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## MEMORANDUM

**TO:** Honorable Chair and Members, CRA Board of Commissioners  
City of Riviera Beach, Florida

**FROM:**  Scott Evans, Interim Executive Director, Riviera Beach CRA

**DATE:** June 6, 2018

**SUBJECT:** A Request for Board Approval to issue an RFP for the Avenue "E" Corridor Revitalization Plan.

### Request for Board Action

The Agency is requesting the Board of Commissioners to approve issuance of an RFP to select a qualified firm to prepare a comprehensive Revitalization plan for the Avenue "E" corridor. The new corridor plan would include a complete action plan for the roadway including: New paving, curbs, sidewalks, decorative lighting, bike lanes, recommendations for development of private and public properties along the corridor, targeted grant programs to promote the redevelopment of the area, and the detailed descriptions of the phased work to accomplish the long term vision. The plan will position the City and CRA to attract future infrastructure grants, that both agencies can then add to our capital improvement plans to jointly fund the phased implementation.

### CRA Plan

Avenue "E" is west and parallel to Broadway Boulevard. The area holds an assortment of churches, restaurants, automobile and boat repair, and essential neighborhood services. The street is active with people walking despite have no sidewalks in most places. This street is very important to the redevelopment of the surrounding neighborhood. The street should continue to be a neighborhood street with a two-way, two lane design. The street should have curb and gutter, on-street parking where appropriate in partnership with private property owners. The street has a mixed use land use and zoning, and as buildings are replaced and lots infilled, the building should be mixed-use offering an array of uses needed to help the neighborhood. Types of uses should be single family, multi-family residential, neighborhood retail, office and services needed to help the neighborhood thrive.

A proper mix of uses can create a synergy in the area. Residential provides homes for workers, commercial provides jobs, and the neighborhood has more local customers. As we promote infill and redevelopment and give the corridor a substantial new look through street reconstruction the area will be become more stable and these elements work together to help restore health and vitality to a neighborhood.

The principles for safe and friendly pedestrian streets should also be followed: buildings situated close to the street, street trees, and ample street furnishings, sidewalks, and bike lanes.

## **CRA 2018 Budget & Workplan**

The approved 2018 CRA Budget and Workplan provides up to \$75,000 to fund this critical first step to a comprehensive approach to transforming the Avenue “E” Corridor.

The Avenue “E” Corridor can be transformed over time, the images below from the CRA Plan show a phased series of potential future improvements

### City of Riviera Beach CRA Plan 2011



*Existing Condition: Avenue E serves the community with an assortment of services.*



*Phase 1: To enhance retail and calm traffic, on-street parking, curb, gutter, and sidewalks are added.*



*Phase 2: A formal alignment of street trees shades pedestrians and gives a sense of space. Phase 1 and Phase 2 are recommended improvements that could be funded by the CRA.*



*Phase 3: Mixed-use buildings are constructed with facades facing the street. The residential, office, and neighborhood commercial uses complement each other providing places for people to live, work, and shop.*

## **Complete Streets & Neighborhoods**

Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. By adopting a Complete Streets outcome for the Avenue E corridor, the reconstruction of the roadway will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists—making the area a better place to live, and helping to stimulate redevelopment of the adjacent real estate in the corridor.

The attached scope of services will require the proposing firms to describe and provide costs and details for a revitalization plan that includes the following:

- Existing Conditions Report, including Traffic data
- Private & Public Property Regulatory Assessment, including recommendations for specific programs to stimulate new development.
- Stakeholder Public Meetings / Charrette approach, to ensure that the new plan is based on resident and other stakeholder input
- Final Report with Streetscape Design and Building Design program.

**Recommendation**

CRA Staff recommends approval to issue an RFP for a consulting firm to prepare the Avenue “E” revitalization plan. The highest ranked firm and negotiated contract will be brought back to the CRA Board for approval.

**Attached:** Scope of Services for project.