

Osceola Park Neighborhood 2019 Redevelopment Plan Update

CRA Board Workshop
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Osceola Park

Community Redevelopment Area (CRA)

- Osceola Park Neighborhood is a sub-area within the CRA
- Development & Redevelopment is guided by Redevelopment Plan



What Has Been Done So Far?

- CRA originally designated in **1985**
- Osceola Park Redevelopment Plan – **2004**
 - Prepared by Treasure Coast Regional Planning Council
- Community Redevelopment Plan Update – **2014**
 - Includes Osceola Park as a sub-area
- Community Based Master Plan – **2016**
 - Prepared by community members
- Osceola Park Improvement Project – **2018/19**
- Osceola Park Sub-Area Plan Update

Plan Review Process



- Two public consensus meetings
 - November 8, 2018
 - March 14, 2019
- Five priorities outlined in the Plan
 - Neighborhood Identity and Character;
 - Property Investment and Business Development;
 - Creating a Sustainable Neighborhood;
 - Creation of a Conservation District, and
 - Streetscape and Beautification
- Public Meeting August 26, 2019
 - Review of Final Draft Plan
- Planning & Zoning Board October 21, 2019



What Do You Want to See?

(November 8, 2018 Meeting)

Projects

Programs

Experiences



Priority 1 Neighborhood Identity and Character

Create a vibrant and artistic neighborhood with a strong identity, sense of history and community.

- Strategy 1.1: Preserve the single-family neighborhood and encourage owner-occupied homes
- Strategy 1.2: Neighborhood identification, entryway features, and beautification
- Strategy 1.3: Community gathering spaces
- Strategy 1.4: Emphasize art

Priority 2 Property Investment and Business Development

Encourage adaptive reuse and infill development within and around the neighborhood while respecting the single-family character in the heart of the community.

- Strategy 2.1:** Create opportunities for new commercial redevelopment and adaptive reuse in the neighborhood (SE 2nd Avenue & SE 5th Avenue)
- Strategy 2.2:** Branding and marketing the SE 2nd Avenue commercial area
- Strategy 2.3:** Create a transition between the single-family area from the more intense commercial and industrial uses
- Strategy 2.4:** Diversify the types of commercial uses in the neighborhood to appeal to a wider demographic

Priority 3 Creating a Sustainable Neighborhood

Invest in sustainable infrastructure improvements and education that address stormwater, native plant materials, and reduce the carbon footprint of the neighborhood.

Strategy 3.1: Create a sustainable neighborhood

Strategy 3.2: Reduce carbon footprint in residences and businesses

Strategy 3.3: Installation of natural gas lines for energy-efficient appliances

Strategy 3.4: Improving resident safety

Priority 4 Creation of a Conservation District

Improvements to private and public properties will improve the aesthetic and property values in the neighborhood.

Strategy 4.1: Explore a conservation district or heritage district

Strategy 4.2: Acquire historic markers or signage for individual properties

Priority 5 Streetscape and Beautification

Evaluate the creation of a Local Conservation District to assist in preserving the neighborhood's sense of place.

- Strategy 5.1: Allow for bioswales in the swales and medians
- Strategy 5.2: Revise fencing regulations for Osceola Park in the front yards of residential properties
- Strategy 5.3: Improve the appearance along the F.E.C. Railroad right-of-way
- Strategy 5.4: Re-evaluate street lighting throughout the neighborhood
- Strategy 5.5: Improve residential and commercial building appearance as an indicator of beautification
- Strategy 5.6: Address repetitive code violations
- Strategy 5.7: Allow for more parking off-street
- Strategy 5.8: Address litter in the streets

PRIORITY 1: NEIGHBORHOOD IDENTITY & CHARACTER

Create a vibrant and artistic neighborhood with a strong identity, sense of history and community.

Osceola Park is a walkable, early 20th Century neighborhood that has a strong arts and cultural identity. While the single-family neighborhood is located near downtown Delray Beach's lively Atlantic Avenue, the neighborhood has retained a more relaxed old Florida character filled with charming homes representing the continuum of Florida residential development. The neighborhood association has initiated grassroots efforts to create community and identity through the arts, e.g. the Art in the Alley program. Expanding on the grassroots initiatives and neighborhood charm is key to further convey the character of the neighborhood and to continue to develop its strong sense of community. Cohesive signage, enhanced neighborhood entryways, and improved landscaping are examples of strategies that can be expanded upon to enhance neighborhood identity. Continued investments of time and financial support from the CRA for arts initiatives and cultural and art events will support the resident group's grassroots efforts.



STRATEGY SPOTLIGHT

EXPERIENCING LOCAL ART AND CULTURE

FATVillage Art Walk, Fort Lauderdale, FL

ArtWalk Last Saturdays is an event in the FATVillage Arts District in Fort Lauderdale where local artists, artisans, and food vendors enrich visitors with their culture. Different vendors apply and are selected each month, bringing various options to visitors. The FatVillage Art Walk occurs on the final Saturday of every month, bringing a consistent and vibrant community event with economic activity.

GETTING STARTED IN OSCEOLA PARK...

The first step in implementing an ArtWalk in the neighborhood would be to map the existing *Art in the Alley* locations with the neighborhood group providing the program locations. The CRA could create the map, marketing materials, and host information about the program on their website. This program could be further highlighted with an arts and/or food festival at Currie Commons Park. The neighborhood in conjunction with the CRA could plan and advertise the event with the neighborhood group providing art walking tours from the park.

STRATEGY 1.1: PRESERVE THE SINGLE-FAMILY NEIGHBORHOOD AND ENCOURAGE OWNER-OCCUPIED HOMES

ACTION ITEMS:

1. Maintain the single-family land use designation
 - ▶ Alternatives such as townhomes were considered, but the majority of the neighborhood favored single-family
2. Homeownership workshops
3. Façade or renovation grants
4. Support neighborhood group events and meetings
 - ▶ Provide meeting facilities
 - ▶ Advertise for neighborhood meetings, including posting on CRA or City webpage
 - ▶ Provide staff facilitation of meetings upon request
5. Improve neighborhood appearance with investments in landscaping and public art

STRATEGY 1.2: NEIGHBORHOOD IDENTIFICATION, ENTRYWAY FEATURES, AND BEAUTIFICATION

ACTION ITEMS:

1. Add signage at the main neighborhood entry points, particularly SE 5th Street that identifies the neighborhood and its historic past
2. Identify key locations throughout the neighborhood for public landscaping improvements and provide landscaping:
 - ▶ SE 5th Street median
 - ▶ Along the F.E.C. railroad corridor at the end of residential streets
3. Add public art in the neighborhood entry areas, along the F.E.C. railroad corridor, and in Currie Commons Park



STRATEGY SPOTLIGHT

DOWNTOWN BOCA RATON PAVEMENT SIGNAGE

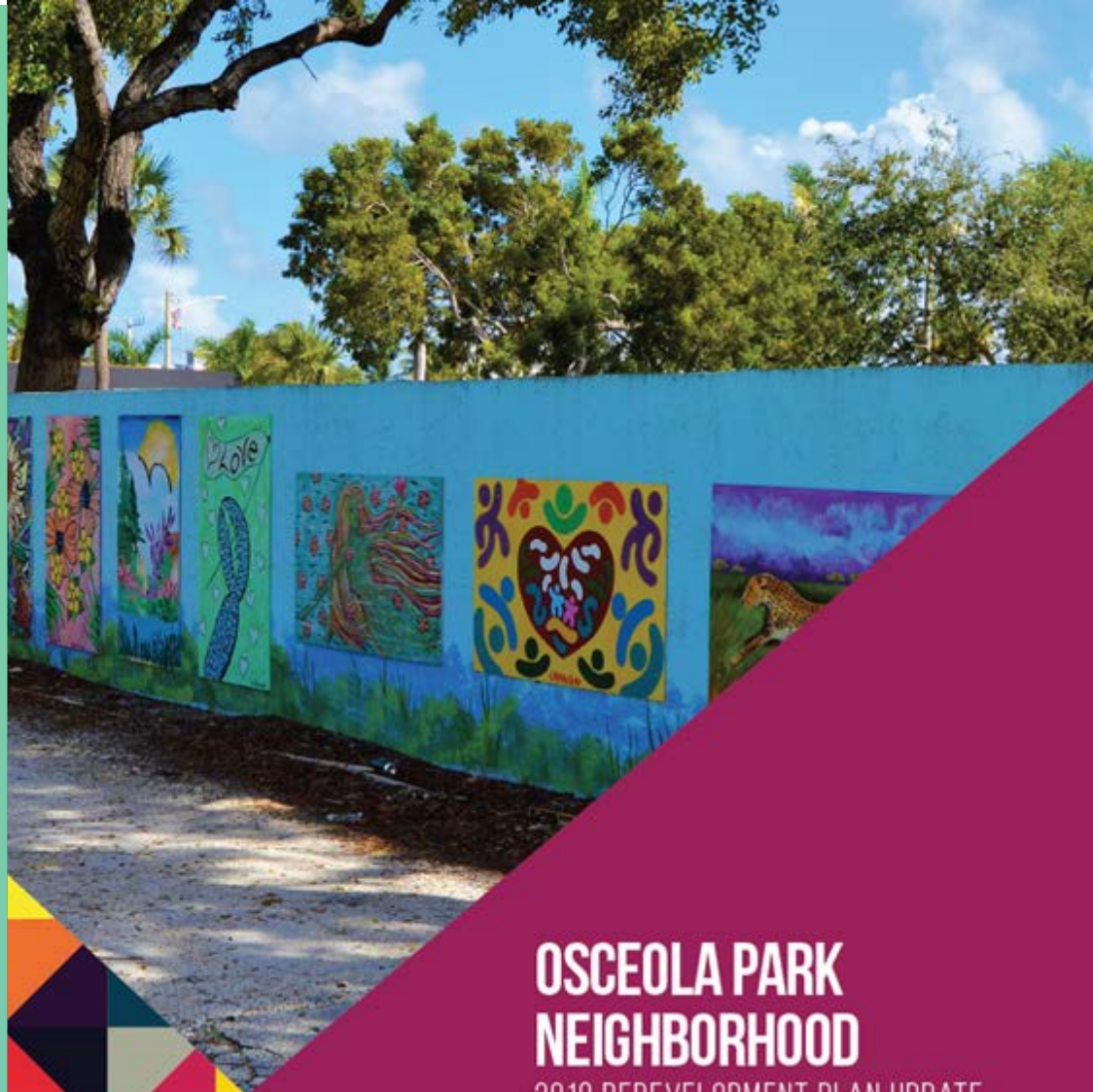
Boca Raton, FL

Boca Raton has installed directional signage on the sidewalks of its downtown to guide visitors. The signs are vinyl decals affixed to the pavement to promote Boca Raton attractions. The location to these locales are indicated by an arrow and distance in feet. The decals will be a part of a broader wayfinding system for Downtown Boca Raton.

GETTING STARTED IN OSCEOLA PARK...

Pavement signage is a creative nontraditional form of signage that would work well with the artistic character of Osceola Park. This signage could be used for general wayfinding and to highlight the historic significance of the residential and commercial areas. To get started, the CRA could install pavement signage that provides wayfinding and emphasizes the artistic and historic character of the neighborhood. Signage could also be effective at providing wayfinding and highlighting the Caribbean heritage of the business district along the F.E.C. railroad corridor within the neighborhood.

Thank You



OSCEOLA PARK NEIGHBORHOOD

2019 REDEVELOPMENT PLAN UPDATE
JULY 2019

