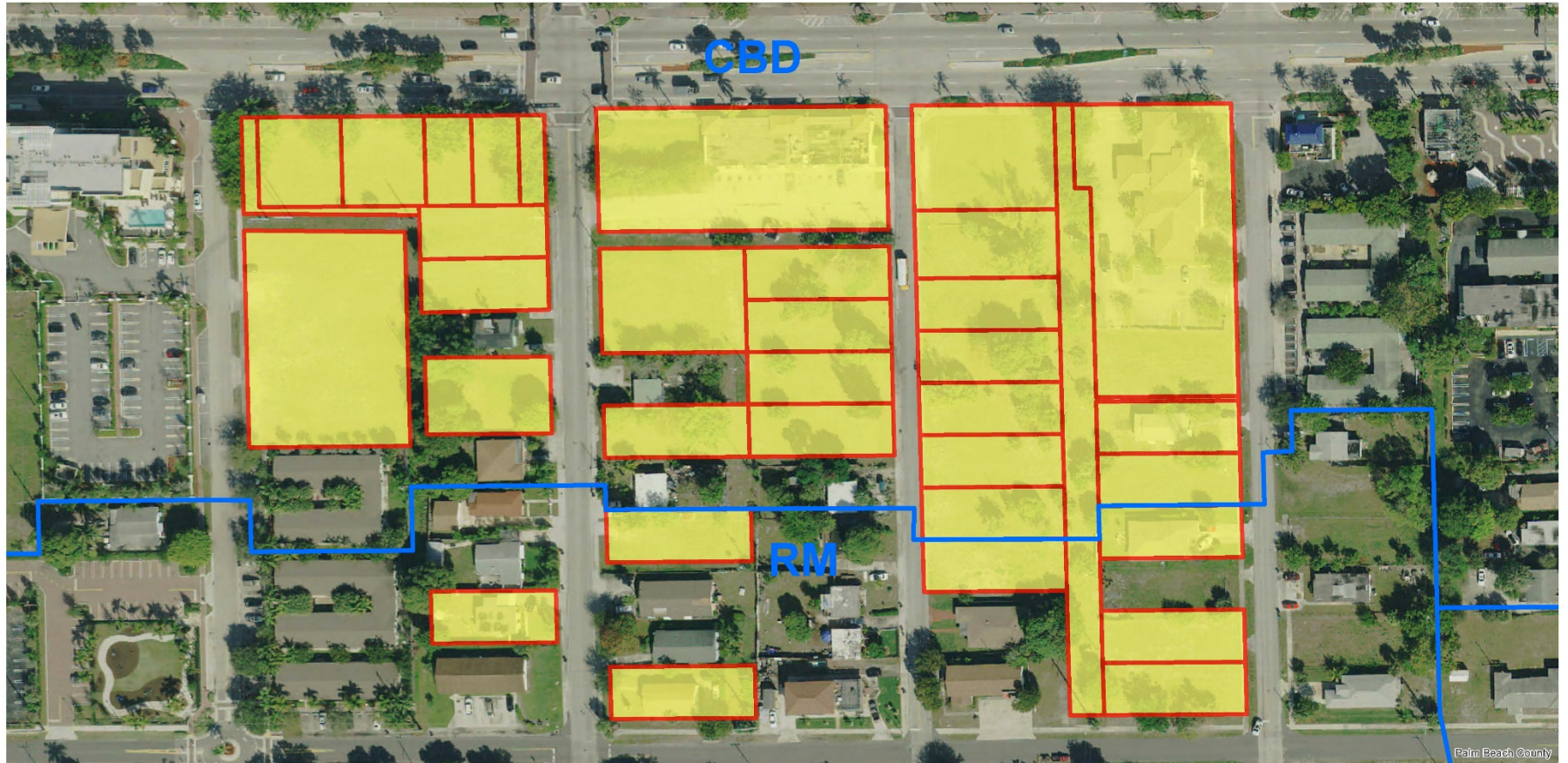


**Delray Beach Community Redevelopment Agency
Workshop Meeting
July 16, 2018**



**Discussion – Request for Proposals
SW 600-800 Blocks –
West Atlantic Avenue**

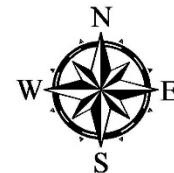
WEST ATLANTIC AVENUE PROPERTIES
SW 600-800 BLOCKS



LEGEND

- ZONING DISTRICT
- CRA-OWNED

0 0.015 0.03 0.06 0.09 0.12 Miles





Key Elements in the RFP

- 1) Provision of housing, including workforce housing on-site or off-site
- 2) Inclusion of priority uses identified in the 2012 West Atlantic Area Needs Assessment as follows:
 - Full-service grocery store (Required use)
 - Pharmacy*
 - Health and wellness facility (urgent care, clinic, fitness center)
 - Financial institution (bank or credit union)*
 - Family/social entertainment (sports bar, jazz club/lounge, amusement venues)

*Pharmacy & Financial Institution may be located with the Grocery Store



Key Elements in the RFP cont.

- 3) Relocation plan for existing businesses
- 4) Space for local small businesses in the new development
- 5) Local hiring and inclusion plan



RFP – Project Objectives and Requirements

- 1) Development Objectives – p. 7
- 2) Consideration for The Set Branding Initiative – p. 8
- 3) Residential Requirement – p. 8
- 4) Priority Uses – p. 9
- 5) Local Inclusion and Participation Requirement – p. 10
- 6) Existing Tenant and Local Small Business Relocation Plan – p. 11
- 7) Economic Development Incentives & Public/Private Partnership Opportunities – p. 11



Request for Proposals

- Proposers are invited to submit the following:
 - Overview of proposed project
 - Development firms information, qualifications, and experience
 - Sample projects and references
 - Financial capacity and capability
 - Deposit



Request for Proposals

- Detailed development concept including site plans that include a full service grocer, use plan, and project schedule.
- Community inclusion (details to follow)
- Project financial structure
- Fiscal impact



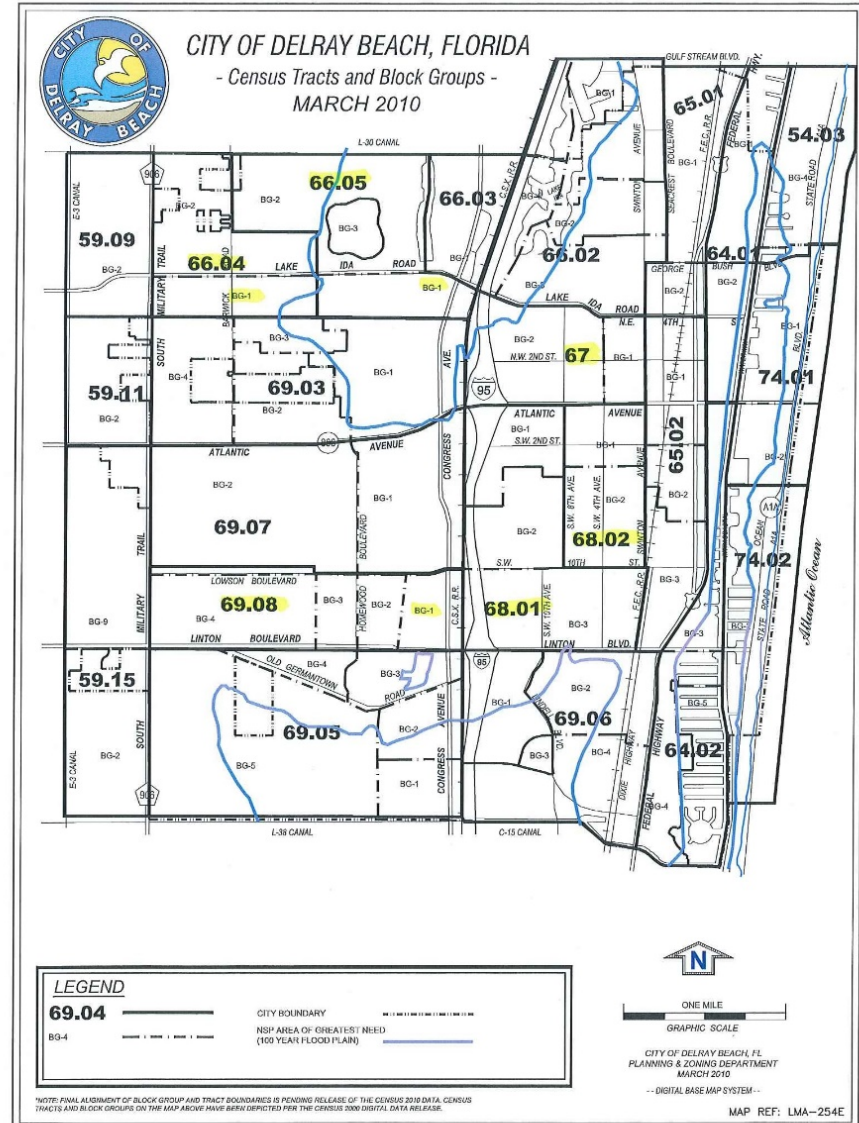
Local Inclusion & Participation p. 16

- Award subcontracts to at least six (6) Delray Beach Subcontractors/*Vendors* within 33444, 33445, and 33483
 - *Vendors* may include suppliers, manufacturers, consulting firms, architects, attorneys, engineers, companies providing surveying or testing, or any other services that are relevant to construction
- Construction Management “Teaming” with Local General Contractors
- A willingness to work with the CRA and other community partners like the WARC, the City’s Office of Economic Development, CareerSource Palm Beach County et al. to outline and support these community benefit goals.
- Requirement for developers to hold job fairs



Local Inclusion & Participation p. 16

Provide skilled and unskilled construction jobs with at a minimum livable wages for at least 30 (thirty) local persons within certain census tracts





RFP Scoring Criteria

Item	Criteria	Evaluation Criteria
1.	Development Team Experience 20 Points	<ul style="list-style-type: none"> Clearly demonstrate the experience of the Team and background for developing similar projects.
2.	Project Concept 25 Points	<ul style="list-style-type: none"> 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
3.	Community Inclusion 20 Points	<ul style="list-style-type: none"> Tenant Space for Local Businesses (6) Subcontractors commitment (30) Local hires commitment Other (describe)
4.	Financial Structure 20 points	<ul style="list-style-type: none"> Pro Forma review Sufficient capital Equity commitments Project cash flow projections
5.	Fiscal Impact 15 Points	<ul style="list-style-type: none"> 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



Draft RFP Selection Procedure p. 21-22

- 1) Review committee evaluates and ranks proposals.
- 2) WARC input on proposals.
- 3) Presentations by up to 3 of the top ranked proposers to the CRA Board.
- 4) CRA Board selects top-ranking proposer.
- 5) CRA Staff negotiates with top-ranking proposer. If agreement cannot be reached within 90 days, CRA Staff will end negotiations with top ranking proposer and begin negotiations with the next highest proposer until an agreement is reached.



Open Items for Discussion

- List of local subcontractors/vendors & qualifications
- Definition of Full-Service Grocery Store
 - “A retail operation affiliated with a regional grocery chain and consisting of no less than _____ square feet of retail space offering to the general public but not limited to the sale of fresh fruits and fresh vegetables, dairy products meat products, frozen food and vegetables, bakery items and toiletries.”
- Adjacent privately owned properties – May indicate willingness to participate
- 606 W. Atlantic Avenue - Repurpose/Activation



Open Items for Discussion

- 3 or 4 stories? If 3 stories, allow flexibility with depth?
 - Excerpts from The Set Transformation Plan (pending adoption)

ACTION STRATEGIES: NEIGHBORHOOD PRESERVATION

- Change City development code to permit Residential Office zoning within the West Settlers Historic District
- Change City development code 4.4.13. to permit mixed-use development to extend the full block north and south of W. Atlantic Avenue from 10th Avenue to Swinton Avenue with the condition that the frontage of 1st Street be lined with residential limited to three stories.
- Change City development code 4.4.13. to permit four story development along W. Atlantic Avenue to a depth of 150' in the area between 10th Avenue and Swinton Avenue if the development is a full block deep. Height of development past 150' feet from W. Atlantic Avenue shall be limited to three stories.



Open Items for Discussion

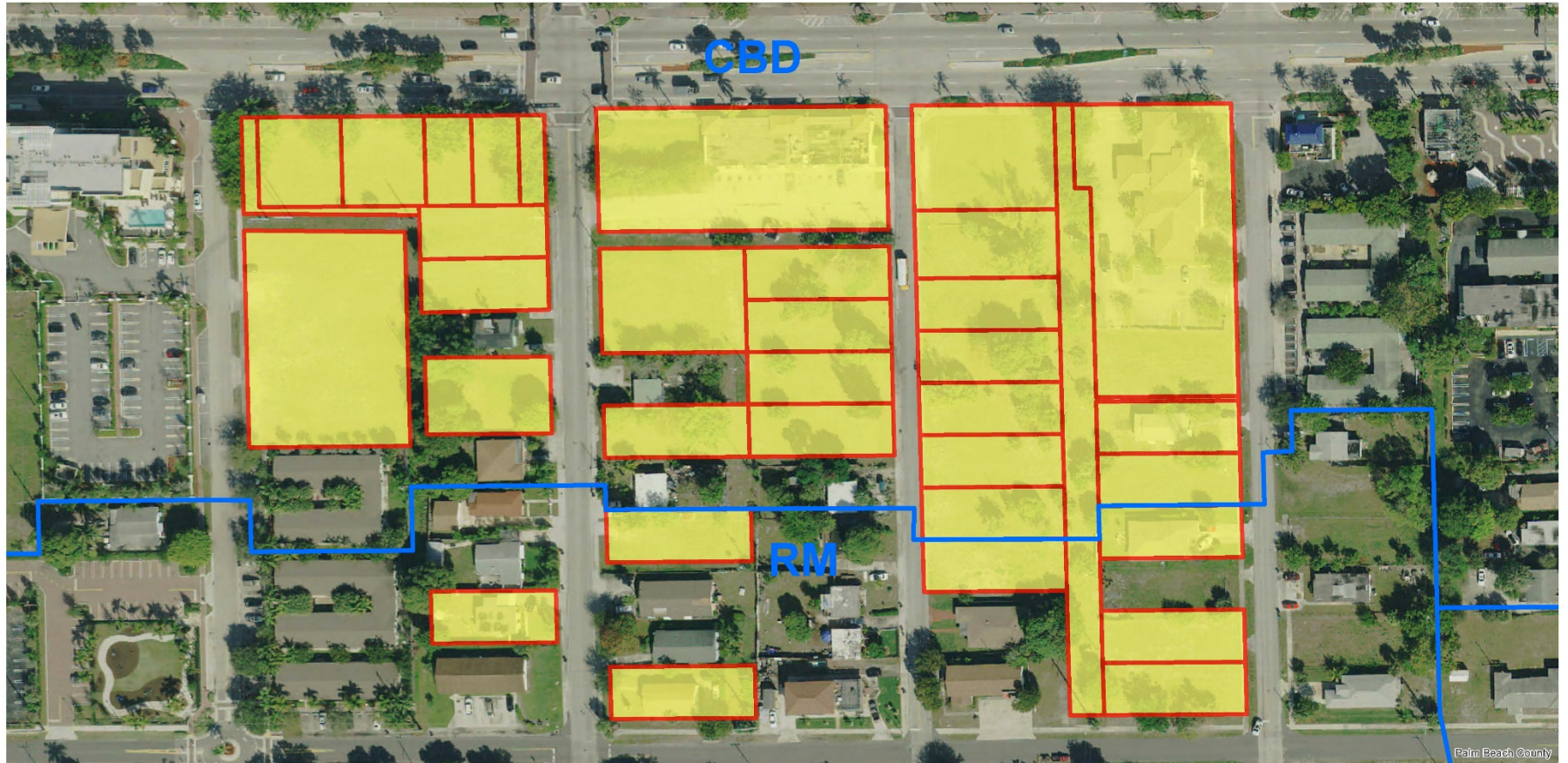
- Excerpts from The Set Transformation Plan (pending adoption)

ACTION STRATEGIES: CITY-OWNED REDEVELOPMENT SITES

Amend Land Development Regulations in the area to include the following:

- Reduce the height on West Atlantic Avenue from 54' or **4 stories to three stories**. Amend City Land Development Regulation code Section 4.4.13 Table 4.4.12 (C) to decrease the allowable height from four stories or 54' to three stories and 44' along the West Atlantic Corridor.
- Allow commercial buildings on West Atlantic Avenue to **exceed the current 150' -300' depth without conditional approval within selected blocks** subject to the following requirements:
 - » Site and building design that exceeds code as defined between the developer, the CRA and WARC
 - » If the project extends to SW 1st Street, create a transition between the existing neighborhood and the new project by lining the north side of SW 1st with housing.
 - » Entering into a Community Benefits Agreement
 - » Provision of a use identified in the West Atlantic Needs Assessment:
 - Supermarket/ Grocery Store
 - Health/Wellness/Pharmacy
 - Bank/Financial Institution
 - Entertainment/Hospitality Cluster - Restaurants, Music Clubs, Theater
 - » Approval from CRA and WARC
- Change the zoning on the DBHA's 3.2-acre property adjacent to Village Square from **R-1-A to Medium Density** allowing more for-sale units. This is consistent with the Carver Estates Overlay District.
- Consider **eliminating or reducing minimum parking requirements** as an incentive for developers to provide the appropriate number of parking spaces for a development given the City's future goal to make the area more walkable and transit friendly.

WEST ATLANTIC AVENUE PROPERTIES
SW 600-800 BLOCKS



LEGEND

- ZONING DISTRICT
- CRA-OWNED

