

Neighborhood Improvement Report for CRA Consideration

Date: February 17, 2025

Prepared for: Community Redevelopment Agency (CRA) & Commissioners

Prepared by: Angela Hill

Executive Summary

This report outlines the key improvements requested by residents of the neighborhood for consideration by the Community Redevelopment Agency (CRA). The suggestions aim to enhance the quality of life, promote community engagement, and stimulate economic growth within the area. The primary focus areas include the installation of new neighborhood signs, a review of The Set Transformation Plan, the incorporation of a grocery store, and the development of recreational facilities and nature trails.

Key Improvement Areas

1. New Neighborhood Signs

- **Objective:** To enhance community identity and provide clear navigation for residents and visitors.
- **Proposal:** Install aesthetically pleasing and informative neighborhood signs at key entry points and throughout the community. These signs should reflect the character of the neighborhood and include information about local events and resources.

2. Review of The Set Transformation Plan

- **Objective:** To ensure that the community's needs and aspirations are integrated into the city's improvement plans. They are asking that this be taken into account.
- **Proposal:** Conduct a thorough review of The Set Transformation Plan to identify areas where community feedback can be incorporated. This includes aligning the plan with the CRA's goals for urban community development and ensuring that it addresses the specific needs of the neighborhood.
- If the city has completed the disparity study, they would like that to be taken in consideration.

3. Grocery Store Request

- **Objective:** To improve access to essential goods and services.
- **Proposal:** Residents have expressed a strong desire for a Publix grocery store in the neighborhood. This addition would not only provide convenience but also create job opportunities and stimulate local economic activity.

4. Recreational Facilities

- **Objective:** To enhance community engagement and provide leisure activities for residents of all ages.
- **Proposal:**
 - **Escape Room:** Establish an escape room facility to promote social interaction and entertainment.
 - **Bowling Alley:** Develop a bowling alley to provide a fun, family-friendly activity that encourages community gatherings.
 - **Nature Trail:** Create a nature trail to promote outdoor activities, wellness, and appreciation of the local environment.
 - Young adults (22-35) states there isn't a lot to do in Delray for them.
 - We need to attract more first responders and educators who meets this age of concern.

5. Community Sentiment on Containers

- **Objective:** To address community concerns regarding the use of shipping containers in urban development.
- **Findings:** A recent survey indicates that 70% of residents are not in favor of using containers for development, while 30% believe that the city will proceed with this approach regardless of community sentiment. It is crucial for the CRA to consider these opinions in future planning and development discussions. Their sentiment is the cost doesn't justify the needs for the taxpayers. There are things such as housing, medical and other essential considerations.

Economic Considerations

- **Demographics:** The neighborhood consists of a diverse economic group, with varying income levels and employment statuses. Understanding these demographics is essential for tailoring improvements that meet the community's needs.
- **Economic Impact:** The proposed improvements, particularly the addition of a grocery store and recreational facilities, are expected to boost local employment and attract visitors, thereby enhancing the overall economic vitality of the area.
- **Community Engagement:** Ongoing engagement with residents is vital to ensure that the improvements align with their expectations and contribute positively to the local economy. Inclusivity has proven to make for a sounder community.

Conclusion

The proposed neighborhood improvements reflect the desires and needs of the community. By considering these suggestions, the CRA can play a pivotal role in enhancing the quality of life for residents, fostering economic growth, and creating a vibrant urban environment. I recommend scheduling a community meeting to discuss these proposals further and gather additional feedback.

Next Steps:

- Schedule a community meeting to present this report and gather further input.
 - Or approve continuous feedback, and information gathering by the RAC

Contact Information: For further inquiries or to discuss this report, please contact:

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Thank you for considering these important neighborhood improvements/suggestions.

Report for Redevelopment Advisory Committee (“RAC”) on General Development Ideas
for West Atlantic Avenue, and Conceptual Site Plan for 600-800 West Atlantic Block

December 12, 2024

Robin Keller, Subarea 5 Representative

As a member of the RAC, I have reviewed materials provided regarding the Delray Beach Community Redevelopment Agency’s (“CRA”) proposals for general development of West Atlantic Avenue, including the conceptual site plan for the 600-800 West Atlantic Block. I have met with numerous residents of Subarea 5 to review these proposals and to solicit their comments and suggestions regarding these plans, and incorporate those comments in this report.

There is a long history of redevelopment plans for the West Atlantic Avenue Commercial Corridor, as set forth in the Community Redevelopment Plan (“CRP”), the West Atlantic Master Plan, and various supplemental reports, work plans and budgets. It appears to me that the CRA has worked extensively over a period of years with West Atlantic community residents and representative business groups to develop mutually acceptable plans for revitalizing a depressed neighborhood. The development plans addressed construction and renovation of housing, including affordable housing, development of commercial space, and the “unification of East and West Atlantic into a seamless downtown.”

There appears to be a consensus on what is needed:

- Affordable housing
- Public/private housing developments
- Commercial space
- Encouragement of economic growth, redevelopment and minority business development, promotion of businesses that serve the neighborhood
- Increase job opportunities in redevelopment area and surrounding neighborhoods
- Pocket parks, public plazas, streetscape improvements
- Grocery, Pharmacy, restaurants
- Transportation
- Parking

Delray Beach Community Redevelopment Plan:

p. 57: “Although opportunities exist for private redevelopment of existing structures and vacant property along West Atlantic Avenue, it has been difficult for the private sector to initiate such efforts without public assistance with land assemblage and business development. Rapidly rising property values has led to speculative investments, and has in some cases stalled redevelopment activity as investors hold on to blighted properties for the maximum return. This program represents the CRA’s intent to continue the elimination of slum and blight in the area and facilitate successful redevelopment projects.”

Per the West Atlantic Master Plan of 2020, it appears that the City/CRA has already worked to upgrade infrastructure, and has invested in the development of mixed use projects, development of retail, office and residential properties, and construction of a hotel. It has long been recognized that additional needs include a full service grocery store, financial institutions, drug stores and entertainment.

The 2020 Plan laid out a Plan Action Program, addressing short and long-term strategies and goals, with applicable funding sources. It would be good for the RAC to get an update on the accomplishment of these Plans, including:

- Community Capacity Building
- Civic Stewardship
- Community Wealth Building/worker skill enhancement/higher education achievement/public policy/financial literacy/Housing
- Healthy Community proposed strategies
- Placemaking proposed strategies

Fiscal Year 2023-2024 Work Plan & Budget

CRA funding for the 5124 NW 800 Block Redevelopment was \$7 million. It’s unclear how these funds are being spent, and what future budgets will contain.

The CRA owns 15 parcels abutting Atlantic Ave. Staff proposed to use shipping containers to create activities for area residents. Site Work preparation, City approvals, construction, bidding and permitting processes are being funded before work can begin.

CRA funding for the 5123 NW 600 Block Redevelopment was \$1.9 million. It’s unclear how these funds are being spent, and what future budgets will contain.

The CRA owns 8 parcels in the neighborhood. A future Land Use Map Amendment and Rezoning for commercial use was approved. The CRA is working with a consultant to

develop a design for CRA-owned and managed properties, reflected in the Currie Sowards Aguila architectural plans. These plans contemplate:

- Police station at 600 Block – parking/jobs/support services (food, banking)
- Police/Fire Station at existing Site
- Container Park

Subdistrict 5 Community recommendations for inclusion in the development plans.

The residents of Subdistrict 5 support the following initiatives, for improvement of the West Atlantic neighborhood, and on a city-wide basis:

- Public Updates on Plans for and the progress on 600/800 West Atlantic projects
- Infrastructure repair:
 - Bury electrical lines
 - LED street lights
 - Pave roads/sidewalks
- Expedite permitting/lower costs to attract developers – competition with Boynton
- Incentives to developers/businesses (tax abatements, etc.) – partner on affordable housing with incentives on market rate housing
- More reliable, frequent, low cost transportation – integrate east and west, facilitate movement (freebee/low cost or free trolleys including to public parks – Catherine Strong and Pompey). This will enable shoppers to patronize new retail, and avoid car congestion.
- Parks, benches, trees, landscaped walking paths- sponsor ice cream, drinks, outdoor cafes as attractions.
- Community Gardens with public, family-friendly social activities – shade trees
- Bike paths from the Ocean to I-95.
- City sponsored events (e.g. pickleball tournament at Catherine Strong park), holiday events, arts and crafts fairs in 600-800 area

CRA ADVISORY BOARD - Mar 27, 2025

BACKGROUND:

At the direction of the Delray Beach CRA, as part of Phase One West Atlantic Avenue redevelopment, our assignment was to reach out the community to receive ideas and suggestions for development of West Atlantic Avenue corridor between Sixth Avenue and Eighth Avenue on the southside. How can we bring shoppers and community to this location as a destination?

IDEAS AND SUGGESTIONS:

- First of all, there is the obvious requirement by the community for a supermarket and/or Pharmacy. Bringing higher quality food and items to the West Atlantic a fundamental neighborhood need. This market will require one of the blocks for adequate parking,



- However the market's architectural style and avenue facing facade should match the other buildings for continuity.



- Generally, the development should be set back from the avenue with pedestrian strolling size sidewalks. The parking is located off the street behind the buildings.
- The buildings (which are restricted to 3 floors) should consist of (a) first floor small retail (1200-2400 sq ft), (b) private office space on the second floor, and (c) residential third floor. For aesthetics the buildings should make full use of the 48 foot height city code.
 - The first floor retail space should be small business that can occupy configurable small spaces. For example, a middle to upscale restaurant (e.g. First Watch, Cuban Restaurant), a carry out (e.g. Subway, Dunkin Donuts), a liquor store, and a speciality/gift/card shops (e.g. uBreakiFix cellphone repair).

Sub Area 6: Samuel Spear Jr.





- Second Floor, private offices - Real estate or management offices, dental or medical speciality, business services, employment services, etc.
- The third floor should be residential apartments. Atlantic Grove buildings at 301 and 401 West Atlantic are an example.
- Finally the development should have a consistent look and feel of the more recent construction along West Atlantic Ave. It is suggested that the whole project (except the market) should be developed as condominiums - ownership not rental. Maintained by a property management company. However, the owners should be able to buildout and configure the spaces as required by their tenants.

IN CONCLUSION: In addition to the above mentioned facilities, a priority should be to create a destination location. West Atlantic Ave needs commercial development that will draw people in its own right separate from East Atlantic Ave. In other words a location with businesses that will attract people for its uniquely different facilities.

These suggestions were received through discussions with Delray Beach residents and others familiar with our great city.

Respectfully,

Samuel Spear Jr.

Development Ideas for the West Atlantic Corridor

December 12, 2024

Representing Osceola Park – Sub Area #7

- Little Haiti – An area of discovering the Haitian culture scene – restaurants, crafts, etc. Like a smaller version of Calle Ocho.
- Professional opportunities for younger professionals/adults with an emphasis to encourage them to stay in the Delray Beach area.
- Local grocery store focused on fresh and healthy options. Preferable a grocery store that is active within the community.
- Local pharmacy to replace Huber Drugs.
- Start Ups with a focus on Artificial Intelligence (AI) and Technical industries. Offer grants that encourage these companies to stay in the Delray Beach neighborhood.
- Affordable housing with an importance in housing people who will have the opportunity and reinforcement to also support the local businesses.
- Love the Container Village concept and would support this if done as proposed. A fun, eco friendly open designed area for all.
- Bike and pedestrian friendly spaces with a rich canopy of Live Oak trees for shade and relaxing under.
- Trolley Station like the Avenue used to have. Transporting from Tri-Rail to the beach on Atlantic with stops along the way.
- Bowling Alley.

Respectfully submitted:

Kristina Lebrevelec – Resident – 304 SE 4th Ave

Sub Area 8: Lucika Suarez

Timestamp	Name: (optional)	Address: (optional)	What do you think is the greatest need in west Atlantic?	What are some things that would improve west Atlantic?	What do you think should be built in the area shown on the map below, that will best serve our community?
			Ki sa ou panse se pi gwo bezwen nan Atlantik lwès?	Ki kèk bagay ki ta amelyore Atlantik lwès??	Kisa ou panse ta dwe bati nan zòn ki montre sou kat ki anba a, ki pral pi byen sèvi kominote nou an?
			¿Cuál cree usted que es la mayor necesidad en el Atlántico occidental?	¿Qué cosas podrían mejorar el Atlántico occidental?	¿Qué cree usted que se debería construir en el área que se muestra en el mapa a continuación, que sirva mejor a nuestra comunidad?
4/10/2025 10:55:17	Yvonne Odom	3905 Lawson Blvd	Ownership by individuals and families	Homes	Home
4/10/2025 11:01:37	Jounice Hill	309 SW 15 Terrace	Sweep streets, Improved blighted homes of home owners, charge landlords fines for blighted properties	Paint I-95 barrier walls (ask community ideas)	Not sure?
4/13/2025 21:27:23			Less reconstruction	More community crnters for teens, less restaurants and clubs	Nowhere stop taking away people's home and stop building complexes
4/24/2025 22:00:06	Jounice Hill	309 SW 15 Terrace	Slow traffic devices East of 95	Upgrade bus depots, sidewalks, sweep streets, beautify 95 wall with murals, community flower/rock garden	Upgrade bus depots, sidewalks, sweep streets, beautify 95 wall with murals, community flower/rock garden
4/25/2025 8:34:02	Keishana	31 SW 11th Ave Delray Beach, FL 33444	Affordable housing.	Equitable distribution of resources. Home improvement or homebuyer grants	Grocery store.
4/26/2025 9:48:48	Deaven	11th Ave	Remove the transient and drug addicts from the area. Beautify the area with trees and landscaping. Have more businesses in this area.	Addressing Homelessness and Addiction. Economic Empowerment	Black Businesses Office Space/African Diasporan Restaurants,Workforce Training