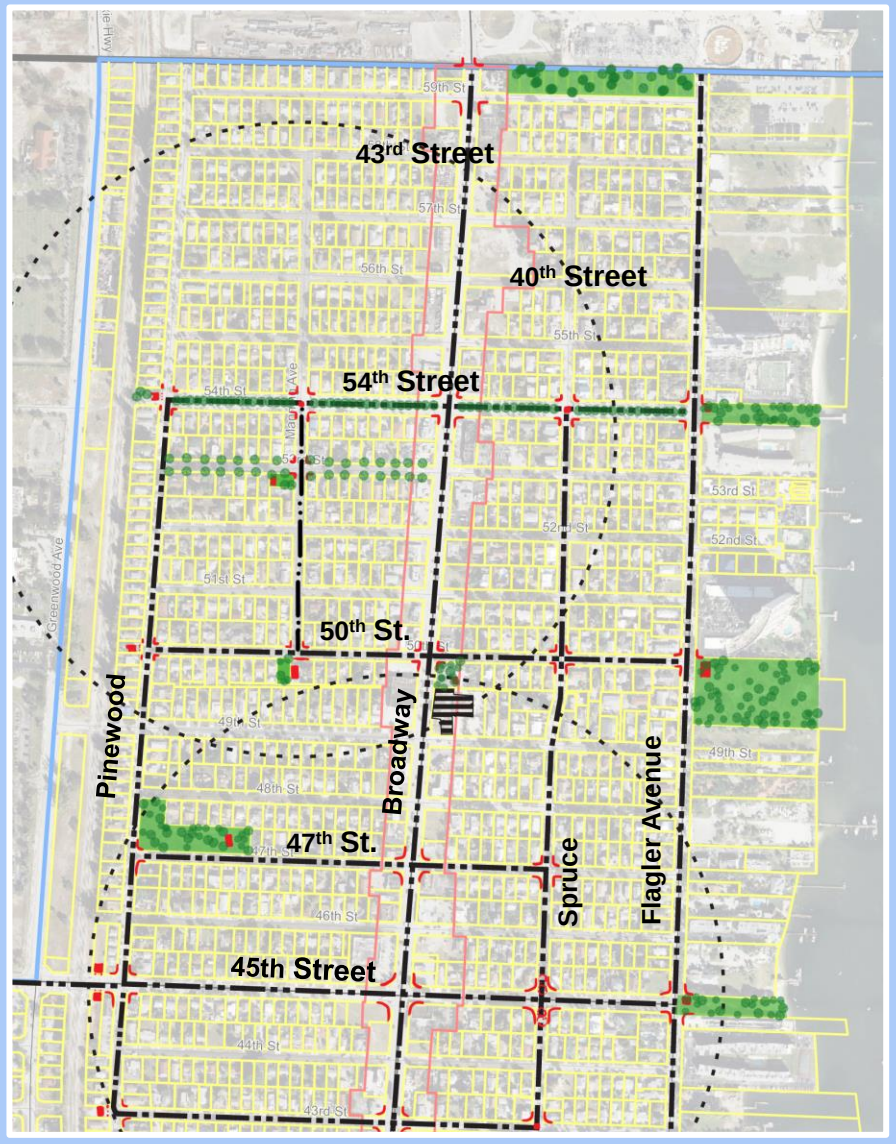


Urban Design Analysis

Neighborhood Improvements

Northwood Preserve, Northwood, Northwood Harbor

- Entry features at Broadway and 45th Street, 47th Street, 50th Street, 54th Street and at Flagler Avenue and 45th Street, 50th Street, 54th Street and 59th Street; at Pinewood and 45th Street, 47th Street, 50th and 54th Street; and at Spruce and 45th Street, 47th Street, 50th and 54th Street
- Greenway on Flagler Avenue, Broadway, Spruce, Pinewood Avenue, 45th Street, 47th Street, 50th Street and 54th street connecting Northwood Estates Garden and Butterfly Park, Osprey Park, Brian H. Chappell Park and Fogleman Park



CRA Priority Items

Neighborhoods

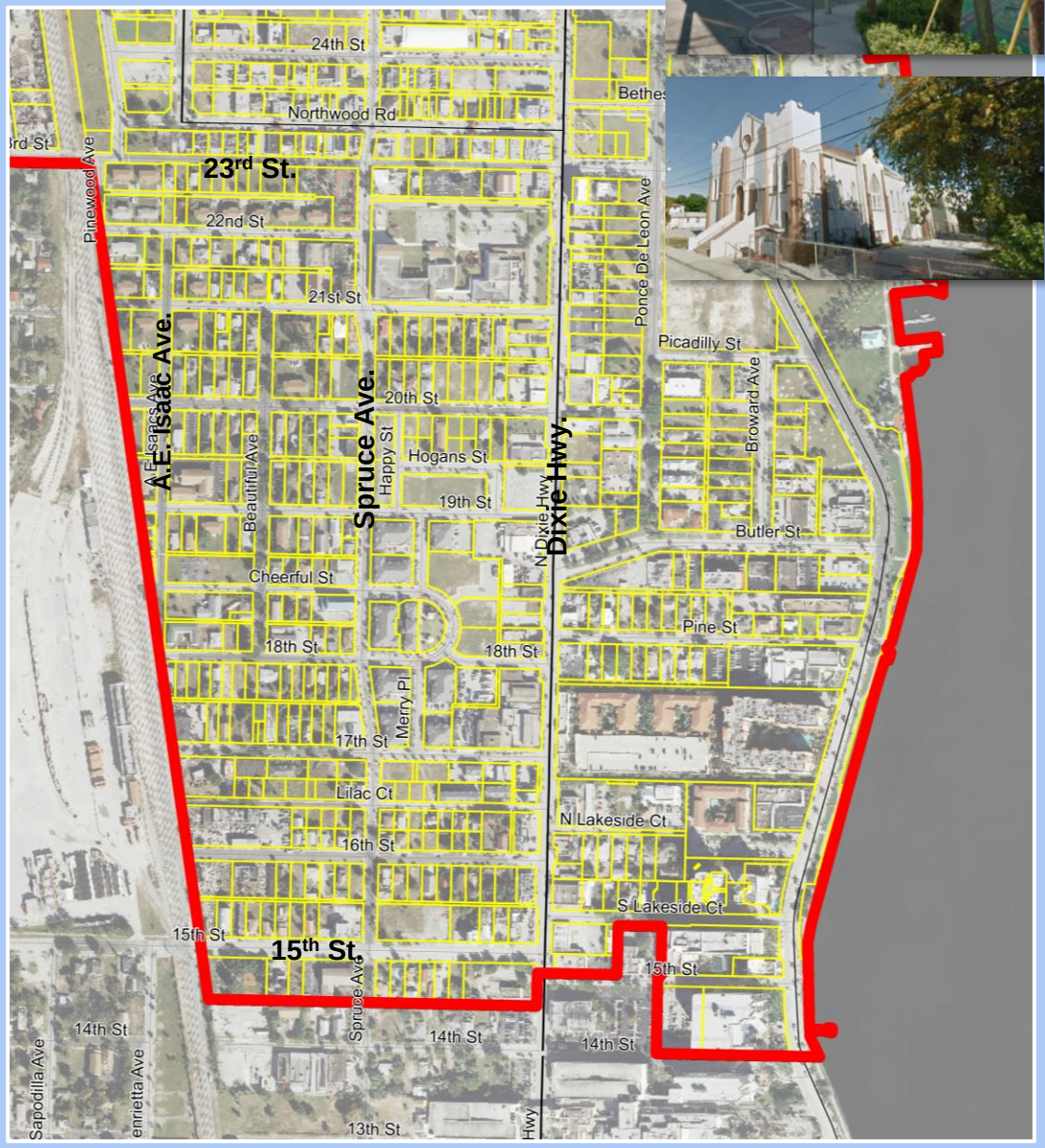
1. **Neighborhood Stabilization** – Police and code enforcement of violations
2. **Neighborhood Stabilization** – Reduction of vacant houses through foreclosure program coordination with banks or other program
3. **Streetscape** – Roadway improvements and neighborhood distinctions through landscaping and monuments

Funding: Grant opportunities for infill, Home Buyer Assistance Program, CRA Incentive Programs, Grant Opportunities for Streetscape Improvements and Sustainability, Neighborhood associations

Urban Design Analysis

Pleasant City

- Oldest African-American Neighborhood in City
- < 10 minute walk to Currie Park and Northwood Village
- “A” Rated Pleasant City Elementary School
- Good street network
- Adopted Master Plan in 2003
- ULI TAP Study in 2010

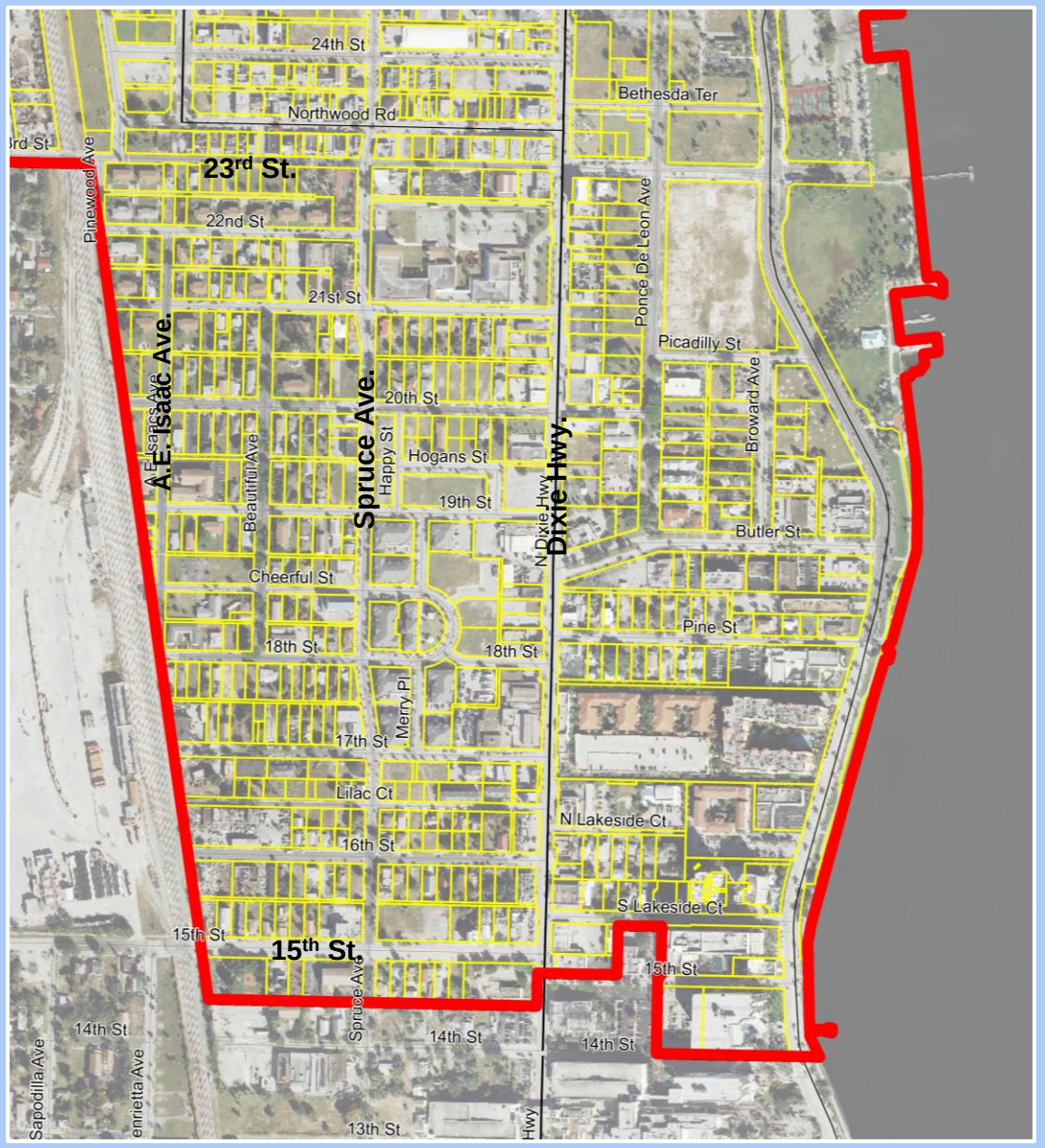


Urban Design Analysis

Pleasant City

Design Objectives

- Single family home ownership
- Increase lighting and landscaping throughout
- Eyes on Blum Park
- Connections to Currie Park
- Permit garage apartments in single family homes
- Provide entrance markers to neighborhood
- New parks
- Mixed Use along Dixie Hwy

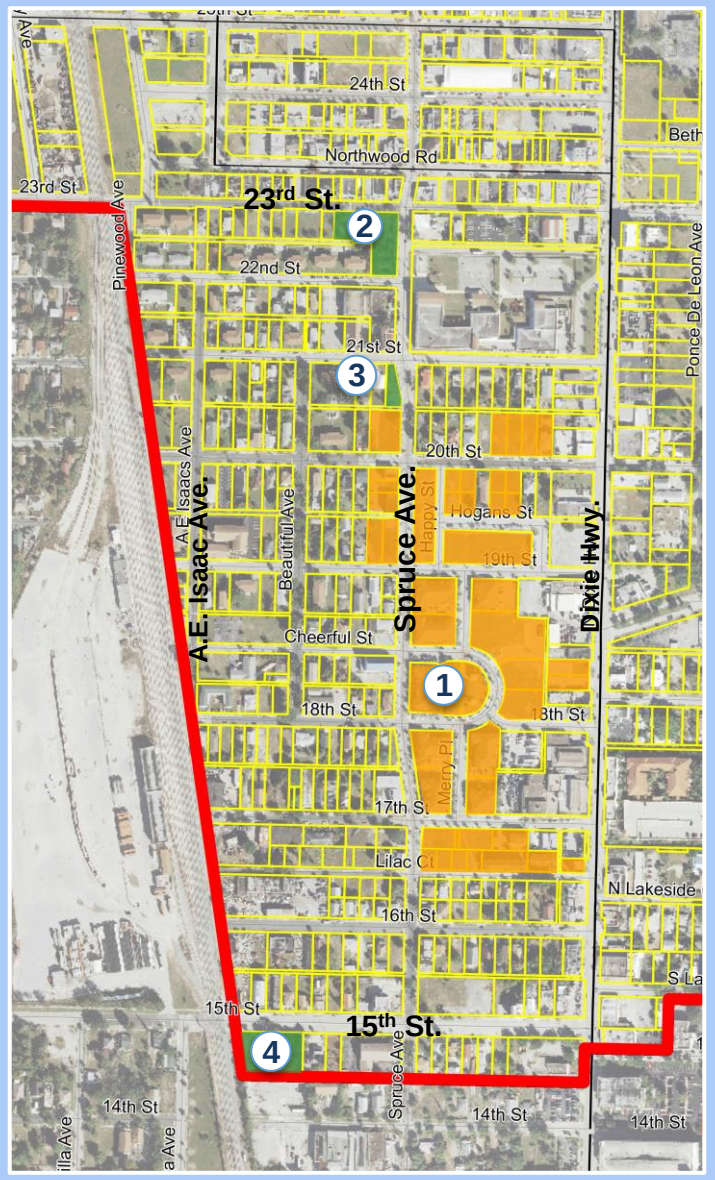


Urban Design Analysis

Pleasant City

Planned Development and Existing Parks

1. Merry Place (243 units) WPB Housing Authority
2. Blum Park
3. Community Garden
4. Adams Park



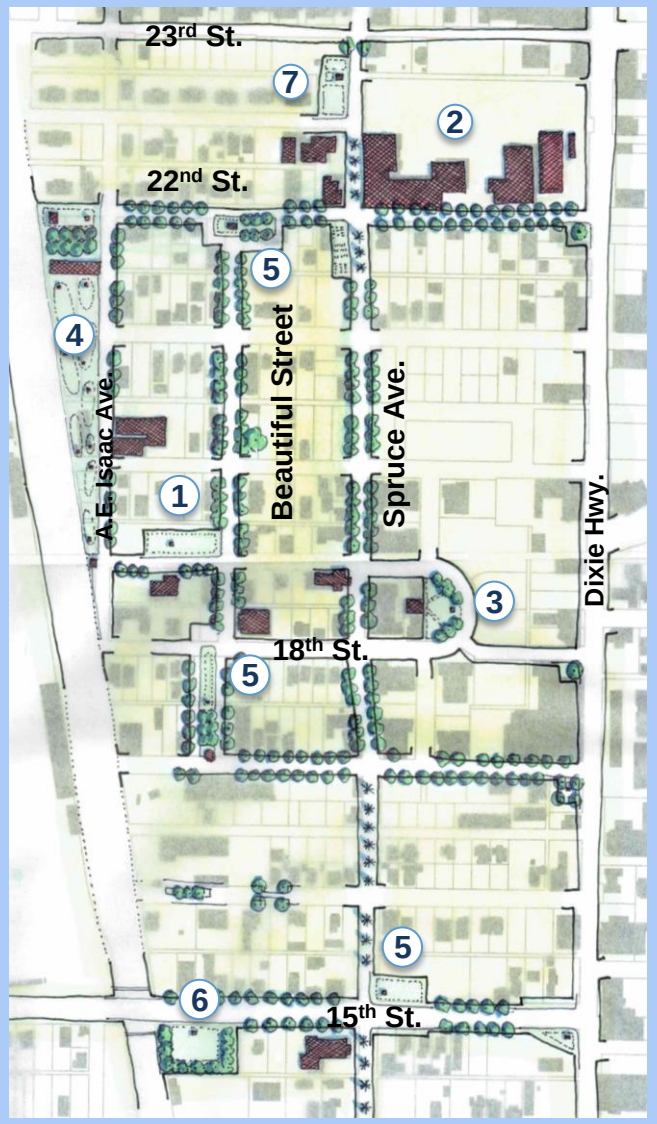
Urban Design Analysis

Pleasant City

Concept Plan

Greenways and Open Spaces

1. Pentecostal Church and Park
2. Pleasant City Elementary School
3. Merry Place Park
4. Community Garden
5. New Park
6. Adams Park
7. Blum Park



Urban Design Analysis

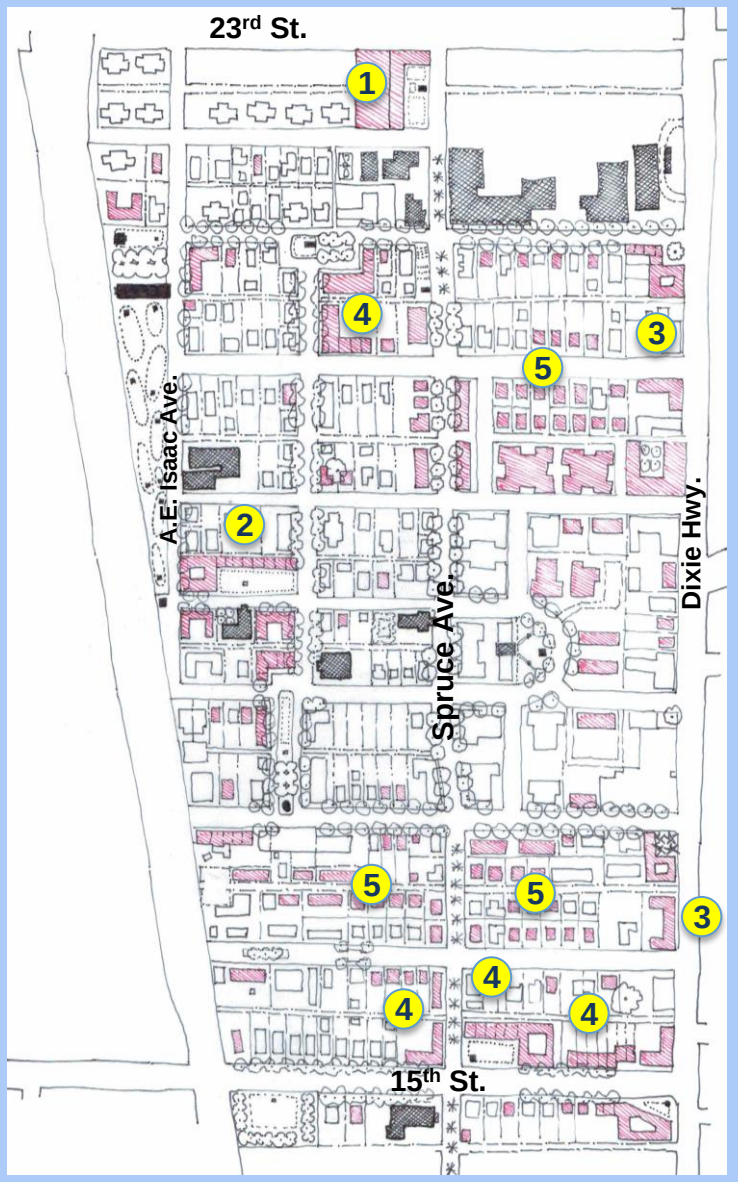
Pleasant City

Concept Plan

Infill Opportunities

- Concentrate multi family around open spaces, along Spruce and Dixie Hwy instead of allowing them to develop interspersed with the single family homes

1. Multi-Family around Blum Park
2. Townhouses around new park across Pentecostal Church
3. Mixed Use along Dixie Hwy
4. Townhouses around open spaces
5. Single Family Infill



Urban Design Analysis

Pleasant City

Old Dixie Hwy

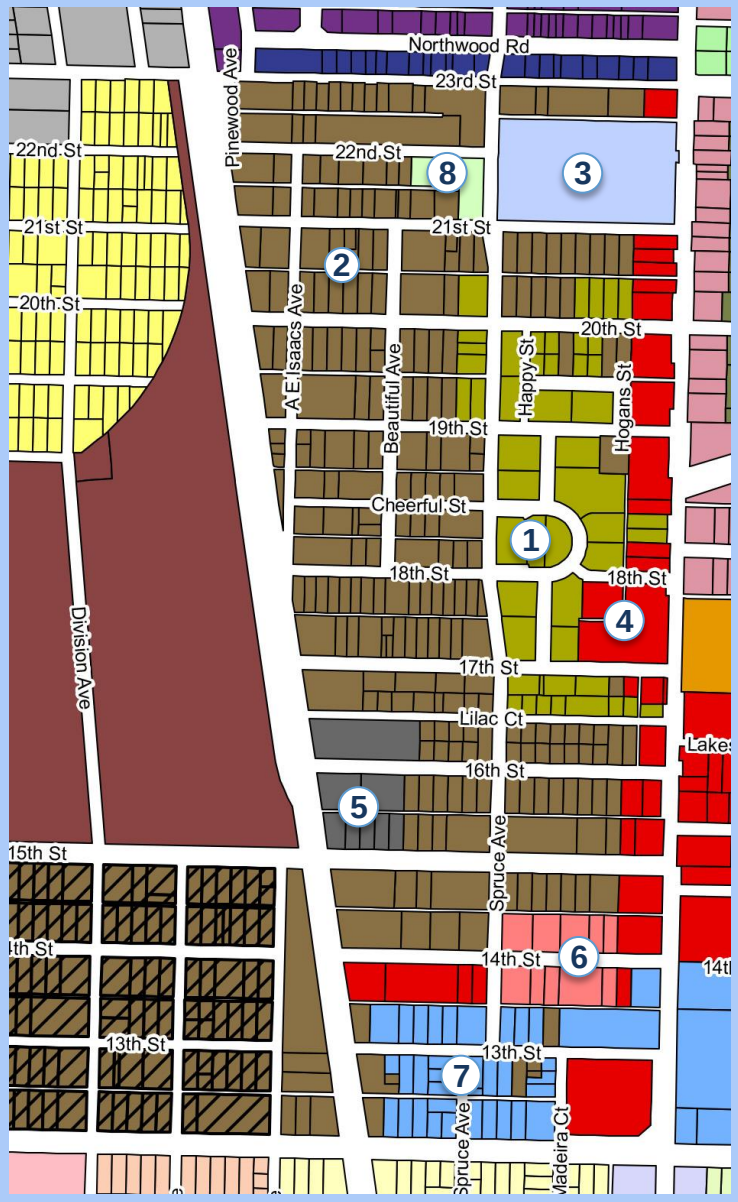
Urban Design Analysis

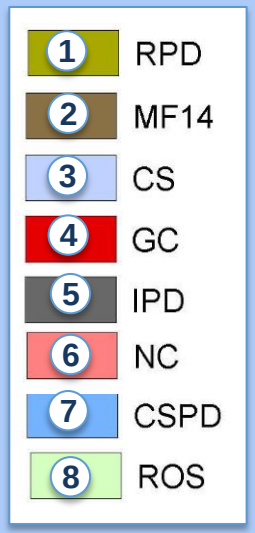
Pleasant City

Current Development Regulations

Various Zoning Districts:

1. RPD: Residential Planned Development (Merry Place 18 units/acre)
2. MF-14: Multi-Family Residential (14 units/acre)
3. CS: Community Service (PC Elementary School)
4. GC: General Commercial
5. IPD: Industrial Planned Development
6. NC: Neighborhood Commercial
7. CSPD: Community Service Planned Development
8. ROS: Recreational Open Space (Blum Park)





Urban Design Analysis

Pleasant City

Proposed Changes to Development Regulations

- Encourage Mixed Uses along Dixie Hwy
- Concentrate multi family around open spaces and along Spruce and Dixie Hwy
- Discourage auto oriented uses in commercial areas
- Establish guidelines for buffering of incompatible uses

CRA

RMA
REDEVELOPMENT MANAGEMENT ASSOCIATES

CRA Priority Items

Pleasant City

1. **Neighborhood Stabilization**-CRA to re-instate Paint, Plant and Pave Program
2. **Neighborhood Stabilization** – Single family home construction, encourage home ownership
3. **Park Improvements-** Blum Park; Acquisition for additional parks, potential relocation of Blum Park

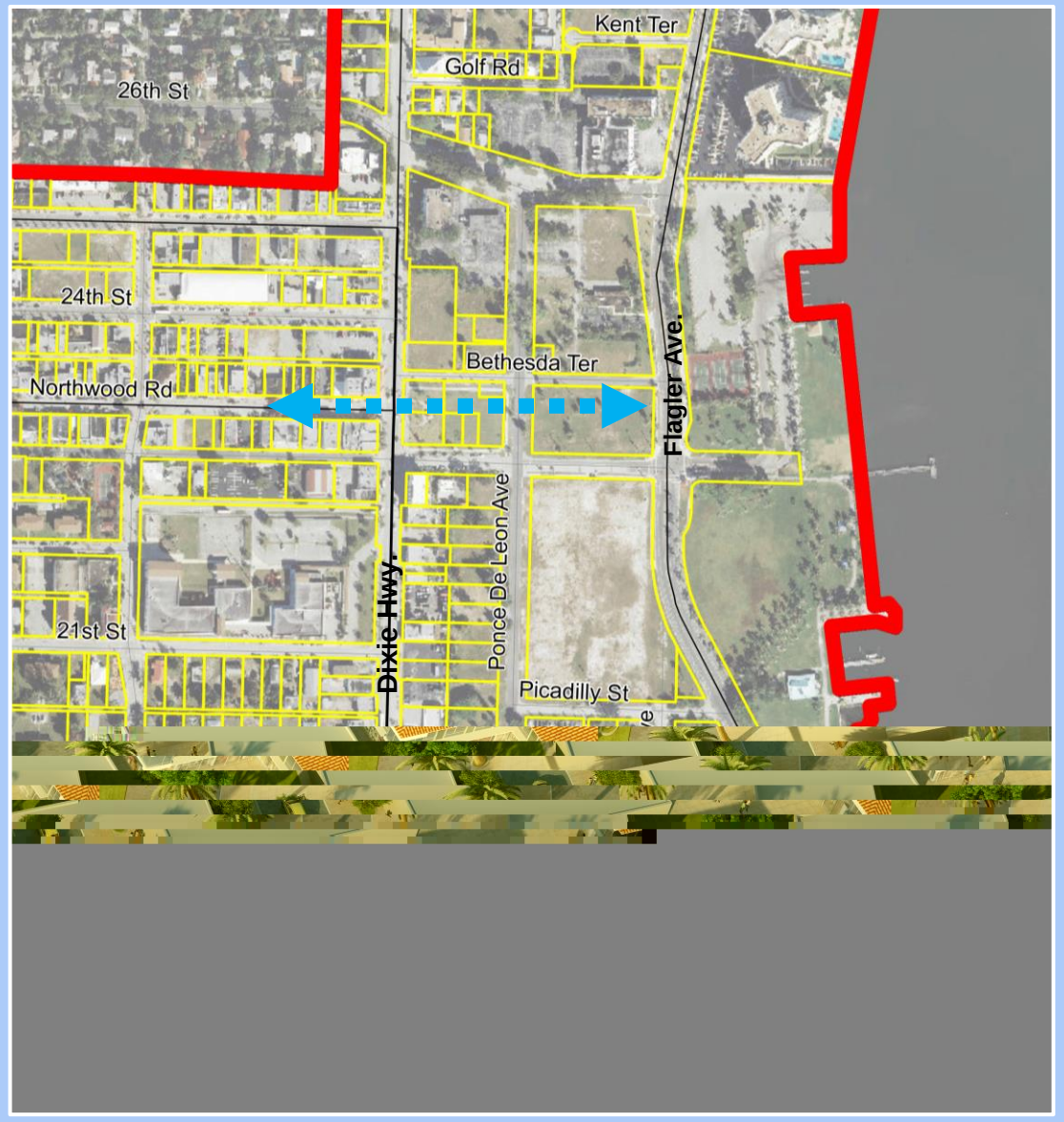
Funding: CRA Budget, Grant Opportunities, City of West Palm Beach, Housing Authority

Urban Design Analysis

Currie Park Area

Design Objectives

- Physical and visual connection between park and Northwood Village
- Activate park
- Provide active uses on ground floor
- Provide pedestrian oriented streets and greenways



Urban Design Analysis

Northwood Village

Mixed Use Development

Urban Design Analysis

Northwood Village

Current Development Regulations

Northwood Mixed Use District (NMUD):

a compact, pedestrian-oriented, mixed use district that serves Northwood, Pleasant City and other surrounding areas.

1 NMUD TYPE I
2 NMUD TYPE II
3 NMUD TYPE III

Height

- Minimum of 2 floors required in all types
- Maximum height of 2 floors allowed in Type 1 and 2
- Maximum height of 3 floors allowed in Type 3 through residential incentive program

Uses

- Surface parking lots on existing vacant lots are not permitted
- Temporary parking permitted by special permit only
- Ground floor requires active uses
- Bars, lounges and entertainment uses are not permitted on Spruce Avenue or Broadway within first 50 feet of frontage
- Gift, sundry, novelty and souvenir shops are not permitted

Urban Design Analysis

Northwood Village

Proposed Changes to Development Regulations

Northwood Mixed Use District (NMUD):

a compact, pedestrian-oriented, mixed use district that serves Northwood, Pleasant City and other surrounding areas.

Height

- No Minimum required in all types
- Maximum height of 2 floors allowed in Type 1 only
- Maximum height of 3 floors allowed in Type 2 and 3 as of right
- Establish Type 4 for the Anchor Site and allow for increased height of a maximum of 8 floors

Uses

- Require Mixed Use on Anchor Site with commercial on ground floor and residential above

Urban Design Analysis

Northwood Village

Proposed Changes to Development Regulations

Goals:

- Predictability for City and Developers
- Streamlined Review and Permitting Process (Administrative Review)
- Development Standards to ensure good architecture and massing
- Establish the required Public Improvements and Amenities from the start versus establishing incentive programs to achieve height
    - Road Improvements
    - Construction of New Plaza and Square
    - Special assessment for enhancements to Northwood Village
    - Public Parking

CRA Priority Items

Northwood Village

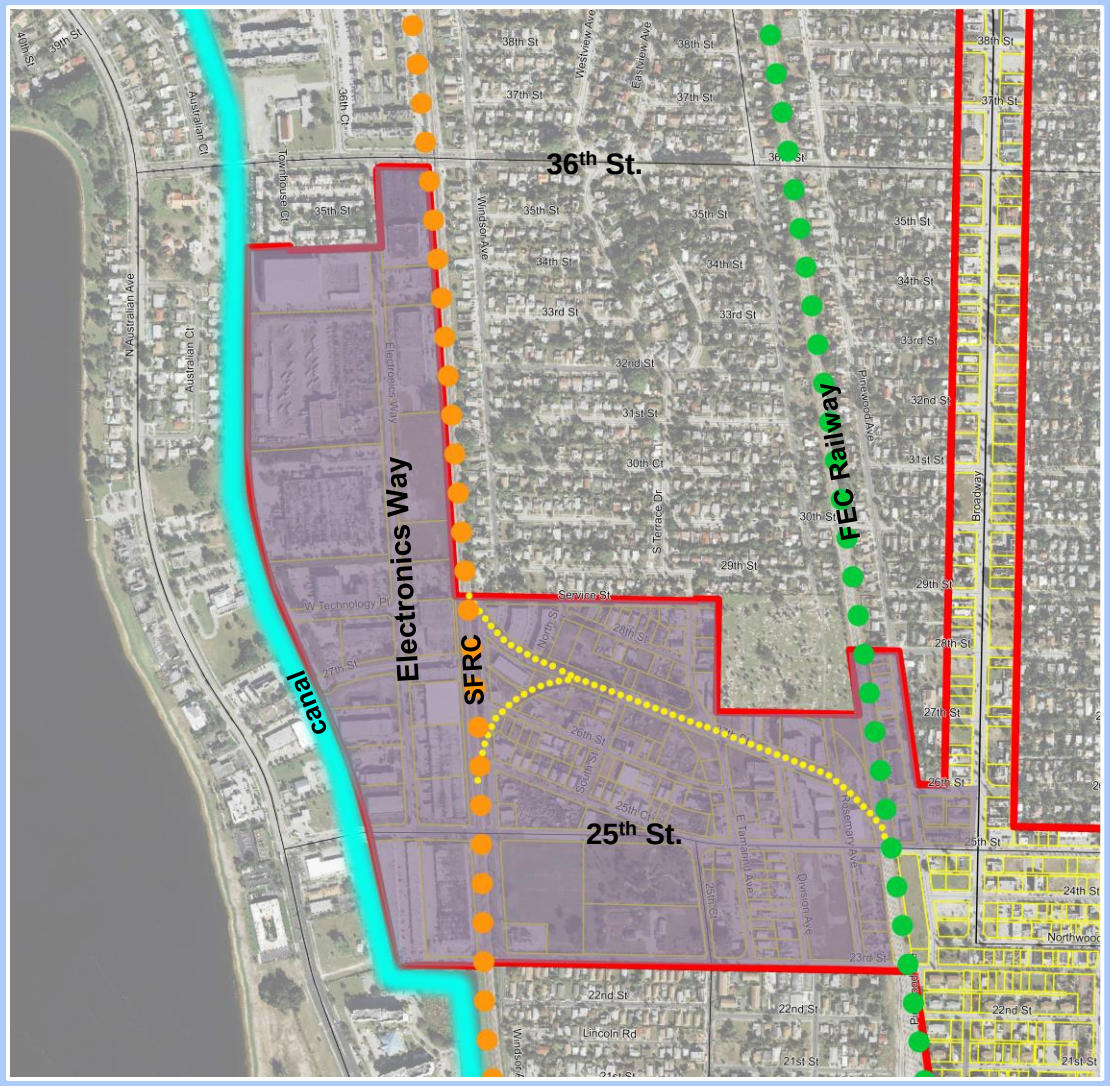
1. **Marketing** ±Update Marketing Plan for Northwood Village to refine business attraction and retention marketing efforts
2. **Zoning** ±Amend zoning regulations to encourage redevelopment
3. **Tri-Rail Coastal Link Coordination** – Coordination with agencies involved in Passenger rail to encourage Northwood location
4. **RFP for Anchor Site** ±Issue RFP for mixed use development at Anchor Site

Funding: CRA Budget, City of West Palm Beach

Urban Design Analysis

Industrial District

- CSX-FEC Connector Project
  - Phase 1: Rehabilitation of Existing Connector 2015
  - Phase 2: New Northwood Connection 2016
- New Northwood Connection Economic Analysis: CRA Property Tax Base and Revenue Impacts
- CSX-FEC Planning Study in 2010

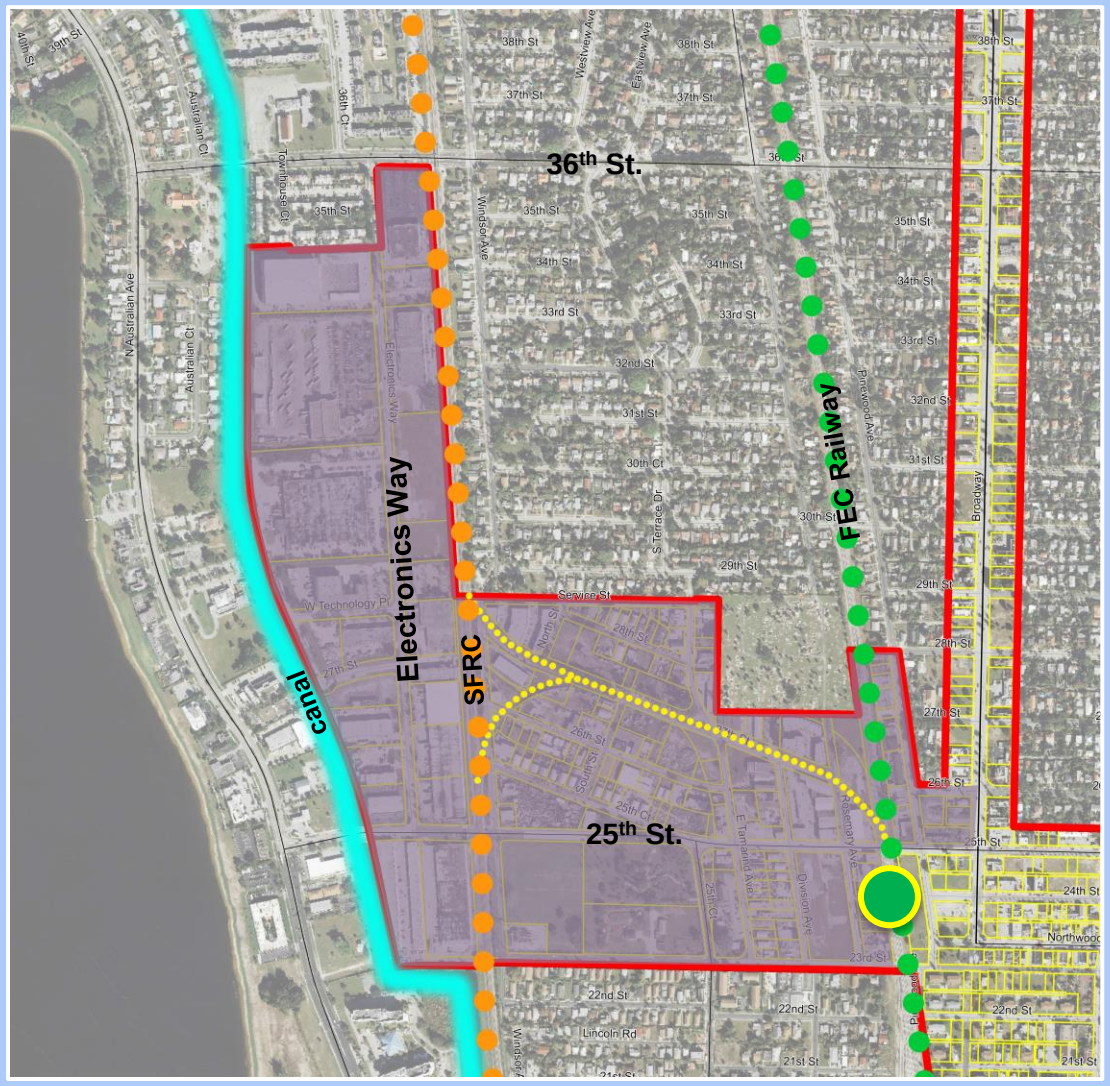


Urban Design Analysis

Industrial District

Design Objectives

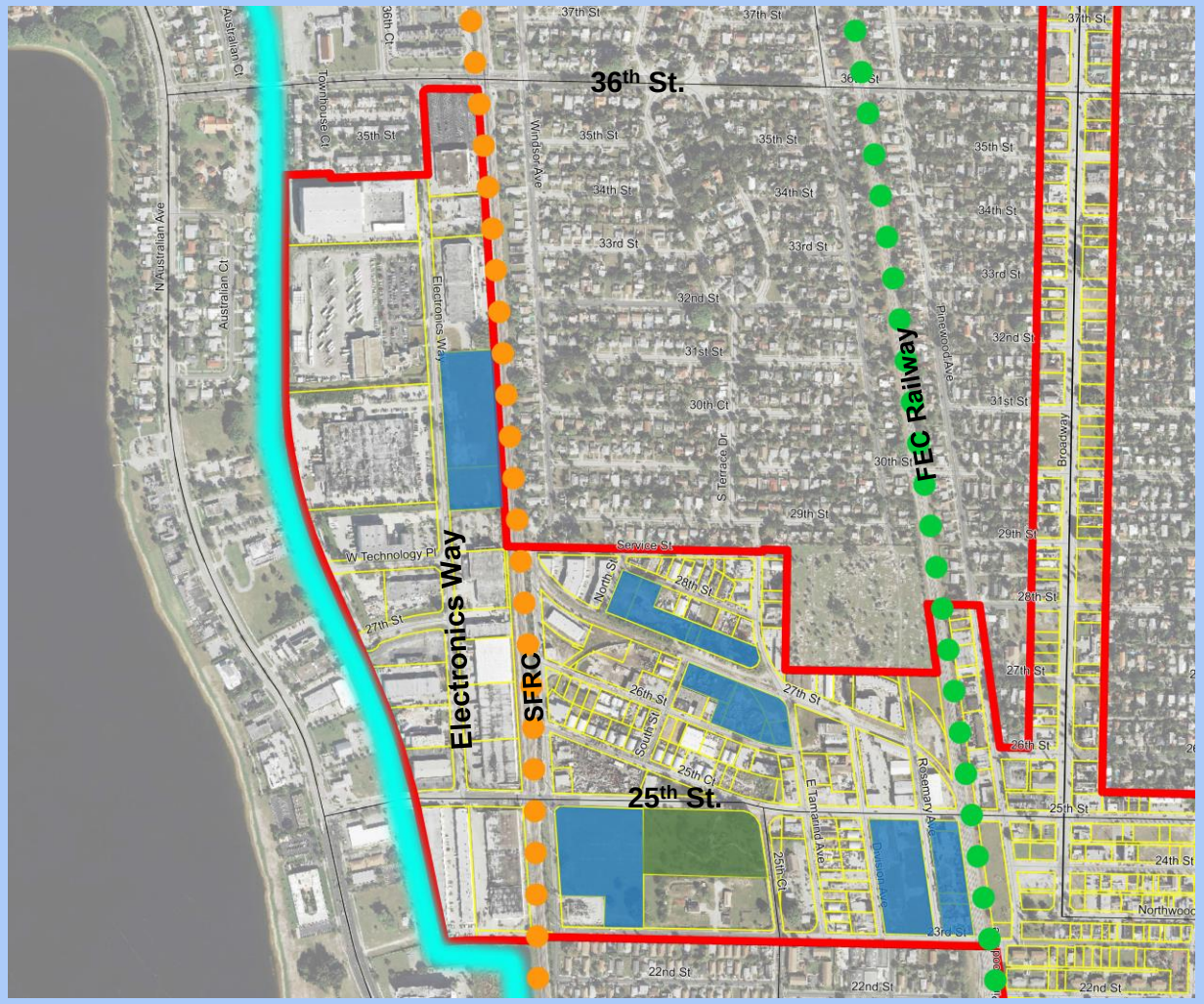
- Identify redevelopment opportunities
- Encourage Light industrial uses (marine and art related)
- Improve connectivity
- Improve conditions adjacent to single family residential
- Encourage transit oriented development around possible station location and introduce mixed uses west of FEC



Urban Design Analysis

Industrial District

Redevelopment Sites and Existing Open Spaces



Urban Design Analysis

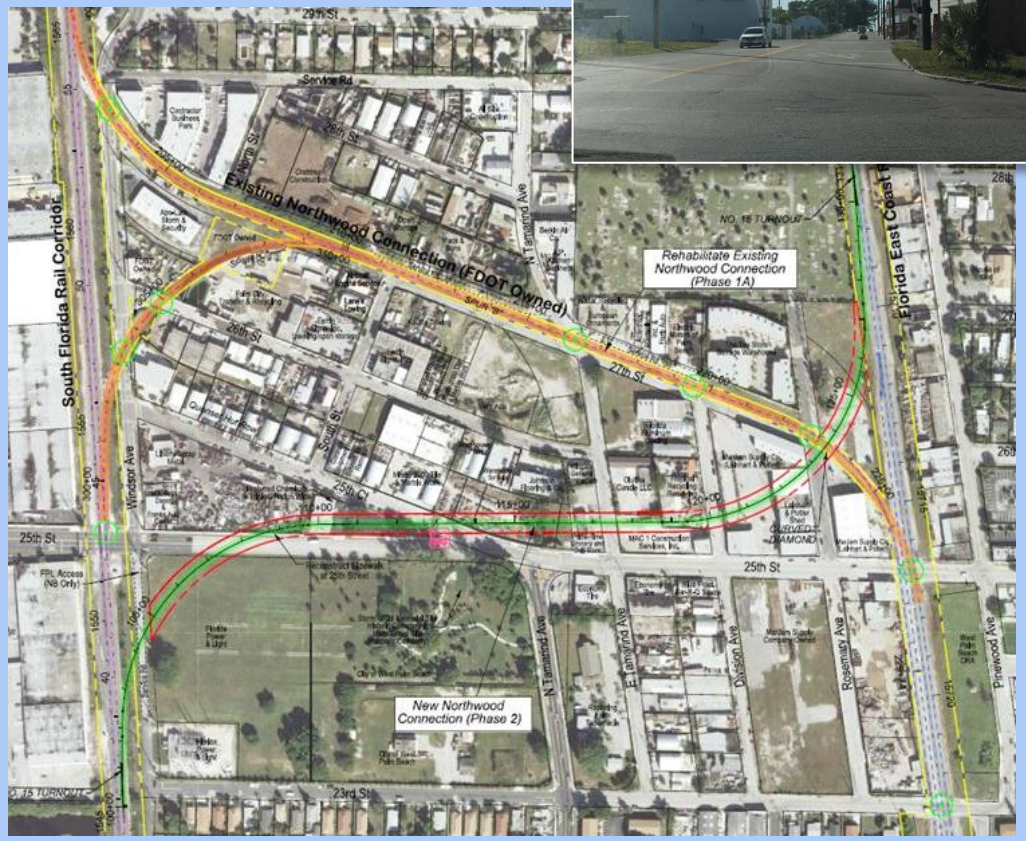
Industrial District

Urban Design Analysis

Industrial District

CSX/FEC Connector:

- Rehabilitate the existing Northwood Connector for enhanced freight connectivity to major regional seaports (Port of Palm Beach, Port Everglades, & Port of Miami) and existing or planned intermodal facilities inland (Orlando, Winterhaven & Tampa
- Create a new Northwood Connector
- Reduce truck movements by up to several 100 thousand trips per year on our interstate and roadway system
- Enhance operations on the FEC for the proposed All Aboard Florida passenger rail service



Urban Design Analysis

Industrial District

Concept Plan

1. Passenger Station
2. Historic Cemeteries
3. Realignment of Tamarind north of 25th Street
4. Heavy buffering adjacent to residential
5. Mixed Use/Industrial Arts
6. Light Industrial
7. Heavy Industrial

Urban Design Analysis

Industrial District

Mixed Use/Light Industrial-Arts District

CRA Priority Items

Industrial District

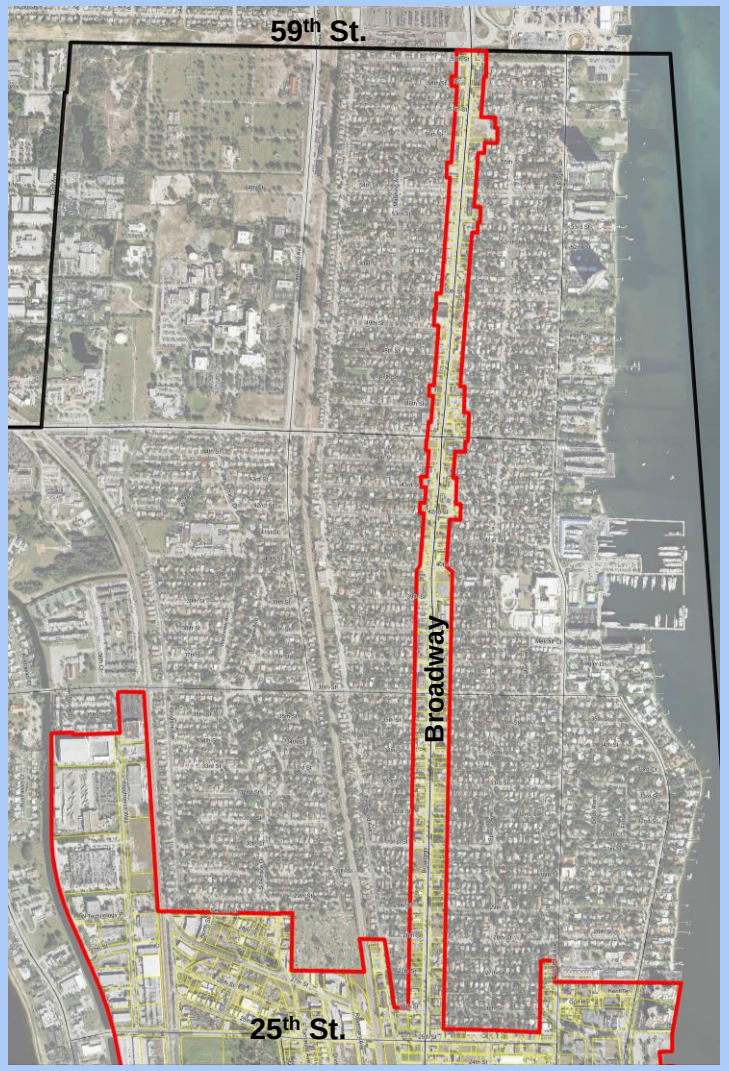
1. **Zoning**– Amend zoning to encourage redevelopment
2. **Code Enforcement** – Regulate buffering requirements and non-conforming uses
3. **FEC/CSX** – Coordination for business relocation brought on by rail crossover and construction
4. **Roadway Improvements** – Strategic exploration of changes to encourage redevelopment

Funding: CRA Budget, Grant Opportunities, City of West Palm Beach, FDOT

Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

- Established neighborhoods on both east and west of corridor (Northwood Shores and Old Northwood)
- Direct link to Port of Palm Beach on the north
- St. Mary's Medical Center on the west
- Rybovich Marina on the east
- Broadway Business Improvement Plan

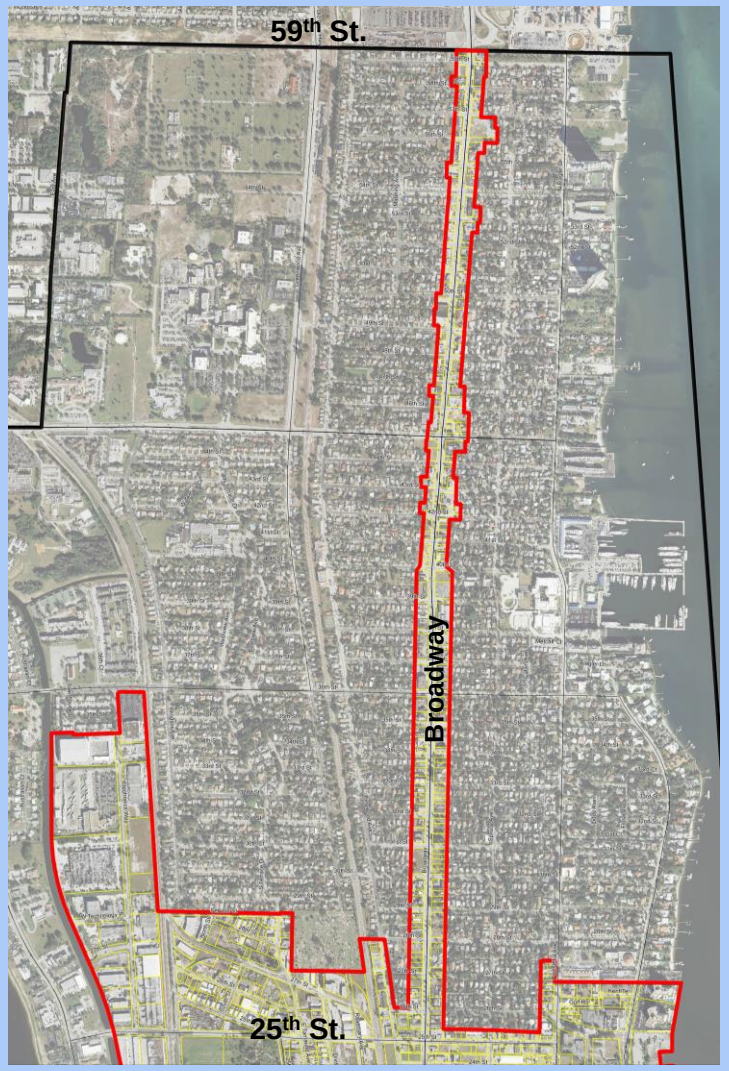


Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Design Objectives

- Improve walkability and safety on roadway
- Improve and Stabilize Adjacent Neighborhoods
- Encourage redevelopment

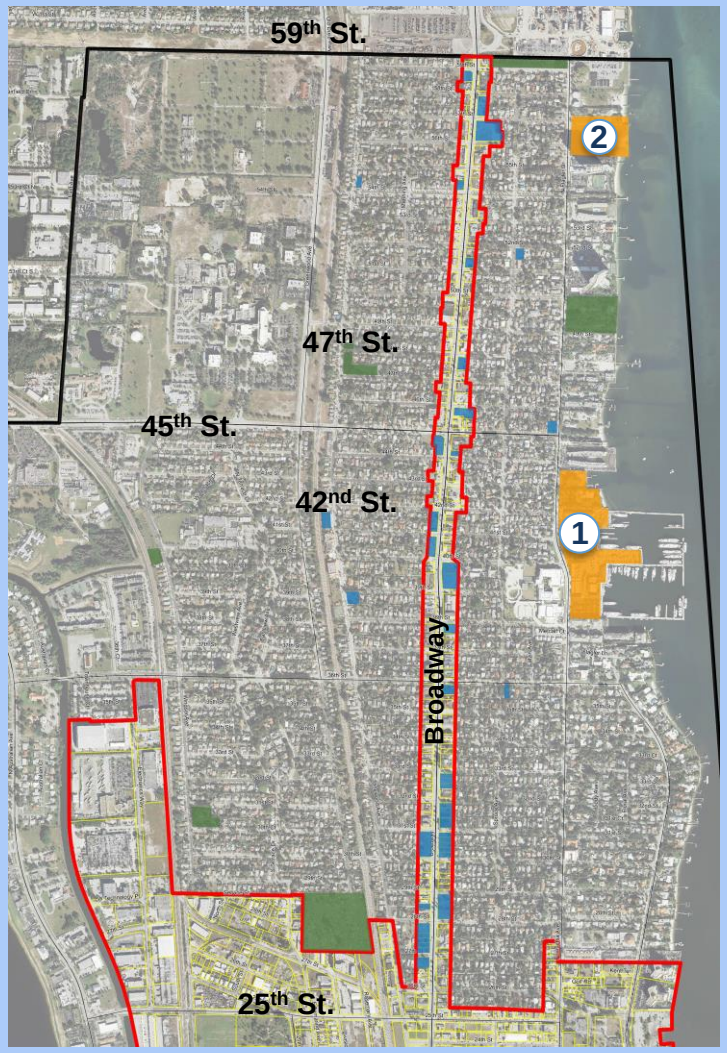


Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Planned Developments

1. Rybovich Marina Development (1059 units)
2. 80 Points West (173 units)



Urban Design Analysis

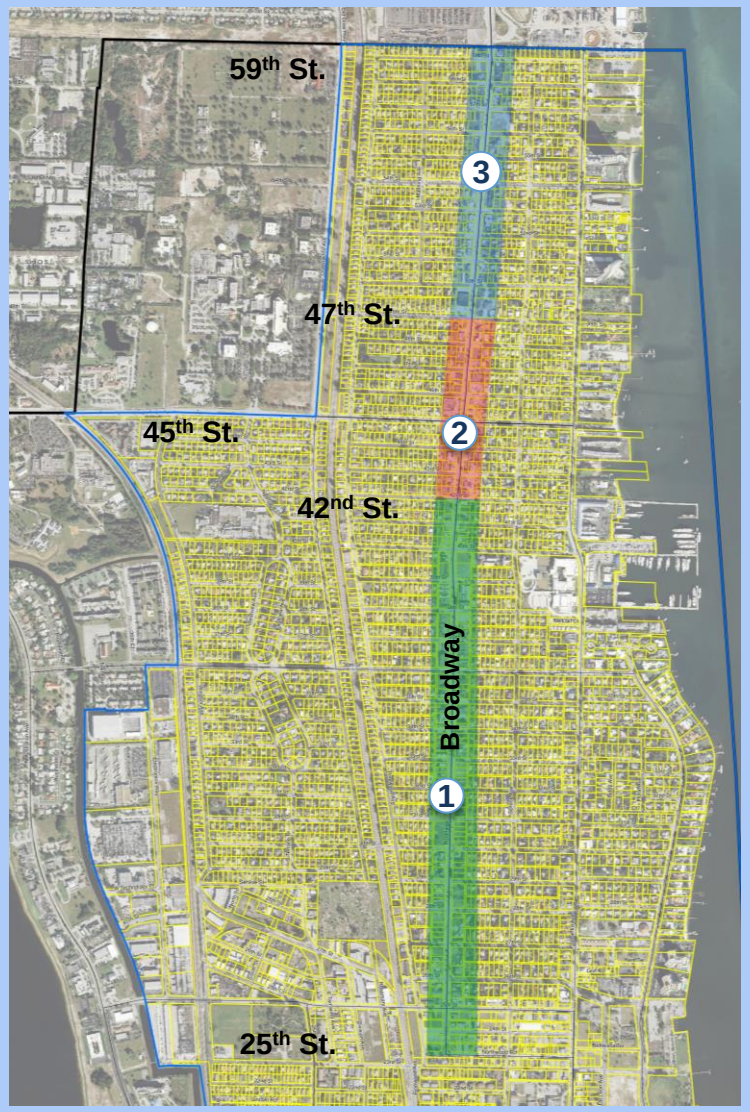
Broadway Corridor and Adjacent Neighborhoods

Uses Along Corridor

Zone 1: Multi-Family Residential and/or Mixed Uses south of 42nd Street

Zone 2: Mixed Use between 47th Street and 42nd Street

Zone 3: Commercial north of 47th Street

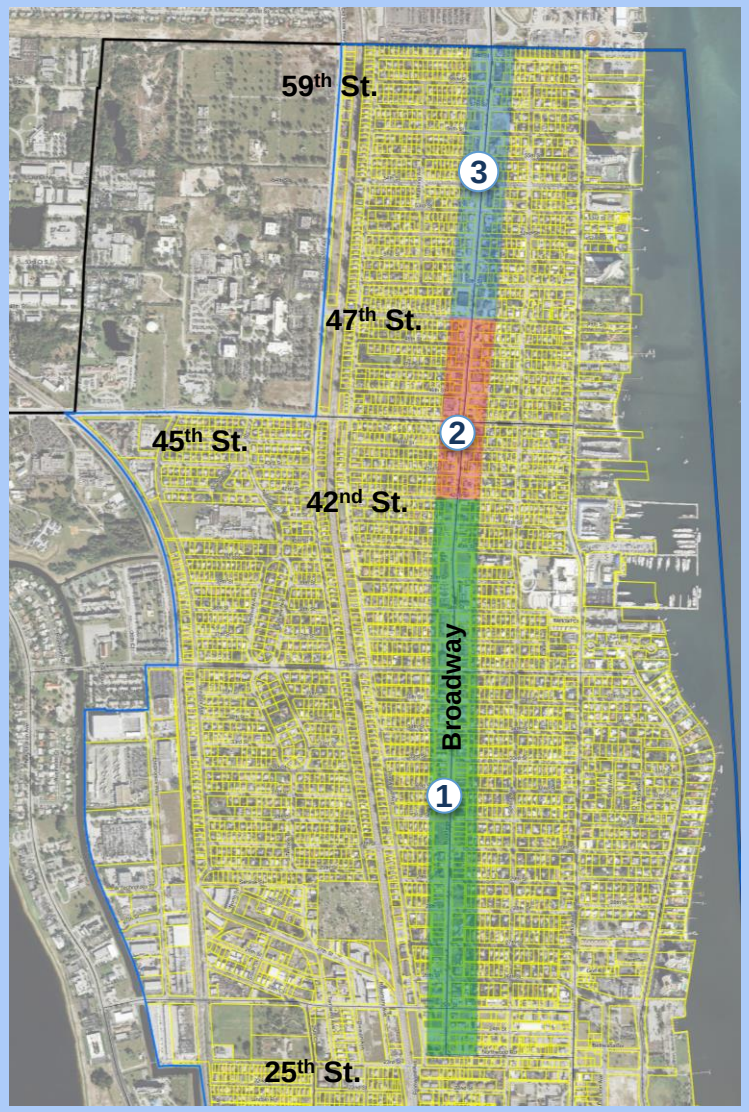


Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Approach to Redevelopment

- Varies by Zone
- Dependent on:
  - Roadway Improvements
  - Existing depths of lots
  - Stabilization needs of the adjacent neighborhoods



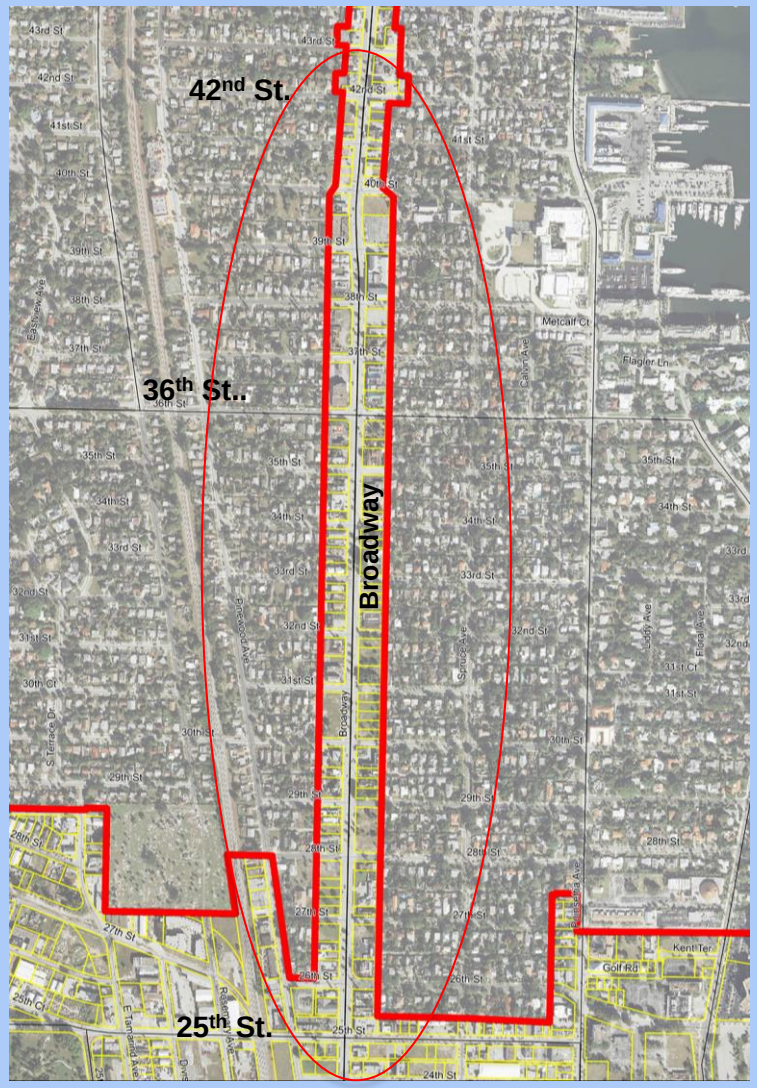
Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Approach to Redevelopment

Zone 1 : Multi-Family Residential and/or Mixed Uses south of 42nd Street

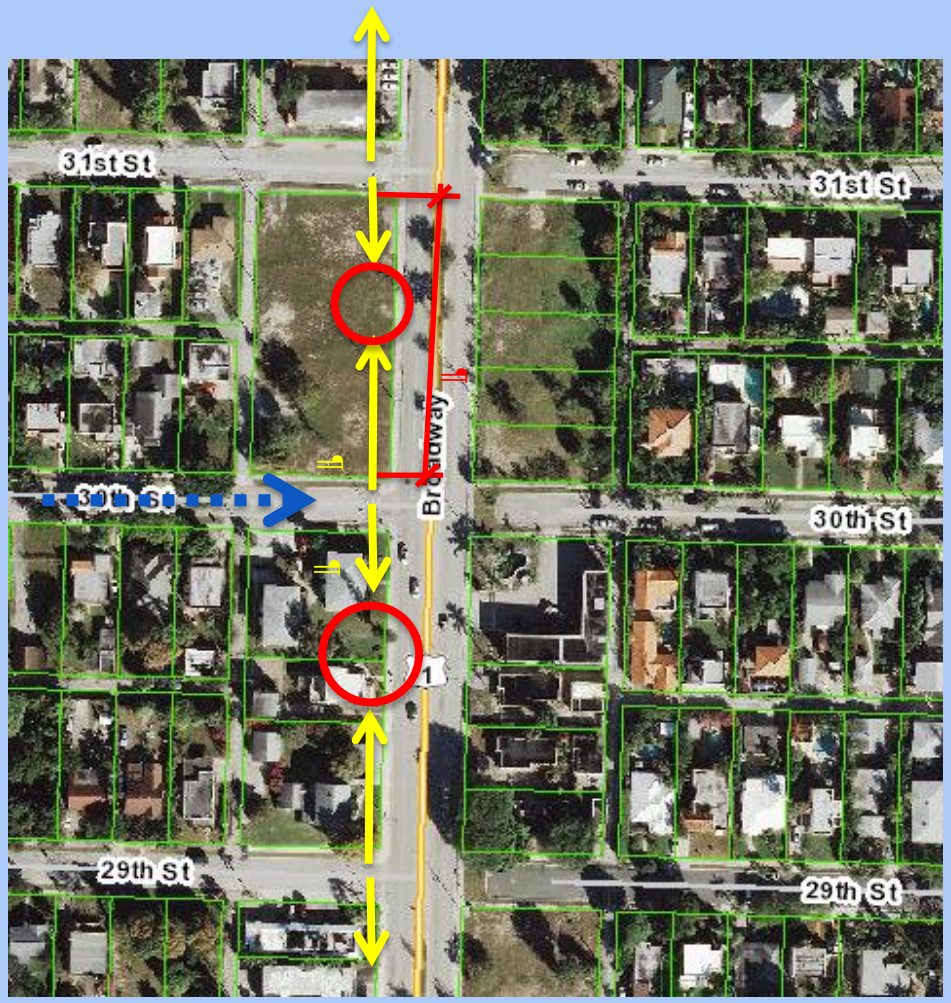
- ✓ Deep Lots
- ✓ Existing Secondary Access Ways (Alleys)
- ❖ Poor Street Frontage



Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

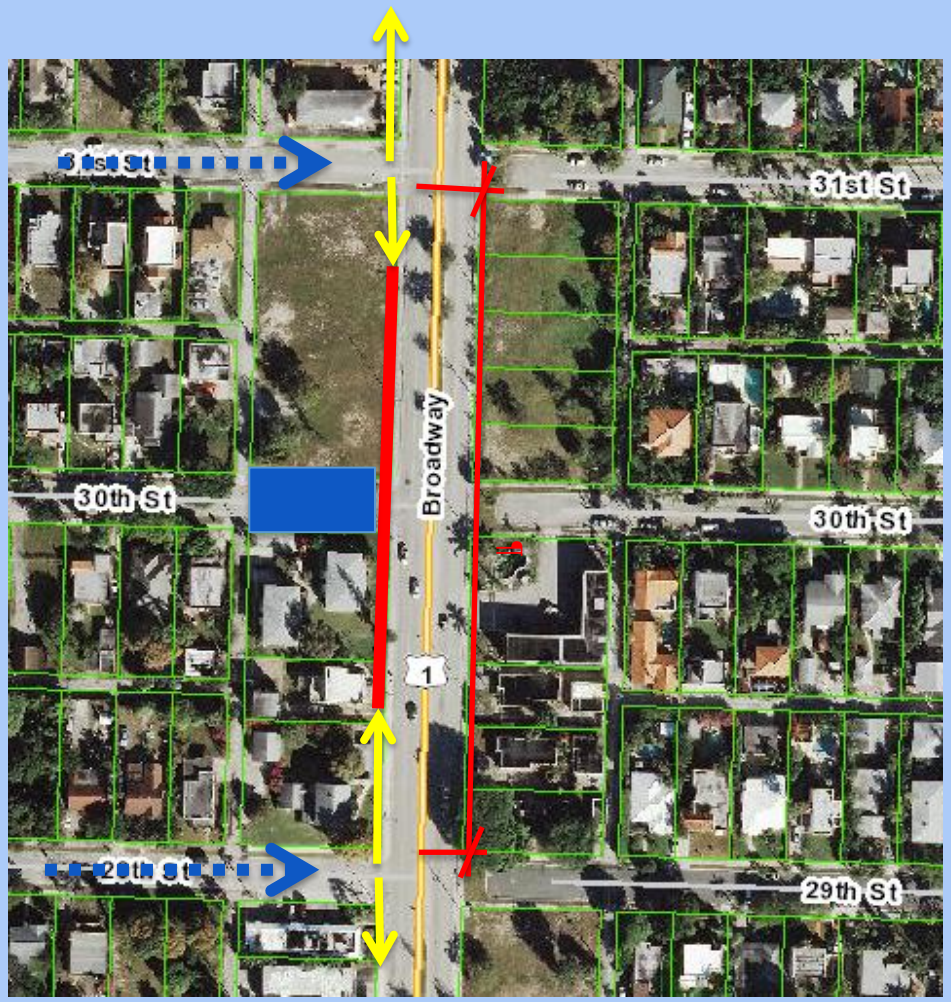
Existing Conditions



Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

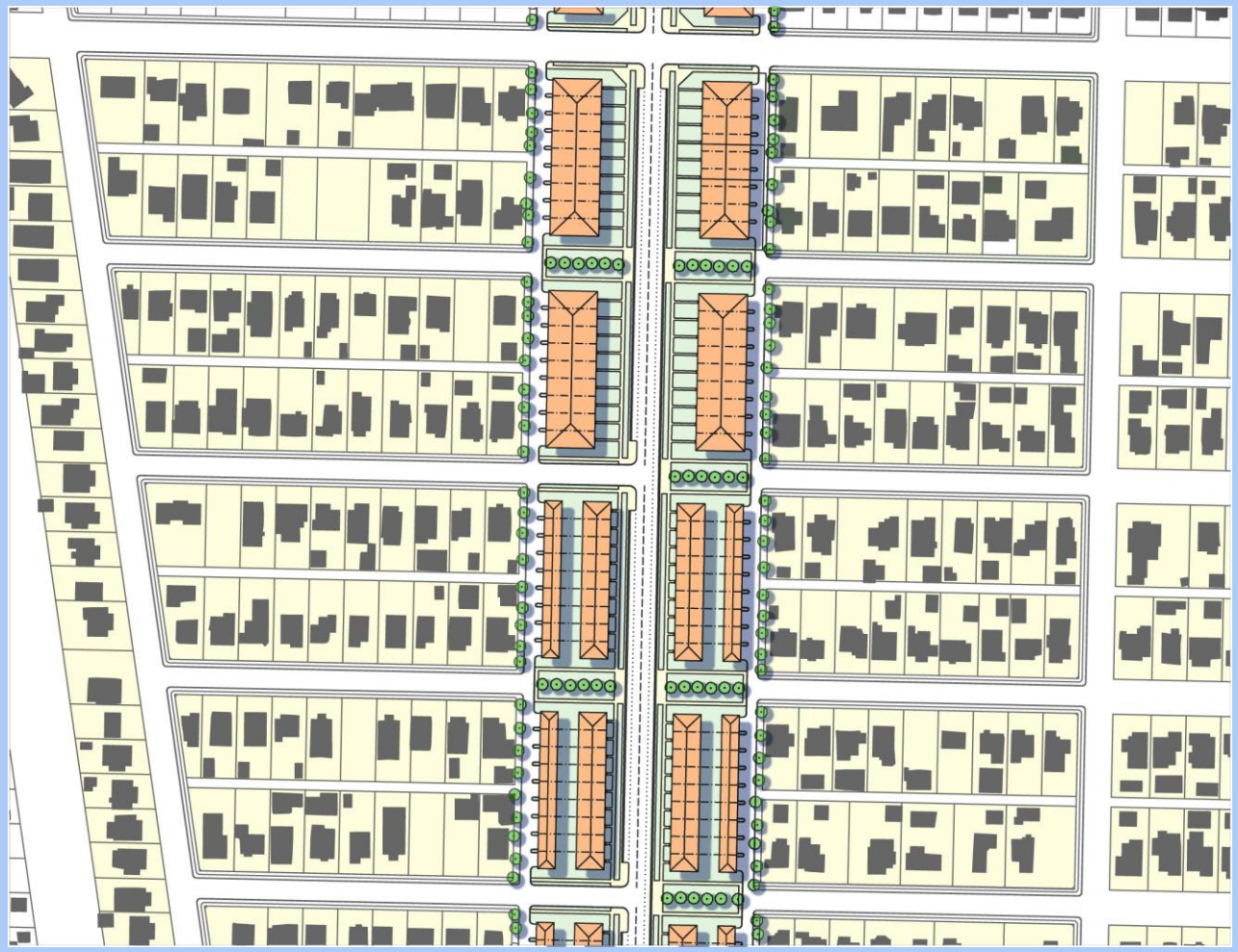
Proposed Development Pattern



Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

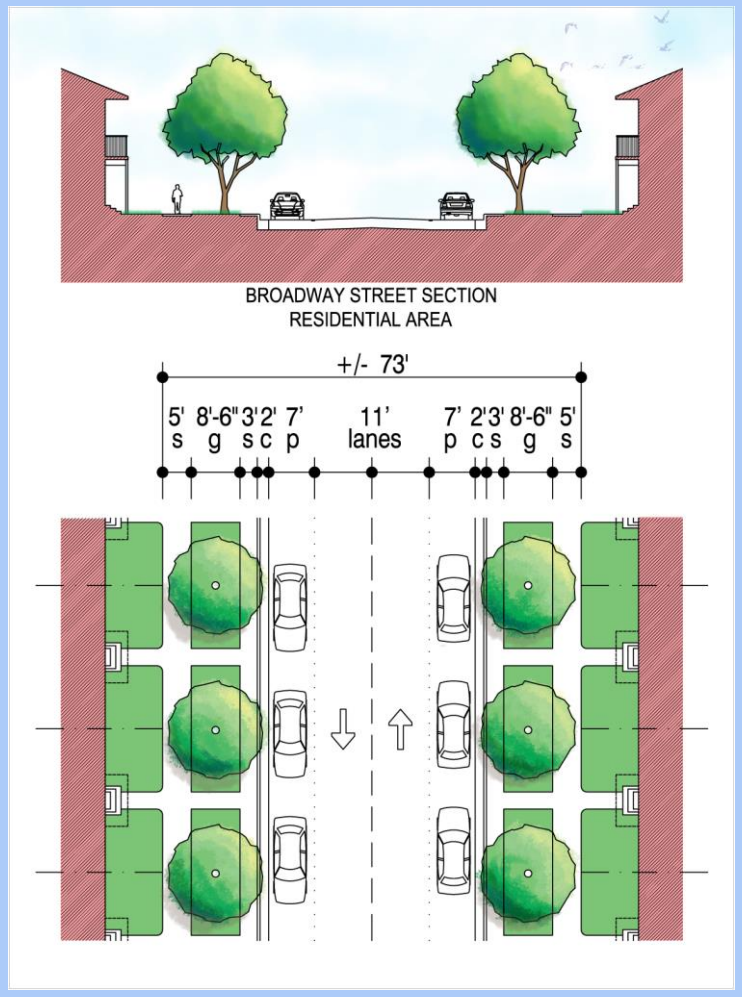
Proposed Development Pattern



Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Roadway Improvements in front of Residential Area



Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Approach to Redevelopment

Zone 2 : Mixed Use between 47th Street and 42nd Street

- ✓ Irregular Lot Depths
- ✓ No Existing Secondary Access Ways (Alleys)
- ❖ Poor Street Frontage

Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Impacts of Encroachments:

- Acquisition in piecemeal manner
- Varying land uses on corridor with intense commercial businesses abutting the residential districts
- Insufficient buffering between commercial and residential uses
- Majority of existing parcels are too narrow for commercial development
- Insufficient parking
- Existing historical district to the east and close proximity to contributing structures

Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Effects to the Broadway Corridor:

- High speed traffic
- Narrow sidewalks
- Insufficient landscaping
- Poor visibility at intersections

Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

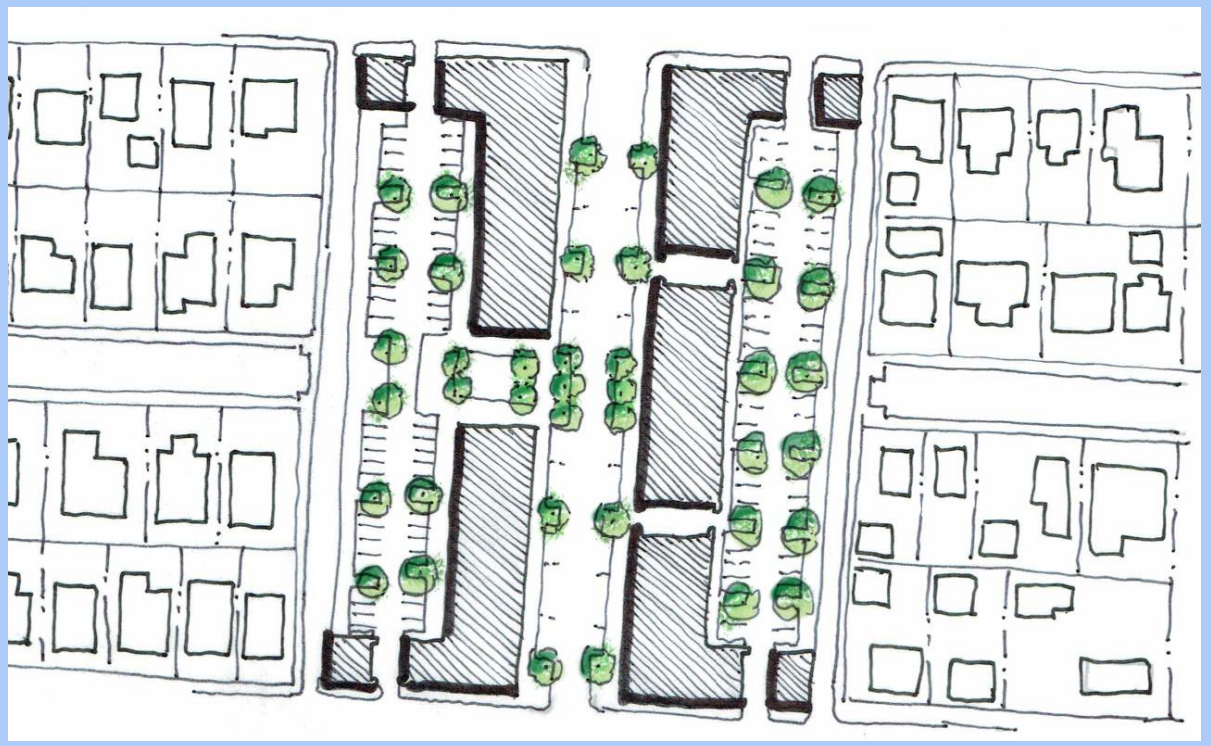
Effects to Single Family Neighborhoods:

- Pattern of decaying single family homes abutting commercial properties
- Issues of crime and safety in areas between the backs of the commercial buildings and the single family homes

Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Proposed Development Pattern



Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Proposed Development Pattern

Urban Design Analysis

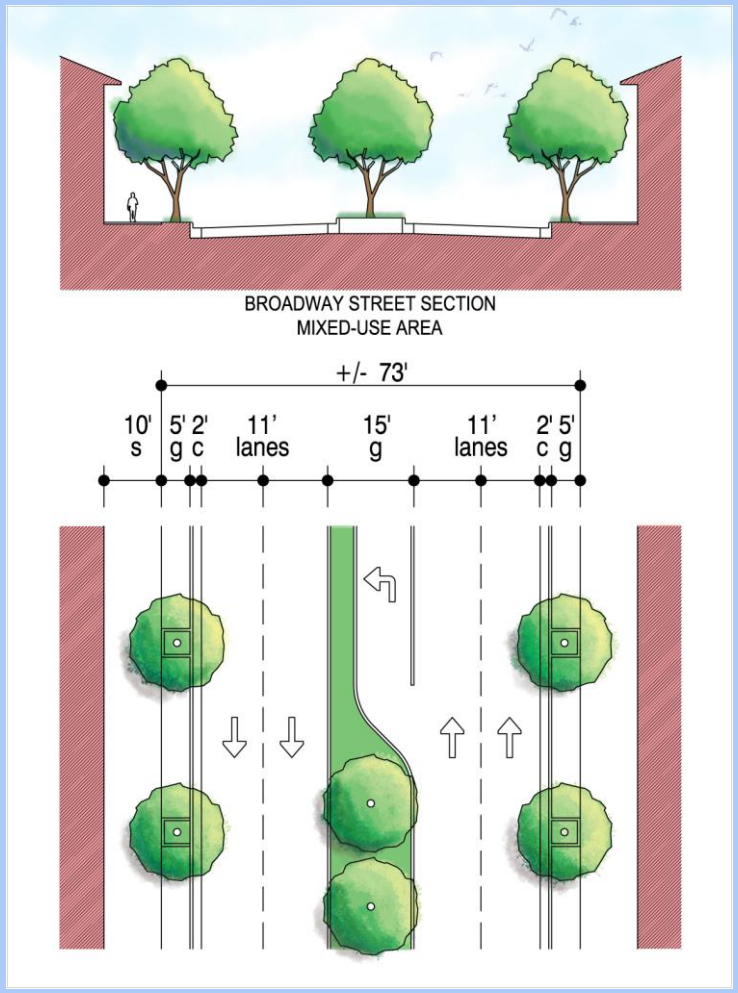
Broadway Corridor and Adjacent Neighborhoods

Proposed Development Pattern

Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Roadway Improvements in front of Mixed Use Area



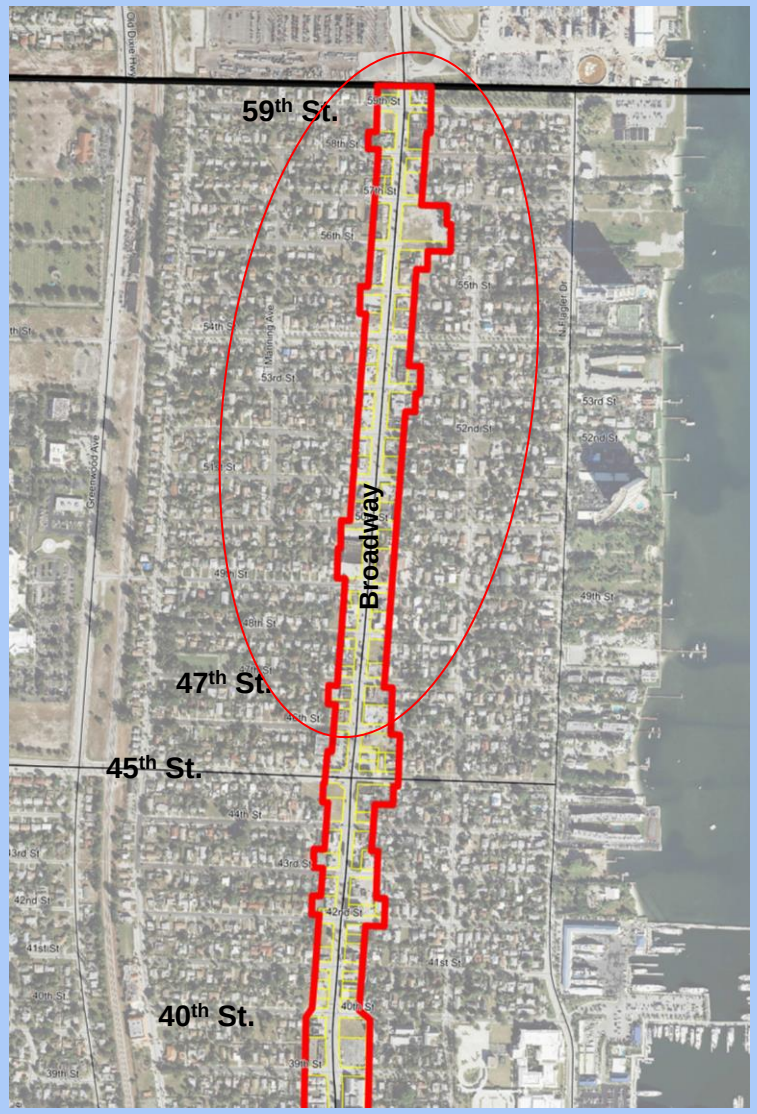
Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Approach to Redevelopment

Zone3: Commercial north of 47th Street

- ✓ Irregular Lot Depths
- ✓ No Existing Secondary Access Ways (Alleys)
- ❖ Poor Street Frontage



Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Current Conditions

Urban Design Analysis

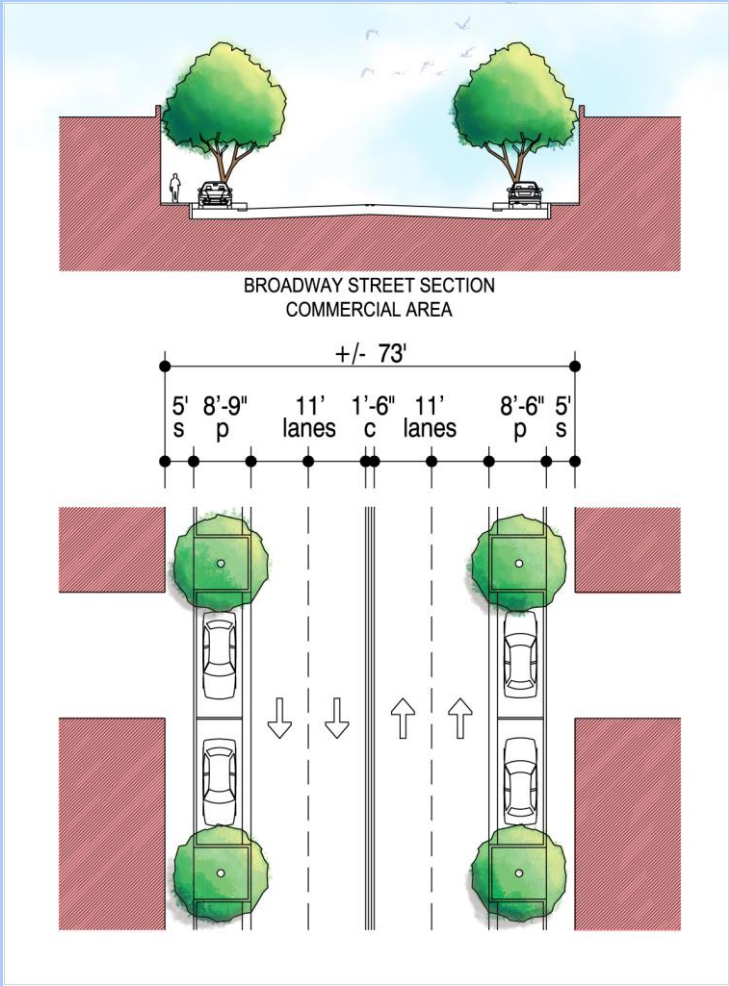
Broadway Corridor and Adjacent Neighborhoods

Proposed Development Pattern

Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Roadway Improvements in front of Commercial Area



Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Current Development Regulations

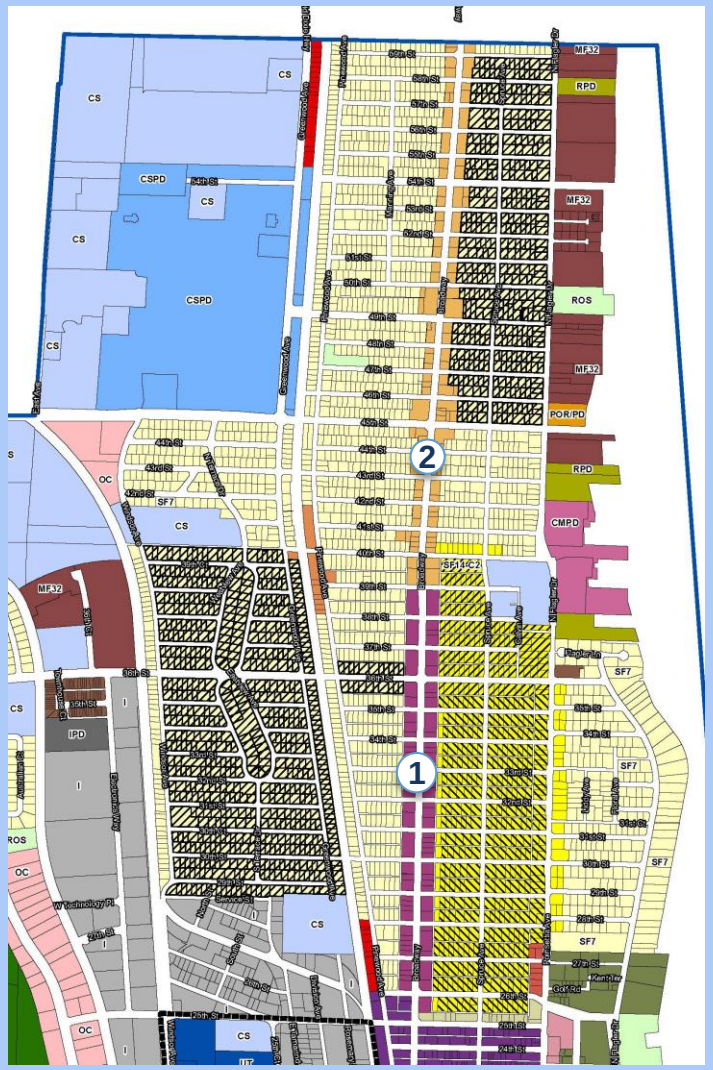
Broadway Mixed Use District (BMUD): *a linear, urban, pedestrian-oriented, mixed-use district.*

Height

- Minimum of 2 floors for buildings at primary intersections
- Maximum height of 3 floors

Uses

- Office/Commercial in Type 1
- Neighborhood/Commercial in Type 2



Urban Design Analysis

Broadway Corridor and Adjacent Neighborhoods

Proposed Changes to Development Regulations

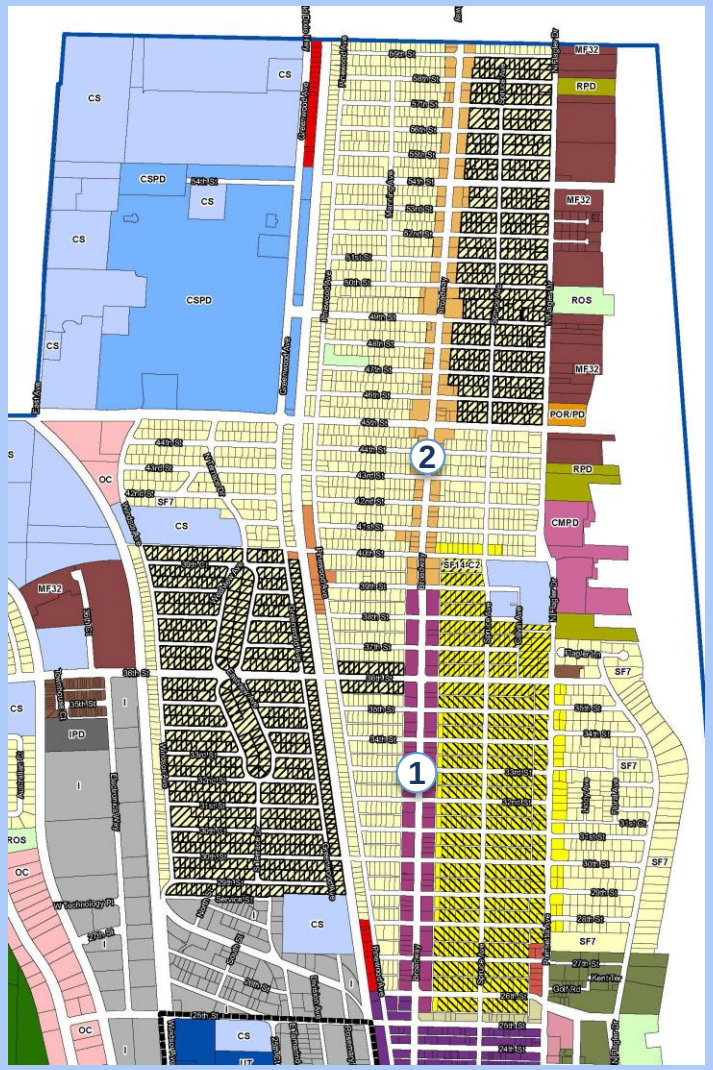
Broadway Mixed Use District (BMUD): *a linear, urban, pedestrian-oriented, mixed-use district.*

Height

- No Minimum height required
- Maximum height of 3 floors

Uses

- Divide zones by types of uses



CRA Priority Items

Broadway Corridor

1. **Safety** – Additional/innovative policing
2. **Safety/Perception** – Property Acquisition and Re-use of properties
3. **Safety** – Strategic lighting or other methods of security
4. **Safety/Perception** – Social Programming
5. **Roadway Improvements** – Strategic exploration of changes to encourage redevelopment
6. **Zoning** – BMUD changes to encourage redevelopment
7. **Marketing, Branding and Incentives** – Business improvement and development Incentives

Funding: CRA Budget, Grant Opportunities, City of West Palm Beach, FDOT

THANK YOU

Q & A