



Cover Memorandum/Staff Report

File #: 23-240 CRA

Agenda Date: 11/16/2023

Item #: 8A.

TO: CRA Board of Commissioners
FROM: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: November 16, 2023

UPDATE ON THE WEST ATLANTIC MASTER PLAN

Recommended Action:

Provide direction to CRA Staff as it relates to updating the West Atlantic Master Plan.

Background:

In 2016, the CRA engaged with IBI Group (IBI) Inc., a consultant then under a continuing services agreement for development services to create an updated and comprehensive plan for the West Atlantic Avenue (CRA Sub-Area 3), Southwest Area Neighborhood (CRA Sub-Area 8) and the Northwest Area Neighborhood (CRA Sub-Area 4).

The outcome of this effort, which included the community's input for the West Atlantic, Northwest and Southwest Neighborhoods (a.k.a. The Set) resulted in the creation of the Set Transformation Plan in February 2018. Input was gathered by IBI through fifty (50) stakeholder interviews, three (3) public workshops and twenty (20) neighborhood association and committee meetings; in addition, IBI reviewed and researched the following documents: West Atlantic Branding Initiative dated April 1, 2016, 2015 Year-End Workshop Draft Summary Report (The Set Transformation Plan), WARC Strategic Plan 2014-2017 dated October 2013, West Atlantic Area Needs Assessment Community Workshop Summary dated October 2012, Southwest Area Neighborhood Redevelopment Plan dated May 9, 2003, and West Atlantic Redevelopment Plan dated November 7, 2000.

In 2020, the City of Delray Beach (City) updated the Set Transformation Plan and revised the name to West Atlantic Master Plan (WAMP) and subsequently adopted the WAMP.

On July 25, 2023, at the CRA Board meeting, CRA Board members discussed updating the WAMP.

On October 17, 2023, the CRA and City held a joint workshop to discuss future development on CRA and City-owned properties in the West Atlantic Area. At that workshop, CRA Board members discussed updating the WAMP and brought up the possibility that only Section 5 - Implementation Plan of the WAMP needing updating and revising the rest of the WAMP is still relevant.

In addition to the workshop discussion, community members have provided feedback regarding the need and desire to update the WAMP at various CRA outreach events.

Currently, the CRA does not have a continuing services agreement with development consultants who can provide the particular services required to update the WAMP. However, the CRA's adopted Purchasing Policies and Procedures states that certain purchases made by the CRA are specifically exempt from the competitive processes, which includes Consultant/Professional Services up to \$65,000 with approval of the Executive Director.

At this time, CRA staff is requesting the CRA Board:

1. Provide direction to CRA Staff as it relates to:

A) Updating only Section 5 - Implementation Plan of the West Atlantic Master Plan;

OR

B) Updating the entire West Atlantic Master Plan.

2. If updating only Section 5 - Implementation Plan of the West Atlantic Master Plan:

A) Direct CRA staff to conduct outreach and meetings with community stakeholders and residents to gather feedback and input to update Section 5 - Implementation Plan in house;

OR

B) Direct CRA staff to seek proposals from consultants to update Section 5 - Implementation Plan of the WAMP and authorize the CRA Executive Director to negotiate and execute an agreement in a form legally acceptable to the CRA Legal Advisor.

3. If updating the entire West Atlantic Master Plan:

A) Direct CRA staff to seek proposals from consultants to update the WAMP and, if the proposals come back under \$65,000, authorize the CRA Executive Director to negotiate and execute an agreement in a form legally acceptable to the CRA Legal Advisor;

AND

B) If over \$65,000 authorize CRA staff to draft and issue a Request for Proposals seeking submissions from qualified consultants to update the WAMP.

CRA Attorney 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