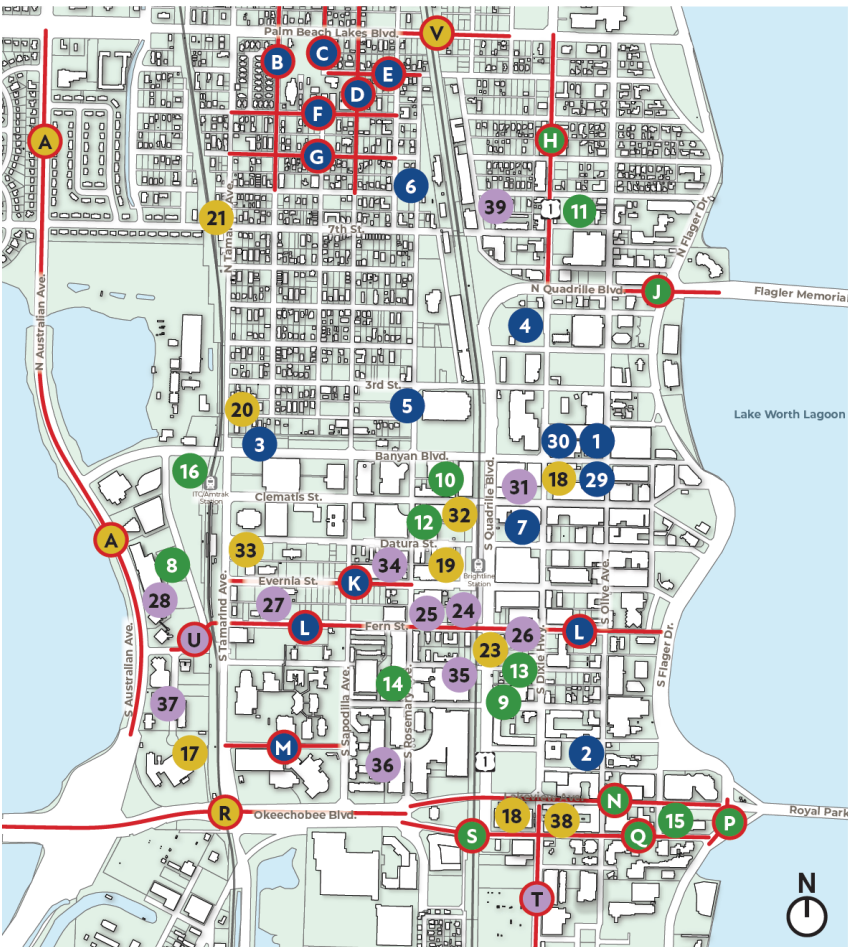




**PALM BEACH**  
Transportation  
Planning Agency

# Downtown West Palm Beach **INTERMODAL COORDINATION WORKSHOP**





# Welcome!

**Goals:** Inventory downtown land use and transportation projects, identify key issues, and potential solutions as well as next steps.

**8/25 Workshop:** Present what we know and gather information

**10/21 Workshop:** Present findings and collaborate on solutions and next steps.

**November:** Summary Report with Next Steps





# Today's Speaker

Karina Ricks

Partner



# Downtown West Palm Beach

Coordination Workshop Series





**WELCOME**

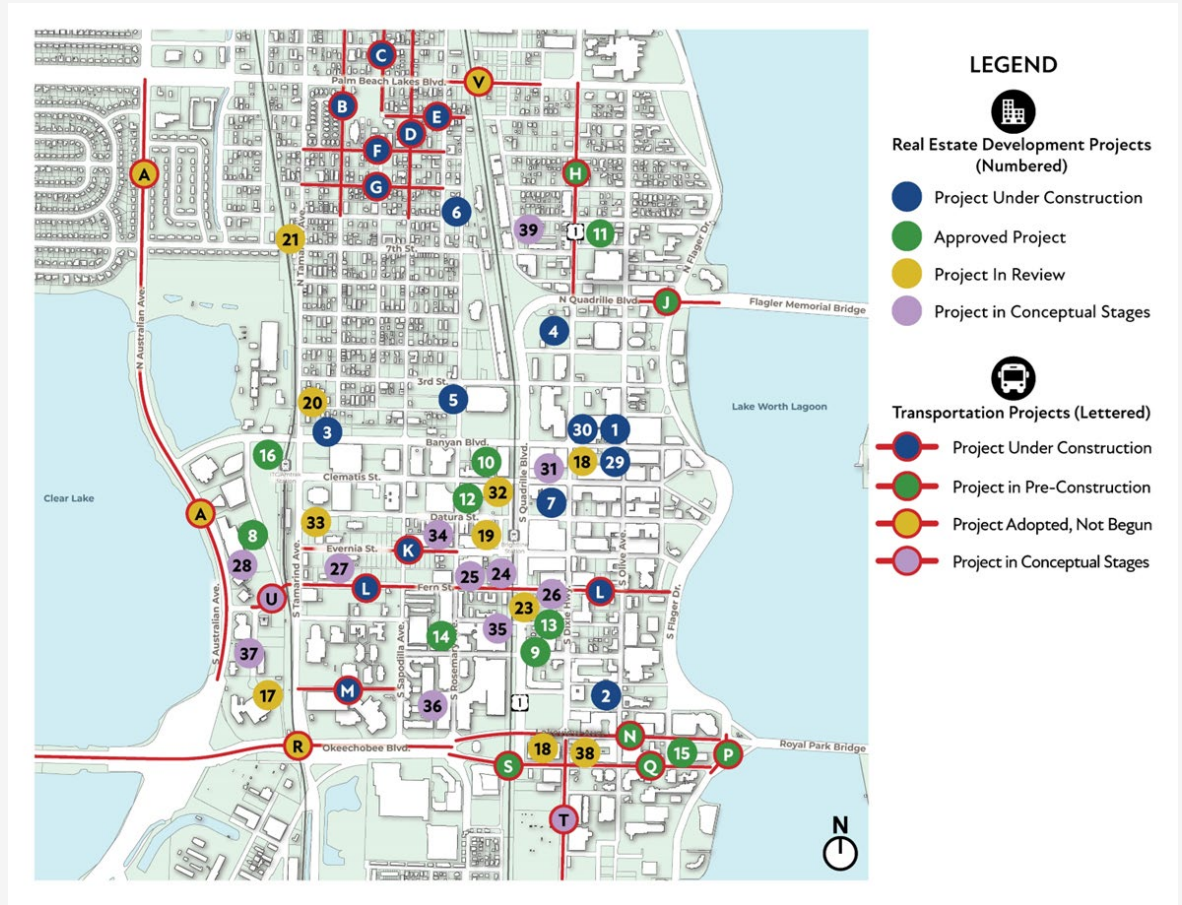
# Workshop 1: What we learned

## Real Estate Projects

- 3,417 Residential Units
- 1,320 Hotel Units
- 2,929,608 Office SF
- 94,034 Retail SF
- 14,751 Commercial SR
- 209,900 Other SF

## Transportation Projects

- 20 Multimodal Projects





# BUSINESS is BOOMING



# The Palm Beach Post

THE DIRT

## Transit Village of dreams, but will they come?







# The Palm Beach Post

**More "Wall Street South:" Related  
Cos. plans largest office complex in  
West Palm Beach**





# Palm Beach Daily News

**Developer touts growth in West  
Palm to Palm Beach Chamber  
breakfast crowd**

SOUTH FLORIDA  
**SunSentinel**

**States get final OK to build highway  
EV charging network**

**Florida gas tax holiday to go into  
effect Saturday — a month before  
the gubernatorial election**

**The Palm Beach Post**

**Tri-Rail gets \$12.9 million grant to  
improve safety at rail crossings,  
including nine in Palm Beach County**

# Key themes we heard

- Growth + economic competitiveness
- Housing + affordability
- Traffic, livability + choice in travel
- Connectivity + safety
- Resiliency





# Values we can agree on

- Safety is paramount.
- Everyone belongs.
- Plan for a changing climate.



# Workshop 2: Where we go from here

Key Issues

Potential Solutions  
Partnerships for  
Action


Housing  
Mobility  
Resiliency



Economic  
Development



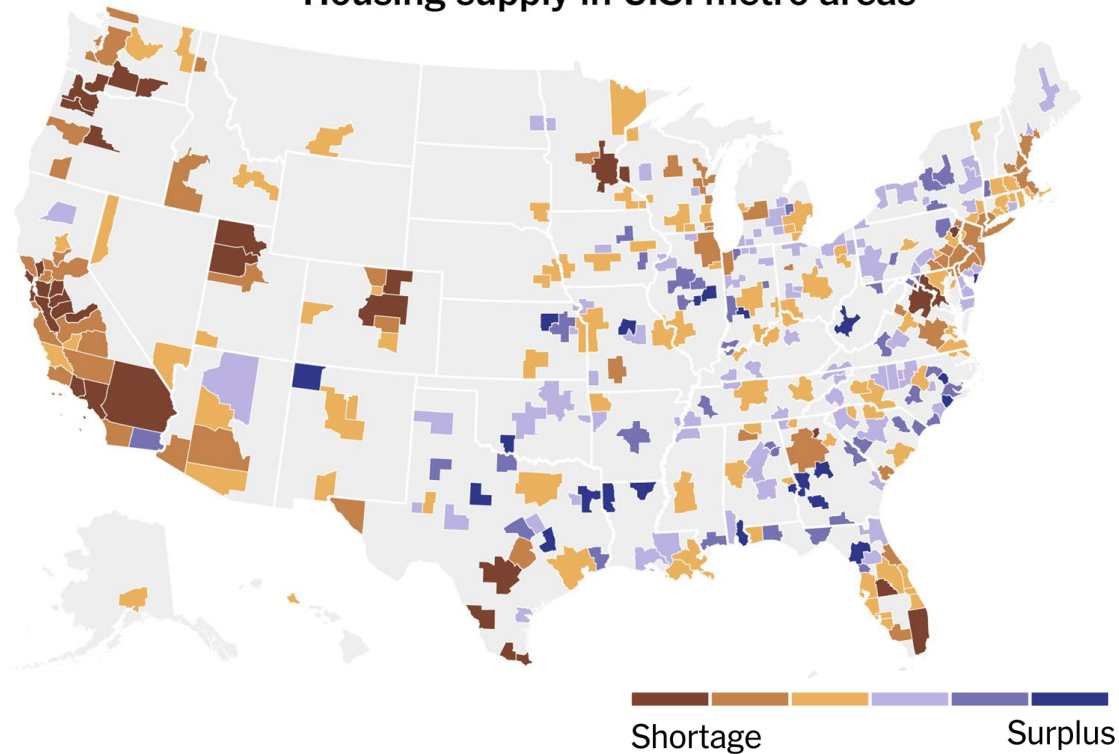
---



# Housing + Affordability

Housing demand is outstripping supply.

Housing supply in U.S. metro areas



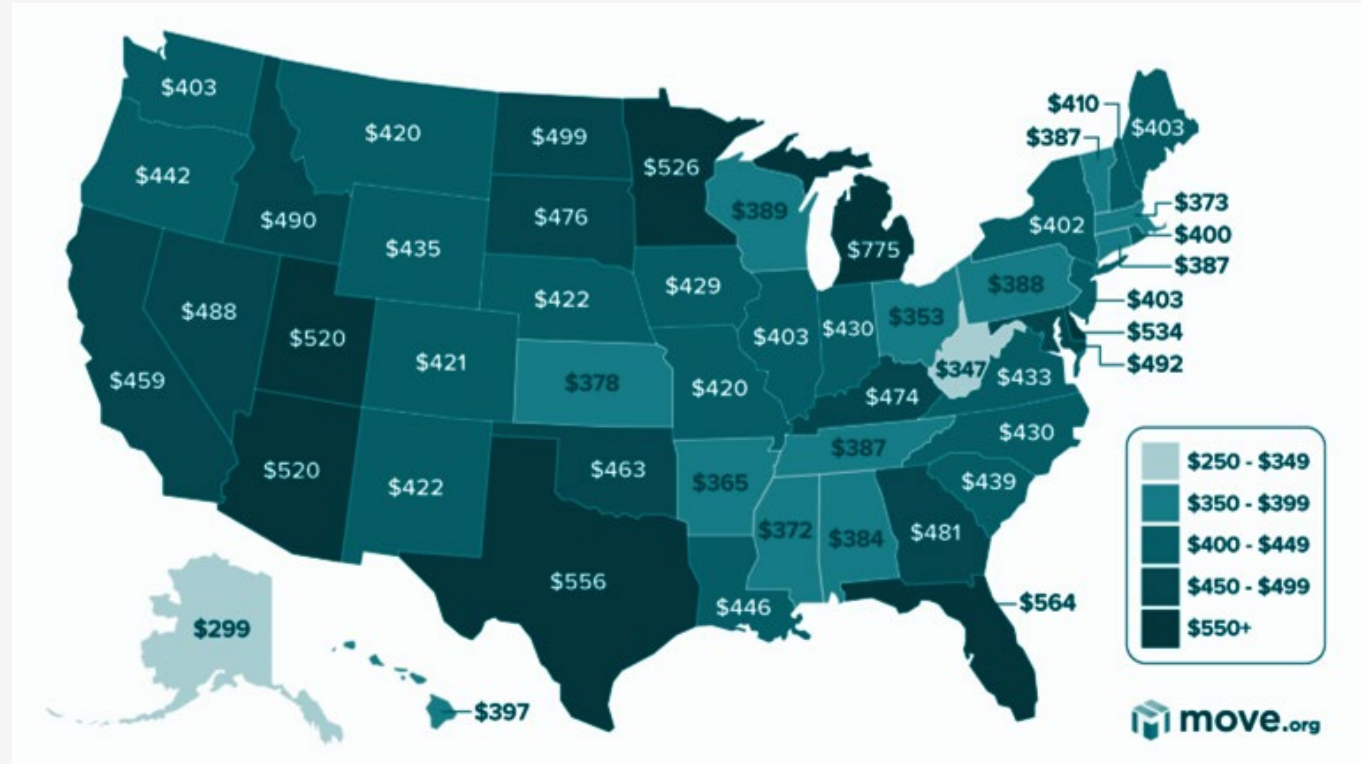
Rental price  
increase from  
2021 to 2022  
(for 1-bedroom apartment)

27%

SOURCE: Zumper as reported in The Palm Beach Post  
(<https://www.palmbeachpost.com/story/business/2022/04/08/florida-rent-rates-high-but-not-high-some-other-u-s-cities/9510629002/>)

2021 Car Ownership  
in Florida averaged  
**\$564**/month  
(~\$6,800/year/car)

2021 Housing Rent  
in West Palm Beach  
averaged  
**\$1300**/month  
(for a 1-bedroom apartment)



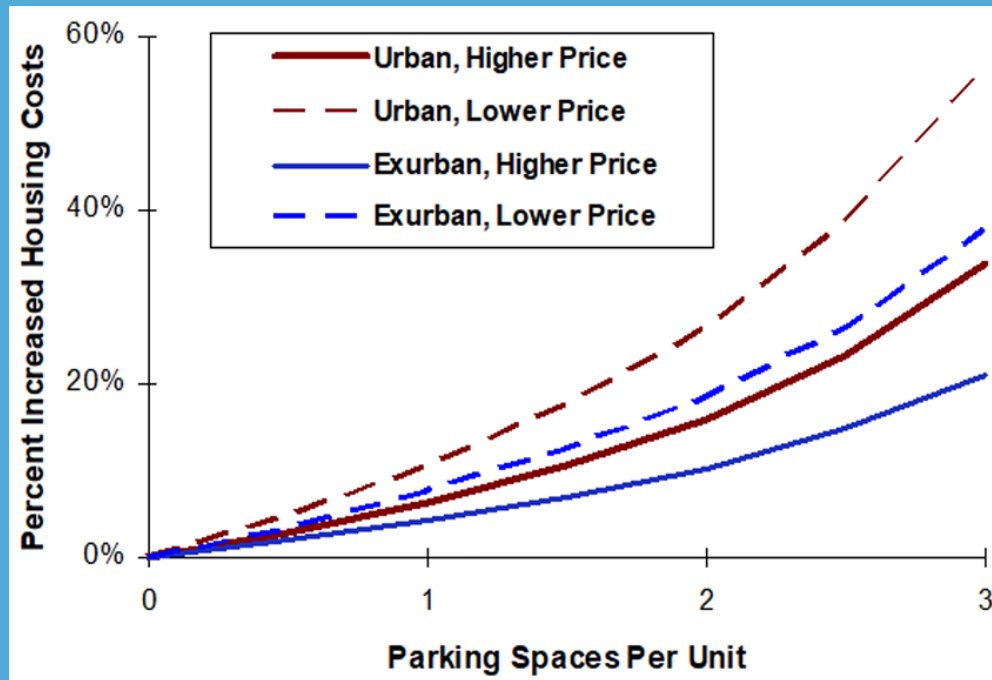
Average Monthly Costs of Car Ownership  
SOURCE: Move.org <https://www.move.org/average-cost-owning-a-car/>

1 parking space per unit  
increases housing cost

~12%

2 parking spaces can  
increase costs by

25%



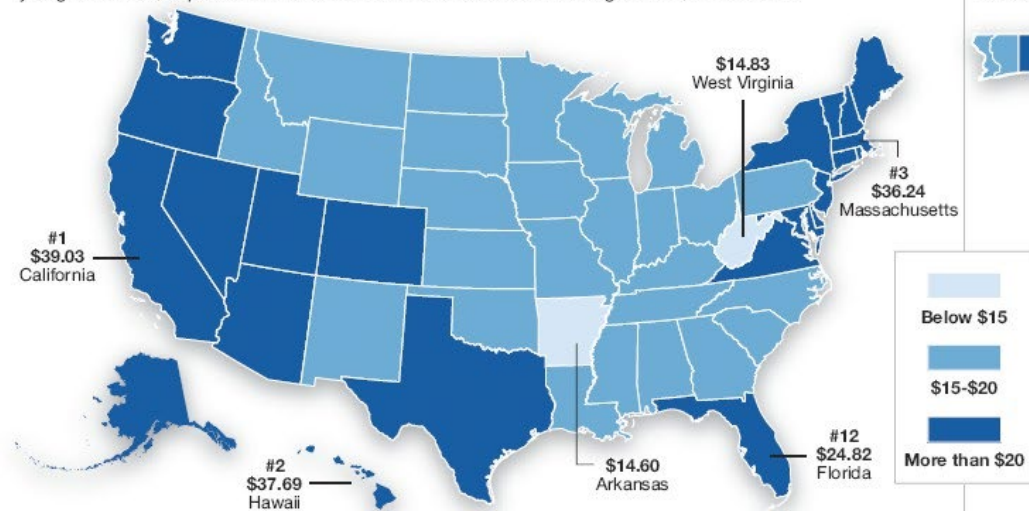
SOURCE: Victoria Transport Policy Institute (VTPI)



# What wage do you need in order to afford a modest apartment?

## BY STATE

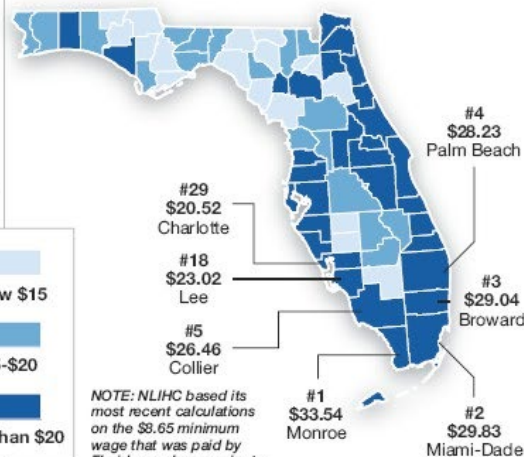
California, Hawaii and Massachusetts top the list when it comes to the hourly wage one would need to afford rent on a modest two-bedroom apartment. Only two states — West Virginia and Arkansas — came in with an affordability wage of below \$15 per hour. Florida ranked twelfth with residents needing to earn \$24.82 an hour.



SOURCE: "Out of Reach 2021 — the High Cost of Housing," National Low Income Housing Coalition

## BY FLORIDA COUNTY

Monroe, consisting largely of the Florida Keys, is the most challenging of Florida's 67 counties when it comes to affordable housing. Here's a look at other key counties.



NOTE: NLIHC based its most recent calculations on the \$8.65 minimum wage that was paid by Florida employers prior to Sept. 30, 2021.

SOURCE: Florida Weekly <https://palmbeach.floridaweekly.com/articles/what-is-affordable-housing/>

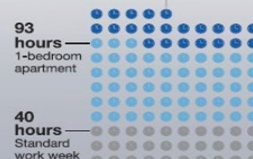
## Housing wage

The hourly wage a Florida worker would need to earn in a 40-hour work week to afford rent.



## Hours required

At Florida's recent minimum wage\* of \$8.65, here's how many hours are required to cover rent.





Women pay  
**\$1,200**  
*more* each year for  
transportation than men

# Housing: Solutions to Consider

Location-efficient housing (TOD)

New housing models to address  
the “missing middle”

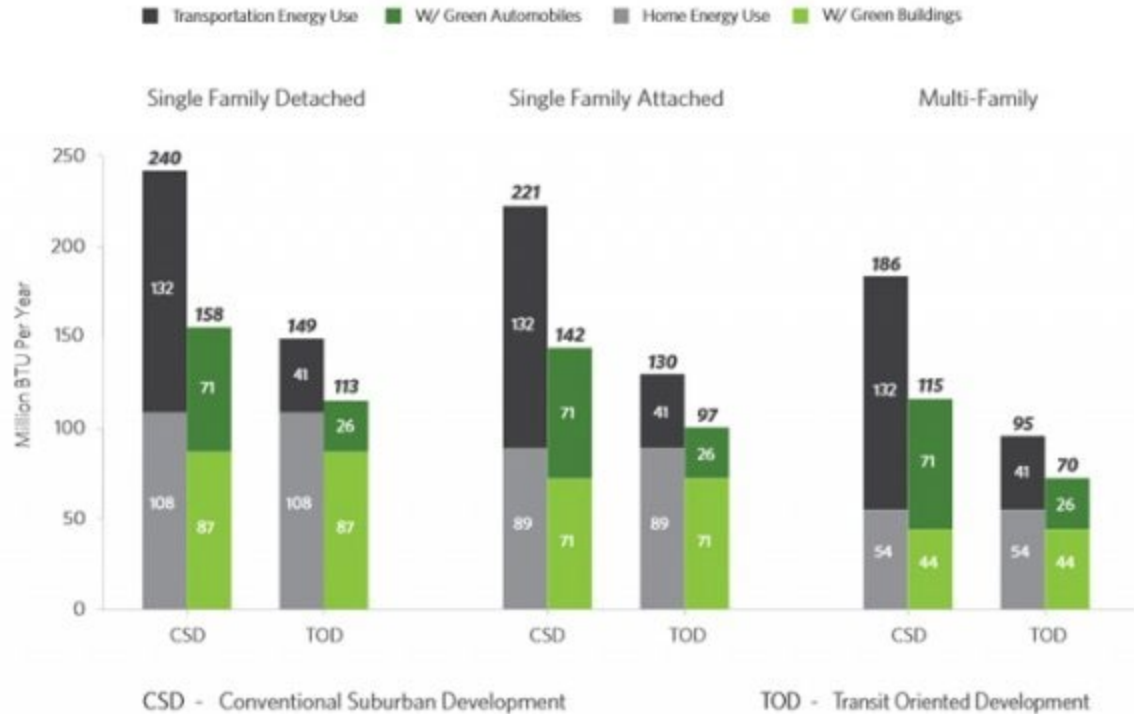


Per unit energy costs decrease with higher density housing.

Transportation costs decrease with location efficiency.

Both enable the purchase of more housing/housing affordability.

## Location Efficiency: Household Transportation Energy Use by Location



© Jonathan Rose Companies LLC, with support from US EPA, Revised March 2011



Diversity of housing options, particularly those between single family homes and high density residential, aids both housing supply and affordability


SOURCE: [Missingmiddlehousing.com](https://missingmiddlehousing.com)

[https://missingmiddlehousing.com/wp-content/uploads/2020/07/MMH\\_Diagram\\_Landing\\_Page-2.jpg](https://missingmiddlehousing.com/wp-content/uploads/2020/07/MMH_Diagram_Landing_Page-2.jpg)

<b>Issue</b>	<i><u>Transportation-inefficient housing</u></i>	<i><u>Too little affordable housing supply</u></i>
<b>Strategy</b>	<i>Increased housing development in multimodal-served areas</i>	<i>Increase density Decrease parking requirements Zoning revisions to increase housing options</i>
<b>Key Partners</b>	<i>Planning and zoning Developers and financiers</i>	<i>Planning and zoning Developers and financiers</i>
<b>First Steps</b>		



---



Safe Choices +  
Efficient Travel

Florida is the  
2nd deadliest  
state in  
America to  
simply walk.





OR



Speed

Safety

---

Palm Beach TPA

Increase in roadway  
deaths from 2019 to 2020

7.2%

Increase in roadway  
deaths from 2020 to 2021

10.5%

Increase in roadway deaths  
from Q1 2021 to Q1 2022

7.0%

SOURCE: National Highway Traffic Safety Administration (NHTSA)

# Policy Inertia

The inevitable tendency to perpetuate established procedures, even if they are counterproductive or diametrically opposed to desired goals.

1970



1987



2007

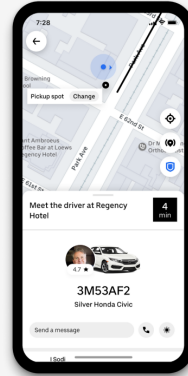




# 1970



# 2009



# 2020



---

## Palm Beach TPA



LOCATION: Okeechobee Blvd and Palm Beach Lakes Blvd.  
SOURCE: Google Earth

# 20%

of car trips in  
South Florida are  
less than 1 mile\*

SOURCE: Inrix

## Palm Beach TPA



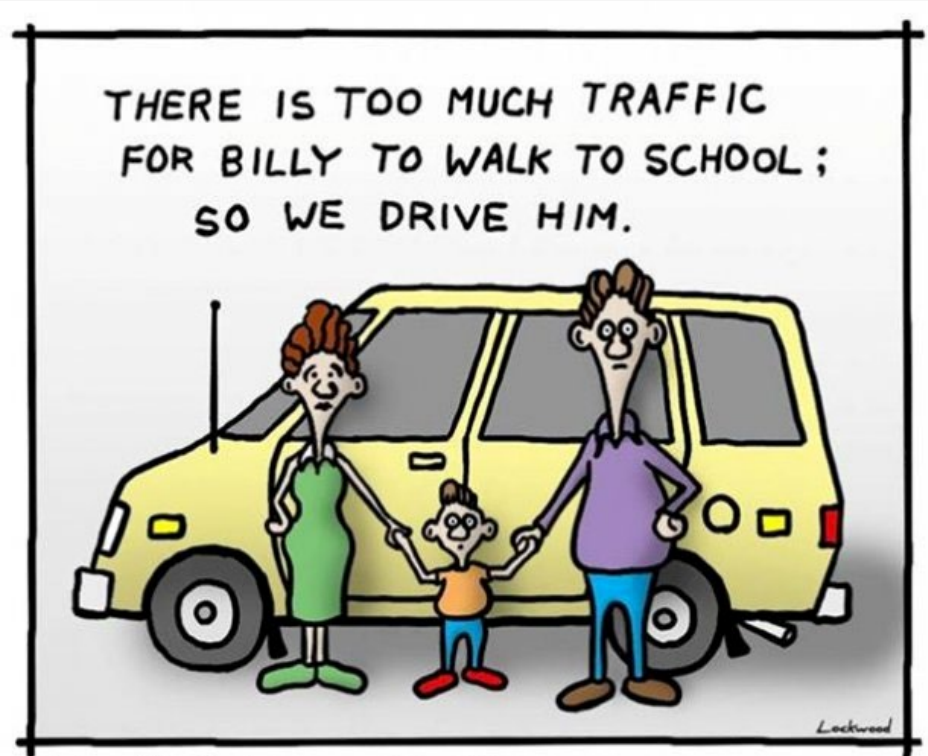
SOURCE: Palm Beach TPA:



SOURCE: Vox

<https://www.vox.com/23178764/florida-us-19-deadliest-pedestrian-fatality-crisis>

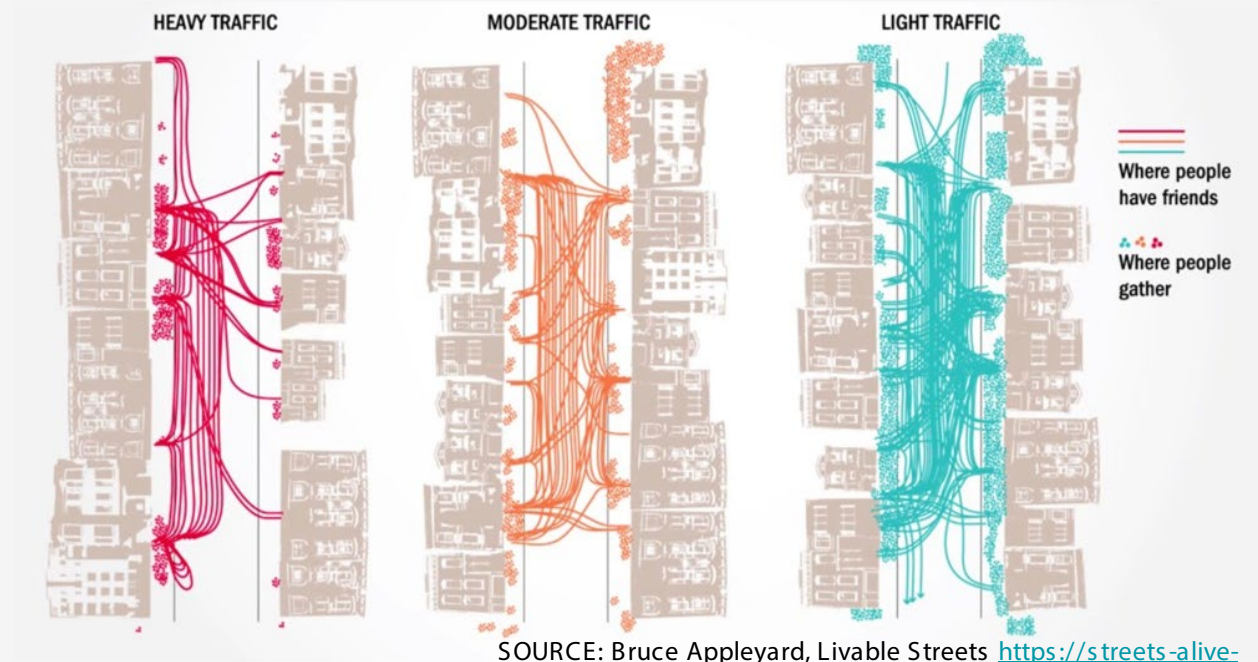




## The Traffic Pygmalion Effect (a self-fulfilling prophecy)



# Traffic levels and Connectivity



SOURCE: Bruce Appleyard, Livable Streets <https://streets-alive-yarra.org/journal/donald-appleyards-livable-streets/>

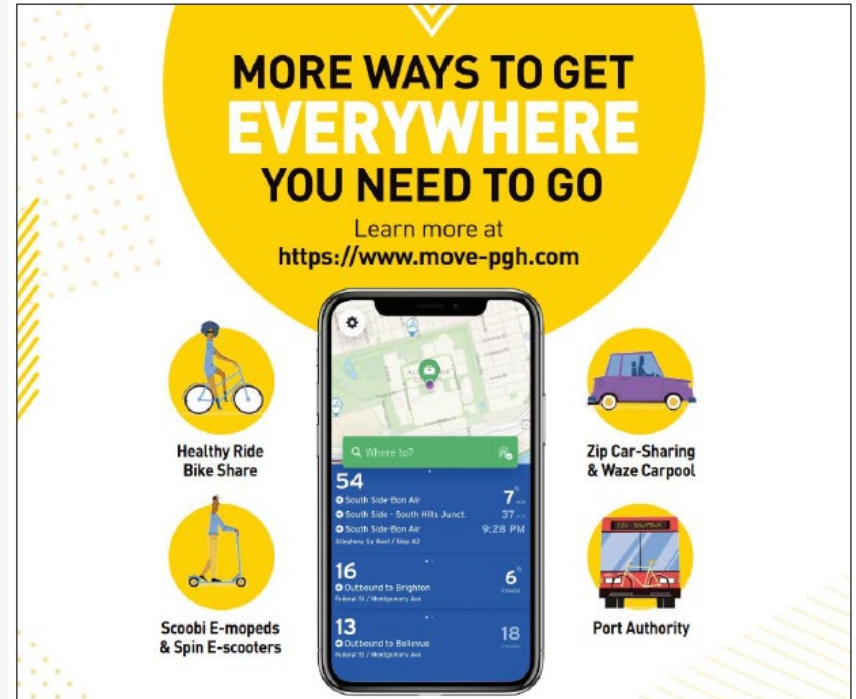
# Mobility: Solutions to Consider

Design walkable (bikeable) streets  
Introduce and organize alternatives  
Effectively manage parking  
Incentivize alternatives









SOURCE: City of Pittsburgh MovePGH

# Park Once & Walk Districts



SOURCE: National Parking Association

[https://mydigitalpublication.com/publication/?i=675430&article\\_id=3780251&view=articleBrowser](https://mydigitalpublication.com/publication/?i=675430&article_id=3780251&view=articleBrowser)



## Palm Beach TPA



**REGISTER TO  
PAY BY THE MINUTE**

**Text "CURB" to  
855.707.1211**

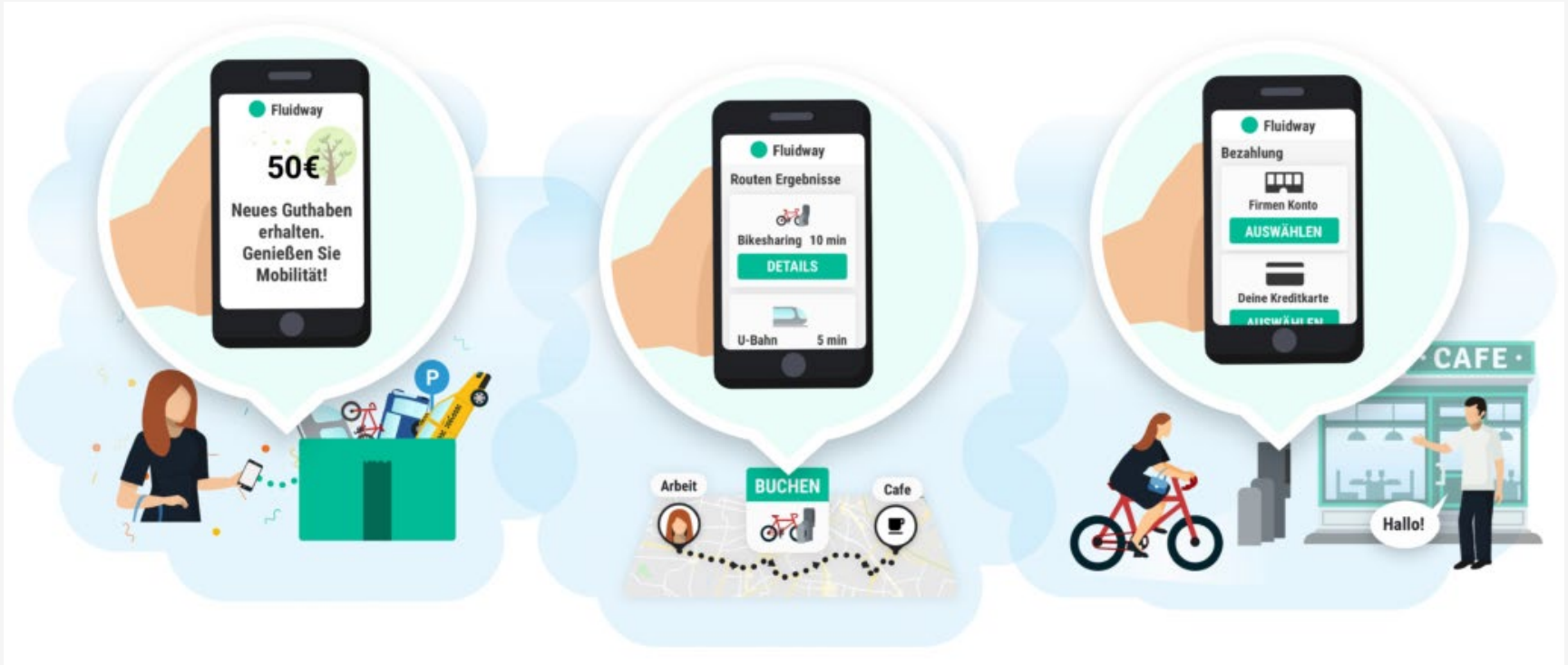


[app.automotus.io/pittsburgh](https://app.automotus.io/pittsburgh)  
Customer Support 714.769.8192



Automotus

# Smart Curbside Management



## Mobility Wallet | Incentives and Ease

SOURCE: Fluidtime

<b>Issue</b>	<i><u>Auto-oriented Street Design</u></i>	<i><u>Perceived insufficiency of parking</u></i>
<b>Strategy</b>	<i>Walkable street design</i> <i>Reform traffic impact analysis process</i>	<i>Centralized/district parking</i> <i>Smart curb management</i> <i>Transportation demand management</i>
<b>Key Partners</b>	<i>FDOT</i> <i>Palm Beach County</i> <i>City of West Palm Beach</i>	<i>Developers and Financiers</i> <i>City of West Palm Beach</i>
<b>First Steps</b>		<i>Student passes for transit/mobility</i> <ul style="list-style-type: none"> <li>- <i>Engage Circuit and other providers</i></li> <li>- <i>Create platform</i></li> </ul> <i>Public awareness campaign</i>

---



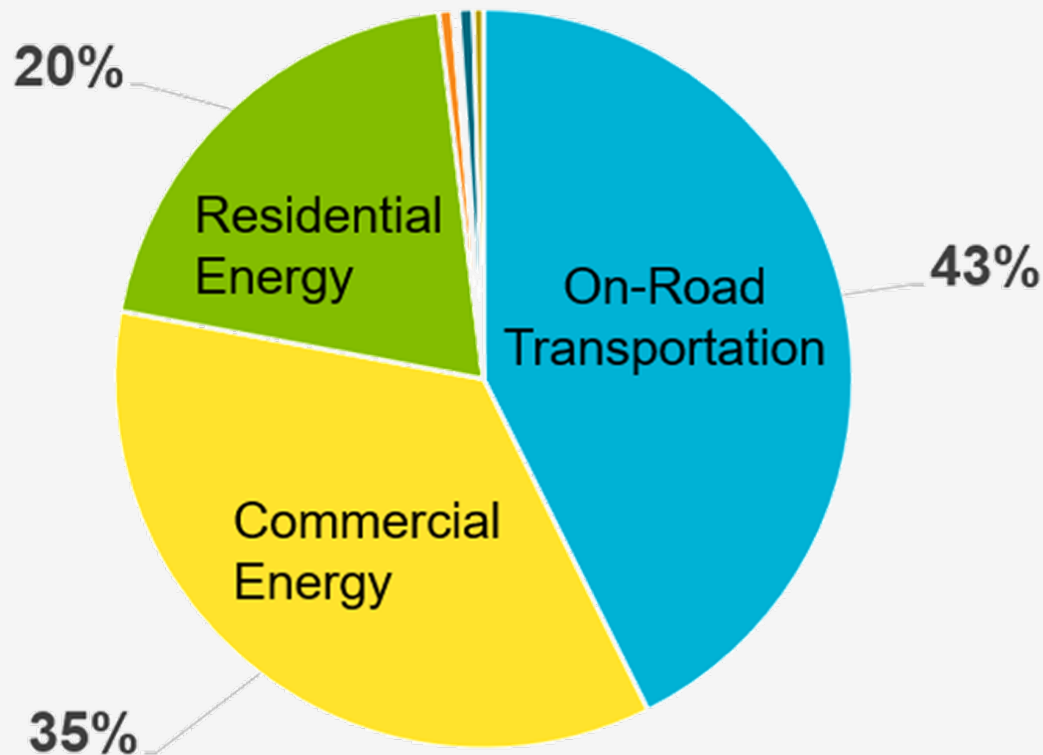
# Resiliency and Future Proofing

## Palm Beach TPA

Nationally the transportation sector is responsible for

**27%**

of greenhouse gas emissions. This varies by region. In Miami, transportation is responsible for **43%**.



SOURCE: Miami Forever Carbon Neutral Plan (2018 baseline emissions)



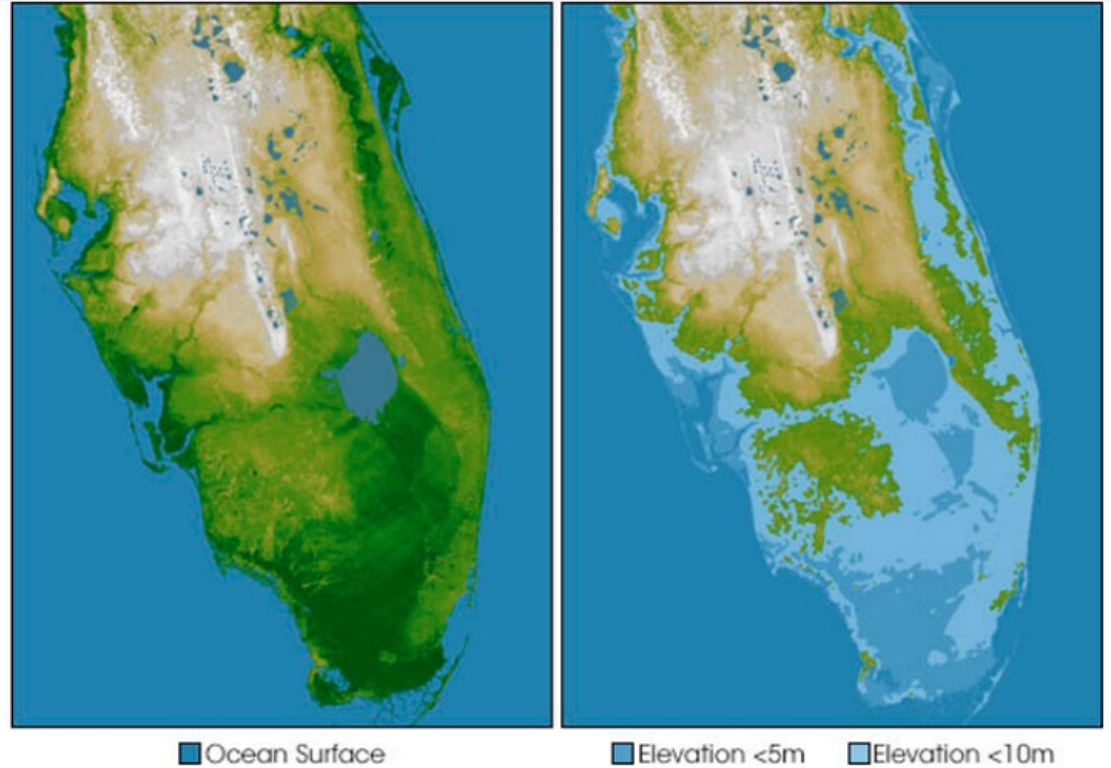
*Additional*

Floridians at  
risk of flooding  
by 2050

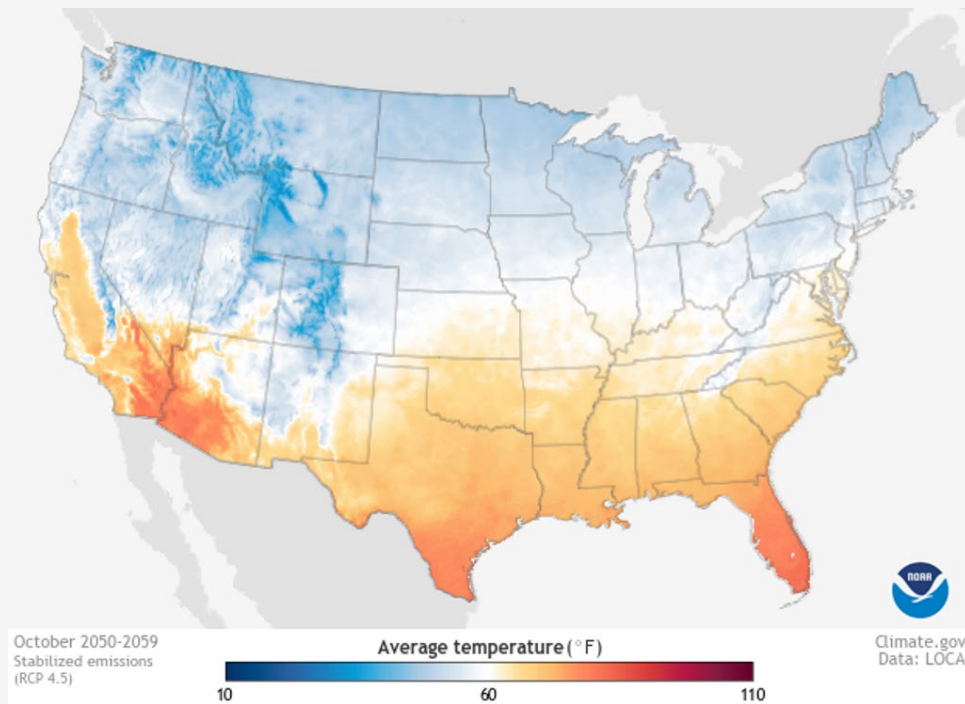
(Over the 3.5M at risk today)

1.1M

# Continuing climate threats



## Palm Beach TPA



Florida is projected to have

# 105 days >100°F

annually by 2050, compared to  
~25 days today.

# Resiliency: Solutions to Consider

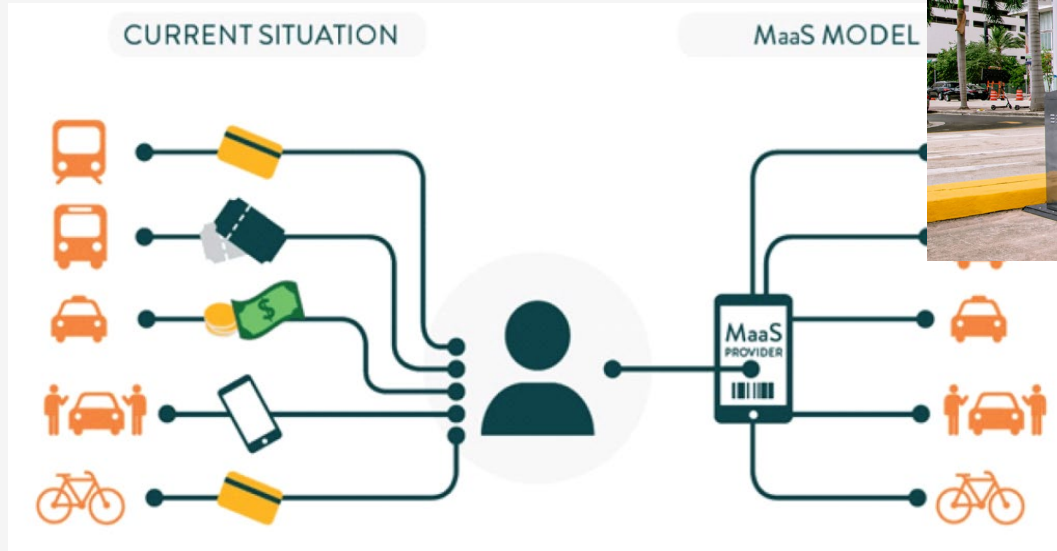
Enable zero-emission mobility.

Provide multiple connections.

Increase shade, decrease pavement.

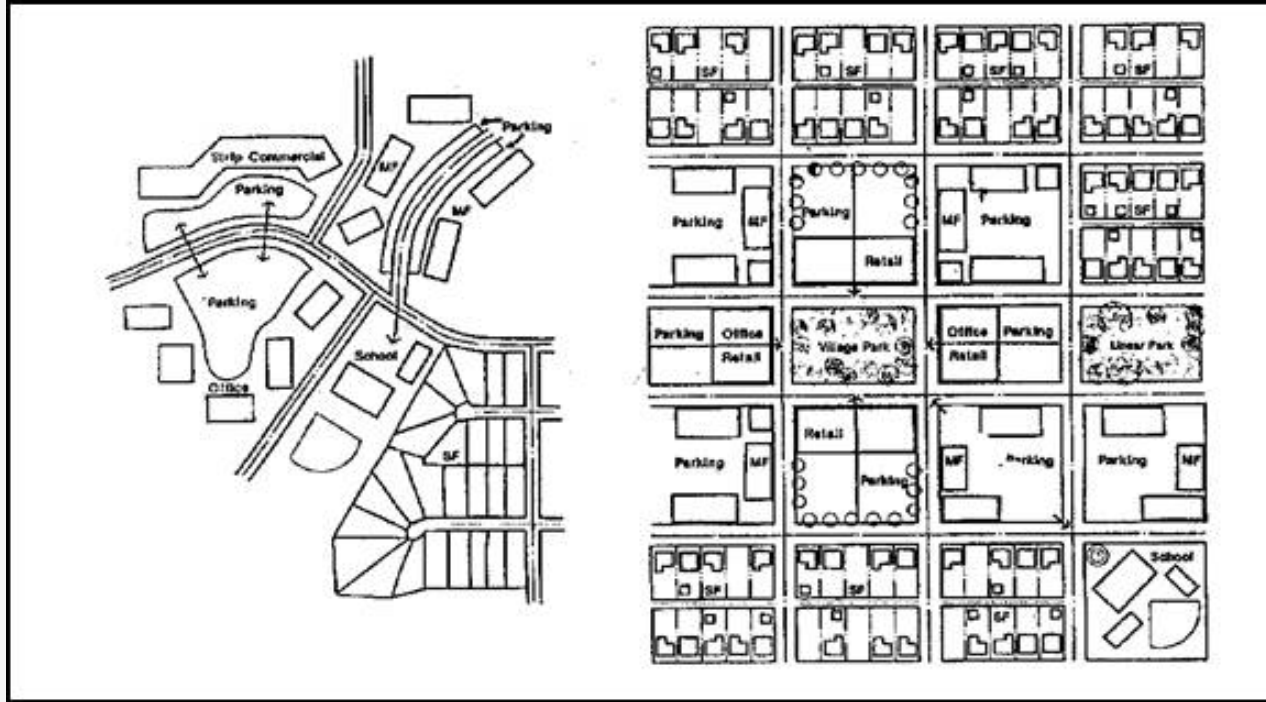


## Palm Beach TPA





## Palm Beach TPA



Gridded networks with multiple crossings increase resilience.

## Palm Beach TPA

---



<b>Issue</b>	<i><u>Unpleasant to walk or bike in the heat.</u></i>	<i><u>Need for redundant routes/resiliency in the event of major weather event.</u></i>
<b>Strategy</b>	<i>Additional street trees, shade features, and less asphalt/concrete surfaces.</i>	<i>More connected street networks. Redundant and flexible mobility options.</i>
<b>Key Partners</b>	<i>Planners and zoning Developers Street designers Regulators</i>	
<b>First Steps</b>		

What are the  
problems we  
are solving for?

# Solutions, Partners & *Plan* *for Action*





# Key Partners to Consider

Roadway/facility owners: City County State (FDOT) Railways (FEC & CSX) Coast Guard (Intercostal bridge openings)	Mobility Providers: Public Transit Agencies: (Palm Tran, Tri-Rai) City services (CRA, DDA, trolleys + local circulators) Private Transit: (Brightline, BrightBikes, TNCs) Commuter Services (carpools, vanpools, employer programs)	Local municipalities (County, City of West Palm Beach, & Town of Palm Beach) MPO (Palm Beach TPA)	Others: BDB Chambers of Commerce Local business Developers (Related, Nora, Tortoise Properties, Cohen Brothers, etc). Universities Convention Center Performing Arts Center Hospital
--	--	---	---

# Breakout Stations



Projects Map



Mobility



Housing +  
Economic  
Development



Resilience



Next steps summary report will be shared with participants by email and posted at:

[PalmBeachTPA.org/Meeting](https://PalmBeachTPA.org/Meeting)

**Thank you!**

An aerial photograph of Palm Beach, Florida, showing a dense urban area with numerous high-rise buildings, palm trees, and a large marina filled with yachts. The city is situated along a curved coastline with a body of water to the right.