



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida

Joint Workshop

Town Commission and
Planning & Zoning Board

Northlake Promenade/Twin Cities Mall Site

Saturday, January 25, 2020, 10:00 A.M.

Commission Chamber, Lake Park Town Hall
535 Park Avenue

Michael O'Rourke	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
John Linden	—	Commissioner
Roger Michaud	—	Commissioner
Judith Thomas	—	Chair
Martin Schneider	—	Vice-Chair
Caleb Decius	—	Board Member
Larry Malanga	—	Board Member
Charlemagne Metayer	—	Board Member
Joseph Rice	—	Board Member
.....		
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, MMC	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

- A. CALL TO ORDER/ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. SPECIAL PRESENTATION/REPORTS:

Workshop/Public Open House for the C-3/Northlake Promenade/Twin Cities Mall Area

D. TOWN COMMISSION COMMENTS, PLANNING & ZONING BOARD MEMBER COMMENTS

E. PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

F. ADJOURNMENT:



**JOINT Town Commission
and
Planning & Zoning Board
Workshop – 10:00AM**

Agenda Request Form

Meeting Date: January 25, 2020

Agenda Item No.

Agenda Title: Workshop/Public Open House for the C-3/Northlake Promenade/Twin Cities Mall Area

- | | |
|--|---|
| <input checked="" type="checkbox"/> SPECIAL PRESENTATION/REPORTS | <input type="checkbox"/> CONSENT AGENDA |
| <input type="checkbox"/> BOARD APPOINTMENT | <input type="checkbox"/> OLD BUSINESS |
| <input type="checkbox"/> PUBLIC HEARING | |
| <input type="checkbox"/> NEW BUSINESS | |
| <input type="checkbox"/> OTHER | |

Approved by Town Manager *Nadia Di Tommaso* Date: 1-17-2020
Nadia Di Tommaso / Community Development Director

Originating Department: Community Development		
Costs: \$ 4,350	Funding Source: Agreement approved through Resolution 89-10-19 along with Change Order for additional workshop. Acct. 500-34000 <input checked="" type="checkbox"/> Finance <u><i>Donald Davis</i></u>	Attachments: → Agenda, Updates and Interactive Boards (enclosed)
Advertised: Date: Paper: <input checked="" type="checkbox"/> Not Required (<i>notices to owners within 600 feet were mailed on 01/14/2020</i>)	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone___ Or ND Not applicable in this case___ Please initial one.

Summary Explanation/Background:

The first joint public workshop was held on December 4, 2019. There was some public participation and a plethora of design ideas shared through a table top exercise. In follow-up to that workshop, Dover Kohl & Partners will be conducting this second workshop to further discuss the ideas from the first workshop through an 'open-house' type setting and additional hands-on exercises. Some of the materials that will be used for the discussion are enclosed. Following this workshop, Dover Kohl will be drafting the comprehensive plan amendments and land development regulations for the C-3 area in order to incorporate the ideas shared and facilitate and maximize the future redevelopment of the site. This workshop is scheduled to last 1.5 hours in duration, maximum 2 hours.

Recommended Motion: Not applicable.

Lake Park: Twin Cities Mall

Work-in-Progress Presentation Agenda

Saturday, January 25 – Work-in-Progress Presentation

Location: Town Hall Commission Chambers

Time: 10:00 am – 11:30 am

Event Description: The Work-in-Progress Presentation will discuss the plans for the Twin Cities Mall site, illustrating three different options for how the site may develop depending on what the community would like to see in the future. The presentation will recap the previous workshop, and concepts and best practices for street and public space design will be discussed. Participants will then have the opportunity to review presentation boards to examine the three options more closely and comment on key elements.

Agenda:

10:00 am – 10:10

Welcome

Representatives from the Town of Lake Park and Dover, Kohl & Partners will welcome participants to the presentation

10:10 am – 10:45

Work-in-Progress Presentation

The presentation will review the project and introduce elements of urban design and code revisions. Results from the previous workshop will be reviewed and possible development options will be presented.

10:45 – 11:30

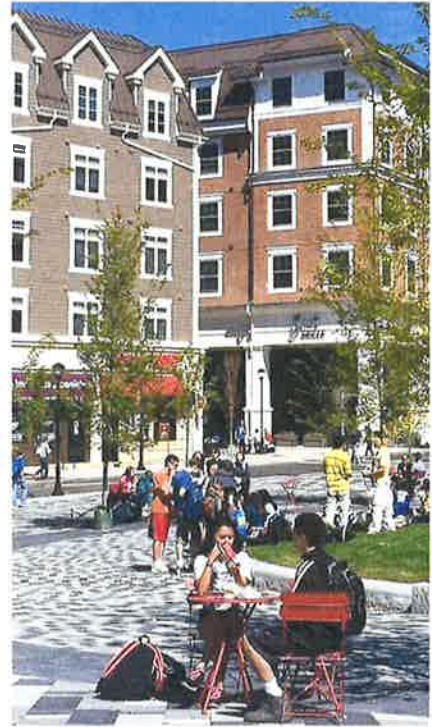
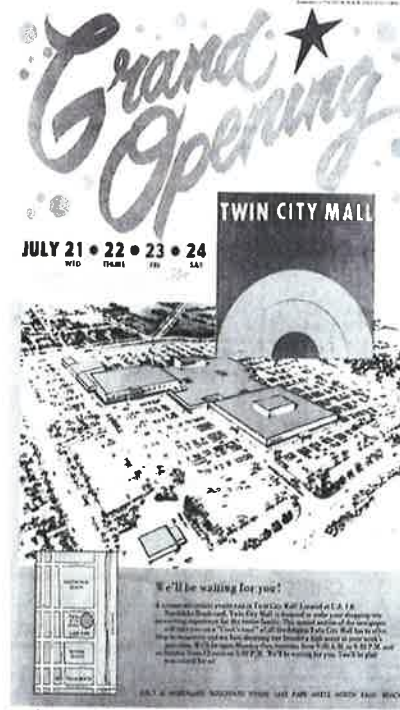
Dot Exercise and Informal Discussion

Following the Work-in-Progress presentation, presentation boards will be set up showing the three Twin Cities Mall site options as well as various design elements. Participants will be able to place dots on these boards to indicate their preferences. Consultant team members will be available to discuss the different options and answer questions from the group.

CODE UPDATE: TWIN CITIES MALL

TOWN OF
LAKE PARK

1/25/2020



PROJECT TEAM

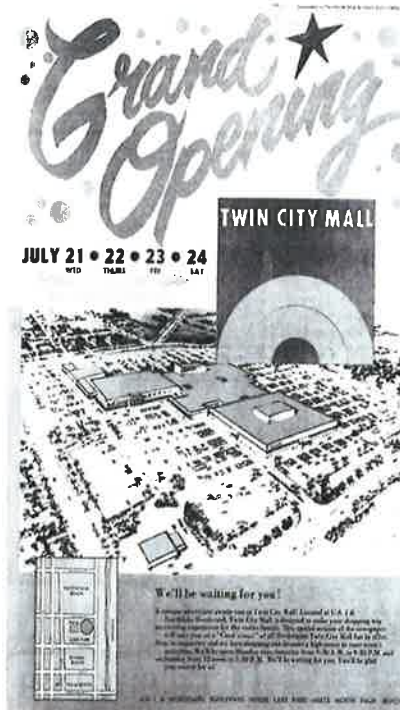
Town of Lake Park

Dover, Kohl & Partners

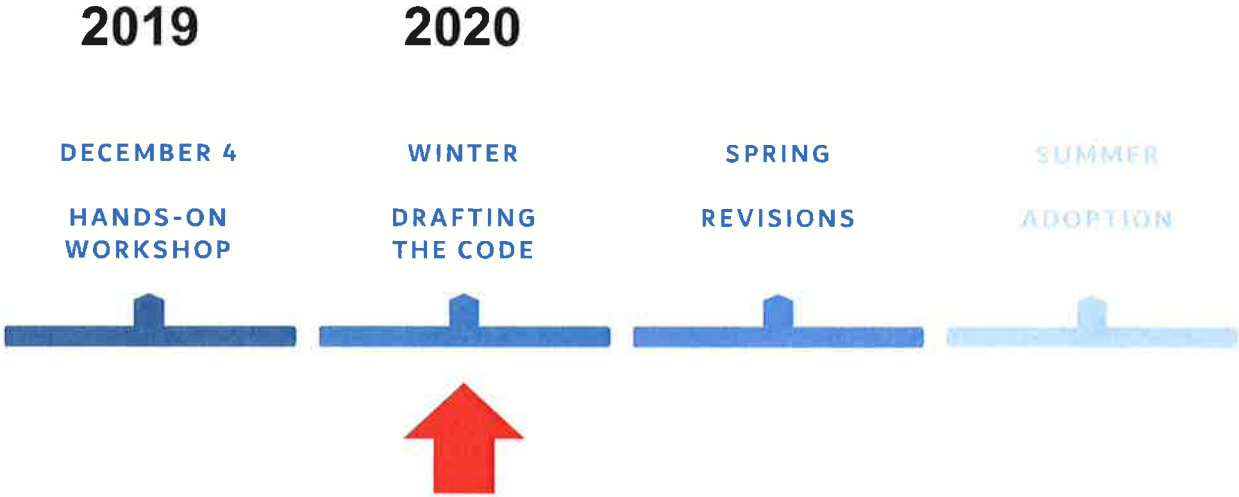
Town Planning & Coding

Spikowski Planning
Associates

Florida Code and Planning Expertise



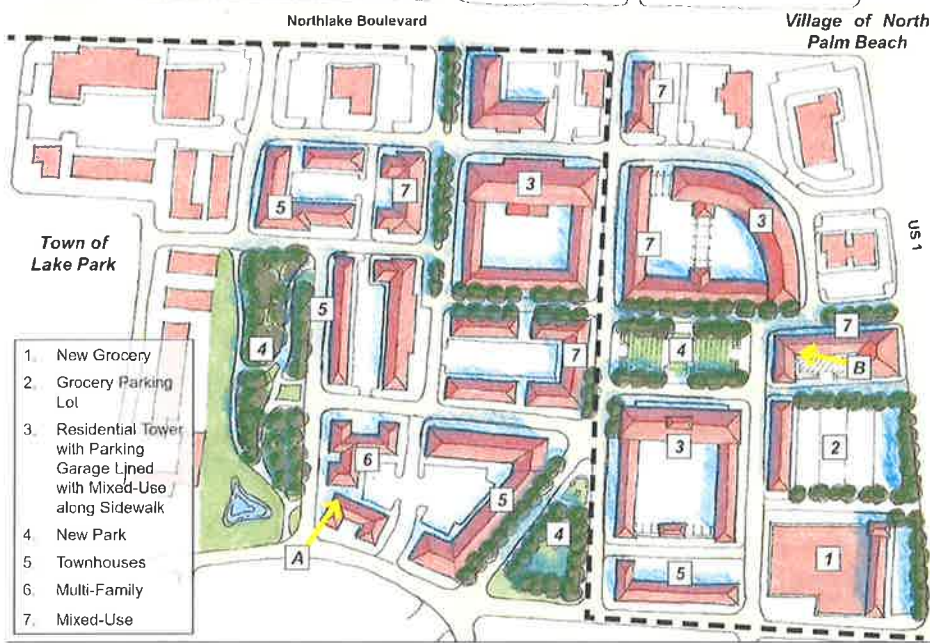
CODE UPDATE TIMELINE



FORMER MALL SITE

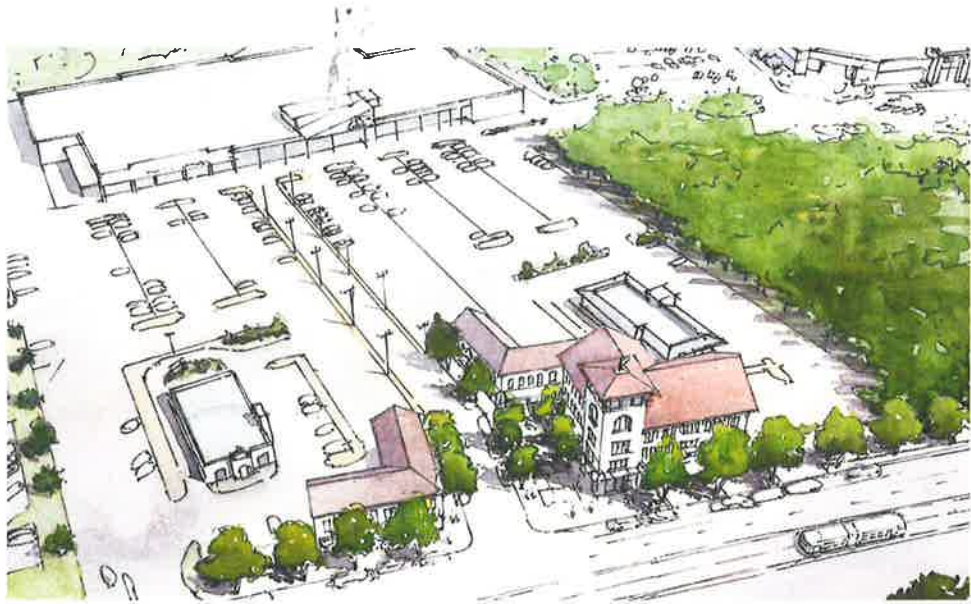
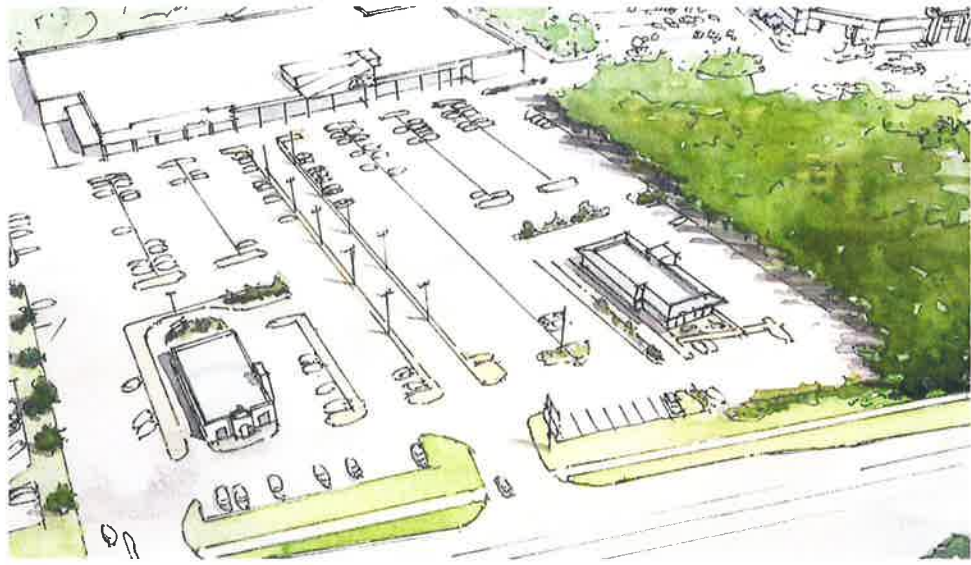


TREASURE COAST REGIONAL PLANNING COUNCIL PLAN



NORHLAKE PROMENADE VILLAGE SHOPPES









FOOD FOR THOUGHT

SAFE
COMFORTABLE
INTERESTING

SAFE
COMFORTABLE
INTERESTING



WHAT IS A COMPLETE STREET?

ACTIVE SIDEWALKS

Sidewalks should be smooth, wide, feel safe, and have appropriate transitions to the street, making them easy to walk or use a wheelchair on.

DEDICATED BIKE LANES

Simple pavement markings creating a dedicated bike lane make both motorist and bicycle movement more predictable, and therefore safer for both. They may increase the likelihood of casual riders using bicycles for transportation.

ACTIVE ROADWAY

One lane of car traffic going in each direction with a two-way left-turn lane (TWLTL) in the center would reduce the amount of car crashes on Government Street by providing turning vehicles a refuge from through traffic, while keeping through traffic moving more efficiently.

SAFE CROSSWALKS

Clearly marked crosswalks allow pedestrians and wheelchair users to cross streets safely, while making sure cars know where to expect them.

PLANTING STRIP

Street trees and landscaping slow speeding traffic, improve the aesthetics of the roadway, provide shade, and create a buffer between cars and people, making a more inviting environment for pedestrians.

GREEN SPACES

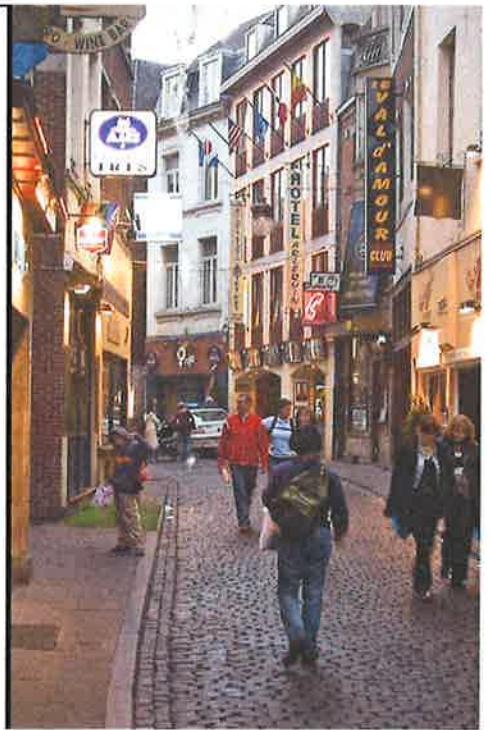
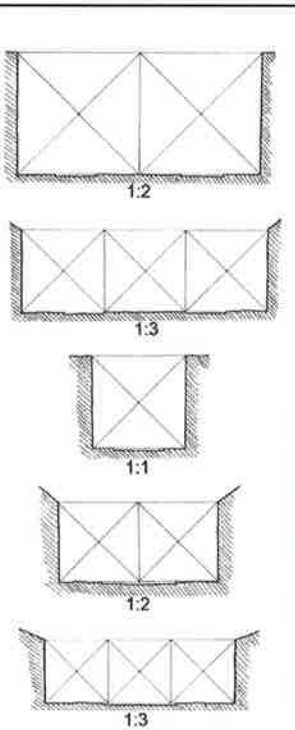
Parks and public green spaces create a destination, encouraging community interaction and providing a rest from the surrounding urban environment.

SAFE
COMFORTABLE
INTERESTING



THE PUBLIC REALM

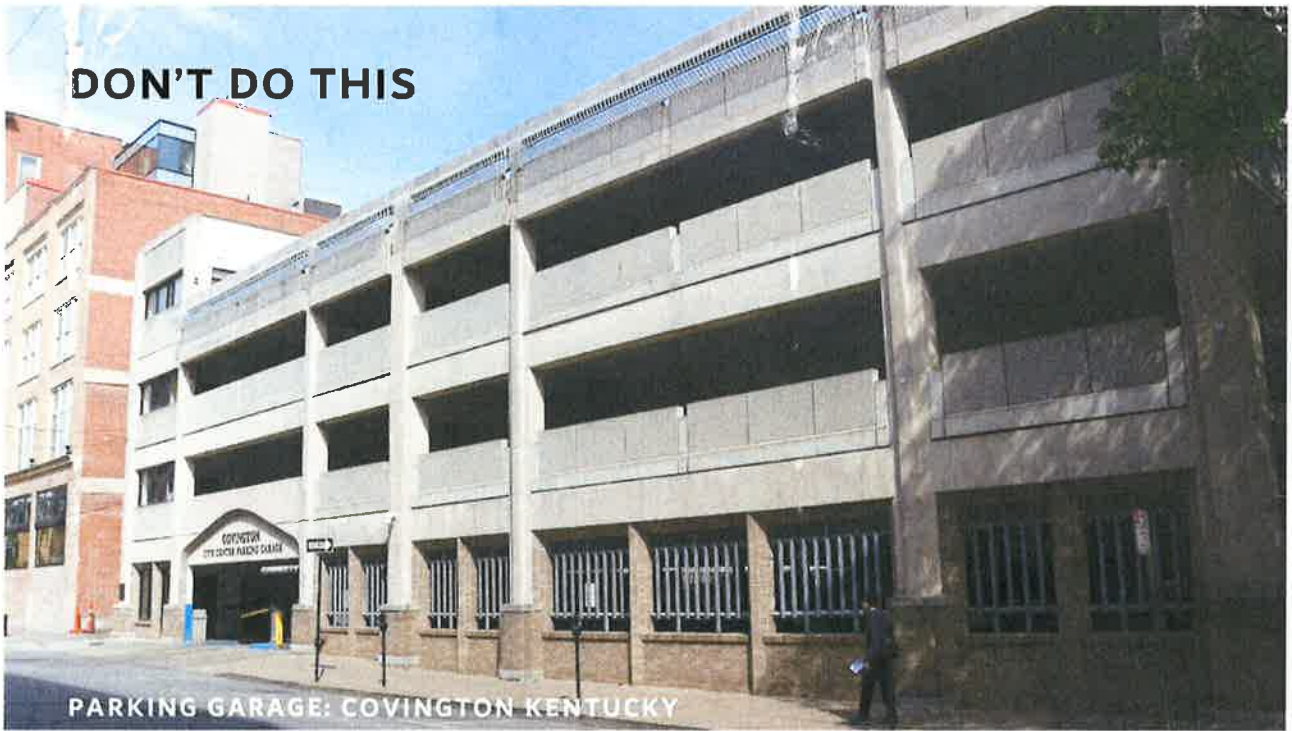






SAFE
COMFORTABLE
INTERESTING

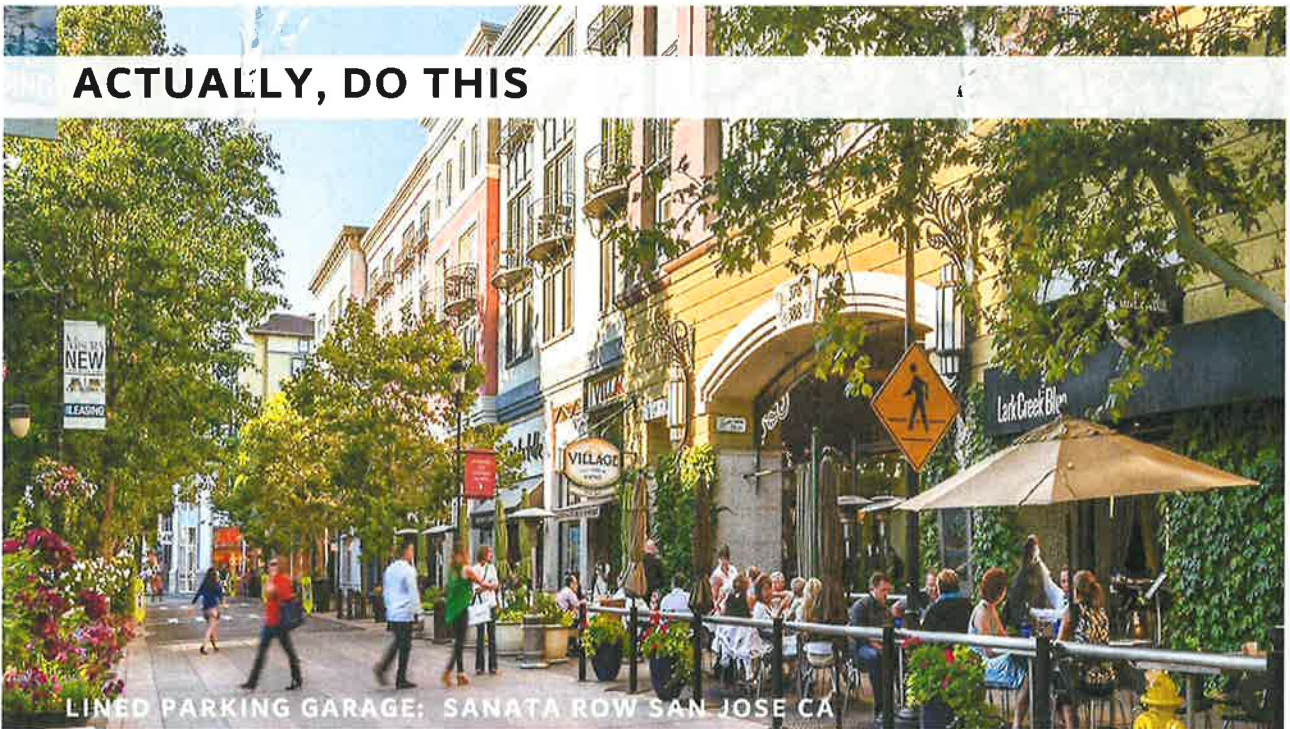




DO THIS



ACTUALLY, DO THIS





DORN AVENUE, SOUTH MIAMI 1990S



DORN AVENUE, SOUTH MIAMI



GLENWOOD PARK, ATLANTA, GA



WHEELER DISTRICT, OKLAHOMA CITY

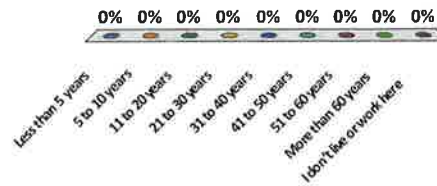


KEYPAD POLLING



HOW LONG HAVE YOU LIVED OR WORKED IN LAKE PARK?

- A. Less than 5 years
- B. 5 to 10 years
- C. 11 to 20 years
- D. 21 to 30 years
- E. 31 to 40 years
- F. 41 to 50 years
- G. 51 to 60 years
- H. More than 60 years
- I. I don't live or work here



DID YOU PARTICIPATE IN THE HANDS-ON SESSION?

- A. Yes
- B. No



THE EXERCISE

WHAT WE HEARD

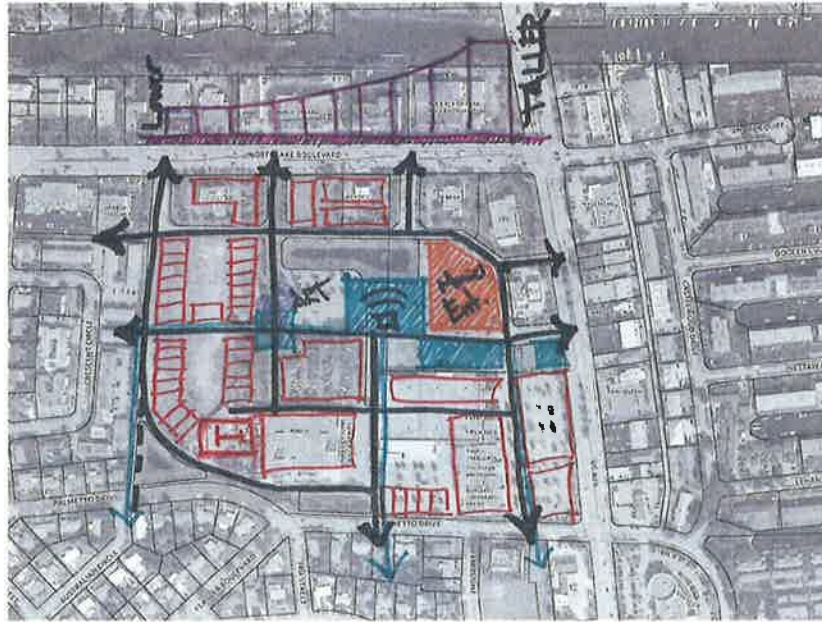


Other key issues... All were related to...
 Section 1... into a smaller district... with green space
 Converting the public
 into multiple stories

...of...
 ...of...
 ...of...
 ...of...

Of the many issues discussed which are most exciting to you?

WHAT WE HEARD



WHAT WE HEARD

One Word Card

ONE WORD that comes to mind
about **TWIN CITIES MALL:**

NOW: _____

IN THE FUTURE:

(in my vision)

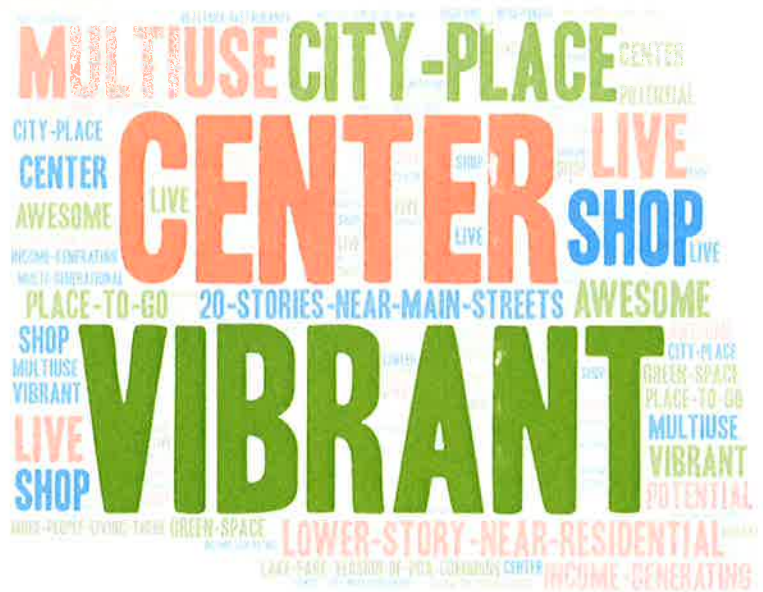
WHAT WE HEARD

Twin Cities Mall: Now



WHAT WE HEARD

Twin Cities Mall: In the Future



LEVELS OF INVESTMENT

LEVEL OF INVESTMENT: LOW



Mueller, Austin, Texas
Commuter Rail
(Heavy Rail, like MetroRail)

- Uses
- Government Centers
- Restaurants
- Cafes
- Banks
- Detached Houses
- Apartment
- Corporate Offices
- Luxury Residential
- Regional Shopping
- Workplaces
- Multimodal Streets
- Street Trees
- Amphitheater
- Daycare

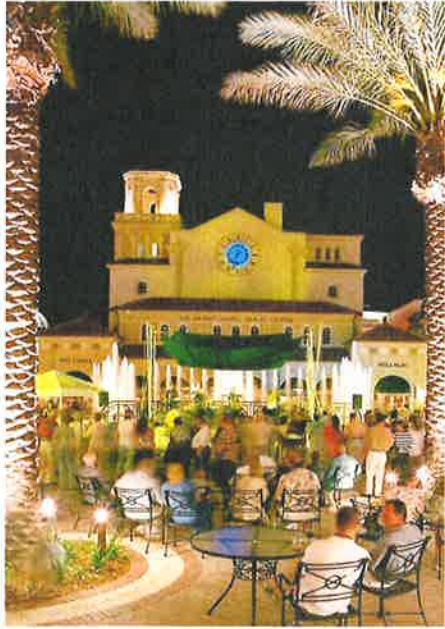
LEVEL OF INVESTMENT: LOW



LEVEL OF INVESTMENT: LOW



LEVEL OF INVESTMENT: MEDIUM



City Place, West Palm Beach
Tri-Rail & Rubber Tire
Trolleys

- Uses
- Government Center
- Restaurants
- Cafes
- Bars
- Detached House
- Apartments
- Corporate Offices
- Luxury Residential
- Regional Shopping
- Workplaces
- Multimodal Streets
- Street Trolleys
- Green
- Amphitheater
- Daycare
- Parking Garage

LEVEL OF INVESTMENT: MEDIUM



Unit Counts
New Housing Units: 691
Leasable SF: 452,691 SF

LEVEL OF INVESTMENT: MEDIUM



LEVEL OF INVESTMENT: HIGH



Downtown Kendall, Miami
Metrorail + Tri-Rail

- Uses:**
- Government Centers
 - Pharmacies
 - Restaurants
 - Banks
 - University & College
 - Detached Houses
 - Apartments
 - Corporate Offices
 - Luxury Residential
 - Regional Shopping
 - Workplaces
 - Multimodal Streets
 - Trails & Street Trees
 - Streetcars
 - Cafes
 - Gyms
 - Performing Arts Centers
 - Cinemas
 - Hair Salons
 - Bakery
 - Bars
 - Breweries
 - Dry Cleaning
 - Non-profit Headquarters
 - Professional Offices
 - Medical Offices
 - Children's Recreation
 - Parking Storage

LEVEL OF INVESTMENT: HIGH



LEVEL OF INVESTMENT: HIGH



WHICH DO YOU PREFER?

A.



Unit Counts
 New Housing Units: 439
 Leasable SF: 212,491 SF

B.

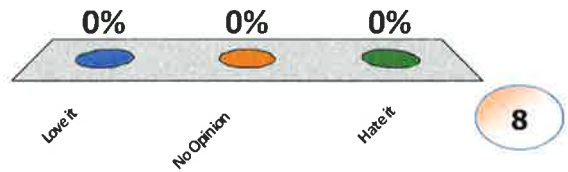


Unit Counts
 New Housing Units: 691
 Leasable SF: 452,691 SF

C.



Unit Counts
 New Housing Units: 1,136
 Leasable SF: 515,320 SF



CODE UPDATE: TWIN CITIES MALL

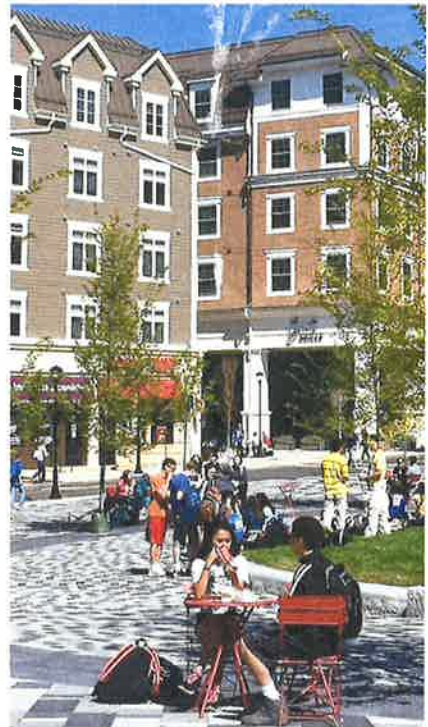
TOWN OF
LAKE PARK

12/04/2019

Grand Opening ★
 TWIN CITY MALL
 JULY 21 • 22 • 23 • 24
 MID THURS FRI SAT

We'll be waiting for you!

As a major development project in Twin City Mall, located at U.S. 1 & Franklin Boulevard, Twin City Mall is designed to make your shopping trip more convenient and enjoyable. The grand opening of the new mall will be held from 10:00 a.m. to 6:00 p.m. on Friday, July 21, 22, 23, and 24. We encourage you to bring your shopping list to the mall and enjoy the excitement of the grand opening. For more information, please call 763-452-1234 or visit our website at www.twin-city-mall.com. Thank you for your support!



LEVEL OF INVESTMENT: LOW



AERIAL RENDERING



STREET-LEVEL RENDERING

FEATURES

- "Main Street" environment with some ground floor retail and office
- Serves local residents primarily but can be a destination for people aware of the place
- Some needs (like shopping) can be met

HEIGHT

2 to 5 stories

HOUSING

Single family attached or detached housing with multi-family housing units

JOBS & EDUCATION

Some local jobs, primarily in the service sector

GROCERIES

Major grocery store, with convenience type markets

SHOPPING, RESTAURANTS, AND ENTERTAINMENT

Chain style restaurants and retail with some local boutiques and cafes

OPEN SPACES

- Green spaces with a variety of uses but fewer events, small plazas, and parking lots
- Connecting network of trails for bike and pedestrian commuters

VOTE FOR THIS OPTION

(Place ONE dot here if this is your preferred option)

LEVEL OF INVESTMENT: MEDIUM



AERIAL RENDERING



STREET-LEVEL RENDERING

FEATURES

- Vibrant mix of retail, office, and residential uses and a higher percentage of residential
- Serves local residents and those from the surrounding area
- Many daily needs (work, shopping, recreation) can be met within the area

HEIGHT

Usually 4 to 6 stories with tallest buildings near main street

HOUSING

- Multi-family housing with ground floor retail or office
- Attached single-family homes further from the center

JOBS & EDUCATION

Local employment center with short commutes for employees

GROCERIES

Grocery store, and convenience style stores

SHOPPING, RESTAURANTS, AND ENTERTAINMENT

- A large number and variety of sidewalk cafes, restaurants, and bars including a mix of local and national brands
- Local shopping destination with local stores and some national brands

OPEN SPACES

- Public parks and squares with regularly held events
- Connecting network of trails for bike and pedestrian commuters

VOTE FOR THIS OPTION

(Place ONE dot here if this is your preferred option)

LEVEL OF INVESTMENT: HIGH



AERIAL RENDERING



STREET-LEVEL RENDERING

FEATURES

- High level of pedestrian activity and economic vitality
- Wide mix of uses in a compact format
- Most daily needs like work, shopping, and recreation are offered just a short walk away

HEIGHT

Usually 8 to 25 stories; tallest near center

HOUSING

Multi-family housing with ground floor retail or office

JOBS & EDUCATION

- Regional employment center attracting employees from the greater area with short commutes
- Job incubators and less expensive spaces for rent

SHOPPING, RESTAURANTS, AND ENTERTAINMENT

- Grocery store and pharmacies
- Shopping destination with national chains and brands as well as local shops
- A large number and variety of sidewalk cafes, restaurants, and bars including a mix of local and national brands
- Movie theater

OPEN SPACES

- High quality public parks and squares with regularly held events
- Connecting network of trails for bike and pedestrian commuters



VOTE FOR THIS OPTION



(Place ONE dot here if this is your preferred option)



USES PREFERENCE

WHAT IS APPROPRIATE FOR THE TWIN CITY MALL SITE?

Place **FOUR**  dots next to the images you believe are appropriate for the Twin City Mall site.
 Place **ONE**  dot next to the image that is most inappropriate for the Twin City Mall site.
 Add a post-it note with comments if you like.

More of this 
 Not so much 



Playground



High rise buildings (up to 20 stories)



Mixed use



Complete streets



Day care



Mid rise buildings (4-7 stories)



Bike facilities



Grocery store



Piazas



Row Houses



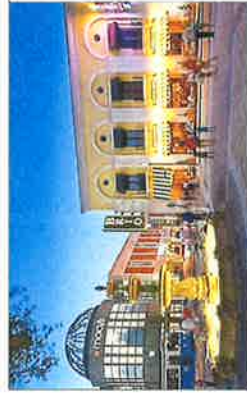
Transit stops



Parking Garage



Amphitheater



Shops and restaurants



Other Ideas



No Change