

PALM BEACH ATLANTIC UNIVERSITY ATHLETIC FIELDS AND FACILITIES & CITY OF WEST PALM BEACH PUBLIC PARK

WEST PALM BEACH, FLORIDA

When Palm Beach Atlantic University was afforded the opportunity to purchase the 'Hillcrest Buyout Area' site in the City of West Palm Beach and begin the planning process for their Athletics Fields and Facilities, Urban Design Studio was selected to provide planning services during the zoning approval process for the project. UDS prepared and processed the required zoning applications to rezone, site plan, and subdivide the 90+ acre parcel. The site was previously occupied with over 350 single-family homes, which were purchased and razed by the Palm Beach County Department of Airports due to the property's location in a flight path in the 1980's. Due to the unusual impacts associated with creating a new recreational area within an established neighborhood, nine waivers were requested and granted from the City's code.



The PBAU facilities proposed for the project include 13 tennis courts, including two 'half' courts, four soccer fields, four basketball courts, four racquetball courts, four beach volleyball courts, two softball fields, one baseball field, walking trails, parking facilities, a 31,857 square foot recreational multi-purpose building. Accessory structures such as a guardhouse, storage building, restrooms, and pressbox/concession stand are also planned. In addition to the PBAU facilities, the University agreed to plan, construct and dedicate a 12.08 park to the City for the use and enjoyment of the residents. This park is located on the Parker Avenue frontage and is planned to include two multi-purpose fields, a wet play area, parking, and a recreation path and landscaping.

As part of the planning process, applications to rezone the property from Recreation Open Space to Community Service, with a further rezoning to Community Service Planned Development, as well as a Major Subdivision request were prepared and processed by UDS. The location of this parcel east of I-95 and west of Parker Avenue, in an older established single family oriented neighborhood with two public schools nearby required extensive coordination with not only the City, but the neighbors to alleviate concerns in regard to the activities and impacts of the proposed facilities on the neighborhood. Meetings were held with the residents and City staff which resulted in a smooth public hearing approval process.

Client: Palm Beach Atlantic University

Site Area: 90 acres