95 SW 5TH AVE PROJECT UPDATE
95 SW 5th Avenue

- The vacant property is located in the Southwest Neighborhood.

- The CRA purchased the property and entered into a Work Assignment with Song and Associates Architects to design the property for office use.

- The design documents are being prepared for submittal to the Delray Beach Development Services Technical Advisory Committee Review.

- Once approved and construction is complete, the final product will consist of a 7,508 SF two-story building to be used for affordable rental rate office space on the first and second floor.

- This project will provide the neighborhood with affordable office space and activate the area and spur additional development.
95 SW 5th Avenue

Looking North on SW 5th Avenue

Looking West from Subject Property
Looking Southeast on SW 5th Avenue

Looking South on SW 5th Avenue
The Masonry Modern style of architecture is defined by its rational load-bearing construction technique, its system of punched openings, and its limited ornament.

Stucco is the prevalent building finish.

Stone and wood details are used to soften the stark modern forms of the building mass.
Architectural Precedents

*Fairfield Inn & Suites, Atlantic Avenue, Delray Beach*

*198 NE 6th Ave, Delray Beach*
Architectural Precedents

Rendering for proposed mixed-use building (iPic theater), Delray Beach

Rendering for 110 East Atlantic, Delray Beach
ARCHITECTURAL RENDERINGS

SITE PLAN APPROVAL

1545 Centrepark Drive
Northwest
Palm Beach, Florida
33401

AA - 0003165
IB - 0001095

Telephone:
561-655-2423

Fax:
561-655-1482

DELRAY BEACH CRA DEVELOPMENT

95 SW 5TH AVE,
DELRAY BEACH, FL
33483

SOUTH WEST VIEW 01
SOUTH EAST VIEW 02
SOUTH EAST VIEW 02
NORTH EAST VIEW 03
NORTH WEST VIEW 04
NORTH WEST VIEW 04
Suite A Lease Area: 1,364 sf

Gross Enclosed Area: 2,549 sf
Covered Parking Area: 2,501 sf
Covered Porch Area: 183 sf

Gross Building Area: 7,782 sf
Suite B Lease Area: 1,548 sf
Suite C Lease Area: 2,417 sf
Gross Enclosed Area: 5,233 sf
Gross Building Area: 7,782 sf
98 NW 5th AVE PROJECT UPDATE
98 NW 5th Avenue

• The existing two-story building is located in the Northwest Neighborhood. Originally, the building was designed as an apartment building with covered parking on the first floor and apartments on the second floor.

• The CRA purchased the property and entered into a Work Assignment with Synalovski Romanik Saye Architects to redesign the existing building for office and retail use.

• The design documents are going through the Delray Beach Development Services Technical Advisory Committee Review.

• Once approved and the interior/exterior renovation is complete, the final product will consist of a 7,903 SF two-story building to be used for affordable rental rate retail space on the first floor and a co-working office space on the second floor.

• This project will provide the neighborhood with affordable office and retail space and activate the area and spur additional development.
RECEPTION – TAG 1

LACASSE – RECEPTION DESK

SOURCE - BEYOND LOUNGE CHAIR (OPTION #1)

SOURCE - CRISSCROSS LOUNGE CHAIR (OPTION #2)
HOT DESK – TAG 11 & 2 (OPTION#1)

- Haworth Lockers 36"W x 39"H
- OFS - Bendz Pull Up Table
- Source Int - LT Pull Up Table
- OFS - Rowen Sofa
- OFS - Kinctra Coffee Table
- OFS - Lona Lounge Chair
- OFS - Wyre Side Table
HOT DESK – TAG 11 & 5 (OPTION #1)

KEY PLAN

SOURCE INT – CACHE BAR STOOL
OPTION#1

OFS – ROWEN SOFA WITH ROO COFFEE TABLE

OFS – BISTRO BAR STOOL
OPTION#2

SPEC – ENDZONE HIGH TOP TABLE

ID-3
VIDEO CONFERENCE #1 & 2 – TAG 7

DFS – FLEXXY STOOL
OPTION#1

HAWORTH – FLEXXY STOOL
OPTION#2

HAWORTH – MARKER BOARD TOP D-SHAPE TOP

ID-4
GREAT CONFERENCE ROOM – TAG 3

OFS – FLEXXY CONFERENCE CHAIR
OPTION#1

HAWORTH – VERY CONFERENCE CHAIR
OPTION#2

KEILHAUER – ORIGIN CONFERENCE CHAIR
OPTION#3

LAGASSE – QUORUM CONFERENCE TABLE

ID-5
DEDICATED DESK – TAG 6

HAWORTH – VERY TASK CHAIR

HAWORTH – INTUITY BENCHING

HAWORTH – X SERIESMOBILE PEDESTAL

ID-6
OFFICE SUITE #3

HAWORTH – VERY TASK CHAIR

SOURCE – MARTINI CHAIR

LACASSE – NEX L SHAPE DESK

ID-9
Osceola Park

Community Redevelopment Area (CRA)

- Osceola Park Neighborhood is a sub-area within the CRA

- Development & Redevelopment is guided by Redevelopment Plan
What Has Been Done So Far?

• CRA originally designated in 1985
• Osceola Park Redevelopment Plan – 2004
  • Prepared by Treasure Coast Regional Planning Council
• Community Redevelopment Plan Update – 2014
  • Includes Osceola Park as a sub-area
• Community Based Master Plan – 2016
  • Prepared by community members
• Osceola Park Improvement Project – 2018/19
• Osceola Park Sub-Area Plan Update
Plan Review Process

• Two public consensus meetings
  – November 8, 2018
  – March 14, 2019

• Five priorities outlined in the Plan
  – Neighborhood Identity and Character;
  – Property Investment and Business Development;
  – Creating a Sustainable Neighborhood;
  – Creation of a Conservation District, and
  – Streetscape and Beautification

• Public Meeting August 26, 2019
  – Review of Final Draft Plan

• Planning & Zoning Board October 21, 2019
What Do You Want to See?
(November 8, 2018 Meeting)
Create a vibrant and artistic neighborhood with a strong identity, sense of history and community.

Strategy 1.1: Preserve the single-family neighborhood and encourage owner-occupied homes

Strategy 1.2: Neighborhood identification, entryway features, and beautification

Strategy 1.3: Community gathering spaces

Strategy 1.4: Emphasize art
Encourage adaptive reuse and infill development within and around the neighborhood while respecting the single-family character in the heart of the community.

**Strategy 2.1:** Create opportunities for new commercial redevelopment and adaptive reuse in the neighborhood (SE 2nd Avenue & SE 5th Avenue)

**Strategy 2.2:** Branding and marketing the SE 2nd Avenue commercial area

**Strategy 2.3:** Create a transition between the single-family area from the more intense commercial and industrial uses

**Strategy 2.4:** Diversify the types of commercial uses in the neighborhood to appeal to a wider demographic
Priority 3 Creating a Sustainable Neighborhood

Invest in sustainable infrastructure improvements and education that address stormwater, native plant materials, and reduce the carbon footprint of the neighborhood.

Strategy 3.1: Create a sustainable neighborhood

Strategy 3.2: Reduce carbon footprint in residences and businesses

Strategy 3.3: Installation of natural gas lines for energy-efficient appliances

Strategy 3.4: Improving resident safety
Priority 4 Creation of a Conservation District

Improvements to private and public properties will improve the aesthetic and property values in the neighborhood.

Strategy 4.1: Explore a conservation district or heritage district

Strategy 4.2: Acquire historic markers or signage for individual properties
Evaluate the creation of a Local Conservation District to assist in preserving the neighborhood’s sense of place.

Strategy 5.1: Allow for bioswales in the swales and medians

Strategy 5.2: Revise fencing regulations for Osceola Park in the front yards of residential properties

Strategy 5.3: Improve the appearance along the F.E.C. Railroad right-of-way

Strategy 5.4: Re-evaluate street lighting throughout the neighborhood

Strategy 5.5: Improve residential and commercial building appearance as an indicator of beautification

Strategy 5.6: Address repetitive code violations

Strategy 5.7: Allow for more parking off-street

Strategy 5.8: Address litter in the streets
PRIORITY 1: NEIGHBORHOOD IDENTITY & CHARACTER

Create a vibrant and artistic neighborhood with a strong identity, sense of history and community.

STRATEGY SPOTLIGHT
EXPERIENCING LOCAL ART AND CULTURE

FAT Village Art Walk, Fort Lauderdale, FL

ArtWalk Last Saturdays is an event in the FAT Village Arts District in Fort Lauderdale where local artists, artisans, and food vendors exhibit and sell their work. The event is held on the final Saturday of every month, bringing a consistent and vibrant community event with economic activity.

GETTING STARTED IN OSECOLA PARK...

The first step in implementing an ArtWalk in the neighborhood would be to map the existing Art in the Alley locations with the neighborhood group providing the program locations. The CRA could create the map, marketing materials, and host information about the program on their website. This program could be further highlighted with an arts and/or food festival at Currie Commons Park. The neighborhood in conjunction with the CRA could plan and advertise the event with the neighborhood group providing art walking tours from the park.

STRATEGY 1.1: PRESERVE THE SINGLE-FAMILY NEIGHBORHOOD AND ENCOURAGE OWNER-OCCUPIED HOMES

ACTION ITEMS:
1. Maintain the single-family land use designation
   ▶ Alternatives such as townhomes were considered, but the majority of the neighborhood favored single-family
2. Homeownership workshops
3. Façade or renovation grants
4. Support neighborhood group events and meetings
   ▶ Provide meeting facilities
   ▶ Advertise for neighborhood meetings, including posting on CRA or City webpage
   ▶ Provide staff facilitation of meetings upon request
5. Improve neighborhood appearance with investments in landscaping and public art

STRATEGY 1.2: NEIGHBORHOOD IDENTIFICATION, ENTRYWAY FEATURES, AND BEAUTIFICATION

ACTION ITEMS:
1. Add signage at the main neighborhood entry points, particularly SE 5th Street that identifies the neighborhood and its historic past
2. Identify key locations throughout the neighborhood for public landscaping improvements and provide landscaping:
   ▶ SE 5th Street median
   ▶ Along the F.E.C. railroad corridor at the end of residential streets
3. Add public art in the neighborhood entry areas, along the F.E.C. railroad corridor, and in Currie Commons Park

STRATEGY SPOTLIGHT
DOWNTOWN BOCA RATON PAVEMENT SIGNAGE

Boca Raton, FL

Boca Raton has installed directional signage on the sidewalks of its downtown to guide visitors. The signs are vinyl decals affixed to the pavement to promote Boca Raton attractions. The location to these locales are indicated by an arrow and distance in feet. The decals will be part of a broader wayfinding system for Downtown Boca Raton.

GETTING STARTED IN OSECOLA PARK...

Pavement signage is a creative nontraditional form of signage that would work well with the artistic character of Osceola Park. This signage could be used for general wayfinding and to highlight the historic significance of the residential and commercial areas. To get started, the CRA could determine the most important areas and provide wayfinding signage that emphasizes the artistic and historic character of the neighborhood. Signage should also be effective at providing wayfinding and highlighting the Caribbean heritage of the business district along the F.E.C. railroad corridor within the neighborhood.
Thank You
CRA Plan Update

• CRA entered into agreement with TCRPC August 2019

• Project Scope includes:
  • Commissioner/staff interview process (ongoing)
  • Document/date review
  • Public Workshops
  • Re-write/update to the CRA Plan
Initial Observations

- Consider re-organizing document to place emphasis on Sub-Areas.

Creating a sustainable downtown, encouraging economic growth.
Initial Observations

- Consider re-organizing document to place emphasis on Sub-Areas.

Improving the quality of life for residents and visitors.
Initial Observations

• Ensure recent City/CRA efforts are reflected in the CRA Plan Update (i.e. code revisions)
# Anticipated Schedule

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<th>January</th>
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<td>Public Outreach meeting for (2/26 and 3/4) @ Arts Warehouse and Pompey Park</td>
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Growing our own local businesses.
Thank you