

# Town of Jupiter Citizens' Master Plan

## *Preparing for Transit*



January 18, 2008

Treasure Coast Regional Planning Council

# Town of Jupiter Citizens' Master Plan

## *A Special Thanks*

### Jupiter Town Council

Mayor Karen J. Golonka

Vice Mayor, Robert M. Friedman

Councilor Wendy K. Harrison

Councilor Jim Kuretski

Councilor, Todd Wodraska

### Steering Committee

Paul Cherry, Chair; Keith Ennis, Vice Chair; Judy Goldberg, Secretary;

Jim Aiken; Tom Boyhan; Marty Rogol; Susan Wiley; Marie York

# *How We Got Here*

A1A

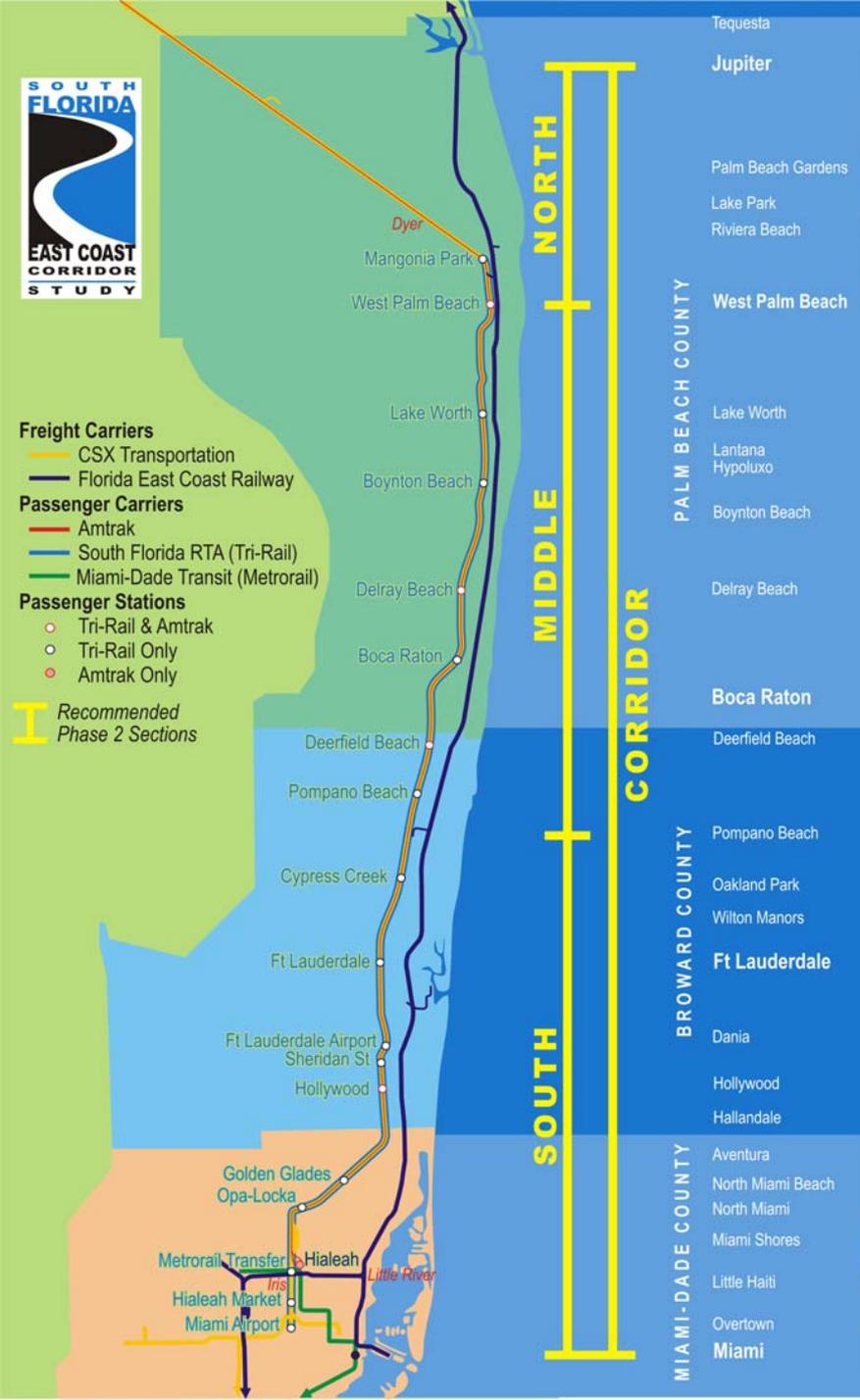
Broadway

Martin Luther King Blvd



# SFECC Overview

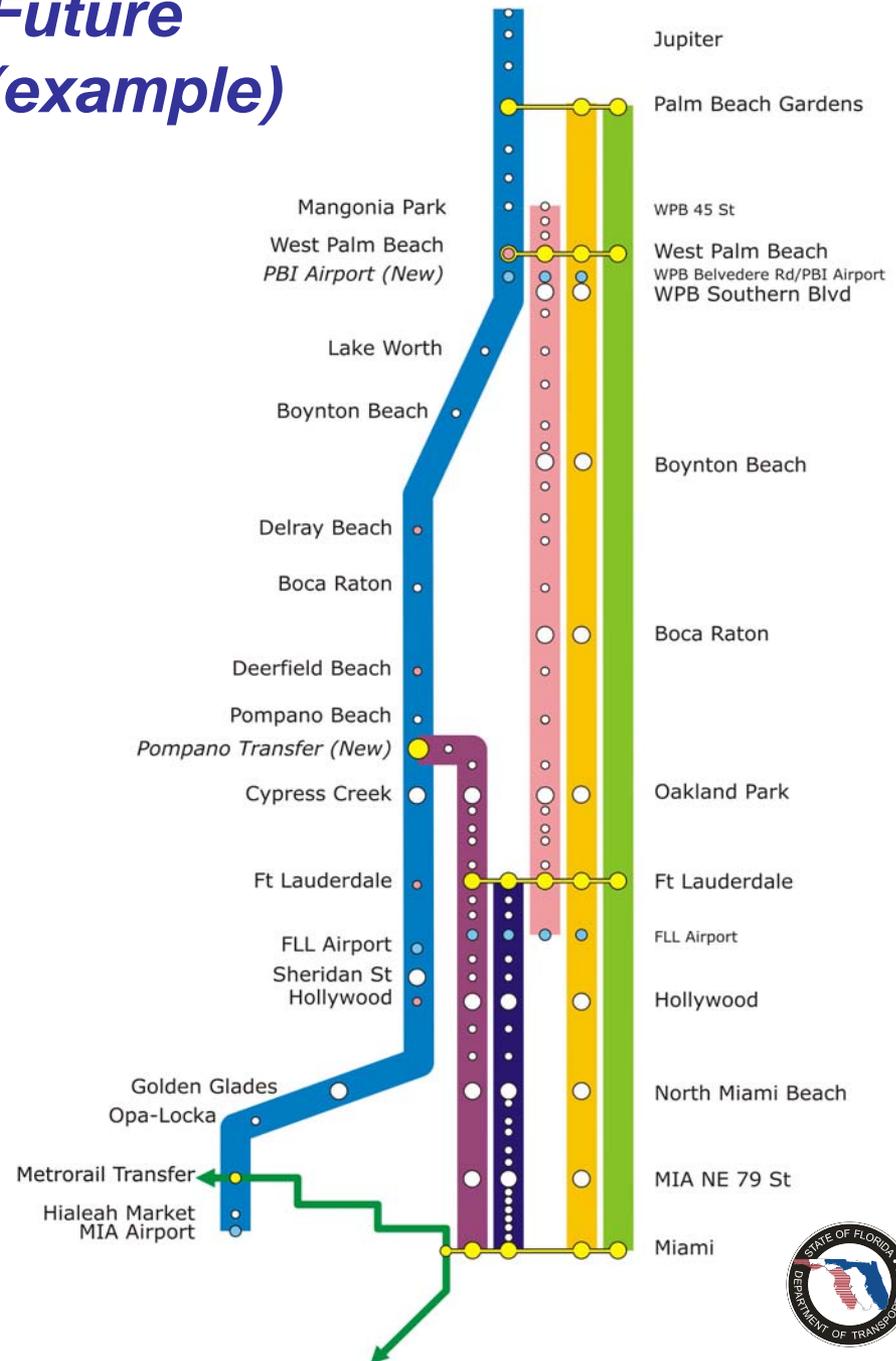
- Focus on **NORTH-SOUTH** mobility issues
- 85-mile study area centered on the FEC Alignment
  - Encompasses Tri-Rail and future FEC alternatives
  - Addresses EAST-WEST and other feeder connections
  - An integrated network



# SFECC/Tri-Rail Service Concepts

- An integrated network
  - Tri-Rail, Local Transit and new SFECC services working in unison
- Combination of Local, Express & Limited services
- Construction phased over time as resources become available

## Future (example)



# SFECC Tier 1 Recommendations

- Confirmed use on the FEC alignment
- Five modal technologies to be considered in Phase II:



Bus Rapid Transit



Light Rail Transit



Rail Rapid Transit



Regional Rail

Regional Bus  
*(I-95 Alignment in  
Palm Beach County Only)*



# SFECC Station Types

- Evaluation revolves around eight basic station types:
  - City Center
  - Town Center
  - Neighborhood
  - Employment Center
  - Local Park-Ride
  - Regional Park-Ride
  - Airport / Seaport
  - Special Event Venue



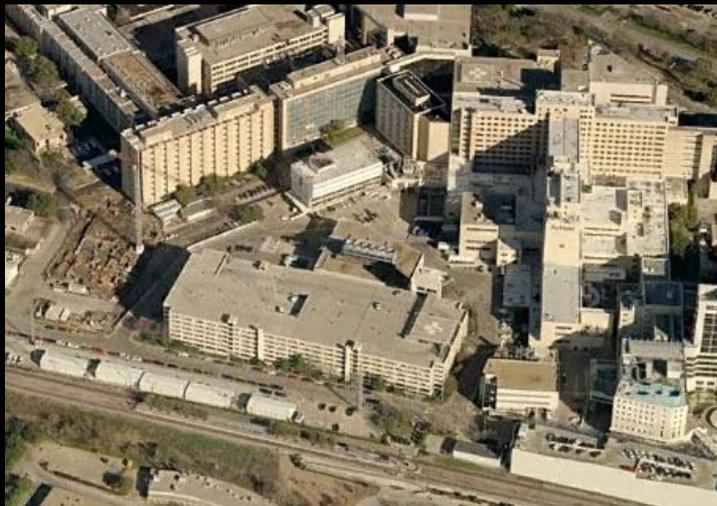
# FEC Station "Typology"



*Local Park-n-Ride*  
Orlando, FL



*Town Center Station*  
Burlington, NJ



*Employment Center Station*  
Medical Center, Dallas, TX



*Neighborhood Station*  
Beverly, NJ

# Potential Jupiter Future Transit Station Locations



*Tequesta Road/A1A*



*Center Street/A1A*



*Indiantown Road/A1A*



*Toney Penna Drive/A1A*



*Frederick Small Road/A1A*



*Donald Ross/A1A*



*Station Area Identified in Initial SFEECC Study*



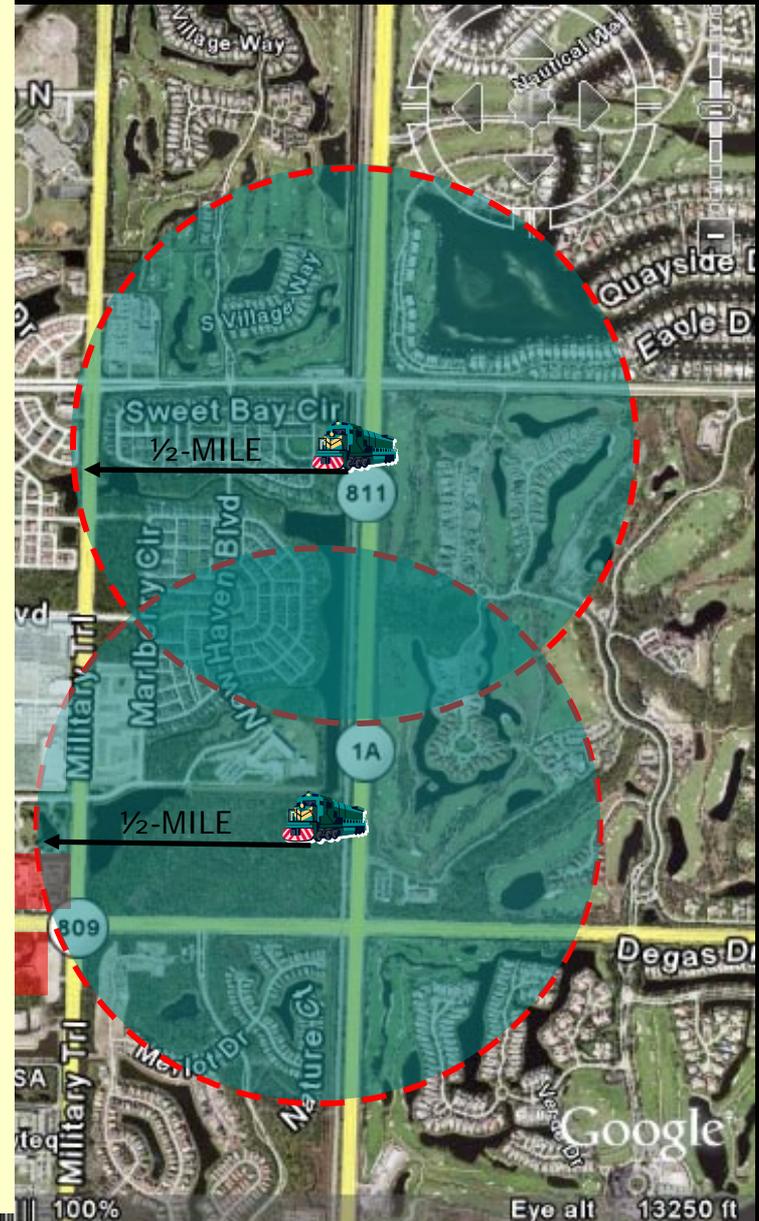
*Additional Station Area Identified over time*

## Frederick Small Location

- *TYPE: Hybrid Neighborhood Station & Employment Center (trolley-serviced)*
- *Provides quick trolley connection to Biotech/FAU/Abacoa*
- *Some pedestrians within ¼-mile*
- *Could accommodate small (40-space) parking lot without impacting neighborhood*
- *Designated as station site in DRI*

## Donald Ross Location

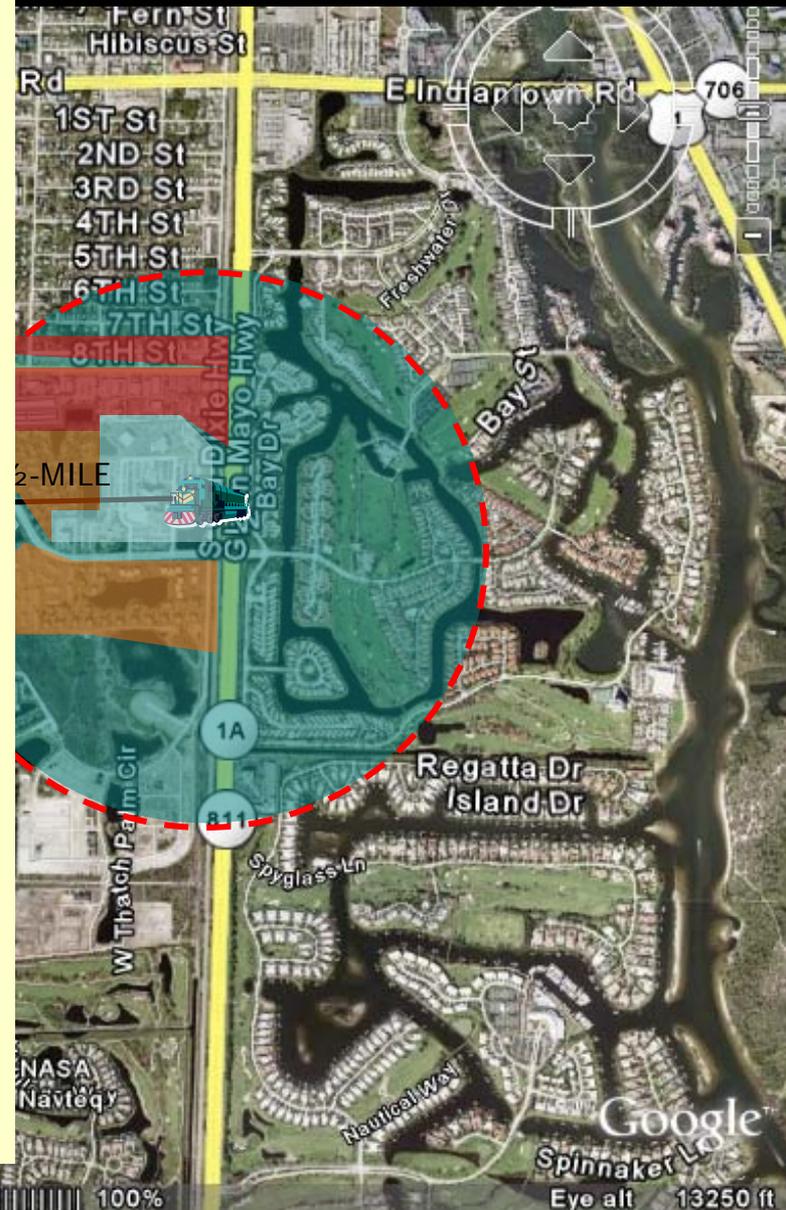
- *TYPE: Employment Center (trolley-serviced)*
- *Provides quickest trolley connection to Biotech/FAU/Abacoa*
- *No pedestrians within ¼-mile*
- *Would require limited impact to preserve*



# The Central Station Site

## Toney Penna Location

- *TYPE: Hybrid Town Center & Employment Center*
- *Surrounding land uses provide opportunity for true TOD District*
- *Allows immediate pedestrian connection to Jupiter Medical Center & surrounding medical office district*
- *Station should provide catalyst for redevelopment along Toney Penna & reconfiguration of intersection*
- *Location should capture pedestrian riders from surrounding neighborhoods*
- *Could accommodate 100-200 parking spaces within urban design*
- *NOTE: Cannot provide effective trolley connection to Biotech/FAU/Abacoa*



# The Northern Station Sites

TYPE: Local Park-N-Ride

Both centrally accessible for Town residents; close to water-taxi stop

Both abut existing industrial district

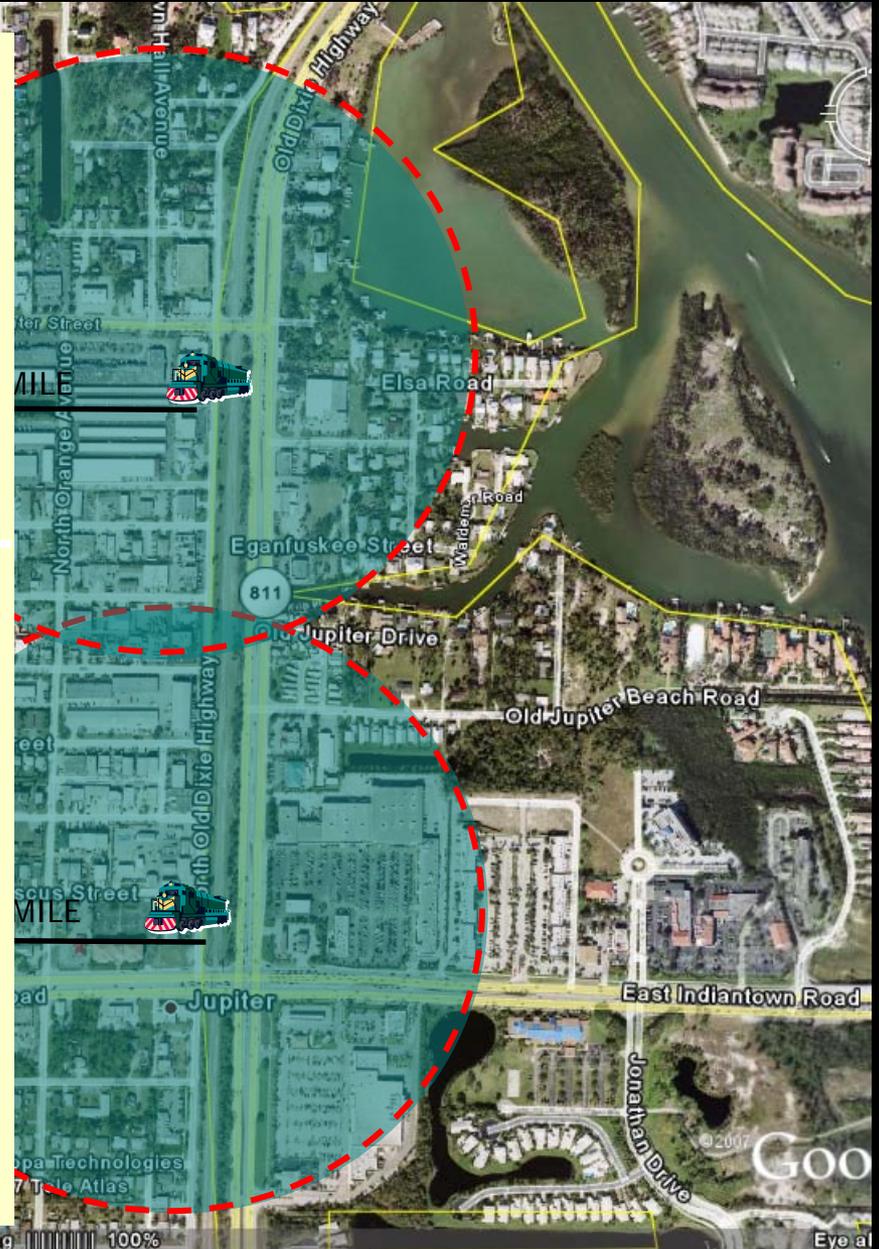
Either could accommodate 200-600 space parking structure in industrial area without impacting neighborhood

## Center Street Location

- *Allows minimal pedestrian capture from surrounding neighborhoods*
- *Train storage difficult*

## Indiantown Road Location

- *Allows moderate pedestrian capture from surrounding neighborhoods*
- *Best option for train storage*





# Transportation Considerations

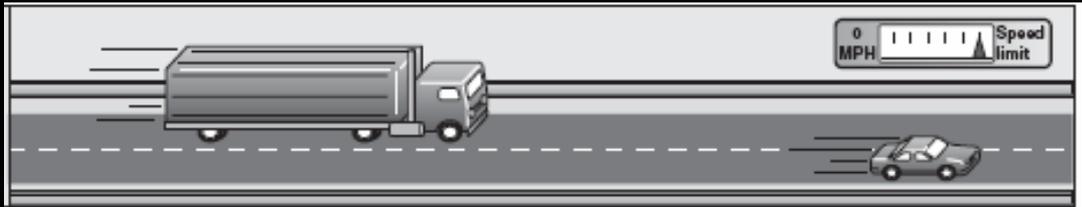
A1A

Broadway

Martin Luther King Blvd

# Roadway Level of Service

A



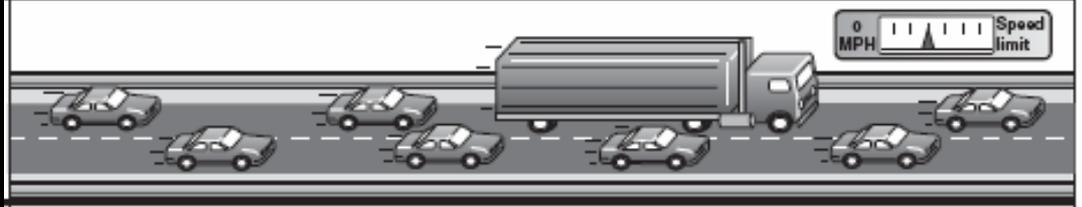
B



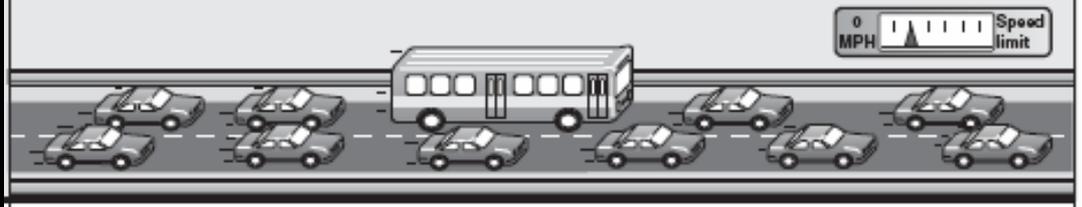
C



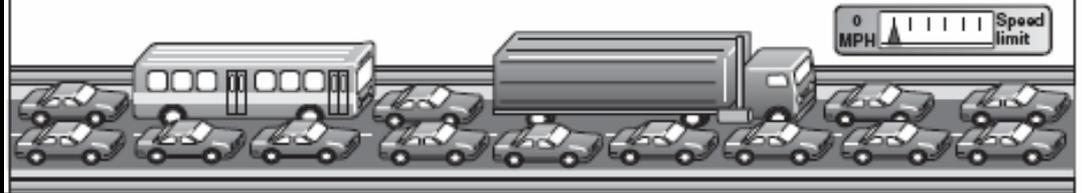
D



E



F



Source: GAO analysis of the Transportation Research Board of the National Academies Highway Capacity Manual.

# Intersection Level of Service



# Intersection Level of Service



LEVEL OF SERVICE	DELAY
A	$\leq 10$ Seconds
B	10 – 15 Seconds
C	15 – 25 Seconds
D	25 - 35 Seconds
E	35 – 50 Seconds
F	$\geq 50$ Seconds

# Intersection Level of Service



# Crossing the Railroad



# Crossing the Railroad



**Indiantown or Donald Ross**  
 **$\cong$  2000' Long Crossing**

# Crossing the Railroad



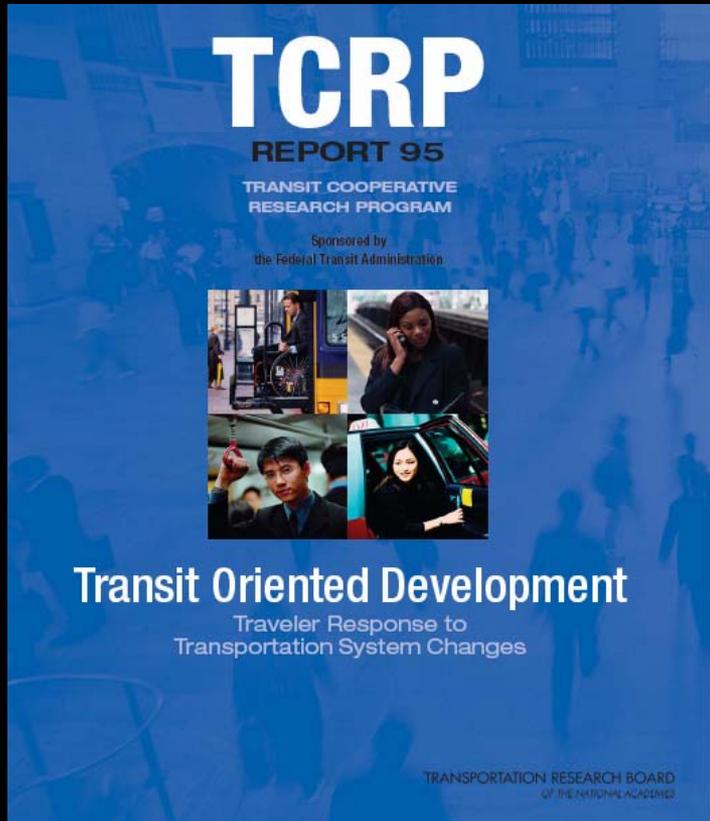
The view from below

# Crossing the Railroad



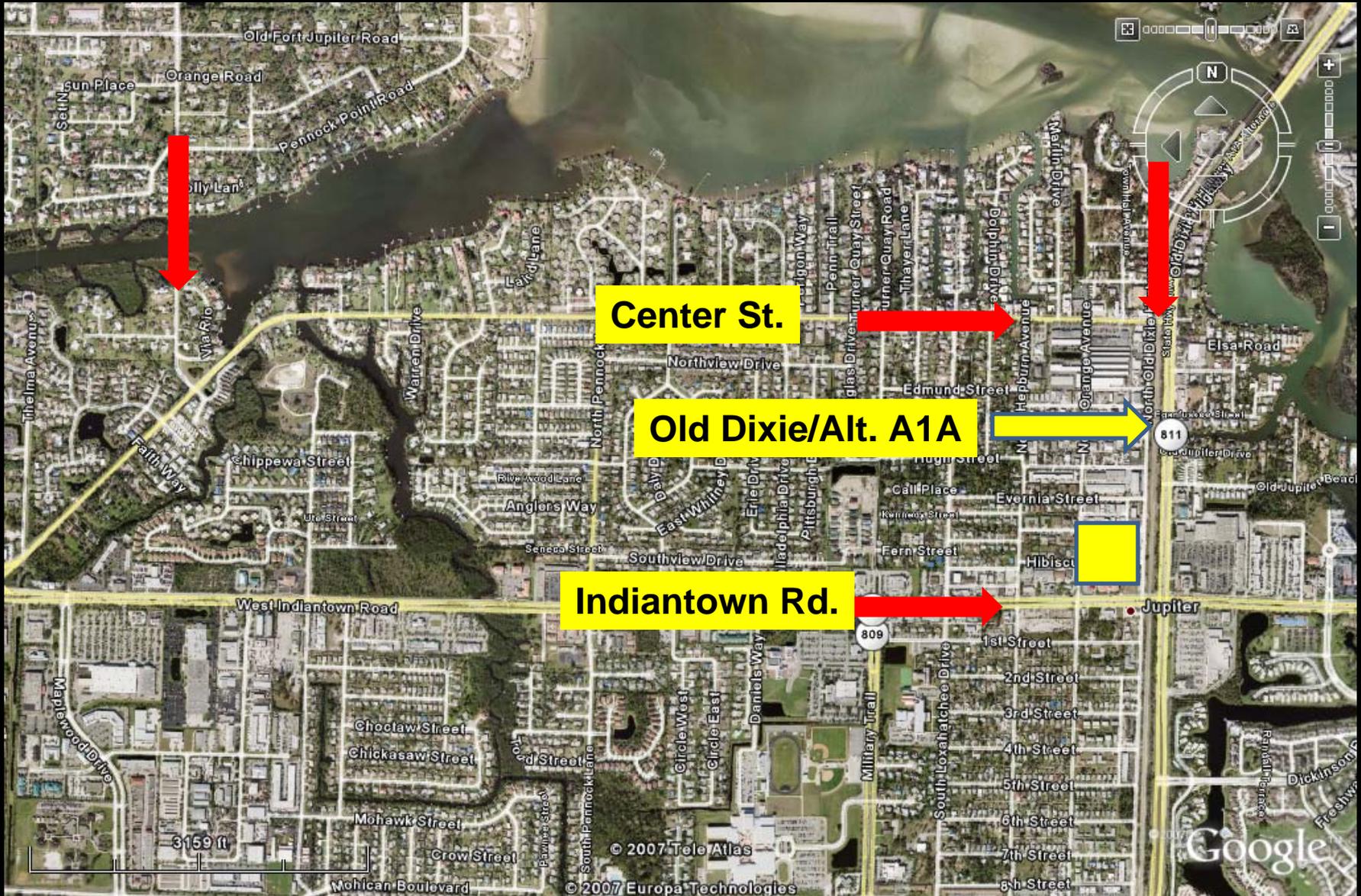
Access to Tony Pena

# Reducing Congestion



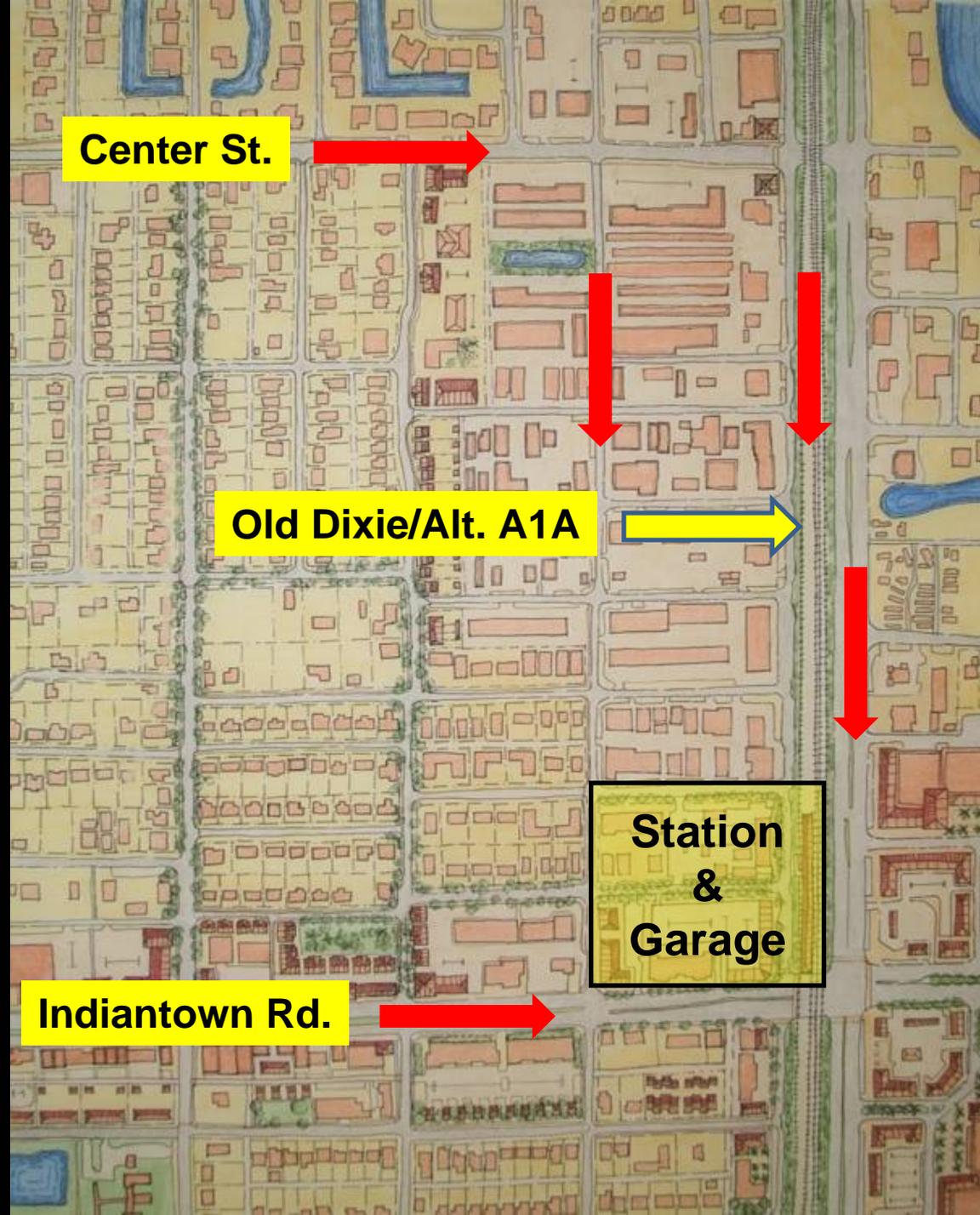
- Studied 17 built Transit Oriented Development projects
- ITE Trip generation is based on suburban development patterns with low density/free parking
- Trip and parking generation rates are over estimated for TOD's
- TOD trip and parking generation rates should be as much as 50% lower than for conventional development
- Reasons: mode shift, internal capture

# Access to Indiantown Station



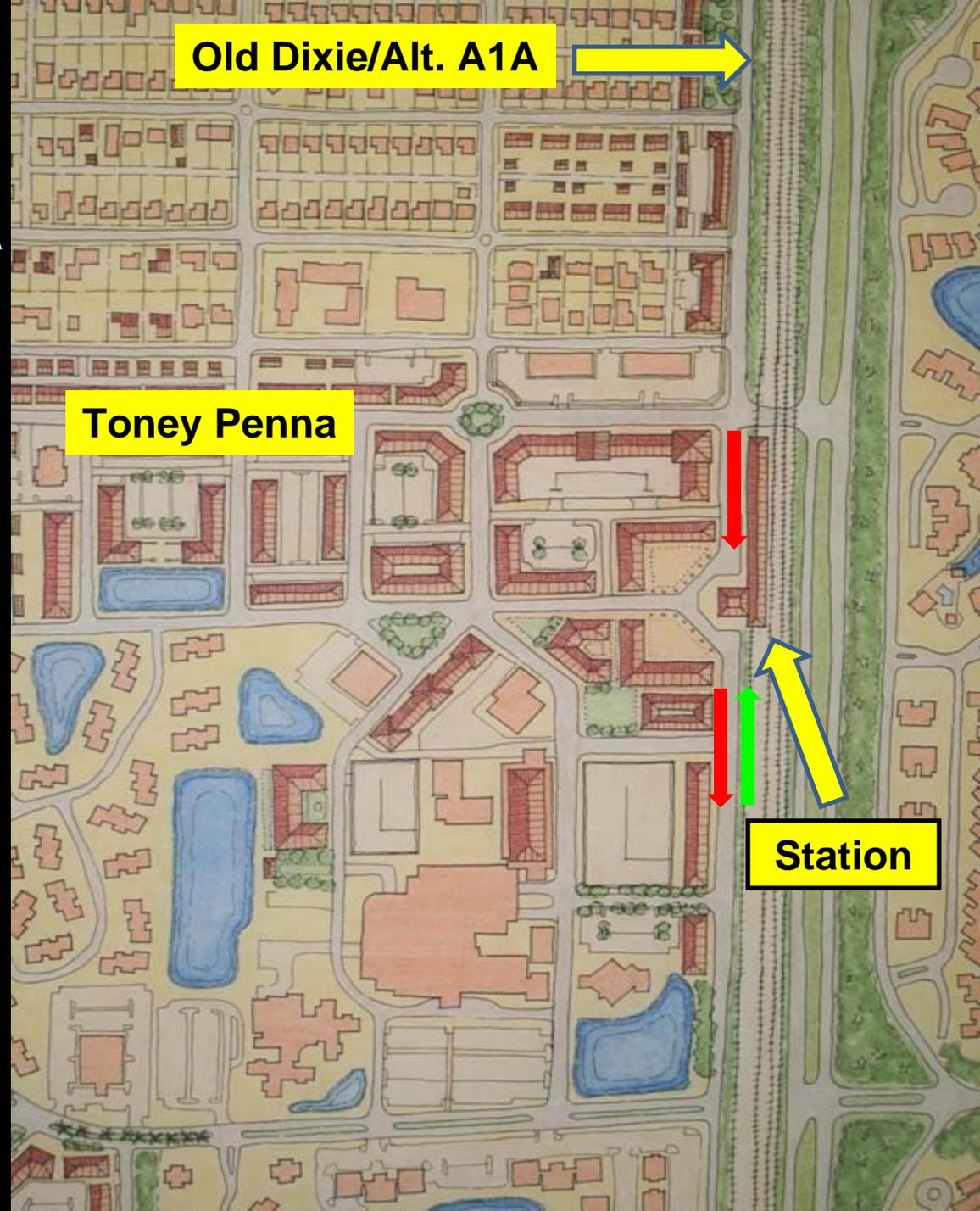
# Access to Indiantown Station

- Travel Patterns
- Trips



# Access to Toney Penna Station

- Travel Patterns
- Trips



# The Charrette

A1A

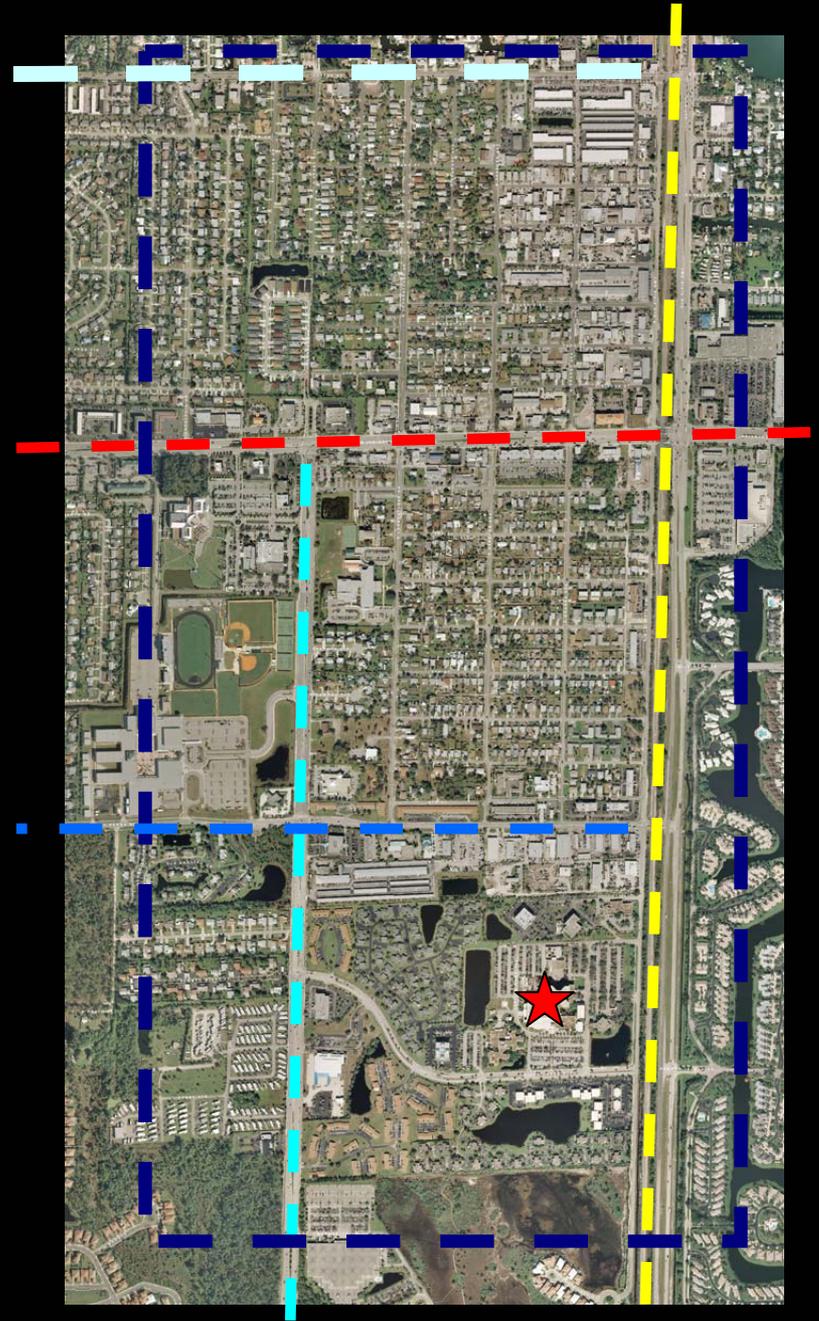
Broadway

Martin Luther King Blvd



# Study Area

- Center Street
- Alternate AIA
- Indiantown Road
- Military Trail
- Toney Penna Drive
  
- Jupiter Medical Center

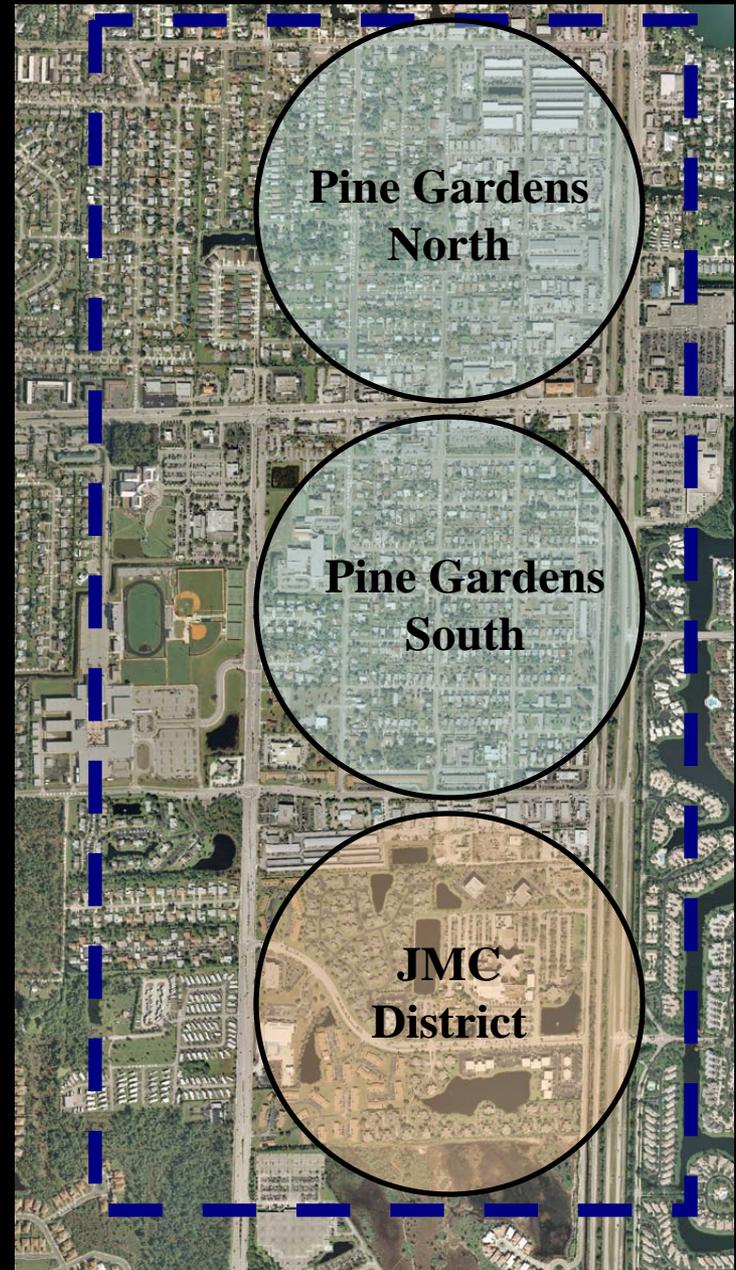


# Study Area:

## Neighborhoods and Districts

- Each Neighborhood and District has 5 min walk radius
- Each has multiple uses within 5 min. radius
- Variety of residential types throughout
- Good network of streets and hierarchy of circulation

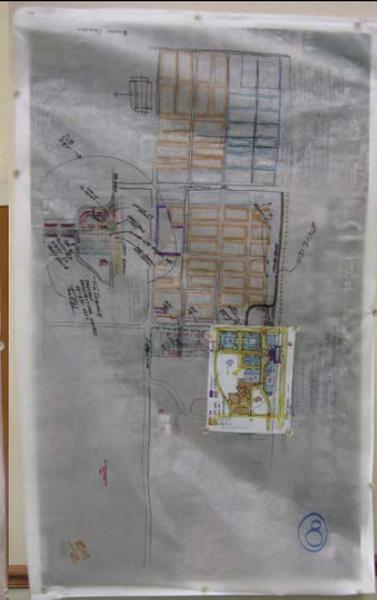
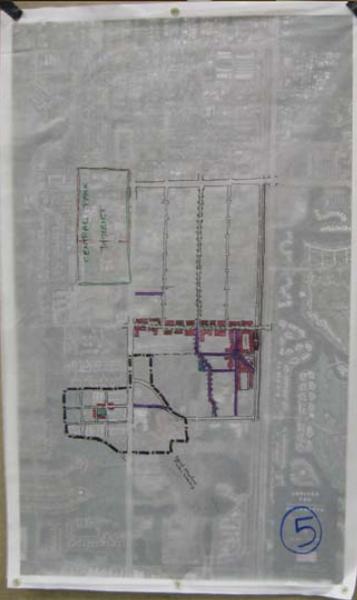
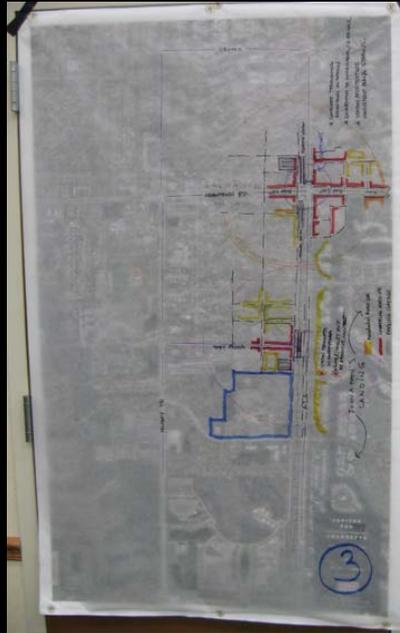
These are relatively complete urban neighborhoods



# How The Master Plan Was Created: Public Process



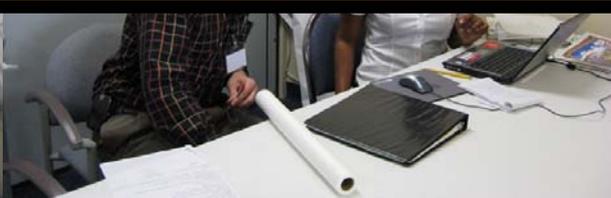
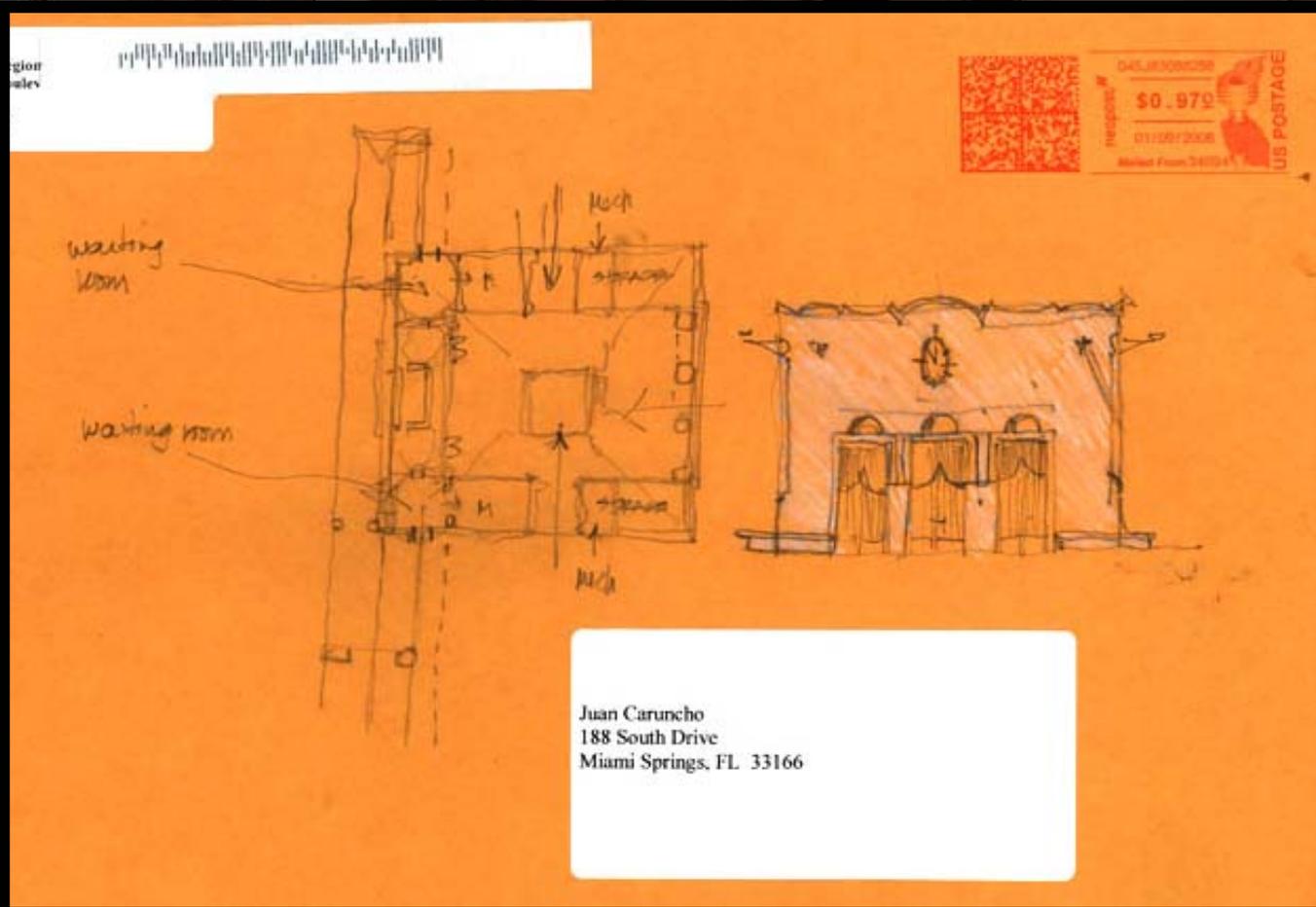
# The Citizens' Plans



# Presenting The Citizens' Ideas



# The Studio This Week



# Some of What We Heard...

- Several locations for train stations to serve differing demographics in area
- Toney Penna and Old Dixie Intersection needs a solution
- Keep small-town character of Jupiter ~ STAY “UNIQUELY” JUPITER
- Connect Jupiter Medical Center to rest of community
- Maintain Affordability of area, increase opportunities for more
- Link Abacoa, Scripps, and FAU to train station and rest of community
- Continue Bike Trail Linkages – Improve Mobility Throughout the Town
- Relocate existing industrial uses on Toney Penna Drive within the Town
- Concerns about Train Noise ~ effects on neighborhoods
- Improve existing residential neighborhoods – Keep Desirable
- Town of Jupiter Property as a Regional municipal/civic campus
- Shuttle system to enhance and promote use of mass transit
- Link Abacoa, FAU, Scripps, and other Institutions to TOD
- Redevelopment throughout study area to enhance and support transit
- Maintain a Strong LOCAL economy

# The Citizens' Master Plan

Testing Ideas for the  
Short and Long-  
Term

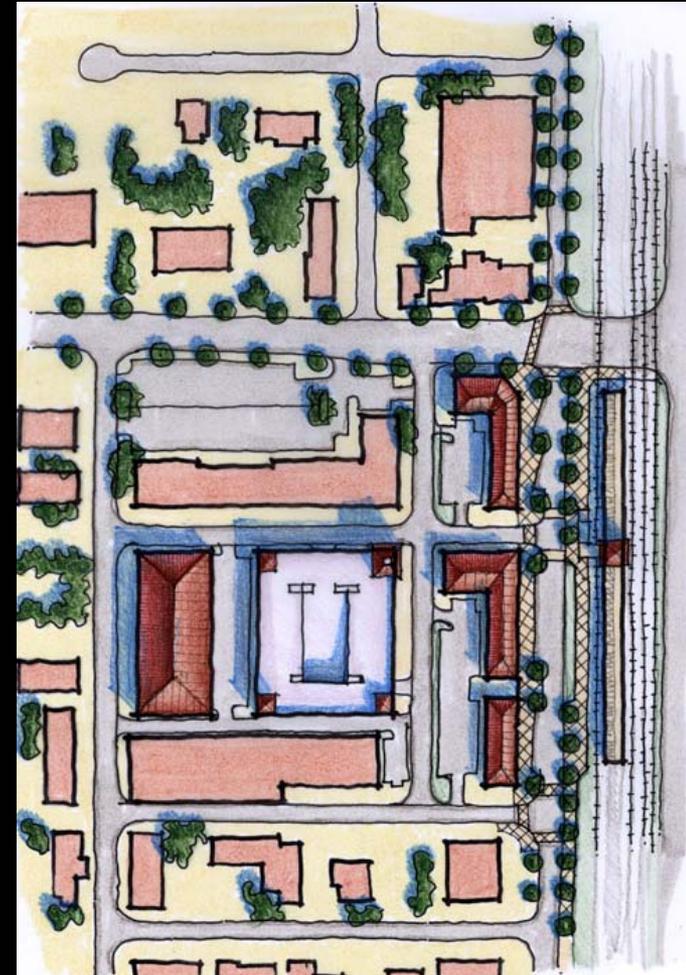


# Center Street Station

## Center Street Location

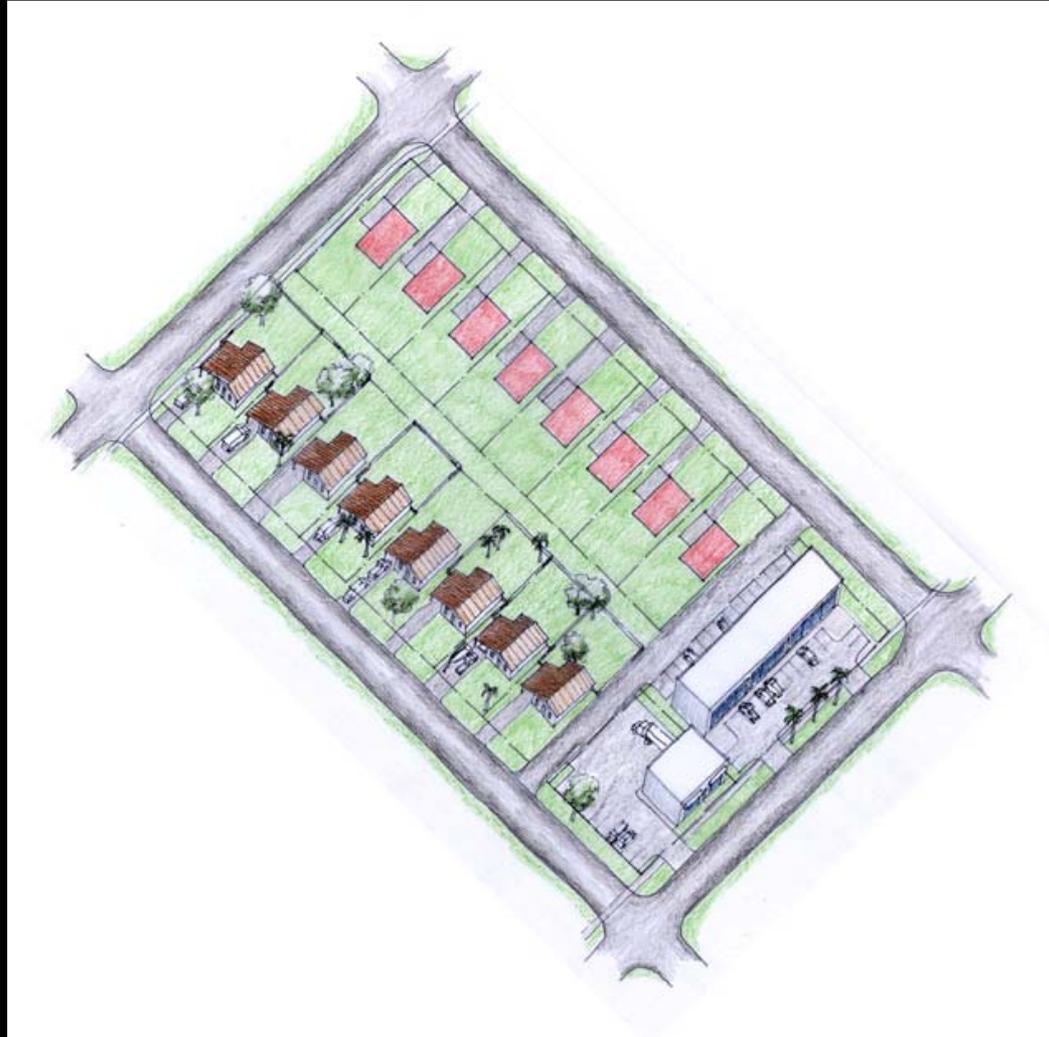
*Allows minimal pedestrian capture from surrounding neighborhoods*

*Train storage difficult*



Tour of the Master Plan

# Pine Gardens North Neighborhood



Tour of the Master Plan

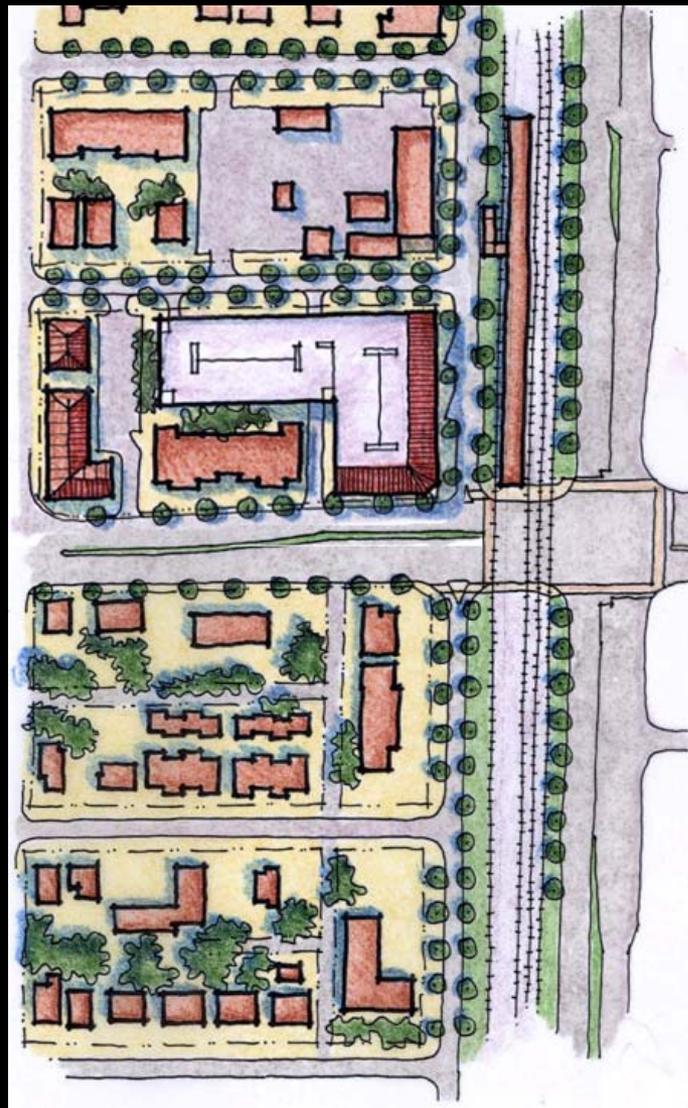
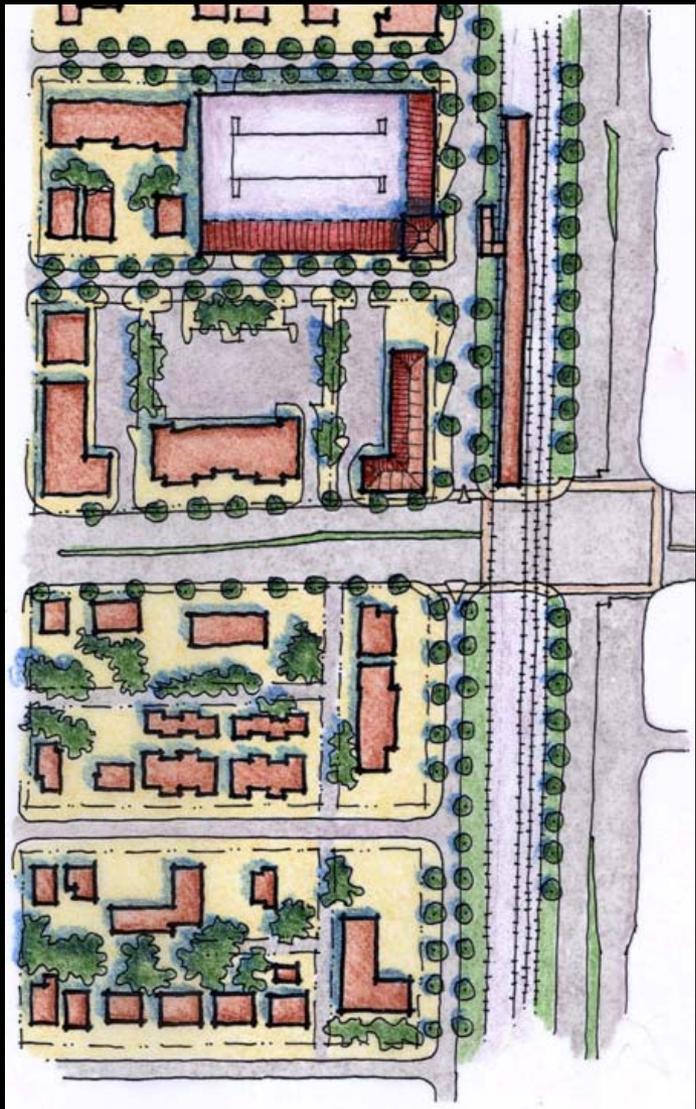
# Indiantown Road Corridor



Tour of the Master Plan



# Indiantown Road Station



Tour of the Master Plan

# Indiantown Road Station

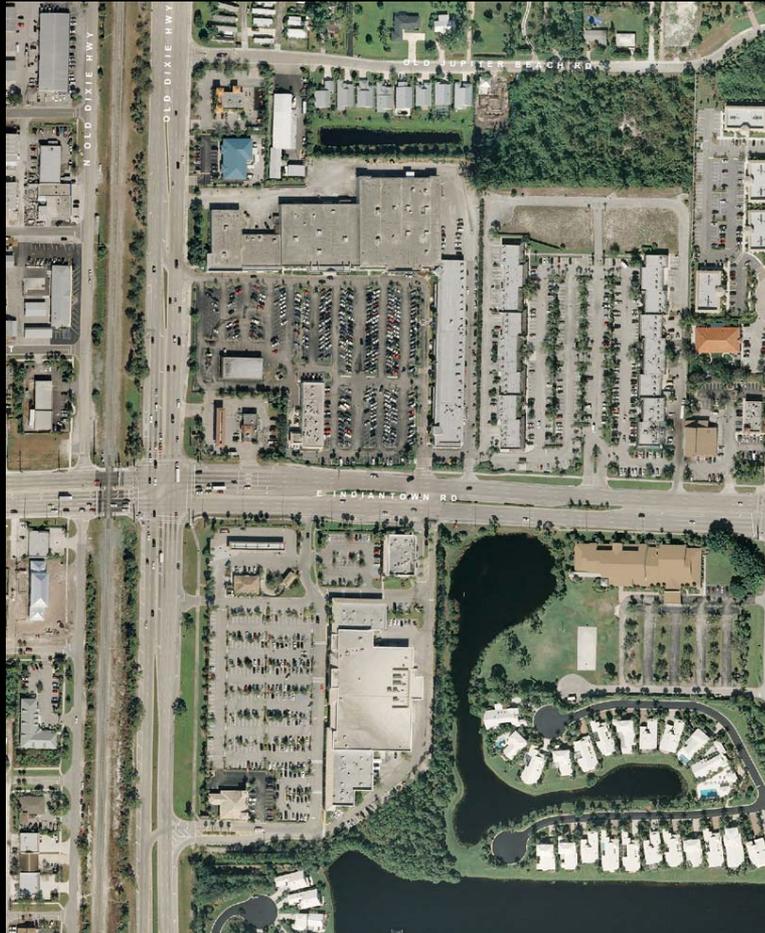


4-Story Garage with  
active ground floor  
uses and community-  
driven architectural  
treatments

Coconut Grove, Miami

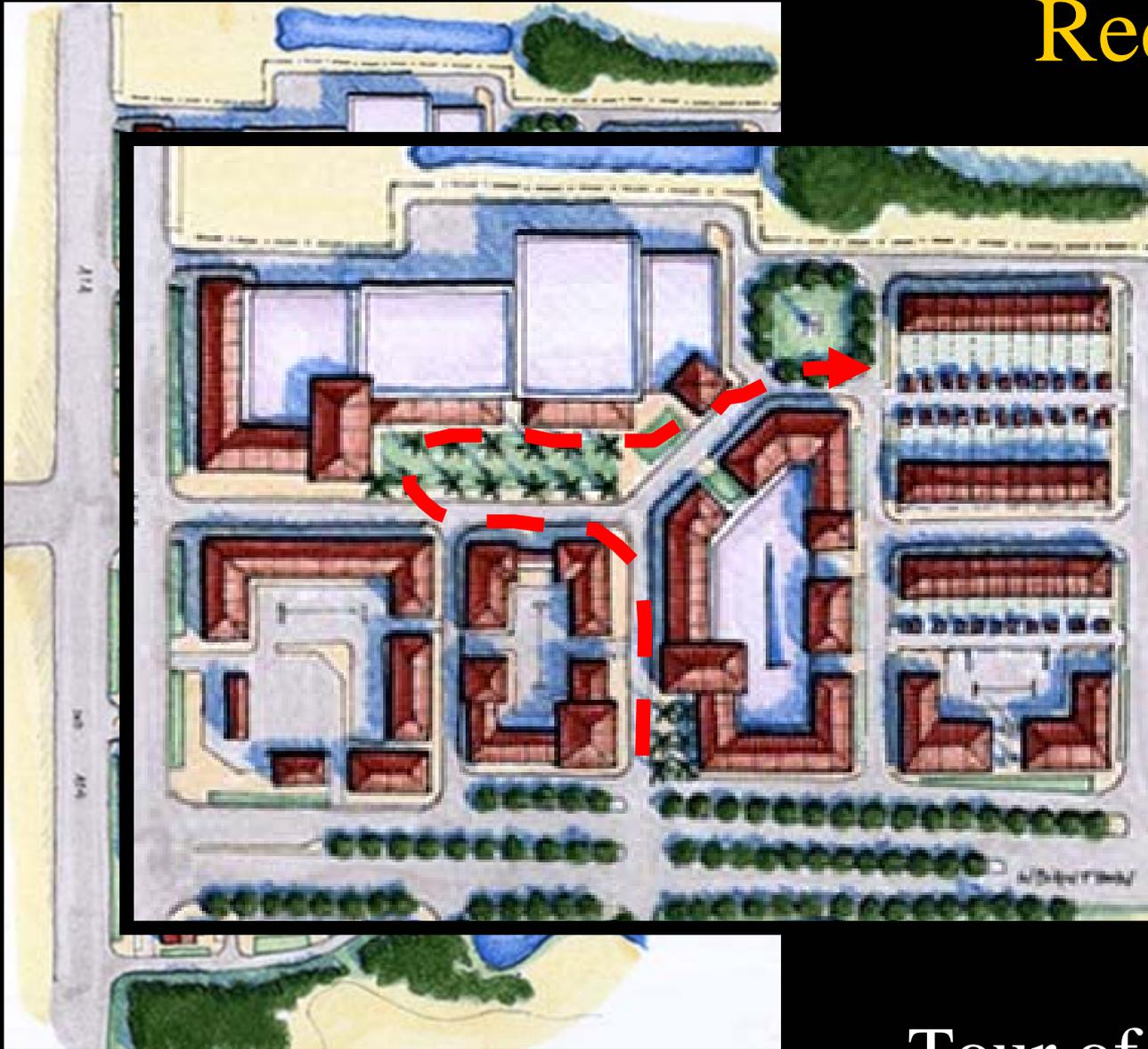
Tour of the Master Plan

# Indiantown Road/Alt. A1A Redevelopment



Tour of the Master Plan

# Indiantown Road/Alt. A1A Redevelopment



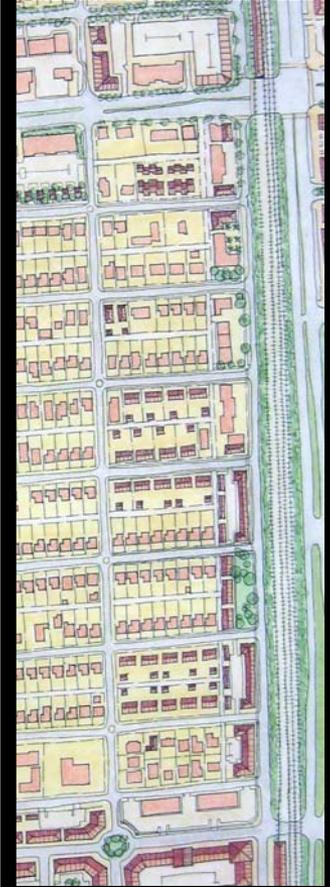
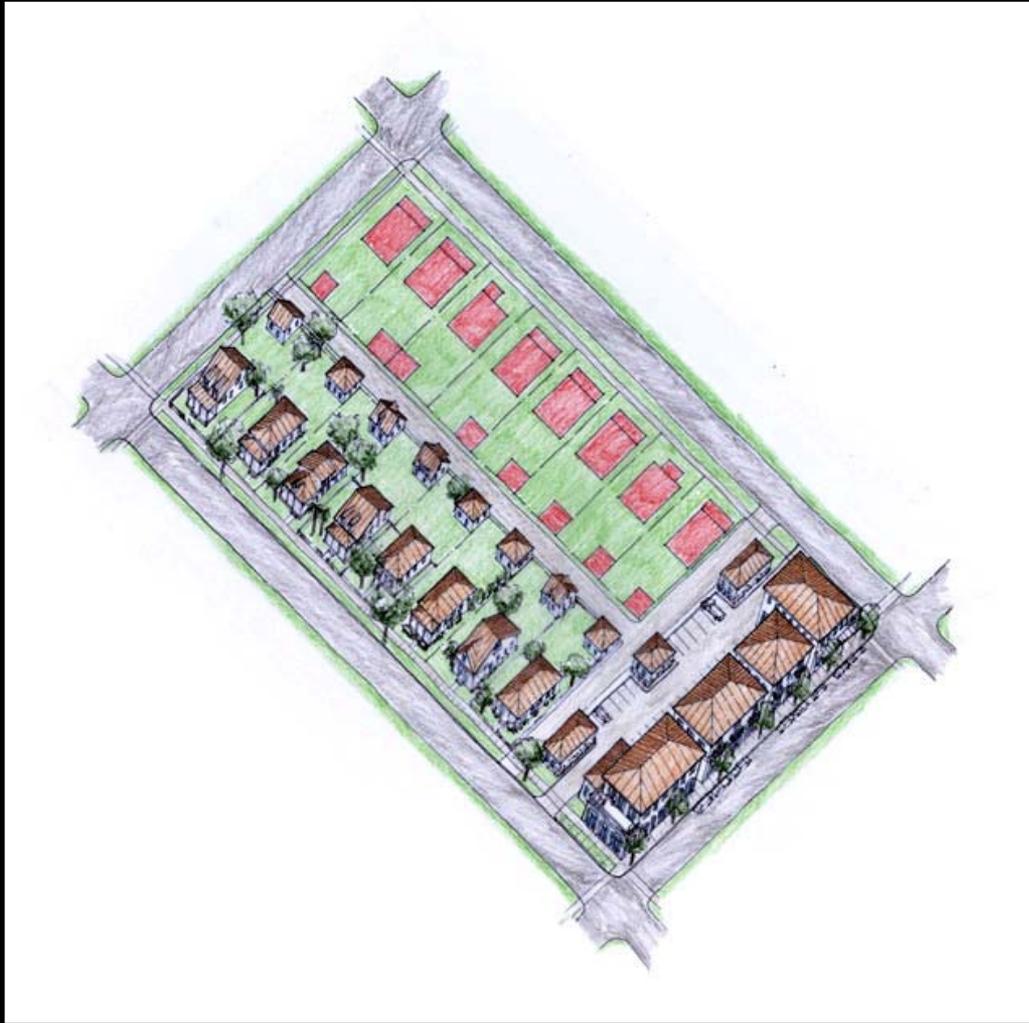
Tour of the Master Plan

# Indiantown Road/Alt. A1A Redevelopment



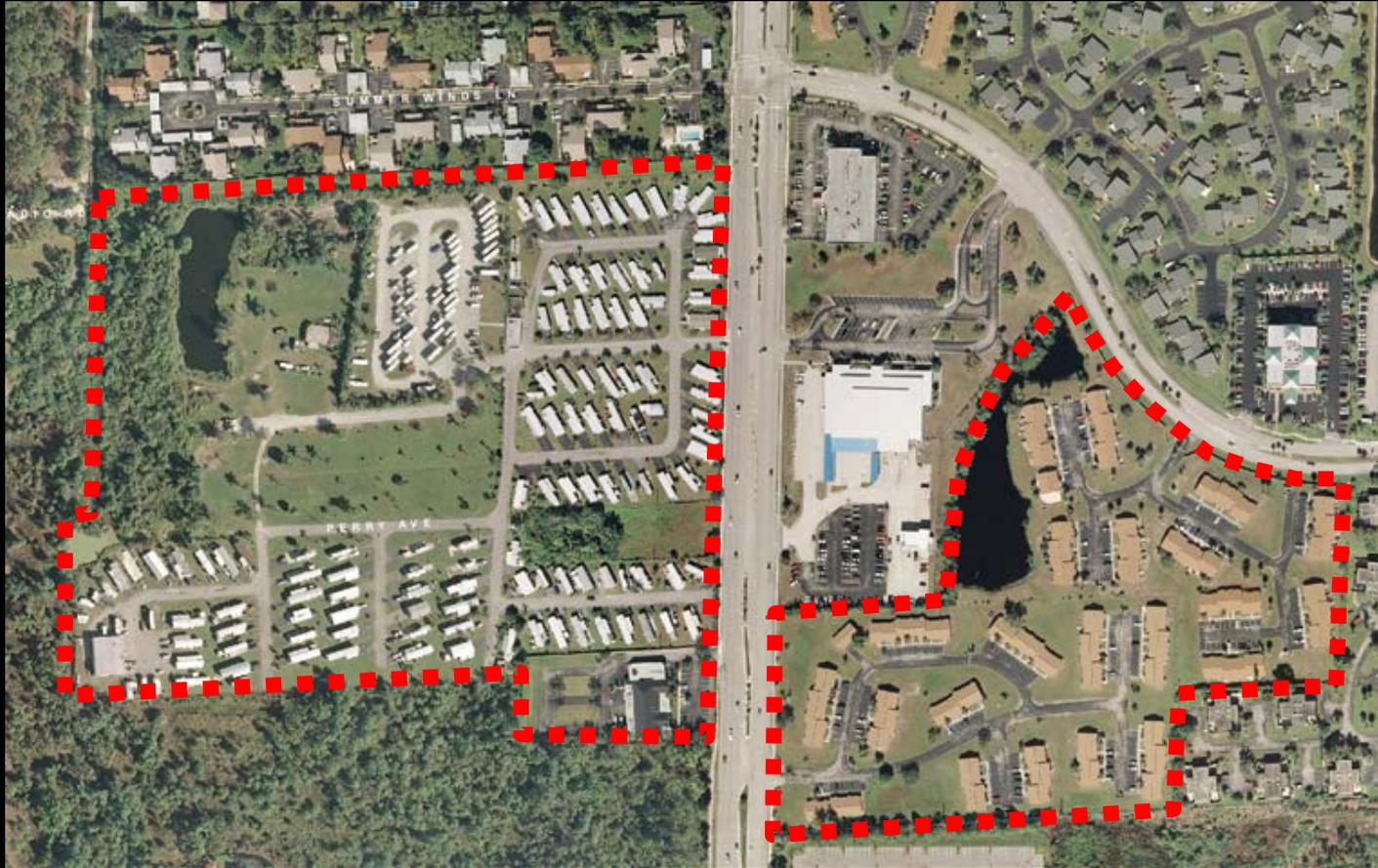
Tour of the Master Plan

# Pine Gardens South Neighborhood



Tour of the Master Plan

# White Haven & Wood Duck Neighborhoods

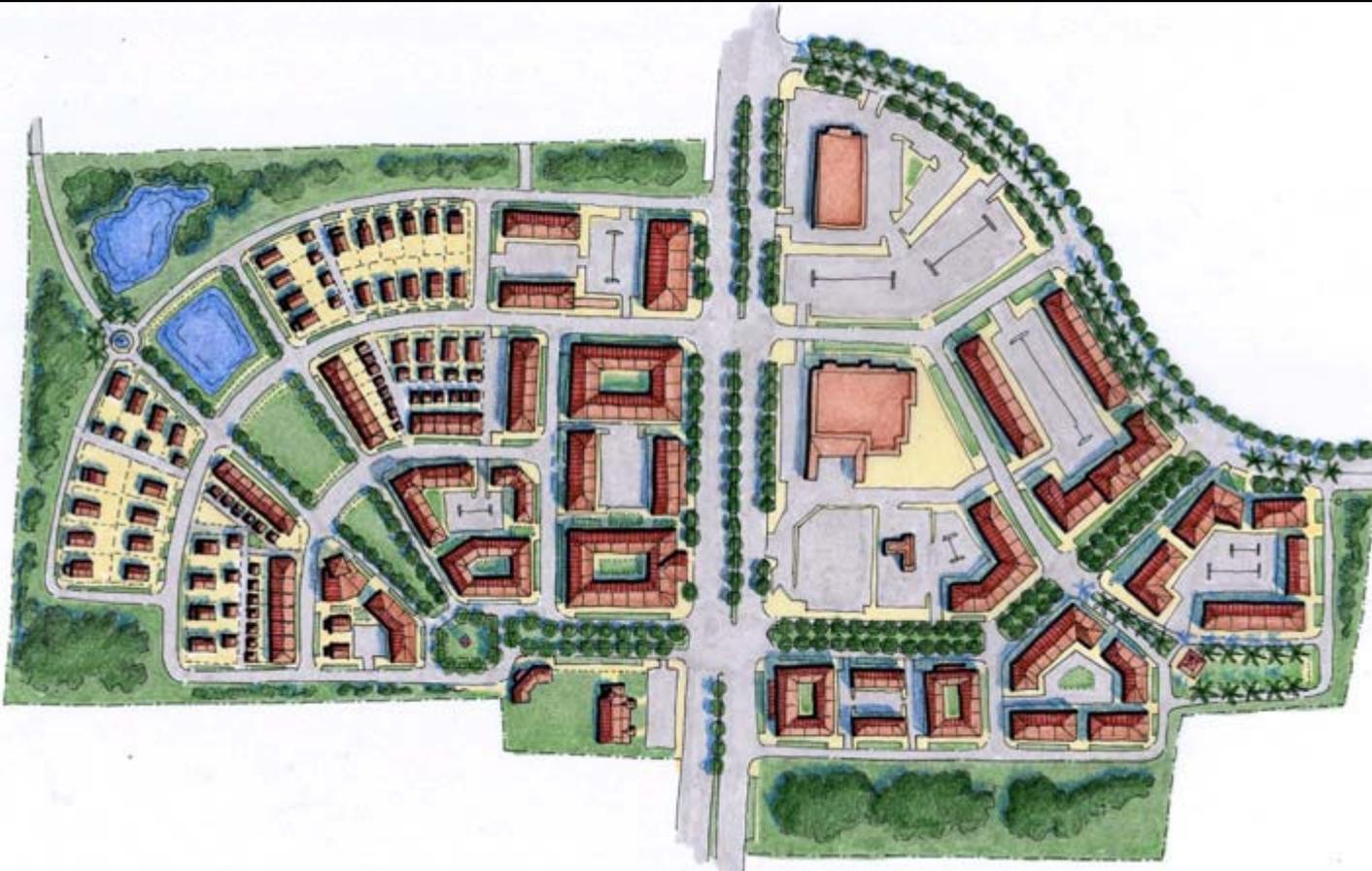


White Haven  
~ Single-Owner  
Mobile Home Park

Wood Duck  
~ Development  
Requirements  
for Affordability  
will likely expire  
in the future

Tour of the Master Plan

# White Haven & Wood Duck Neighborhoods



## White Haven

~ 168 d/u (existing)

~ 293 d/u (proposed)

## Wood Duck

~ 118 d/u (existing)

~ 300 d/u (proposed)

Tour of the Master Plan

# White Haven & Wood Duck Neighborhoods



Tour of the Master Plan

# Market Overview



Main Center King Blvd

# Market Study

## Why a Market Overview?

- Understand current market conditions & near-term redevelopment opportunities
- Identify “drivers” of demand for real estate
- Translate demographic & employment forecasts into *town-wide* demand for various uses (housing, office/R&D, retail, industrial, lodging)

# Town Demographics

- Since 2000, Jupiter's population increased by 6,800 — to **47,800 residents in 22,000 households**
- Town expected to add 16,000 new residents in 6,600 new households (units) by 2020 — suggesting annual *demand* for **500+ new housing units every year**
- Current median HH incomes: \$70,000 (23% higher than County); expected to jump to \$86,000 by 2012
- Discretionary HH spending on retail totals \$23,500 per year — good for retail potentials

# Economic Profile

- Current job base: **23,000** (4% of County's total 552,000 jobs)
  - Primary job sectors: Service & Retail
- Importance of bio-technology as economic development engine
- Palm Beach County added 53,000 new jobs in past 7 years; 114,000 new jobs expected next 13 years
- Town expected to add **6,700+/- new jobs by 2020** — enhancing market opportunities for office, industrial & retail space town-wide

# *Market Potential: Housing*

- Town contains 6,700 housing units
- Town issues average of **200 multi-family and 520 single-family permits** annually — 6% of County's total
- Timing of market recovery will determine demand for new housing opportunities
- Growth forecasts suggest **500+ new housing units** annually town-wide through 2020
- Keys to determining TOD potentials: land assembly, zoning/density levels, competition with other locations

# *Market Potential: Office*

- Countywide leasing activity — a key measure of the strength of an office market — is strong: **605,000 SF per year**
- Jupiter is an “emerging” office submarket with 2.3 million SF (5% of County inventory); moderate vacancies & absorption (leasing)
- New job growth expected to fuel additional demand
- **Town-wide demand: 100,000+ SF** per year thru 2020
- Key assets (Scripps, Max Planck, FAU) should create additional opportunities (unknown at this time)

# *Market Potential: Industrial*

- Industrial market is oriented to local demand (e.g., mom & pop businesses, auto repair, residential construction)
- Inventory includes aging, obsolete space likely to be redeveloped as property values rise
- Assemblage & redevelopment of properties in key locations creates opportunities for higher intensity mix of uses
- Redevelopment along Toney Penna may require relocation strategies to keep viable businesses in-town
- More detailed feasibility study required to determine market potentials

# *Market Potential: Retail*

- Current Town retail inventory: 2.8 million SF
- Jupiter serves as a “main street” retail center drawing residents of northern & western Palm Beach & southern Martin counties
- Retail tenants include a mix of “mom & pop” / local businesses & nationals
- Redevelopment will require higher rents, which may displace undercapitalized tenants, raising issues of relocation
- Growth in rooftops, incomes, spending & employment expected to generate higher demand: **500,000 – 700,000 SF thru 2013**

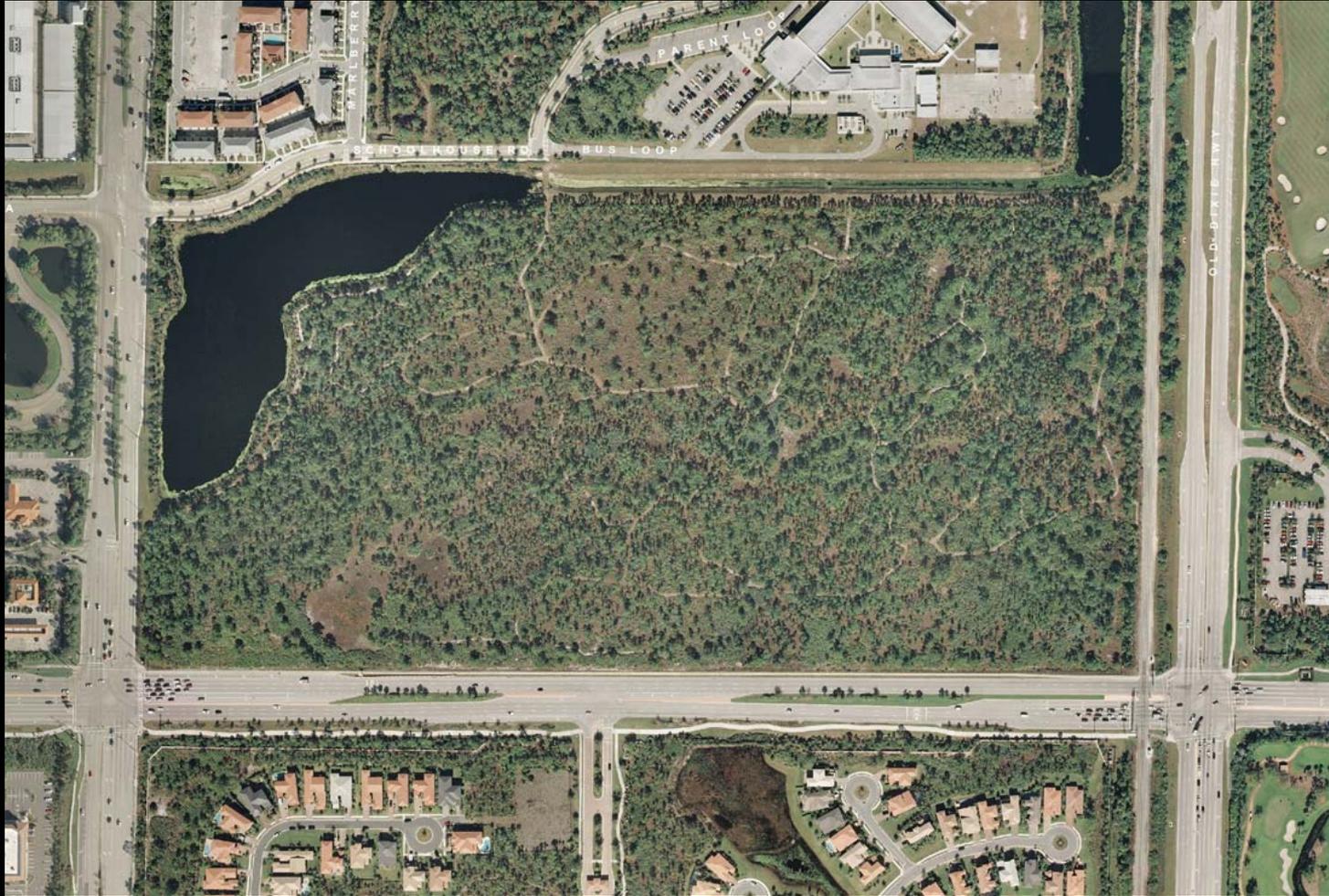
# General Market Observations

- Overall, Town has established reputation for high quality of life & high-quality development
- Development potentials surrounding Medical District TOD site will require detailed market & financial feasibility studies
- Importance of assembling contiguous parcels providing sufficient frontage, visibility & parking is critical for success
- Historic industrial uses along Toney Penna may require environmental remediation

# General Market Observations

- Mix of housing and workplace uses will enhance transit ridership
- Hospital as key anchor will fuel demand for housing & related workplace uses
- Public realm improvements (e.g., landscaping, public plazas, open space) will enhance overall marketability

# Donald Ross Station

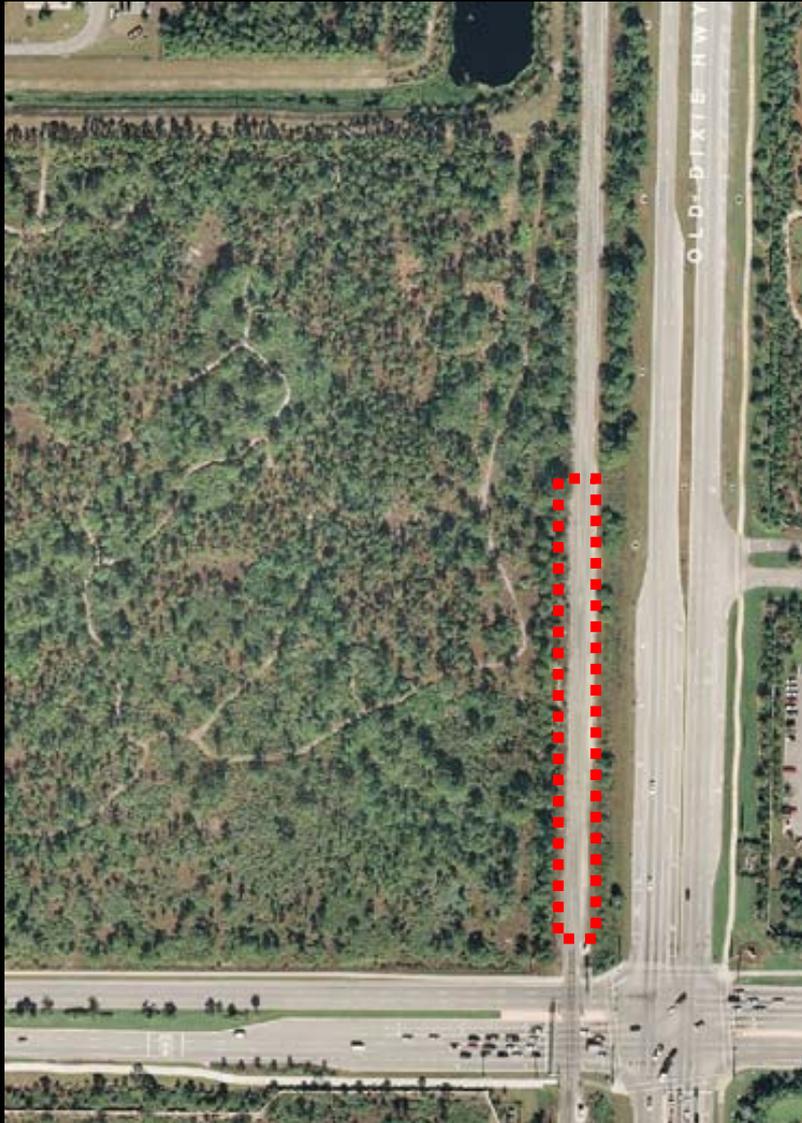


Donald Ross Rd

Identified as a  
Preserve in the  
Abacoa DRI

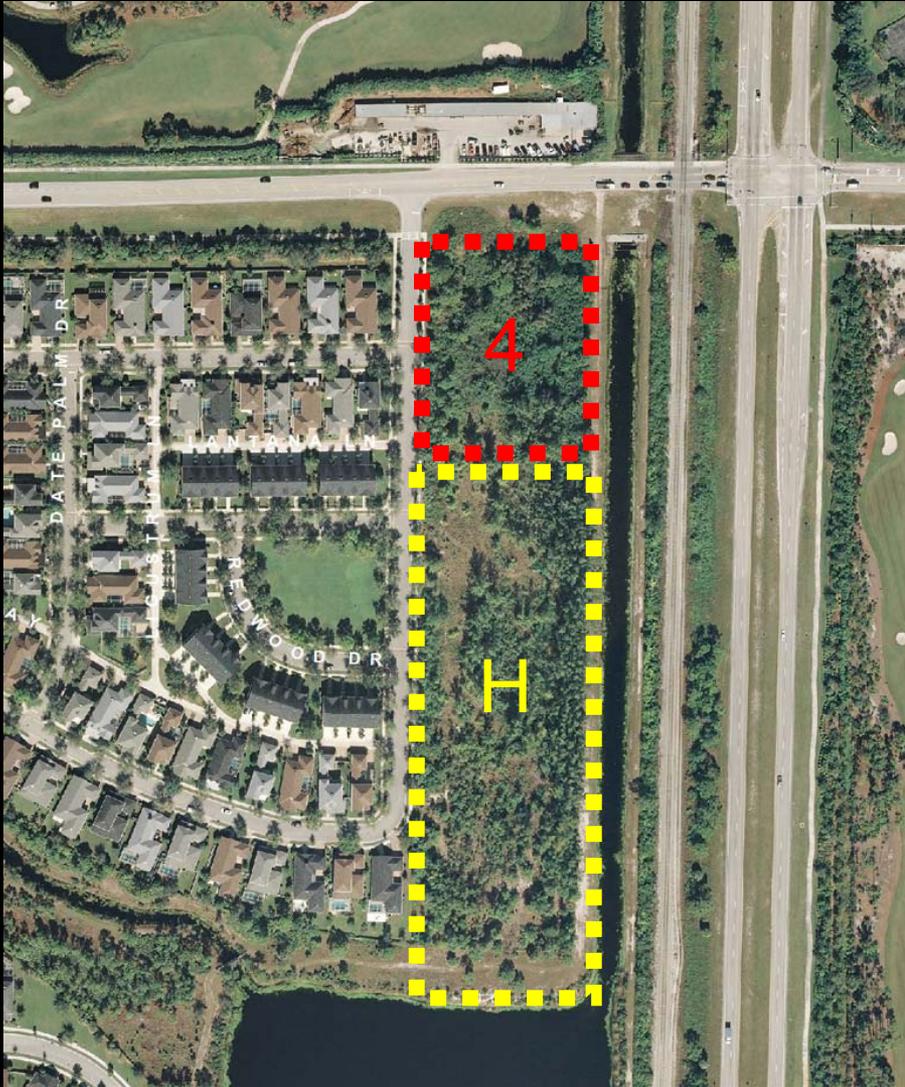
Tour of the Master Plan

# Donald Ross Station



Tour of the Master Plan

# Fredrick Small Station



## Current Development Rights

### Site 4=

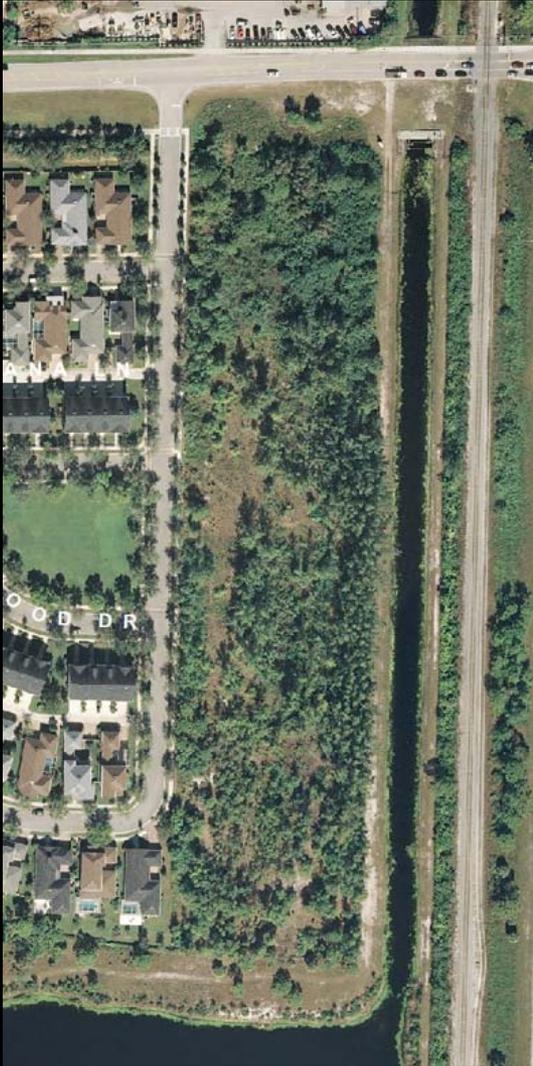
- ~ 2 acres
- ~ 25,000 s.f. Comm. Commercial
- ~ 37 residential units

### Block "H"=

- ~ 5 acres
- ~ 76,000 s.f. RD/Indust. (304 pkg. spaces)
- ~ 28 residential units

Tour of the Master Plan

# Fredrick Small Station



White Haven

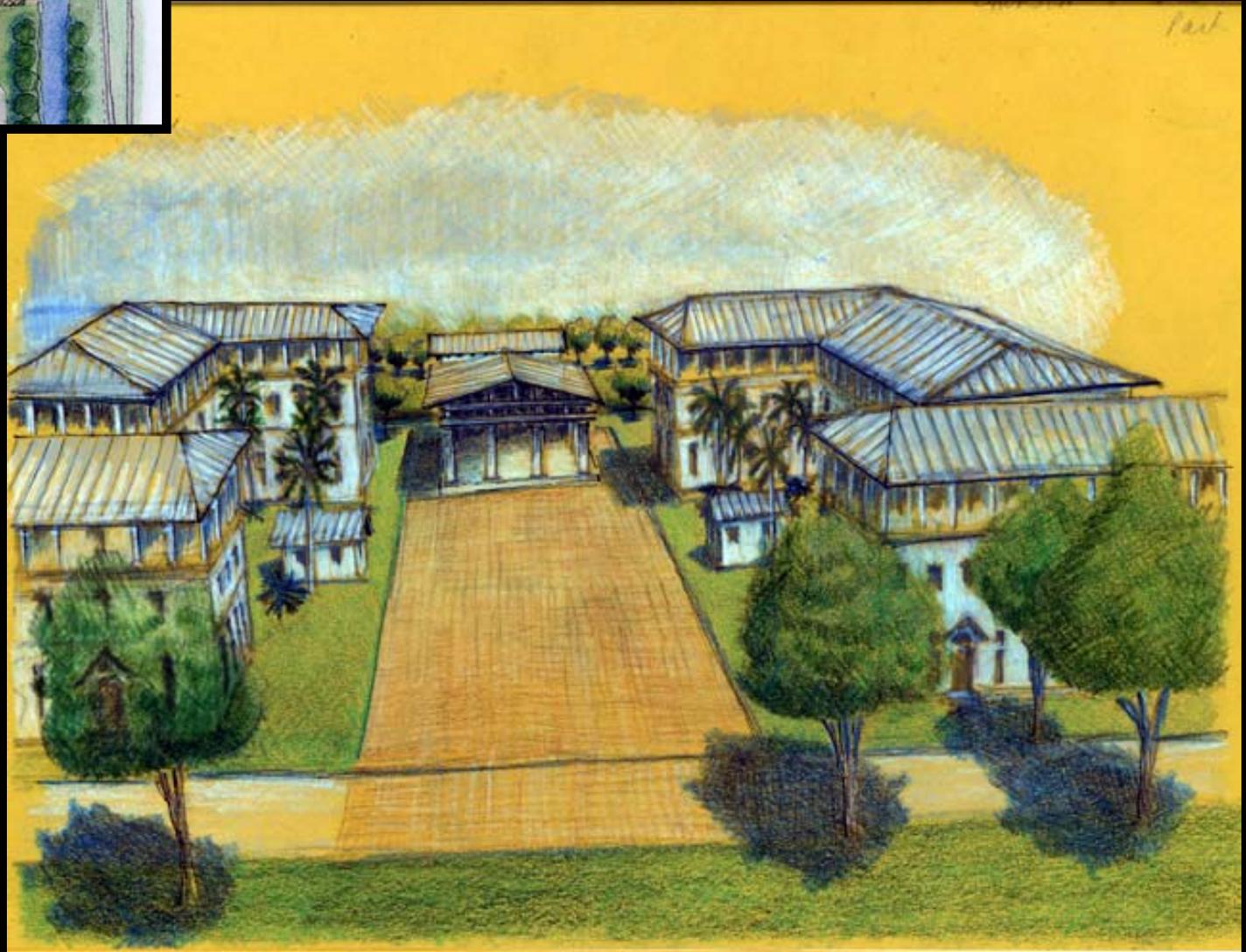
~ 70 Townhouse Units

~ 3-5,000 SF

Community Commercial

Tour of the Master Plan

# Fredrick Small Station



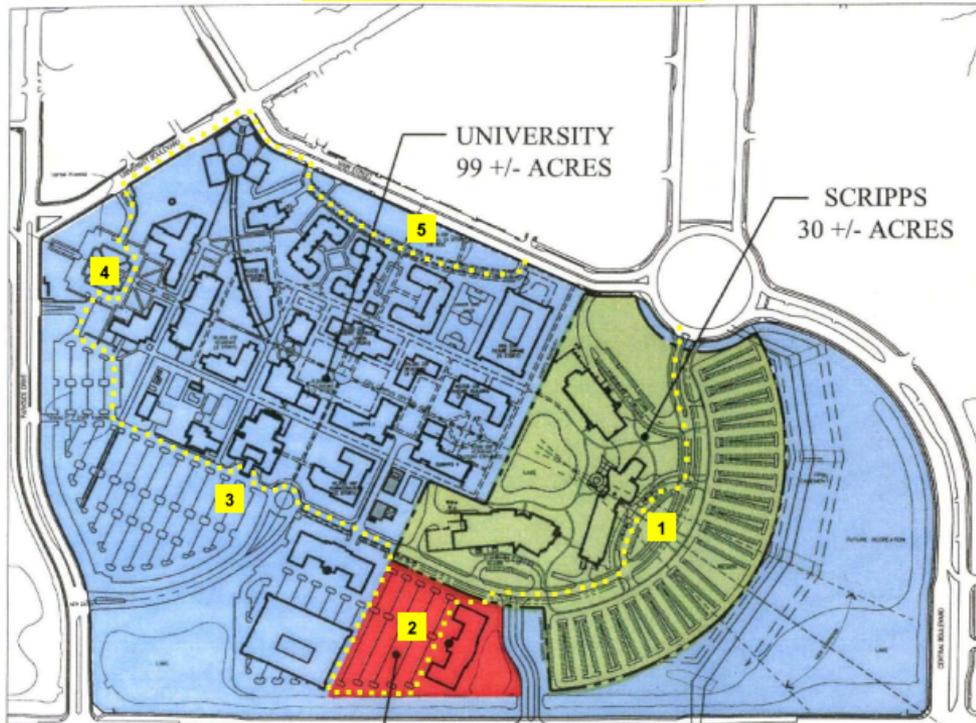
Tour of the Master Plan

# Station Linkages

FAU Campus / Abacoa Trolley Route



FAU Campus Trolley Route



LEGEND:

1. Scripps 2. Proposed Research Facilities 3. FAU LLS Building 4. FAU (front) 5. FAU Dorms



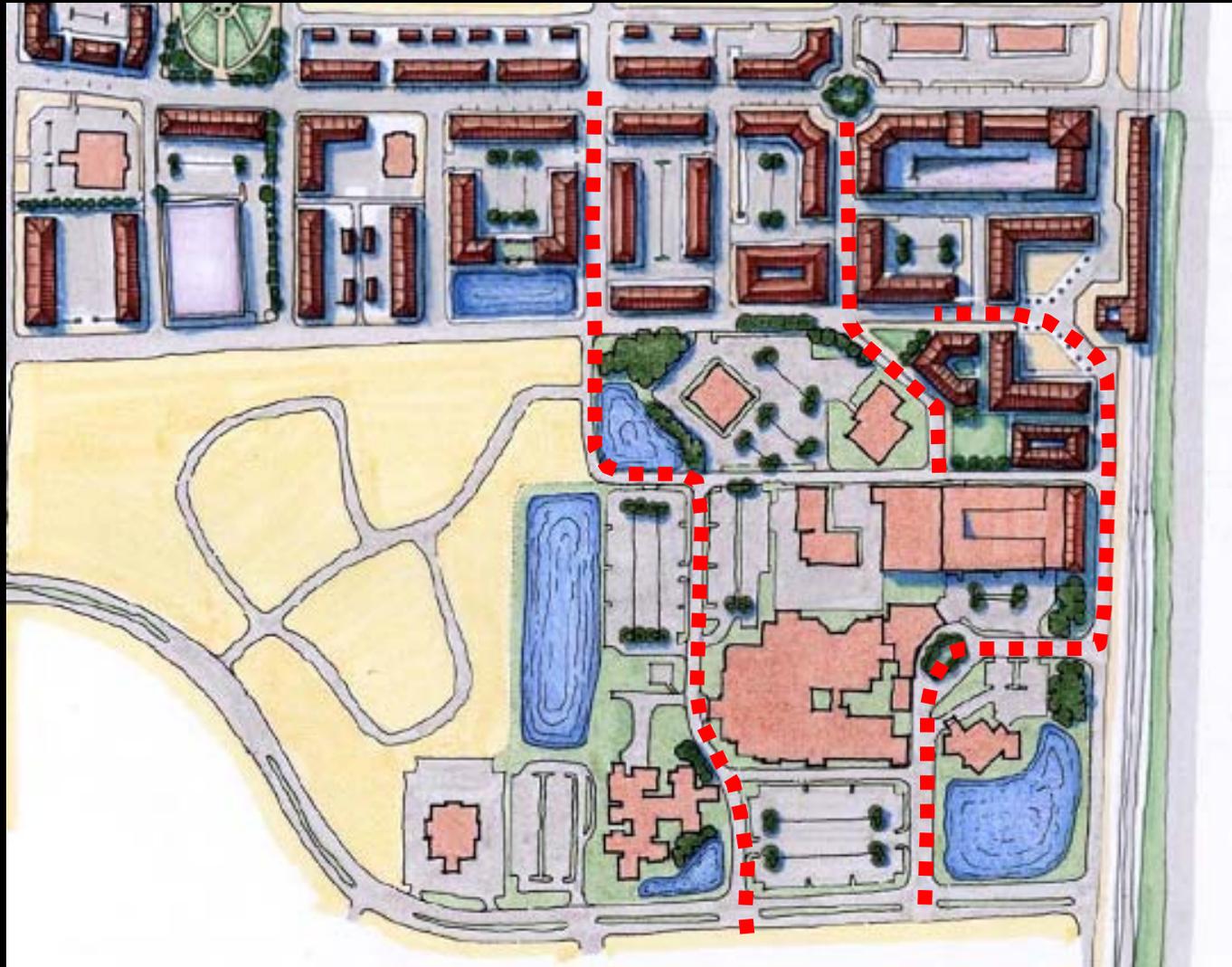
7. Abacoa Town Center 8. Abacoa Plaza 9. Abacoa Town Center 10. New Haven Blvd. & Fredrick Small Rd.

# Hospital Expansion and Infill



Tour of the Master Plan

# Hospital Expansion and Infill



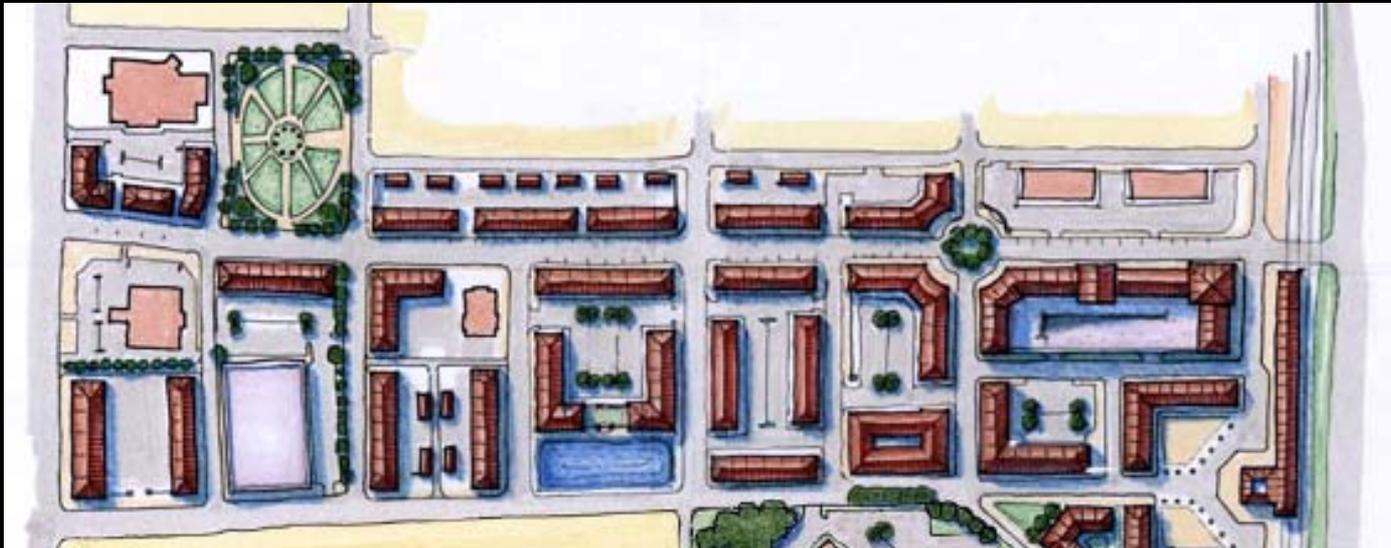
Tour of the Master Plan

# Hospital Expansion and Infill



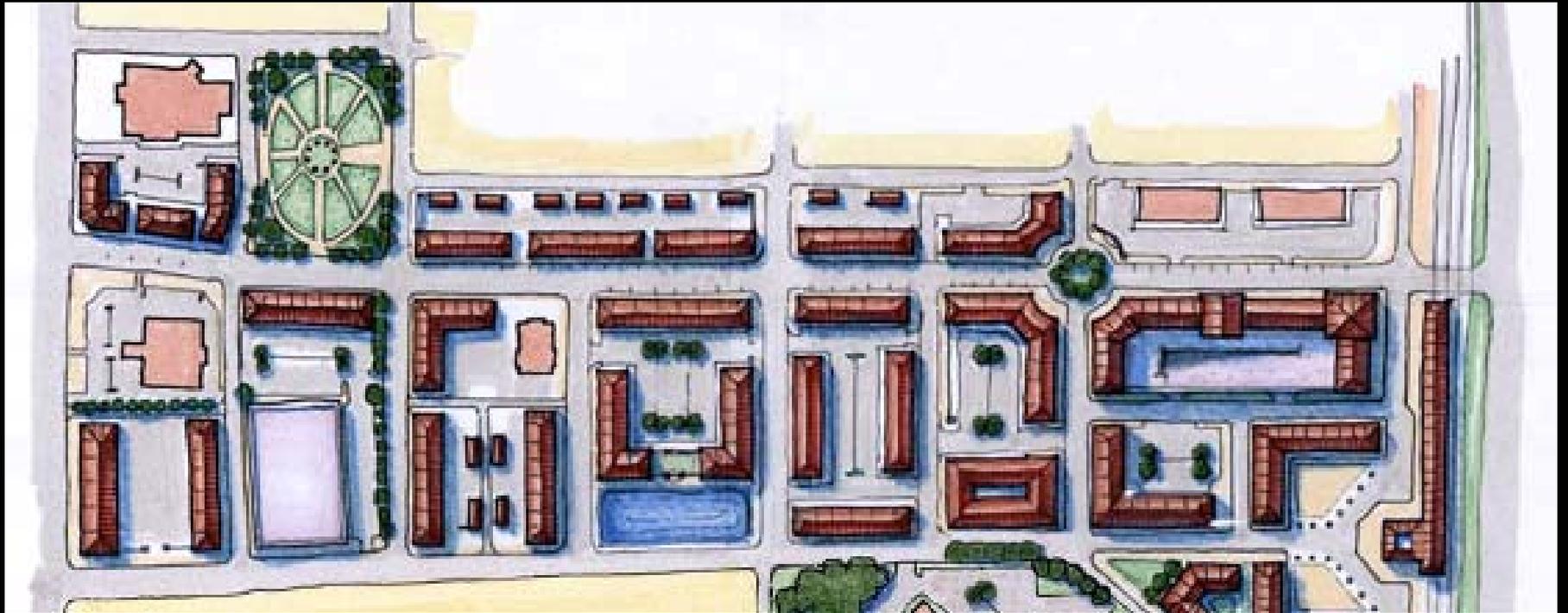
Tour of the Master Plan

# Toney Penna Drive Corridor



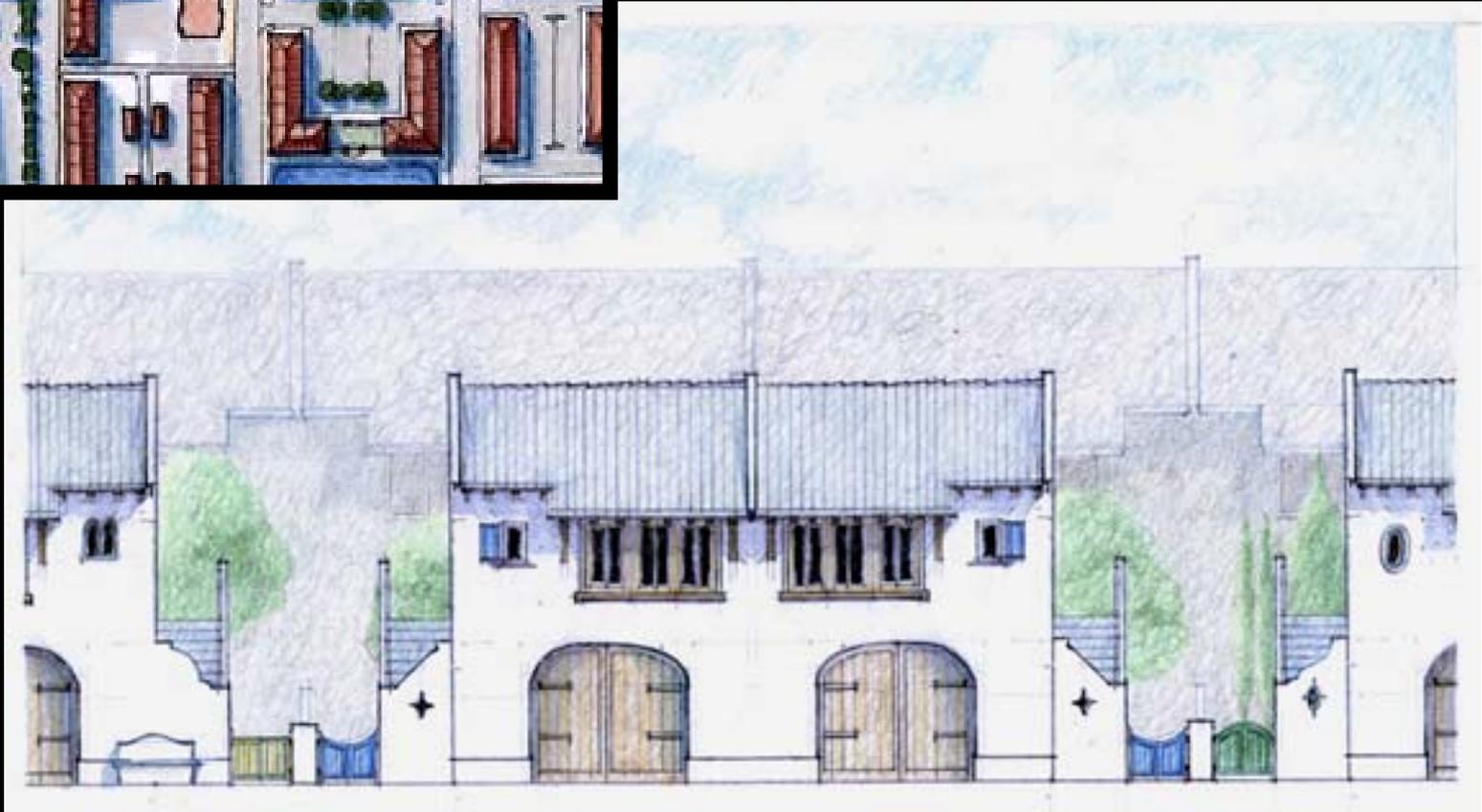
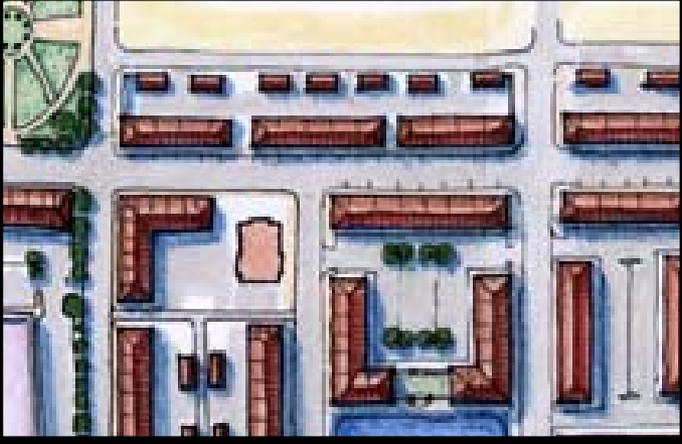
Tour of the Master Plan

# Toney Penna Drive Corridor



Tour of the Master Plan

# Toney Penna Drive Corridor



Tour of the Master Plan

# Toney Penna Drive Corridor



Tour of the Master Plan

# Toney Penna Drive ~ Central Station



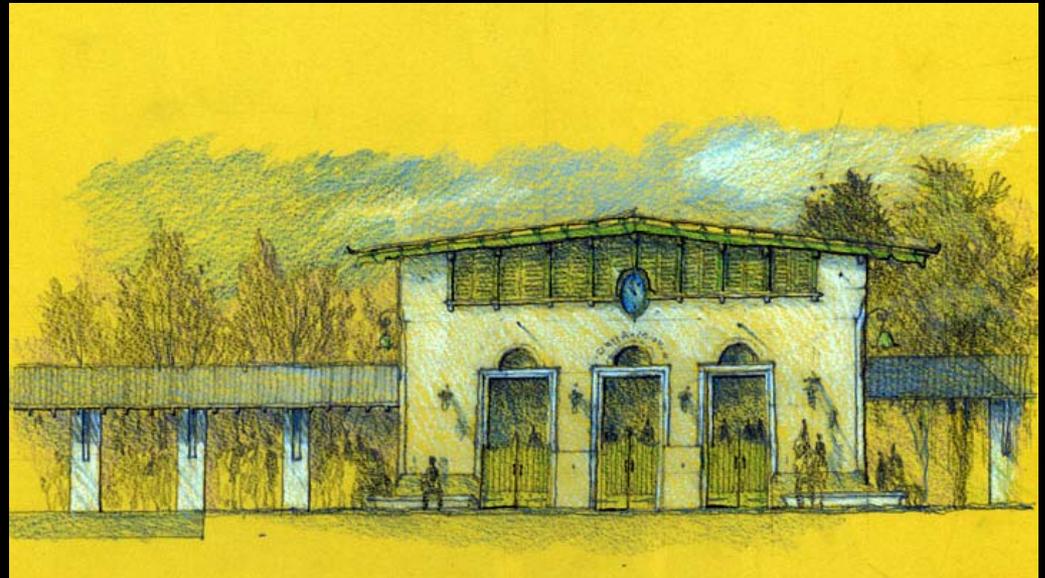
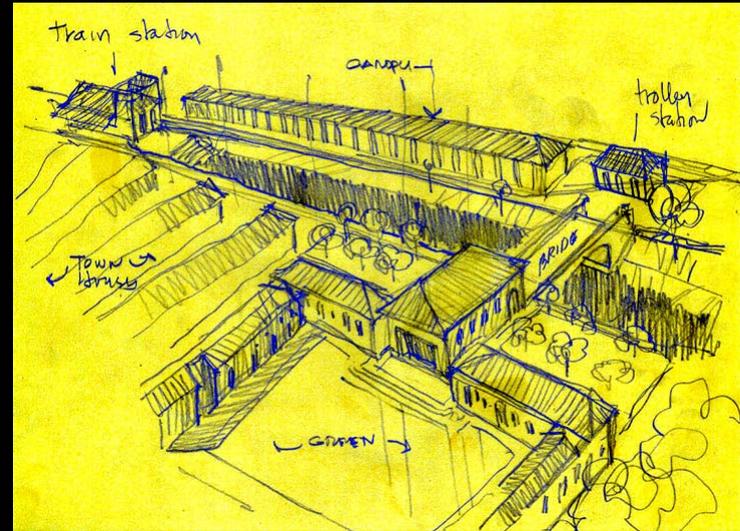
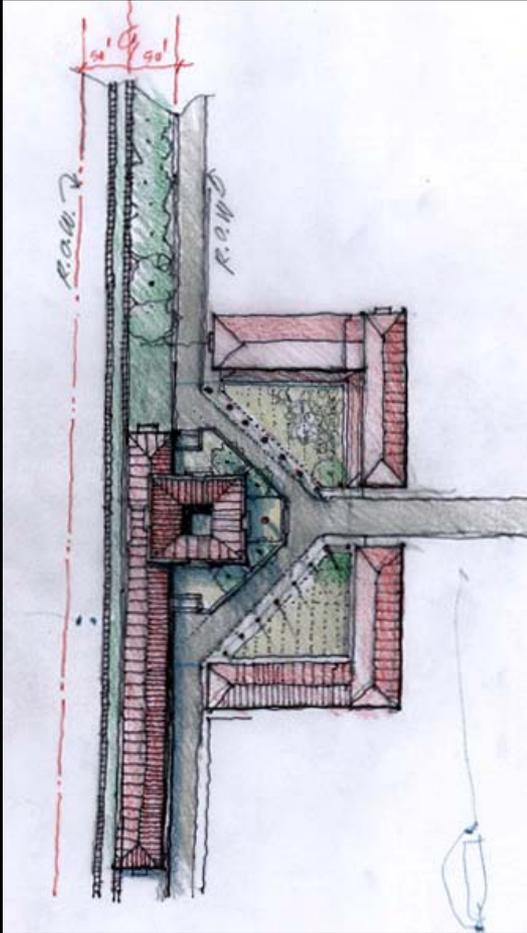
Tour of the Master Plan

# Toney Penna Drive ~ Central Station



Tour of the Master Plan

# Toney Penna Drive ~ Central Station



Tour of the Master Plan

# Toney Penna Drive ~ Central Station

Integration into  
Hospital and  
Community

Resolution of  
Toney Penna  
Intersection

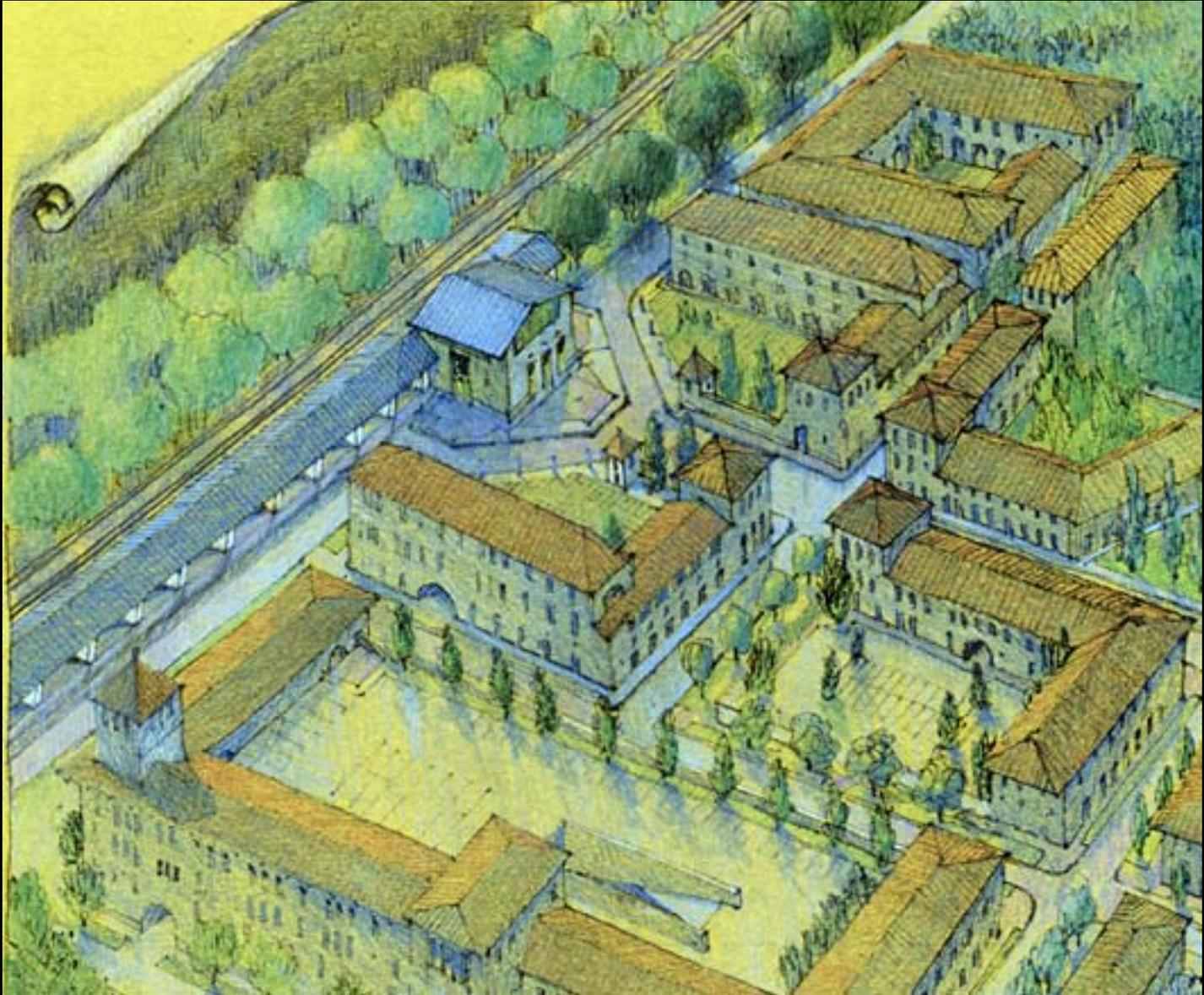
Creation of  
Meaningful Public  
Spaces

Significant  
Redevelopment  
Opportunities



Tour of the Master Plan

# Toney Penna Drive ~ Central Station



Tour of the Master Plan

# Toney Penna Drive ~ Central Station



Tour of the Master Plan

# Toney Penna Drive ~ Central Station



Tour of the Master Plan

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Tour of the Master Plan

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Tour of the Master Plan

# Toney Penna Drive ~ Central Station



Tour of the Master Plan

# The Citizens' Master Plan

Testing Ideas for the  
Short and Long-  
Term



# Town of Jupiter Citizens' Master Plan

## The Team

Juan Caruncho, Architect; Daniel Cary, Urban Designer; Marcela Camblor, Urban Designer; Billy Hattaway, Transportation Engineer; Steven Fett, Architect; Chad Cowart, Urban Designer; Christina Belmonte, Urban Designer; Michelle Higgs, Urban Designer; Jose Venegas, Architect;

Arx Solutions (Computer Animations):

Patricio Rodriguez, Veronica Mariano, Max Mangione

Gannett Flemming (Railroad System Designers):

Tom Hickey, Sue Gibbons

Treasure Coast Regional Planning Council:

Michael Busha, Marlene Brunot, Wynsum Hatton, Dana Little



A1A

# *Thank You*

Broadway

Martin Luther King Blvd

*Tcrpc.org*