Downtown Delray Beach Project Assessment

June 13th, 2006
Treasure Coast Regional Planning Council

May 6th, 2006 & May 22nd, 2006
Overview of The Citizens’ Master Plan

Workshop # 1: May 6th, 2006

Workshop # 2: Design Proposals For Three Sites

May 25th, 2006

Opportunities to Further Implement the Master Plan
General Location

Bermuda Inn

The Citizens’ Master Plan Proposal

The Situation Today

Zoning Category: CBD

Use: Motel

TCRPC’s Proposal

- 56,000sf Hotel
- 51 guest rooms
- 4 stories
- Required parking: 41 spaces (including 5 for proposed retail)
- Parking provided: 43 spaces
- Existing Sidewalk: 8’
- Additional sidewalk: 5’
- Amenities: 2 swimming pools, gym, roof terrace, ocean views, retail space
Proposal for Hotel Vista Del Mar

A pedestrian environment through appropriate scale

Proposal for Hotel Vista Del Mar

Front Elevation with Roof Terrace
South Elevation

Increased setback

Wider sidewalk

South Elevation with Roof Terrace

[Diagram of building elevations with annotations for increased setback and wider sidewalk]
Plan View: Ground Floor

- Setback
- Covered & Underground Parking
- Hotel Lobby
- Ground Floor/Hotel Retail
- Setback

Plan View: Underground Parking

- Additional Covered & Underground Parking
Design Principles

**Hotel Vista Del Mar**

- Increased setbacks for hotel (front, rear and tower)
- Consolidation of ground floor and 3rd story step-back
- Reduced mass
- Pedestrian oriented uses on ground floor
- Height limited by parking on site and scale of uses in rear.
General Location

**Current Proposal**
- 48’ Height with internal elements at 60’
- 239 Residential units (37 du/ac)
- 115,000sf commercial space
- 795 parking spaces in a parking garage
- Continuous frontage
- Meets Code
- Meets Architectural Design Guidelines

**Existing Condition**
- 48’ Height
- 0 Residential units
- 78,248sf commercial space
- 261 parking spaces (62 off-site)

**Master Plan Proposal**
- 36’ Height with elements at 48’
- 184 Residential units (28 du/ac)
- 71,250sf non-residential
- 715 parking spaces (548 required)
- Individual buildings
- Meets Master Plan’s recommendations
- Meets Code
- Does not meet Architectural Design Guidelines

The Citizens’ Master Plan Proposal

Atlantic 777
Master Plan’s Proposal for Atlantic 777
Bringing the Park into the Neighborhood

A Dignified Face to Veterans Park
Maintaining Appropriate Scale

Relating to surrounding neighborhoods
A Contained Main Street Condition

Design Principles

Atlantic 777

- Modified 3rd story “step-back” in design guidelines
- Break-up of blocks and buildings
- Reduced scale of parking garage
- Maintain 48’ height limit
- Maintain max. 30 du/ac
- Incorporate mix of uses
- Incorporate public open space
The Numbers Today

- 20 historic structures
- 26 lots
- At 2 dwelling units per lot = maximum potential of 52 residential units
- Commercial uses permitted within mixed-use buildings provided that buildings are no wider than 60’ and can be parked.

TCRPC’s Proposal

- 20 historic structures (5 moved on-site)
- Maximum potential of 52 residential units
- 25,000 sf of commercial uses within mixed-use buildings
- 118 on-site parking spaces (88 on-street)
Existig Condition

Structure Relocation and Preservation
Elements of the Plan: An Historic Corridor
Elements of the Plan: Announcing Arrival

Elements of the Plan: Architecture and Scale
Elements of the Plan: *Architecture and Scale*

Elements of the Plan: *Mix of Uses*
Elements of the Plan: Appropriate Building Types
Elements of the Plan: *Interconnected Greens*

Elements of the Plan: *Connectivity & Historic Character*
Design Principles

Worrell Holdings

- Preserve historic structures (all of them!)
- Create a historic front along Swinton
- Announce arrival (historic markers)
- Maintain 2 dus per parcel with incentives for mixed-use.
- Incorporate retail/office space
- Enhance pedestrian connectivity
- Continue the Sundy House garden & environmental traditions
- Create a Historic Village atmosphere

General Recommendations

- Design Guidelines

Required Step-Backs
The “Wedding Cake” Effect

No Room for Self-Parked, Liner Buildings

“Thicker” Building
General Recommendations

- Design Guidelines
- Parking

Continue efforts towards district-wide parking requirements, revise parking requirements.

General Recommendations

- Design Guidelines
- Parking
- Conditional Uses

They have been “tightened” once, link them to achieving goals of the downtown master plan.
General Recommendations
• Design Guidelines
• Parking
• Conditional Uses
• Energy and Environmental Design
(4) **Parking Requirements**: [Amd. Ord. 83-93 1/11/94]

(a) All non-residential uses, with the exception of restaurants, shall provide one parking space per 300 sq.ft. of total new or existing floor area being converted to non-residential use. This requirement may be reduced to one parking space per 400 sq.ft. of total floor area, or by at least one space, where there is a mix of residential and non-residential use in the same structure. [Amd. Ord. 83-93 1/11/94] [Amd. Ord. 13-93 2/23/03]

(b) Restaurants shall provide six spaces per one thousand square feet of total new or existing floor area being converted to restaurant use. [Amd. Ord. 83-93 1/11/94]

(c) Residential-type inns shall provide one parking space per guest room/unit. Other accessory uses shall be calculated separately based upon square footage of the use area as provided for in subsections 4.4.24 (G) (4) (a) and (b) above. [Amd. Ord. 9-96 2/17/98]

(5) If it is impossible or inappropriate to provide required parking on-site or off-site, pursuant to Section 4.6.9(E)(4), the in-lieu fee option provided in Section 4.6.9(E)(3) may be collected. For the purpose of this provision, “inappropriateness” may be considered in relationship to the historic character of this zone district. [Amd. Ord. 13-93 2/23/93]