

Traditional Marketplace Development (TMD) Agriculture Reserve Public Forum

Positive Written Comments for Design #1

Design

1. I like the building grouping with larger open spaces.
2. It's very attractive, great layout.
3. Love that it has townhouses for a more European feel, and it will attract a "yuppie" crowd.
4. Pedestrian friendly, it makes people want to walk around and investigate shops.
5. Design attractive for residents and customers.
6. Landscape.
7. Workable design.
8. Grocery separated.
9. Nice drives and overall scenic plan.
10. Compact.
11. Very attractive design.
12. Does not look like a strip mall.
13. Extremely pedestrian friendly.
14. Camouflages, parking & grocery store entrance.
15. Common areas for outdoor enjoyment (fountains, etc.).
16. Good layout/Great location.

Location

1. I like the idea of putting a TMD like this on Atlantic Ave. and a larger one on Boynton Beach Blvd. I think they would complement each other.
2. The location will serve those on the south side of Atlantic & the north side of Atlantic; it will serve Delray, West Boca, and Boynton Beach. None of the other plans will attract people south of Atlantic.
3. Good location.
4. May be right design for Atlantic and Boynton.
5. Good location.

Mixed Use

1. Multi-use is terrific.
2. Love that it has a cinema & civic component.
3. Space allocated to civic component, cinema, proper market, perfect!
4. Contains retail, residential, & civic.

Parking

1. I favor the trade off of a multi-level parking facility (appropriately disguised) to provide more “pedestrian” space.
2. The parking plan is excellent & much safer.
3. Parking behind shops.
4. Parking garage, which has been proven to succeed.

Residential

1. Apartments and townhouses in area.
2. Limited residential.
3. Townhouses, which will appeal to many.

TMD

1. Does an outstanding job of covering all major components of a TMD.
2. Seems to meet all of the requirements of a TMD.

Cinema

1. Cinema with parking separate.
2. Cinema a big plus.

Other

1. It will attract a younger crowd and younger families and create a larger tax revenue because they have a higher disposable income than the 55+ crowd.
2. Liked it the best.
3. A community in itself.

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Negative Written Comments for Design #1

Design

1. The elevation concepts were not aesthetically planned.
2. Three-story garage seems out of place, is this necessary because of the cinema? If so, is the cinema more important than a huge garage?
3. Would like retail and parking to be integrated more.
4. Does not appear as pedestrian friendly.
5. Too congested looking.
6. Flow of the traffic.
7. Too much like a mall.
8. Too boxy looking, not interesting looking.
9. Hate metal roofs, water tower feature gross.

Parking

1. Parking deck not necessary.
2. Parking deck, three levels.
3. Indoor parking in the Ag Reserve.
4. Centralize parking.
5. Many parking lots in addition to parking garage.
6. Parking garages? You must be kidding, this is not downtown WPB.
7. Too much parking lot shown, parking deck too much, should only be two levels.
8. No huge parking garage.

Residential

1. Townhomes not necessary.
2. Too many townhomes and apartments.
3. Do not like apartments.
4. Make apartments over retail places into doctor's offices.
5. Adding town houses to design makes this a strip mall with housing.
6. Apartments above, not good, town homes only.

Size

1. Too large.
2. Far too much building, there is not enough retail in this area to support a development this large.
3. Too much development.

4. The Ag Reserve TMD is for the residents of the Ag Reserve, this plan is another Cityplace, and we don't want that in the Ag Reserve. This plan is several times larger than a neighborhood center.
5. Way too big.
6. Supermarket too big, keep at 45,000 sq. feet or less.

Water

1. Not enough water.
2. Lack of a water body to provide casual walking & seating area.
3. Needs more water elements.
4. Not enough water.

Location

1. Some facilities are redundant since there are shopping areas close by Atlantic and Lyons.
2. Does not accommodate the needs of those north of Boynton Beach Blvd.
3. Rather see Plan #2 on Atlantic & Lyons.

Other

1. Do not care for Plan #1.
2. Movie-plex is a destination (traffic problem).
3. I do have a concern about security in the remote areas of the complex and the multi-level garage.