

# Regional Transit Oriented Development Program

## West Palm Beach Tri-Rail Station



An intensive design charrette held in January 2005 laid the framework for 32 acres of TOD adjacent to CityPlace in Downtown West Palm Beach.

## 79th Street Corridor, Miami-Dade County



The 79th Street Corridor is planned to include mixed-use, transit-oriented housing, retail and office development with supporting transit facilities including dedicated bus facilities, kiss-and-ride drop-off areas and transit-user parking. Amtrak is planned to relocate adjacent to the transit station to create a multimodal hub.

## Policy Initiatives: Land Use Coordination in Process

The South Florida Regional Transportation Authority (SFRTA) has initiated an outreach program to assist local communities with maximizing their transit station areas development potential, in ways that are consistent with their community vision. Generally, Transit Oriented Development (TOD) is being encouraged. TOD is typified by:

- An urban design that creates pedestrian friendliness by careful placement of buildings, parking areas and roadway features;
- A mix of uses that ideally creates 18 hours of activity; and
- Planned interconnectivity with adjacent properties and the transit station.

## Initial Success: Joint-Development Projects in Progress

A multitude of joint-development projects are currently in the planning stages. Two such projects, which the SFRTA has taken an active role in promoting include:

- Tri-Rail West Palm Beach Station
- Tri-Rail Boca Raton Station
- Deerfield Beach Station Area TOD

## Future Plans: Land Use/Joint Development Coordination on Future Corridors

- Florida East Coast Corridor
- Central Broward East-West Connector
- Jupiter/Scripps Extension
- Kendall Extension

## Summary and Purpose

In the last decade, several significant development trends have emerged that will forever change the vitality and character of Florida's communities. The reinvestment of attention and public dollars into downtowns and urban cores, the market acceptance of urban "downtown" living, the rehabilitation of older urban neighborhoods, and the growing intolerance for traffic congestion and long commutes have all had a tremendous impact. Perhaps the most impressive trend is the realization that commuter and other forms of rail need to be taken seriously as a viable mode of transportation.

Through its development program, the South Florida Regional Transportation Authority (SFRTA) is seeking to increase ridership and shape land-use patterns surrounding stations by promoting joint development, managing the SFRTA's real estate assets and assisting communities to adopt transit-friendly development patterns commonly referred to as TODs.