



Cover Memorandum/Staff Report

File #: 18-1183 CRA

Agenda Date: 9/29/2022

Item #: 8B.

TO: CRA Board of Commissioners
FROM: Ivan Cabrera, AICP, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: September 29, 2022

UPDATE AND DISCUSSION - NW 800 BLOCK REDEVELOPMENT PROJECT

Recommended Action:

Update and discuss the Proposed Final Conceptual Design, and an Informational Report including: Feasibility Cost Analysis, City Application and Permitting Process, and Infrastructure Requirements for the Redevelopment Project located on the NW 800 Block of West Atlantic Avenue.

Background:

The Redevelopment Project located on the NW 800 Block of West Atlantic Avenue ("Project") is included in the CRA's Budget & Work Plan for Fiscal Year 2021-2022.

At the April 27, 2021, CRA Board Meeting, the Board ratified a Work Assignment between the CRA and CPZ Architect, Inc. ("CPZ"), to develop a conceptual design for the CRA-owned properties located on the NW 800 Block of West Atlantic Avenue.

On July 15, 2021, the CRA Board provided input on the ongoing development of the conceptual design sketches and approved continuing the Project and having CRA staff take the next steps to move it forward.

In August 2021, the CRA and CPZ executed the First Amendment to the Original Agreement. The First Amendment included the following tasks: complete review of the zoning and building codes, participation in community meetings, development of three ground level renderings and high-level cost estimates.

In October 2021, two (2) public outreach meetings were held to present the Project and to gather feedback from the community.

In December 2021, CRA staff also reached out requesting feedback from the Delray Beach Downtown Development Authority, the Greater Delray Beach Chamber of Commerce, and the City's Economic Development Department.

On January 25, 2022, the CRA Board approved the next steps of the Redevelopment Project which included:

- Finalizing the Conceptual Design
- Developing a feasibility cost analysis
- Outlining the City application and permitting process
- Evaluating infrastructure requirements
- Continuing with public outreach efforts

At the June 8, 2022, CRA Staff provided the CRA Board with an update on the Remediation Site located at 805 W Atlantic Avenue. CRA Staff has been in contact with the Palm Beach County Department of Environmental Resources Management (ERM) and the Environmental Consultant tasked with monitoring the Remediation Site. Both the ERM staff and the Environmental Consultant concur that alternative closure options for the Remediation Site should be evaluated and the request has been forwarded to the Florida Department of Environmental Protection of review. Based on this new course of action related to the Remediation Site, 805 W. Atlantic Avenue has been incorporated into the Proposed Conceptual Design for the Redevelopment Project.

At the July 7, 2022, CRA staff provided an update on the draft conceptual design and the CRA Board provided recommendations that were incorporated into the Proposed Final Conceptual Design.

At this time, CRA staff is presenting the Proposed Final Conceptual Design, and an Informational Report that includes the following information related to the Project: Feasibility Cost Analysis, City Application and Permitting Process, and Infrastructure Requirements and requests the CRA Board discuss and provide direction as to the overall Proposed Final Conceptual Design, Informational Report, and next steps for the Project.

Attachment(s): Exhibit A - Location Map; Exhibit B - Proposed Final Conceptual Design; Exhibit C - Informational Report.

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area from Delray Beach CRA

Redevelopment Plan:

Removal of Slum and Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities