

*TOD in*

*Palm Beach County*

*"A Work-in-Progress"*

TREASURE COAST REGIONAL PLANNING COUNCIL

# What is TOD ...

## *Transit Oriented Development*

- Walkable “villages” located at & around transit stations in a ¼ to ½ mile ring
- Contains broad mix of uses (such as residential, office, retail, entertainment, civic/cultural)
- Tie-into local transit (Palm-Tran, trolleys)
- Densities appropriate to context
- More compact than surrounding areas
- Built around civic plazas & community spaces
- Appropriate treatment of parking (shared, reduced & structured)



# TOD vs. TAD



- Transit Oriented Development

vs.

- Transit Adjacent Development

- Auto-oriented uses
- Large surface parking lots
- Suburban office campuses
- Big-box format retail
- Pedestrian unfriendly

# Ridership & System Viability

- **Increases potential riders – especially “choice riders” around stations**
- **Allows transit to replace auto trips**
- **System becomes safer & more attractive with “natural surveillance”**

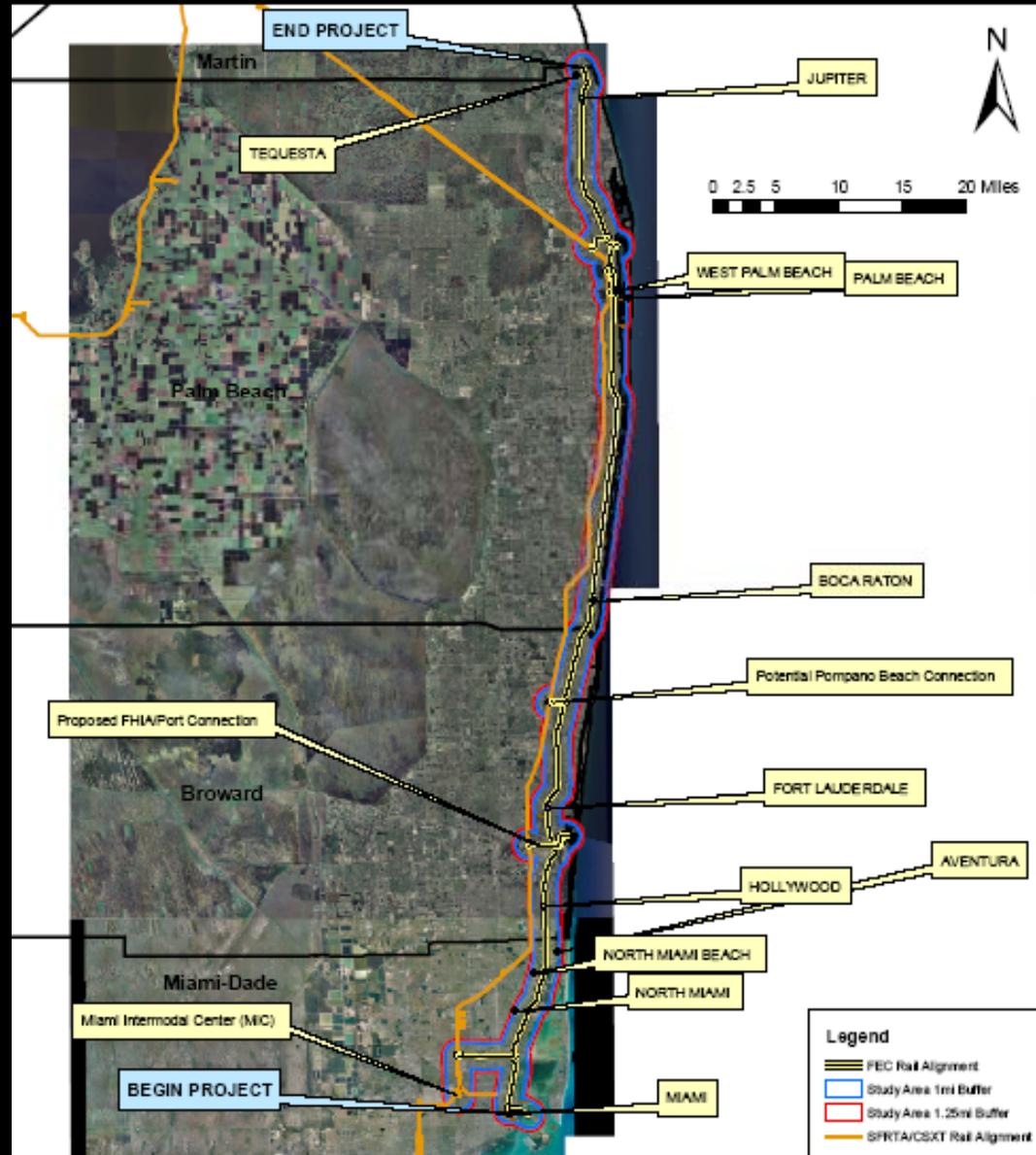


# Money & FTA Ratings

- **Increases potential (FTA rating points) for funding system expansion**
- **Increases FTA land use rating**
  - Since 1997, the FTA has reviewed land use when evaluating new funding applications.
  - Regions compete with each other for funding.



# South Florida East Coast Corridor Study (a.k.a. FEC Corridor)

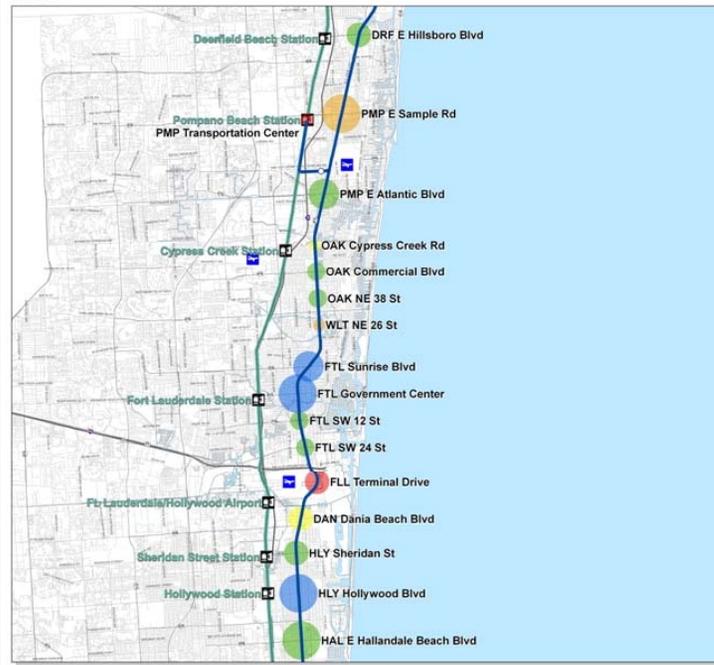




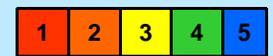
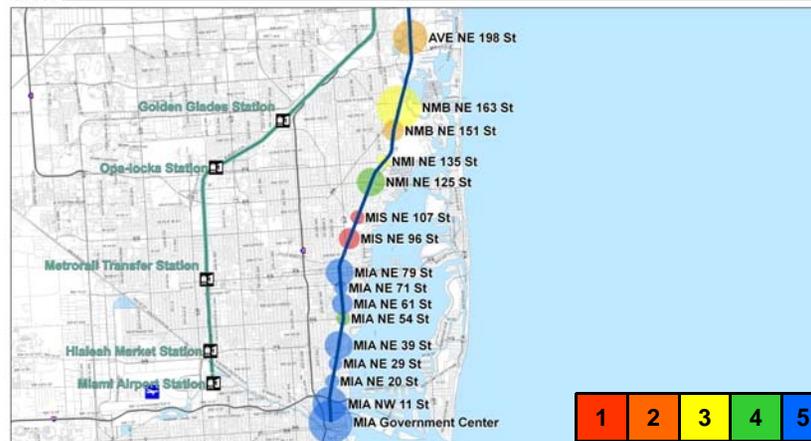
### SFECC Station Suitability Analysis Palm Beach County



### SFECC Station Suitability Analysis Broward County



### SFECC Station Suitability Analysis Miami Dade County



# The Tri-Rail System



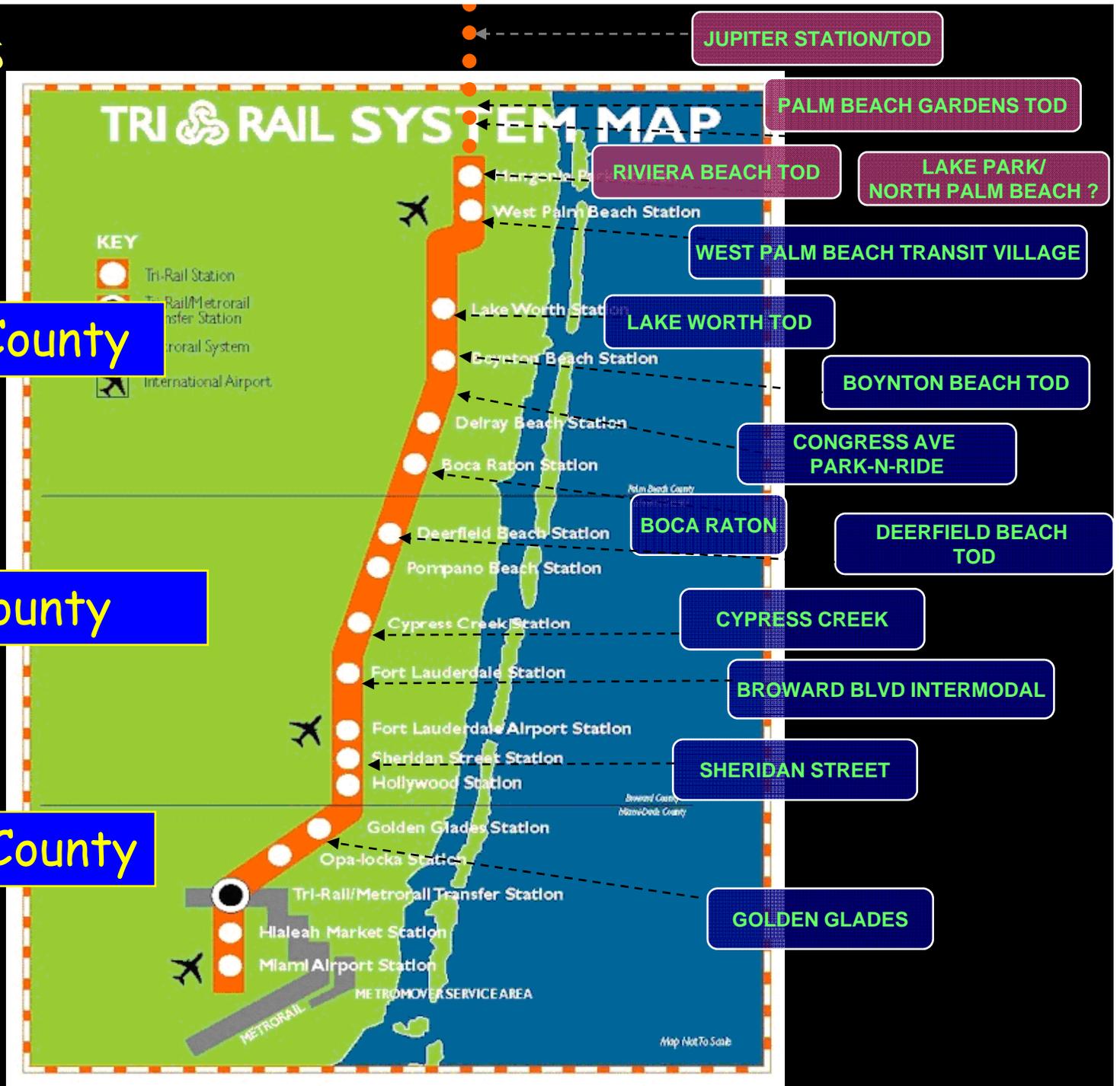
# Tri-Rail TODs (potentially)

Palm Beach County

Broward County

Miami-Dade County

"Good fortune is what happens when opportunity meets with planning."  
-- Thomas Edison



# Palm Beach County Land Use Activities

# West Palm Beach TOD Charrette

- Initial Charrette - Jan 2005
- Continued Implementation Assistance (since 2005)
- Updated Comp Plan & LDRs
- Inter-agency Negotiations for Development
- Evaluations of Various CSX/FEC Rail Interconnections & Future FEC Stations
- Updated Development Program per Market Changes



How do you go from this ...



# To This ...



- Inter-Agency Dialogue (on-going)
- Increase Private Ownership
- Public Office District
  - *1 Million SF Governmental Office*
- Intense Residential Program
  - *2,000 New Residential Units*
- Complement Existing Commercial
- Multi-Modal Hub & Service



# Lake Worth TOD Charrette

- Collaborative Effort with FDOT, SFRTA, Palm Beach MPO, City/CRA of Lake Worth (June 2008)
- Evaluated Tri-Rail Station for infill TOD
- Recommended 2 (of 4) Future FEC Station Locations
- EAR / Comprehensive Plan Policy Assistance



# Recommended Lake Worth Transit Station Locations



# Recommended Lake Worth Transit Station Locations



**10<sup>th</sup> Avenue North**

**Lake Worth Road/CSX**

**Lake/Lucerne Avenue**

**6<sup>th</sup> Avenue South**

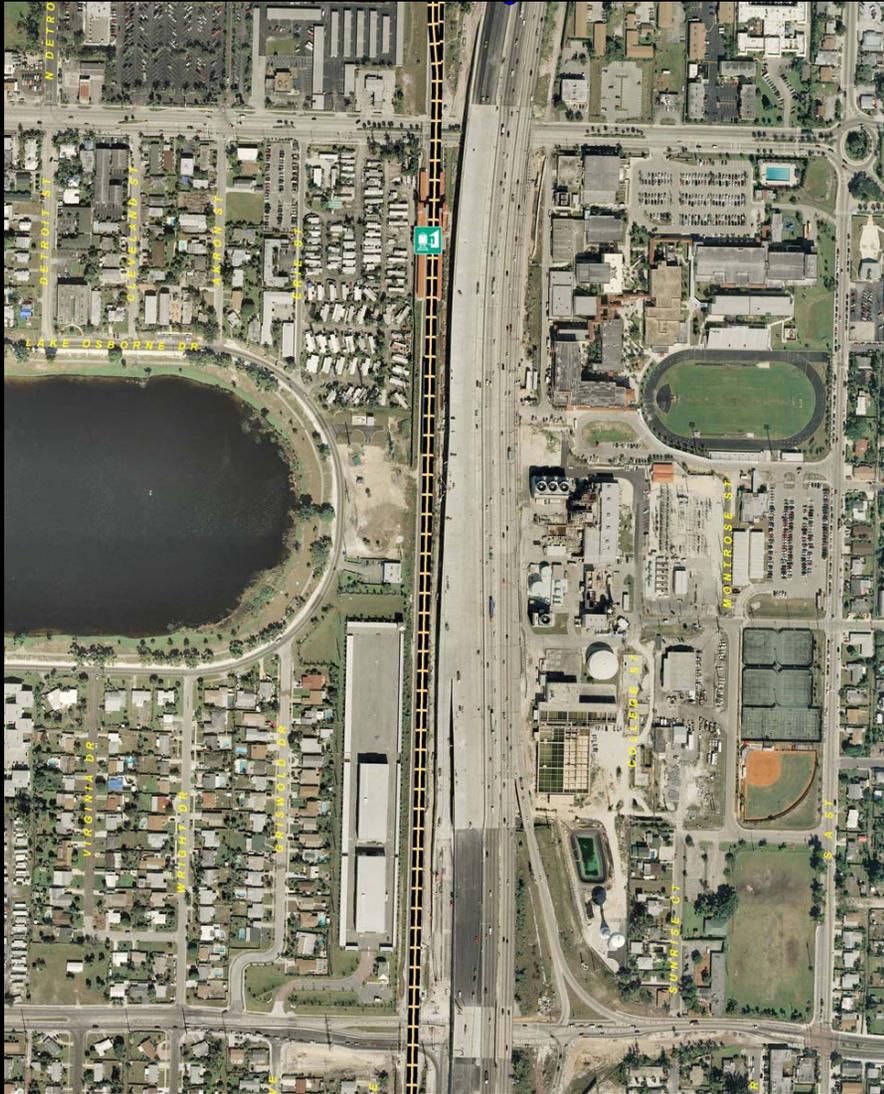
**Existing Tri-Rail Station**

**Recommended FEC Station Location**

**12<sup>th</sup> Avenue South**

**N  
O  
R  
T  
H**

# Lake Worth Tri-Rail Station



Lake Worth Road

# Tri-Rail – Transit Village



Tour of the Master Plan

# Lake Worth Tri-Rail Station



*Transit Village – Redevelopment Opportunity*

# Lake Worth Tri-Rail Station



*Transit Village – Redevelopment Opportunity*

# Lake Worth Tri-Rail Station

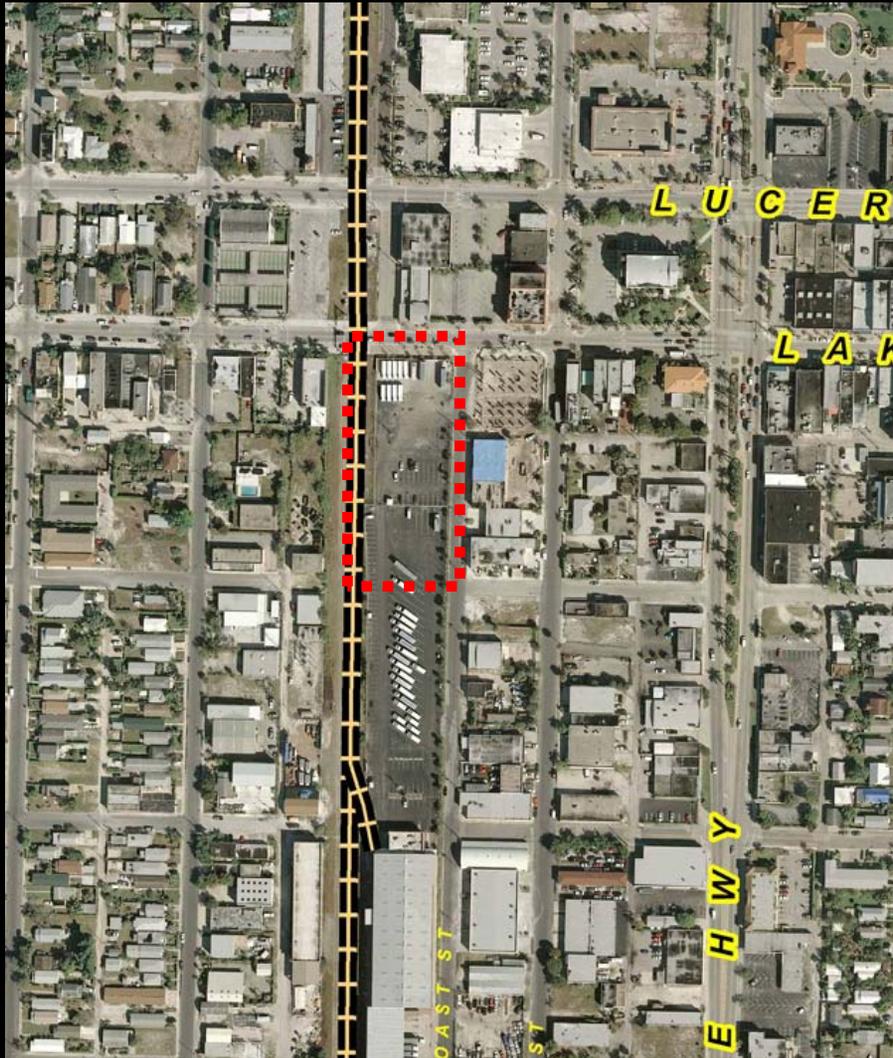


*Transit Village – Redevelopment Opportunity*

# Lake Worth Tri-Rail Station

*Transit Village – Redevelopment Opportunity*

# Town Center Station (Lake Ave)



# Town Center Station ~ FEC/Lake/Lucerne



Tour of the Master Plan

# Town Center Station ~ FEC/Lake/Lucerne

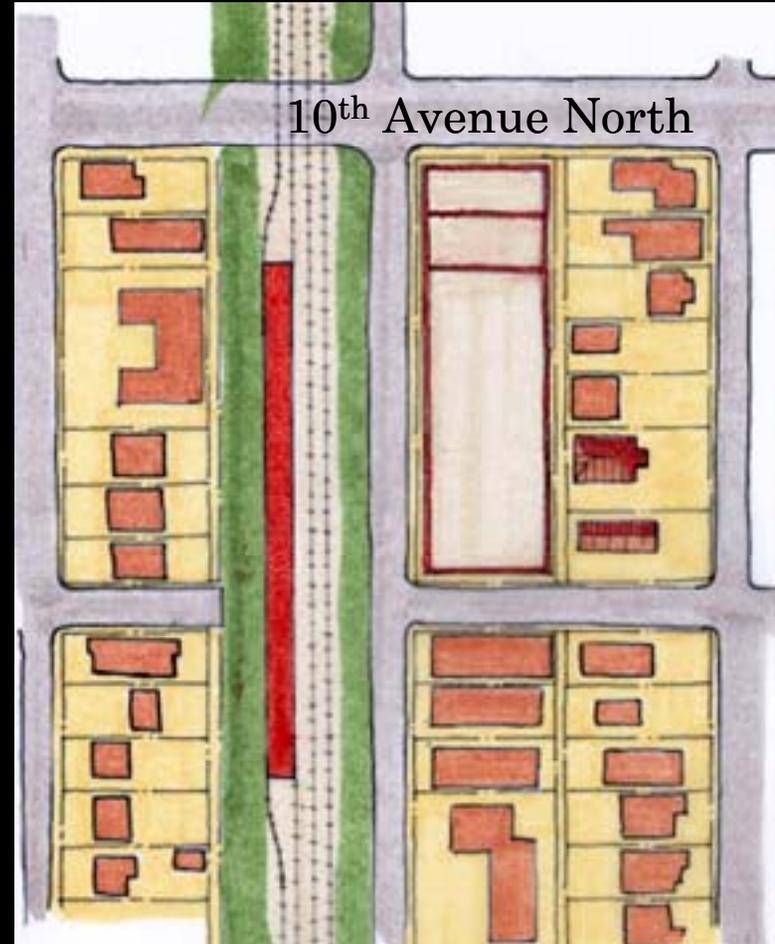


Tour of the Master Plan

# Town Center Station

*Lake Avenue on the FEC Corridor*

# 10<sup>th</sup> Avenue Park and Ride



*Future FEC Corridor Station*

# 10<sup>th</sup> Avenue North Station



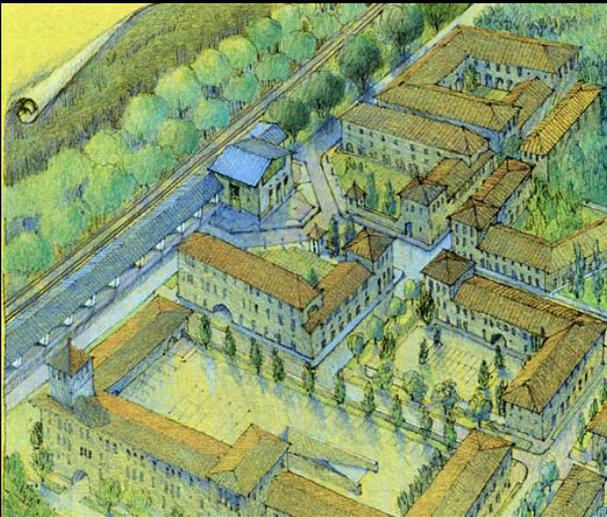
4-Story Garage with  
active ground floor  
uses and community-  
driven architectural  
treatments

Coconut Grove, Miami

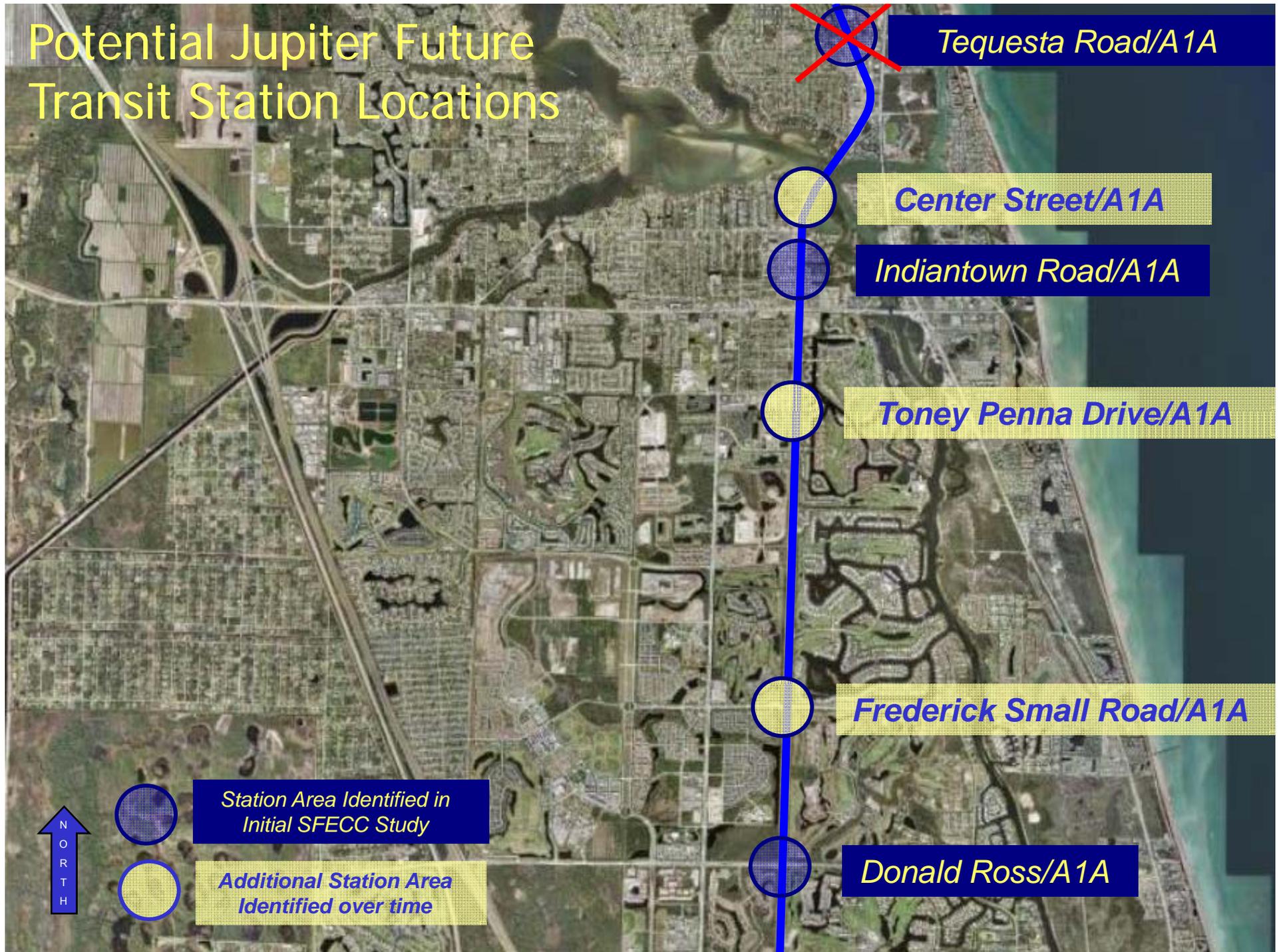
*Future FEC Corridor Station*

# Town of Jupiter TOD Charrette

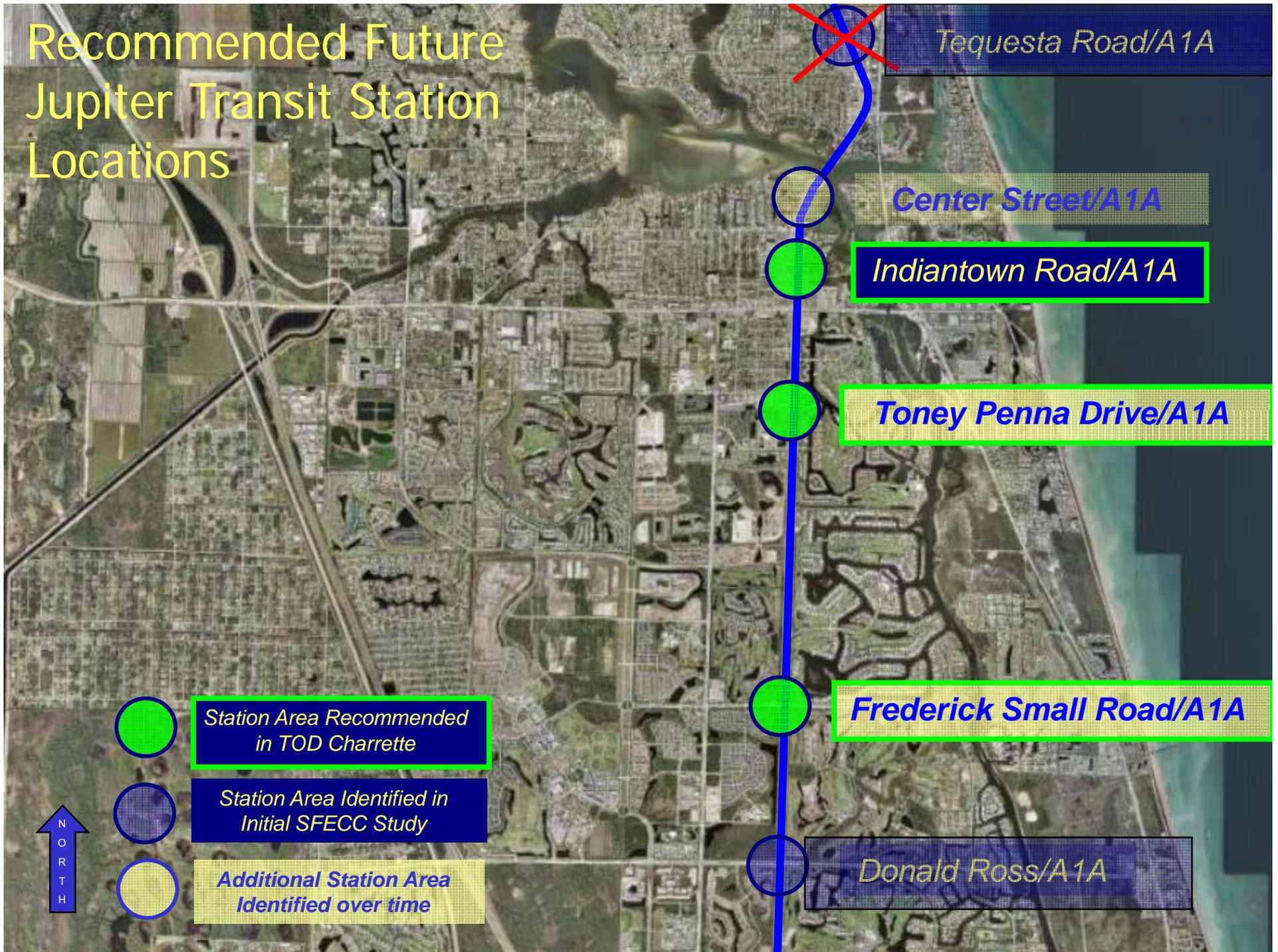
- Collaborative Effort with FDOT, Palm Beach MPO, Town of Jupiter (Jan 2008)
- Evaluated 5 Station Area Locations
- Recommended 3 (of 5) for Future Stations
- EAR-Based Comprehensive Plan Policy Assistance



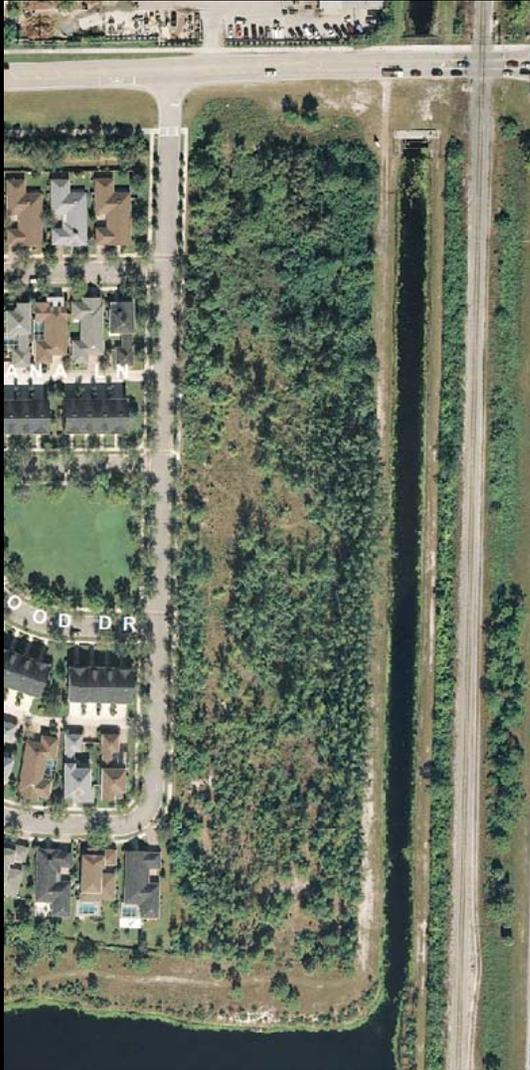
# Potential Jupiter Future Transit Station Locations



# Recommended Future Jupiter Transit Station Locations



# Fredrick Small Station



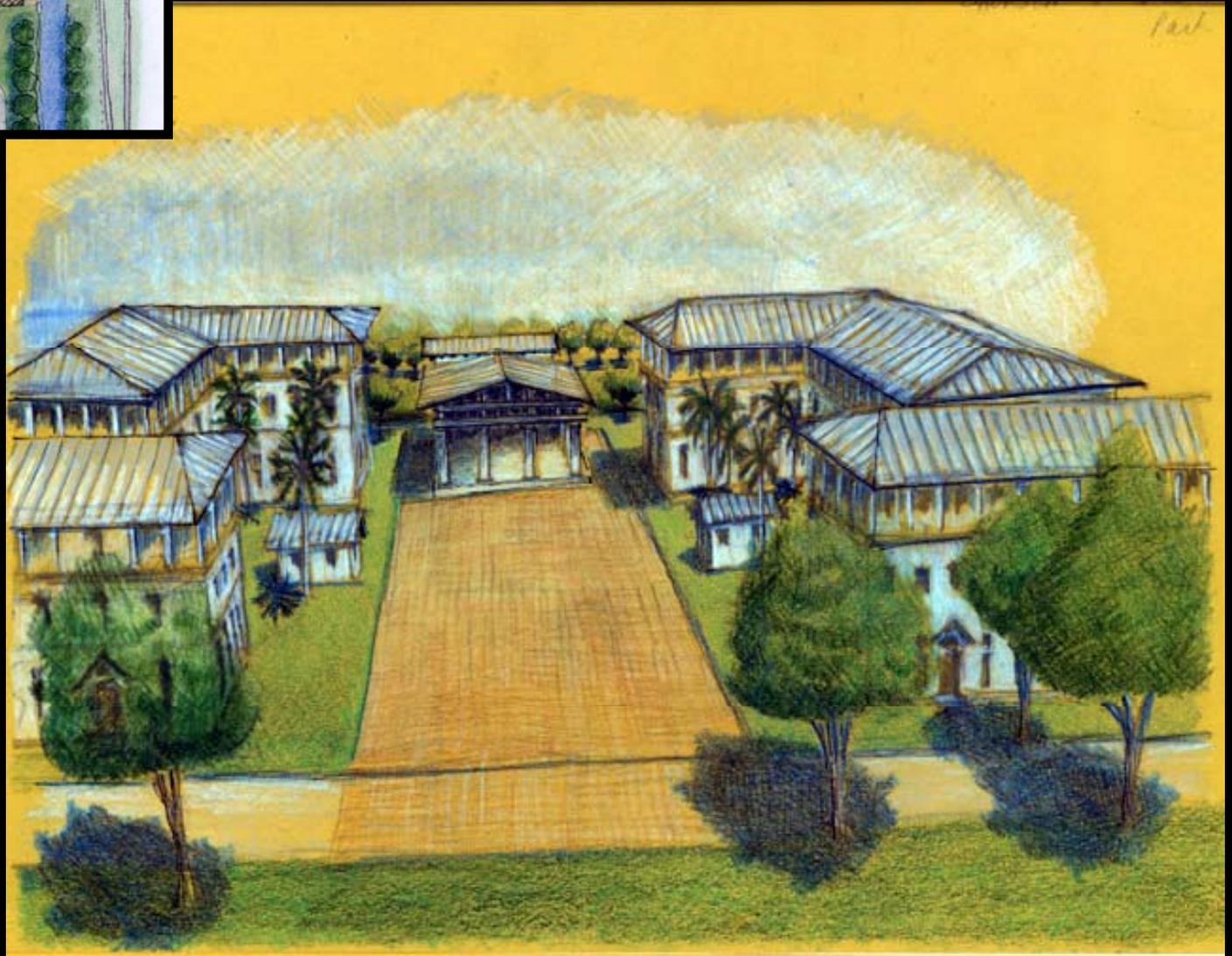
New Haven (adjacent  
Abacoa neighborhood)

~ 70 Townhouse Units

~ 3-5,000 SF  
Community Commercial

Jupiter TOD Charrette

# Fredrick Small Station



Jupiter TOD Charrette

# Toney Penna Drive ~ Central Station



Jupiter TOD Charrette

# Toney Penna Drive ~ Central Station

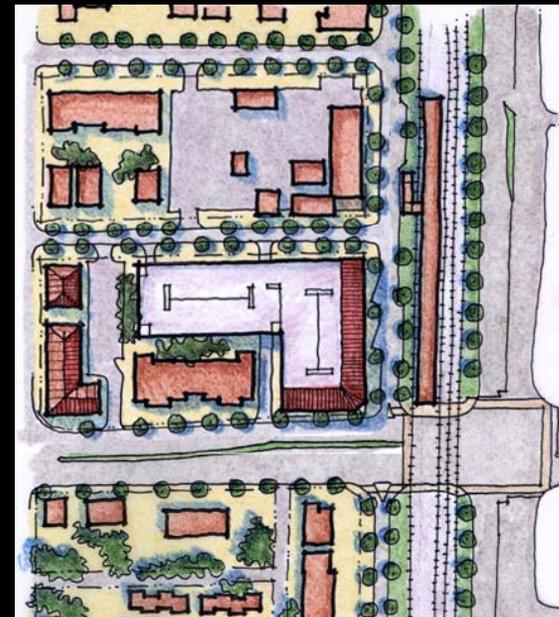
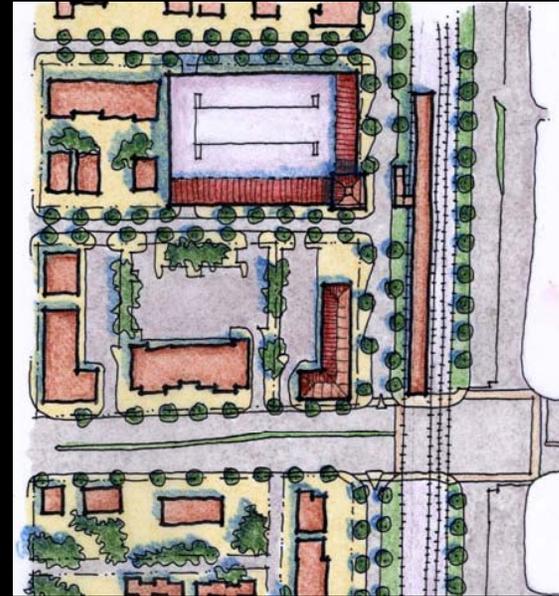
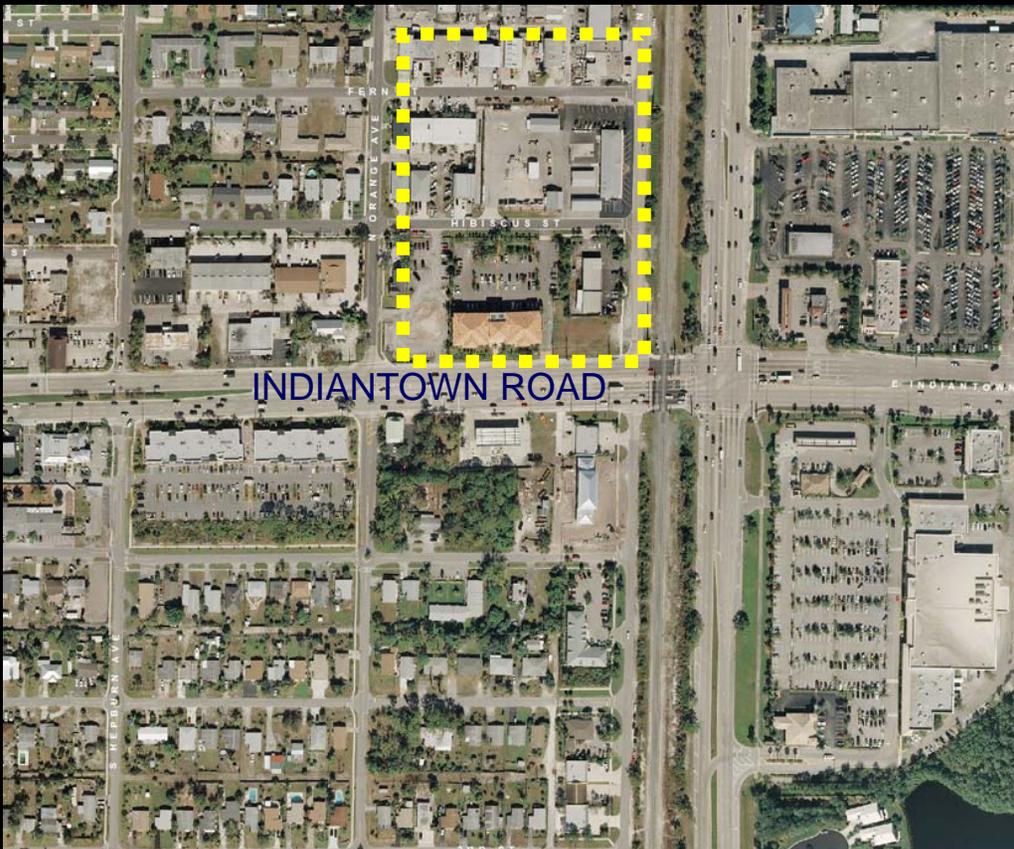


# Indiantown Road Station

## Indiantown Road Location

*Allows moderate pedestrian capture from surrounding neighborhoods*

*Best option for train storage*

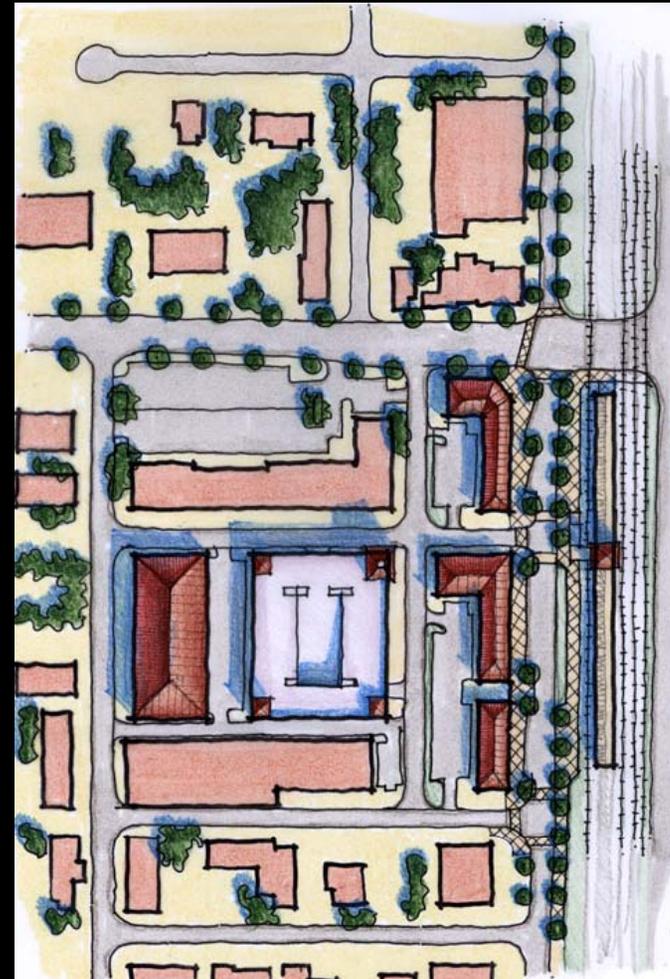


# Center Street Station

## Center Street Location

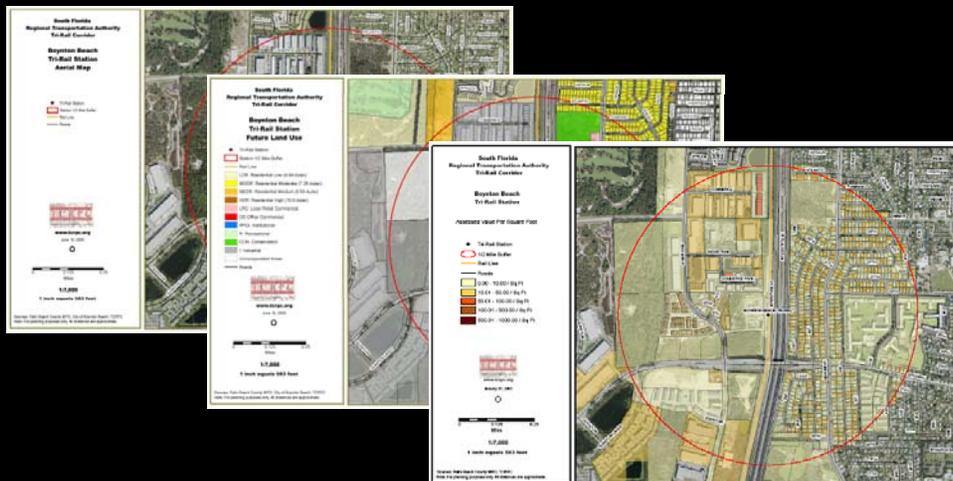
*Allows minimal pedestrian capture from surrounding neighborhoods*

*Train storage difficult*



# Other Related Planning Activities

- **SFRTA FTA Ratings** (mapping & analysis)
- **TOD Concurrency Standards**
  - Amendments to Palm Beach County's Comprehensive Plan & ULDC
  - Reinterpretation of FDOT Level-of-Service (for SIS Facilities/Connectors)
- **TOD Pattern Book & Model Language**



# Other Related Planning Activities

- **Future FEC Station Area Evaluations** (now 32 in PBC)
- **Transit-Supportive Comprehensive Plan Policies**
- **Anticipated Station Area Planning:**
  - Palm Beach Gardens/PGA Blvd (Charrette: Feb 2009)
  - West Palm Beach (Northwood; St. Mary's Hospital)
  - Lantana
  - Boynton Beach
  - Delray Beach
  - North Palm Beach





Questions  
&  
Comments

[WWW.TCRPC.ORG](http://WWW.TCRPC.ORG)