

Delray Beach Community Redevelopment Agency

Work Plan & Budget - Fiscal Year 2023-2024

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 2023-24 and provides a description of the major projects and initiatives that are to be addressed in the next twelve months (October 1, 2023, through September 30, 2024). 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 Adam Frankel, Vice-Chair Angela Burns, Deputy Vice-Chair Shelly Petrolia, Commissioner Ryan Boylston, Commissioner Rob Long.



Overview of Projects by CRA Sub-Area

<u>Sub-Area 1</u> N/A	<u>Sub-Area 5</u> N/A
<u>Sub-Area 2</u> <ul style="list-style-type: none"> Artist Alley – East of NE 3rd Avenue, between NE 3rd Street and NE 4th Street (CIP) 	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> NW 600 Block Redevelopment NW 800 Block Redevelopment 98 NW 5th Avenue Signage 95 SW 5th Avenue Development 	<u>Sub-Area 7</u> <ul style="list-style-type: none"> Osceola Park Neighborhood Improvements – SW 1st Avenue Currie Commons Restrooms
<u>Sub-Area 4</u> <ul style="list-style-type: none"> Pompey Park (CIP) NW Neighborhood Improvements (CIP) 	<u>Sub-Area 8</u> <ul style="list-style-type: none"> SW Neighborhood Alleys (CIP) Carver Square Park
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> Wayfinding Signage (CIP) 	

Infrastructure Projects Managed by the City

5661 Pompey Park Master Plan - Phase I Construction

CRA Budgeted for FY 2023-24: \$40,000,000

(Partial Construction Estimate)

The Pompey Park Master Plan was developed in collaboration of the City Parks and Recreation Department, City & CRA Staff, and community stakeholders. It is meant to provide an evaluation framework for the appropriate redevelopment selection that can embody the goals and aspirations set forth in the Campus Pre-Design Study & Master Plan. Community participants actively contributed as part of the development process through the first two phases. 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. Funding in Fiscal Year 2023-24 is for Construction of Phase I of the project.

Project Website: www.pompeyparkproject.com

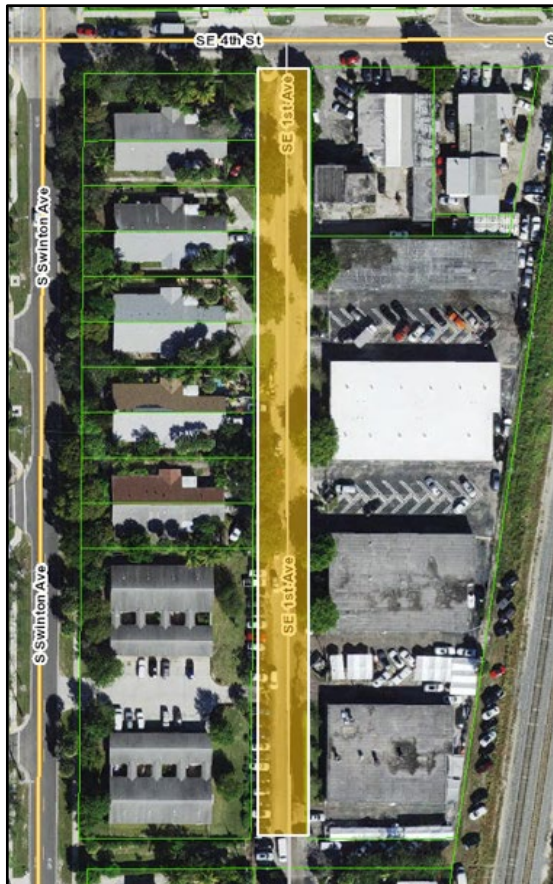


5510 Osceola Park Neighborhood Improvements – SW 1st Avenue

CRA Funding in FY 2022-23: \$1,150,000

The goal of this project is to design, reconstruct, and retrofit the neighborhood's existing public infrastructure to meet the needs of area residents, businesses, and visitors. The primary components of the project include; resurfacing or reconstruction of 3.9 miles of roadway; construction of 1.2 miles of new permeable pavement alleyways; complete temporary traffic calming "pilot projects" and seek neighborhood input for permanent use; reestablish the existing potable water, sanitary and storm sewer systems as new; improve area drainage and landscaped parkways; improve sidewalk deficiencies (fill in gaps and replace trip hazards); improve landscaping; analyze and improve the area's street lighting; and relocation of existing power poles as needed. Phase 1 was completed in Fall of 2021 and Phase 2 was completed in Summer 2023. CRA funding in Fiscal Year 2023-24 is allocated for the design and reconstruction of SW 1st Avenue.

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

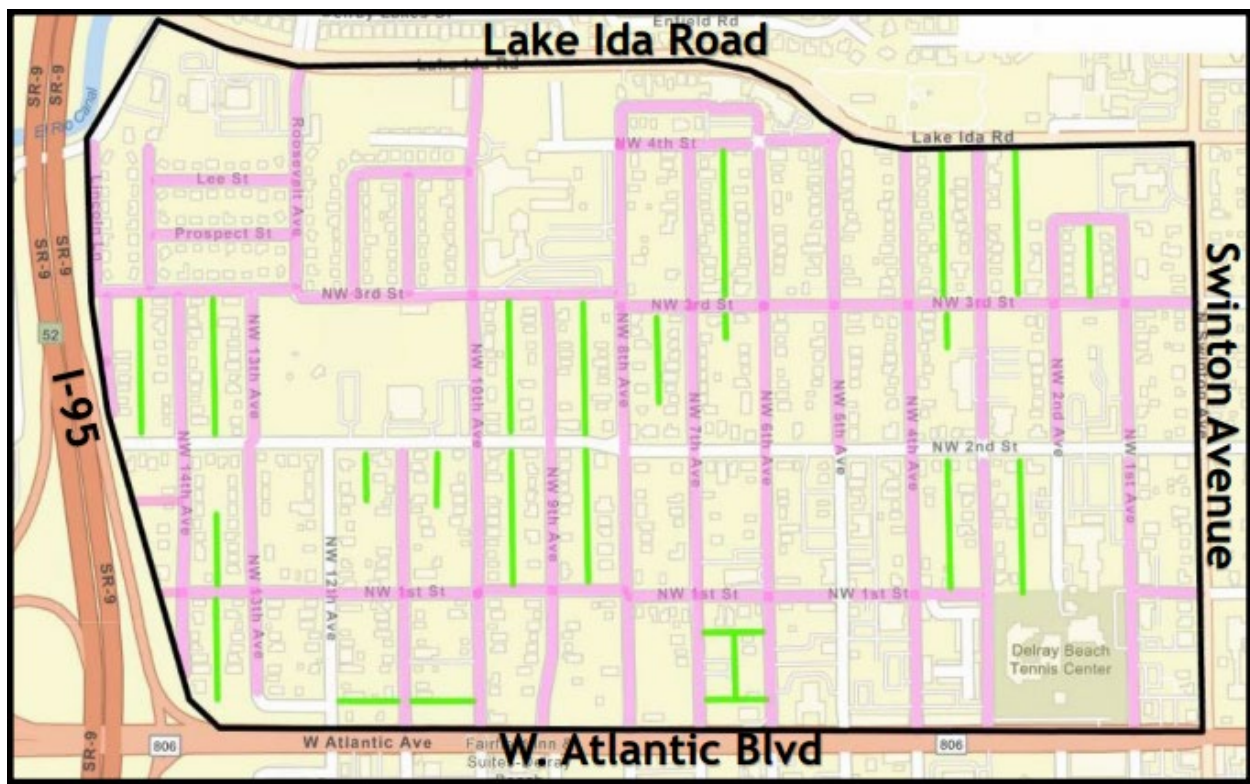


5622 NW Neighborhood Improvements – Additional Design Services and Grant Writing Services

CRA Funding in FY 2023-24: \$1,595,412

The goal of this project is to design a project that will reconstruct and retrofit the existing public infrastructure to meet the 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; improve area drainage and landscaped parkways; improve sidewalk deficiencies (fill in gaps and replace trip hazards) meeting ADA standards; proposed decorative LED street lighting; and traffic calming and landscaping improvements in the NW Neighborhood.

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

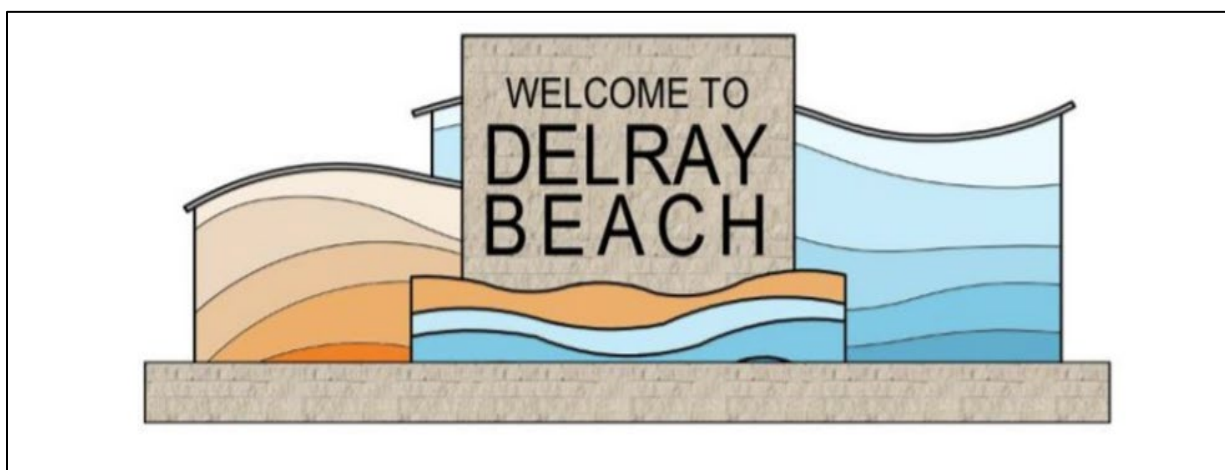
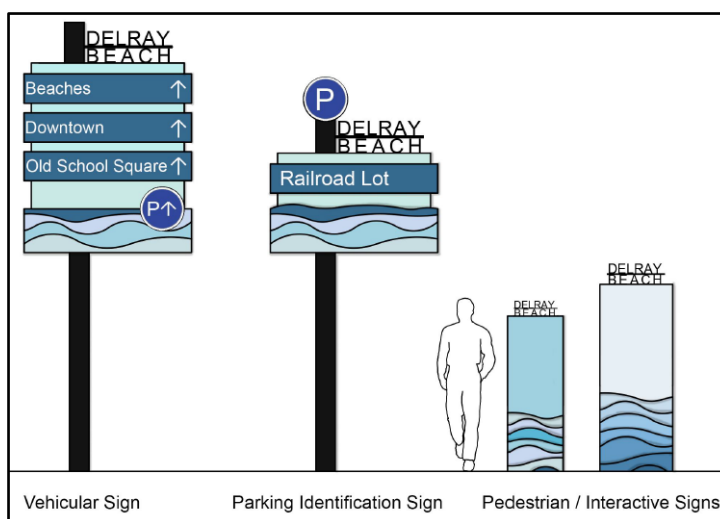


5236 Wayfinding Signage – Fabrication & Installation

CRA Funding in FY 2022-23: \$1,850,000

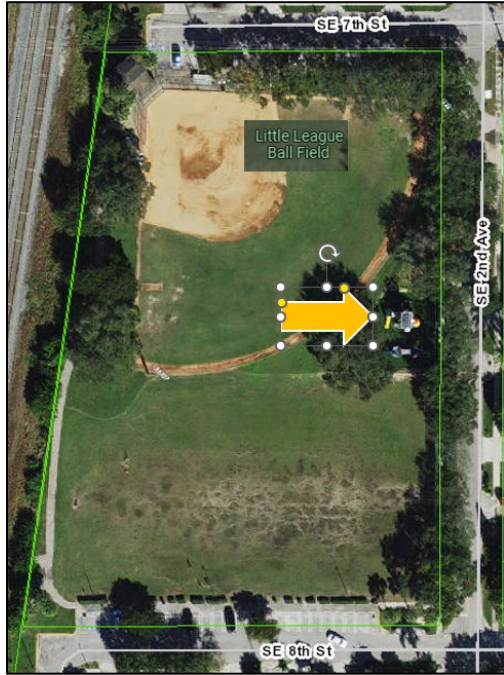
Funding for this project will involve the fabrication and installation of new wayfinding signage designs and implementation throughout the CRA District. Updating the existing wayfinding signage system was identified in the 2010 Parking Management Plan and more recently the Downtown Shopability Study. 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 2022-23 is for fabrication & installation of the signage system.



5525 Currie Commons Restrooms**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.



5625 Artists Alley Drainage Improvement**CRA Funding in FY 2023-24: \$300,000**

The Pineapple Grove Arts District continues to transform, however additional improvements in Artist Alley, located east of NE 3rd Avenue, between NE 3rd Street and NE 4th Street, are needed. One of the main challenges in the alley is flooding.

In August 2020, the City completed road improvements in the Artist Alley. Additionally, at the end of fiscal year 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.

Funding for FY 2023-24 is for installation of new drainage system and connecting to existing drainage system at the intersection of NE 3rd Avenue/Street.



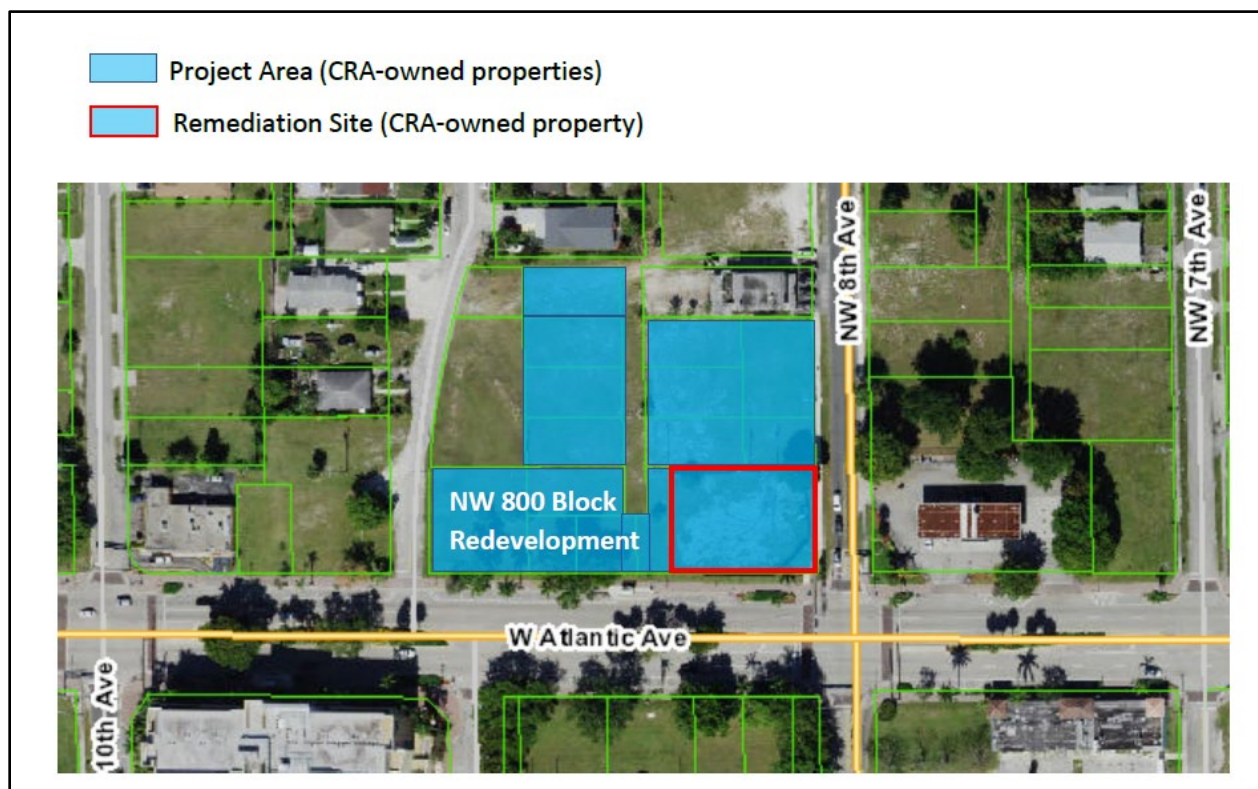
Development Projects Managed by the CRA

5124 NW 800 Block Redevelopment

CRA Funding in FY 2023-24: \$7,000,000

The CRA owns fifteen (15) parcels abutting 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 of creating activities for the area residents to enjoy.

These parcels have a Commercial Core Future Land Use designation. A conceptual design is being finalized; however, several additional steps are needed before these parcels are ready for redevelopment. Site Work Preparation, City Application, Construction, Bidding, and Permitting Processes are being funded in Fiscal Year 2023-24.



5123 NW 600 Block Redevelopment

- CRA-Owned Parcels**

CRA Funding in FY 2023-24: \$1,900,000

The CRA owns eight (8) parcels in the Northwest Neighborhood, 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 processed through the City Development Services Department and was approved in the fourth quarter of Fiscal Year 2019-20.

CRA staff will work with a consultant to develop a conceptual design for the CRA-owned and managed parcels within the NW 600 Block (within the yellow dotted line in the below image), which will include the latest acquisitions of vacant land acquired by the CRA during Fiscal Year 21-22 (starred on the below aerial image.) Potential development options that keep in mind the best interests of the CRA District will be presented to the CRA Board for discussion and direction.



5364 Carver Square Park**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. Funding for FY 2023-24 will be to upgrade the playground equipment. There will also be the addition of a shade to cover the playground area and landscape improvements.



6216 95 SW 5th Avenue Construction**CRA Funding in FY 2023-24: \$3,900,000**

95 SW 5th Avenue is a CRA-owned commercial property located in 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. Building permit was granted in Summer 2023

Construction started in Summer 2023 and is expected to conclude in Summer 2024.



6208 98 NW 5th Avenue Signage

The renovation of the 98 NW 5th Avenue building was completed in Spring 2023. Funding for FY 2023-24 is for building maintenance and signage for the building and tenants.

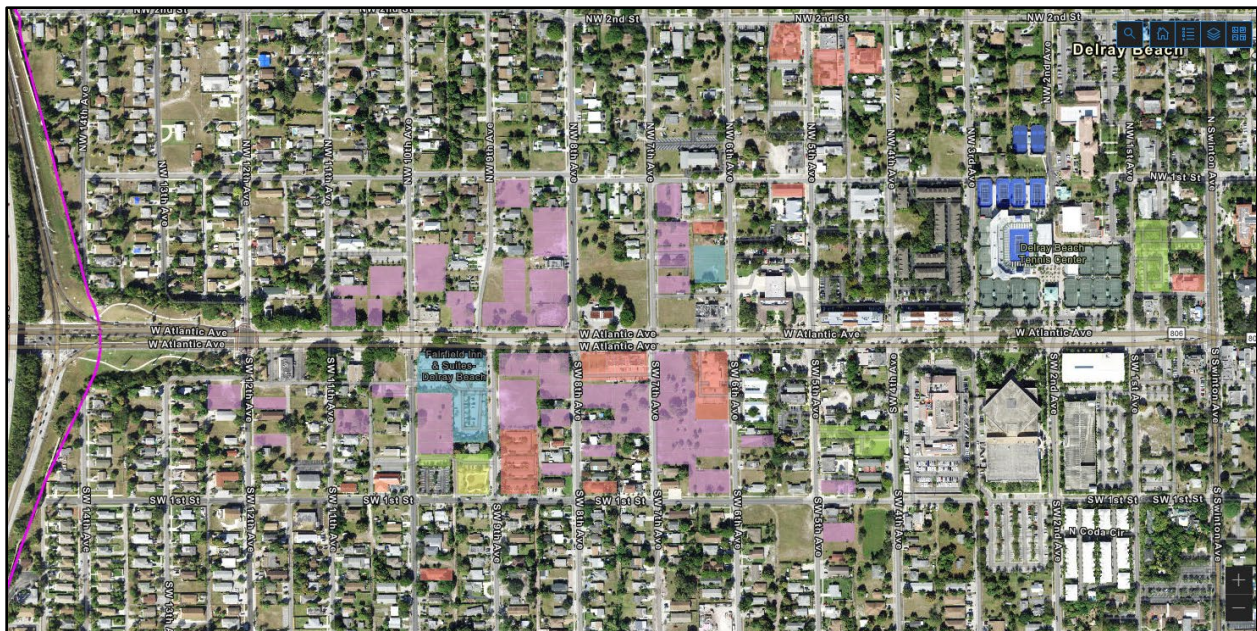


Other Projects/Initiatives

5610 Land Acquisition

CRA Funding in FY 2023-24: \$5,000,000

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.



7313 Grant Programs**CRA Funding in FY 2023-24: \$600,000**

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 2023-24: \$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, replace missing or rotten siding, landscaping & irrigation, driveway repair, new house numbers, mailbox replacement, and roof repair or replacement.