Implementing the Downtown Master Plan

Work In Progress Presentation

May 25th, 2006

Treasure Coast Regional Planning Council
Overview of The Citizens’ Master Plan

Design Proposals For Three Sites

Opportunities to Further Implement the Master Plan
A Few Guiding Principles

Preserve the character of the City: The City of Delray Beach is a good place to live, shop, work and relax. It possesses small town attributes, great physical structure and charm. It is important to preserve these qualities with the understanding that the City of Delray Beach has grown beyond being a Village. It is a City with several districts and neighborhoods.

Density: The density proposed by the actual zoning code is generally accepted. The code should be complimented with Architectural Design Guidelines.

Build mixed-use building along the Avenue with parking in rear: Commercial uses along the Avenue should be limited to 300’ North and South of Atlantic Avenue.

Encourage development without displacement at an appropriate scale (Keep the actual zoning code). Encourage development along the Avenue, with three stories as ideal height and four stories being the maximum desired height.

Neighborhood pocket parks: Small pocket parks are effective gestures that serve the needs of the neighborhood and at the same time contribute to one’s sense of orientation within the City. Several neighborhood parks have been proposed throughout the City.

Infill development along the beach: The beach has a very unique atmosphere and the community put great emphasis on preserving it. Infill has been proposed in some areas in order to achieve a more pedestrian oriented scale and continuity.
Bermuda Inn

The Master Plan’s Proposal

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Add wider sidewalks
Proposal for Hotel Vista Del Mar

A pedestrian environment, character and scale

Proposal for Hotel Vista Del Mar

Wider Sidewalk

Increased setback
Proposal for Hotel Vista Del Mar

Public, Open Terrace
Setback Terrace
12 stories

Plan View

Setback
Covered & Underground Parking
Ground Floor Retail

Sidewalk A1A
Second Floor & Typical Floor Plan

Atlantic 777
**The Master Plan’s Proposal**

**The Numbers**

<table>
<thead>
<tr>
<th>Current Proposal</th>
<th>Master Plan Proposal</th>
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<tbody>
<tr>
<td>• 48' Height with internal elements at 60</td>
<td>• 36' Height with elements at 48'</td>
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<tr>
<td>• 239 Residential units (37 du/acre)</td>
<td>• 196 Residential units (30 du/acre)</td>
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<td>• 115,000 sq ft commercial space</td>
<td>• 35,000 sq ft commercial space</td>
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<td>• 795 parking spaces in a parking garage</td>
<td>• 404 parking spaces, surface parking</td>
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<tr>
<td>• Continuous frontage</td>
<td>• Individual buildings</td>
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<tr>
<td>• Meets Code</td>
<td>• Meets Master Plan’s recommendations</td>
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<tr>
<td>• Meets Architectural Design Guidelines</td>
<td>• Does not meet Architectural Design Guidelines</td>
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Developer’s Proposal

“Form Follows Parking”

(Unfortunately!!)
Developer’s Proposal

Master Plan’s Proposal for Atlantic 777

Proposal A
Bringing the Park into the Neighborhood

[Image of a drawing showing the area around Veterans Park and Atlantic Avenue, with labels for NE 1st Street, NE 7th Avenue, Federal Highway, and Veterans Park.]

[Diagram showing the layout of the area with streets and landmarks.]

Required Step-Backs
The “Wedding Cake” Effect

No Room for Self-Parked, Liner Buildings

“Thicker” Building
Master Plan Recommendation

Compromise Recommendation
Redevelopment In The Community’s Terms

Existing Condition
Hotel
- Increased setbacks for hotel (front, side, height)
- Reduced mass
- Pedestrian oriented uses on ground floor

Atlantic 777
- Modifications to 3rd story “step-back” in design guidelines
- Break up block, buildings, and eliminating (or reduce & relocate) parking garage
- Maintain 48’ height limit
- Maintain 30 du/ac
- Maintain mix of uses
- Incorporate public open space

Worrell Holdings
- Preserve historic structures (all of them!)
- Maintain 2 dus per parcel
- Incorporate mix of uses
- Enhance pedestrian connectivity
- Continue the Sundy House garden & environmental traditions
- Create a Historic Village atmosphere

Guiding Principles