


## MEMORANDUM

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

**FROM:** Jonathan Evans, MPA, MBA, ICMA-CM, Executive Director, CRA 

**COPY:** J. Michael Haygood, CRA Attorney

**DATE:** January 5, 2020

**SUBJECT:** Approval of the Avenue "E" Streetscape Plan, Developed by the Architect KCI Technologies, Inc.

### BOARD ACTION

The Agency is seeking final approval and acceptance of the completed Avenue E Streetscape plan completed by the Architect KCI Technologies. Agency in conjunction with the Architectural firm has solicited the input of the local citizens, RBCRA Commission Board and other stakeholders to draft a compressive plan to redevelop the second major downtown corridor in the City, which is Avenue E.

### BACKGROUND

On August 13, 2018, the CRA presented its FY2019 Budget for Capital Projects. The Avenue "E" construction project was proposed to rebuild the .86-mile-long roadway, build new sidewalks, update the underground utilities, and enhance the corridor decorative street lighting. This project was proposed to be a collaborative effort between the City, CRA, and the Utility District. We are starting with a revitalization study to plan for the project and will design the best approach to create an implementation plan to promote redevelopment of the corridor. In February 2019, the Board provided approval to publish RFP 2019-02 to solicit proposals from qualified architects and planners for the Avenue "E" Corridor Development Project. On May 24, 2019, the Evaluation Committee completed the written evaluation and interviews; KCI Technologies, Inc.,





(KCI,) was selected as the highest ranked proposer and engaged to begin the work by the CRA Board on July 10<sup>th</sup>, 2019. On December 11, 2019, the Board was provided an update on the project and feedback from the public workshop held the preceding month. In May of 2020 KCI provided the Board with a visual 3D presentation and requested Board feedback. In August of 2020 the firm submitted the final draft of the Avenue E Streetscape Plan to the Agency for draft review and comment.

### **PROJECT DELIVERABLES & COMPLETED TASKS**

KCI Technologies, Inc., was contracted to provide the following services:

- Provide a comprehensive *Avenue E Corridor Streetscape* report that describes the existing physical environment of the roadway, pedestrian sidewalk system, and adjacent buildings/properties lining the corridor.
- Provide recommendations for potential streetscape, zoning entitlement, and design and development standards changes to beautify, enhance, and create an environment to attract new investment and redevelopment to foster economic vitality within the project area.
- Complete a thorough analysis of what nearby significant CRA and City points of interest exist (the Port of Palm Beach, Riviera Beach Marina, the beaches, etc.) that might impact and support recommended improvements within the corridor, further supporting recommended improvements throughout the corridor.
- Provide design options within the right-of-way to develop a comprehensive streetscape plan (potentially incorporating complete street concepts and other design solutions,) as well as property redevelopment/new development options for the existing developed and vacant properties lining the corridor.

KCI Technologies, Inc., has completed the following deliverables:

<b>1 Existing Conditions</b>		
<b>Prepare Existing Conditions Report</b>	Completed	1/28/2020
<b>A.1. Prepare ROW Map</b>	Completed	1/28/2020
<b>A.2. Collect Relevant Plans and Maps</b>	Completed	1/28/2020
<b>A.3. Identify Road Standards</b>	Completed	1/28/2020
<b>A.4. Existing Conditions Assessment</b>	Completed	1/28/2020
<b>A.5. Zoning and Land Use Inventory</b>	Completed	1/28/2020
<b>A.6. Recent Development Analysis</b>	Completed	1/28/2020
<b>A.7. Assessment of Commercial Property access</b>	Completed	1/28/2020
<b>A.8. Building Inventory</b>	Completed	1/28/2020
<b>A.9. Traffic Assessment</b>	Completed	1/28/2020
<b>Deliverable 2 CRA Assessment</b>		
<b>B. 1.a.-d. Analysis and Evaluation</b>	Completed	1/28/2020
<b>Deliverable 3 Public Outreach</b>		
<b>C.1. Stakeholder meetings</b>		
<b>C.2.a. Charrette 1</b>	Completed	11/5/2019
<b>C.2.b. Charrette 2 (Adapted to virtual due to COVID)</b>	Completed	8/3/2020

<b>C.3. Public Outreach Report</b>		
Deliverable 4 Recommendations		
<b>Draft Report</b>	Completed	4-8-2020
<b>Final Report</b>	Completed	1-4-2021
<b>D.6.a. City Staff meetings</b>	Completed	
<b>D.6.b. CRA Board Meeting 1</b>	Completed	12/11/2019
<b>D.7 CRA Board Meeting 2</b>	Completed	5/13/2020

## WORKSHOP SUMMARY

On November 5, 2019, at 5:30 PM, a community workshop was held at the Riviera Beach Marina Village Event Center for the Avenue “E” Streetscape Project. There were approximately eighty (80) participants in attendance. KCI Project Manager, Heidi Siegel, provided a brief presentation that included project overview, past studies, and initial data gathering.

A Visual Preference Survey was conducted. Participants were asked to informally (show of hands and verbal feedback) opine on different architectural styles. A broad summary is as follows:

- o Bungalow style homes recently being built in the vicinity – 50% approval
- o Modern “white box” commercial center – Unfavorable
- o Mediterranean Revival Style Mixed Use – Favorable
- o Key West Style Townhomes – Favorable

The Visual Preference Survey was followed by a Stakeholder Input session in which participants shared what they would like to see regarding Building Design, Uses of Properties, and Street Design. Feedback was documented on charts at the front of the room.

### Building Design:

- Gathering Spaces
- 8-10 Story Hotel
- CPTED
- Tie-In Beach / Coastal Theme
- More Destination Restaurants
- Design for Pedestrians to Promenade
- Low-Rise, Mixed-Use Residential at 14th Street
- Buffer Existing Housing on Avenue “E” with Commercial towards Broadway
- Public Green Spaces
- Small Business Office Spaces
- Single-Family Homes
- Connectivity to Broadway
- Unique Identity to Attract Visitors, Businesses
- Restrict Signage to Be More Uniformed
- Quaint and Classy Design



### Use of Properties:

- Family Gathering (Park, Skating Rink, Bowling Alley)
  - Residential on West Side / Commercial on East Side
  - Hotel
  - Single Family Housing
  - Small Business Office Space
  - Coffee Shop
  - Police Sub-Station
  - Tourist Amenities
  - Destination Restaurants
  - No Gentrification
  - Welcome Center
  - Public Green Spaces
  - Movie Theater
  - Fitness Park / Trail
  - Skate Park
  - Dog Park
  - Bait & Tackle Shop
  - Classy Style
  - More Home Ownership / Less Rental
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- **Street Design**
  - Roundabouts
  - Green Space
  - Utilities: Water and Sewer
  - Quaint and Classy Style
  - Connectivity to Port and Broadway
  - Unique Brand
  - Pedestrian Friendly for Tourism
  - Separation of Pedestrian and Vehicular Space
  - Underground Utilities
  - Monument Signage / Sense of Arrival
  - Signage Regulations and Wayfinding Signs
  - Enhance Blue Heron

The meeting concluded with interactive Tabletop Exercises. Participants were able to go from table to table where they could draw desired improvements on aerial maps. Feedback was also received on current uses, ownership, and opportunities for safety improvements.

The maps were divided into four sub-areas as follows:

Sub Area: 1 Blue Heron Boulevard – 22nd Street

Sub Area: 2 22nd Street – 17th Street

Sub Area: 3 17th Street – 13th Street

## Sub Area: 4 13th Street – 10th Street

The design team received great and diverse ideas that were inputted into the draft recommendations for Board review.

### **COMMUNITY OUTREACH EFFORT #2 (ONLINE)**

Following the completion of the Streetscape Plan and Design Standards a final presentation and survey was presented to the community. Due to social distancing requirements this presentation and survey was conducted online. There were seventy (70) participants for the online presentation and survey. The presentation included a PowerPoint presentation with a voiceover and an animation of the proposed streetscape design. The PowerPoint covered all of the topics in this report. Ten questions were asked of respondents and the overall response was favorable. Results were incorporated into the study and final revitalization plan.

### **NEXT STEPS**

The CRA, City, and Utility District will coordinate to develop an implementation plan and funding strategy to jointly implement the project. The implementation plan will include an analysis of funding options and phasing for the Board to consider pursuing towards transforming this corridor through street improvements, and redevelopment initiatives.

### **REQUEST FOR APPROVAL**

The Avenue “E” Streetscape and Design project has reached 100% completion. The first workshop was completed along with virtual survey, and the Consultant has compiled their findings and recommendations. The Agency is seeking approval of the final submitted Streetscape Plan and will begin next steps which include presentation of implementation options in Spring 2021.