

Delray Beach Community Redevelopment Agency

Work Plan & Budget - Fiscal Year 2024-2025



Overall redevelopment strategies of both the Delray Beach Community Redevelopment Agency and the City of Delray Beach are embodied within the projects and programs, which are outlined in the adopted Community Redevelopment Plan. These projects and programs are designed to solve underlying problems which have a blighting influence on the Community Redevelopment Area, satisfy basic needs of the populace and/or take advantage of opportunities for economic, social or aesthetic improvement. This Work Plan is provided in conjunction with the CRA Board's adoption of the budget for Fiscal Year 2024-25 and provides a description of the major projects and initiatives that are to be addressed in the next twelve months (October 1, 2024, through September 30, 2025). The four-digit number in the project title corresponds with the General Ledger (GL) number in the CRA budget.

Mission

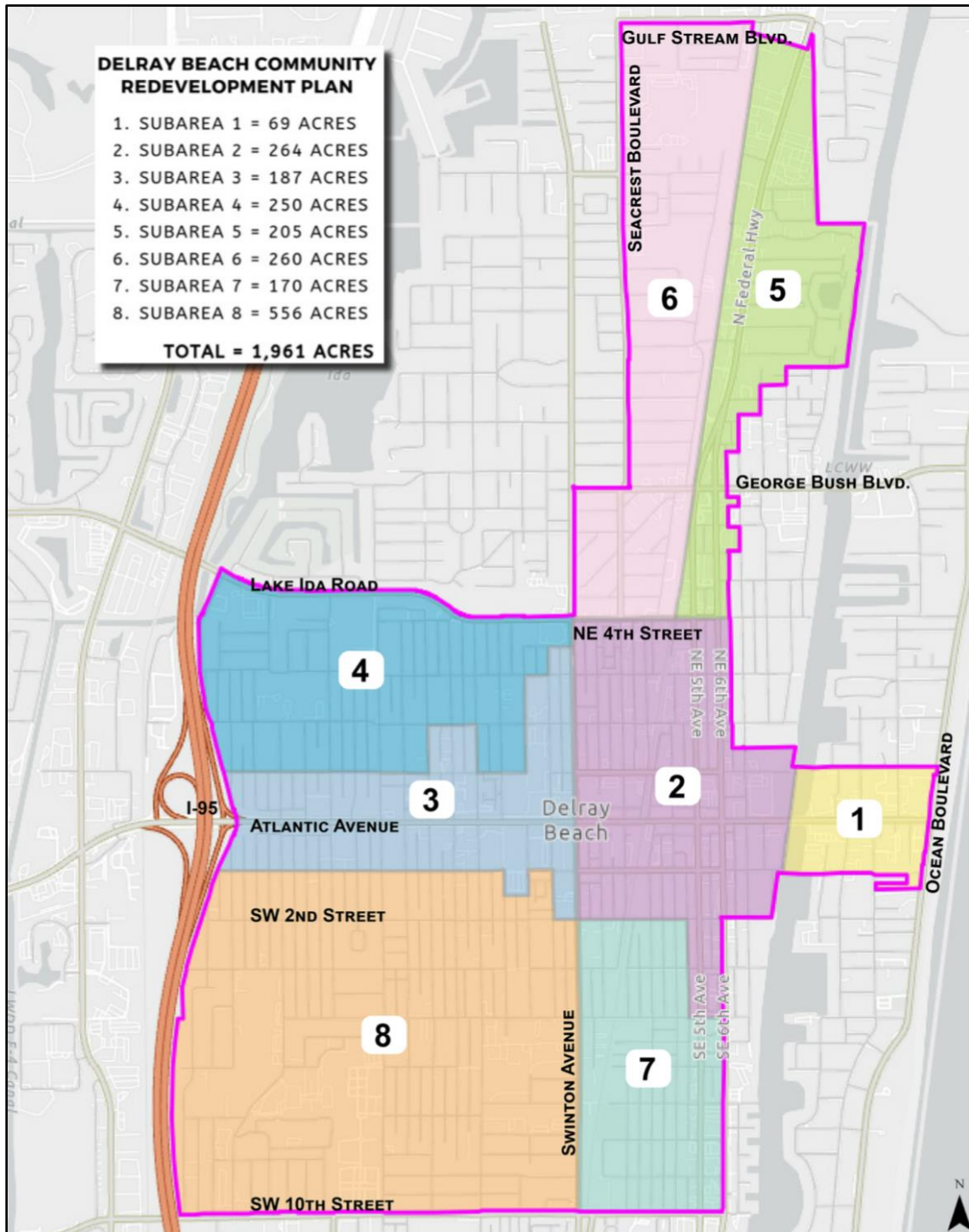
To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.



CRA Board of Commissioners

From left to right: Chair Tom Carney, Vice-Chair Angela Burns, Deputy Vice-Chair Tom Markert, Commissioner Juli Casale, and Commissioner Rob Long.

CRA District Map



Overview of Projects by CRA Sub-Area

<p><u>Sub-Area 1</u> N/A</p>	<p><u>Sub-Area 5</u> N/A</p>
<p><u>Sub-Area 2</u></p> <ul style="list-style-type: none"> • Artist Alley – East of NE 3rd Avenue, between NE 3rd Street and NE 4th Street (CIP) • Old School Square Master Plan - Implementation • Arts Warehouse Maintenance 	<p><u>Sub-Area 6</u> N/A</p>
<p><u>Sub-Area 3</u></p> <ul style="list-style-type: none"> • NW 600 Block Redevelopment • NW 800 Block Redevelopment • 98 NW 5th Avenue Signage • 95 SW 5th Avenue Development • 102 NW 5th Avenue Maintenance • 20 N Swinton Avenue Maintenance • Demolition <ul style="list-style-type: none"> • 700 West Atlantic Avenue • 23 NW 7th Avenue 	<p><u>Sub-Area 7</u></p> <ul style="list-style-type: none"> • Currie Commons Restrooms
<p><u>Sub-Area 4</u></p> <ul style="list-style-type: none"> • Pompey Park (CIP) • NW Neighborhood Improvements (CIP) 	<p><u>Sub-Area 8</u></p> <ul style="list-style-type: none"> • SW Neighborhood Alleys (CIP) • Carver Square Park • Merrit Park
<p><u>Projects in Multiple Sub-Areas</u></p>	
<p><u>Sub-Areas 1-8</u></p> <ul style="list-style-type: none"> • Wayfinding Signage (CIP) 	

Infrastructure Projects Managed by the City

5661 Pompey Park Master Plan - Phase I Construction

Funding Requested for FY 2024-25: \$27,700,000

CRA Budgeted for FY 2024-25: \$45,000,000

The Pompey Park Master Plan was developed in collaboration of the City Parks and Recreation Department, City & CRA Staff, and community stakeholders. Design and Construction Documents were developed based off the Master Plan and community stakeholders who actively contributed throughout the development of the Master Plan and the Design and Construction Documents. In the Spring of 2024, the City put out an RFQ for a Construction Manager at Risk to assist in the finalization of the Construction Documents. The 14-acre site bounded by NW 13th Avenue on the west, NW 2nd Street on the south, NW 10th Avenue on the east and NW 3rd Street on the north, has a rich community history that serves a strong role as a community town square. It supports sports, family, seniors, and many seasonal community activities and this project will enhance several existing buildings and provide additional amenities. Funding in Fiscal Year 2024-25 is for construction of the project and is based off of the construction cost estimate provided by the City.

Project Website: www.pompeyparkproject.com



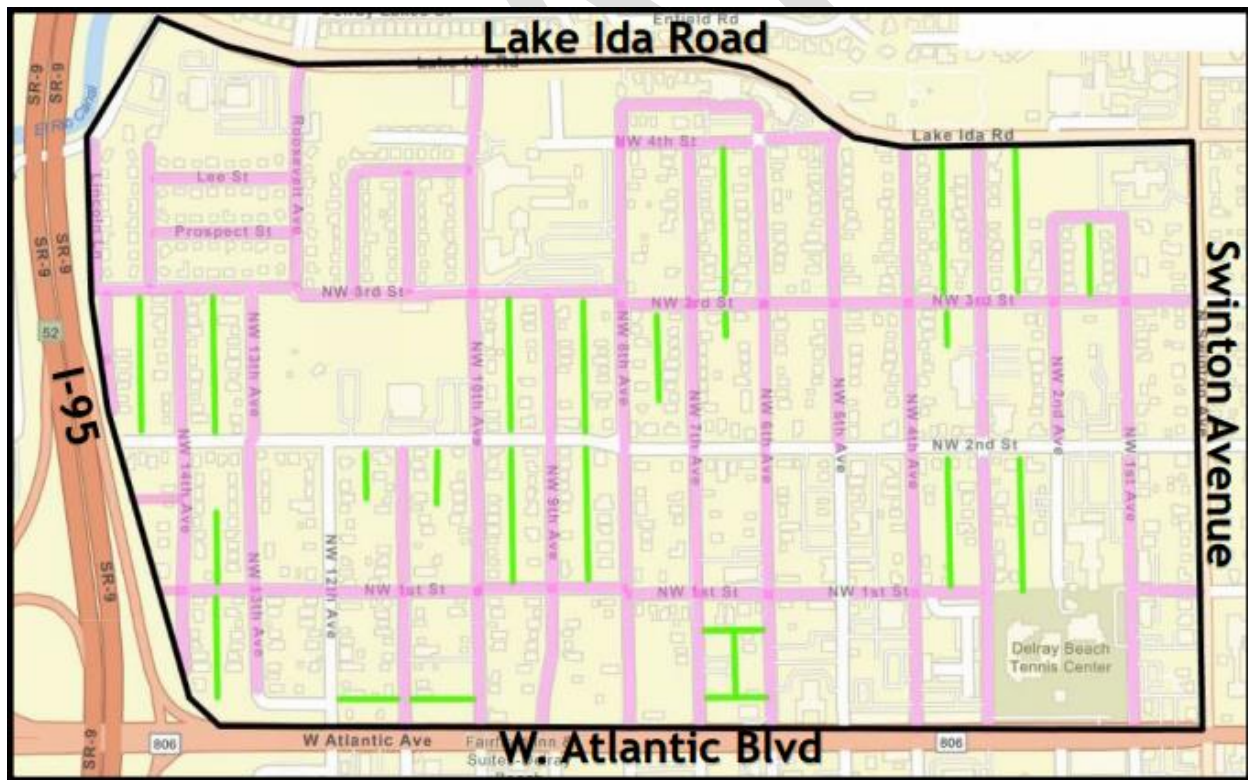
5622 NW Neighborhood Improvement Project (Ongoing from prior fiscal year)

Funding Requested in FY 2024-25: \$28,000,000

CRA Funding in FY 2024-25: \$8,160,880

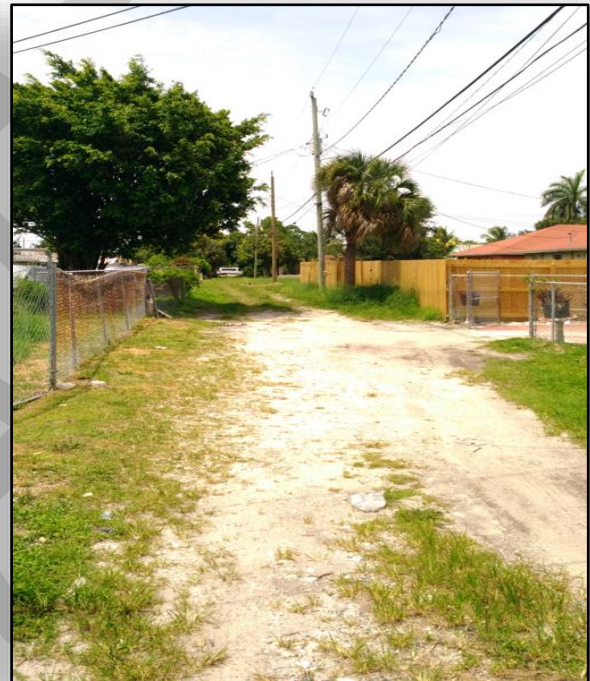
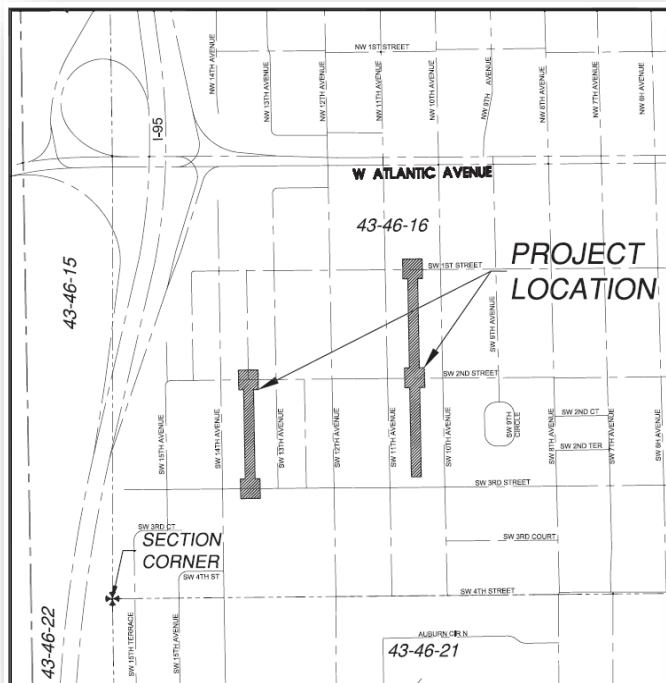
The Northwest Neighborhood is bounded on the north by Lake Ida Road, east by Swinton Avenue, south by Atlantic Avenue, and west by I-95. This project encompasses comprehensive public infrastructure improvements throughout NW Neighborhood with the goal to design a project that will reconstruct and retrofit the existing public infrastructure to meet the current and anticipated needs of area residents, businesses, and visitors. The primary components of the project include: traffic data collection, concept development, design, and construction of various improvements including resurfacing or reconstruction of 8.4 miles of roadway, construction of 2.0 miles of new permeable pavement alleyways, rehabilitation of the existing potable water, sanitary and storm sewer systems, improvement of area drainage and landscaped parkways, improvement of sidewalk deficiencies (filling in gaps and replacement of trip hazards) to meet ADA standards, improvement of street lighting, and improvements and/or additions to traffic calming and landscaping improvements throughout the NW Neighborhood.

Project Website: <http://nwneighborhoodproject.com/>



5622 SW Neighborhood Alleys - 3 Alleys (Funded in prior fiscal year – work is ongoing)

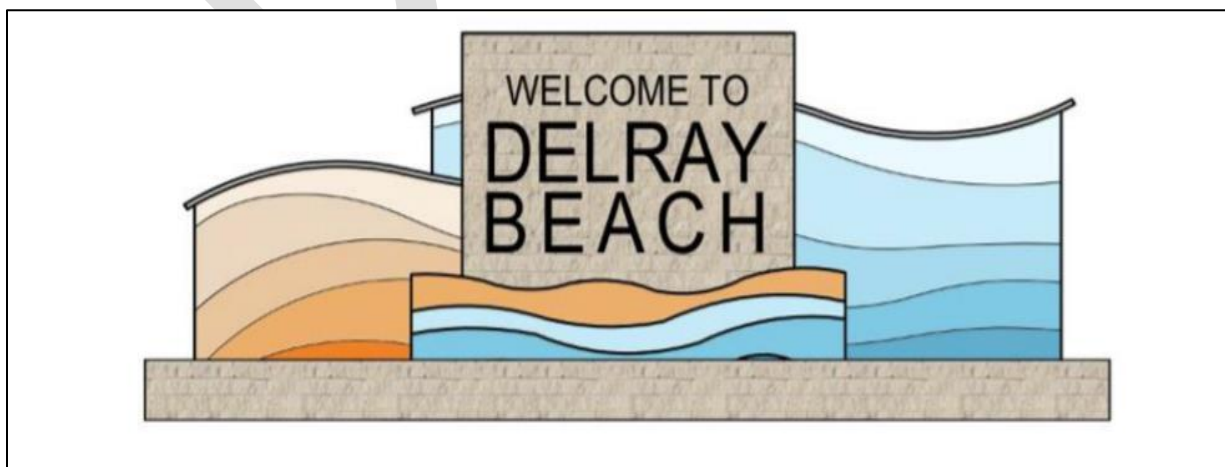
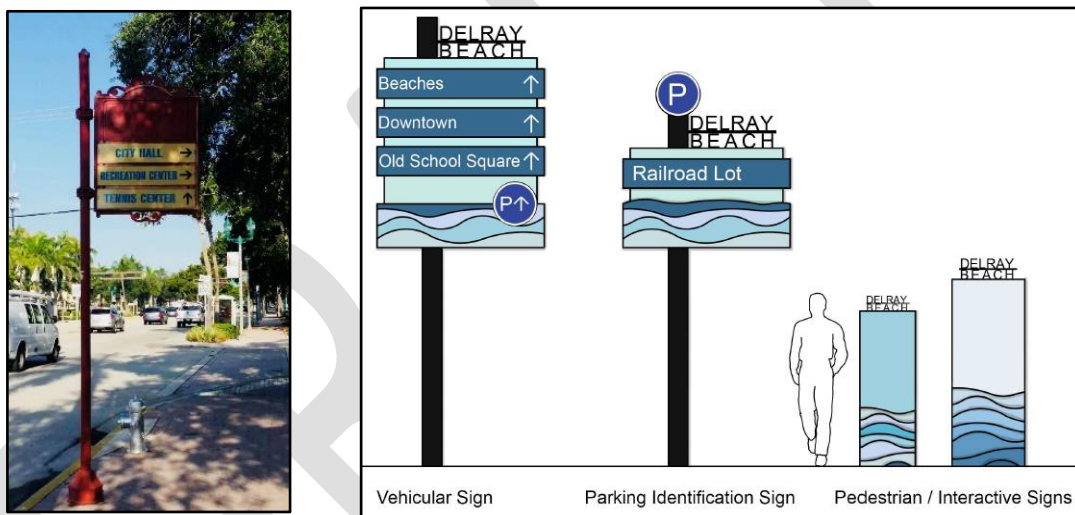
The primary goal of the project is to design and construct the alleyways and to upgrade the underground utilities, stormwater, and drainage. This project will introduce pervious concrete and improve the drainage of the area. The location of the alleys is in the Southwest Neighborhood, more specifically: one (1) alley - between SW 13th Ave. and SW 14th Ave. and between SW 2nd Street and SW 3rd Street; and two (2) alleys - Between SW 10th Ave. and SW 11th Ave. and between SW 1st Street and SW 3rd Street.



5236 Wayfinding Signage – Fabrication & Installation (Funding in prior fiscal year – work is ongoing)

Funding for this project will involve the fabrication and installation of new wayfinding signage designs and implementation throughout the CRA District. Updating the existing wayfinding signage system was identified in the 2010 Parking Management Plan and more recently the Downtown Shopability Study. The current wayfinding signage was implemented in 2000 and needs upgrading to accommodate the continued transformation of the Delray Beach community as well as improving transportation and mobility initiatives. The design of and permitting for the signage has been completed.

CRA funding in Fiscal Year 2023-24 was for fabrication & installation of the signage system. Installation will begin at the start of this fiscal year.



5625 Artists Alley Drainage Improvement (*Ongoing from prior fiscal year*)

CRA Funding in FY 2024-25: \$324,000

The Pineapple Grove Arts District continues to transform as both public and private investments in the area are made.

In August 2020, the City completed road improvements to Artist Alley, located east of NE 3rd Avenue, between NE 3rd Street and NE 4th Street. Additionally, in FY 2021-2022, the CRA and City completed the NE 3rd Avenue/Street Infrastructure Project. This innovative project features decorative glow-in-the-dark sidewalks, tropical landscaping, new irrigation, decorative street lighting, improved drainage, water main improvements, as well as new signing and pavement markings.

However, additional public infrastructure improvements in Artist Alley are needed as one of the main challenges that continues to this day is flooding in the alley.

CRA funding will be used for the installation of new drainage system and connecting that system to existing the drainage system at the intersection of NE 3rd Avenue/Street.



5621 Merritt Park – Shade Structure for Fitness Park

CRA Funding in FY 2024-25: \$150,000

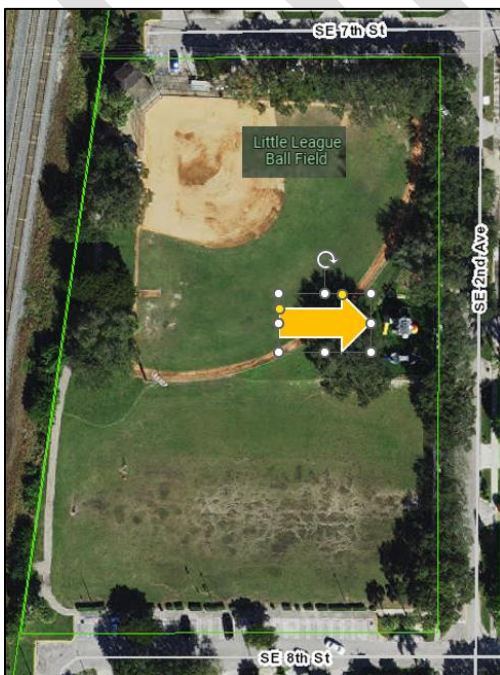
The primary goal of this project is the purchase and installation of a new shade structure for the Fitness Park at Merritt Park.



5525 Currie Commons Restrooms (Ongoing from prior fiscal year)

CRA Funding in FY 2023-24: \$600,000

The primary goal of this project is the purchase and installation of a new prefabricated restroom for Currie Commons Park.

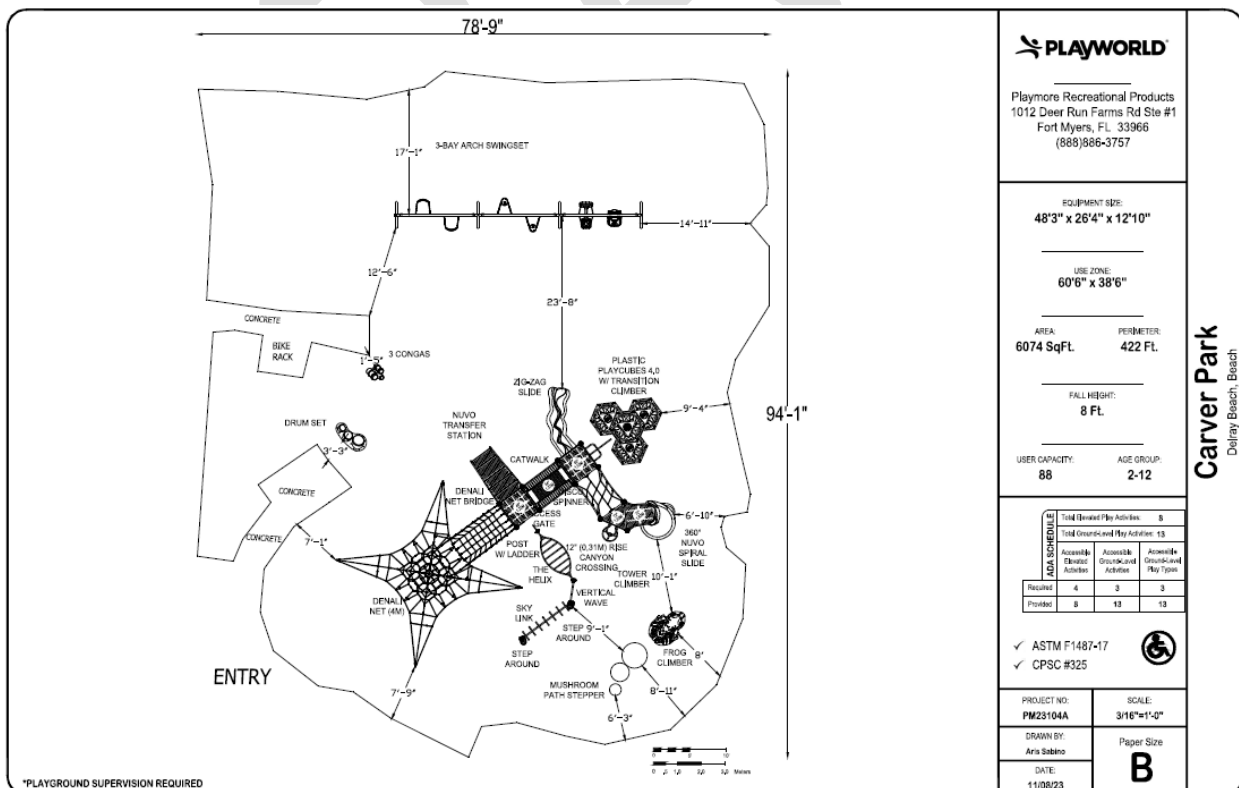


5364 Carver Square Park (Ongoing from prior fiscal year)

Remove – billing this year?

CRA Funding in FY 2023-24: \$360,000

Carver Square Park is located at the corner of SW 7th Avenue and SW 3rd Street within the Southwest Neighborhood. The park has an existing playground and walking path. CRA funding for FY 2023-24 will be to upgrade the playground equipment, install a shade structure to cover the playground area, and make landscape improvements.



Carver Park
Delray Beach, Beach

5201 Old School Square Master Plan - Implementation

CRA Funding in FY 2024-25: \$500,000

The primary goal of this project is the implementation of the Old School Square Master Plan, approved by City Commission on November 20, 2017.



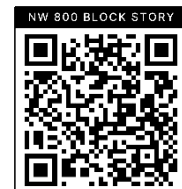
Development Projects Managed by the CRA

5124 NW 800 Block Redevelopment

CRA Funding in FY 2024-25: \$7,000,000

The CRA owns fifteen (15) parcels all with Commercial Core Future Land Use designation abutting West Atlantic Avenue, between NW 8th Avenue and NW 9th Avenue, in the Northwest Neighborhood. CRA staff is proposing to activate this area using shipping containers with the goal complementary goals of creating activities for the area residents to enjoy, providing affordable commercial space for small, local businesses, acting as a catalyst for private investment on West Atlantic Avenue, and spurring pedestrian activity and generating synergy between the downtown core and West Atlantic Avenue.

A conceptual design has been finalized and was approved by the CRA Board; and the next step is to put out an RFQ for the solicitation of a qualified Design Build team; Procurement, Site Work Preparation, City Application, Design and Construction, and Permitting are being funded in Fiscal Year 2024-25.



5123 NW 600 Block Redevelopment (CRA-Owned Parcels)

CRA Funding in FY 2024-25: \$1,900,000

The CRA owns eight (8) parcels in the Northwest Neighborhood just north of West Atlantic Avenue, one (1) parcel on NW 6th Avenue and seven (7) parcels on NW 7th Avenue. A Future Land Use Map Amendment and Rezoning for commercial use was approved in the fourth quarter of Fiscal Year 2019-20.

On November 16, 2023, the CRA Board approved an agreement with an architect to provide professional architectural and engineering services for a mixed-use redevelopment project on the parcels following a formal solicitation and selection process. CRA staff is working with the architect to develop a preliminary design for the CRA-owned parcels within the NW 600 Block (within the yellow dotted line in the below image) that keep in mind the best interests and needs of the CRA District. The preliminary design will be presented to the CRA Board for discussion and direction.



6216B 95 SW 5th Avenue Construction (Ongoing from prior fiscal year)**CRA Funding in FY 2024-25: \$1,400,000**

95 SW 5th Avenue is a CRA-owned commercial property located on the Historic 5th Avenue business corridor.

To encourage economic development and activate Historic 5th Avenue, the CRA engaged an architect in Fiscal Year 2018-19 to prepare design and construction drawings to develop a two (2) story approximately 7,000 +/- SF commercial building on the property.

During the first quarter of 2020, CRA staff submitted a request for approval to the City Development Services Department for a Class V Site Plan. A waiver required to move forward with the project was approved by the Site Plan Review and Appearance Board (SPRAB) on April 28, 2021, and by the City Commission on May 18, 2021. The SPRAB approved the Class V Site Plan on August 25, 2021. An ITB was put out for the project on September 6, 2022, and on January 24, 2024, the CRA Board approved an award and on February 27, 2024, the CRA Board approved the agreement with the contractor.

The building permit was granted in Summer 2023 and construction broke ground in shortly thereafter. The building is scheduled to be completed in November 2024.



6208 98 NW 5th Avenue Signage

CRA Funding in FY 2024-25: \$575,000

The renovation of the 98 NW 5th Avenue building was completed in Spring 2023. Funding in FY 2024-25 is provided for continued building upkeep and maintenance, and signage for the building and tenants.



Other Projects/Initiatives

5610 Land Acquisition

CRA Funding in FY 2024-25: \$12,000,000

A major component of the CRA Redevelopment Plan is property acquisition, assembly and resale for redevelopment. The Redevelopment Plan states the CRA may also acquire property for construction of centralized parking facilities to service the surrounding areas; the parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both. The Community Redevelopment Plan contains the Land Acquisition Maps for the overall area, and maps of specific blocks that were identified as priorities for redevelopment purposes.



5118 Demolition**CRA Funding in FY 2024-25: \$150,000**

Funding will be used for the demolition several demolition projects.

700 West Atlantic Avenue is a vacant building and the necessary repairs require a complete renovation of the interior and exterior of the entire building and parking lot.

Funding will also be used for the demolition of an unused and dilapidated parking lot located at 23 NW 7th Avenue and the abutting lot.

Demolition of both sites will assist in preparing the site for future mixed-used development as contemplated by the CRAs Redevelopment Plan.

Grants from the Solid Waste Authority will help with the costs related to demolishing both sites and re-sodding the vacant land.

Additionally, funding will be used for the demolition of a dilapidated structure located at 111 NW 11th Avenue. The site will be utilized for affordable/workforce housing in the future.

700 West Atlantic Avenue

23 NW 7th Avenue and abutting lot



111 NW 11th Avenue



7441 Arts Warehouse Maintenance**CRA Funding in FY 2024-25: \$800,000**

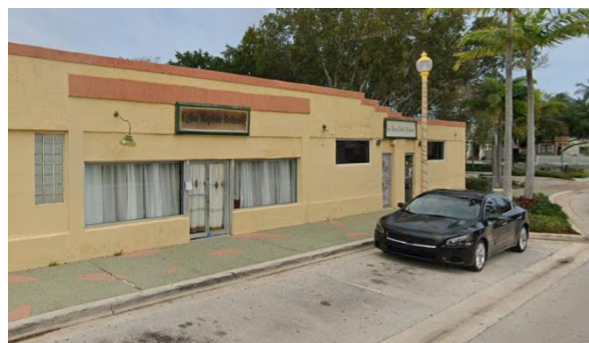
The CRA redeveloped a dilapidated warehouse into the Arts Warehouse in 2017. Located on Artist Alley in the Pineapple Grove Arts District, the 15,000 square foot space serves as an affordable commercial rental space for small, local artists, and serves as an anchor in the arts community, increasing pedestrian traffic to the area and spurring private and public investment in the area.

The Arts Warehouse building requires maintenance which will include replacing custom air conditioning units, repairing floors, and repairing the roof.

**6303 Redevelopment Sites Maintenance****CRA Funding in FY 2024-25: \$700,000**

Funding will be used for the maintenance of 102 NW 5th Avenue, a commercial building located on the Historic 5th Avenue commercial corridor within the Historic West Settlers District that was purchased by the CRA in 2024. The building is in need of new hurricane rated windows and doors, roof, exterior paint and signage, AC units, and interior repairs.

Funding will also be used for the maintenance of the CRA Office located at 20 N Swinton Avenue. The building is on the City's Local Historic Register and is in new of exterior painting.

20 N Swinton Ave – CRA Office102 NW 5th Avenue

7313 Grant Programs (CRA Owned Properties Only)**CRA Funding in FY 2024-25: \$500,000**

Paint-Up & Signage: This program was established by the CRA to encourage existing building owners or operators to improve the exterior of their buildings through a new coat of paint and signage. It offers a 50% matching grant for the cost of exterior painting, pressure-cleaning and signage expenses for existing commercial and multi-family properties throughout the CRA District. The maximum grant award is \$5,000, and funding assistance is limited to a maximum of \$5,000 per applicant per year.

Project Consultancy & Design Services: This was established as a tool to help guide individuals through the design and development process for commercial property development projects. The program seeks to foster new and retained business activity by offering one-on-one consultations with a design professional to explore a project's scope, space planning, general design elements, preliminary project costs, and anticipated City development services. It also offers design services and building permit expediting assistance to businesses with current leases, in good standing, who are actively working toward site plan approval or building permit issuance.

Site Development Assistance: This program offers a partial reimbursement for a variety of interior and exterior improvements to commercial and multi-family buildings in the CRA District. The program supports improvement projects that improve aesthetics, enhance property values and support increased business activity through property upgrades and expansions. Award amount depends on location of business within CRA District.

7305 Curb Appeal Residential Improvement Program**CRA Funding in FY 2024-25: \$600,000**

The Curb Appeal Residential Improvement Program, created in 2007, offers up to \$15,000 to make minor structural and cosmetic exterior improvements to single-family homes and duplexes in the Northwest and Southwest Neighborhoods in the CRA District. The goal is to help eliminate slum and blighted conditions. The program covers the cost of minor exterior property improvements, which can improve the aesthetics of a residential dwelling and increase property value. Eligible costs include: exterior painting & pressure cleaning, replacement of missing or rotten siding, landscaping & irrigation, driveway repair, new house numbers, mailbox replacement, and roof repair or replacement.