



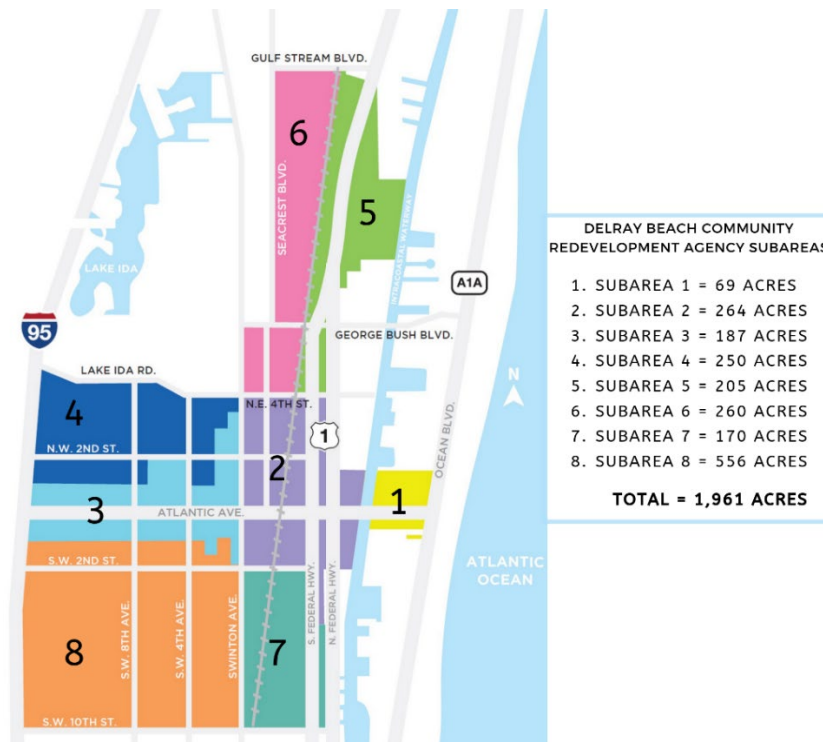
Delray Beach Community Redevelopment Agency

Work Plan- Fiscal Year 2019-2020

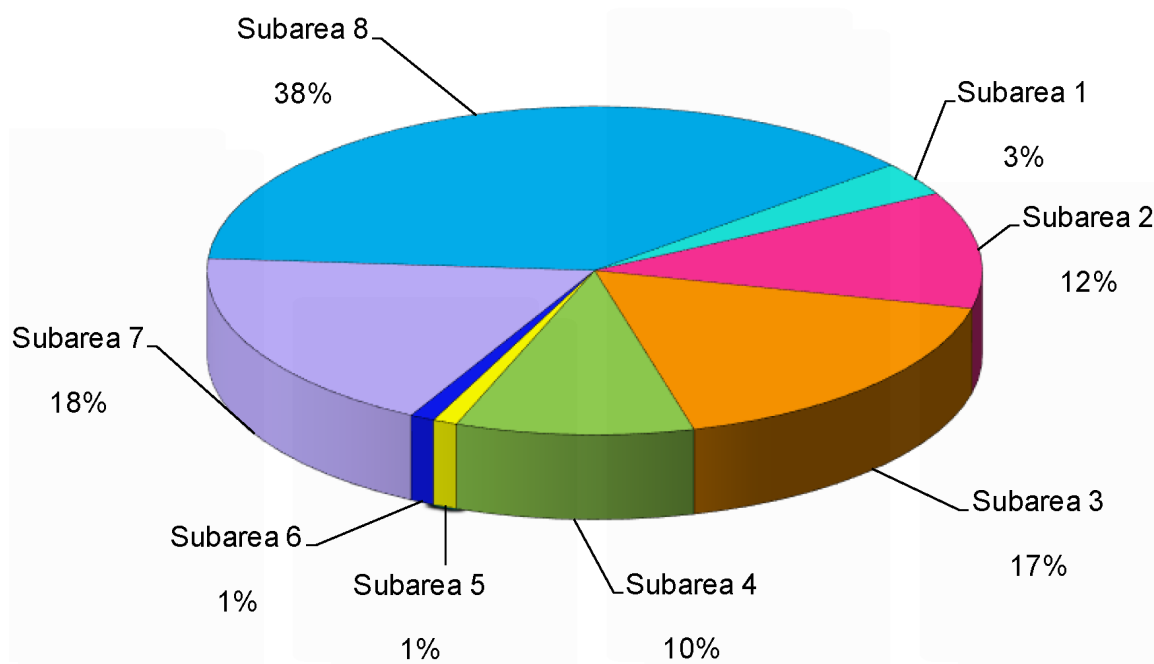
Overall redevelopment strategies of both the Delray Beach Community Redevelopment Agency and the City of Delray Beach are embodied within the projects and programs, which are outlined in the adopted Community Redevelopment Plan. These projects and programs are designed to solve underlying problems which have a blighting influence on the Community Redevelopment Area, satisfy basic needs of the populace and/or take advantage of opportunities for economic, social or aesthetic improvement. This Work Plan is provided in conjunction with the CRA board's adoption of the budget for Fiscal Year 2019-20 and provides a description of the major projects and initiatives that are to be addressed in the next twelve months (October 1, 2019 through September 30, 2020). The four-digit number in the project title corresponds with the General Ledger (GL) number in the CRA budget.

Mission

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.



CRA FY 2019-2020 Budgeted Subarea Expenses



<u>Overview of Projects by CRA Sub-Area</u>	
<u>Sub-Area 1</u> N/A	<u>Sub-Area 5</u> N/A
<u>Sub-Area 2</u> <ul style="list-style-type: none"> NE 3rd Street/NE 3rd Avenue Alley Improvements 	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> SW 600-800 W. Atlantic Avenue Development NW 600 Block Redevelopment 98 NW 5th Avenue Rehabilitation 95 SW 5th Avenue Development 	<u>Sub-Area 7</u> <ul style="list-style-type: none"> Osceola Park Neighborhood Imp. (CIP)
<u>Sub-Area 4</u> <ul style="list-style-type: none"> Pompey Park Master Plan (CIP) NW Neighborhood Improvements (CIP) 	<u>Sub-Area 8</u> <ul style="list-style-type: none"> SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue (CIP) SW Neighborhood Alleys (CIP) Merritt Park Playground (CIP) Corey Isle Workforce Housing Carver Square Workforce Housing
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-3</u> <ul style="list-style-type: none"> Connect Delray Beach – Downtown Connect 	<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> Connect Delray Beach - Freebee Wayfinding Signage

Infrastructure

5351 Roadway Reconstruction (SW Neighborhood)

CRA funding: \$9,000,000

SW 3rd Court, SE 4th Street, SW 6th Street, and SW 7th Avenue

The goal of this project is to design a project that will reconstruct and retrofit the existing public infrastructure to meet the needs of area residents, businesses and visitors. The primary components of the project include: resurfacing or reconstruction of 1.6 miles of roadway; construction of 1.0 miles of new permeable pavement alleyways; rehabilitation of the existing potable water, sanitary and storm sewer systems; improve area drainage and landscaped parkways; improve landscaping; install reclaimed water main improvements; improve sidewalk deficiencies (fill in gaps and replace trip hazards) meeting ADA standards; and, analyze and improve the area's street lighting (LED) along the roadways in the project area and add lighting (LED) along the alleys in the project area; and relocation of existing power poles as needed.

Project Website: <http://sw4thstreet.com/>

5361 SW Neighborhood Alleys & Watermain

CRA funding: \$930,000

13th Ave (mid SW 2&3 St), W-SW 10th Ave (mid SW 1st & SW 3rd St)

The sidewalk, watermain, and alleyway improvements of alleys at 13th Avenue (mid SW 2 & 3 St), W-SW 10th Avenue (mid SW 1 & SW 3 St) in the Northwest and Southwest Neighborhoods have been prioritized by both the CRA Board and City Commission. Funding in FY 2016-17 was for the design of five (5) unimproved alleys located between SW 1st Street and SW 4th Street, within the blocks between SW 10th and 12th Avenues, and south of SE 2nd Street, between SW 13th and 14th Avenues, and includes installation of new water main on SW 10th Avenue, between SW 3rd and 4th Streets. In FY 2017-18, funding was provided for two (2) alleys and the water main. Funding in FY 2019-20 is for construction of the remaining three (3) alleys and water main improvements.

5510 Osceola Park Neighborhood Improvements

CRA funding: \$6,700,000

The goal of this project is to design a project that will reconstruct and retrofit the neighborhood's existing public infrastructure to meet the needs of area residents, businesses and visitors. The primary components of the project include; resurfacing or reconstruction of 3.9 miles of roadway; construction of 1.2 miles of new permeable pavement alleyways; complete temporary traffic calming "pilot projects" and seek neighborhood input for permanent use; reestablish the existing potable water, sanitary and storm sewer systems as new; improve area drainage and landscaped parkways; improve sidewalk deficiencies (fill in gaps and replace trip hazards); improve landscaping; analyze and improve the area's street lighting; relocation of existing power poles as needed.

Project Website: <http://osceolaparkproject.com/>

5661 Pompey Park Construction Documents**CRA funding: \$2,500,000**

The Pompey Park master plan was developed in collaboration of the City Parks and Recreation Department, City & CRA Staff, and community stakeholders. It is meant to provide an evaluation framework for the appropriate redevelopment selection that can embody the goals and aspirations set forth in the Campus Pre-Design Study & Master Plan. Community participants actively contributed as part of the development process through the first two phases. The 14-acre site bounded by NW 13th Avenue on the west, NW 2nd Street on the south, NW 10th Avenue on the east and NW 3rd Street on the north, has a rich community history that serves a strong role as a community town square. It supports sports, family, politics and many of seasonal community activities find common ground. While the City is currently in the process of updating the Parks Master Plan, they previously identified the need to address deferred maintenance as well as improvements that are necessary to the Pompey Park facility including the reconstruction of the swimming pool and possibly reconstruction of the community center. Funding in FY 2019-20 is for the preparation of construction drawings for Pompey Park.

**5251 NE 3rd Street/NE 3rd Avenue Alley Improvements****CRA funding: \$1,000,000**

The Pineapple Grove Arts District continues to transform; however additional improvements are necessary in portions of the District, especially the NE 3rd Avenue light industrial area. The Pineapple Grove Neighborhood Plan calls for pedestrian-oriented development and improvements, and additional public parking. In 2010, the CRA completed the construction of a new parking lot on NE 3rd Avenue to supplement parking for area businesses and also acquired two properties: the warehouse building at 313 NE 3rd Street for conversion to an Arts/Business

Incubator, and a blighted parking lot at 362 NE 3rd Avenue. The improvements to the parking lot at 362 NE 3rd Avenue have been completed. Conversion of the CRA-owned warehouse (Arts Warehouse) was completed in 2017. The proposed streetscape improvements along NE 3rd Street, NE 3rd Avenue and the alleyway will provide safe, well-lighted pedestrian connections to the public parking areas and to area businesses and include water, sewer and drainage upgrades. Construction drawings and bid documents have been completed. Funding in FY 2019-20 is for construction of the improvements.

5123 NW Neighborhood Improvements

CRA funding in FY 18-19: \$1,590,860

In 2018, the City issued a Request for Qualifications for the development of design drawings and associated support services for roadway improvements in the NW Neighborhood, including milling and resurfacing the roadway, drainage and watermain improvements, landscaping, and improving the lighting (LED). The project was awarded and funded in FY 2018-19 and the design services will be ongoing through FY 2019-20.

5123 Merritt Park Playground

CRA funding in FY 18-19: \$198,447.36

Merritt Park is located in the SW Neighborhood at SW 3rd and 4th Street and SW 2nd and 3rd Avenue and includes athletic fields, basketball courts, open areas, playground and restrooms. The CRA provided funding for the design and construction of improvements to the park, which were completed in March 2017. The improvements included: sod replacement on playing surfaces, irrigation system upgrades, upgraded restrooms and installation of additional parking. Funding in FY 18-19 was for new playground equipment, surfacing, shade structure, and installation. This project was awarded in FY 2018-19 and will be ongoing through FY 2019-20.



Affordable Housing

6621 Carver Square Workforce Housing Construction

CRA funding: \$1,000,000

The CRA is in the process of preparing architectural designs for 2-acre CRA-owned Carver Square development bounded by SW 2nd Court to the North, SW 3rd Street to the South, SW 7th Avenue to the East, and SW 8th Avenue to the West. The CRA intends to develop 20 single family workforce housing homes on the site as follows:

- 4 prototypes with 2 options on material façade elements-elevations:
 - 2 story models
 - 4 bedroom/3 or 2.5 bathrooms
 - 3 bedroom/2.5 bathrooms
 - 1 story models
 - 4 bedroom/2 bathrooms
 - 3 bedroom/2 bathrooms
- Each home will include a garage



6622 Corey Isle Workforce Housing Construction**CRA funding: \$2,900,000**

The Delray Beach Community Land Trust, Inc. will be building ten (10) workforce housing homes at what we call Corey Isle. These homes will be built at the west side of SW 7th Avenue, between SW 3rd and 4th Streets, and a property located at 238 SW 6th Avenue.

- 2 prototypes with 3 options on material façade elements-elevations:
 - 2 story model
 - 4 bedroom/3 or 2.5 bathrooms
 - 1 story model
 - 3 bedroom/2 bathrooms
- Each home will include a garage



Commercial Development for Affordable Office Space

5123 NW 600 Block Redevelopment

CRA funding: \$200,000

- **CRA Development**

CRA Staff is analyzing the feasibility of developing a commercial office area with affordable rental rates at the CRA owned parcels located on NW 6th Avenue and NW 7th Avenue based on City of Delray Beach land use and zoning code regulations. It is anticipated the buildings will be 1 or 2 stories Florida Vernacular style that would be used for office/retail/restaurant or similar type uses with pedestrian connectivity. The Grand Bahamas Professional Park is to be used as an example for this project.

In FY 2018-19, the CRA hired an architect to prepare conceptual designs and funding in FY 2019-20 is for preparation of construction documents.



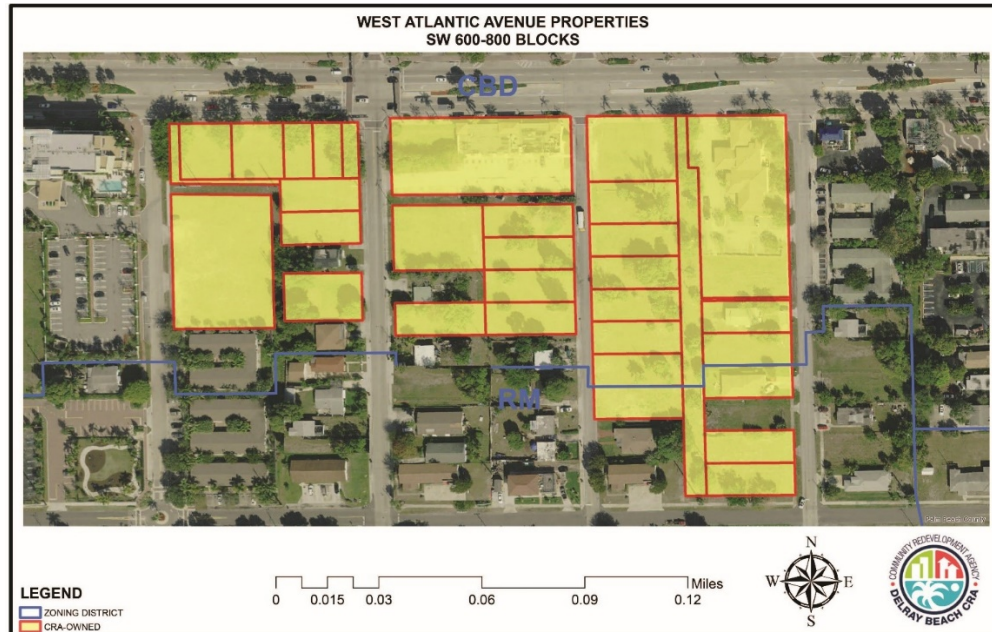
- **Hatcher Construction**

In FY 2018-19, the Board approved a Ground Lease Agreement with a local business, Hatcher Construction & Development, Inc., owned by my Delray-native Mr. William Hatcher. They will build offices at 20 and 26 NW 6th Avenue. By using two CRA Incentive Programs, the Land Value Investment Program and the Development Infrastructure Assistance Program, Hatcher plans to develop a 6,000 square foot building, of which Hatcher will occupy 2,000 square feet and the remaining space will be used as rental space for retail businesses or office space for a small business or non-profit organizations. In addition, 25% of the leasable floor area will be offered at a discounted rate over a seven-year period. This project provides an opportunity for a local small business owner to participate in the redevelopment effort and provide a permanent business location within the West Atlantic Corridor, while providing space for other local small businesses.

This project is ongoing through FY 2019-20.

SW 600 – 800 Blocks of West Atlantic Avenue

On January 29, 2019, the CRA Board selected BH3 Management, LLC as the top ranked proposer to develop a mixed-use development on the CRA-owned properties at SW 600-800 Blocks West Atlantic Avenue. This project is in the development phase.



Below is a description of the project proposed by BH3:

- Retail/Food & Beverage: 43,300 Square Feet
- Grocery: 33,000 Square Feet at the 600 Block of W. Atlantic Avenue
- Office: 21,600 Square Feet
- Public Open Space including Frog Alley: 32,000 Square Feet
- Residential: 165 Rental Units (plus pool and amenities) (18 units Workforce Housing offsite; 12 units Workforce Housing onsite)
- Parking: 2 Structured Parking Facilities and 1 Surface Lot (including public parking spaces)
- Living Wages for Skilled & Unskilled Construction Laborers & health benefits
- Local Hiring during Construction
- Relocation Plan for Existing Commercial Tenants at 700 W. Atlantic Ave.

6216 95 SW 5th Avenue Construction**CRA funding: \$1,600,000**

The CRA currently owns 95 SW 5th Avenue, a 7,125 square foot lot located in the Historic 5th Avenue business corridor. In 2010, the CRA developed a 7-space public parking lot on the east portion of the Property. The west portion of the Property fronting SW 5th Avenue is vacant, in anticipation of constructing a commercial building on the property in the future.

To encourage economic development and activate Historic 5th Avenue via the Focus on 5th initiatives, in FY 2018-19 the CRA hired an architect prepare drawings to develop a commercial building on the vacant portion of the Property.

Funding in FY 2019-20 is for construction of the commercial building.

**6217 98 NW 5th Avenue Renovation****CRA funding: \$1,300,000**

At the June 11, 2018 CRA Board Meeting, the Board approved the purchase of 98 NW 5th Avenue, a 7,076 sq. ft. mixed use commercial building (built in 1972) with four (4) two-bedroom, one-bath apartment units on the second floor, 750 sq. ft. of commercial space on the first floor, and ground level parking garage. In FY 2018-19, the CRA hired an architect to prepare architectural drawings to convert the property into co-working and affordable commercial space for small businesses on the first and second floor.

Funding in FY 2019-20 is for the renovation project.



Other Projects/Initiatives

5230 Connect Delray Beach

CRA funding: \$1,400,000

- **Downtown Connect**

First Transit, the current provider of the fixed-route service, has vehicles in place and will be providing a modified route throughout the downtown core between Swinton Avenue and East Fourth Avenue to alleviate traffic. Riders of this fixed-route can also track the vehicles through the Freebee app.



- **Freebee**

Through Connect Delray Beach, the CRA is offering an on-demand transportation service pilot program that will service the CRA district. Freebee, a South Florida-based electric transportation company, will provide the service with GEM (Global Electric Motorcars), which are low-speed, battery-electric vehicles. Guests can request a ride through the Freebee app anywhere in the downtown CRA service area, which includes most locations East of I-95 to A1A, and Gulfstream Blvd to SW 10th Street.



5236 Wayfinding Signage – Fabrication & Installation**CRA funding: \$1,000,000**

Funding for this project will involve a new wayfinding signage design and implementation throughout the CRA District. Updating the existing wayfinding signage system was identified in the 2010 Parking Management Plan and more recently the Downtown Shopability Study. The current wayfinding signage was implemented in 2000 and needs upgrading to accommodate the continued transformation of the Delray Beach community as well as improving transportation and mobility initiatives.

Funding in FY 2019-20 is for fabrication & installation of the signage system.

**5610 Land Acquisition****CRA funding: \$500,000**

A major component of the Community Redevelopment Plan is site acquisition, assembly and resale for redevelopment. The Plan states the CRA may also acquire property for construction of centralized parking facilities to service the surrounding areas; the parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both. The Community Redevelopment Plan contains the Land Acquisition Maps for the overall area, and maps of specific blocks that were identified as priorities for redevelopment purposes.

7300 Grant Programs**CRA funding: \$300,000**

Rent Subsidy: This program assists new businesses by offsetting operating costs during the critical first year of operation. The program offers up to 12 months of rent assistance to businesses in the CRA District, during the first 18 months of operation in Delray beach. The maximum grant award is \$6,000, paid in equal monthly installments of \$500/month.

Paint-up & Signage: This program was established by the CRA to encourage existing building owners or operators to improve the exterior of their buildings through a new coat of paint and signage. It offers a 50% matching grant for the cost of exterior painting, pressure-cleaning and signage expenses for existing commercial and multi-family properties throughout the CRA District. The maximum grant award is \$5,000, and funding assistance is limited to a maximum of \$5,000 per applicant per year.

Project Consultancy & Design Services: This was established as a tool to help guide individuals through the design and development process for commercial property development projects. The program seeks to foster new and retained business activity by offering one-on-one consultations with a design professional to explore a project's scope, space planning, general design elements, preliminary project costs, and anticipated City development services. It also offers design services

and building permit expediting assistance to businesses with current leases, in good standing, who are actively working toward site plan approval or building permit issuance.

Site Development Assistance: This program offers a partial reimbursement for a variety of interior and exterior improvements to commercial and multi-family buildings in the CRA District. The program supports improvement projects that improve aesthetics, enhance property values and support increased business activity through property upgrades and expansions. Award amount depends on location of business within CRA District.

7305 Curb Appeal Residential Improvement Program

CRA funding: \$150,000

The Curb Appeal Residential Improvement Program, created in 2007, offers up to \$15,000 to make minor structural and cosmetic exterior improvements to single-family homes and duplexes in the Northwest and Southwest Neighborhoods in the CRA District. The goal is to help eliminate slum and blighted conditions. The program covers the cost of minor exterior property improvements, which can improve the aesthetics of a residential dwelling and increase property value. Funding is available at two levels – full grants cover 100% of project costs (up to \$10,000 per structure), while matching grants cover 50% of project costs (up to \$10,000 per structure).

Eligible costs include: exterior painting & pressure cleaning, replace missing or rotten siding, landscaping & irrigation, driveway repair, new house numbers, mailbox replacement, and roof repair or replacement.

Funding in FY 2019-20 has been increased from \$75,000 to \$150,000.

Renovation of Historic Home (215 NE 7th Avenue to 20 N. Swinton Avenue)

The CRA will be relocating a historic home located on 215 NE 7th Avenue to 20 Swinton Avenue where the CRA office is currently located. This historic home is a single-family residence constructed in 1939 and designed by Samuel Ogren, the City's first registered architect. The Monterrey architectural style home is approximately 2,800 square feet. Funding in FY 2019-20 is to complete the relocation process and renovate the home to extend the CRA's office.

