

Alta West by



Delray Beach CRA

January 29, 2019

Neil M. Schiller, Esq.
Saul Ewing Arnstein & Lehr
515 N. Flagler Drive, Suite 1400
West Palm Beach, Florida 33401

Alta West

- CRA is not looking for **a** project
- CRA wants the **BEST** project

BEST PROJECT FOR CRA:

Alta West: multi-use redevelopment project in Delray Beach on West Atlantic Ave. with 165 residential units, restaurant and retail space, commercial office for locals, and a new “Frog Alley” to bring the community together

BH3 Team



DEVELOPER



LOCAL DEVELOPER
PARTNER



DESIGNER



ARCHITECTURE

ARCHITECT



GENERAL
CONTRACTOR



COMMUNITY
INCLUSION
CONSULTANT

dave bodker
landscape architecture / planning inc.

LANDSCAPE
ARCHITECT

SAUL EWING
ARNSTEIN
& LEHR^{LLP}

LAND USE COUNSEL

#nosocks

JOE SNIDER CONSULTING
Integrate your Sustainability Mission

SUSTAINABILITY
CONSULTANT

The Project

- **43,300 sf** – ground floor retail/food & beverage
- **21,600 sf** – professional office
- **33,000 sf** – grocery
- **272,242 sf** - residential (165 units)
 - **28,532 sf** - residential amenities
- **302,374 sf** - parking (744 spaces)
- **>40,000 sf** - public, open space “Frog Alley”
- **30** workforce housing units (18 now, 12 later)



Atlantic Avenue



6th & Atlantic



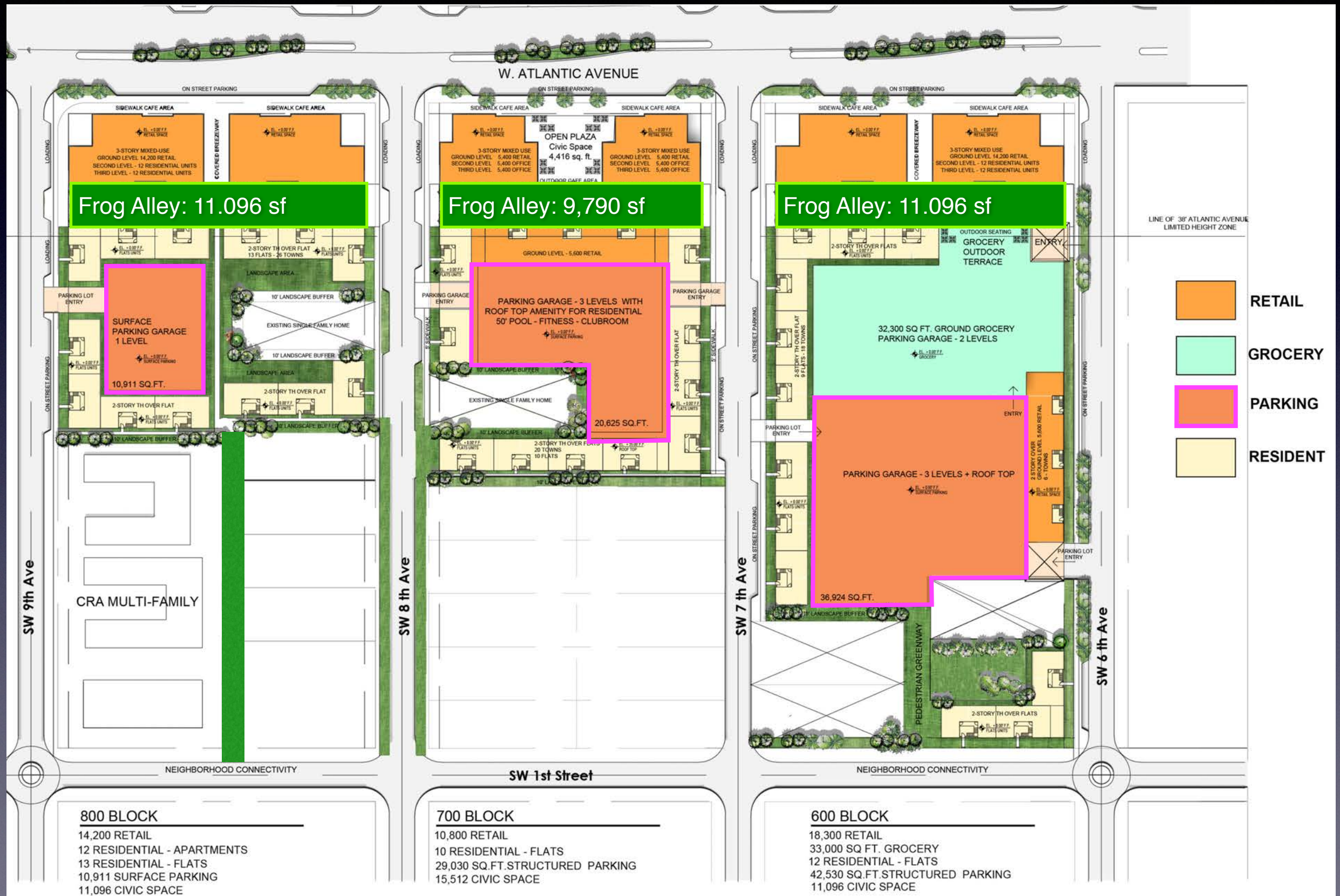
Frog Alley



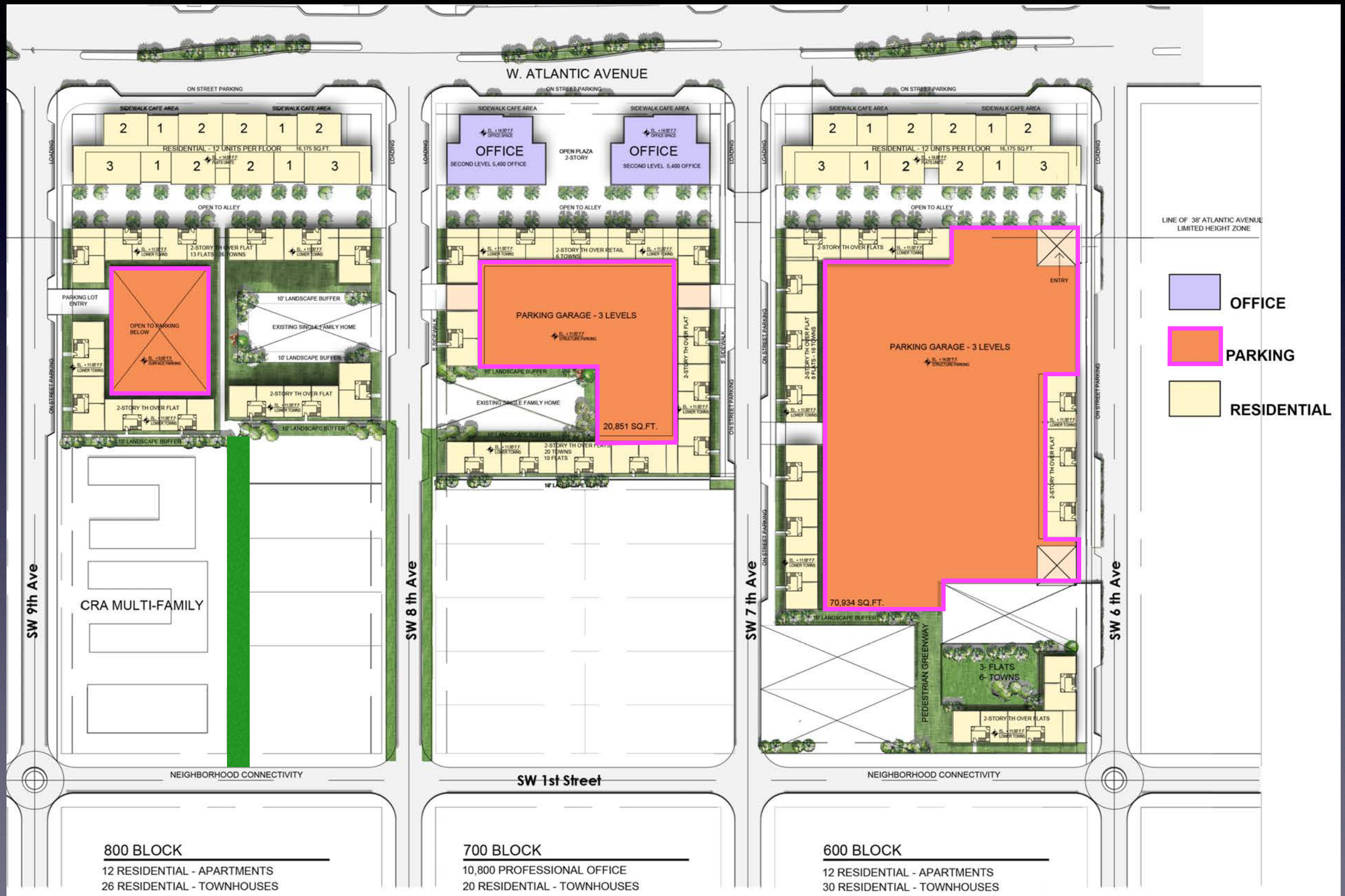
6th & Atlantic



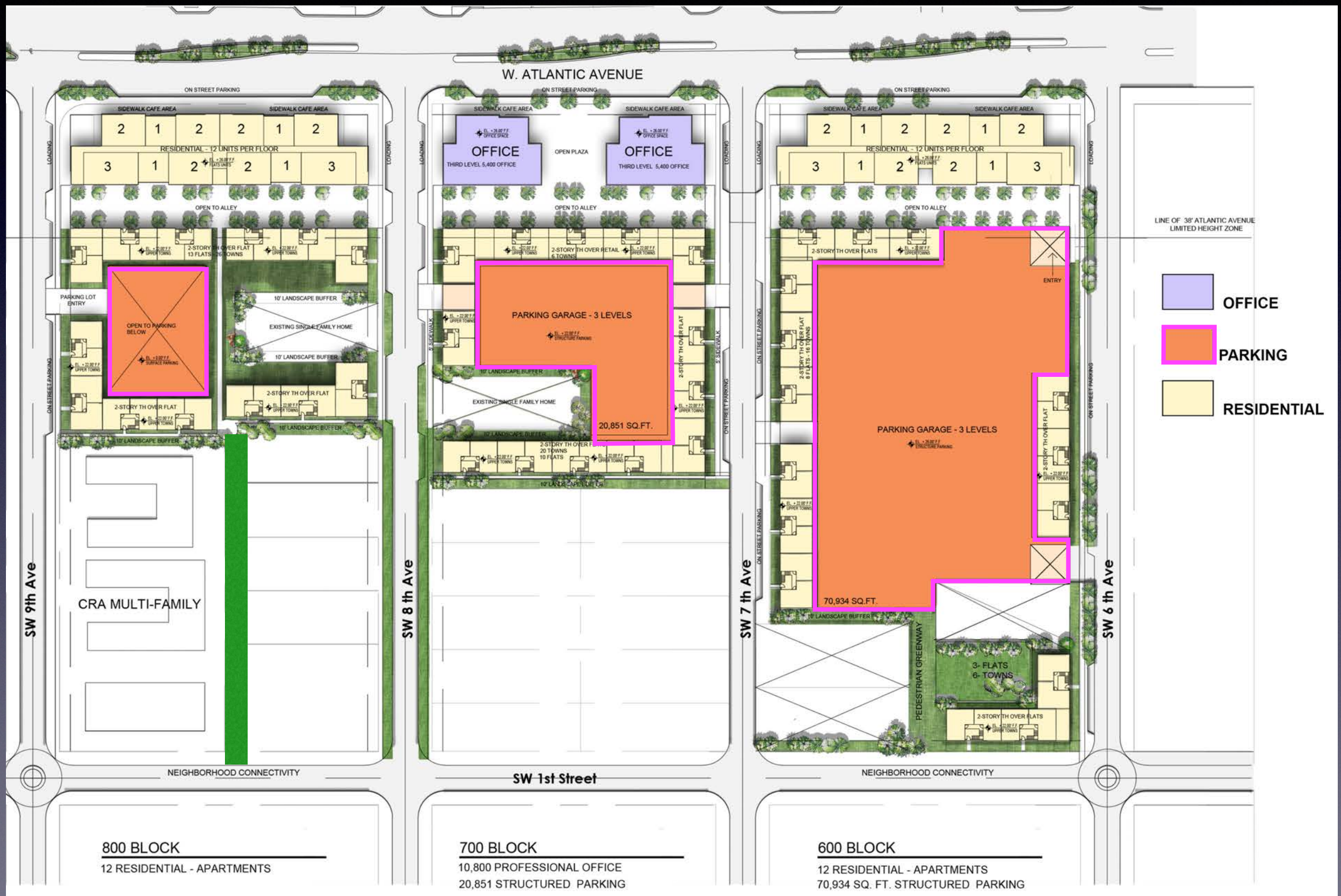
Ground Level Plan



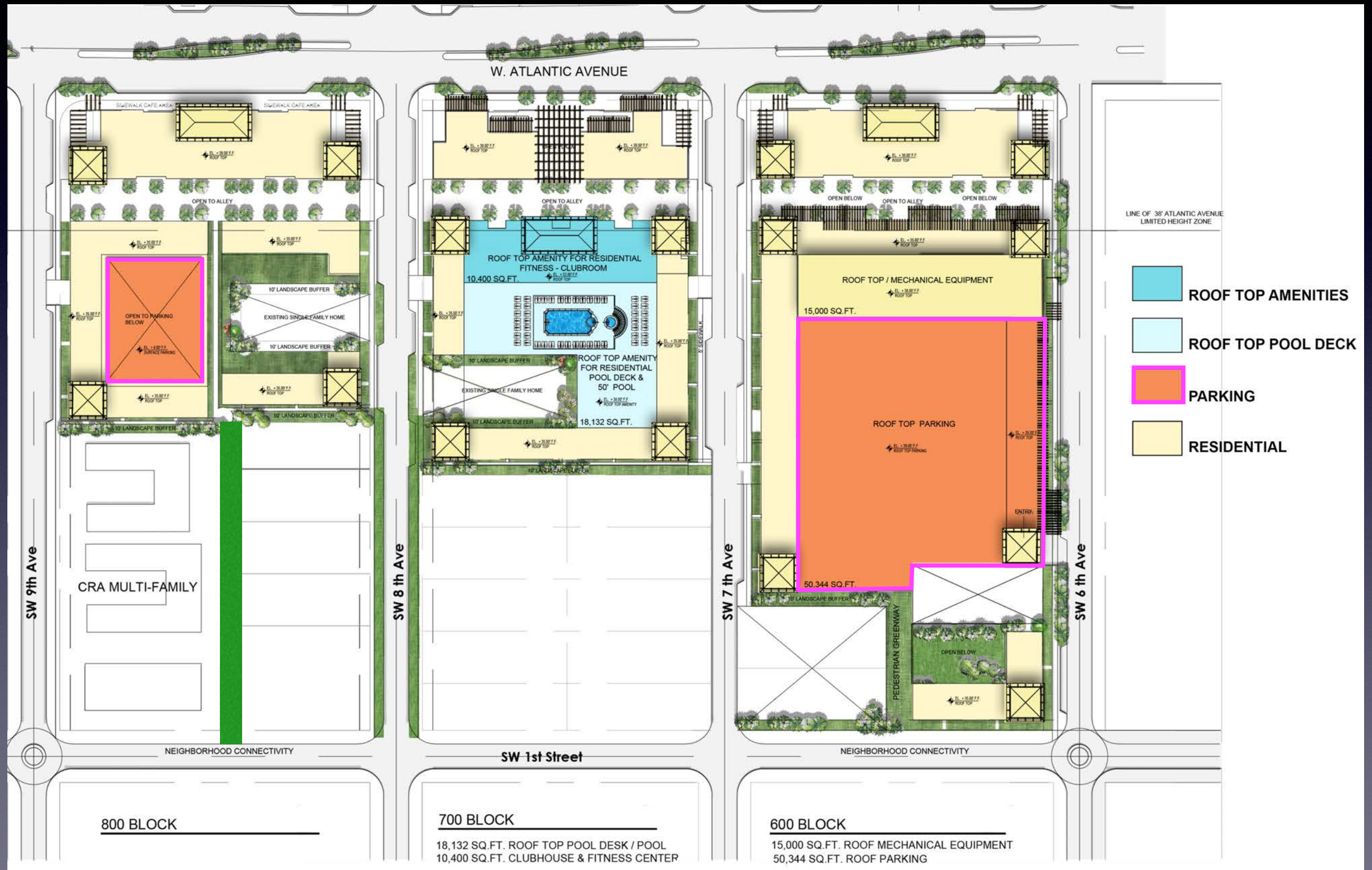
Second Level Plan



Third Level Plan



Roof Level Plan



The diagram illustrates a proposed urban development along W. Atlantic Avenue, divided into three blocks: 800 Block, 700 Block, and 600 Block. The plan shows building footprints, parking areas, pedestrian paths, and street layouts. A legend on the right defines color-coded elements:

- Main Avenue:** Blue arrows indicating traffic flow.
- Secondary Street:** Red arrows indicating traffic flow.
- Pedestrian Alley:** Yellow dashed lines.
- Entry Parking:** Purple arrows.
- Access to Alley:** Cyan arrows.
- Entry to Grocery:** Teal arrows.

Block Summaries:

Block	Retail Space	Residential Units	Parking Area	Civic Space
800 BLOCK	14,200 RETAIL	12 RESIDENTIAL - APARTMENTS 13 RESIDENTIAL - FLATS	10,911 SURFACE PARKING	11,096 CIVIC SPACE
700 BLOCK	10,800 RETAIL	10 RESIDENTIAL - FLATS	29,030 SQ.FT. STRUCTURED PARKING	15,512 CIVIC SPACE
600 BLOCK	18,300 RETAIL	12 RESIDENTIAL - FLATS	33,000 SQ.FT. GROCERY 42,530 SQ.FT. STRUCTURED PARKING	11,096 CIVIC SPACE

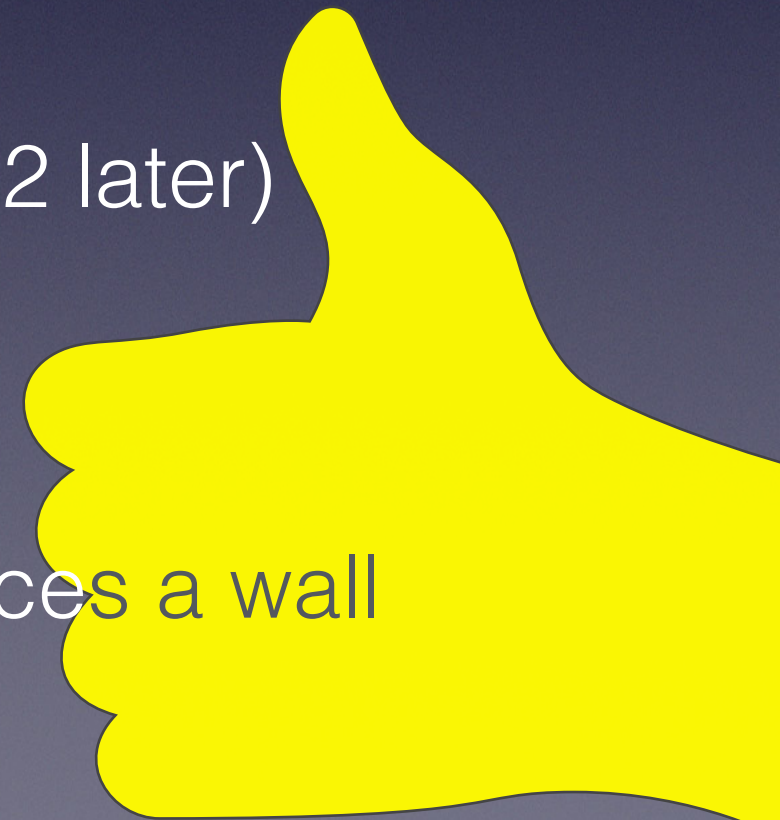
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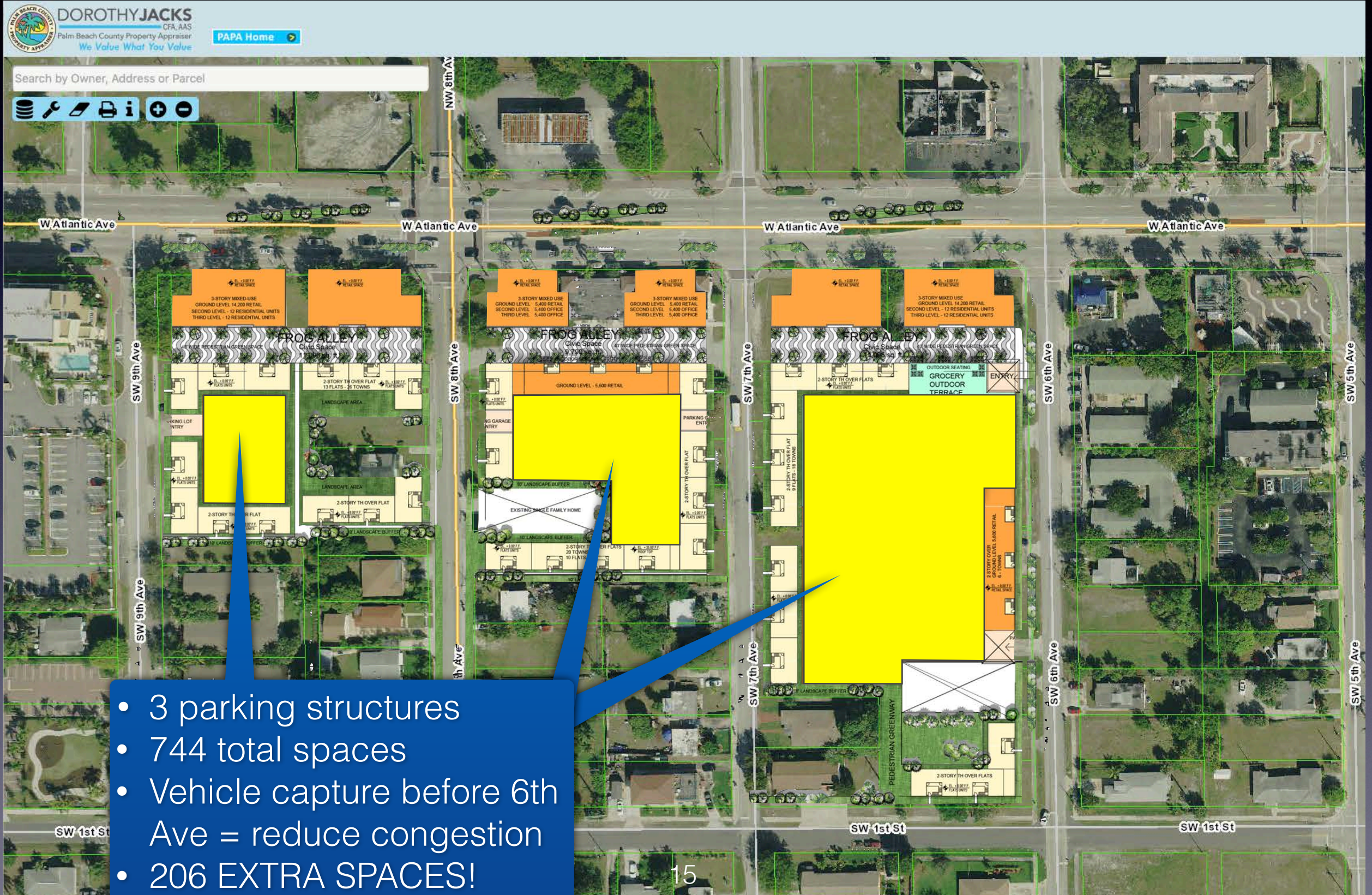
18,300 RETAIL
33,000 SQ. FT. GROCERY
12 RESIDENTIAL - FLATS
42,530 SQ. FT. STRUCTURED PARKING
11,096 CIVIC SPACE

Community Benefits

- ✓ Creates the most “real” jobs, not just office
- ✓ Generates the most TIF revenue to the CRA
- ✓ Most parking spaces and grocery space proposed
- ✓ Right-sized office and retail space for local, small businesses
- ✓ Immediate workforce housing (18 now + 12 later)
- ✓ “Frog Alley” and pedestrian greenways
- ✓ Inclusionary project (four-sided) no one faces a wall



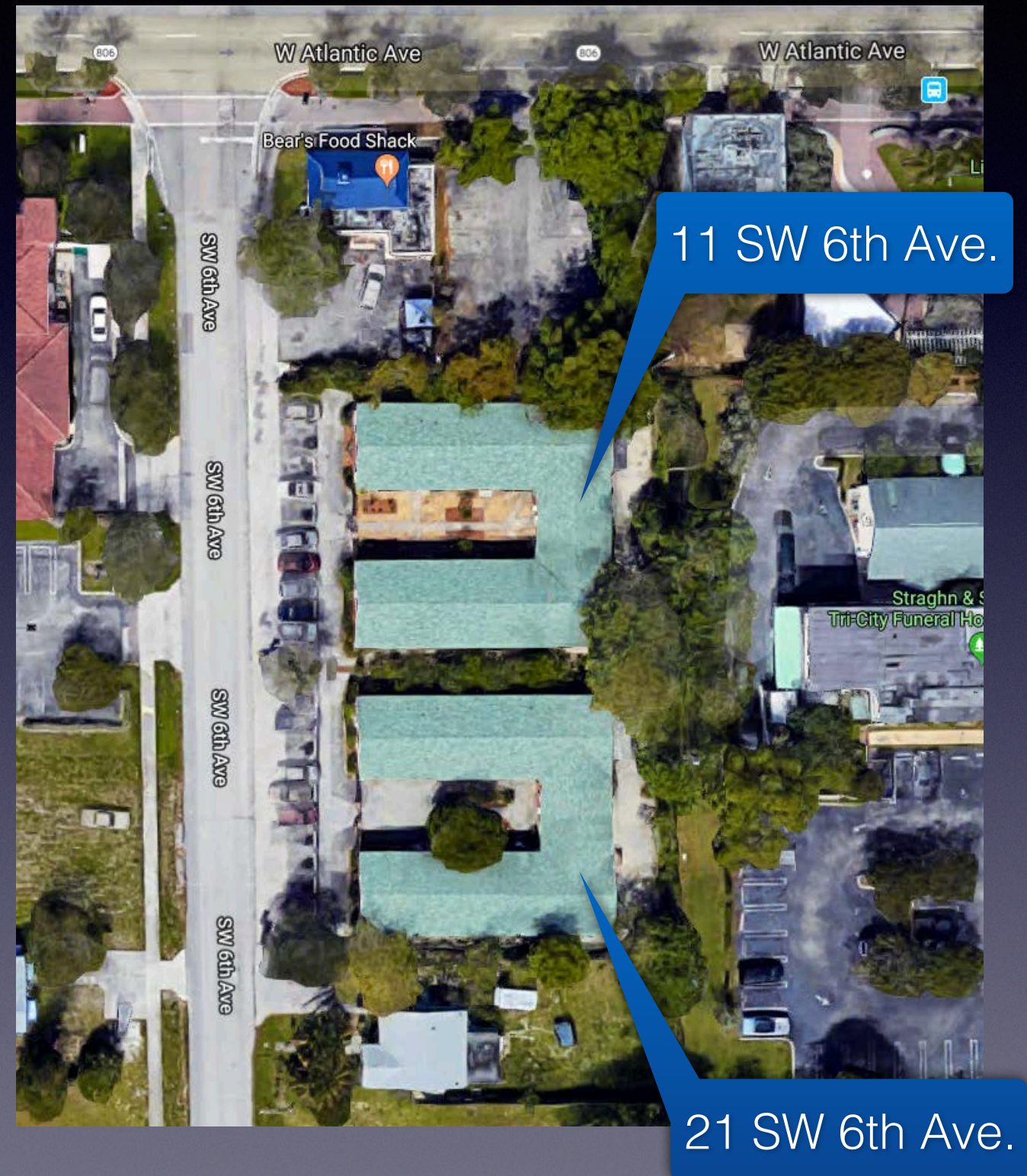
Parking Options



- 3 parking structures
- 744 total spaces
- Vehicle capture before 6th Ave = reduce congestion
- 206 EXTRA SPACES!

Workforce Housing

- 18 WFH units for occupancy July 1, 2019 (value: \$5,000,000)
 - Owned by BH3
 - Renovations complete in June 2019
- Located at: 11 SW 6th Ave., and 21 SW 6th Ave.
 - Incorporates into Alta West project and benefits
- Will commit an additional 12 units in Alta West



Workforce Housing

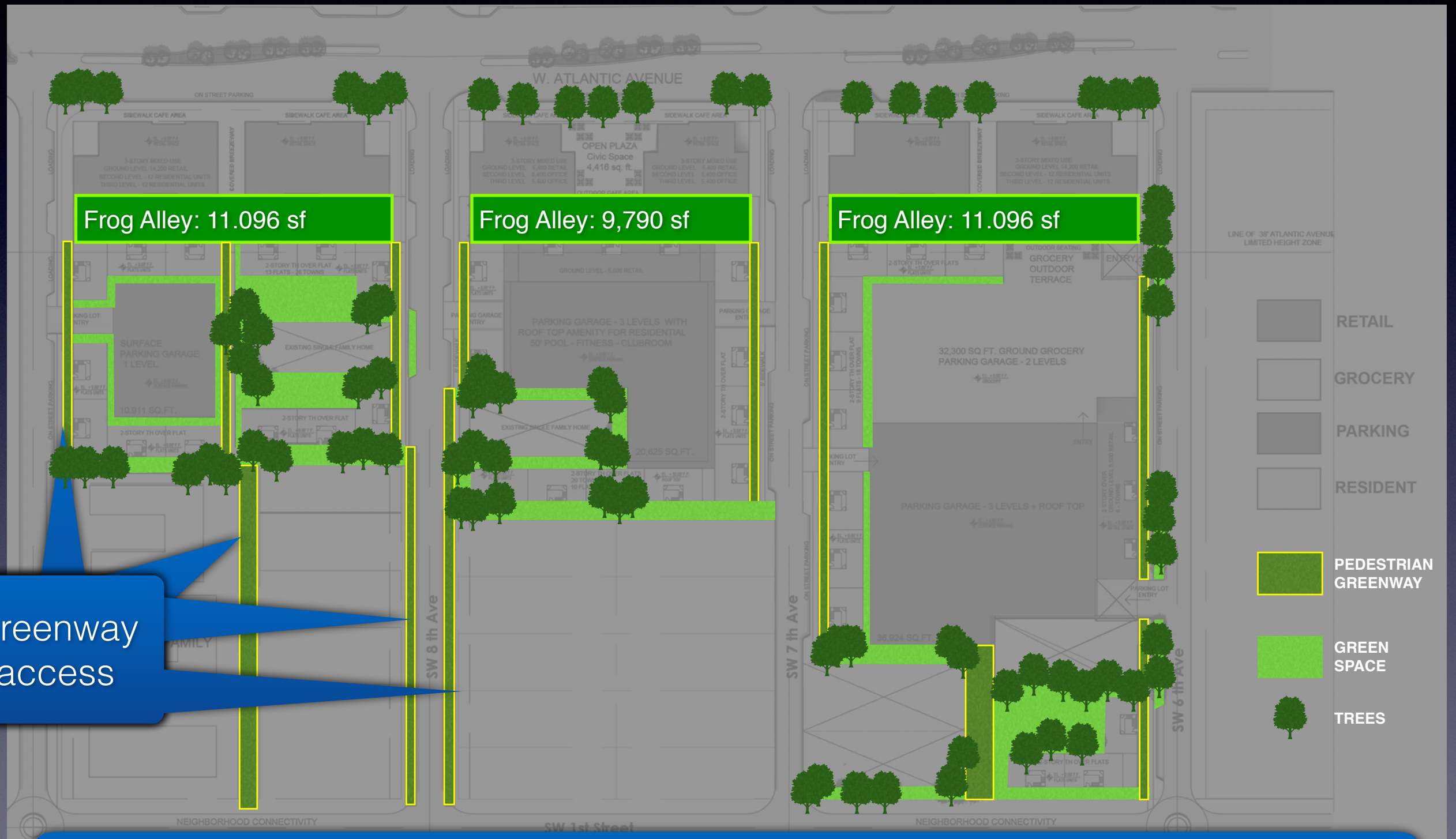


[illegible]

18 workforce
housing units
available July 2019

12 additional WFH units in Alta West when completed

Open Green Space



BH3 will look for opportunities to build new garden areas & use existing trees

FROG ALLEY

Creating a DESTINATION in THE SET

Residential

Restaurant/ Retail

Office

Residential

Restaurant/ Retail

Restaurant/ Retail

THE JUNCTION:

- ✓ WEEKEND EVENTS IN FROG ALLEY
- ✓ COLLISION OF FOOD, TECHNOLOGY, ART, CULTURE, COMMUNITY AND MORE
- ✓ LOCAL VENDORS, LOCAL FLAVORS, LOCAL FUN

Community Inclusion

- Led by **S.A. Nelson & Associates & Gulf Building**
 - Local companies with local knowledge
 - Collaboration will = improved de-bundling and monitoring of contracts
- Project Goals:
 - **Minimum** 6 subcontractors/vendors in the 33444, 33445 and 33483 zip codes
 - **Minimum** of 30 people hired with living wages for skilled and unskilled construction jobs
 - Creation of a communications plan to disseminate information to prospective bidders and workers
 - **Minimum** 2 job fairs



Financial Proposal

Fee simple ownership

Purchase price: \$10.00 + value proposition:

\$5,000,000	18 immediate workforce housing units July 2019, adjacent to the Project
\$8,250,000	206 additional parking spaces in 3 new, structured garages
\$9,100,000	>45,000 sf of public open and green space
\$22,350,000	VALUE PROPOSED BY BH3

\$13,600,000 subsidy **DROPPED**

BH3



BH3

SECTIONS

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Local News / Palm Beach County News / Delray Beach News

City acquires parcel on Lake Ida

By **Joanie Cox-Henry** jkc Cox-Henry@tribpub.com
Joanie Cox-Henry jkc Cox-Henry@tribpub.com

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Last undeveloped parcel on Lake Ida goes to Delray Beach

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MAY 4, 2016

After a year-long battle, the city of Delray Beach has announced the acquisition of the last undeveloped parcel on Lake Ida. County Commissioner Steven Abrams has been supportive of a project inspired a group of locals to fund the purchase of the site for \$100,000 to deem it as a recreation space.

"This definitely adds to the beauty of Lake Ida Park," Abrams said. "Lake Ida residents banded together, raised funds and approached the city of Delray Beach."

The parcel, which is a 4.8-acre piece of land the county deemed surplus, lies between Interstate 95 and Lake Ida Road, just north of the county's Lake Ida Park.

"On behalf of myself Joe Veccia, and my neighbors Taylor Levy and Daniel Lebensohn, we are thankful to have been able to contribute the funds for Delray Beach to purchase this precious piece of land and preserve it in collaboration with the city," Veccia said. "It is a pristine and integral part of the Lake Ida ecosystem and greater Delray Beach, and invariably a part of Delray's extraordinary and exemplary growth."

On April 20, a ceremony took place celebrating the acquisition of the land.

Buyers

Help

Options

FOR SALE BY OWNER

Start Now

ADVERTISEMENT

Alta West is the **BEST**

- Offers more: Parking - Grocery Space - Jobs - TIFF - Immediate WFH
- Real local developers with NO DEBT and a Delray-centric team with demonstrated success
- Immediate workforce housing in 2019 (100% more)
- New “Frog Alley” paying homage to our history, cultures and traditions in the Set
- Truly inclusive community 4-sided project

Score Sheet



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY
CRA PROJECT NO.: 2018-07

Item	Evaluation Criteria	BH3
1	Development Team Experience (20 points) • Clearly demonstrate the experience of the Team and background for developing similar projects.	20
2	Project Concept (25 points) • Provides for a mixed-use concept /parking etc. • Full-Service Grocer (REQUIRED USE) • Inclusion of Priority Uses • Design/architectural • Size and Scale of project • Schedule to deliver project • Enhances the City of Delray Beach's unique identity and sense of place • Integrates into neighborhood and emphasizes aesthetic massing and proportion and establishes a strong relationship with the streets	25
3	Community Inclusion (20 points) • Tenant Space for Local Businesses • (6) Subcontractors commitment • (30) Local hires commitment • Other (describe)	20
4	Financial Structure (20 points) • Pro Forma review • Sufficient capital • Equity commitments • Project cash flow projections	20
5	Fiscal Impact (15 points) • Provides for the highest or best purchase price or best lease terms • Provides new jobs for residents of the city and county • Provides a substantial economic impact to the City of Delray Beach	15
TOTAL	<u>Comments</u> Great design for a real destination Frog Alley is a +++ LOVE Workforce Housing 18 units! TIFF \$\$\$ is #1. Delray Project by Delray Peeps LOCAL	100

Conclusion

- Rank #1 to negotiate a deal with BH3
 - Project meets and/or exceeds your goals and objectives
 - Design and program is the BEST
 - Best VALUE, INVESTMENT and RETURN
 - New  creating community destination
 - Delray Beach project by Delray Beach people

COMMUNITY



MAIN STREET COASTAL



LOCAL CULTURE



FROG ALLEY



THE SET



A DELRAY COMMUNITY BY THE PEOPLE OF DELRAY