



30 YEARS



30 YEARS OF LEADERSHIP & LANDMARK CHANGE



The City of Delray Beach with its picturesque moniker, the Village By the Sea, has gone through a dramatic economic and redevelopment evolution over the past 30 years. In the 1980's the downtown was plagued by abandoned storefronts, depressed property values, and rundown buildings. Many older residential areas surrounding the downtown were also deteriorating with crime and poverty, destroying the fabric of many neighborhoods. The City Commission first established the Delray Beach Community Redevelopment Agency (CRA) in 1985 to fight against the economic decline and since that time the agency has proven that collaboration and inclusive partnerships can stimulate positive change and an improved quality of life for its stakeholders. Today, Delray Beach is a thriving hub with quality places to live and where families and businesses want to be. Neighborhood improvements have helped restore many older residential areas, while new townhouse and apartment complexes have helped to create an urban lifestyle. This 30th Anniversary reports marks a significant milestone for the CRA that spans three decades of strategic planning and active leadership in community building creating a more sustainable downtown, revitalizing neighborhoods, promoting economic development, and preserving the heritage of Delray Beach. This report is a retrospective review of the CRA's redevelopment efforts and a celebration of the successes.

FINANCING REDEVELOPMENT

REDEVELOPMENT 101

The CRA is funded through tax increment financing (TIF funding), which earmarks a specific portion of property tax dollars for redevelopment within the CRA District without levying any additional taxes. Within the CRA District, both Palm Beach County and the City continue to receive property tax revenue based on the real property values of the area in 1985—the CRA's base year. Since that year, 95% of the increase in local property taxes has been applied to the CRA's tax increment trust fund. During the CRA's base year, the taxable value within the CRA District was \$245 million. After thirty years of redevelopment efforts, that value has increased to more than \$1.6 billion. The CRA, in partnership with the community, has spearheaded many redevelopment activities that have helped create such a vibrant downtown, attractive business climate, and diverse community, as well as, revitalized neighborhoods.

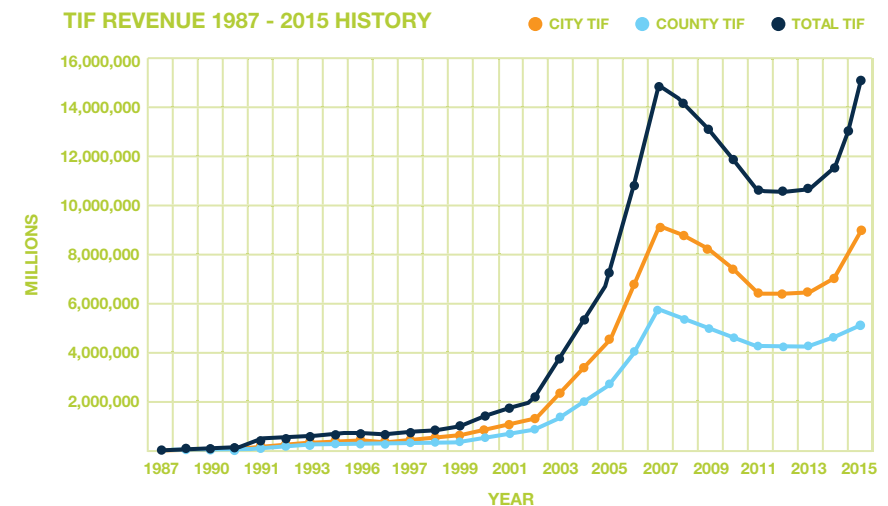
TIF funding has been a great asset to Delray Beach, keeping millions of county dollars in our city. Palm Beach County contributed more than \$5 million to the CRA's 2014 TIF revenues, and a total of more than \$58 million since 1985. It is likely that these funds would have been invested into unincorporated areas of the County if the Delray Beach CRA did not exist.

A larger portion of the CRA's TIF revenues have come from the City, including approximately \$8 million in 2014. Over the years, more than \$93 million in local TIF revenues has been dedicated for redevelopment. The CRA, in turn, commits much of these funds to city infrastructure and capital improvement projects, beautification projects, affordable housing, municipal parking, and economic development.

The Delray Beach CRA has also used several financial tools common among CRAs to fund projects, including the issuance of taxable and nontaxable bonds, as well as lines of credit. The CRA has leveraged TIF funds to stimulate the investment of private sector dollars, furthering its redevelopment and economic development initiatives. Additional sources of revenue have included federal, state, and local grants, as well as property sales and leases.

In Delray Beach, the CRA has successfully partnered with the private, public and non-profit sectors to help fund and create many initiatives that helped shape the vibrant downtown, dynamic business atmosphere, and diverse community we enjoy.

TIF REVENUE 1987 - 2015 HISTORY



LAND ASSEMBLY

ATTRACTING INVESTMENTS

One of the CRA's most proactive redevelopment strategies includes assembling small adjacent properties in order to combine them into bigger parcels suitable for large-scale redevelopment projects. Once a site has been assembled and prepared, the CRA issues a request for proposals (RFP) – a competitive bidding process through which the agency solicits development proposals for the property. Over the years, this has resulted in several successful developments in the downtown area, with plans for several more projects on the horizon. CRA land assemblage projects have included:

GROVE SQUARE

One of the earliest catalysts for downtown nightlife was a CRA land assembly project on East Atlantic Avenue. The Grove Square complex included restaurant, retail, office, and entertainment space west of the FEC railroad and was developed into a dining and outdoor music facility that included the original City Limits pavilion.

ATLANTIC GROVE DEVELOPMENT

The CRA invested nearly \$2 million to assemble and prepare 4.6 acres of land for redevelopment west of the Delray Beach Tennis Center. An RFP was issued and awarded to a redevelopment team consisting of a private firm, New Urban Communities, and two nonprofit organizations —the Delray Beach Community Development Corporation (CDC) and the Center for Technology, Enterprise and Development (TED Center).

This partnership allowed for 49% of the project's returns to be reinvested into the community through low- and moderate-income affordable housing and small business programs. The team built two 3-story mixed-use buildings fronting Atlantic Avenue with retail and restaurant on the first floor, office on the second floor and residential condominium units on the third floor. Ten of the units were sold to income qualified home-buyers.

WORTHING PLACE

CRA and City-owned parcels were combined to construct this mixed-use downtown development. Worthing Place consists of more than 200 luxury apartments and incorporates approximately 12,000 square feet of retail and restaurant space, and a parking garage for tenants and customers. A separate 200-space public parking garage on the adjacent block was also contributed by the developer.

SOUTH COUNTY COURTHOUSE & DELRAY BEACH PUBLIC LIBRARY

The CRA also acquired land on the adjacent block, helping to facilitate the 1990 Courthouse Expansion Project, nearly doubling the size of the facility. The new Delray Beach Public Library was also constructed on land assembled by the CRA and later transferred to the City through a land swap.

Making the Courthouse project a reality was something the CRA was involved in since its inception in the 1980s. The new Delray Beach Public Library was also constructed on land acquired by the CRA.



FAIRFIELD INN & SUITES

After an extensive land assembly effort, the CRA issued an RFP in 2010 for its property at W. Atlantic Avenue and SW 9th Avenues. Prime Hospitality Group was selected and built a modern 4-story 95-room Fairfield Inn and Suites, which opened in 2015. The \$11.5 million project utilized CRA incentives such as the Land Value Investment Program to lease the CRA-owned land (1.67 acres), the Development Infrastructure Assistance Program, and a project-specific construction loan. Prime Hospitality Group voluntarily initiated a Local Hiring Program for the project, which included construction and hotel staff positions.

UPTOWN ATLANTIC

As a result of a 2013 RFP, the CRA entered into a Purchase & Sale Agreement with Equity Enterprises USA Inc. to construct a \$35 million mixed-use Uptown Atlantic project, along West Atlantic Avenue, with retail, Class A office, and apartments, between SW 6th and 9th Avenues. The agreement included a relocation plan for existing businesses. The development team also worked with the West Atlantic Redevelopment Coalition (WARC) and other community stakeholders to formalize Delray Beach's first-ever Community Benefits Agreement to include a grocery store and to encourage local hiring.

IPIC THEATRE COMPLEX

In 2006, the CRA issued a RFP for the 1.57-acre site including the former public library, its adjacent public parking lot, and the Greater Delray Beach Chamber of Commerce building. The new mixed-use development will feature an eight-theater luxury movie complex, Class A office space, gourmet food concessions, and a living wall and rooftop garden deck.

ECONOMIC DEVELOPMENT

RIGHT TIME, RIGHT PLACE...DOWNTOWN DELRAY

For the past 30 years, the CRA has encouraged job creation, new development, and commercial property improvements within its District. The CRA has offered numerous grant programs for commercial properties and businesses, each designed to address a particular need within the business community. The Subsidized Loan Program from 1991 through 2004, subsidized the interest on private loans, used to renovate qualified commercial and residential properties. The Site Development Assistance Program established in 1991 offers a partial reimbursement for costs associated with commercial exterior improvements or building expansion. The Business Development Assistance Program was established in 1995 and offers a partial rent subsidy to new businesses throughout the CRA District.

The Historic Façade Easement Program allows the CRA to fund exterior and structural renovations to historic buildings in exchange for receiving a permanent easement over the structure's façade. Property owners reduce their total outlay for renovations, while the public receives the benefit of the resulting physical improvements and the preservation of an historic structure. Together these programs have been some of the CRA's most effective tools to promote redevelopment activity, having been used by a variety of businesses, including restaurants, retail shops and offices, to leverage other dollars for greater opportunities.

An example of leveraging these grants can be seen at the headquarters of essential oils company 21 Drops, located at the intersection of SE 6th Avenue and SE 3rd Street. The Site Development

Assistance and Historic Façade Easement grant funds totaling \$100,000 were utilized to renovate the former Adams Chevrolet dealership (circa 1949) to create contemporary office and retail space.



Newer economic development incentives created in 2010 encouraged new projects, including the Hyatt Place Hotel in the Pineapple Grove Arts District, and the Fairfield Inn and Suites on West Atlantic Avenue.

In partnership with the City, new micro-lending program was launched in 2014 to provide startup and growing microenterprises with small loans and technical assistance to foster entrepreneurship, job creation, and long-term viability.

The Delray Beach CRA encourages redevelopment by funding a variety of projects and initiatives. By offering various grant programs to businesses, the CRA fosters economic development and job creation within the CRA District. Grant and incentive tools have also helped to eliminate slum and blight and further revitalization efforts by encouraging commercial and residential property owners to improve the exteriors of their properties.

The CRA has also offered commercial and residential property owners incentives to make exterior improvements to their properties, helping to eliminate slum and blight, and further revitalization efforts.



THE DELRAY GREENMARKET

The Delray Beach GreenMarket reaches a milestone in 2015, commemorating the 20th anniversary its open-air market tradition by launching its first Summer GreenMarket. This addition keeps the popular market going year round attracting scores of visitors and local residents to Delray Beach on Saturdays.

The GreenMarket's longevity is certainly a measure of its success, as well as, the volume of faithful attendees each weekend. Additionally, the GreenMarket is an economic driver, having resulted in several vendors transitioning into storefronts, such as the Loic Autret Artisan French Bakery, which has located North Federal Highway.



MUNICIPAL TENNIS CENTER

The 8,200-seat stadium is a full service facility with clay and hard courts that are also used for special events, private concerts, commercial filming, and other functions. Delray Beach's wide-ranging events at the Tennis Center generate an estimated economic benefit of nearly \$8.7 million annually. Among the most impactful events are the Association of Tennis Professionals (ATP) Champions and World Tour Events (Delray Beach Open) held at the Delray Beach Tennis Center. The CRA contributed \$481,000 to the rehabilitation of the facility in 1992. More recently, annual CRA contributions of \$550,000 have helped to make the International Tennis Championship tournament possible. As a more competitive venue for sporting events and other attractions, the Tennis Center has been aligned with other major tennis tournaments, including the Fed Cup, the IT, Davis Cup, and the Chris Evert Pro-Celebrity Tennis Classic.



30 YEARS OF REDEVELOPMENT

MILESTONES 1985-2015



1990



1992



1993



2001



2003



2005



2006

1985

CRA was created by Delray Beach City Commission

1991

Downtown Delray arts + entertainment brand established

1991-PRESENT

Major events and marketing programming

1993

Delray Beach received 1st All-America City Award

Adaptive re-use of old gas station into 1st new restaurant (Elwood's aka Johnnie Brown's)

Art & Jazz on Thursday nights launched

1995

Launch of the Delray GreenMarket

Starbucks arrives on Atlantic Avenue

1997

Pineapple Grove Way beautification

1999 - 2000

Spady Cultural Heritage Museum renovation

1st two downtown housing projects (Town Square & The Courtyards)

2001

Delray Beach received 2nd All-America City Award
3rd downtown housing project (Mallory Square)

2005

Residence Inn opened
NW/SW 5th Avenue beautification
Old School Square Garage constructed

2007

Federspiel Garage constructed
La France Apartments completed

2011

Major Atlantic Avenue rental mixed-use housing project (Worthing Place)
MLK Jr. Drive beautification completed

2013

4th Hotel opens (Hyatt Place)
SW 12th Avenue beautification completed

2015

Federal Highway beautification
Pineapple Grove North Entrance Feature completed
1st Hotel on West Atlantic Avenue (Fairfield Inn & Suites)
Reverend J.W.H. Thomas, Jr. Park completed

1989

\$21.5 million Decade of Excellence bond issue passed

1990

1st Street beautification along Atlantic Avenue from Swinton Avenue to NE 6th Avenue (Northbound US Highway 1)

Revitalization with renovation of downtown Old School Square Cultural Complex, and establishment of Cultural Arts programs
South County Courthouse completed

1992

Community Policing initiated
Business Loan Program launched
CRA contributed \$481,000 to rehabilitation of Tennis Center

1994-1999

Rebuilding of municipal parking lots

1996

1st retail project from CRA land assemblage (Grove Square/City Limits Courtyard)

1996 - 2000

13 new restaurants opened

2000

Clean and Safe program established

2000 - 2015

30 new restaurants opened

2003

Atlantic Grove becomes 1st mixed-use project on Atlantic Avenue and 4th downtown housing project
4th Avenue beautification completed

2003 - PRESENT

Multiple downtown housing projects debut

2004

1st new parking garage (South County Courthouse expansion and Delray Library)

2006

Downtown Roundabout began trolley service from Delray Tri-Rail/Amtrak Station to the beach
Seagate Hotel opened
CRA helps facilitate construction of new Delray Beach Public Library on W. Atlantic Avenue
Community Land Trust established

2010

Arts Garage established
1st Public Plaza on West Atlantic Avenue (Libby Wesley Plaza)
West Atlantic Avenue beautification completed

2014

Downtown Gateway completed
SW 2nd Street beautification completed
Historic Muse & Harvel House adaptive re-use



2006



2007



2010



2011



2013



2014



2015



BEAUTIFICATION

LIBBY WESLEY PLAZA

MLK (NE/NW 2ND STREET) CORRIDOR ENHANCEMENT

In 2008, a planning committee comprised of residents, property owners, and City and CRA staff helped with the beautification design of the Martin Luther King, Jr. Drive corridor. The project included a series of commemorative plaques featuring quotes by Martin Luther King, Jr. embedded in the sidewalks, various streetscape improvements, and two public plazas. Spanning the entire length of MLK Jr. Drive, the project was funded by Palm Beach County, the City of Delray Beach, and the CRA.

NW/SW 5TH AVENUE

During the segregation era, this three-block commercial corridor along NW and SW 5th Avenue served as the hub of African American commerce in Delray Beach. In 2003, the CRA brought in Miami artist Gary Moore to collaborate with residents and business owners to design a project that would reflect the area's culture and history. The Historic Fifth Avenue corridor received streetscape, landscaping, and lighting improvements, bronze medallions, banners, and colorful concrete and terrazzo sidewalks.



MLK CORRIDOR

LIBBY WESLEY PLAZA

Located on the southwest corner of West Atlantic and SW Fifth Avenue, this public plaza was named after longtime resident and community activist, Elizabeth "Libby" Jackson Wesley. The plaza contains a covered stage and benches to accommodate community special events and performances. The CRA also funded a 12-foot aluminum and glass mosaic sculpture, entitled "Endurance," by visual artist Cheryl Foster. The sculpture is a tribute to Delray's African American settlers.

MAKING A GRAND ENTRANCE

The gateway feature at the intersection of Interstate-95 and West Atlantic Avenue marks the western entrance into Delray's downtown. Part of the 2002 Downtown Master Plan, this artistic entrance feature was funded by the CRA and the Florida Department of Transportation. Efforts were made to solicit community input with the goal to design a feature that would reflect Delray's history and diversity. The \$1.2 million public art project was created by renowned textile artist, Michelle Newman, and included six decorative 30-foot columns, a unique set of trellises, landscaping, and sidewalks.



NW/SW 5TH AVENUE



ATLANTIC AVENUE GATEWAY FEATURE

FEDERAL HIGHWAY IMPROVEMENTS – SE 10TH STREET TO GEORGE BUSH BOULEVARD

This \$14 million traffic calming and beautification project along NE/SE 5th and 6th Avenues included the removal of one lane of traffic in each direction and the installation of landscape nodes and bicycle lanes along the entire corridor. Funding is a combination of federal, state, city, and CRA funds. The CRA is providing funds to the City to repay a portion of that financing, up to a maximum of \$3,614,188.07 plus interest. The project was completed in the fall of 2015.

PINEAPPLE GROVE WAY

In an effort to continue the revitalization of the downtown area, the CRA collaborated with the City of Delray Beach and Pineapple Grove Way property owners to fund the streetscape beautification. Improvements included entrance features at the intersections of Pineapple Grove Way and Atlantic Avenue, and Pineapple Grove Way and Lake Ida Road. Other upgrades included traffic calming devices, landscaping, paver brick sidewalks and crosswalks, decorative lighting, and other streetscape improvements. The CRA has invested more than \$3 million in the Pineapple Grove Arts District, which has become home to a variety of artists, unique businesses and restaurants.

NE 1ST AVENUE BEAUTIFICATION

This streetscape improvement project was completed along NE 1st Avenue between NE 1st and 2nd Streets in 2014. The CRA invested \$520,000 into the project which included on-street parking, paver brick walkways, decorative street lighting, and landscape nodes.



PINEAPPLE GROVE ENTRANCE



SW 2ND STREET

SW 2ND STREET BEAUTIFICATION

The 2002 Downtown Master Plan and the SW Area Neighborhood Redevelopment Plan identified this corridor as a "secondary circulation system." The beautification and traffic calming project was a joint City/CRA project featuring landscaping, roundabouts, and sidewalks. The improvements were completed in 2014.



FEDERAL HIGHWAY IMPROVEMENTS

ARTIST'S ALLEY BEAUTIFICATION NE 3RD AVENUE AND NE 3RD STREET

The Pineapple Grove Arts District continues to evolve. The proposed streetscape improvements along NE 3rd Avenue, NE 3rd Street, and the adjacent alleyway will provide safe, well-lit pedestrian connections between area businesses and public parking areas.

SE 2ND STREET BEAUTIFICATION OSCEOLA BUSINESS AREA REVITALIZATION

The Osceola Park Redevelopment Plan identifies the need for additional parking for area businesses, especially along SE 2nd Avenue, between SE 2nd Street and SE 4th Street, and east of the FEC Railroad. Additional parking will be accommodated through a combination of streetscape improvements with on-street parking along SE 2nd Avenue, a new 14-space permeable paver parking lot on CRA-owned property, and alley improvements. The estimated CRA investment for the project is \$800,000, and construction is planned for 2016.

ARTS & CULTURE

CULTURAL AND COMMUNITY RENAISSANCE

The CRA recognizes the role of art and culture in attracting visitors and improving a community's livability and has supported the City's significant cultural institutions. The following successful initiatives have benefitted from the CRA's commitment to Delray's cultural renaissance for the past 30 years.

DELRAY BEACH CENTER FOR THE ARTS (FORMERLY OLD SCHOOL SQUARE)

In the 1980s, a group of concerned citizens rallied to save an abandoned school campus in the center of downtown. The result of that advocacy is Old School Square, the four-acre site with three historic buildings. The buildings were restored and converted to a cultural arts center consisting of a 300-seat theatre, museum, an outdoor pavilion, and meeting spaces. This facility is a downtown anchor that actively supports and hosts cultural festivals, visual and performing arts exhibits, classes, and other events. The CRA has supported Old School Square with \$3,087,724 (excluding contributions for OSS Park) worth of investments from 1997 to 2015. Old School Square rebranded itself in 2012 as the Delray Beach Center for the Arts to communicate its dedication to events, theatre, exhibits, and education. In Fiscal Year 2015, CRA funding for the Center for the Arts programs totaled \$285,000.

DELRAY BEACH PUBLIC LIBRARY

The 46,700-square-foot non-profit Delray Public Library is an economic anchor along the West Atlantic corridor and provides a range of important community programs and services. It is home to 250,000 volumes, computer labs, free wireless Internet access, and an abundance of educational and cultural programs. With CRA support, the library facility was able to remain open seven days a week. In fiscal year 2015, the CRA contributed \$308,000 to the library's programs.

ARTS GARAGE/CREATIVE CITY COLLABORATIVE

In 2010, The CRA funded and managed the build-out of 10,500 square feet of the commercial space on the ground floor of the Old School Square Parking Garage to accommodate arts-related activities. During that time, the CRA partnered with the Creative City Collaborative to fulfill the 2006 cultural plan adopted by the City Commission. As part of this initiative, the CCC developed arts programming for the 5,600 square-foot space called the Arts Garage. The venue is an artistic destination that hosts an array of renowned local, national and international visual and performing artists. CRA funding supports a variety of arts programming, exhibitions, and workspaces at the venue.



THE ARTS WAREHOUSE

The adaptive reuse of a 15,000 square foot warehouse is the CRA's most recent investment in the Pineapple Grove Arts District. With plans to renovate the facility to provide art studios, gallery space, and reception areas, the Arts Warehouse will be a multi-disciplinary arts incubator for visual arts, film, and more, enhancing Delray's image as an arts destination.

SPADY CULTURAL HERITAGE MUSEUM

The Spady Museum, operated by the nonprofit organization, Expanding & Preserving Our Cultural Heritage (EPOCH), is housed in a 1926 two-story Mission-Revival style home. Once owned by Palm Beach County's first African-American school principal, the museum is the only one in Palm Beach County dedicated to African-American heritage. Programming includes various exhibitions, lectures, classes, and events. To support the Spady Cultural Heritage Museum, the CRA provides operational and capital funds annually since 2001.

CLEAN & SAFE PROGRAM

The Clean & Safe Program works to maintain and preserve the major improvements and investments that have been made in the downtown area. The program was created to improve public safety, lighting, landscape maintenance, cleanliness, and appearance along Atlantic Avenue from I-95 to A1A, Historic 5th Avenue, NE 4th Avenue to NE 2nd Avenue, and throughout the Pineapple Grove Arts District. The program is a coordinated effort involving many city departments, including Code Enforcement, Parks & Recreation, and the Police Department. The CRA has contributed \$10,325,890 to the Clean & Safe Program since its inception.



NEIGHBORHOODS & HOUSING

CREATING GREAT PLACES TO LIVE

Investing and improving the residential areas within the CRA District needs to work in tandem with the CRA's commercial revitalization efforts. A sustainable downtown must be supported by quality neighborhoods. The CRA has worked diligently to preserve the unique characteristics and address the needs of each neighborhood throughout the District. From historic neighborhoods containing cottage-style homes from the 1930s to newer neighborhoods supporting modern townhouse and condominium complexes, the CRA has invested significant resources into infrastructure improvements to address physical conditions, as well as, neighborhood planning to help ensure a strategic approach to beautification, infill housing, and neighborhood stabilization.

INFILL HOUSING

The CRA participated in the Renaissance Program with the City and two nonprofit partners - the Delray Beach Community Development Corporation and the TED Center. The program provided assistance with credit counseling, land acquisition, and down payment subsidies for more than 170 first-time buyers from 1992 through 2006. The CRA primarily provided vacant lots and second mortgage to moderate-income homebuyers. The Renaissance Program is one of many infill housing initiatives that have received support from the CRA. Others include projects spearheaded by the Delray Beach Community Land Trust (DBCLT), the City of Delray Beach, and the Eagle's Nest construction Academy.

DELRAY BEACH COMMUNITY LAND TRUST (DBCLT)

The CRA was instrumental in the creation of the DBCLT in 2006 and has partnered with the organization on several projects to grow the stock of long-term affordable housing. The DBCLT model holds the land beneath the home "in trust," removing land costs from the price of the housing, and restricts the resale so that the homes remain affordable in perpetuity. The CRA has donated land, provided subsidies, and contributes approximately \$250,000 annually for administrative funding to the DBCLT. In total, the CRA has provided over \$2.1 million dollars in funding to the DBCLT to help facilitate the development of infill housing in the Northwest and Southwest Neighborhoods.

EAGLE NEST CONSTRUCTION ACADEMY AT ATLANTIC COMMUNITY HIGH SCHOOL

The award-winning program supported by the CRA, City of Delray Beach, Palm Beach County School District, and local businesses trains students in construction trades by providing actual building experience as part of their high school education. Students design the homes in drafting class and then construct them under the supervision of licensed professionals. The completed energy-efficient homes are sold to income-qualified families at an affordable price.

SEACREST/DEL IDA NEIGHBORHOODS

The City adopted the Seacrest/Del Ida Neighborhood Improvement Plan in 1998, which aimed to beautify and stabilize the neighborhood, add parking and drainage improvements, and slow traffic in this northeast community west of the FEC railroad. The plan was funded through a combination of City and CRA funds, as well as, property owner contributions through a special assessment district. A CRA grant program helped fund the conversion of several duplexes into owner-occupied single-family homes, further stabilizing the neighborhood by reducing absentee ownership.

LA HACIENDA NEIGHBORHOOD

The CRA also worked with the residents of this neighborhood, located along the North Federal Highway corridor, to develop a neighborhood improvement plan. CRA and City staff held a series of meetings with the La Hacienda Homeowners' Association in order to create a concept compatible with the North Federal Highway Redevelopment Plan. The consensus was to improve neighborhood landscaping, install identification signage, and improve drainage. The CRA invested over \$90,000 in improvements, with the City contributing staff and other in-kind services to the project. In 2006, the CRA and City also created a pocket park on a small vacant lot for residents in La Hacienda and the adjacent Old Palm Grove subdivision to enjoy. Streetscape landscape improvements were completed in 2008.



NORTHWEST & SOUTHWEST NEIGHBORHOODS

In the Northwest Neighborhood, two projects provided affordable housing units on NW 5th Avenue within formerly blighted structures. The building located at 133 NW 5th Ave, Carolyn Quince Court, provides nine newly renovated affordable rental units. The adjacent two-story mixed use building, located at 135 NW 5th Avenue, provides four affordable one-bedroom condominiums along with two ground-floor commercial bays. On NW 4th Avenue, The CRA's adaptive reuse of the historic La France Hotel created 14 affordable rental units for low-income seniors. Together, these three redevelopment projects contributed to the revitalization of Historic 5th Avenue and the West Settlers Historic District.

The implementation of the Southwest Area Neighborhood Redevelopment Plan has been a major priority for the CRA since its adoption in 2002. The plan has driven infrastructure projects, beautification, and the development of four pocket parks to serve nearby residents, including the Reverend J.W.H. Thomas Pocket Park, completed in 2015. The CRA also renovated the 25-unit Palm Manor apartment complex in 2009. The CRA invested \$1 million into the design and construction, which assisted in the elimination of blight in the first block of SW 9th Avenue in order to create more quality affordable rental housing.



In 2012, the CRA renovated five duplexes on SW 12th Avenue, investing more than \$580,000 to upgrade the interior and exterior of the buildings. Using the CRA's Palm Manor, La France and Carolyn Quince Court apartment complexes as models, the renovated duplexes offer the community long-term affordable rental housing. Together these projects have made affordable rental housing an important part of the CRA's neighborhood improvement strategy.

REVEREND J.W.H. THOMAS, JR. PARK

This project enabled the construction of a pocket park at the northwest corner of SW 9th Avenue and SW 1st Street, named in honor of the late Reverend J.W.H. Thomas, Jr., pastor of the St. Paul Missionary Baptist Church for 46 years. The park features exercise equipment for adults and playground equipment for children, safety surface for play areas, perimeter fencing, and landscaping. Adjacent to the park, a 40-space parking lot was constructed, serving the CRA-owned Palm Manor Apartments and the surrounding community. The CRA investment totaled \$641,092.

CARVER SQUARE BROWNFIELD REDEVELOPMENT

During the 1960's -1980's, unfortunate circumstances brought about construction/settlement problems for 12 homes built on a former dump site within the Carver Square, a two block residential subdivision south of Atlantic Avenue. The CRA purchased the homes and adjacent lots, provided relocation grants and down payment funds for replacement housing for the residents, and performed extensive soil remediation and stabilization. The CRA successfully completed the remediation program and received clearance in 2014 to build 19 new affordable single-family homes on the site.

VILLAGE SQUARE

The Housing Authority's Carver Estates Public Housing development built in the 1980's sustained major damage from a hurricane and had to be razed. In 2010, the Delray Beach Housing Authority (DBHA) partnered with Roundstone Development to redevelop the 18-acre property. The new development includes a 144-unit low-income housing tax credit rental apartment complex, an 84-unit low income senior apartment complex, and approximately 40 for-sale homes in the future.

The CRA provided a \$100,000 grant for the recently completed multi-family apartment complex and is providing gap financing (\$2.7 million construction loan) for the elderly housing component currently under construction.



HISTORIC PRESERVATION

PRESERVING OUR [ARCHITECTURAL] ROOTS

When one speaks of Smart Growth and Green Development principles, historic preservation is not always included within that dialogue. For the true practitioners, preserving historical architecture should be a significant part of that conversation along with environmental design and net zero building systems. Compact urban development and adaptive reuse not only conserve energy and natural resources, but also makes economic sense by giving new life to the old structures while maintaining the fabric of the community.

Here are examples of CRA historic preservation projects which have enhanced the cultural vitality of the community:

RESCUING STRUCTURES FROM DEMOLITION

The CRA has saved several historic structures from demolition by relocating them to sites within the CRA District. The current CRA office (1939 Monterey House) and the neighboring building (1925 Bungalow) were in the path of the Palm Beach International Airport expansion when they were moved to their current location on Swinton Avenue. The CRA relocated the Williams Cottage to the Spady Museum campus and the Harvel Cottage just north of the Museum to enhance the historic commercial corridor.

HISTORIC FAÇADE EASEMENT PROGRAM

The Historic Façade Easement Program allows the CRA to obtain an easement over the façade of a historic structure in exchange for a grant reimbursing the cost of eligible exterior and structural improvements. Property owners reduce their total outlay for renovations, while the public receives the benefit of the resulting physical improvements and the preservation of an historic structure.



FRANKLIN HOUSE

Located in the West Settler's Historic District, the Franklin House (circa 1924) was saved through a public-private partnership. In 2010, on the verge of demolition and at the urging of preservation activists, the CRA offered the home at no charge to anyone willing to restore and resell it at an affordable price. The result was an expanded and renovated home offered to an income-eligible family through the Delray Beach Community Land Trust.

WILLIAMS COTTAGE

In 2010, the historic Williams Cottage was renovated to serve the Spady Museum campus. The CRA contributed \$250,000 to the restoration project, which was administered by the City.

HARVEL COTTAGE & MUSE HOUSE

In 2010, the CRA agreed to relocate the historic 1937 Harvel Cottage from 36 SE 1st Avenue to a vacant CRA-owned lot on NW 5th Avenue, making the original property available for redevelopment. Relocated from the Old School Square Historic Arts District to 186 NW 5th Avenue, just north of the Spady Museum campus, it is a valued building for the declining West Settler's Historic District contributing building inventory.

In 2013, the Harvel Cottage and the adjacent Muse House were converted from residences to commercial buildings for office or retail use. Both of these historic single-family residential structures are named for the two prominent Delray families that owned the properties.



TRANSPORTATION & PARKING

MOBILITY WITHIN THE URBAN GRID

DOWNTOWN PARKING

Since its creation, the CRA has invested \$5 million beautifying downtown parking lots and providing safe, attractive parking areas within close proximity to downtown shops. The CRA has created and improved more than 900 surface parking spaces and added landscaping and lighting in many existing lots. Additionally, the CRA helps fund the Parking Manager position for the City of Delray Beach.



PARKING GARAGES

In 2004, the CRA contributed \$334,000 toward the construction of the City's first public parking garage, located east of the Courthouse and south of the Delray Beach Public Library. The garage is generally available for special event parking and public parking on weekdays. The CRA also assembled property just east of the Delray Beach Center for the Arts campus for a 528-space public parking garage, and contributed an additional \$6.5 million toward construction costs. In 2007, a 202-space garage associated with the Worthing Place development was completed. These facilities have provided much needed parking relief for merchants, visitors, and residents in the Downtown area.

DOWNTOWN ROUNDABOUT (AKA DOWNTOWN TROLLEY)

This free downtown shuttle service was made available to residents and visitors in 2006. The Roundabout helps people get around while reducing vehicular traffic congestion in the City's Commercial Core. The trolley takes riders from the Tri-Rail Station on Congress Avenue all the way to the beach, stopping at convenient locations along the way. The shuttle is primarily funded by the CRA with other funding provided through grants.

DOWNTOWN BYPASS CONVERSION

In order to improve mobility throughout the downtown area, the Downtown Master Plan called for the conversion of the downtown bypass system, comprised of a pair of one-way streets, to support two-way traffic. The project consists of upgraded water and drainage systems, new railroad crossings, signal lights, and other streetscape improvements on NE and SE 1st Streets. The CRA has contributed more than \$1 million to the City in support of the project.

GREEN PARKING

In 2010, the CRA completed a surface parking lot on NE 3rd Avenue in the Pineapple Grove Arts Districts. Green construction techniques, including pervious concrete pavers, decorative LED lighting, and low volume irrigation were incorporated into the project. The lot also has a bike rack, landscaping, a courtyard, benches, and areas for public art features. Many of these techniques have been incorporated into other lots throughout the CRA District.

BUS SHELTERS

Many Delray Beach residents, visitors, and employees rely on the Palm Tran bus service for transportation. A total of 47 bus stop shelters were constructed and installed throughout the city. The CRA contributed \$129,120 for the construction of the 16 shelters installed within the CRA District. The bus stop shelters help protect riders from rain, sun, and harsh weather conditions, while providing a place to sit. All shelters are handicap accessible and many feature public art to improve the aesthetic component of the structures.





FUTURE FORWARD

REDEVELOPMENT 2015 & BEYOND

Delray Beach offers a coastal lifestyle within proximity to all amenities to live, raise a family, conduct business, and take a vacation, a destination status that has evolved over time. Reflecting on the past 30 years, economic regeneration and upgraded infrastructure have led to safer streets and greater accessibility, walkability and connectivity. The preservation and adaptive reuse of historically significant buildings such as the Delray Beach Center for the Arts, Spady Museum, the Muse House and Harvel Cottage, and the La France Hotel will help preserve the area's heritage. Important economic and community needs such as quality affordable housing, recreational amenities, and educational and technological resources are investigated during the planning process to maximize the impact and benefit of each project.

The CRA has fostered development without displacement, a balanced approach to economic development, and a strong commitment to underserved areas such as West Atlantic Avenue, Osceola Park, and North Federal Highway. The CRA prepare for future economic shifts

by being mindful of asset turnaround as a way to leverage resources and compete with the neighboring cities to attract new businesses and residents. Additionally, as the downtown reaches its critical mass envisioned by the Downtown Master Plan, the CRA will need to continue to invest in capital and other physical improvements to the network of secondary roadways and major corridors in order to address mobility and aging infrastructure issues.

Today, and forward, land assembly and shared infrastructure improvements by the CRA will leverage private investment to enhance the tax base and provide stronger economic opportunities. While it seems that the CRA has reached its pinnacle with its successful redevelopment projects, resting on its laurel is not an option. There is much more to be done and the agency will be prepared to lead the charge in sustainable development and environmental stewardship in the years to come.

2015-2016 DELRAY BEACH CRA COMMISSIONERS



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Left to Right: Elizabeth Burrows, Lori Nolan, Henry Harden, Susan Shaw, Jeff Costello, Thuy Shutt, Joan Goodrich, Kristyn Cox, Lori Hayward, Marcelo Rizzo, Anne Fredy, Yuberca Pena



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