

MEMO

To: Northwood Village Merchants Association

From: Parking & Mobility Administration

Date: May 13, 2026

RE: Parking Study Update

Why This Study Is Being Conducted?

The City of West Palm Beach is conducting the Northwood Village Parking Study to better understand current parking conditions, future parking demand, and opportunities to improve access for businesses, residents, employees, and visitors. The study is focused on creating a balanced parking management strategy that supports economic vitality while protecting neighborhood livability.

Northwood Village is experiencing continued redevelopment, including new mixed-use and multifamily projects. As the area grows, parking demand and curb activity are expected to increase. The study is intended to help the City proactively plan for these changes rather than react after problems become more severe.

What Is Being Studied?

The consultant team (WGI and Mosaic Group) is evaluating:

- Existing on-street and publicly accessible parking supply
- Parking occupancy and turnover
- Employee parking patterns
- Delivery/loading needs
- ADA parking and accessibility
- Curbside uses and operations
- Parking enforcement practices
- Future development impacts
- Potential mobility and curb management strategies
- Opportunities to improve access and reduce parking conflicts

The study also includes evaluation of future parking demand scenarios and potential strategies such as:

- Time limits
- Paid parking concepts
- Shared parking opportunities

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PARKING AND MOBILITY ADMINISTRATION

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West Palm Beach, FL 33401

- Loading zones
- Rideshare/mobility space needs
- Employee parking strategies
- Enforcement and technology improvements

What Has Happened So Far?

The project team has already begun:

- Field inventory work
- Parking occupancy data collection
- Existing condition analysis
- Review of business and community concerns, to date
- Collection of parking, development, and enforcement data

Initial findings indicate:

- Approximately 226 on-street parking spaces within the core study area
- Approximately 65 alley spaces currently functioning largely as employee parking
- Existing parking pressure associated with limited parking supply relative to business activity

Tentative Project Schedule

Phase	Approximate Timing
Existing Conditions & Data Collection	May–June 2026
Community Survey & Business Outreach	June 2026
First Public Meeting / Listening Session	Mid-to-Late June 2026
Parking Demand & Future Impact Analysis	Summer 2026
Draft Recommendations Development	Late Summer 2026
Second Public Meeting	Fall 2026
Final Parking Management Plan	Approximately 6 months from Notice to Proceed

Important Things to Know

1. The goal is to improve how parking works for everyone through data-driven management strategies. Enforcement is only one tool among many being evaluated.
2. The study is currently in the data collection and community input phase. Recommendations will be developed after analysis and public engagement. No decisions have been made.

3. Business access is a priority

The study specifically evaluates:

- Customer turnover
- Short-term parking needs
- Loading and delivery access
- Employee parking patterns
- Economic vitality impacts

4. The study includes analysis of planned developments and future parking demand scenarios to help ensure the area remains functional as redevelopment continues.

How You Can Participate

Business owners, employees, property owners, and residents are encouraged to:

- Attend public meetings
- Complete the community survey
- Share operational concerns and parking challenges
- Provide ideas and feedback throughout the process

Your feedback will help shape recommendations and future parking strategies for Northwood Village.

