

## **Appendix G**

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### Road Diet Discussion



## **Impacts of Road Diets on Downtown Businesses**

Case studies have shown that downtown corridors that undergo a reduction in lanes or lane widths generally experience an increase in sales and property values while experiencing a decrease in vacancy. Following is a discussion of documented case studies.

Fourth Plain Boulevard, Vancouver, Washington - Business located along Fourth Plain Boulevard were surveyed before and after implementation of road diet. After the implementation of the road diet program, business reported an increase in gross receipts of 3.1 percent. This is especially significant considering that comparable commercial zones in the city which experienced a decrease in gross receipts ranging from 9.8 percent to 25 percent for the same time period.(1)

Atlantic Boulevard, Del Ray Beach, Florida - Merchants in this downtown requested the four-lane to two-lane conversion in an effort to revitalize a suffering downtown business district. The road diet program resulted in an increase in business and resulting in Atlantic Boulevard being considered to be one of the more successful downtowns in Florida. The same report notes other communities where road diets have been implemented and it resulted in an increase in average daily traffic as well as increases in pedestrian and bicycle traffic. (2)

Lake Avenue, Lake Worth, Florida - After completion of a road diet project in downtown Lake Worth, Florida, the taxable property values increased by 6.5 percent while retail vacancies greatly decreased to "virtually zero". (3)

Clematis Street, West Palm Beach, Florida - After implementation of a road diet in a struggling commercial district, commercial rents have risen and vacancy rates have decrease from 80 percent to 20 percent. Also noted was an increase in pedestrian traffic and increase in private redevelopment investment. (4)

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1. *Road Diet Handbook – Overview*, by Jennifer A. Rosales, PE, PB Place Making, Portland, OR. Prepared for The Institute of Transportation Engineers.

2 *Road Diets - Fixing the Big Roads*, by Dan Burden and Peter Lagerwey. March 1999. Walkable Communities, Inc. [www.walkable.org](http://www.walkable.org)

3 "Lake Worth: Reclaiming a Small Downtown." By Cynthia Pollock Shea, Contributing Editor, Florida Sustainable Communities Network. 10/28/98. Compiled by Dom Nozzi, <http://www.walkablestreets.com/diet.htm>

4 City of West Palm Beach (1998). "Traffic Calming Reference Materials." Ian Lockwood and Timothy Stillings. Compiled by Dom Nozzi, <http://www.walkablestreets.com/diet.htm>

