



PALM BEACH
Transportation
Planning Agency

Downtown Intermodal Coordination Summary Report

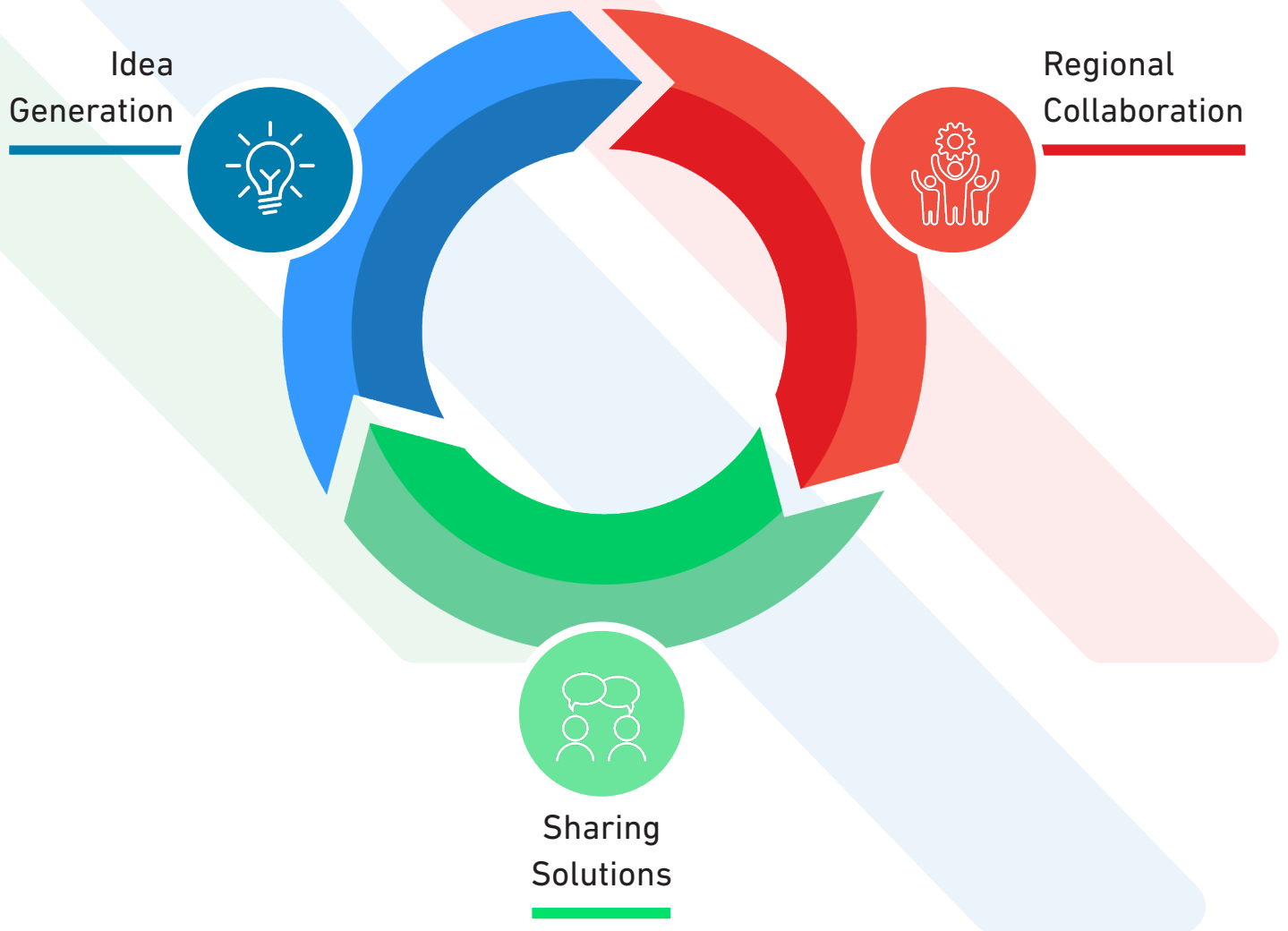
Regional Collaboration to Grow the Heart of Palm Beach County

Downtown West Palm Beach is experiencing unprecedented change in the areas of economic development and transportation. To help understand and coordinate decision-making about how to guide growth in downtown, the Palm Beach Transportation Planning Agency (TPA) organized a workshop series.

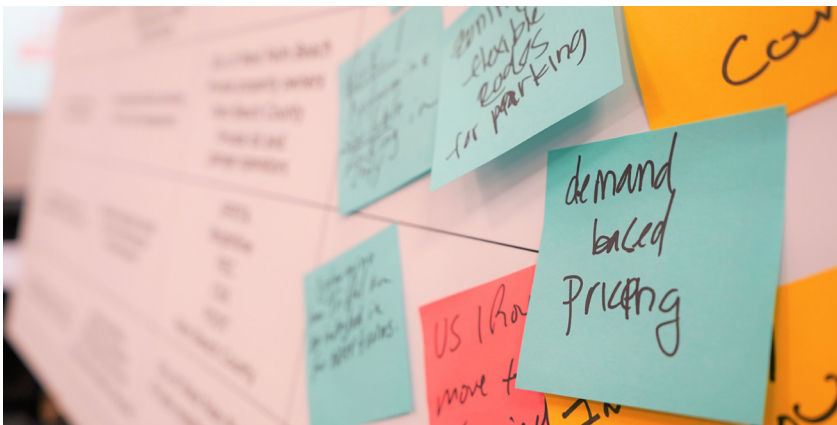
 **Workshop #1** focused on downtown partners sharing trends and discussing needs. Presentations were given by local and regional transportation and economic development partners. Key themes emerged during discussion around the needs for more affordable housing options, safe and connected multimodal transportation networks, and coordinated economic development activities to attract and retain talent. The workshop agenda and presentations are available at this [link](#).

 **Workshop #2** focused on strategies and next steps. Presentations and follow-up conversations focused on how the topics of housing, transportation, economic development, and resiliency can be advanced by working collaboratively to achieve desired development outcomes. The workshop agenda and presentations are available at this [link](#).

The key topics that rose to the top during workshop discussions and are the most pressing and consistent items to carry forward from the workshops as immediate next steps.



Workshop Summary



2 Workshops



60+ Regional Leaders



200+ Ideas Generated

Setting the Stage for Change

Palm Beach County and West Palm Beach are both positioned for strong and sustained growth in the coming years. Downtown West Palm Beach is at the center of that growth.

With an international airport, two regional commuter rail lines, a port, and two interstate corridors, Palm Beach County has a well connected transportation system. These connections are support growth in tourism, business, and a place to call home. Some quick facts about Palm Beach County are:

11,000 people are moving to Palm Beach County each year.



The **top 5** industries are Life Sciences, Distribution and Logistics, Manufacturing, Financial Services, and Aviation/Aerospace/Engineering.



51% of economic development projects in **2021** were relocations by out-of-state businesses.



16,000 people were added to the labor force in 2021.



As the culture and business heart of Palm Beach County, Downtown West Palm Beach will play a unique role in where people live, work, and play. How downtown develops and what transportation options are available will be a key part of creating the quality of life those that live, work and visit the area are looking for.

To meet the growing demand as a destination and cultural center, Downtown West Palm Beach has new developments under construction, approved, or in various stages of development. It includes:

- Prior to 2008, there was approximately 1,000,000 square feet of Class A office space. Since 2021, there is close to 3,000,000 square feet of Class A office space under construction, approved, or in planning stages.
- Currently there are just over 1,000 hotel rooms in Downtown. There are over 1,300 additional hotel rooms under construction, approved, or in planning stages.
- There are nearly 3,400 residential units under construction, approved, or in planning stages in Downtown.



Growth is occurring and new development is happening to meet the demand in Downtown West Palm Beach. The purpose of the workshops was to provide a forum for government agencies and the business community to talk about how coordinated investments create the places people want to invest their time and money.





We need workforce housing in and close to downtown for new recruits and recent graduates entering the workforce.



Expand microtransit and micromobility options in downtown.



Rethink what it means to have a university campus in a vibrant and growing downtown.



Take into account the pedestrian needs in downtown. Guarantee a safe transportation system.



Enhance connections between universities (PBAU and proposed UF campus) and transit stations (Tri-Rail and Brightline) for students, faculty, and staff.



We need to make Palm Beach County and Okeechobee Boulevard pedestrian friendly and multimodal.

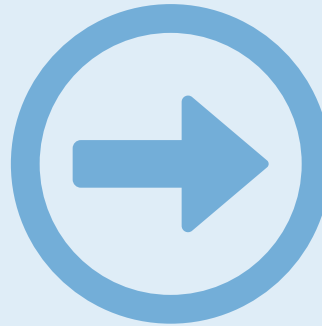


What We Heard

During the workshops, there were many ideas and topics discussed. Below is a summary of the key themes.

Key Themes We Heard

- Growth and Economic Competitiveness
- Housing and Affordability
- Traffic, Livability, and Choice in Travel
- Connectivity and Safety
- Resiliency

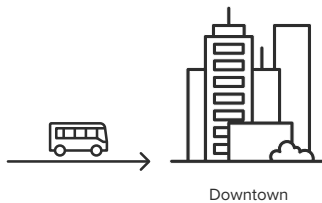


Values We Agree On

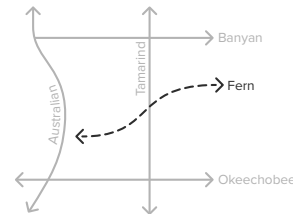
- Safety is Paramount
- Everyone Belongs
- Plan for changing climate

Regionally Specific Needs and Strategies

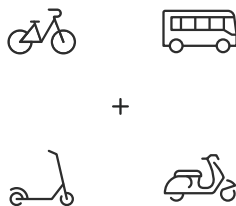
Enhance Regional Transit Service to Downtown



Create Fern Street Crossing



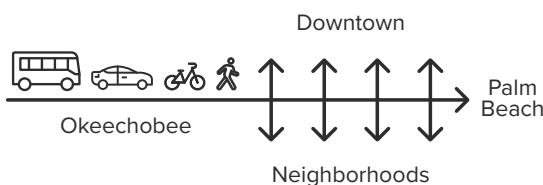
Expand Micromobility Services



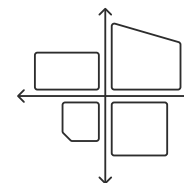
Create More Housing Options In and Around Downtown



Re-imagine Okeechobee Boulevard



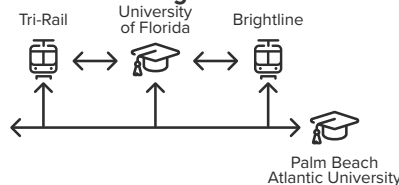
Enhance Connections Between Downtown Districts



Coordinate Development and Transportation Projects



Connect Universities to Regional Transit



Define the Role of Advocacy Organizations



Recommendations

Mobility

Issue	Strategy	Key Players	First Steps
Limited regional connectivity and frequency of transit	Expand regional transit service north/south and east/west	SFRTA and Palm Tran Brightline FEC AND CSX FDOT Palm Beach County	Convene partners to discuss investments in capital and operations for new and improved transit service
Auto-Oriented street design	Re-prioritize space for people who do not drive alone Reform Traffic Impact Analysis Process Transportation Demand Management	City of West Palm Beach Palm Beach County FDOT	Review existing policies against best practices for conducting mode shift while accommodating all road users
Lack of Transportation Options to get to and from major campuses/employers	Expand mobility options with multimodal streets and mobility incentive programs	Universities City of West Palm Beach Palm Beach County FDOT Commuter Services of South Florida Private Mobility Providers	Create development oriented incentive programs to reduce vehicular use while also enticing mode shift Work with mobility partners to create mode shift strategies and solutions
Inefficient uses of existing land (especially parking)	Centralized/District Parking rather than site specific minimum parking requirements Smart Curb Management	City of West Palm Beach Private property owners Palm Beach County Private lot and garage operators	Review existing policies and practices for reducing inefficient land uses

Housing

Issue	Strategy	Key Players	First Steps
Transportation inefficient housing	Increase housing in multimodal served areas	City of West Palm Beach Palm Beach County	Evaluate existing policies regarding transportation impacts, and development impacts and obligations for funding road improvements for all users
Too little affordable housing supply	Increase density Decrease parking requirements	City of West Palm Beach Palm Beach County	Reconsider zoning and land use practices which discourage the "missing middle"
Lack of Transportation Options to get to and from major campuses/employers	Expand mobility options with multimodal streets and mobility incentive programs	Universities City of West Palm Beach Palm Beach County FDOT + Commuter Services of South FL Private Mobility Providers	Conduct direct meetings between stakeholders to facilitate mode shift on and between large campuses
Difficulty recruiting employers because of high costs for employee housing and transportation	Identify, prioritize, and invest in multimodal infrastructure and land use changes	Palm Beach County Regional Cities and Towns	Facilitate conversations between major employers and roadway operators to better understand multimodal transportation needs between employment and housing centers

Resiliency

Issue	Strategy	Key Players	First Steps
Unpleasant to walk or bike part of the year	Additional street trees, shade features, and less asphalt/concrete surfaces	City of West Palm Beach FDOT Private property owners	Review and consider rules regarding shaded walking and bicycling environment to maximize user comfort
Need for redundant routes/resiliency in major disaster event	More connected, redundant and flexible mobility options	Emergency management agencies City of West Palm Beach Palm Beach County FDOT	Ensure roadway and alley connections are retained and enhanced and new connections are built whenever feasible
Difficulty recruiting employers due to high costs of housing and transportation	Identify, prioritize, and invest in multimodal infrastructure and land use changes	Palm Beach County Regional Cities and Towns	Evaluate zoning and density rules of major transportation corridors for prospective reinvestment in transportation focused housing.

Top Priorities

#1 Priority. Okeechobee Blvd.

Issue: Okeechobee Blvd. is the primary gateway people use to get in and out of downtown, accessing this corridor primarily from Australian Ave., Southern Blvd. and I-95 from suburban areas. This existing roadway and growing roadway demand with two rail crossings and the intracoastal waterway bridge openings create increasing mobility and safety concerns.

Next Step: The TPA will engage stakeholders to evaluate potential alternatives and next steps for Okeechobee Blvd. from I-95 to Flagler Dr. to improve its efficiency and safety.





#2 Housing

Issue: There is a growing lack of affordable housing located in reasonable proximity to transit corridors. This has limited transportation options, increasing dependency on single occupancy vehicles and worsening congestion leading to an increase in housing and transportation costs burden.

Next Step: Palm Beach County and the City of West Palm Beach and other municipalities should evaluate existing policies and identify funding opportunities to construct more affordable housing along transit corridors that connect to downtown.

#3 Economic Development

Issue: The lack of mobility options to access downtown limits attracting new workers and businesses. To stay competitive in the economic development market, an investment in a more efficient and connected transportation system is needed.

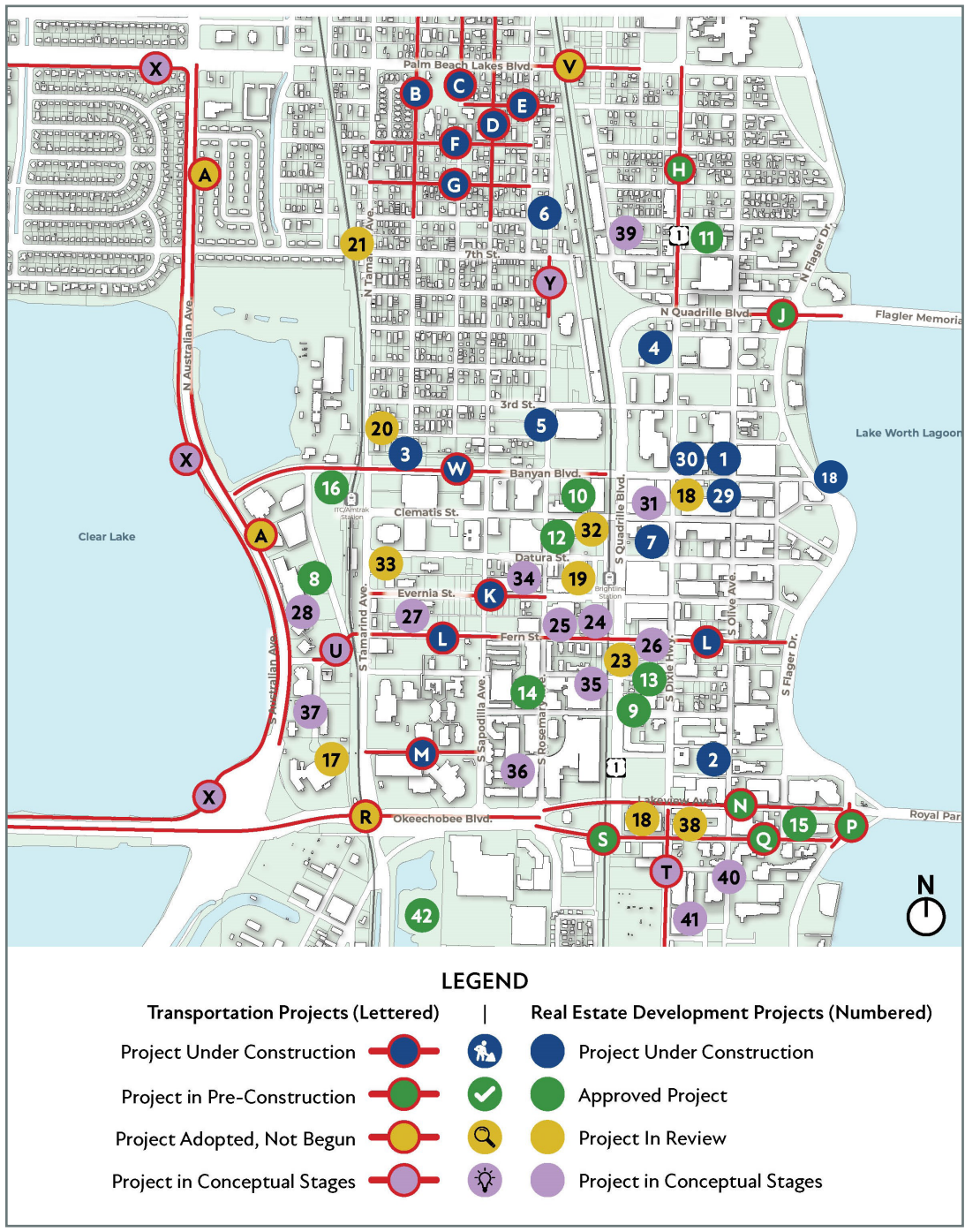
Next Steps: A local funding source for both construction and operations of enhanced transit and transportation system improvements must be secured to provide more mobility options to and from downtown. This funding source must be countywide to support continued population growth and movement throughout the region.

A mobility vision should be developed through community engagement by transit agencies, municipalities, Palm Beach County, and the TPA. Creating this vision will provide a roadmap for key stakeholders, including the economic development community, housing and transportation partners, and political champions to advocate for a local dedicated transportation funding source.



Downtown West Palm Beach Outlook

The workshop series focused on the downtown area bounded by Palm Beach Lakes Boulevard, Australian Avenue, Okeechobee Boulevard, and Flagler Drive. Within this area, there are 42 development projects and 23 transportation projects under construction, approved, or in development as of fall 2022. The project map below describes the location of these projects. The tables on the next page summarize project information and the status of each development.



Projects Planned or Underway

42
Development Projects

3.4K
Resi. units

1,320
hotel units

2.9 M.
office SF

95K
retail SF

12K
Comm. SF

23
Transportation Projects

Data is based on information provided by the [City of West Palm Beach Development Services Department](#) as of fall, 2022.



Projects Under Construction

ID	Segment	Year	Project Type
B	Douglas Avenue	2022	Sidewalk
C	Division Avenue	2022	Sidewalk
D	Sapodilla Avenue	2022	Sidewalk
E	11 th Street	2022	Sidewalk
F	10 th Street	2022	Sidewalk
G	9 th Street	2022	Sidewalk
K	Evernia Street	2022	Sidewalk
L	Fern Street	2022	Sidewalk
M	Iris Street	2022	Sidewalk
W	Banyan Boulevard	2022	Reconstruction



Projects in Pre-Construction

ID	Segment	Year	Project Type
H	N Dixie Highway	2023	Resurfacing
J	N Quadrille Boulevard	2027	Maintenance
N	Lakeview Avenue	2024	Resurfacing
P	S Flagler Drive	2024	Resurfacing
Q	Okeechobee Boulevard	2024	Resurfacing
S	Okeechobee Boulevard	2027	Maintenance



Projects Adopted, Have Not Begun

ID	Segment	Year	Project Type
A	Australian Avenue	2024	Public Transportation
R	Okeechobee Boulevard	2026	Public Transportation
V	Palm Beach Lakes Blvd.	2023	Transportation



Projects in Conceptual Stages

ID	Segment	Year	Project Type
T	S Dixie Highway	2023	Resurfacing
U	Fern Street	-	New Crossing
X	Clear Lake Trail	-	Bike/Ped Path
Y	Rosemary Avenue	-	Reconstruction



TRANSPORTATION PROJECTS



LAND DEVELOPMENT PROJECTS



Projects Under Construction

ID	Project Name	Address	Primary Project Type	Res. Units	Hotel Units	Office SF	Retail SF	Com. SF	Other SF	
1	303 Banyan Blvd.	303 Banyan Boulevard	Residential	223	-	-	2,692	2,600	-	
2	695 Microunits	695 S Olive Avenue	Residential	217	-	-	-	-	-	
3	Flager Station	951 Banyan Boulevard	Residential	94	-	-	2,100	-	-	
4	One West Palm	550 Quadrille Boulevard	Mixed-Use	84	205	368,650	4,600	-	-	
5	The Grand	609 2 nd Street	Residential	-	-	-	-	-	-	
6	Sunset Lounge	609 8 th Street	Other	-	-	-	-	-	2,500	
7	The Watermark at WPB	445 Datura Street	Residential	-	-	-	-	-	175,995	
18	301 Clematis*	301 Clematis Street	Office	-	-	28,520	3,162	-	7,596	
29	300 Banyan*	300 Banyan Boulevard	Office	-	-	87,637	-	-	4,200	
30	See project #1*	-	-	-	-	-	-	-	-	
				v	618	205	484,807	12,554	2,600	190,291



Approved Projects

ID	Project Name	Address	Primary Project Type	Res. Units	Hotel Units	Office SF	Retail SF	Com. SF	Other SF
8	350 Tower	350 Australian Avenue	Residential	424	-	-	7,056	-	-
9	AC Marriott Hotel	414 Gardenia Street	Hospitality	-	132	-	-	-	-
10	Banyan Place	550 Banyan Boulevard	Residential	347	-	-	1,160	-	-
11	Cielo	370 & 375 Eucalyptus Street	Residential	240	-	-	-	-	-
12	Clematis Place	540 Clematis Street	Residential	159	-	-	11,490	-	-
13	Cosmopolitan	419 Gardenia Street	Mixed-Use	-	200	116,273	4,846	-	-
14	Hibiscus Tower	575 S Rosemary Avenue	Mixed-Use	323	-	51,371	-	-	-
15	One Flagler	132 Lakeview Avenue	Office	-	-	276,245	-	6,274	-
16	Transit Village	150 Clearwater Drive	Mixed-Use	408	300	308,862	34,927	-	3,480
42	Howard Park Tennis Reno.	824 Newark Street	Other	-	-	-	-	-	-
Totals				1,901	632	752,751	59,479	6,274	3,480



Projects in Review*

ID	Project Name	Address	Primary Project Type	Res. Units	Hotel Units	Office SF	Retail SF	Com. SF	Other SF
17	1001 Okeechobee Blvd.	1001 Okeechobee Boulevard	Office	-	-	358,810	-	-	-
19	524 Datura	524 Datura Street	Mixed-Use	180	130	-	-	2,600	-
20	Flagler Station Linear Park	202 N Sapodilla Avenue	Other	-	-	-	-	-	-
21	Relocation of "Riddle House"	801 N Tamarind Avenue	Other	-	-	3,230	-	-	-
22	West Palm Point Tent Site	801 S Dixie Highway	Office	-	-	430,132	19,889	-	-
23	Residences of Palm Beach W	464 Fern Street	Residential	372	-	-	-	-	TBD
32	512 Clematis	512 Clematis Street	Mixed-Use	TBD	-	-	TBD	-	-
33	Solana WPB	992-996 Datura Street	Residential	65	-	-	-	-	-
38	320 Lakeview	320 Lakeview Avenue	Hospitality	-	353	386,735	-	-	-
Totals				617	483	1,178,907	19,889	2,600	-



Projects in Conceptual Stages

ID	Project Name	Address	Primary Project Type	Res. Units	Hotel Units	Office SF	Retail SF	Com. SF	Other SF
24	515 Fern Street	515 Fern Street	Office	-	-	400,000	-	-	-
25	Rosemary Square North	374 S Rosemary Avenue	Residential	66	-	-	-	-	-
26	Gallery 401	401-410 Fern Street	Residential	TBD	-	-	-	-	-
27	UF - WPB Campus	709-921 Fern Street	Other	-	-	-	-	-	TBD
28	Reflections PD	400-450 S Australian Avenue	Residential	TBD	-	-	-	-	-
31	Provident Hotel	329-335 Clematis Street	Hospitality	-	TBD	-	-	-	-
34	Viana Hotel & Spa	609-617 Evernia Street	Hospitality	-	TBD	-	-	-	-
35	Rosemary Square AMC Site	525-550 Hibiscus Street	Mixed-Use	TBD	TBD	-	TBD	TBD	TBD
36	Cheesecake Factory Site	701 S Rosemary Avenue	Mixed-Use	TBD	TBD	-	TBD	TBD	-
37	601-621 Clearwater Park Rd	601-621 Clearwater Park Road	Mixed-Use	TBD	TBD	TBD	TBD	TBD	TBD
39	Nora	800 N Railroad Avenue	Mixed-Use	TBD	TBD	TBD	TBD	TBD	TBD
40	New PBAU Building	TBD	Other	TBD	TBD	TBD	TBD	TBD	TBD
41	Norton Museum Addition	1450 S Dixie Highway	Other	-	-	-	-	-	TBD
Totals				66	-	400,000	-	-	-

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