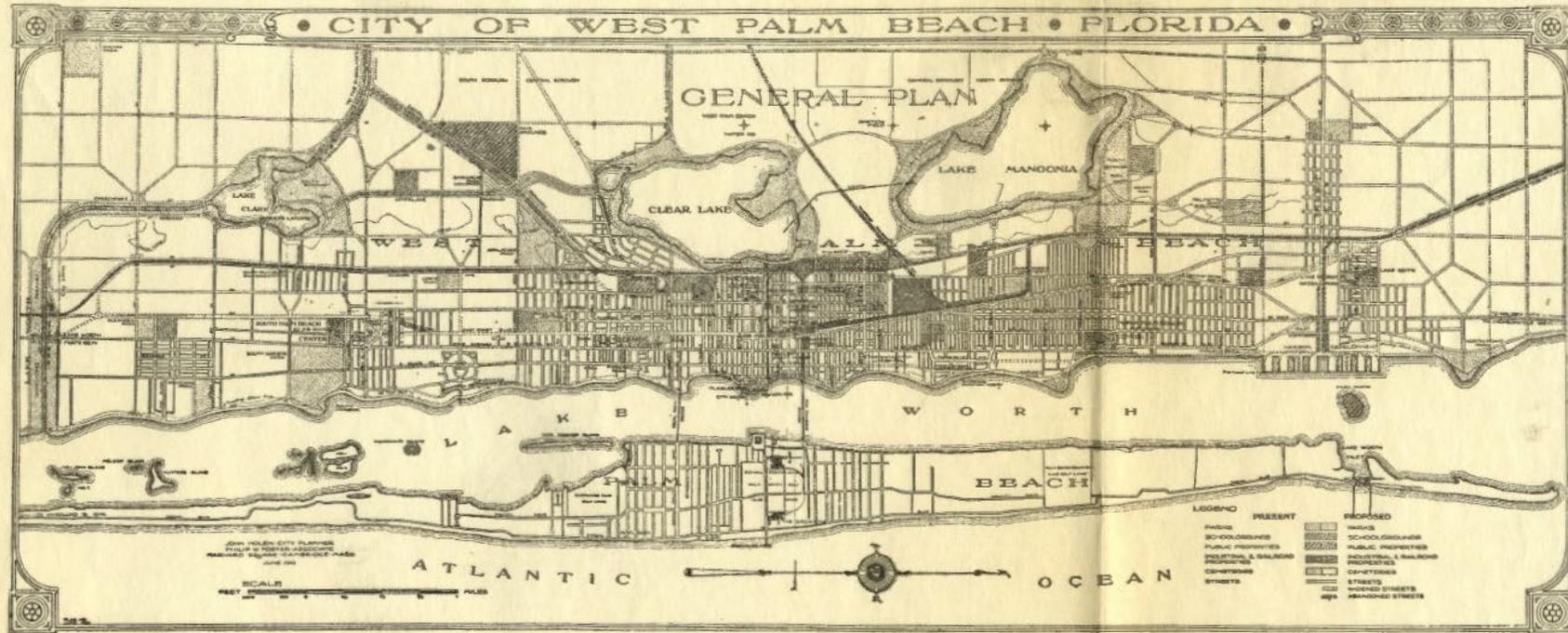




DOWNTOWN

WEST PALM BEACH



WEST PALM BEACH, FLORIDA

West Palm Beach up to the present time owes more to the popularity and success of Palm Beach and to its own development as a resort than to its commercial development. But West Palm Beach is not merely a resort. Like other cities, it has normal business requirements. Indeed, its importance in the future will be due primarily not to its attractions as a resort but to its commercial opportunities. As a city it must meet the requirements of business and commerce, of transportation and traffic, of education and residence. It must solve as best it can for its present and future population, street and railroad problems, piers and docks, harbor development, parks and parkways, schools and community centers, and the building and extension of the city.

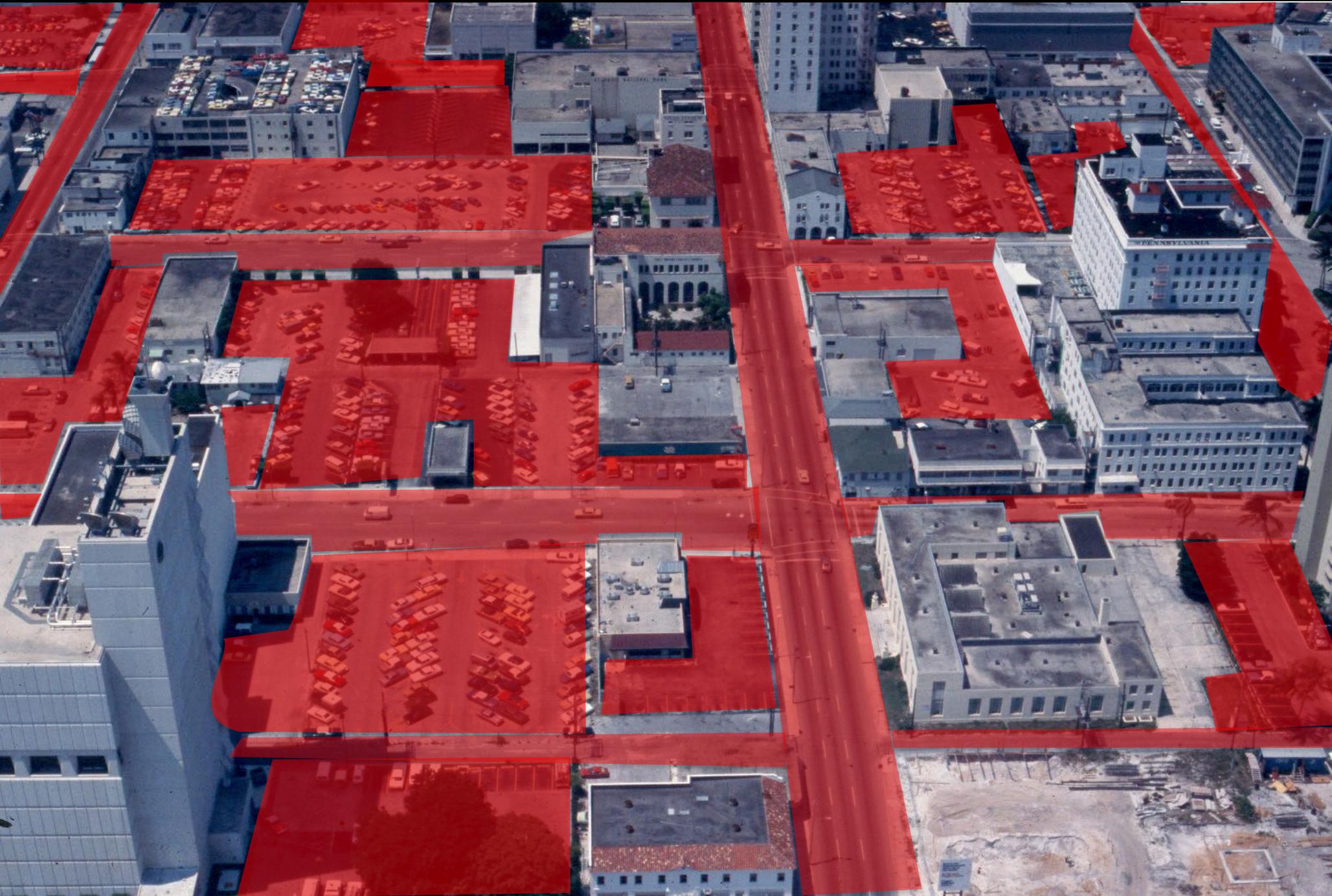
JOHN NOLEN TOWN PLANNER
 PHILIP W. FOSTER ASSOCIATE
 HARVARD SQ., CAMBRIDGE, MASS.

Clematis St., W. Palm Beach, Fla.

71









Goals, Objectives and Policies

Goal 1: The downtown area shall be a place of unity, which its residents and visitors, at work or play, feel attached to and responsible for. The downtown area shall be a place of unique character with public spaces in which people feel comfortable together.

Goal 2: The downtown area shall be a memorable place of human interaction, safety, and commercial and cultural benefit.

Goal 3: The downtown area shall be a place of common vision and physical predictability for all new building, to ensure security of investment for property owners and developers as well as an aesthetic experience for users.

Goal 4: Make the downtown more pedestrian friendly.

The City of West Palm Beach is conducting several visionary and progressive initiatives downtown. The intent of these initiatives is to build a great city, including a livable, sustainable, and financially successful Downtown. The initiatives include mixed land use, beautification, and the promotion of non-automobile modes of transportation.

Achieving Livable



Feb

of the City of
West Palm Beach

 Kimley-Horn
and Associates, Inc.

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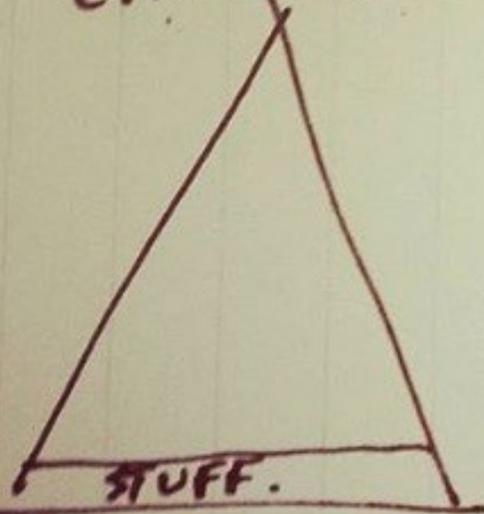
RESERVES: This report belongs to
West Palm Beach
Downtown Development Authority

TOWARDS THE LIFE-SIZED CITY.

WHERE WE CAME FROM.

WHERE WE NEED TO GO..

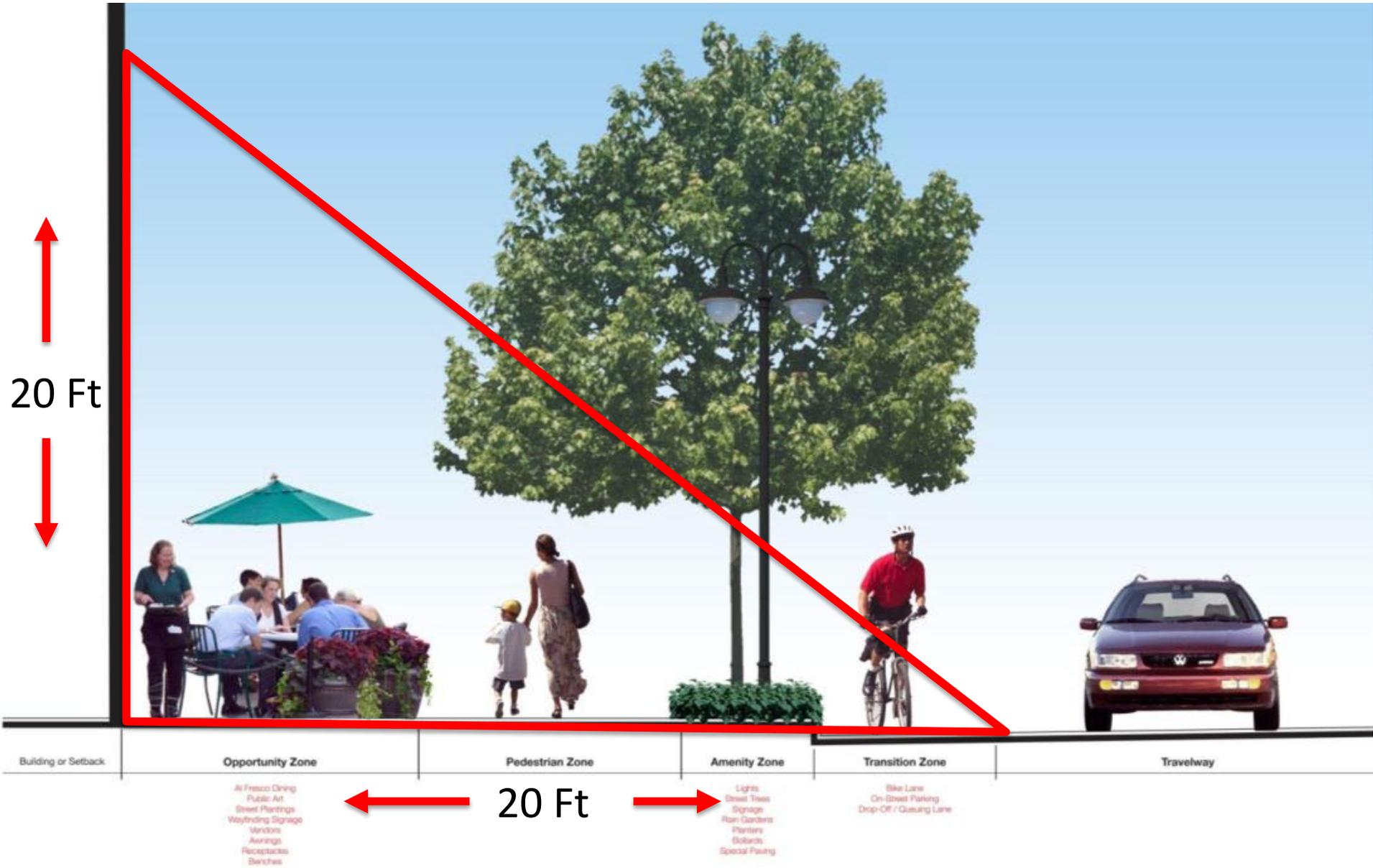
TRAFFIC
ENGINEERING



ANTHROPOLOGY
DESIGN
URBANDEMOCRACY
PLANNING

TRAFFIC ENGINEERING.





STARBUCKS COFFEE

QUESADILLAS
TORTAS
BURRITOS

STARBUCKS COFFEE

561.721.7000
OFFICE SPACE
FOR LEASE

PARK(ing) Day

STARBUCKS COFFEE

STARBUCKS COFFEE

Park(ing)
Tow Zone

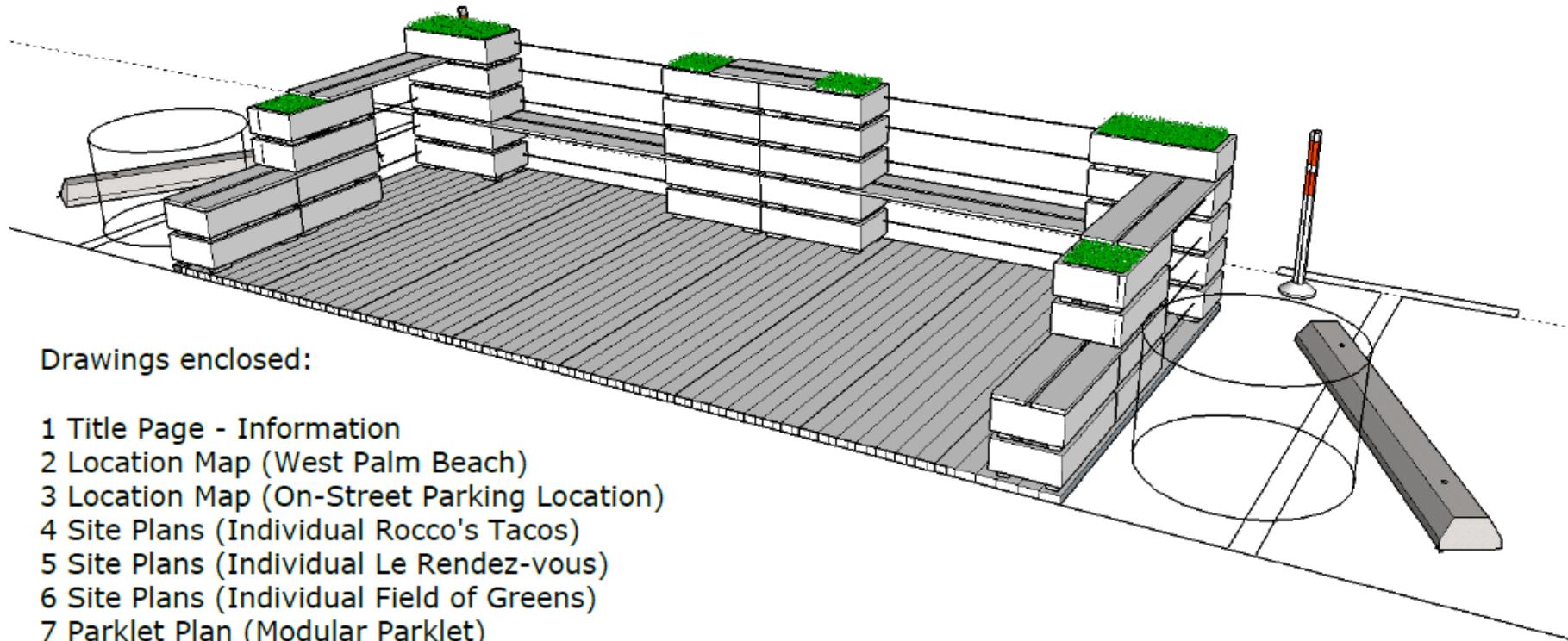




Modular Parklet Design

Modular Pressure Treated Wood Decking System Design by Lejobart
Modules include decking system, planters, benches, and barriers.

PAGE 1 OF 13



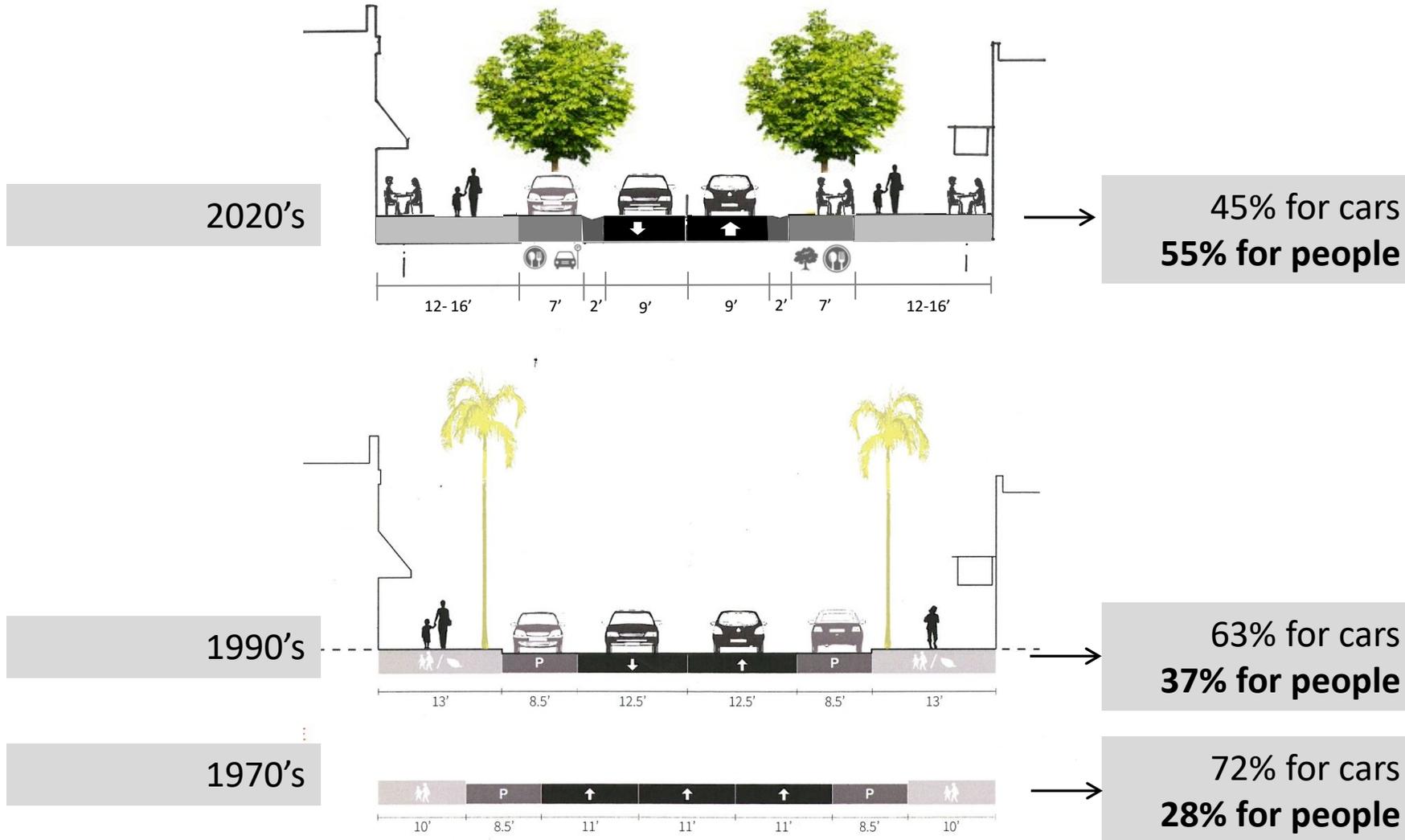
Drawings enclosed:

- 1 Title Page - Information
- 2 Location Map (West Palm Beach)
- 3 Location Map (On-Street Parking Location)
- 4 Site Plans (Individual Rocco's Tacos)
- 5 Site Plans (Individual Le Rendez-vous)
- 6 Site Plans (Individual Field of Greens)
- 7 Parklet Plan (Modular Parklet)
- 8 Parklet Elevation A
- 9 Parklet Elevations B-C
- 10 Parklet Perspective from Sidewalk
- 11 Parklet Perspective from Street
- 12 Parklet Platform Construction Details
- 13 Parklet Platform Construction Section/Details

Original	May 9, 2014
Revision #1	June 24, 2014
Revision #2	July 29, 2014
Revision #3	August 25, 2014
Revision #4	October 15, 2014



Public space evolution



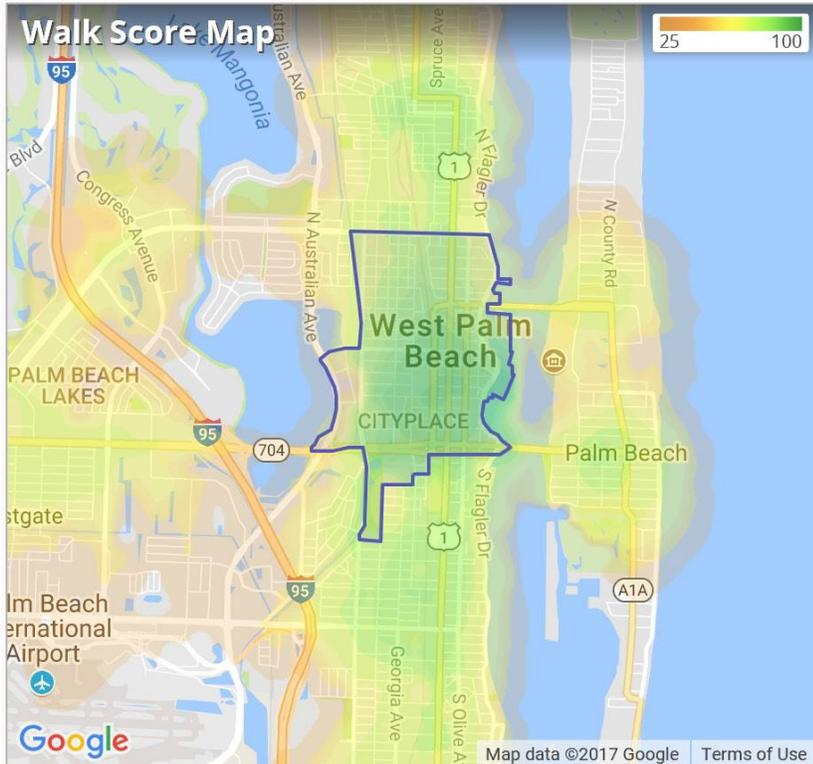
2022

2016

Walk Score
84

Downtown is Very Walkable

Most errands can be accomplished on foot.



United States > Florida > West Palm Beach > Downtown



Walk Score

330 Clematis Street

Downtown, West Palm Beach, 33401

Commute to **Downtown Riviera Beach**

14 min 31 min 29 min 60+ min

Favorite

Map

Nearby Apartments

Looking for a home for sale in West Palm Beach?

Walk Score
96

Walker's Paradise

Daily errands do not require a car.

Transit Score
43

Some Transit

A few nearby public transportation options.

Bike Score
89

Very Bikeable

Biking is convenient for most trips.

Sustainable Commuting

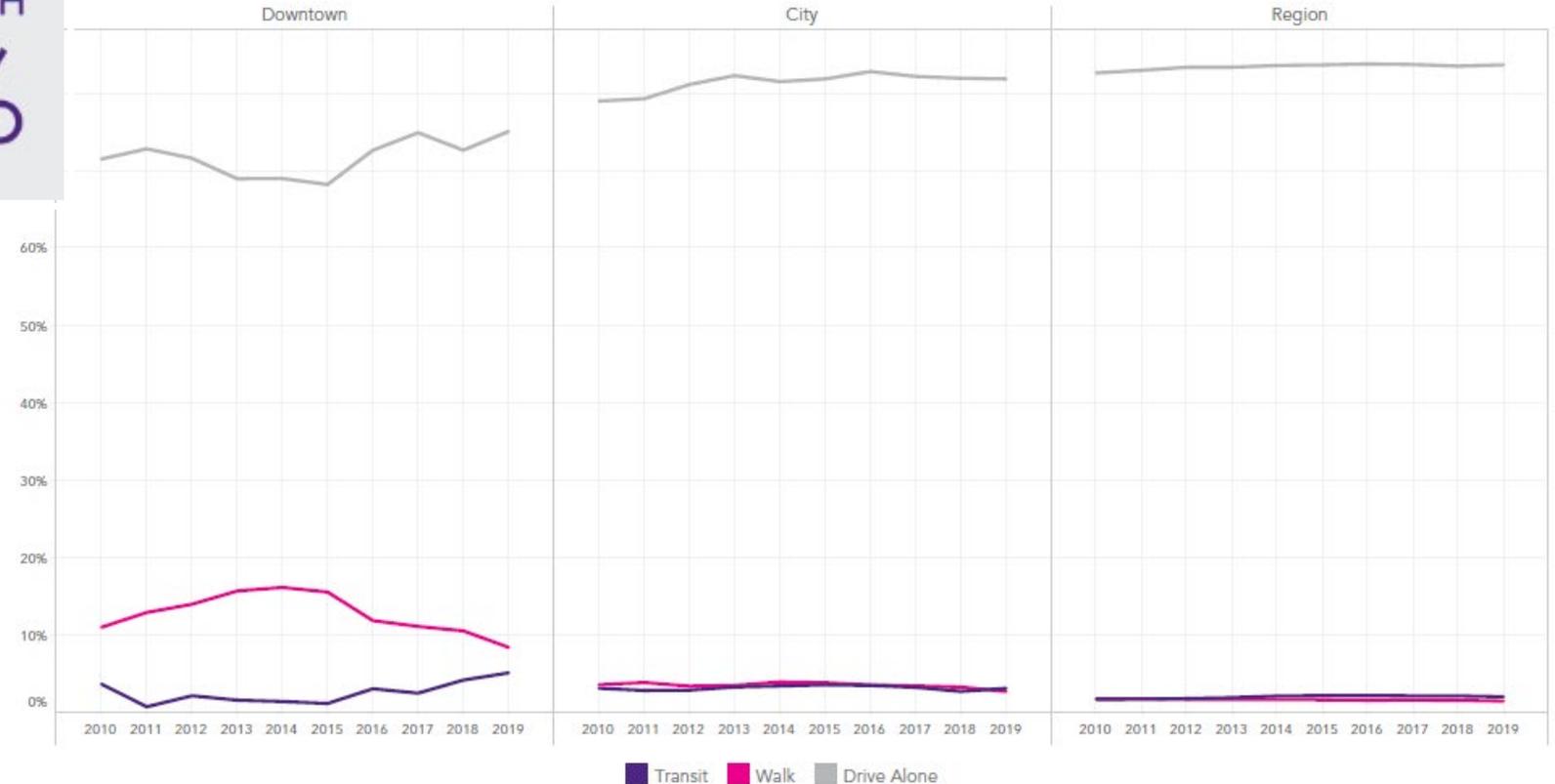
Downtown is home to a greater share of stakeholders who choose an alternative to driving to commute

SUSTAINABLE COMMUTE



DOWNTOWN
WEST PALM BEACH
25%

Commute Mode Share



Source: American Community Survey 5-Year Estimates (2010–2019)

Trip Generation Projection

5,000 sf of office space will generate 73 daily trips.

- PBC Traffic Division Trip Generation Rate, Mostly from ITE

Gr	Landuse	ITE		Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
		Code	Unit			In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue*	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	$\text{Ln}(T) = 0.97 \text{Ln}(X) + 2.50$	10%	86/14	$T = 0.94(X) + 26.49$	16/84	1.15
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced) ⁹	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Actual Trips

200 Clematis, 6000 sq ft office, 24 employees	Daily Trips (AM/PM)
Car	40
Bike	2
Train/Bus	4
Walk	30+

Bicycle Parking Counts Clematis District

Date	Day	AM	PM
2/6/2020	Thursday	87	79
2/8/2020	Saturday	96	
2/13/2020	Thursday	82	122
2/15/2020	Saturday	114	123
2/20/2020	Thursday	73	83
2/22/2020	Saturday	109	
2/27/20	Thursday	89	93
2/29/2020	Saturday	127	
Averages			
		97	100



Business	Employees
Rocco's Tacos	88
Grease Burger Bar	57
Subculture Coffee	20
O'shea's	25
Field of Greens	23
Roxy's Pub	26
Hot Pie Pizza	16
Duffy's	50



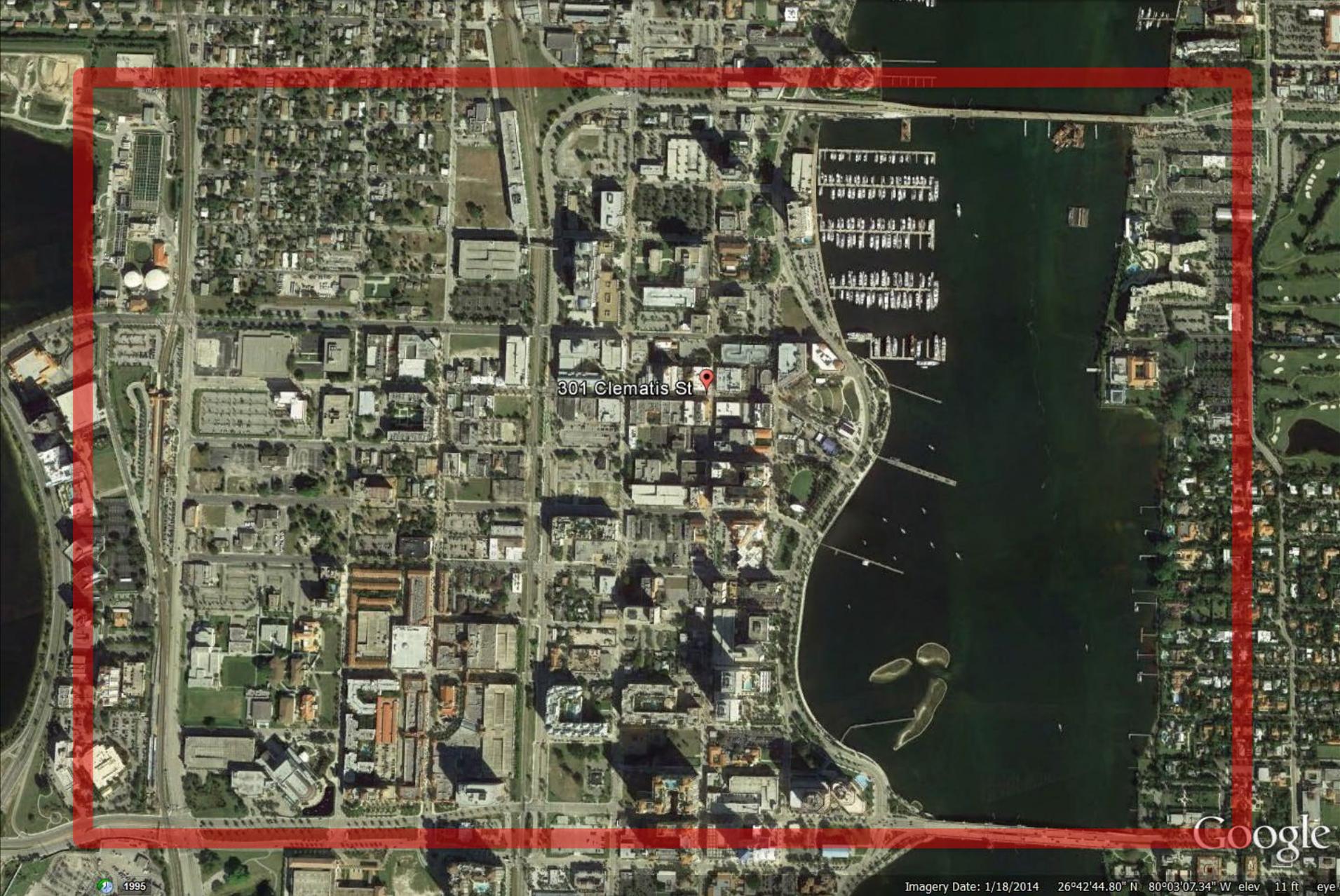
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

©2005 Google

Imagery Date: Jan 20, 2005

26°24'08.10" N 80°09'31.02" W

Eye alt 8128 ft



301 Clematis St

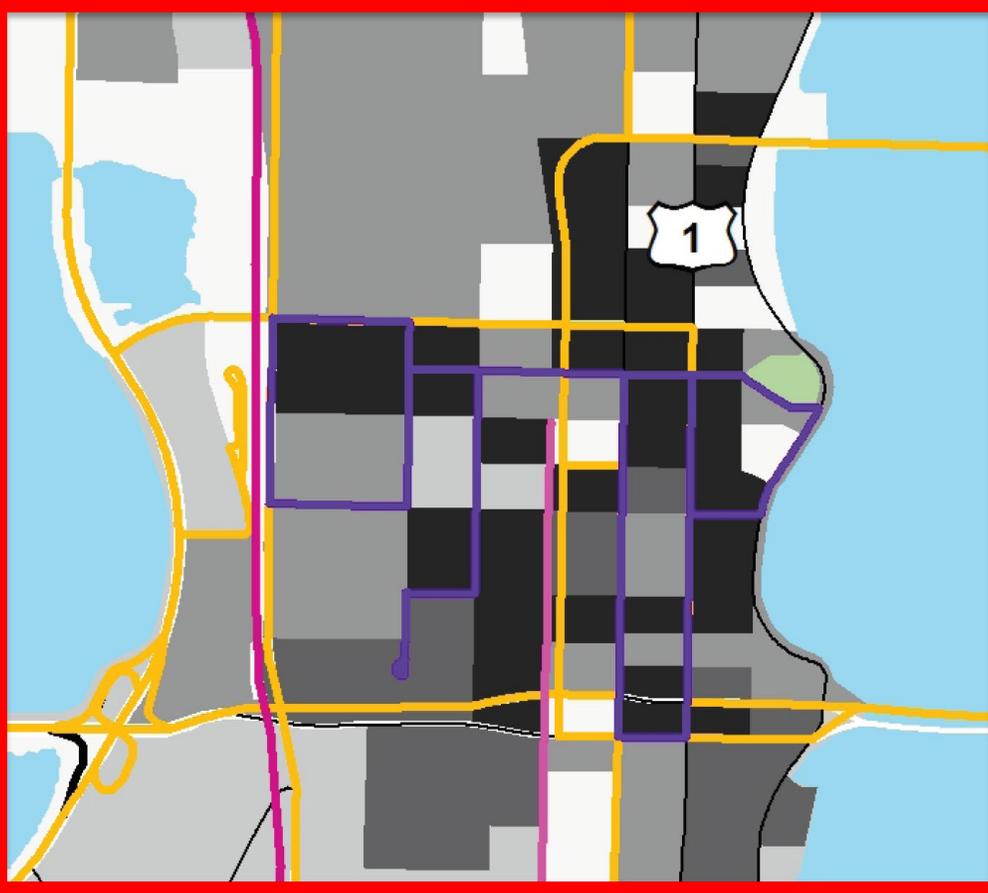
Google

1995

Imagery Date: 1/18/2014 26°42'44.80" N 80°03'07.34" W elev 11 ft eye



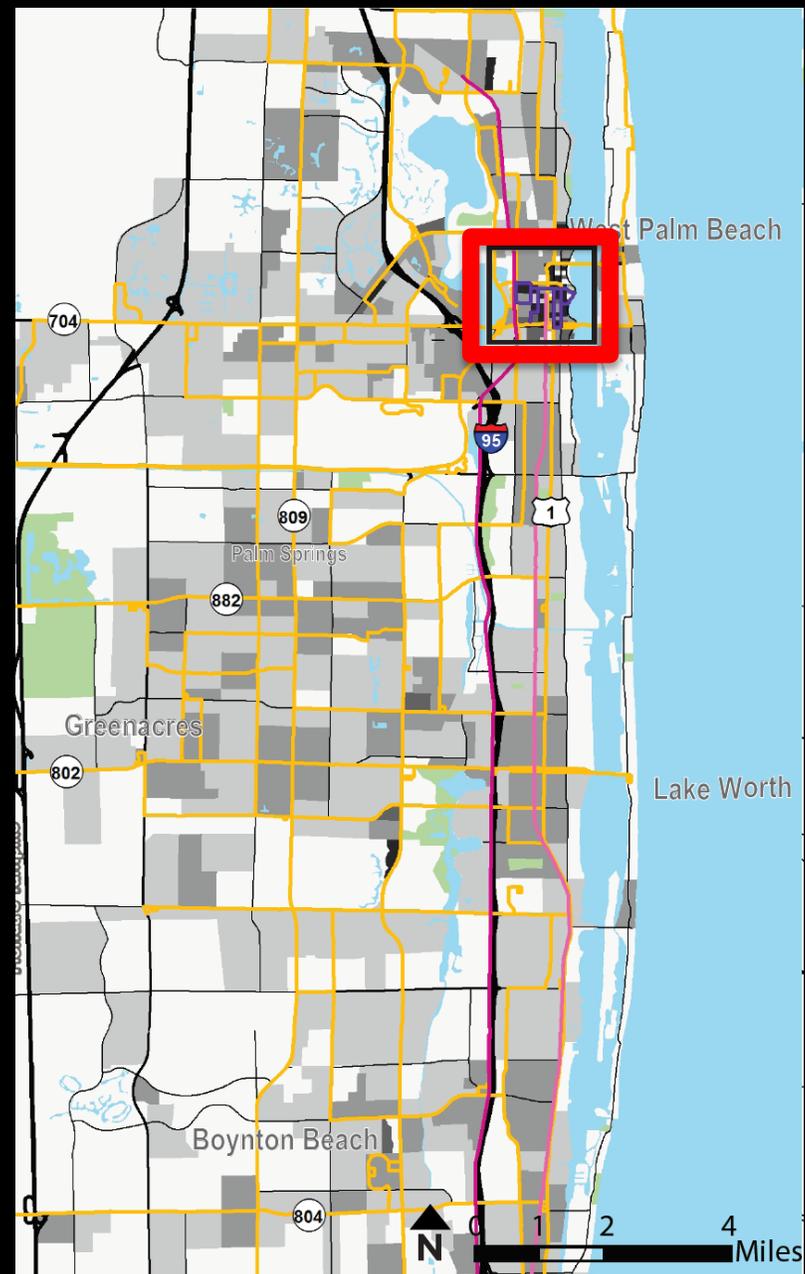
PRUSSIAART.DEVIANTART.COM



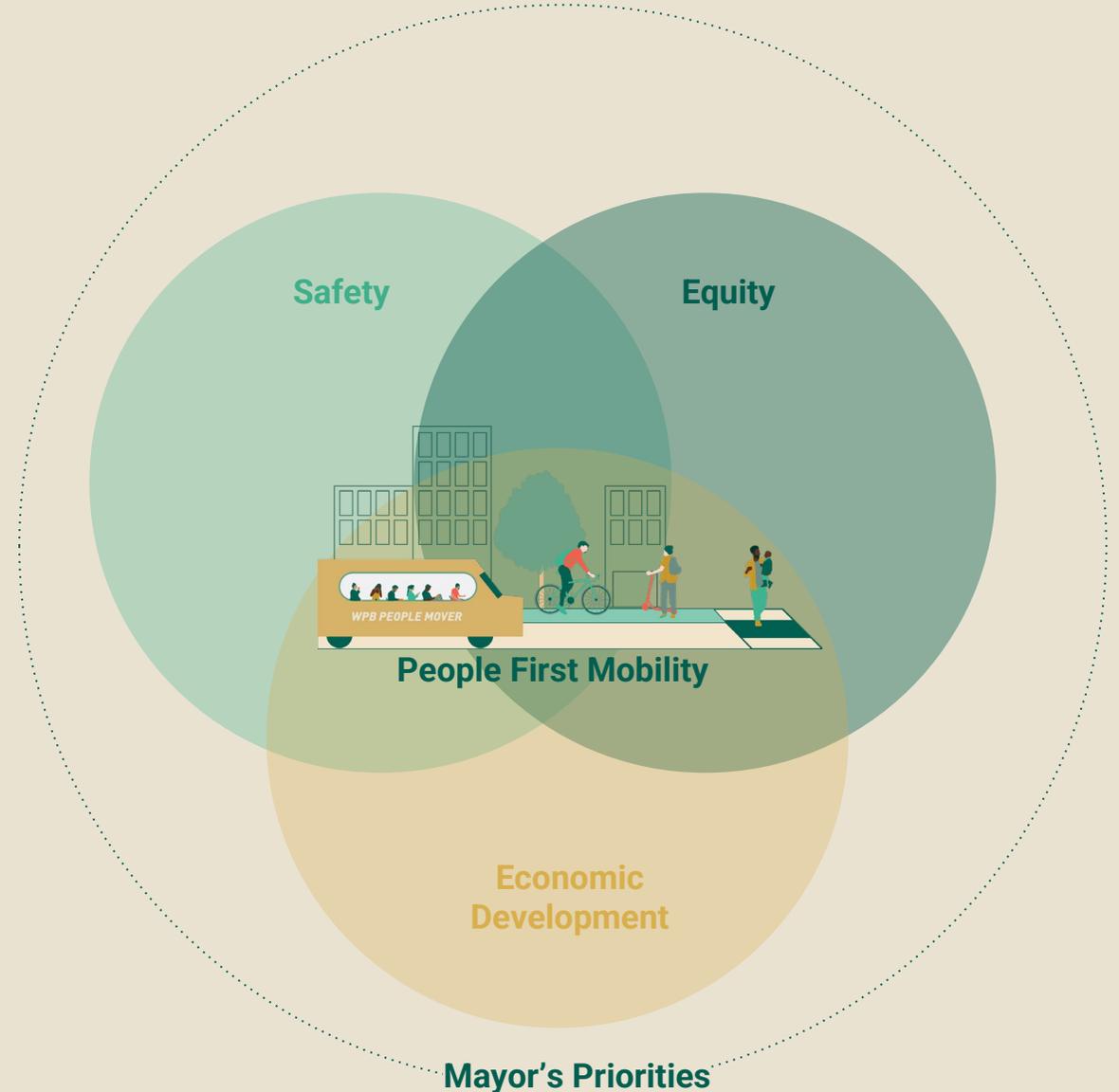
Density Supportive of Transit Systems

COMBINED POPULATION AND JOB DENSITY
(PEOPLE PER ACRE) WITH TYPICAL TRANSIT SYSTEMS

	1 - 8		LOCAL BUS
	9 - 15		EXPRESS BUS AND BUS RAPID TRANSIT
	16 - 40		BUS RAPID TRANSIT AND INTERCITY RAIL
	41 - 60		COMMUTER RAIL AND LIGHT RAIL
	61+		STREETCAR AND TROLLEY



The Mayor has a three-pronged policy platform and improving urban mobility can help achieve them all.



Mobility Vision Statement

We envision Downtown West Palm Beach as Florida's first 15-minute City: a **place where residents and visitors can access everything they need to live a healthy, happy life within a 15-minute journey of their home, hotel, or office.**

The 15-minute City:
an urban planning model first devised in Europe, now being adopted by urbanists who see its potential to boost quality of life, local economic development, equity, health, and sustainability.

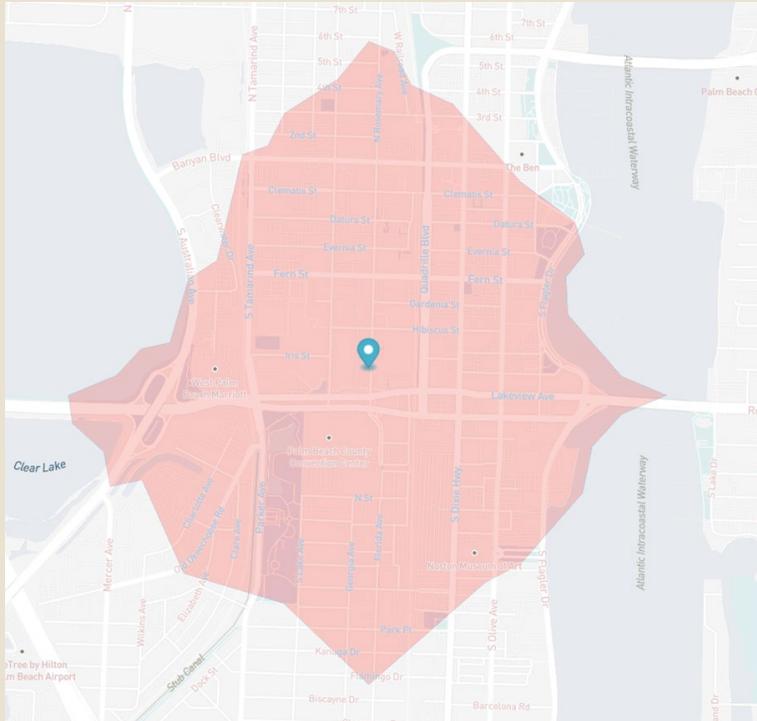
The 15-minute City means a West Palm where getting from one great place to another is simple and enjoyable.

Creating a city with less traffic because people have more options to get around without their car if they so choose.

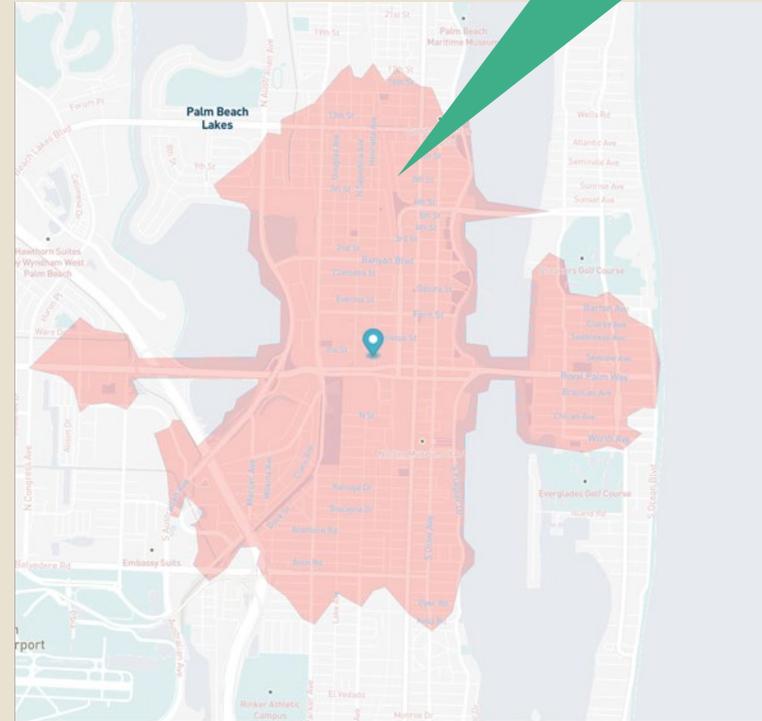


And those experiences are close together - within a 15-minute walk or a 10-minute bike ride, you can reach them all!

The scale of the city creates great potential!



15 minute walk



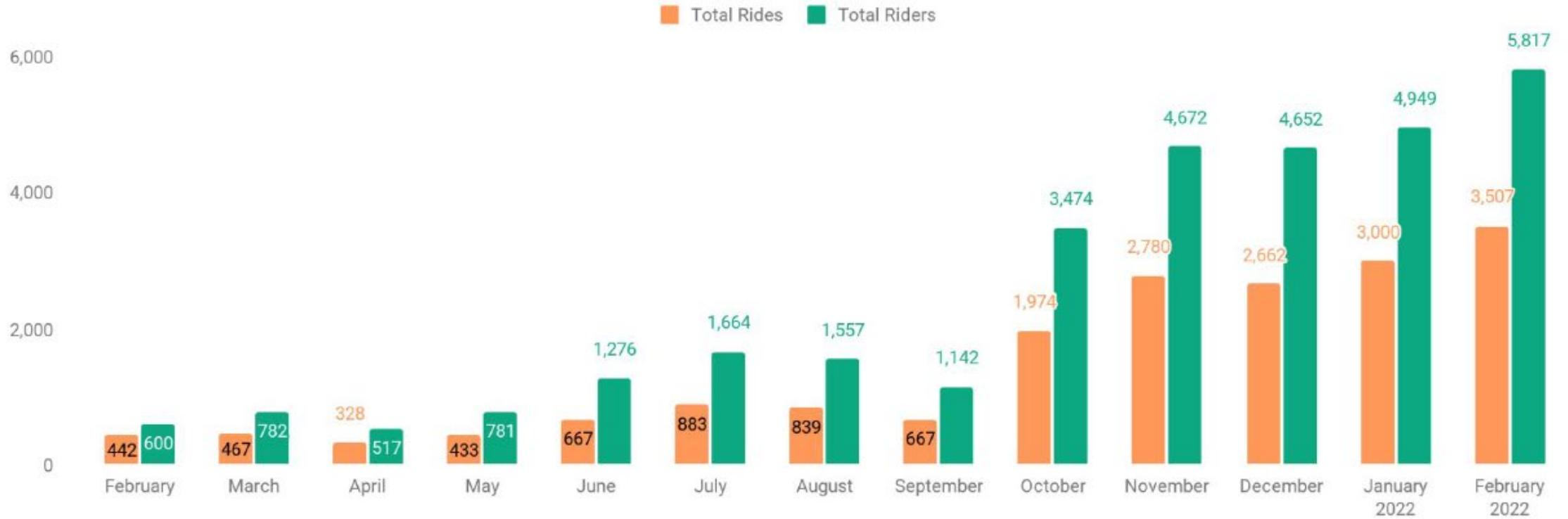
10 minute bike ride

Circuit Shuttle Ridership



Circuit Shuttle Ridership

Total Rides/ Riders - monthly YTD



01-04-21 | WORLD CHANGING IDEAS

The future of cities is walkable, healthy, resilient places

COVID-19 will reshape the city, but the bounce back could make them more livable.



[Photo: k5hu/iStock]