

EXHIBIT C – EXCERPTS FROM THE WEST ATLANTIC MASTER PLAN

WEST ATLANTIC MASTER PLAN (2020)



05 PLACEMAKING

Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being. The Plan recommends streetscape improvements, urban design and connections to the destinations within the West Atlantic neighborhoods.



Existing West Atlantic Avenue



Proposed reconfiguration at West Atlantic Avenue



EXISTING RETAIL/ COMMERCIAL



PROPOSED RETAIL/ COMMERCIAL



06 STRATEGIC INVESTMENTS

The West Atlantic Master Plan (2020) recommends projects intended to have the greatest impact on residents. These include physical improvements that have multi-tiered benefits – access to affordable housing, neighborhood pride, increase homeownership rate, etc. Recommend investments are:

- Create master plan to develop the Village Center Community campus that meets the needs of residents – education, professional development, wellness and leisure for all ages.
- Release all CRA and City owned single-family lots within the neighborhoods to develop new housing.
- Redesign Atlantic Avenue to function as intended in the West Atlantic Avenue Redevelopment Plan.



1. West Atlantic Avenue

"West Atlantic Avenue is a gateway to employment opportunities. A safe, clean, well-landscaped environment, has a thriving historic and cultural area. West Atlantic Avenue is a beautifully landscaped strip with a combination of business and residential development. West Atlantic Avenue encourages pedestrian traffic, provides entertainment and parks for children, with businesses that support immediate residents' needs and the City of Delray Beach."

– West Atlantic Avenue Vision Plan (2003).

Presently, West Atlantic Avenue is the major roadway within the Plan area and runs west to east through the center of the community from I-95 to Swinton Avenue. As a five-lane roadway with four through lanes and one turn lane, and on-street parking on the north and south side, the avenue functions more as an automobile-oriented through corridor. The Avenue has been improved with wide a tree-lined median. The sidewalks along the Avenue have also been improved with wider sidewalks, pavers and street trees. A major gateway feature at I-95 was added that includes public art and green space.



Existing West Atlantic View towards I95 | Source: Google Street View



Existing West Atlantic View towards Swinton Avenue | Source: Google Street View



Proposed Plan of Redevelopment Projects along W Atlantic Av.



Proposed Plan of Redevelopment Projects along W Atlantic Av.



EXISTING CRA REDEVELOPMENT SITES ON WEST ATLANTIC AVENUE



PROPOSED REDEVELOPMENT OF CRA OWNED PROPERTIES ALONG WEST ATLANTIC AVENUE



EXISTING CARVER SQUARE



PROPOSED REDEVELOPMENT: CARVER SQUARE