



Cover Memorandum/Staff Report

File #: 24-117 CRA

Agenda Date: 10/29/2024

Item #: 5C.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: October 29, 2024

UPDATE: NW 600 BLOCK WEST ATLANTIC AVENUE - MIXED-USE / WORKFORCE HOUSING TOWNHOUSE DESIGN

Recommended Action:

Update and discussion.

Background:

The CRA acquired six (7) parcels within the NW 600 Block of West Atlantic Avenue (NW 600 Block) between the years of 1994 and 2016.

- 618 NW 1st Street (PCN: 12-43-46-17-01-012-0220; Single-Family)
- 20 NW 6th Avenue (PCN: 12-43-46-16-01-012-0060)
- 26 NW 6th Avenue (PCN: 12-43-46-17-01-012-0170)
- 34 NW 6th Avenue (PCN: 12-43-46-17-010-12-0190)
- 9 NW 7th Avenue (PCN: 12-43-46-16-010-12-0090)
- 27 NW 7th Avenue (PCN: 12-43-46-17-010-12-0250)
- 31 NW 7th Avenue (PCN: 12-43-46-17-010-12-0240)

In July 2019, the CRA entered into a ground lease agreement with Hatcher Construction and Development, Inc. (Hatcher) for Hatcher to commercially redevelop two (2) of the parcels located at 20 & 26 NW 6th Avenue.

As the Hatcher redevelopment project commenced, the CRA engaged Currie Sowards and Aguila Architects, Inc. to develop a Conceptual Site Plan for the four (4) properties located south of the alley (34 NW 6th Avenue, 9 NW 7th Avenue, 27 NW 7th Avenue, and 31 NW 7th Avenue) in October 2019.

Concurrently, the CRA submitted applications to the City of Delray Beach (City) to amend the Future Land Use and Zoning Designations for those four (4) properties and on August 18, 2020, the CRA received final approval from the City Commission to amend the Future Land Use and Zoning designations to Commercial Core (CC) Land Use designation and a compatible Central Business District (CBD) Zoning designation.

On June 23, 2020, the Conceptual Site Plan was presented to the CRA Board with the intent of providing a preliminary idea of the redevelopment potential of the CRA-owned properties within the NW 600 Block (Conceptual Site Plan attached as Exhibit B). From that Conceptual Site Plan, the CRA Board approved moving forward with the development of the CRA-owned properties and issuing a formal solicitation for professional architectural and engineering services.

On March 8, 2021, an Request for Qualifications (RFQ) was issued by the CRA for professional architectural and engineering services for a redevelopment project within the NW 600 Block, to provide pre-design, design, permitting, bidding assistance, construction administration, through project closeout.

At the July 15, 2021, CRA Board meeting, the CRA Board awarded RFQ CRA No. 2021-01 to Synalovski, Romanik, and Saye Architects (SRS).

At the time of the award, the CRA owned five (5) vacant lots within the NW 600 Block. However, subsequent to that the CRA had the opportunity to acquire three (3) additional vacant lots within the same block and in January 2022 the CRA closed on the below properties:

- 622 NW 1st Street (PCN: 12-43-46-17-01-012-0230; Single-Family)
- NW 7th Avenue (PCN: 12-43-46-16-01-012-0010)
- 23 NW 7th Avenue (PCN: 12-43-46-17-01-012-0260)

The CRA currently owns a total of eight (8) vacant lots within the NW 600 Block. Six of the properties carry a CBD Zoning Designation and two (2) of the properties that abut NW 1st Street carry a Single-Family Residential Zoning Designation.

The initial concept for the NW 600 Block redevelopment project included affordable commercial rental space. However, after the acquisition of the additional three (3) vacant lots, and the continued and increased need for workforce housing within the CRA District, CRA staff presented the potential for the redevelopment project within NW 600 Block to include workforce housing at the September 1, 2022, CRA Board meeting.

At the September 29, 2022, CRA Board meeting, the CRA Board approved the FY 2022-2023 CRA Work Plan and Budget that included potential development options for the NW 600 Block that keep in mind the best interests of the CRA District.

At the February 28, 2023, CRA Board meeting, an item was brought before the CRA Board to approve an agreement with SRS to provide professional architectural and engineering services up to \$639,000 to develop a full set of design and construction documents for a mixed-use development, provide bidding assistance, construction administration, and project closeout assistance, however, the item was tabled.

At the September 29, 2023, CRA Board meeting, the CRA Board approved the FY 2023-2024 CRA Work Plan and Budget that included potential development options for the NW 600 Block that keep in mind the best interests of the CRA District.

On November 16, 2023, the CRA Board awarded SRS to provide professional architectural and engineering services for a mixed-use redevelopment project to be constructed within the NW 600 Block for up to \$639,000.

Since that time, CRA staff and SRS have been meeting to discuss design and development options within the NW 600 Block that utilizes all eight (8) of the CRA-owned vacant lots, and that best meets the needs of the CRA District and its residents as called for by the CRA Redevelopment Plan. Moreover, CRA staff and SRS have been meeting with City staff to discuss the project and identify the necessary applications and approvals needed in order to move forward with a mixed-use development. Additionally, CRA staff and SRS have been in contact with the property owner of PCN: 12-43-46-16-01-012-0080 (single vacant lot located on NW 7th Avenue) to discuss a potential purchase and sale agreement. At this time, conversations are ongoing.

The result of these meetings is the Mixed-Use Conceptual Design that incorporates Workforce Townhouses (Exhibit C). The Mixed-Use Conceptual Design includes a commercial cottage located on 34 NW 6th Avenue (adjacent to the Hatcher redevelopment project located at 20 & 26 NW 6th Avenue) and 13 townhomes on NW 6th Avenue and NW 1st Street. Each townhome is proposed to have a two-story main building, an internal courtyard, detached garage and an accessory dwelling unit on top of the garage.

At this time, CRA staff and SRS present the Mixed-Use Conceptual Design that incorporates Workforce Townhouses for discussion and feedback. CRA staff is planning additional outreach to gather feedback and input from residents within the CRA District.

Attachment(s): Exhibit A - Location Map; Exhibit B - Initial Conceptual Design; Exhibit C - Mixed Use Conceptual Design

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

Funding is available in the amount of \$1,900,000 - GL#5123

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