

CRA *1980's Conditions*



- 35% Vacancy Rate – Businesses Leaving Downtown
- Deteriorating Infrastructure; No Landscaping
- Large Number of Vacant Lots Due to Demolition of Unsafe Buildings
- Inappropriate Uses, Blighted Structures
- No Nightlife, No Downtown Housing

CRA *1984 Atlantic Avenue Task Force*



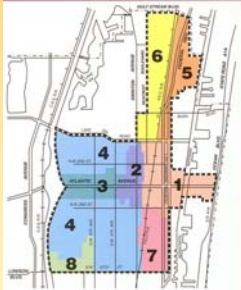
- Created in response to FDOT plan for widening Atlantic Avenue in downtown area by eliminating on-street parking
- Task Team recommended rebuilding of downtown infrastructure
- Recommended creation of CRA to implement redevelopment initiatives
- City agreed to take over maintenance responsibility for Atlantic Avenue; widening rejected

CRA *CRA Established 1985*

District approx. 2,000 acres in size

Objectives:

- Eliminate slum & blighted conditions
- Revitalize downtown and adjacent neighborhoods
- Enhance tax base



CRA *Infrastructure Improvements*

Major investment by City and CRA in infrastructure, parking, streetscape, signage



CRA *Infrastructure Improvements*

Investment in public facilities located downtown



Tennis Center and Stadium

Old School Square Cultural Arts Center

New Public Library

CRA *Grants & Loan Programs*

- County Grant Program – CRA provides 50% match for new jobs created
- Façade Easement Program—pays for renovations to historic properties
- Site Assistance Program— Pays percentage of improvements up to 25% or \$50,000



CRA *Land Assembly*

Atlantic Grove

- CRA assembled 4+ acres in West Atlantic Area – RFP
- Successful bidder was combination private developer and two nonprofit agencies
- For sale townhomes, condos, retail & office
- Mix of affordable/market rate units



CRA *Flexible Development Regulations*

Promote higher residential densities, shared parking for mixed uses, conversion of historic homes to nonresidential uses, allow payment of fees in-lieu of providing parking



CRA *Marketing and Promotions*

“Downtown Marketing Cooperative” formed to promote the downtown area



Delray Beach's Famous 100 foot Christmas Tree

Combined marketing of \$300,000 provided by staff

CRA *Street/Transportation Enhancements*

- Beautification – landscaping
- On-street parking
- Traffic calming
- Incorporating art & history into streetscape
- Increase pedestrian activity
- Improve safety and convenience for pedestrians and vehicles

CRA *Atlantic Avenue Beautification*



before after

CRA *Atlantic Avenue Beautification*




- Beautification completed in phases (Core, Beach, West Atlantic)
- Use of ISETEA/TEA-21 Funds, City and CRA funds

CRA
Pineapple Grove Main Street



- \$ 3.1 Million Total Project Cost
- Entryway Feature, Traffic Calming, Landscaping, Pavers, Specialty Lighting
- Cost Shared Between CRA, City and Property Owners

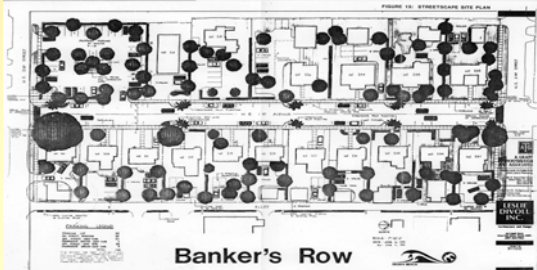
CRA
Bankers' Row



- One block long
- Consists of five 1920's two-story Mediterranean Revival homes on east side of block; eleven 1930's Traditional Minimal cottage style homes on west side
- In late 1980's was a rundown residential block with four homes slated for demolition.

CRA
Bankers' Row


- City & CRA developed Master Plan to provide for streetscape beautification, on-street parking, and parking lot.
- Overall site plan to facilitate conversion of homes to office/retail use.
- Expedited permitting process for projects that comply with plan.



Banker's Row

CRA
Bankers' Row


Paver brick sidewalks, street lights, on-street parking and parking lot funded with City/CRA/ contributions and property owner participation through an assessment district.



CRA
Banker's Row

Restoration rescues Banker's Row
 Residents return elegance to historic spaces in Delray

- Homes have all been restored or are undergoing restoration.
- Mix of business and residential uses



CRA
Public Parking



- People need to feel safe walking from public parking areas to stores
- Lighting and landscaping added to existing lots
- 250+ spaces added or improved
- New signage to direct people to parking and facilities
- Some spaces sold to adjacent property owners in condominium style ownership

CRA *Sidewalk Cafes*



- Sidewalk cafes promote pedestrian activity and visible night life.
- Ordinance allows tables within right-of-way provided clear path is left for pedestrians.



CRA *Neighborhood Streets*

- Traffic calming to control speeds
- Parking lots to replace long rows of back-out parking
- Landscape enhancements
- Pave alleys to promote parking at rear
- Costs split between City, CRA and homeowners through assessment districts



CRA *Downtown Master Plan*



Adopted March 2002.

Hundreds participated in plan -- projects to improve traffic circulation and pedestrian safety; unify East and West Atlantic; stabilize adjacent neighborhoods; provide public plazas and pocket parks.


CRA *NW/SW 5th Avenue*

- Traditional African-American commercial corridor – had fallen into state of decline
- City/CRA hired artist to work with residents on unique streetscape plan
- Incorporated art & history into streetscape
- Terrazzo sidewalks, landscaping, lighting



CRA *Downtown Bypass*

- Convert 1-way pairs to 2-way traffic
- Improve traffic circulation through and around town
- Help support businesses located on the pairs



CRA *US 1 Corridor*

- Beautification
- Create Pedestrian Friendly Environment
- Improve Traffic Safety
- Reduce Vehicular Speeds



CRA *US 1 Corridor*

Existing Right-of-Way Existing Right-of-Way

New Sidewalk New Sidewalk

11' 4' Bike Lane 11' 11' 8' Parking 11'

Mill and Resurface

60'

Typical Section (#3)

On-Street Parking on One Side & Wide Sidewalks on Both Sides

CRA *US 1 Corridor*

CRA *Gateway Feature*

✓ Atlantic Avenue & I-95

✓ Unite east and west Atlantic Avenues - identify area as western entrance to downtown

• Incorporating art & history into project - Heritage Plaza

CRA *Other*

- Parking structures to replace surface lots - retail on ground floor
- Shuttle system "Downtown Roundabout" being instituted to carry passengers from Tri-Rail to downtown and beach

CRA *Outcomes*

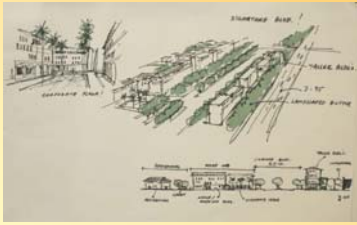
- Commercial rents on Atlantic Avenue increased from average of \$6-8/sq. ft. to a range of \$30-\$45/sq. ft.
- Vacancy rate decreased from 35% to approximately 5%
- More than 2,000 residential units approved and/or constructed
- Active night life

CRA *Outcomes*

APPROVED PROJECTS IN THE DOWNTOWN AREA



Next Steps



New Urbanism principles to be applied to outlying areas –
Congress Avenue corridor – Transit Oriented Development



Thank You!