



# TWENTY-YEAR REPORT

## 1987-2007

# REDEVELOPING DELRAY BEACH



The “village by the sea” slogan refers to Delray’s small town feel. Redevelopment initiatives in Delray Beach have focused on maintaining this natural charm by preserving historic structures and managing growth.



The CRA bought and assembled property for the original development of the South County Courthouse on West Atlantic Avenue. The CRA has also acquired property to enable expansion.



131 East Atlantic Avenue before CRA-funded beautification project.



131 after beautification and privately funded improvements. Public investment in the environment and infrastructure can catalyze additional private investment.

Redevelopment is a complex process that involves many different segments of a community. Local government leaders and residents must lend their support to redevelopment initiatives if they are to be successful. Members of the private sector—including developers, businesses, private investors, and property owners—must also be active participants. Many cities and counties throughout the State of Florida have created community redevelopment agencies to spearhead local redevelopment efforts and encourage involvement from the private sector. The Delray Beach Community Redevelopment Agency was created by the City Commission in 1985 to do just that. The agency’s redevelopment efforts are concentrated in the CRA District, which consists of approximately 2,000 acres of land in the eastern portion of Delray Beach. The city’s older core, including the downtown area and its surrounding neighborhoods, are included in the area.

Since its creation, the Delray Beach CRA has invested its resources into local infrastructure, the physical environment, and the economy in efforts to eliminate slum and blighted conditions, and to encourage private investment and economic development within the District and Delray Beach as a whole. This report provides a summary of the main projects and programs the Delray Beach CRA has implemented since its inception.

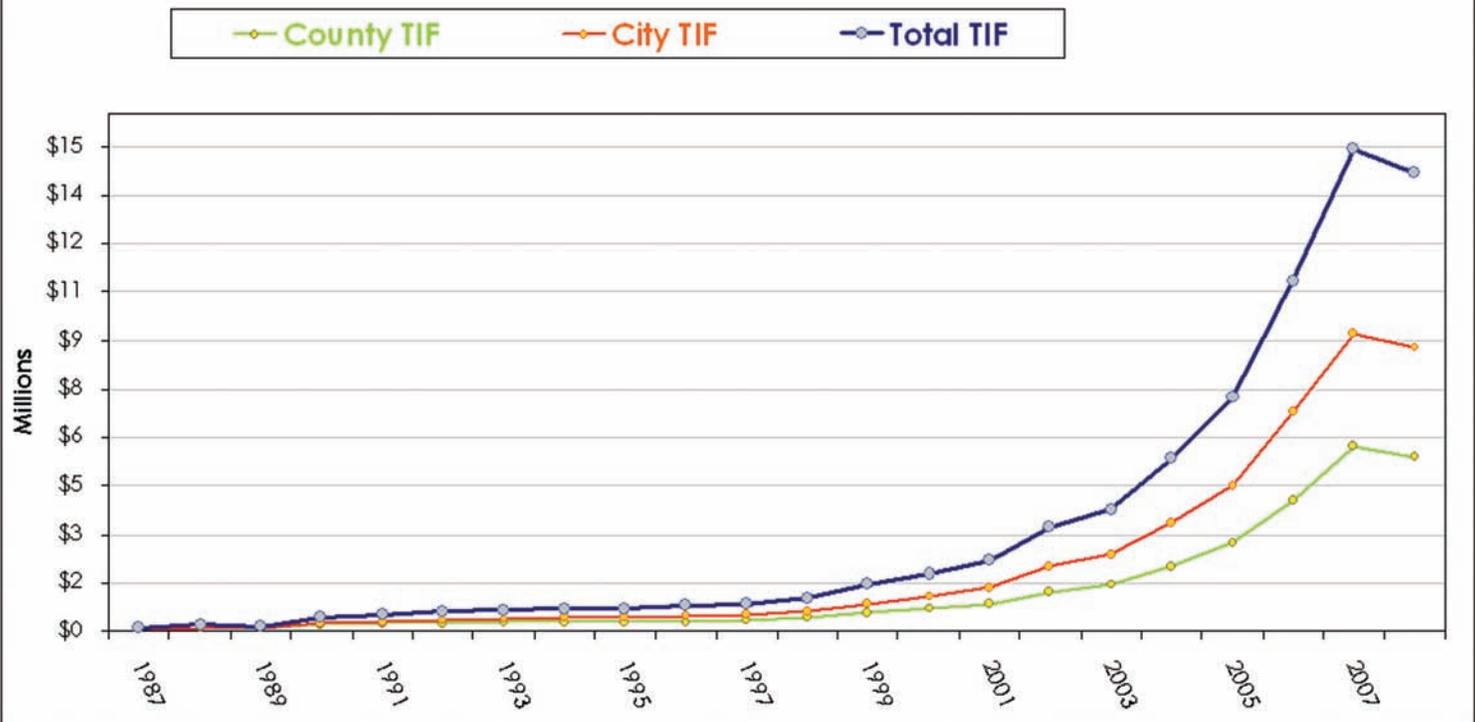
## FINANCING REDEVELOPMENT

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 twenty 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, productive business atmosphere and diverse community.

TIF funding has been a great asset to Delray Beach, keeping millions of county dollars in our city. Palm Beach County contributed more than \$5.7 million to the CRA’s 2007 TIF revenues, and a total of more than \$22 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 \$9.2 million in 2007. The CRA, in turn, commits much of these funds to city infrastructure and other improvement projects within the CRA District, including beautification, municipal parking, and shared construction costs. Over the years, more than \$35 million in local TIF revenues has been dedicated for redevelopment.

While today’s numbers may sound impressive, the CRA’s combined annual TIF revenues from the City and County did not exceed \$1 million until 1998. As a result, the Delray Beach CRA has used

# CRA TIF REVENUES, 1987-2007



*TIF revenues will decrease in 2008 due to changes in the property tax law passed by the Florida Legislature in 2007. The new law required all cities to roll back property tax revenues to the 2005/2006 rate. The City of Delray Beach was also required to reduce its millage rate by an additional nine percent (9%). TIF revenues were not exempt from these changes to property tax law.*

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 for redevelopment and economic development projects. Additional sources of revenue have included federal, state, and local grants, as well as property sales and leases.

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. 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 CRA recognizes that Delray Beach owes much of its unique reputation to its cultural scene. Many cultural and arts organizations have played critical roles in the revitalization of the community, and their survival is also critical to our community's future. The CRA acknowledges many of these groups by contributing to their annual operating funds and to some individual projects. The CRA contributed to the construction of the new Delray Public Library, which has had a dramatic effect in the West Atlantic area, and has also committed support funding for the 2007/08 fiscal year. The Spady Cultural Heritage Museum, Old School Square Cultural Arts Center, Pineapple Grove Main Street, and the West Atlantic Redevelopment Coalition also receive contributions from the CRA that allow them to continue to provide cultural activities and stimulate economic interest in our community.



*The CRA has invested significant amounts into the revitalization of Historic 5<sup>th</sup> Avenue by beautifying the area and giving grants to several businesses along the three-block corridor.*



*The Pineapple Grove Main Street Arch on Atlantic Avenue identifies the area. Since its creation, Pineapple Grove has evolved into an arts district characterized by high style and public art, including murals, sculpture, and unique architecture.*

# ECONOMIC DEVELOPMENT

In order to encourage private investment in the area, the CRA offers many different incentives to businesses in the CRA District. Through the years, several grant and loan programs have been available to promote property improvements and new business start-ups. The CRA also works with the City and other groups to help business owners more readily access the resources available to them.



*During fiscal year 1992/93, Elwood's Bar-B-Que received a subsidized business loan through the CRA, and created ten new jobs.*



*The Saki Room in Atlantic Grove (above) and Fitzy's on SE 4<sup>th</sup> Avenue (below) received grants from Palm Beach County and matching funds from the CRA.*



*The NRC is a one-stop shop for residents and community organizations, offering an information library, technical assistance, and access to a variety of services.*

**CRA GRANT PROGRAMS** — The CRA supports businesses in the CRA District by offering several grant programs, each designed to address different needs within the business community. Some programs help alleviate the cost of physical improvements to commercial properties by reimbursing business owners for a portion of renovation expenses. The Site Development Assistance Program covers most expenses related to exterior improvements, including landscaping, parking improvements, building renovation, and lighting. Similarly, the Paint-Up Program offers property owners an incentive to freshen up their building through a coat of paint by reimbursing up to half of the cost. Other CRA grant programs are meant to help establish new businesses by sharing certain costs during the start-up period. For example, the Business Development Assistance grant offers rent assistance for businesses in the West Atlantic area during the critical first year of operation.

**SUBSIDIZED LOAN PROGRAM** — The CRA initiated the Subsidized Loan Program in 1991 to encourage economic development and property improvements throughout the district. The original program subsidized loans for exterior renovations to commercial and residential properties. In 1992, the CRA expanded the program to include subsidies for small business loans, used for interior commercial improvements. Over the life of the program, the CRA subsidized 228 loans—for a total of \$4,835,229—between April 1991 and September 2004. The CRA paid 95% of interest costs on all residential loans and 50% on commercial and small business loans, totaling \$714,490 in paid interest. More than 500 full-time and part-time jobs were created as a result of the program.

**PALM BEACH COUNTY DEVELOPMENT REGIONS GRANT** — This competitive grant program offered by Palm Beach County encouraged business start-up and expansion projects that created new jobs throughout the county. The CRA offered a 50% match to any county funds that were awarded to business projects in the CRA District under this program. Popular nightspots including the Saki Room, City Limits, and Fitzy's received Development Regions grants from the county and matching funds from the CRA. Salon 301, in Atlantic Grove, and the Spady Museum and Donnie's Place on NW 5<sup>th</sup> Avenue were also grant recipients. The grant helped businesses with expenses related to construction, equipment, site improvements, and more. The CRA administered funds and monitored grant recipients to document job retention and successful ventures. As a result of the 2007 tax reform, the county discontinued the program. However, the CRA continues to work with the County to encourage job creation and economic development.

**NEIGHBORHOOD RESOURCE CENTER** — In 2005, the City of Delray Beach rehabilitated a former police sub-station in the Southwest Neighborhood to provide citizens with a central location where they can directly connect to services that enrich their quality of life, help them develop financial management skills, and encourage them to lead more productive lifestyles. The CRA funded the costs of installing parking for the Neighborhood Resource Center (NRC) and helps fund the Neighborhood Planner position, one of two city staff members at the center. The NRC also provides free office space for organizations such as the United Way Prosperity Campaign and the Coalition for Community Renewal, while offering technical assistance and meeting space for residents and other community organizations. Due to its success, the CRA purchased and renovated a second building for the NRC's expansion in 2006 and acquired an adjacent vacant lot that may be used to provide additional parking in the future.

# STREET BEAUTIFICATION

The CRA seeks to improve physical conditions in the district by eliminating blight, as well as improving public infrastructure. This is usually accomplished through a variety of beautification methods, such as adding attractive landscaping, improving roads, and upgrading lighting features. Beautification projects can promote private investment in an area, and create inviting corridors that are conducive to pedestrian activity.

**EAST ATLANTIC AVENUE** — When the CRA was established in 1985, East Atlantic Avenue, the main thoroughfare of downtown Delray Beach, suffered from physical and economic blight. In order to stimulate economic development and growth, the CRA and the City contributed \$1 million toward the beautification of the streetscape from Swinton Avenue to East 5<sup>th</sup> Avenue. Improvements included landscaping, the installation of wider paver brick sidewalks, underground utilities, new lighting, and improved signage.

**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 an entryway feature at the intersection of Pineapple Grove Way and Atlantic Avenue, 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 unique businesses and restaurants.

**WEST ATLANTIC AVENUE** — The CRA has invested more than \$1 million in the beautification of West Atlantic Avenue. The first phase of the beautification targeted the blocks between 2<sup>nd</sup> and 6<sup>th</sup> Avenues, and included landscaping features, bricked and widened sidewalks, new street lighting, and underground utilities. The CRA has committed an additional \$1.5 million for the second phase of the project, which will beautify the area of the corridor between 6<sup>th</sup> and 12<sup>th</sup> Avenues, and is projected to begin in 2008.

**NW/SW 5TH AVENUE** — During the segregation era, this three-block commercial corridor along NW and SW 5<sup>th</sup> Avenue served as the hub of African American commerce in Delray Beach. Facing a decline in the 1970s and 1980s, many properties along the corridor began to deteriorate with the loss of many businesses. A prior beautification project completed in the early 1980s failed to revitalize the area and took away valuable on-street parking. In 2005, the CRA invested \$1.2 million into a unique beautification project that acknowledged the area's culture and history, with additional financial support from the City of Delray Beach and Palm Beach County. The area, now known as Historic 5<sup>th</sup> Avenue, received streetscape, landscaping, and lighting improvements, bronze medallions, and banners to distinguish the historic neighborhoods in the area. The highlight of the project was the color concrete and terrazzo sidewalks, which artistically represent different facets of the corridor's history, as remembered by local residents.

**NE 4TH AVENUE** — In collaboration with the City of Delray Beach, the CRA invested in major streetscape improvements along NE 4<sup>th</sup> Avenue, from Atlantic Avenue to NE 2<sup>nd</sup> Street. The beautification added paver brick sidewalks and crosswalks along the street, decorative lighting and landscape improvements. Infrastructure improvements included upgraded water main and sewer components, drainage improvements, and the reconstruction and resurfacing of the road. The CRA contributed \$140,612 to the \$1.1 million project.



*East Atlantic Avenue after beautification and streetscape improvements.*



*The beautification of West Atlantic Ave. is divided into two phases. Phase I (2<sup>nd</sup> Ave. to 6<sup>th</sup> Ave.) is complete. Phase II (6<sup>th</sup> Ave. to 12<sup>th</sup> Ave.) is scheduled to be completed in 2009.*



*Terrazzo sidewalks, decorative lighting and banners on NW 5<sup>th</sup> Avenue.*



*The beautification project on NE 4<sup>th</sup> Avenue (pictured above) included upgraded lighting, sidewalks, landscaping, and other streetscape improvements.*



The logo for the “Keeping the Charm” marketing campaign symbolized a commitment to preserve the small town charms of a growing city.



Segways and bicycles offer Clean & Safe police officers safe and quick ways to maneuver through pedestrian traffic during busy periods and special events.



Downtown Delray Beach is known for the world-class dining and first-class shopping experience it has to offer.



The Easter Bunny is always a special guest at the Easter Bonnet Dog Parade, at the Delray GreenMarket in the Park.

# DOWNTOWN D

A vibrant downtown area can be a valuable asset to any community, while a lifeless one can be a liability. Our downtown area had a 35% vacancy rate, no nightlife, and felt unsafe. Since that time, the CRA has supported development initiatives and collaborative marketing efforts. Today, Downtown Delray Beach is a vibrant area with shopping venues, a vibrant nightlife, and world-class dining.

**DOWNTOWN MASTER PLAN** — This plan provides a comprehensive yet flexible framework for future development in Downtown Delray Beach. The plan was primarily funded with a grant from the John D. and Catherine T. MacArthur Foundation, with the CRA and the City of Delray Beach contributing additional funds. The Downtown Master Plan was created based on the input of more than 200 residents that participated in a design charrette in 2001. It outlines a plan of action for carrying out future redevelopment projects, stimulating the local economy, catalyzing private investment, upgrading public infrastructure, and enhancing the overall quality of life throughout the city. Based on the expressed desires of the collective community, the plan calls for a seamless downtown, promoting increased local ownership, development without displacement, traffic calming, and more accessible parking. The Downtown Master Plan Implementation Committee was established after the plan was adopted to oversee the progress of projects and initiatives identified in the plan.

**DELRAY GREENMARKET IN THE PARK** — The CRA started the Delray GreenMarket in 1996, in the parking lot of the current CRA office. Since that time, the event has grown into one of the most charming aspects of the season in Delray Beach. The outdoor marketplace provides a unique venue for local produce and citrus growers, fragrant baked goods, fresh cut flowers, blooming plants and unique taste treats. The market opens on the last Saturday in October each year, running every Saturday morning through the end of May. Today, the GreenMarket in the Park is held in Worthing Park on East Atlantic Avenue, bringing thousands to the downtown area each year. The market features live entertainment each week, as well as several special events. The Easter Bonnet Dog Parade is a local favorite, and competition heats up each year at the annual Chili Cook-Off. In 2007, the market produced its first GreenMarket Cookbook, which is sold as a fundraiser.

**GATEWAY FEATURE** — The Downtown Master Plan calls for a seamless downtown on Atlantic Avenue, beginning at Interstate-95 and continuing east to the ocean. The gateway feature, currently in the design and construction planning phase, will announce Downtown Delray Beach as a special place with its attention-grabbing art and landscaping designs at the intersection of I-95 and West Atlantic Avenue. The feature will consist of six 30-foot-high structures, special landscaping, and other improvements. The CRA has budgeted \$1.2 million for construction and related expenses.

**FESTIVALS & EVENTS** — Each year, a number of special events and festivals are held in Downtown Delray Beach. These events attract thousands of people into the area, who then support downtown merchants as they shop, dine, and engage in a variety of other activities. The CRA supports many of these events and organizations through its Community Sponsorship Grant Program. The program allows the CRA to support organizations that help further the CRA mission through small donations. To further support these events, the CRA contributes \$200,000 annually to Old School Square, where many such festivals and events are held. Old School Square, in turn, significantly reduces rental rates for nonprofit and cultural organizations that use its facilities. Organizations that receive Community Sponsorship Grants from the CRA include the Roots Festival, the Multicultural Festival, Cinco de Mayo, Garlic Fest, and the Bahamian Festival.

# DELRAY BEACH

an economic drain. When the Delray Beach Community Redevelopment Area was created in 1985, CRA has helped to restore much of downtown's vibrancy through beautification projects, economic a regional attraction and our city now enjoys the benefits of a cultivated cultural scene, quaint

**DOWNTOWN MARKETING COOPERATIVE** — The DMC (formerly known as the Downtown Joint Venture) is a collaborative marketing effort between the CRA, the City of Delray Beach, the Greater Delray Beach Chamber of Commerce, and the Downtown Development Authority. These four organizations support the DMC, which promotes the downtown area through special events and other marketing campaigns. The CRA has provided annual operating funds to the DMC since its creation, and also contributes additional sponsorship dollars to special events. The DMC provides general marketing support for downtown merchants, and is also responsible for organizing a number of popular events in the downtown area, including the following:

- ◆ **Art & Jazz on the Avenue** — The CRA sponsors this popular Thursday night event, providing additional funding to help continue its expansion along the West Atlantic Avenue corridor. In 2007, bands performed at the Delray Public Library, Nature's Way Café, Salon 301, and the Wideman Building, which is in the 400-block of West Atlantic Avenue.
- ◆ **100-Foot Christmas Tree** — The CRA provides annual funding to maintain the metal structure of the tree. In 2005, the CRA contributed an additional \$120,000 to replace all of the branches.
- ◆ **July 4<sup>th</sup> Celebration** — Each year the DMC coordinates an entire day of activities, including sand sculpting contests, the Patriotic Bike & Scooter Parade from Veterans Park to A-I-A, and free concerts. The celebration culminates with a grand fireworks display on the beach, choreographed to patriotic music.
- ◆ **First Night** — This alcohol-free family New Year's Eve celebration is held in Downtown Delray Beach each year. Performances and activities are held at the tennis center, Veteran's Park, Old School Square, and along Atlantic Avenue. A ball drop and fireworks celebration brings in each New Year.
- ◆ **Retail Advisory Committee** — In an effort to bolster retail sales for shops in the downtown area, the DMC formed the Retail Advisory Committee. DMC and CRA staff meet with the owners and operators of retail shops and brainstorm for ways to increase foot traffic, bring in repeat customers, and boost sales numbers. In 2007, the committee and DMC executed a successful Mother's Day shopping campaign that produced \$40,000 in additional sales for downtown merchants.

**MUNICIPAL TENNIS CENTER** — The CRA contributed approximately \$481,000 toward the development of the tennis center and stadium. The Delray Beach Tennis Center, is a full-service public facility with 14 clay courts, 7 hard courts, and an 8,200-seat stadium. Since its completion, the tennis center has drawn thousands of people to Delray Beach and into the downtown area and made a great economic impact on the city. It has been the site of several major sporting events including the Fed Cup, the International Tennis Championships, the Davis Cup, and the Chris Evert Pro Celebrity Tournament. The stadium is also used for special events, private concerts, commercial filming, and other events.

**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 A-I-A, Historic 5<sup>th</sup> 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 100-foot Christmas Tree is erected each year on the front lawn of Old School Square and is visible from Interstate-95.*



*The Delray Beach Tennis Center is furnished with a pro shop and locker room, upstairs conference room and pavilion.*



*Old School Square hosts many cultural festivals and events each year, including the Bahamian Festival, Cinco de Mayo, and the Roots Festival.*



*Members of the Dion Kerr Jazz Band, standing in front of a mural painted on the side of the Sol Kitchen restaurant during Art & Jazz on the Avenue.*

# AFFORDABLE HOUSING

In order for the CRA to fulfill its mission to improve the quality of life for Delray Beach, it must focus on where and how people live. Ensuring that Delray Beach residents have access to an adequate supply of affordable and workforce housing opportunities is an important part of that mission. The CRA works toward this goal by developing affordable owner-occupied and rental housing, and by helping residents secure affordable financing.



*More than 170 affordable single-family homes were built for first-time homebuyers through the Renaissance Program. The CRA contributed buildable lots and provided subsidies for moderate-income families.*



*La France Apartments was restored by the CRA in order to provide permanently affordable rental units for low-income seniors.*



*DBCLT homebuyers may choose their lot and home model based on availability and affordability. The Gardenia model, shown above, has 3 bedrooms, 2 bathrooms, and a one-car garage.*



*Atlantic Grove, on West Atlantic Avenue, was a mixed-use project that included ten affordable townhouses.*

**RENAISSANCE PROGRAM** — This program provided home ownership opportunities to more than 170 low- and moderate-income first-time home buyers. Assistance was provided in the form of credit counseling, land acquisition, and down payment subsidies. The program was a collaborative effort between the CRA and the City of Delray Beach, with the Delray Beach Community Development Corporation and the TED Center participating as non-profit partners. The Finance Consortium, a group of private mortgage providers, was used to find affordable financing options for homebuyers. The CRA provided many vacant lots for homes and also provided subsidies to moderate-income homebuyers. The program was in operation until 2006.

**EAGLE'S NEST** — The construction academy at Atlantic High School is offering its students hands-on experience in the building industry. The students will build a three-bedroom house from the ground up, on a lot donated by the City of Delray Beach. The CRA provided a \$150,000 no-interest construction loan for the project, which will be sold as an affordable house to an income-qualified family after construction is complete.

**DELRAY BEACH COMMUNITY LAND TRUST** — The DBCLT is a nonprofit organization that creates permanently affordable housing in our community. The organization purchases and develops housing units, later selling or renting the units to homebuyers and tenants, while retaining ownership of the land underneath the home “in trust” for future generations. The value of the land is removed from the cost of housing, ultimately making rent and mortgage payments more affordable. Additionally, the DBCLT acquires additional subsidies for buyers, bringing the cost of housing to an affordable level for low- and moderate-income buyers. The CRA has been a primary sponsor of the DBCLT, having been instrumental in its creation and establishment as an independent 501(c)(3) organization. As partial fulfillment of its affordable housing mission, the CRA has funded the land trust’s annual operating expenses, has contributed land for housing, and has provided financing for property acquisition and construction.

**LA FRANCE APARTMENTS** — During the segregation era, the La France Hotel was once the only hotel in the City to house African American guests. When the CRA acquired the property in November of 2003, the building was being used as a boarding house and had fallen into disrepair. After holding several dialogue sessions with the community, the consensus was that the most desirable use for the La France would be to renovate it to provide affordable rental units for low-income seniors. Renamed the La France Apartments, the project consisted of the complete renovation of the former hotel and the construction of a new addition to the building. In 2007 a total of 14 affordable rental units were created, including eight efficiency units and six one-bedroom apartments.

**NW 5TH AVENUE** — Two projects are providing affordable housing units on NW 5<sup>th</sup> Avenue. The building located at 133 NW 5<sup>th</sup> Ave. will provide nine newly renovated affordable rental units by the beginning of 2008. An adjacent two-story mixed use property, located at 135 NW 5<sup>th</sup> Avenue, will provide four affordable one-bedroom condominiums when its renovation is complete in 2008. Two ground-floor commercial bays may be used as office or retail space. Together, these projects will help continue the revitalization of Historic 5<sup>th</sup> Avenue by bringing residents and visitors to the area.

# NEIGHBORHOODS

Many people are aware of the impact the CRA's efforts have had on businesses in the downtown area and other parts of the city, but the agency has also invested in the neighborhoods within our community. Most of the CRA District, in fact, consists of residential areas. The CRA has worked to improve these areas as part of an overall effort to make Delray Beach a great place to live, work and play.

**SEACREST/DEL IDA NEIGHBORHOOD** — This neighborhood, located adjacent to the FEC railroad tracks, is a mix of single family homes and multi-family buildings. After facing a decline in the mid-1990's, the CRA and City worked with the residents to develop a plan to stabilize and beautify the area. The plan was funded through a combination of CRA dollars, City funding, and a special assessment district that was created with the support of the residents. The resulting improvements include an attractively landscaped railroad corridor, traffic calming devices, improved drainage along the main roadway, and strategically placed parking areas to replace the pattern of back-out parking along the street. Several property owners and investors also took advantage of the CRA's Duplex Conversion Program, which provided \$10,000 grants to owners who converted duplex structures into owner-occupied single family homes, thereby helping to stabilize the area through home ownership.

**SOUTHWEST NEIGHBORHOOD** — Generally bounded by SW 10<sup>th</sup> Street to the south, Swinton Avenue to the north, I-95 to the west, and W. Atlantic Avenue to the North, the Southwest Neighborhood has been historically one of the most distressed areas in the CRA District. Since the area had long suffered from slum and blight, inadequate infrastructure, poor housing conditions aggravated by high absentee ownership, crime, and a large number of poorly maintained vacant lots, city leaders and citizens agreed that it was time for a change. In 2002 the CRA helped fund the Southwest Area Neighborhood Redevelopment Plan, which now provides a guide for the revitalization and stabilization of the neighborhoods in the area. The CRA has already begun to help fund the implementation of the plan and will continue to support redevelopment efforts in the area.

**CARVER SQUARE** — This subdivision in the Southwest Neighborhood consisted of 20 properties on land that had once served as a dumping site. Many Carver Square homes began to suffer structural damage from cracking walls and sinking foundations when the ground beneath began to settle. When residents asked city leaders for help, the CRA worked to find a solution. The CRA assisted residents by providing relocation grants and down payment funds for replacement housing. After the ground is completely excavated and stabilized, an affordable housing development consisting of 20 single-family homes will be built on the site.

**LA HACIENDA** — The CRA has worked with the residents of this neighborhood, which is along the North Federal Highway corridor, in order 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. Residents and CRA and City staff have reached a general consensus to equip the neighborhood with improved landscaping, neighborhood identification signage, and minor drainage improvements. The CRA has budgeted \$90,000 for the improvements, while the City has contributed staff and other in-kind services to the project. The plan will be implemented in 2008, and is projected to be complete by 2009. In 2007 the CRA and City also created a pocket park on a small section of vacant property for residents in La Hacienda and the adjacent Old Palm Grove subdivision to enjoy.



*These single-family homes (above and below) were once blighted duplexes that were renovated with assistance from the CRA's Duplex Conversion Grant Program.*



*The CRA purchased the structurally damaged homes in Carver Square and provided residents with funds for relocation.*



*Rosemont Park, a pocket park on SW 4<sup>th</sup> Avenue, includes landscaping, benches, and playground equipment. Words like "trust" and "peace" are spelled out in painted tiles along the sidewalk, offering neighborhood children "Words to Live By."*

# HISTORIC PRESERVATION

Historic preservation has been an important component of redevelopment in Delray Beach. The CRA has strived to help business owners and residents preserve historically significant structures and architecture according to their original design. Linking the present to the past can ultimately help our city maintain its village-like charm in the future.



Former home of prominent educator Solomon D. Spady before (above) and after (below) renovations to become the Spady Cultural Heritage museum.



Masonic Lodge Building before (above) and after (below) renovations to become Japanese restaurant "Yama" with assistance from a CRA Historic Facade Grant.



This historic bungalow (below) was slated for demolition when the CRA had it relocated to 24 N. Swinton Avenue.



**SPADY CULTURAL HERITAGE MUSEUM** — The City acquired the property and the CRA contributed \$100,000 toward the costs of converting a former boarding house into a museum of African American history. The CRA also oversaw construction work and administered a total of \$250,000 in state and county grant funds for the project. Expanding & Preserving Our Cultural Heritage (EPOCH), the nonprofit organization that operates the museum, receives annual funds from the CRA to support the museum's operational expenses. In addition, the CRA has budgeted \$75,000 for the future renovation of the historic Munnings Cottage, as part of the Phase II Expansion of Spady Cultural Heritage Complex.

**BANKER'S ROW** — Many of the sixteen historic homes in this neighborhood were slated for demolition in the 1980s due to severe deterioration. In an effort to preserve the area, the City and CRA created a master plan for the area that called for streetscape improvements and flexible zoning to allow the conversion of homes into office and retail space. A special assessment district was established; these funds, along with CRA and City dollars, went toward brick paver sidewalks, lighting, landscaping, the Banker's Row parking lot, and new on-street parking. Today all the homes on Banker's Row have undergone significant renovations and have experienced substantial increases in property values.

**HISTORIC HOMES RELOCATION** — In an effort to enrich the culture of the area and to save historic buildings that may be slated for demolition, the CRA has relocated (or helped fund the relocation of) several historic homes to its district. The current CRA office (1939 Monterey house) and the office building next door (1925 Bungalow) were relocated from West Palm Beach by the CRA to prevent their demolition. The CRA also contributed to the relocation and renovation of the historic homes that currently provide offices and program space for the Delray Beach Historical Society.

**OLD SCHOOL SQUARE** — This city-owned historic elementary and high school campus was converted into a cultural arts center in the early 1990s. The CRA helped to retire \$300,000 of debt used to renovate the facility's three historic structures. In 2006 the CRA acquired property for the 1.5-acre expansion of the campus and contributed \$6.5 million toward a public parking garage on the site. Today Old School Square serves as an anchor for downtown Delray Beach with a theatre, museum and gift shop, outdoor entertainment pavilion, gymnasium, and classrooms that host many cultural events and community activities. The CRA provides additional support by contributing annual operating funds.

**WEST SETTLER'S DISTRICT** — The CRA has established grant and loan programs to help property owners in this historic African-American neighborhood to rehabilitate their homes and preserve the historical integrity of the structures. The West Settler's Advisory Board, established by the CRA, makes recommendations regarding historic preservation in the district, and encourages culture and vitality. Today, seventeen structures have been determined to contribute to the historical significance of the district.

**HISTORIC PRESERVATION GUIDELINES** — The CRA collaborated with the City and a private consultant to fund the creation of a set of guidelines and recommended approaches for additions, alterations, and new construction in the city's five historic districts. The guidelines are designed to help preserve the character of each district with future development.

# PARKING & TRANSPORTATION

Adequate public parking and transportation alternatives are essential components of any downtown. An adequate supply of accessible, safe, and physically attractive parking spaces is vital to the success of the businesses and shops located in Downtown Delray Beach. The CRA has invested a significant amount of resources to improve existing parking areas, create new spaces, add on-street parking, and to provide downtown parking garages.

**CITYWIDE PARKING** — Since its creation, the CRA has invested \$2.3 million beautifying downtown parking lots and providing safe, attractive parking areas in close proximity to downtown shops. The CRA created and/or improved more than 250 surface parking spaces and added landscaping and lighting in existing lots. The CRA also 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 county courthouse and south of the Delray Beach Public Library. The garage is generally available for special event parking and public parking on weekends. The CRA also acquired property just east of the Old School Square campus for a 528-space public parking garage and contributed an additional \$6.5 million toward construction costs. In 2007, the 202-space garage associated with the Worthing Place development was completed. These garages have provided much needed parking relief for merchants, visitors and residents in the Downtown area, including patrons of the Old School Square Cultural Arts Center, which hosts many performing and fine arts exhibitions, festivals, and other special events.

**PARKING MANAGEMENT ADVISORY BOARD** — Originally organized by the CRA in 1992 as the Parking Management Team, this eleven-member board makes recommendations to the City Commission on issues regarding planning, financing, developing, constructing, operating, and maintaining parking facilities in the downtown area. The CRA also funds the Parking Manager position at the City to provide staff assistance to the board and handle issues related to parking.

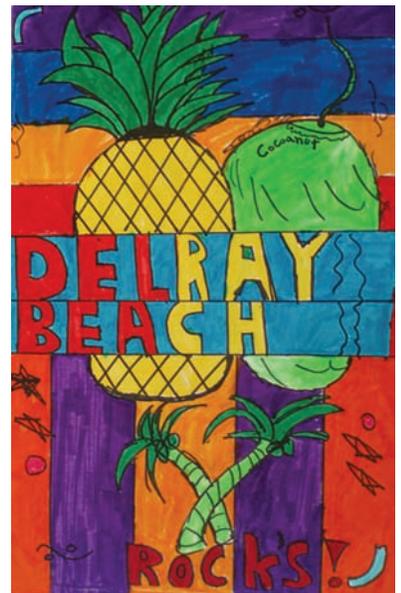
**DOWNTOWN BYPASS CONVERSION** — In order to improve mobility throughout the downtown area, the Downtown Master Plan called for the conversion of the downtown bypass system, comprised of a pair of one-way streets, to support two-way traffic. The project has involved an upgrade of water and drainage systems,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

**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 paid a total of \$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 accessible to the disabled. Public art features are also being added to some of the shelters, lending further aesthetic features to the structures.

**DOWNTOWN ROUNDABOUT** — This free downtown shuttle service was made available to residents and visitors in 2006. The shuttle has two routes, one of which takes riders from the Delray Library to the beach, along Atlantic Avenue. The second route picks up and drops off riders at the Tri-Rail station, providing free transportation through the downtown area, all the way to the beach. The shuttle is jointly funded by the City of Delray Beach and the CRA, as well as through a Palm Beach County grant.



*The public parking garage behind the Delray Public Library is used for special event parking during major events.*



*An art component was added to the bus shelter on Swinton Avenue. More art features will be installed in bus shelters around the city on a trial basis.*



*The public parking garage at Old School Square, completed in November 2007. An adjacent parking lot will be converted into an attractive downtown park.*



The mission of the Delray Beach Community Redevelopment Agency is to foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

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