



BREAKERS AVENUE: PUBLIC WORKSHOP #1

3/20/2019



Agenda

- Intro
- Street Design: Basic Principles
- Breakers Avenue: Starter Ideas
- Next Steps
- Open House Walk Through



Scope of Work

Project Goal

To develop an implementable concept design using existing Breakers District Streetscape vision for transportation and infrastructure improvements as a base while addressing stakeholders' priorities and meeting City's construction/design budget constraints.



DOVER, KOHL & PARTNERS
t o w n p l a n n i n g

DOVERKOHL.COM



BEFORE-AND-AFTER



BEFORE-AND-AFTER

Kenneth Garcia



DESIGN

of Cities and Towns

STREET DESIGN

The Secret to Great Cities and Towns

STREET

The Secret to Gr



VICTOR DOVER
JOHN MASSENGALE

foreword by HRH The Prince of Wales
afterword by James Howard Kunstler

WILEY

VICTOR DOVER
JOHN MASSENGALE

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CREATING BETTER STREETS



EXISTING CONDITIONS - CLEMATIS STREET, WEST PALM BEACH FL

© Dover, Kohl & Partners

CREATING BETTER STREETS



PROPOSED SCENARIO - CLEMATIS STREET, WEST PALM BEACH FL

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PROPOSED SCENARIO – CLEMATIS STREET, WEST PALM BEACH FL

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More of ME
THE MERRIER
we'll be!
Small!
#wpsandtree

wpb.org/events
#wpbsandtree

Winston's
BAR & BISTRO

PROVIDES

Winston's



FOUR
ANZO

WFLA WORLD SHOP



**FIVE BASIC CHARACTERISTICS
(YOU CAN DEMAND)**

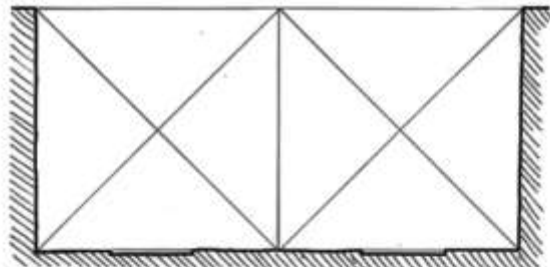
SHAPED

COMFORTABLE

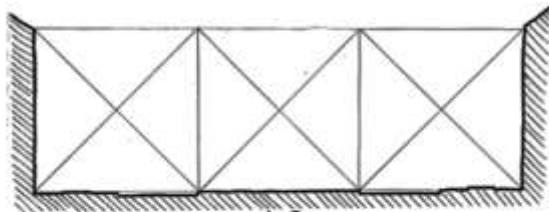
CONNECTED

SAFE

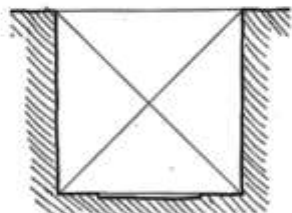
MEMORABLE



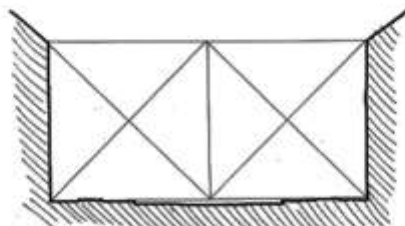
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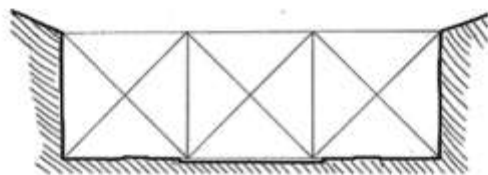
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1:1



1:2



1:3







SHAPED

COMFORTABLE

CONNECTED

SAFE

MEMORABLE



SHAPED

COMFORTABLE

CONNECTED

SAFE

MEMORABLE

THE POWER OF CONNECTED STREETS



Make a town, not "pods." 8 x 8 grid yields 12,870 routes

SHAPED

COMFORTABLE

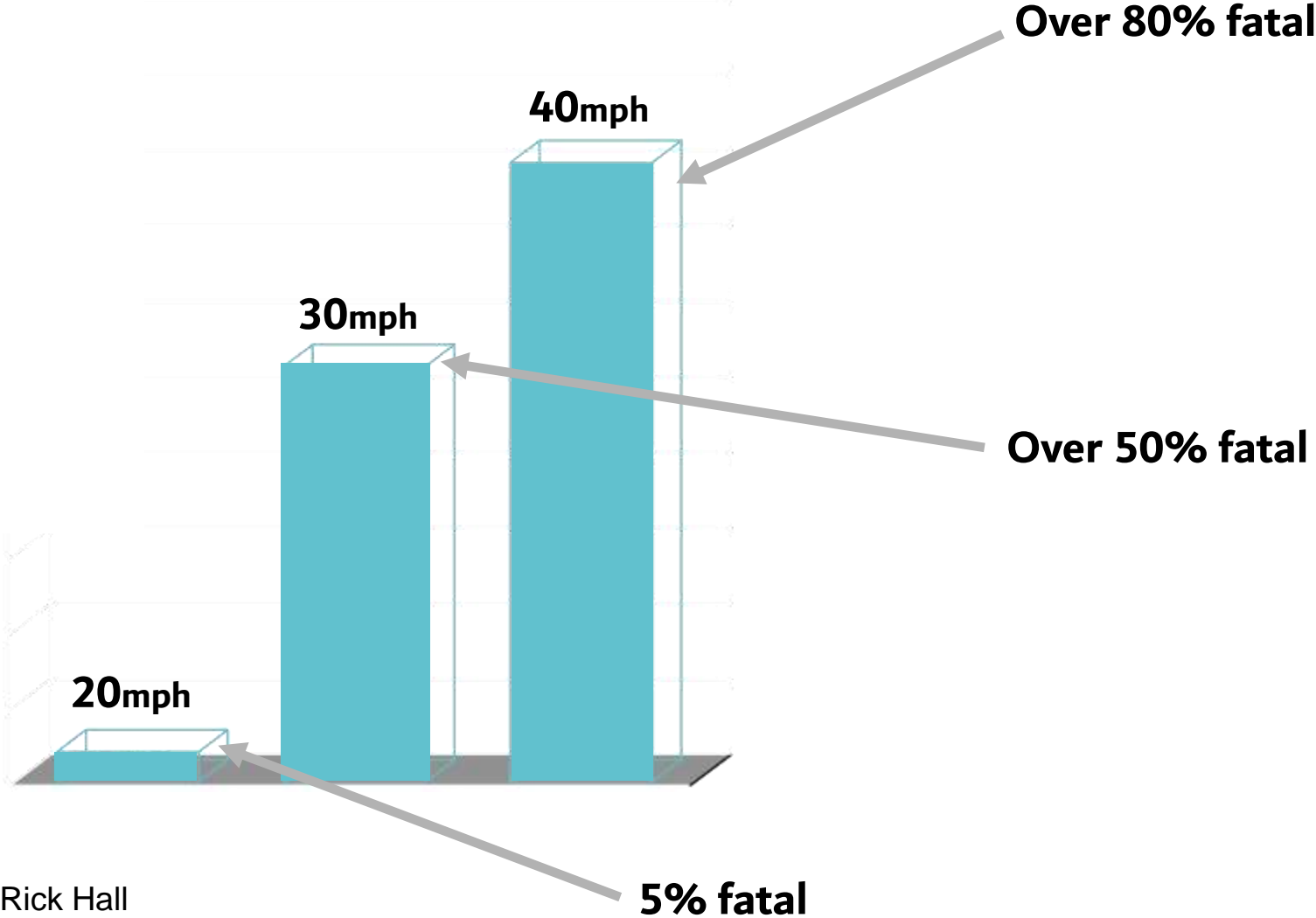
CONNECTED

SAFE

MEMORABLE



THE THING ABOUT SPEED IS... SPEED KILLS



A photograph of a quiet residential street. The scene is dominated by large, mature trees with dense green foliage. A paved road curves through the center, bordered by a concrete curb and a sidewalk. In the background, a multi-story brick building is partially visible through the trees. The lighting suggests a bright, sunny day, with shadows cast across the road and grass. The overall atmosphere is peaceful and suburban.

**SMALL IS BEAUTIFUL
SLOW IS SAFE**

SHAPED

COMFORTABLE

CONNECTED

SAFE

MEMORABLE









HUMAN CREATIVITY, ON DISPLAY

A photograph of a person walking a dog on a paved path. The path is lined with lush green trees and bushes. In the background, a house with white columns and a stone facade is visible. The scene is bright and sunny, with shadows cast on the path.

STREET TREES, YES.

IMAGINE LIFE AFTER THE PARKING BUBBLE BURSTS



Downtown Atlanta

STREETSBLOG USA

Podcast / Transit / Bike/Ped / Smart Growth

Study: Uber and Lyft Reduce the Need for Parking

By Angie Schmitt | Mar 13, 2019 |  19









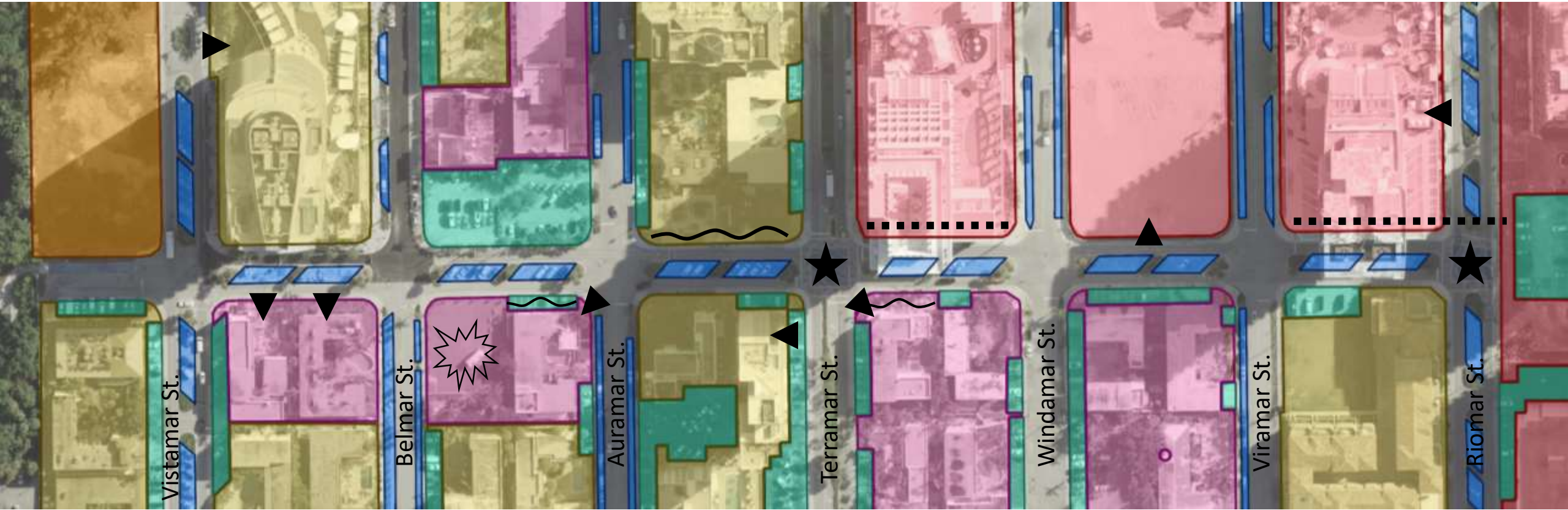








- ☀️ Privately Owned Open Space
- ★ Art in Intersection
- ~ Cafe Dining & Seating
- Service Entrance/Blank Wall
- ▲ Front Entry



- Residential
- Boutique Hotel
- Hotel
- Undeveloped Parcel
- Private Parking
- Public On-Street Parking

Breakers Avenue: Existing Conditions

EXISTING STREET

Two-Way Street
Center Diagonal Parking Island
No Shade Trees
Curbed



CONCEPT 1A

Two-Way Street
On-Street Parallel Parking
Street Trees
Wider Sidewalks
Curbed Design



Pros:

- Accommodates more parking
- Adds shade trees and room for bioswales
- Wider sidewalks than currently available

Cons:

- Less space for outdoor dining, festivals, art, and public furnishing
- Less flexibility in the future due to curbs
- Creates conflicts between designated parking, dining, and pedestrian space and the existing head-in parking along the west side

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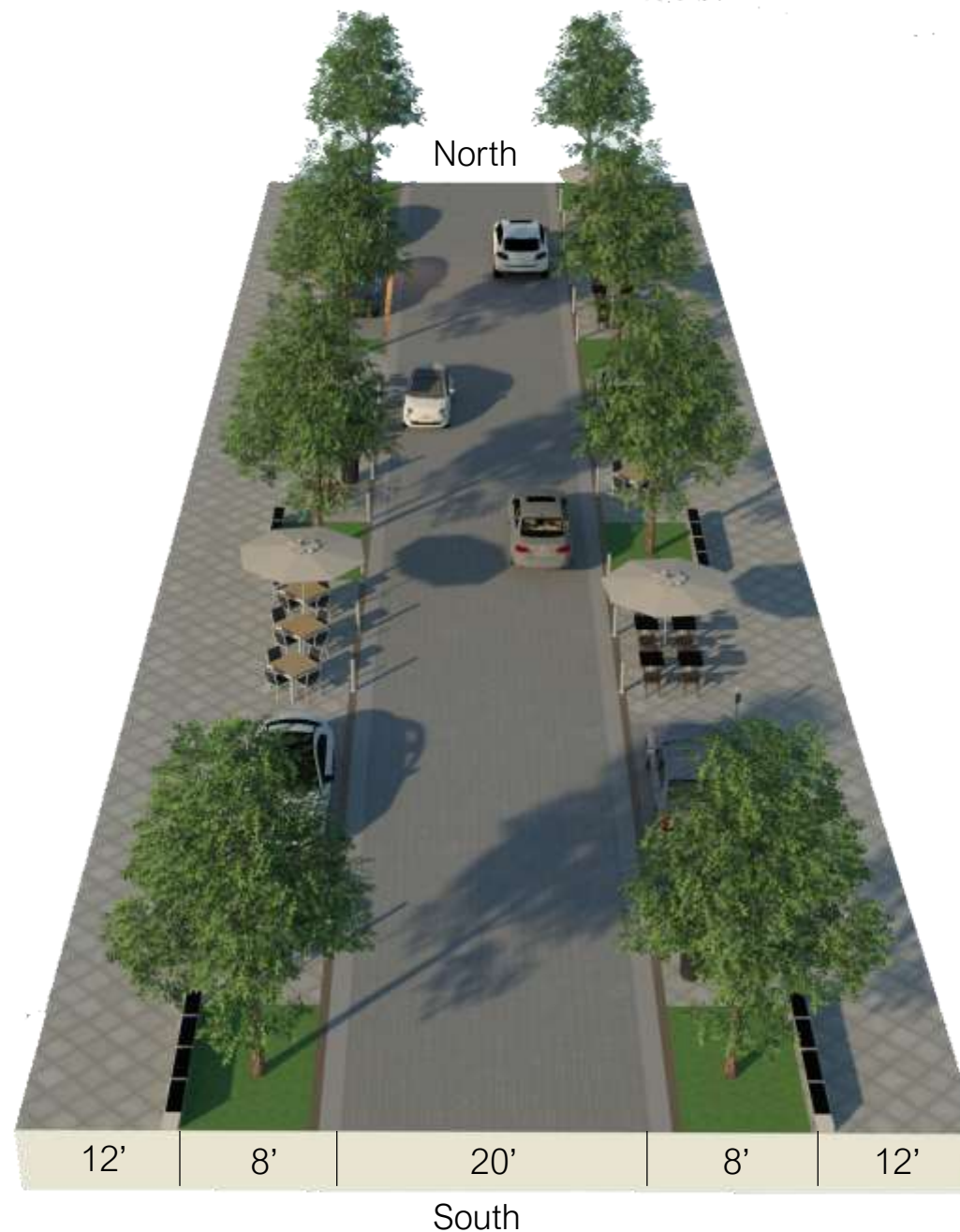
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CONCEPT 1B

Two-Way Street
On-Street Parallel Parking
Street Trees
Wider Sidewalks
Curbless Design



Pros:

- Accommodates some parking
- Adds shade trees and room for bioswales
- Wide sidewalks with separated spaces for dining/seating and walking
- More flexibility due to curbless design

Cons:

- Less parking accommodated compared to Option 1A
- Creates conflicts between designated parking, dining, and pedestrian space and the existing head-in parking along the west side

CONCEPT 1B



Pros:

- Accommodates some parking
- Adds shade trees and room for bioswales
- Wide sidewalks with separated spaces for dining/seating and walking
- More flexibility due to curbside design

Cons:

- Less parking accommodated compared to Option 1A
- Creates conflicts between designated parking, dining, and pedestrian space and the existing head-in parking along the west side

CONCEPT 1B

Two-Way Street
On-Street Parallel Parking
Street Trees
Wider Sidewalks
Curbless Design



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CONCEPT 2

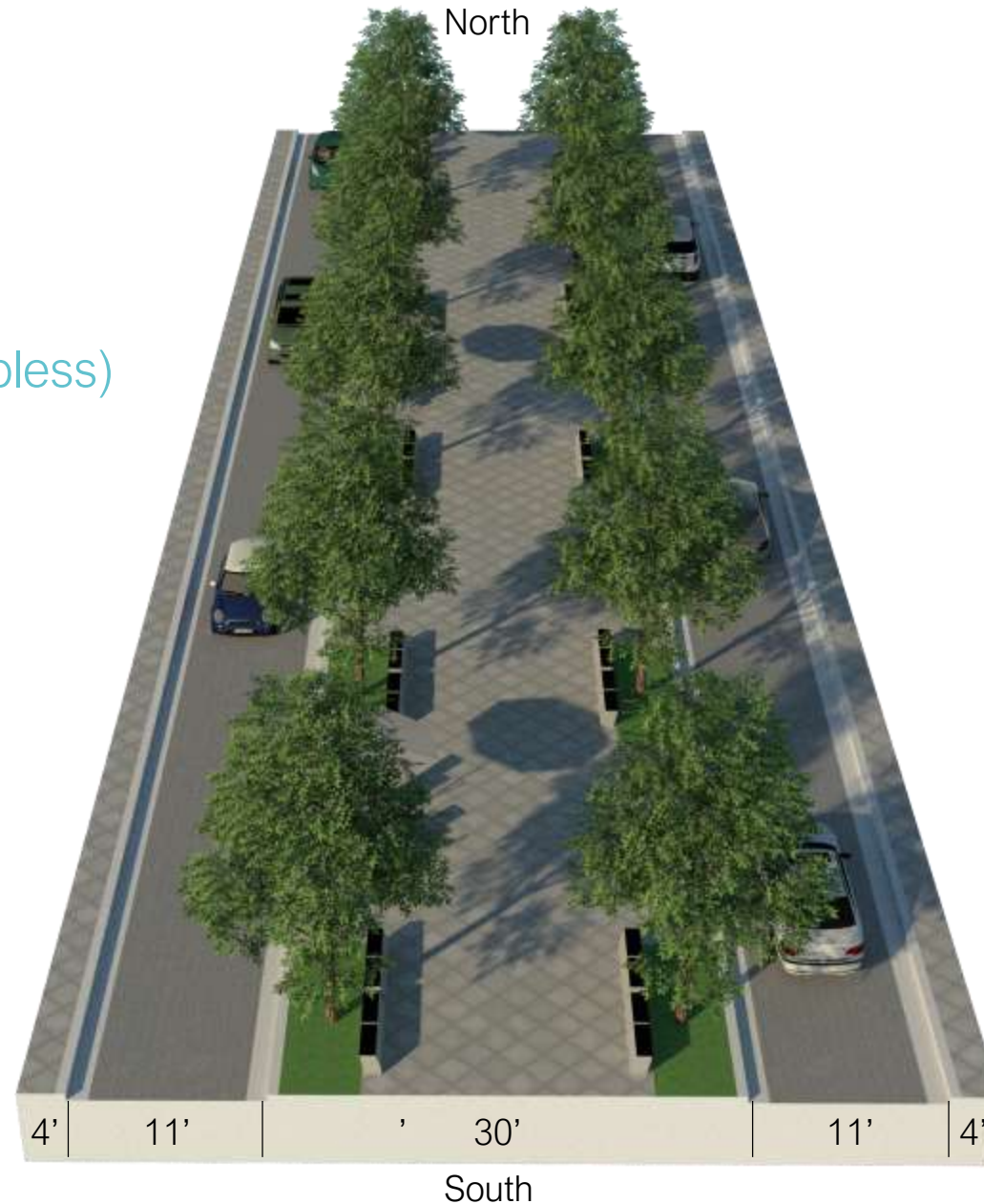
Two-Way Street

No or Very-Limited Parking

Center Rambla Design

Center Allee of Street Trees

Low Curb (with option to go curbless)



Pros:

- Adds shade trees and room for bioswales
- Large central area for public gathering, furnishing, dining space, and art
- Better accommodates existing head-in parking along the west side, as pedestrians are encouraged to use the central Rambla

Cons:

- No parking – though a few handicapped spaces could be added

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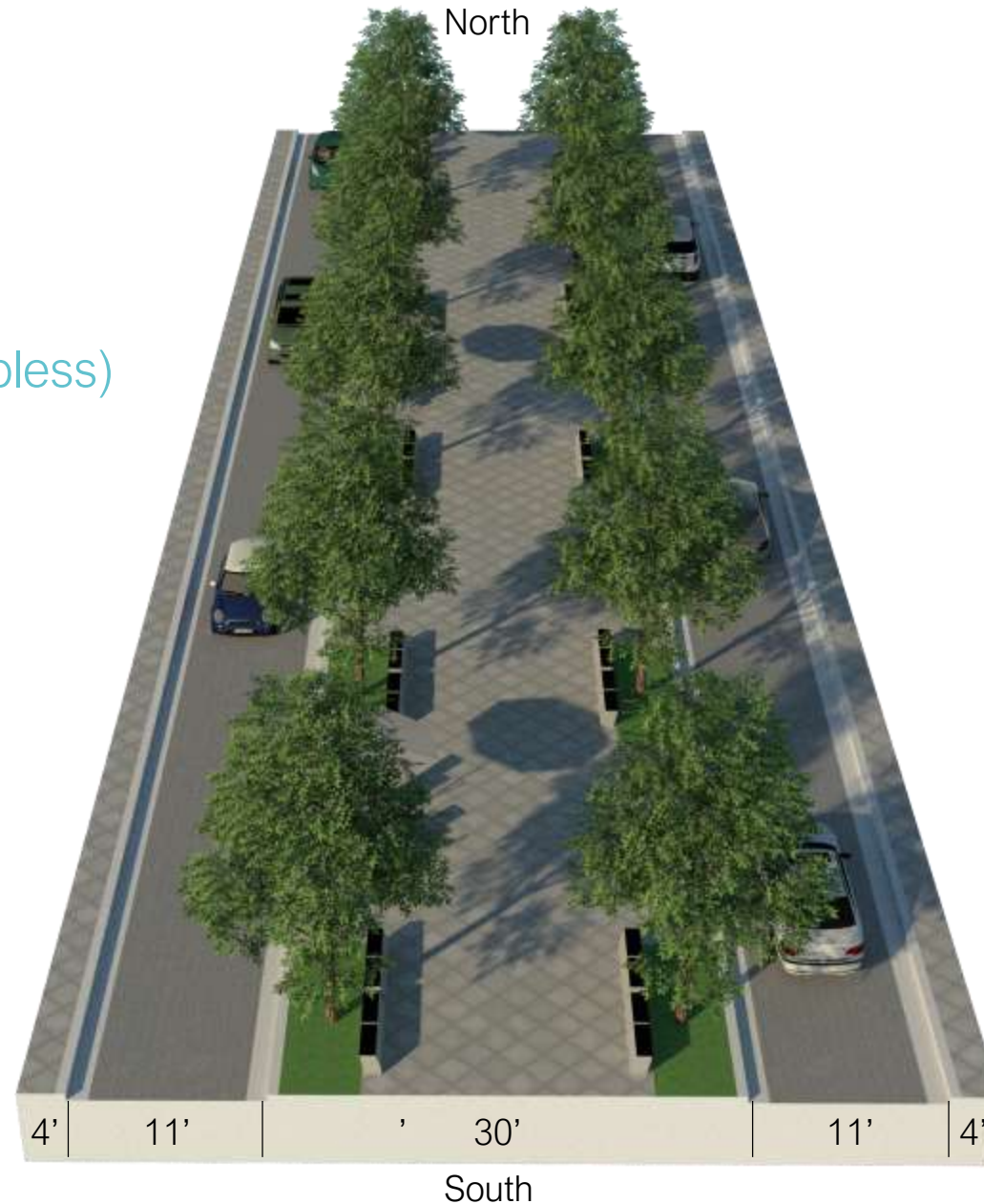
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CONCEPT 3

One-Way Street

On-Street Parallel Parking (One-Side)

Asymmetrical Rambla

Three Rows of Street Trees

Low Curb (with option to go curbless)



Pros:

- Includes on-street parking
- Adds many shade trees and room for bioswales
- Large area for public gathering, furnishing, dining, and art
- Better accommodates existing head-in parking along west side, as pedestrians are encouraged to use the eastern Rambla

Cons:

- One-way design limits traffic flow (though low-volume suggests this may not be a big issue)

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HYBRID OPTIONS

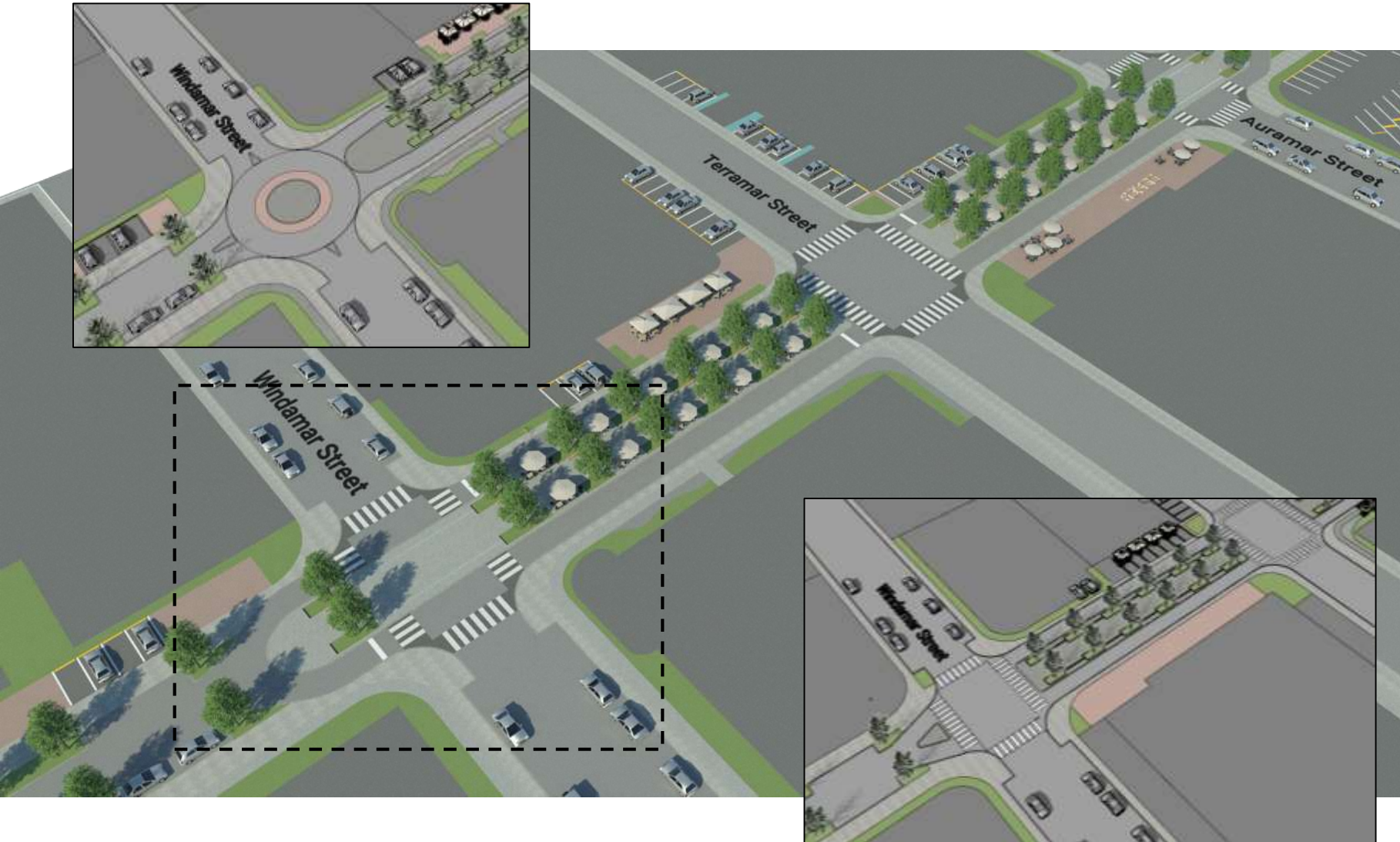
Option 4: Windamar to Auramar Street



Option 1a: All other blocks



HYBRID OPTIONS



Pros:

- Includes some on-street parking
- Adds shade trees and room for bioswales
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- Better accommodates existing head-in parking along west side between Windamar and Auramar Streets, as pedestrians are encouraged to use the central Rambla

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Street Trees
Wider Sidewalks
Curbed Design



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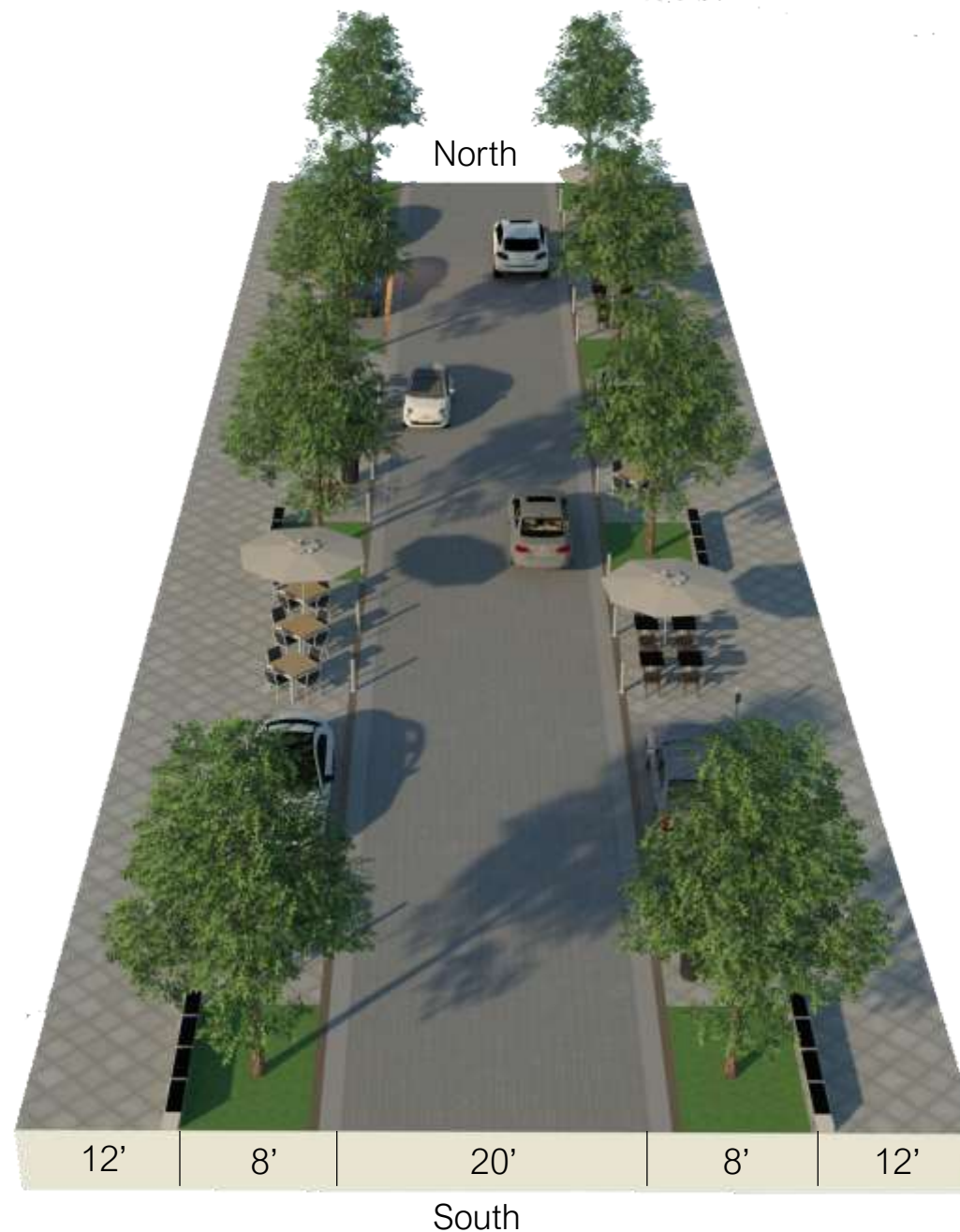
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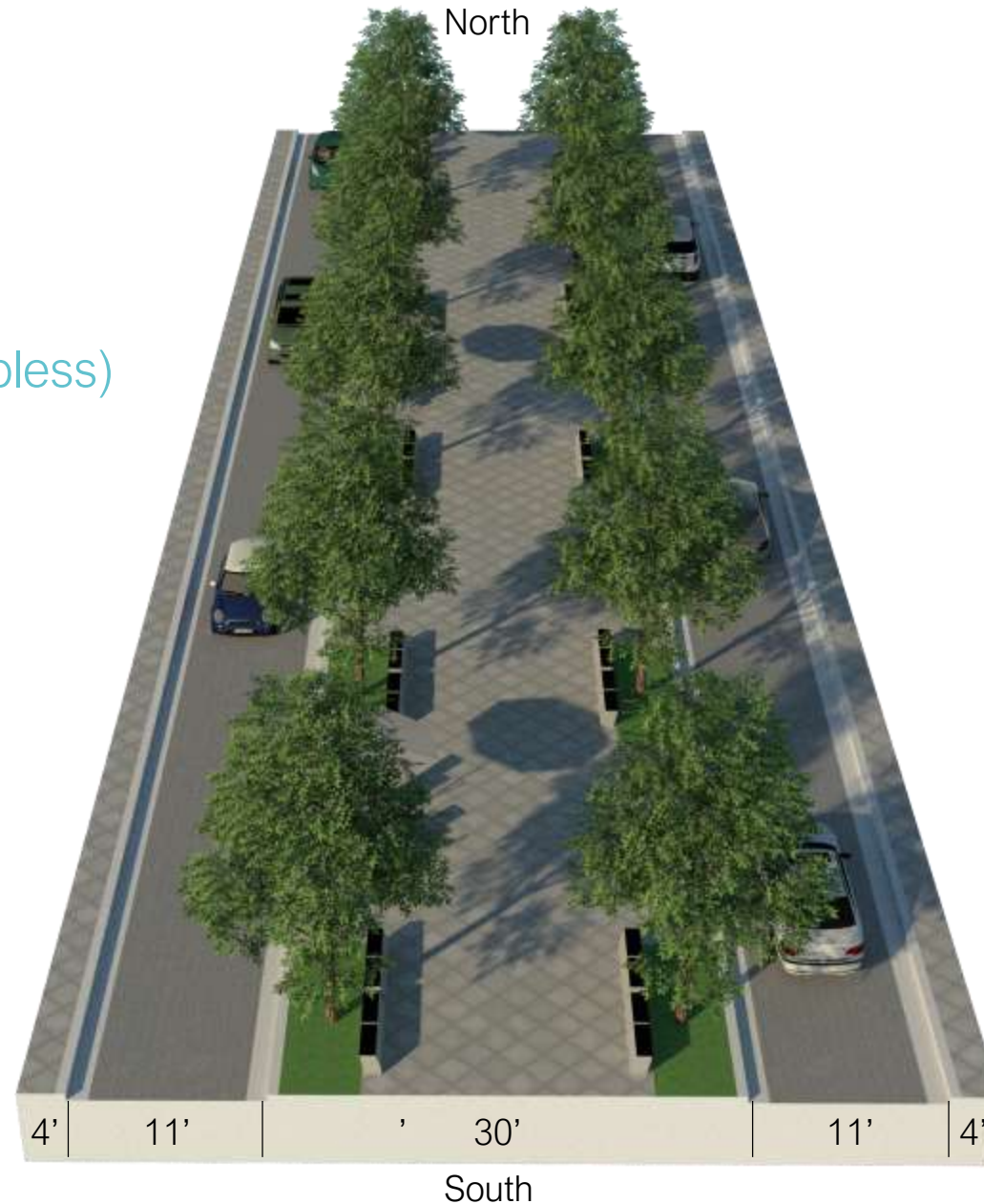
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HYBRID OPTIONS

Option 4: Windamar to Auramar Street



Option 1a: All other blocks



ADDITIONAL CONSIDERATIONS

Let Us Know What Design Elements Are Most Important To You!



Green Infrastructure



EV Charging Stations



Public Art



Plaza Space



Street Vendors



Bike/Scooter Share Options



Raised Intersections & Other Traffic Calming Elements



Markets & Festivals



Agenda

Immediate Next Steps:

- Synthesize input & establish community priorities
- Discuss design concepts with city staff
- Refine the preferred design options
- Present draft plans back to the community