WESTGATE CRA AREA

Approx. 1,300 acres
2 square miles –

Less than 3 Miles to Downtown WPB

Close proximity to I95 & Florida’s Turnpike

Westgate CRA Boundaries:
N – Okeechobee Blvd.
S – Belvedere Rd.
E – Florida Mango
W – Military Trail
CRA OVERVIEW

- Created in May 1989 by BCC pursuant to FS 163 Part III and is the only CRA in unincorporated Palm Beach County
- Agency receives annual Tax Increment Revenue (TIF) based on incremental increases in property values from Unincorporated PBC
- Leverage TIF dollars with State & Federal grant funding to implement goals of the WCRA Community Redevelopment Plan
WESTGATE CRA

PRIMARY OBJECTIVE

- To eliminate blighted conditions and increase the tax base through economic opportunity, housing availability, community enhancement, and improvements to public infrastructure
TPA Transportation Alternatives Program

The purpose of the TA grant is to help fund connected infrastructure for non-motorized users.

- Can fund local streets
- Construction funding is 3 years out
- Maximum grant reimbursement of $1 million

Belvedere Heights Streetlights & Sidewalks Project

The CRA was awarded TA grant funding for the Belvedere Heights Streetlights & Sidewalks Project Phase 1 in 2017 and Phase 2 in 2018.
The CRA was awarded LI grant funding for the Westgate Avenue Corridor Streetscape Project in the TPA’s 2018 grant cycle.

The Seminole Blvd Complete Streets Project builds upon the Westgate Avenue project utilizing complete streets principles to create better connectivity and improve roadway safety and comfort for pedestrians.
Seminole Boulevard Project Boundary

- From Okeechobee Blvd to Oswego Avenue
- Seminole Blvd primary north-south connector road through the community
- Intersects Westgate Avenue – awarded LI funding in the 2018 grant cycle for complete street improvements
Proposed improvements include:

- Decorative high-visibility crosswalks throughout corridor
- Widening sidewalks from 6-feet to a 12-foot shared multi-use trail
- New pedestrian scale lighting
Existing Conditions & Cross Section

- 100’ right-of-way
- 2 through lanes at 14’ wide each
- Approximately 30’ swale on both sides
- 5’ sidewalk on each side
Proposed Cross Section

- 100’ right-of-way
- 10’-12’ shared multi-use trail on both sides of the roadway
- Pedestrian-scale streetlights on both sides of the roadway
- High visibility crosswalks at each intersection
Transportation Alternative (TA) Grant Application

TA Grant Scoring Criteria based on whether the project furthers the goals of the TPA Long Range Transportation Plan and satisfactorily addresses these important criteria:

1. Safety, Security, & Complete Streets
2. Maximize TPA funding
3. Equity
4. Local support
5. Environmental
6. Non-motorized connectors
7. Efficient transit
8. Proximity benefit
For Pedestrians

- Replacing 5’ sidewalks with a 12’ multi-use trail
- High visibility crosswalks at each intersection making crossing the road safer
- New pedestrian scale lighting on both sides of the street for safer nighttime passage allowing better visibility by drivers

For Bicyclist Safety

- Cyclists will be provided with 6’ of dedicated area on multi-use trail so they do not have to share road with cars
Improves safety in an area identified as a Bike/Ped crash hot spot or corridor by TPA’s Ped and Bike Safety Plan

- The Westgate CRA area is located within a zone that the TPA recognizes as having medium–high levels of pedestrian and bicycle crash incidents.
Efficient Transit & Non-Motorized Connectors

- Seminole Blvd connects to Okeechobee Boulevard and intersects Westgate Avenue
- Direct access to 3 bus lines with access to 2 additional bus lines
- High visibility crosswalks to slow traffic
- Okeechobee Blvd is a major arterial roadway and Westgate Avenue is a collector roadway both on the County’s Thoroughfare Improvement Mao (TIM)
Local and Alternative Funding

- Will maximize TPA funds by utilizing local funds through budgeted CRA increment revenue and funding from alternative sources for design and administrative costs

- CRA will coordinate the proposed project with the County Engineering Department to connect into the TPA funded Westgate Avenue improvements
Traditionally Underserved Population

The racial composition of CRA residents has dramatically diversified in the past 30 years, as only 1.97% of the total population were identified in the 1980 Census as non-white. In 2014, 56% were identified as non-white, with the largest population growth seen from those of Hispanic or Latino origin.

In 2014, 57% of WCRA households were in lower income ranges, 28% were considered very-low income range. By comparison, 30% of PBC households were within the low to very low, with 50% falling within the moderate and above categories. In 2018, the PBC median household income was $73,800.
Environmental Impacts

- Project does not impact any existing vegetation
- Low-lying landscaping and new in swale areas along both sides of the road
- Landscaping to meet “Florida Friendly” standards
Proximity Benefit - Schools

- Two schools within 2 miles of Seminole Blvd:
  - Planned Adult Education Facility and
  - Westgate Elementary School
Proximity Benefit – Shopping Centers

- Shopping Centers within 2 miles of Seminole Blvd:
  - Okeechobee Blvd commercial corridor
  - Cross County Mall
  - WalMart
Proximity Benefit – Parks

- Parks within 2 miles of Seminole Blvd:
  - Westgate Recreation Center
  - CRA’s Oswego Oaks Park (in construction)
  - Dogwood Rd neighborhood park
Public Outreach

- The Seminole Blvd. Complete Streets Project was presented to the residents of the Westgate community at a Public Outreach meeting held on February 20\textsuperscript{th} of this year
- Received support for the project from attendees at the meeting
- A letter of support from the Palm Beach County’s Sheriff’s Office was received
- A resident survey was mailed out to owners of single family dwellings adjacent to the Seminole Blvd right-of-way
  - 11 residents responded in support of the project and only 2 responded not in support
Thank you.

Questions?

WESTGATE/ BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

TPA BTPAC Presentation
April 4, 2019