

Riviera Beach Community Redevelopment Agency

Avenue E Streetscape Study

Recommendations Report
Streetscape Design and Building Design Program



September 2020



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Executive Summary

The Riviera Beach Community Redevelopment Agency (CRA) retained the professional services of KCI Technologies, Inc. of Fort Lauderdale, Florida to conduct a study of Avenue E. The goal of the study was to identify programmatic, regulatory, and design standards for the future of Avenue E from Blue Heron Boulevard to West 10 Street.

Previous studies of Avenue E include the 2008 Citizens' Master Plan and Charrette Report and the 2011 CRA Redevelopment Plan. These studies led to an update of the City's Land Development Regulations to include requirements for building standards and property uses. One of the core principles of the Citizens' Master Plan is the idea that streets and avenues are essential to the creation of a beautiful city and *"should be viewed as important public spaces that in order to be fully functional must be comfortable for pedestrians, bicyclists, and cars."*

The study is based on regulatory documents, best practices, roadway design standards, and stakeholder feedback. The study provides the following:

- Analysis and Recommendations for changes to the City's Land Development Regulations
- Recommendations for CRA programs along Avenue E
- Recommendations for City policies on non-conforming uses and features
- A conceptual streetscape design for the length of Avenue E from Blue Heron Boulevard to West 10 Street
- A 3D video of the streetscape design can be found at: <https://youtu.be/DYcWGkwQzMM>
- Architectural Design Standards
- Summary of Stakeholder Outreach

Upon the approval and acceptance of this report by the CRA Board of Commissioners, the CRA should proceed with engineering design of the streetscape. Additionally, based on comments received during stakeholder involvement, the CRA should actively work with investors to ensure that the community's concerns regarding gentrification are honored.

Project Team

Riviera Beach Community Redevelopment Agency

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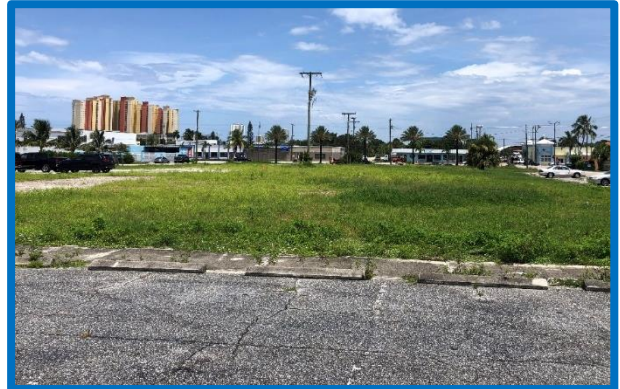
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Analysis of Existing Conditions and the Impact on Redevelopment

Based on a review of the study area conditions and existing regulation, it can be concluded that there are many inconsistencies as it relates to the existing streetscape along Avenue E which may be hindering development along the corridor.

Vacant Properties

Generally, areas with vacant properties are seen as less attractive to investors. Additionally, it is not uncommon for these properties to have unmanicured vegetation and serve as illegal dumping grounds. There are sixteen (16) vacant parcels in the study area comprising of approximately 2.88 acres.

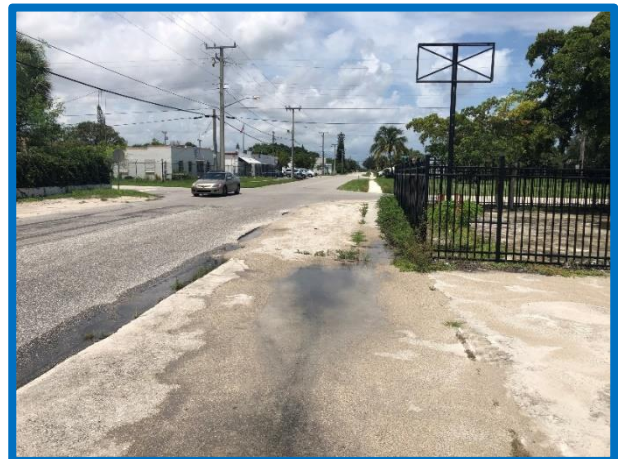


Back-Out Parking

Most of the commercial properties, existing businesses and even some multi-family residential lots have 90-degree parking with space adjacent to right-of-way, which is typically an un-safe traffic situation with cars backing out into drive lanes and oncoming traffic. Most of these properties don't have identified driveways and drive aisles into properties along the corridor.

Sidewalks

There is also an inconsistency or lack of sidewalk network, with some areas having sidewalks on both sides, one side, or no sidewalks on either side. During multiple visits to the study area people walking to/from work and individuals in wheelchairs were observed traversing the middle of Avenue E. This is an unsafe condition for the community.





Storage Areas

From an aesthetic standpoint, several business in the study area had outside storage areas that were visible from the Avenue E right-of-way and adjacent residential uses. Additionally, the lack of buffering and landscaping of commercial uses may also be discouraging development along the corridor. This is particularly an issue with the existing non-conforming auto service uses along Avenue E.

Nonconforming Uses

The existing “nonconforming” uses may also be hindering development along the corridor. For example, the Downtown General (DG) zoning district does not permit auto service uses. The existing auto service uses may be contributing to the lack of new residential, commercial or mixed-use development along the corridor. Many of the existing auto service uses have bay doors facing the rights-of-way, unscreened outdoor storage of vehicles and parts, and inconsistent signage that likely violates the sign code.



On the contrary, the Downtown Industrial (DI) zoning district does not allow residential uses, except for multi-family in upper stories of linear buildings. The portion of Avenue E within the Downtown Industrial zoning district only has low-scale residential structure. While industrial uses may have been a one-time vision of this area, industrial uses in these three blocks do not match the streetscape vision nor the feedback received from stakeholders.



City of Riviera Beach Comprehensive Plan and Land Development Regulations Analysis

The City's Comprehensive Plan and Land Development Regulations have been updated to incorporate the vision from the 2008 Citizens' Master Plan and Charrette Report and the 2011 CRA Redevelopment Plan. These regulatory documents guide property development for Avenue E with policies and regulations that mirror the recommendations for the street in the CRA plans.

Policies within the Comprehensive Plan and Land Development Regulations use similar or identical language to the 2008 & 2011 Plans regarding Avenue E. One of the core principles of the Citizens' Master Plan that is translated throughout the City's regulatory documents in a variety of ways is the idea that streets and avenues are essential to the creation of a beautiful city and *"should be viewed as important public spaces that in order to be fully functional must be comfortable for pedestrians, bicyclists, and cars."*

Future Land Use Designation and City of Riviera Beach Comprehensive Plan

The majority of the properties in the study area have a future land use designation of Downtown Mixed Use, as indicated on the City of Riviera Beach Future Land Use Map (see Appendix). There are also properties with the following future land use designations: Single Family Residential, Community Facilities, and Industrial. It should be noted, that current uses of each property does not necessarily match the Future Land Use Map designation.

The future land use designation is regulated through the City's Comprehensive Plan and the Future Land Use Map. The Comprehensive Plan provides the vision for the land development pattern for the City and includes a map depicting the adopted future land uses that regulate the maximum residential density and maximum non-residential intensity allowed on each parcel of land.

The Comprehensive Plan incorporates the vision for Avenue E through the City's policies on the downtown area. Per Comprehensive Plan Policy 1.2.21, Avenue E is one of the diverse areas that makes up the City's downtown. Specifically, the policy states that "Avenue E is a neighborhood main street accommodating small businesses, multi-family buildings, and single-family homes."

Comprehensive Plan Policy 1.2.19 states that "substantial redevelopment of the Community Redevelopment Area (CRA) is anticipated. The Redevelopment Plan describes the vision for the future of the downtown area. New development shall conform to the pattern of development set forth in the Redevelopment Plan, which has the following characteristics:

1. Provides a variety of housing types to accommodate a diverse population;
2. Creates a "park once" environment by providing a mix of uses within a pedestrian-friendly environment, whereby drivers are comfortable utilizing one parking space and walking to several destinations;

3. Promotes the optimum use of transit by maintaining and enhancing an interconnected transportation network that effectively links transit station(s), bike paths, sidewalks, buildings, open spaces, and the waterfront;
4. Maintains and enhances a continuous, interconnected network of narrow pedestrian and bicycle-friendly streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;
5. Provides public open space in the form of civic parks, plazas, or greens;
6. Maintains and enhances access to the waterfront; and
7. Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.”

To implement the vision for the downtown, including the Avenue E corridor, the Downtown Mixed Use Future Land Use designation was created along with corresponding zoning districts. The Downtown Mixed Use category allows for a wide range of uses including retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. Compatibility and site design requirements are addressed in the City’s Land Development Regulations. The Downtown Mixed Use policy allows “for less intense mixed-use development along the Avenue E corridor” as the corridor is a transitional area between the higher intensity of Broadway Avenue to the east and the lower density residential areas to the west.

The following is a summary of future land use designations along the Avenue E corridor:

- *Downtown Mixed-Use*
 - Maximum: Floor Area Ratio 2.0
 - Permits a wide range of uses, including retail, commercial, restaurant, entertainment, civic parks, marinas, and boardwalks.
 - Allows for less intense mixed-use development along the Avenue E corridor.

Downtown Mixed-Use Future Land Use Designation

The Downtown Mixed-Use land use designation is appropriate for the future development of the corridor.

Special attention should be paid to the future location of use lower intensity uses along the west side of the corridor to mitigate impact to the existing residential neighborhood. Higher intensity uses should be along the west side of the corridor, and where viable, connected to development along Broadway.

However, the maximum floor area ratio for the Downtown Mixed-Use is 2.0. In order to maximize redevelopment and achieve the maximum allowed floor area ratio, lot assemblage should be encouraged and incentivized.

Single-Family Residential

- Maximum: 6 units per acre
- Permits single-family homes
- Allows for non-residential institutional uses such as parks and other governmental facilities that are compatible with the residential character.

Single-Family Residential Future Land Use Designation

Recommendations from this study will not propose to change the Land Use of the existing five (5) parcels along the corridor with a future land use designation of Single-Family Residential.

These properties are currently used as single-family homes. Should future redevelopment occur on these parcels, they should be changed to the Downtown Mixed-Use land use category to further the transformation of the corridor.

Industrial

- Maximum Floor Area Ratio: 1.15
- Permitted uses includes both the limited industrial district (light manufacturing, automotive uses, construction firms, wholesaling, etc.) to general industrial districts, which include more intense industrial uses.

Industrial Future Land Use Designation

It is recommended that the five parcels at the south terminus of the Study Area be changed to Downtown Mixed-Use land use designation. Currently there are residential structures on these properties. Residential uses are not allowed in the Industrial land use. As such, they are considered legal nonconforming uses and buildings.

The vision for the transformation of Avenue E does not include industrial uses. Therefore, changing the land use designation will allow for future development that is consistent with the vision of the corridor.

Community Facilities

- *Permits schools and municipal, State and Federal Uses.*
- *Implemented by the CF Zoning District*
- *CF Zoning District does not allow places of worship but does allow educational institutions.*

Community Facilities Future Land Use Designation

Recommendations from this study will not propose to change the Land Use of the existing three (3) properties along the corridor with a future land use designation of Community Facilities. Two of these properties are currently used as a place of worship and the remaining property is the underdeveloped triangle at the northwest corner of Avenue E and West 13 Street.

Should future redevelopment occur at the existing place of worship properties, they should be considered for development consistent with the Community Facilities designation including municipal services.

Land Development Regulations & Zoning Districts

The majority of the properties in the Study Area have a zoning designation of Downtown General, as indicated on the City of Riviera Beach Zoning Map (Appendix 1). There are also properties within the following zoning districts: Downtown Industrial and Community Facilities. In the future, some properties may be redeveloped in conjunction with properties to the west of Avenue E. This practice is encouraged to maximize the redevelopment potential; however, the properties to the west of Avenue E and east of Broadway are within the Downtown Core zoning district. In order for redevelopment to take place, the Downtown Core properties would need to be rezoned to Downtown General at the time of site plan approval.

The Land Development Regulations implement the vision of the *2011 CRA Redevelopment Plan* and are required by the Comprehensive Plan to reinforce the unique character of the diverse areas within the CRA. This includes the adoption of zoning districts that implement the vision for the corridor. Avenue E is also depicted as a primary street on the CRA's Regulating Plan. The City's LDRs encourage streets identified as primary streets to develop over time with enhanced pedestrian environments through higher regulatory standards for building placement, building frontage, and the location of parking and service uses.

The following is a summary of zoning districts along the Avenue E corridor:

Downtown General (DG) – The district promotes the redevelopment of the Avenue E corridor and adjacent areas into a mixed-use, pedestrian-friendly environment. Diverse housing options, as well as commercial establishments serving the downtown population, are permitted of a scale and intensity compatible with the adjacent residential neighborhoods.

- Uses permitted: residential, professional office, retail establishments, as well as a variety of civic uses.
- The district allows for residential only building types consistent with the CRA plans. This will allow for appropriately scaled townhome and multi-family developments along the corridor.
- Design requirements include new urbanist principles of design identified in the CRA plans such as providing parking in the rear and bringing buildings towards the street to enhance the pedestrian experience.

Downtown General Zoning District

The Downtown General zoning district is appropriate for the future development of the corridor. Furthermore, new recommended uses such as townhomes, mixed-use developments, and parks area permitted. In order to achieve maximum redevelopment efforts, lot assemblage should be encouraged and incentivized.

Downtown Industrial (DI) - The Downtown Industrial district is intended to accommodate industrial uses while achieving a high standard of appearance along streets in the downtown.

- Uses permitted: professional office, retail establishments, as well as a variety of civic uses, retail, showrooms, and office functions of industrial and manufacturing uses, industrial/manufacturing, and adult training centers.
- Residential uses are permitted only in the upper stories of liner buildings. Considering the location of the Downtown Industrial on Avenue E and the lack of depth of these lots, it is not realistic to expect residential uses to be developed on upper floors of liner buildings.

- Consistent with the future land use Industrial designated properties, it is recommended that the five parcels at the south terminus of the Study Area be changed to the Downtown General zoning district.

Downtown Industrial Zoning District

Currently there are freestanding residential structures on these properties. These types of residential uses are not allowed in the Downtown Industrial zoning district. As such, they are considered legal nonconforming uses and buildings.

The vision for the transformation of Avenue E does not include industrial uses. Therefore, changing the zoning district will allow for future development that is consistent with the vision of the corridor.

Community Facilities (CF) - The purpose of the Community Facilities district is to accommodate a variety of publicly owned facilities.

- Permitted Use: municipal services and accessory buildings and structures, municipally owned and operated parks and recreation areas, and limited educational institutions.
- No intensity limitations or setback requirements.

Community Facilities Zoning District

Recommendations from this study will not propose to change to the existing three (3) properties along the corridor within the Community Facility zoning district. Two of these properties are currently used as a place of worship and the remaining property is the underdeveloped triangle at the northwest corner of Avenue E and West 13 Street.

Should future redevelopment occur at the existing place of worship properties, they should be considered for development consistent with the land development regulations, including municipal services.

The following specific uses are recommended for the Avenue E corridor. All of these uses are allowed by the existing Comprehensive Plan and Land Development Regulations. The following map is not a regulatory map. It is intended to help guide redevelopment.



Avenue E Streetscape Corridor Proposed Uses

L E G E N D

- Mixed Use
- Townhomes
- Townhomes (Rear Entry)
- Large Townhome Development
- Commercial
- Park
- Public-Private Partnership
- Commercial / Mixed Use / Townhomes
- Commercial / Mixed Use
- Townhomes / Multi-family



Map created on 8 January, 2020

Recommendations

Construct the Proposed Streetscape Design

The design and function of the proposed Avenue E streetscape is setting up the groundwork for potential redevelopment. However, the current built environment is not ideal for the actual redevelopment to occur. Although there are some vacant properties along the corridor, most of the land within the study area is developed, or was developed at some point, with several properties containing nonconforming uses and structures. One of the initial ways to encourage development along a corridor is to implement and construct the proposed streetscape design standards using public funds and/or grant money. This commitment from the City/CRA can go a long way to improve property values and incentivize redevelopment.

Property Owner Monetary Contribution to Streetscape Improvements

All future development should be required to contribute and implement the design along their property lines and right-of-way frontages of Avenue E. This can either be accomplished by placing a condition of approval on the entitlement of the development, or a cash-out option (typically paid with impact fees) to pay into a fund based on a calculation right-of-way frontage. Therefore, if the City CRA decides to construct the streetscape, it is a way to recoup some of the money.

The City's Code of Ordinances already has provisions to allow for this initiative. Sec. 29-92 states that "the city council may by resolution cause the construction of sidewalks along any street face where it is deemed in the interest of public safety, regardless of the nature or extent of existing development, and may assess adjoining property owners in accordance with F.S. ch. 170." Furthermore, Sec 29-93 ties the construction of a sidewalk along right-of-way frontage to the building permit and Certificate of Occupancy for "any structure".

Incentivize Investment

The CRA should consider incentives for combining parcels and development on larger parcels and discouraging piecemeal development. The possible incentives can be partial or full relief from setbacks or other development regulations adjacent to properties of similar use, or where intent of the setback or regulation is achieved.

Allow Transitional Uses

While waiting for redevelopment to start, the City/CRA should allow transitional uses on along the corridor. For example, the City or CRA could own and maintain a parcel that allows multiple vendors, such as food trucks to locate. This would bring interim activity to Avenue E and allow small business owners to test the market.

Address Gentrification Concerns

During both outreach efforts members of the community expressed concern over future gentrification. The CRA should work with developers to ensure that the corridor remains a neighbor corridor and accessible to all income levels. Additionally, community involvement should continue to address resident concerns and continue to build community pride.

Limit Type of Residential Development

The current code regulations allow for “residential” development. In order to achieve the intent of the Downtown General zoning district as a neighborhood corridor, new residential uses should be required to be four or more units.

Wayfinding Signage and Lighting

The CRA should invest in wayfinding and/or street signage throughout the corridor. Additionally, stakeholders have requested increased lighting to promote safety. This signage, similar to public art, contributes to place making. Furthermore, it assist in creating an environment that feels safe and is safe.

Public Art

Stakeholder feedback expressed concern about maintaining and growing the cultural connection to the existing community. Public Art serves as an excellent opportunities for cultural place making. Opportunities existing within the proposed streetscape design for murals, sculptures, and paver design. It is recommended that pavement art be implemented as pavers and not on-street painting for maintenance and longevity.



Public Private Partnerships

The CRA should identify key parcels for purchase to enter into Public Private Partnerships (P3). In the course of this study, two key areas were identified as follows.

The parcel directly south of West 19 Street is currently owned by the City of Riviera Beach. The parcels directly to the south of the City's parcel are owned by one ownership unit. The proposed streetscape includes a multi-use path along the abandoned West 18 Street to provide connectivity to Broadway.



The parcels along the eastern side of Avenue E from Blue Heron Boulevard and West 24 Street should be considered for a P3 program in order to create a gateway entrance to Avenue E. This gateway entrance will signal that this street is unique.



Eliminate Outdoor Storage

Non-residential properties along Avenue E should be required, by a date certain, to screen their outdoor storage. Further research may be required to determine if these auto service uses were permitted (conforming) uses under previous zoning district prior to rezoning to Downtown General (DG). If not, it is time to bring these properties into compliance (no longer than 6 months).

Eliminate Non-Conforming Uses

Non-conforming “non-residential” uses should be eliminated by a date certain. It is also recommended that the CRA assist or negotiate property swaps or land trades so that nonconforming uses like auto services can relocate out of the Avenue E corridor (DG zoning) and into zoning districts where auto services are allowed. This may provide opportunities for investors to develop Avenue E parcels that are currently occupied by nonconforming uses.

Eliminate Back-Out Parking

Back-out parking not only poses safety issues, but also adds to visual blight. The existence of back-out parking should not be used as a deterrent to the construction of the new streetscape which includes on-street parallel parking and rear of property parking.

Eliminate Inconsistent Signage

The CRA should create Avenue E specific signage regulations for adoption by the City into the Code of Ordinances. Furthermore, existing non-conforming signage should be eliminated either by a date certain or other qualifying event, such as change in ownership.

Downtown Industrial Uses

The City should continue to evaluate to see if Downtown Industrial (DI) is the appropriate zoning for this area of the City and CRA. The properties in the Downtown Industrial zoning district are primarily residential.

Existing Single Family Homes

A provision should be added to Section 31-536(d)(2)/Use Regulations of the Code of Ordinances that states: “Existing residential use may remain in place indefinitely however, no density increases or modifications to existing structures will be permitted.”

Nuisance Properties

There appears to be abandoned properties along Avenue E that may or may not be a nuisance to public health. It is recommended that the City Code Compliance and the City’s Building Official visit these abandoned buildings to determine whether they are a health, safety, welfare issues for the City/CRA and surrounding residents. If so, the City should go through the legal process to have these buildings demolished, either by individual property owners, or by City reimbursed by liens on property.

Permitted Uses

As it relates to the uses permitted by right, it is recommended that additional community serving “personal service” uses be allowed within the Downtown General (DG) zoning district (Section 31-536(b)(2)a). Some examples are: barbershops, beauty parlors, medical and dental clinics, restaurants (no drive-thru), shoe repair, tailoring, watch and clock repair, locksmith and coin operated personal

service establishments. These uses should be allowed to support the adjacent residential neighborhoods to west and future residential along the corridor. Furthermore, these uses are compatible with the other uses listed in Section 31-536(b)(2)a.

Development Waivers

Waivers and relief from various property development regulations are typical in redevelopment areas. Waivers are the appropriate avenue for providing incentives and encouraging development in a blighted area, as opposed to a variance, which is required to demonstrate hardship. It is important for the City and the CRA to have an ongoing dialogue regarding any issues a potential developer may have in meeting the required property development regulations. If an issue should arise, the City can assist the developer in processing a waiver.

Updates to the zoning regulations may only require a blanket waiver statement in Section 31-534 to read: “The City Council may approve waivers for any of the requirements in this section provided the approved relief is mitigated through increases in landscaping, increases in architectural embellishments, or the like. Waivers will be review and approved on a case-by-case basis. No increases in FAR or density allowed under this provision.”



Stakeholder Outreach

Community Outreach Effort (Meeting) #1

On November 5, 2019 at 5:30 PM a Community Workshop was held at the Riviera Beach Marina Village regarding 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) to opine on different architectural styles. A broad summary is as follows:



- Bungalow style homes recently being built in the vicinity – 50% approval
- Modern “white box” commercial center – Unfavorable
- Mediterranean Revival Style Mixed Use – Favorable
- 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 in regards to Building Design, Uses of Properties, and Street Design. Feedback was documented on charts at the front of the room.

Building Design:

- | | |
|--|--|
| <ul style="list-style-type: none">▪ 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 West 14th Street▪ Buffer Existing Housing on Avenue E with Commercial towards Broadway | <ul style="list-style-type: none">▪ 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:

- | | |
|---|--|
| <ul style="list-style-type: none">▪ Family Gathering (Park, Skating Rink, Bowling Alley)▪ Residential on West Side / Commercial on East Side▪ Hotel▪ Single Family Housing | <ul style="list-style-type: none">▪ 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

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 interacted Table Top Exercises. Participants were able to go from table to table where they could draw on aerial maps improvements they would like to see. Feedback was also received on current uses, ownership, and opportunities for safety improvements. (Appendix 2)



The maps were divided into four sub-areas as follows and are provided in the Appendix to this report:

- Subarea 1: Blue Heron Boulevard – West 22nd Street
- Subarea 2: West 22nd Street – West 17th Street
- Subarea 3: West 17th Street – West 13th Street
- Subarea 4: West 13th Street – West 10th Street

The feedback from this meeting was used to inform the creation of the Streetscape Plan and Architectural Design Standards.



Community Outreach Effort (Online) #2

Following the completion of the Streetscape Plan and Architectural 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. The Survey results are provided in the Appendix 3 of this report in their entirety.

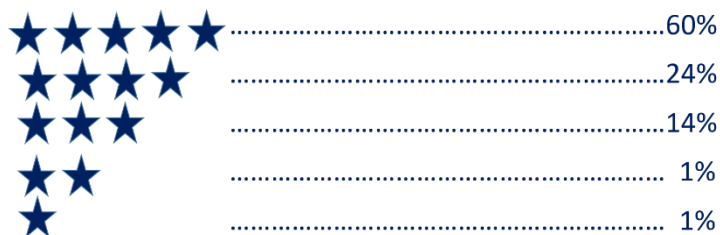
Significant Feedback that Should be Addressed

It should be noted that some comments received addressed valid concerns regarding gentrification. The proposed design is intended to serve and improve the existing community and its residents. New architectural standards can be applied to all ranges of housing costs. It is recommended that as the streetscape is implemented, the CRA work with the community to address concerns about gentrification. Additionally, as suggested by a commenter, opportunities for public art that reflects the culture of the community should be included in the design.

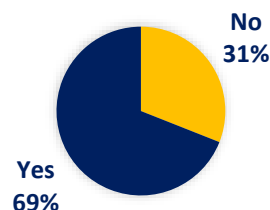
Also, comments were made regarding the special taxing district being imposed on the adjacent single-family home community. The intention of the recommended special taxing district is only for non-single family properties located on Avenue E.

After seeing the proposed streetscape design, what is your initial reaction?

Rate 1 – 5 Stars (5 being best)



IN ORDER TO COMPLETE THE ROADWAY IMPROVEMENTS ALONG AVENUE E, WOULD YOU BE IN FAVOR OF THE USE OF PUBLIC FUNDS AND/OR A SPECIAL TAXING DISTRICT FOR THOSE PROPERTY OWNERS ADJACENT TO AVENUE E?



Existing and Potential Connections

There are several significant points of interest and destinations away from the corridor in which pedestrian connections should be strengthened. These destinations would be more easily accessible by foot or by bicycle if appropriate upgrades are made.



Overall, Avenue E would benefit greatly, and the locations listed below would be more easily accessible, if Avenue E had a continuous sidewalk on both sides of the right-of-way, with enhanced pedestrian crosswalks (striping, accessible ramping & truncated domes). Having these sidewalks and crosswalks will make all destinations and points of interest more accessible, thus further strengthening the attractiveness and viability of the Avenue E corridor.

- 1.) Max M. Fisher Boys & Girls Club location at 221 W 13th St. – The realignment and construction of West 13 Street has provided a safe pedestrian and vehicle connection to the Boys & Girls Club. There are sidewalks on both sides of West 13 Street and 4 lanes of vehicular travel adequate for bicycle traffic. However, Avenue E does not connect into this sidewalk either from the north or the south.
- 2.) Wells Recreation Center and Park – 2409 Avenue H West – Both Blue Heron Boulevard and West 20 Street have sidewalk connections from Avenue E, west to the Wells Recreation Center and Park. It is recommended that some upgrading to the crosswalks along West 20 Street, but the sidewalk network is there. At Avenue E heading north from West 20 Street there is a sidewalk network on the west side of right-of-way but it ends just south of West 24 Street.
- 3.) Bicentennial Park, Riviera Beach Marina Village Event Center, & Riviera Beach City Marina – 190 & 200 East 13 Street – The realignment and construction of West 13 Street has provided a safe pedestrian and vehicle connection east to the Marina Village area. There are sidewalks on both sides of West 13 Street and 4 lanes of vehicular travel adequate for bicycle traffic. However, Avenue E does not connect into this sidewalk network either from the north or the south.
- 4.) Mass Transit (PalmTran) – Various routes
 - a. Route 1 – US-1 Palm Beach Gardens to Boca Raton – Travels North and South along US-1
 - i. Southbound US-1 (Broadway Ave) Stops @ Blue Heron Blvd.; West 20 Street; West 17 Street; West 14 Street & West 12 Street.

- ii. Northbound US-1 (Broadway Ave) Stops @ East 17 Street; East 20 Street; East 24 Street & Blue Heron Blvd.
 - iii. Destinations include:
 - 1. Gardens Mall/Palm Tran Park and Ride
 - 2. North County Courthouse
 - 3. Good Samaritan Hospital
 - 4. West Palm Beach City Center
 - 5. Palm Beach County Courthouse & Judicial Center
 - 6. West Palm Beach Tri-Rail Station
 - 7. West Palm Beach Intermodal Transit Center & Park and Ride
 - 8. Palm Beach Atlantic University
- b. Route 21 – Via US-1/Barack Obama HWY – Gardens Mall to Mangonia Park Tri-Rail Station)
- i. Southbound Old Dixie Highway (to Mangonia Park Tri-Rail Station) Stop @ West 13 Street.
 - ii. Northbound via Route 30 Stop @ westbound Blue Heron Blvd. Stop @ Blue Heron Car Wash (b/n Avenue E & Blue Heron Blvd.)
 - iii. Destinations include:
 - 1. Gardens Mall/Palm Tran Park and Ride
 - 2. North County Courthouse
 - 3. Palm Beach State College
 - 4. Village of North Palm Beach Library
 - 5. Gardens Branch Library
 - 6. Riviera Beach City Hall & Library
 - 7. St. Mary's Medical Center
 - 8. Inlet Grove Community High School
 - 9. Palm Beach County Public Health
 - 10. Mangonia Park Tri-Rail Station
- c. Route 30 – Via Blue Heron Boulevard – Riviera Beach Crosstown (From VA Medical Center to Ocean Mall – Singer Island)
- i. Eastbound Blue Heron Blvd. Stops @ Just east of Avenue E
 - ii. Westbound Blue Heron Blvd. Stop @ Blue Heron Car Wash (b/n Avenue E & Blue Heron Blvd.) **Can be used to get to Route 21 @ Riviera Beach City Hall
 - iii. Destinations include:
 - 1. VA Medical Center
 - 2. Suncoast High School
 - 3. Barracuda Bay Water Park
 - 4. UPS Distribution Center
 - 5. Riviera Beach City Hall & Library
 - 6. Phil Foster Park
 - 7. Singer Island & Ocean Mall

- 5.) Mass Transit (Tri-Rail) – Linking Palm Beach County south to Miami-Dade County and the City of Miami, Florida
 - a. Mangonia Park Station - 1415 45 Street, West Palm Beach, Florida 33407
 - i. Access PalmTran Route 21 via west along West 13 Street and cross Old Dixie Highway – Bus Stop is @ northwest corner of Dixie Highway & West 13 Street.
 - ii. Access PalmTran Route 30 via westbound Blue Heron Blvd. Stop @ Blue Heron Car Wash (b/n Avenue E & Blue Heron Blvd.). The pick-up Route 21 @ Riviera Beach City Hall south to Mangonia Park Station.

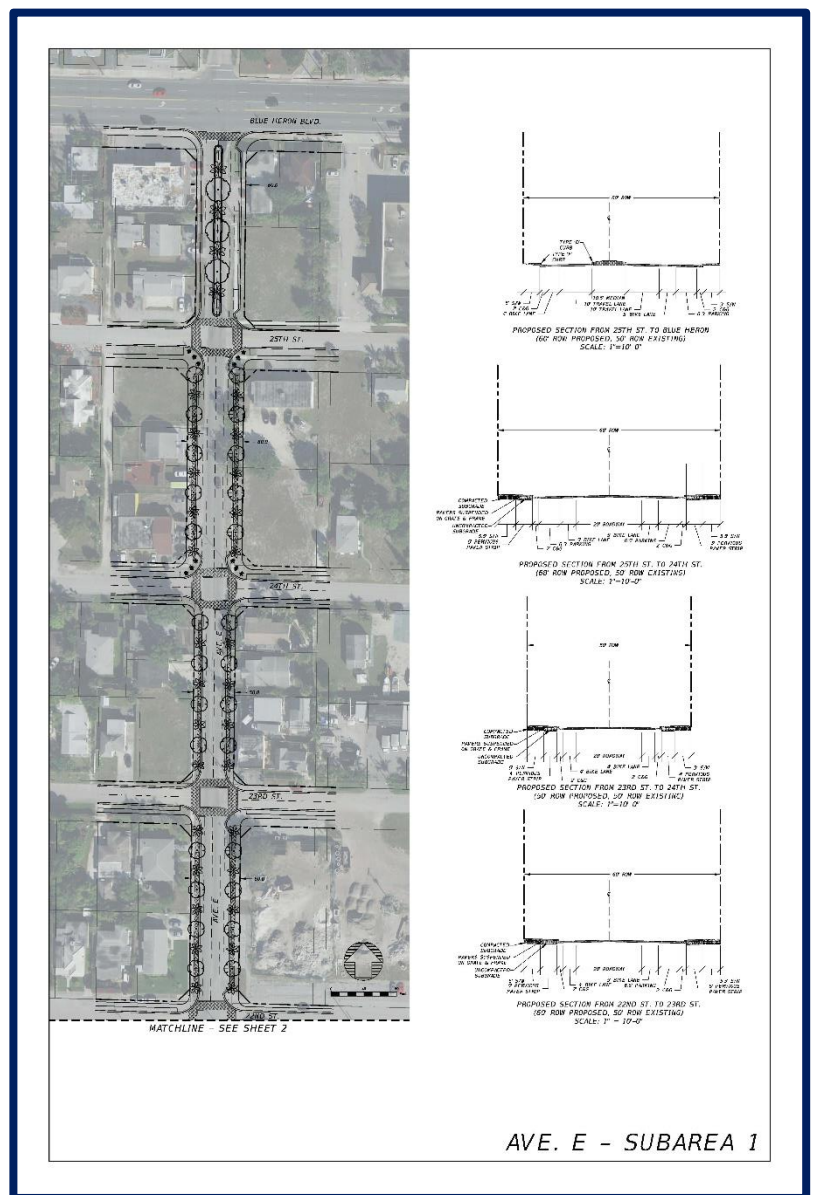


Conceptual Streetscape Plan

The Conceptual Streetscape Plan is based on community feedback, on-site observation, best practices, and regulatory standards. The City of Riviera Beach Code of Ordinance, Streets and Sidewalks Section for Avenue E requires a maximum right-of-way (ROW) of 68 feet per section that provides bike lanes, and sidewalks and parallel parking on both sides. The streetscape design was slightly revised to take 6 inches from the proposed parallel parking spaces to increase the sidewalk, in order to provide more space for the street tree soil volume. The proposed streetscape is based on applying a 68' ROW where possible, but adjusting as needed to allow for existing uses to remain that are compatible with the future vision for Avenue E.

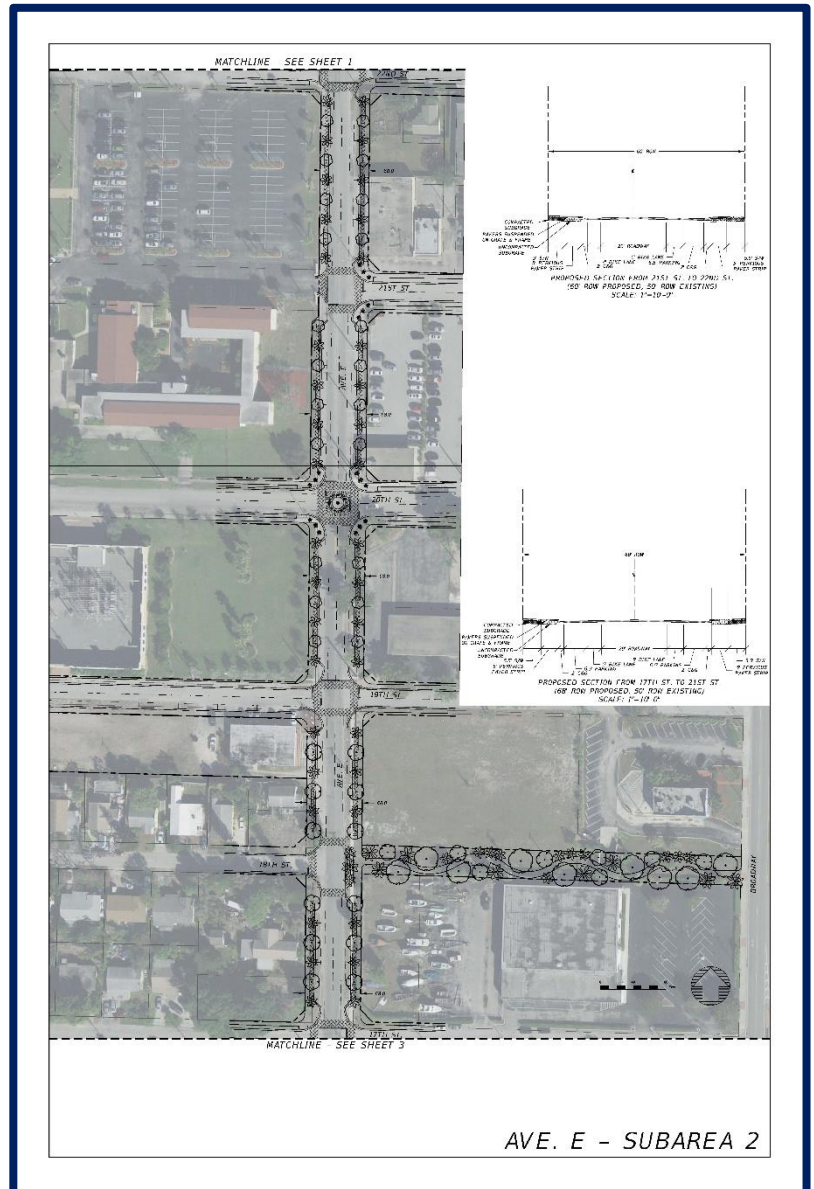
Subarea 1:

- Blue Heron to West 25 Street -- 60' ROW
 - 10.5' median and parallel parking along eastern ROW.
 - Median allows for monument signage and gateway landscaping.
 - Maintains existing residences and Commercial use on West.
 - Assumes taking of multi-family properties on East.
- West 25 Street to West 24 Street -- 68' ROW
 - Maintains existing residential properties.
- West 24 Street to West 23 Street -- 50' ROW
 - Maintains existing residential properties.
 - This block does not provide parking spaces on either side.
- West 23 Street to West 22 Street -- 60' ROW
 - Maintains western properties.
 - Parking on east.



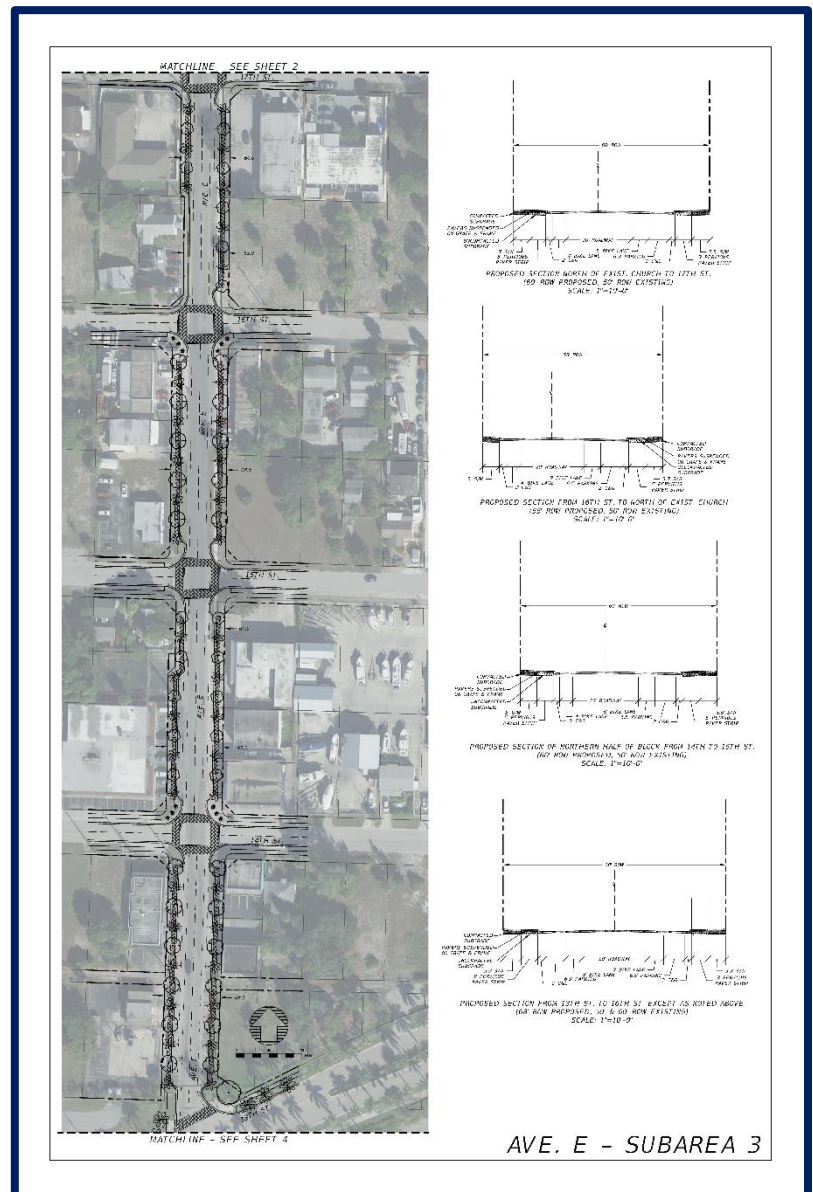
Subarea 2:

- West 22 Street to West 21 Street -- 60' ROW
 - Parking only on the east side allows existing church property to remain.
- West 21 Street to West 17 Street -- 68' ROW
 - No impacts to existing properties with full ROW applied.
- Focal Point/Traffic Calming/Urban Roundabout at the West 20 Street Intersection
 - Decorative pavers and raised planters at the bulb-outs.
 - Symbolizing northern limits high intensity commercial district.
- Pedestrian Connection to Broadway provided at West 18 Street terminus

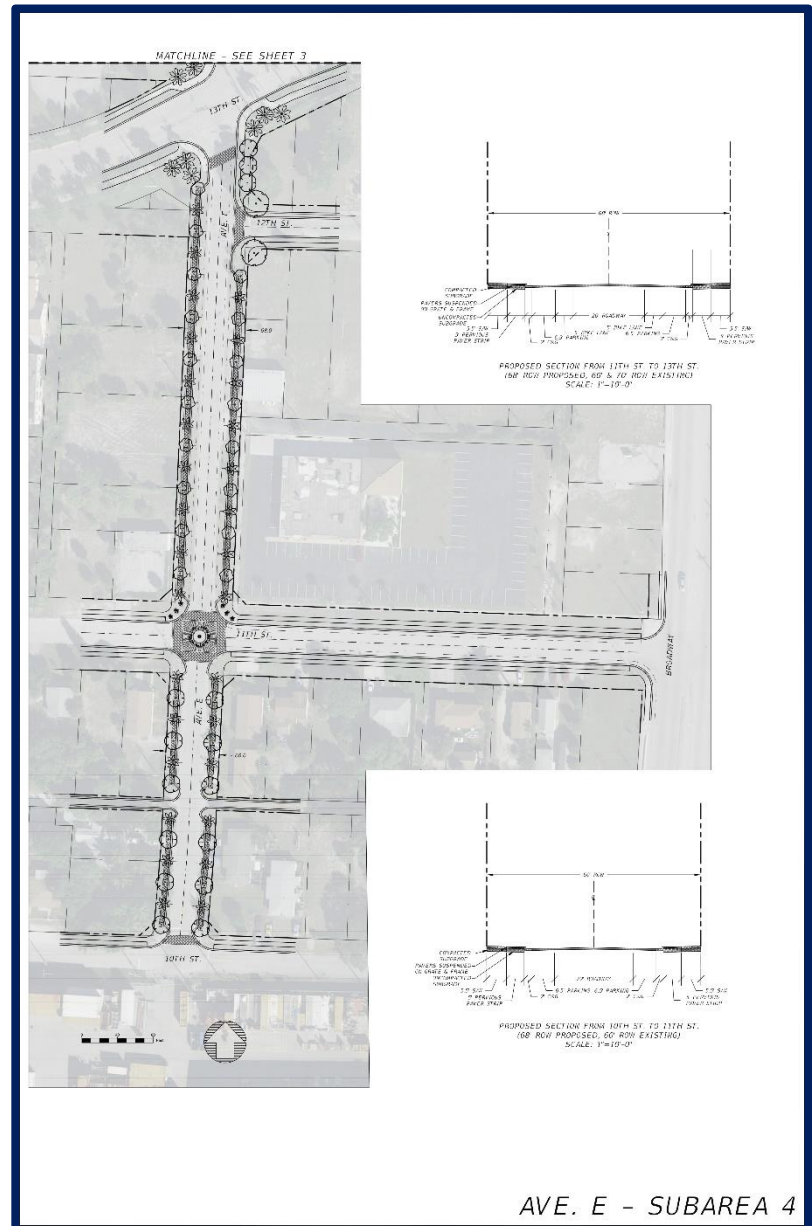


Subarea 3:

- West 17 Street to West 16 Street--
60' ROW for northern half of block /
55' ROW for southern half of block
 - Existing church building encroachment in the southern half of block is not disturbed.
- West 16 Street to West 13 Street--
68' ROW
 - 60' ROW at one residence on SW corner of West 15 Street intersection.

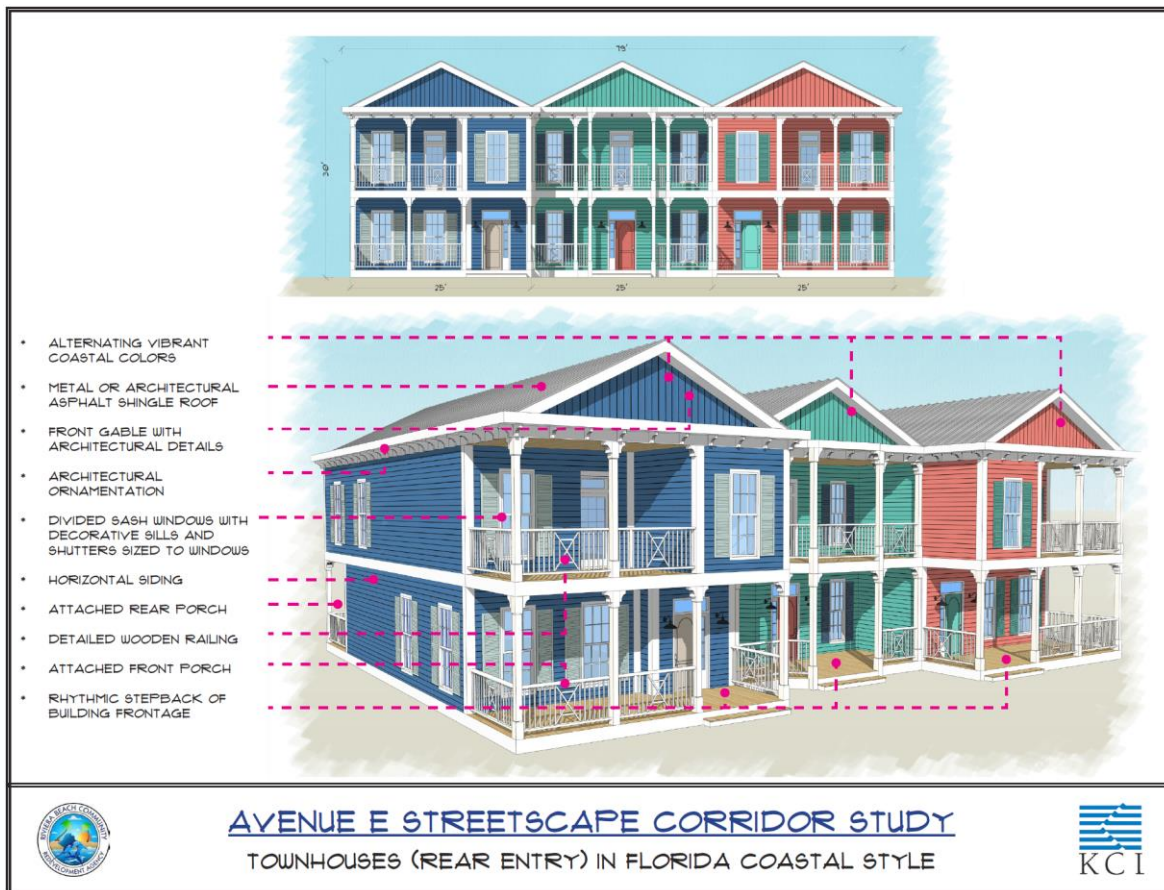


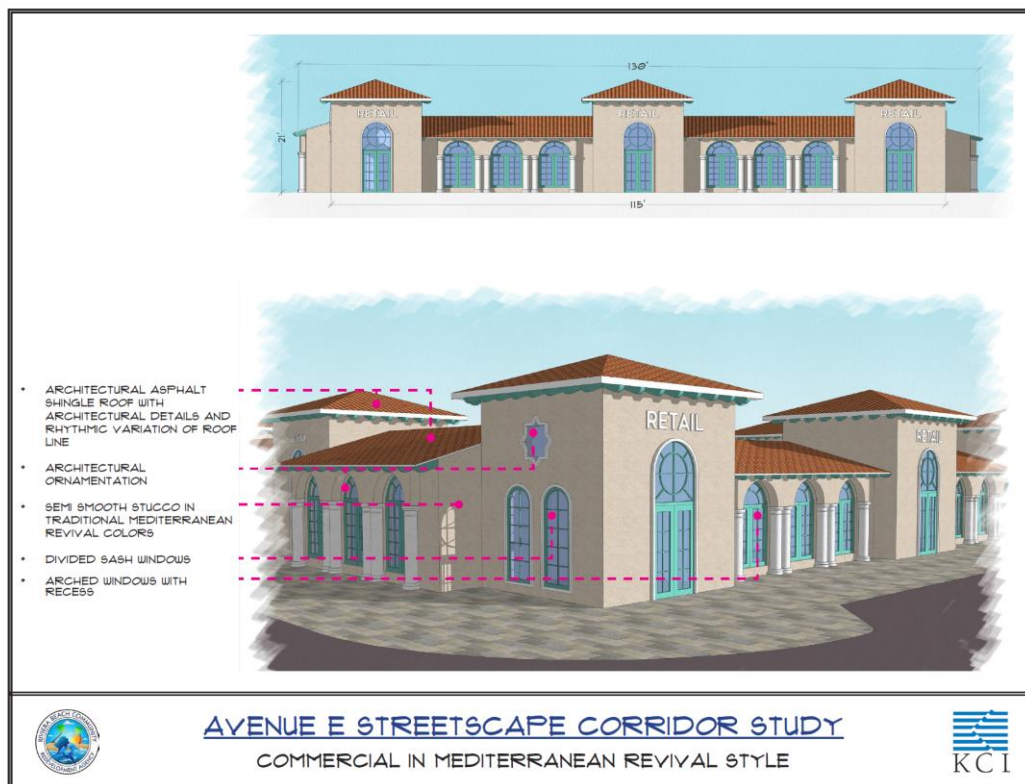
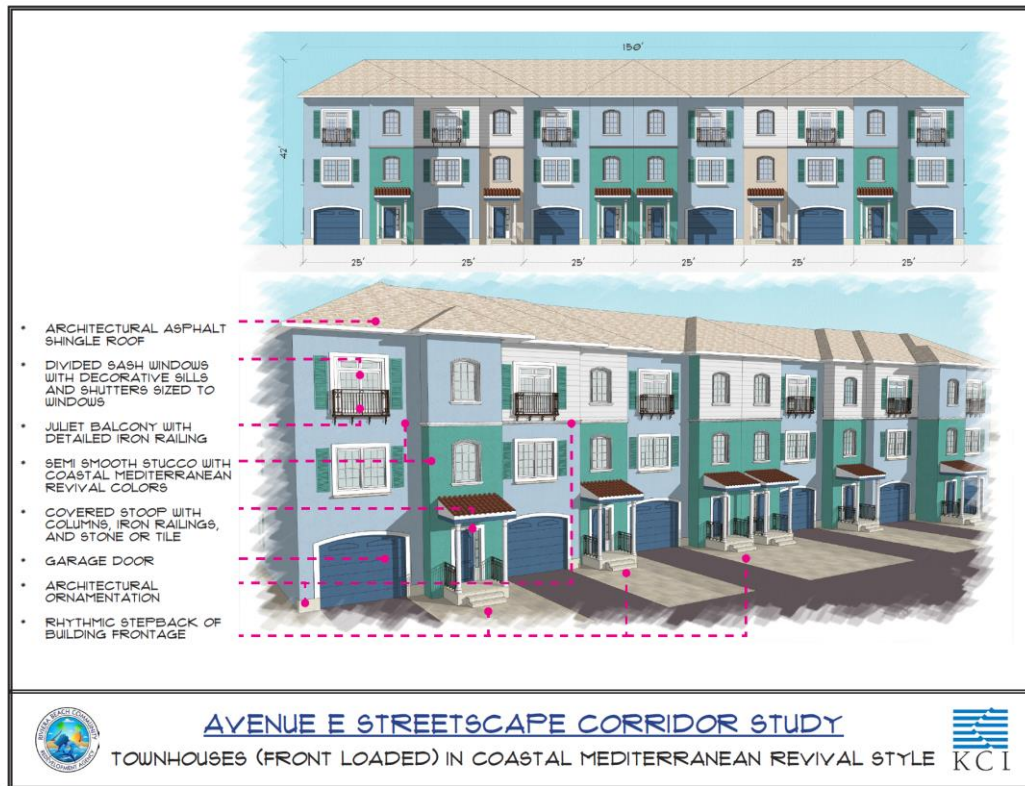
- West 13 Street to West 11 Street -- 68' ROW
 - Focal Point/Traffic Calming/Urban Roundabout at West 11 Street intersection symbolizing southern limits of high intensity commercial district.
 - Bike lanes are not provided south of West 11 Street, where the Downtown Bicycle route reconnects with Broadway via West 11 Street.
- West 11 Street to West 10 Street -- 60' ROW
 - Provides all amenities except bike lanes.



Architectural Design Standards

The intention of the Architectural Design Standards is to create a palette for future redevelopment. In order to compliment the proposed streetscape improvements, the following design standards are recommended. The standards provide options for townhomes, mixed-use, and low-scale commercial. Each of these models can be adapted for other allowed uses.





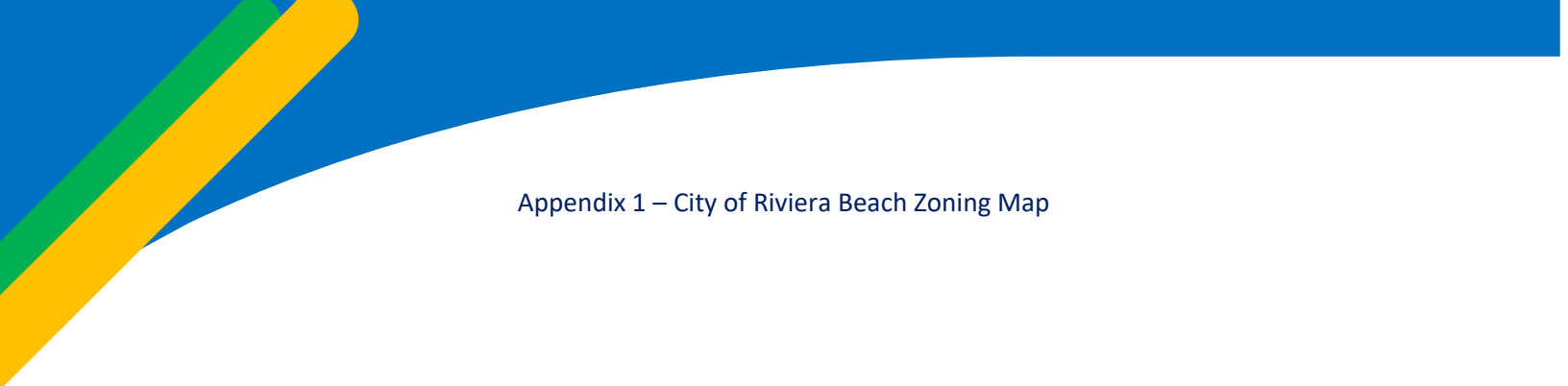




Appendix

- Appendix 1 – City of Riviera Beach Zoning Map
- Appendix 2 – Stakeholder Meeting #1 Table Top Exercises
- Appendix 3 – Stakeholder Survey Results

Appendix 1 – City of Riviera Beach Zoning Map



Appendix 2 – Stakeholder Meeting #1 Table Top Exercises





Riviera Beach Community Redevelopment Agency



AVENUE E SUB AREA 2
(W 22nd St - W 17th St)

Map created on October 30, 2019



Riviera Beach Community Redevelopment Agency



*Don't be afraid of height
*Blue Ht. Based on LOT SF
*MULTI-USE DESIGN STR



AVENUE E SUB AREA 2 (W 22nd St - W 17th St)

Map created on October 30, 2019



Riviera Beach Community Redevelopment Agency

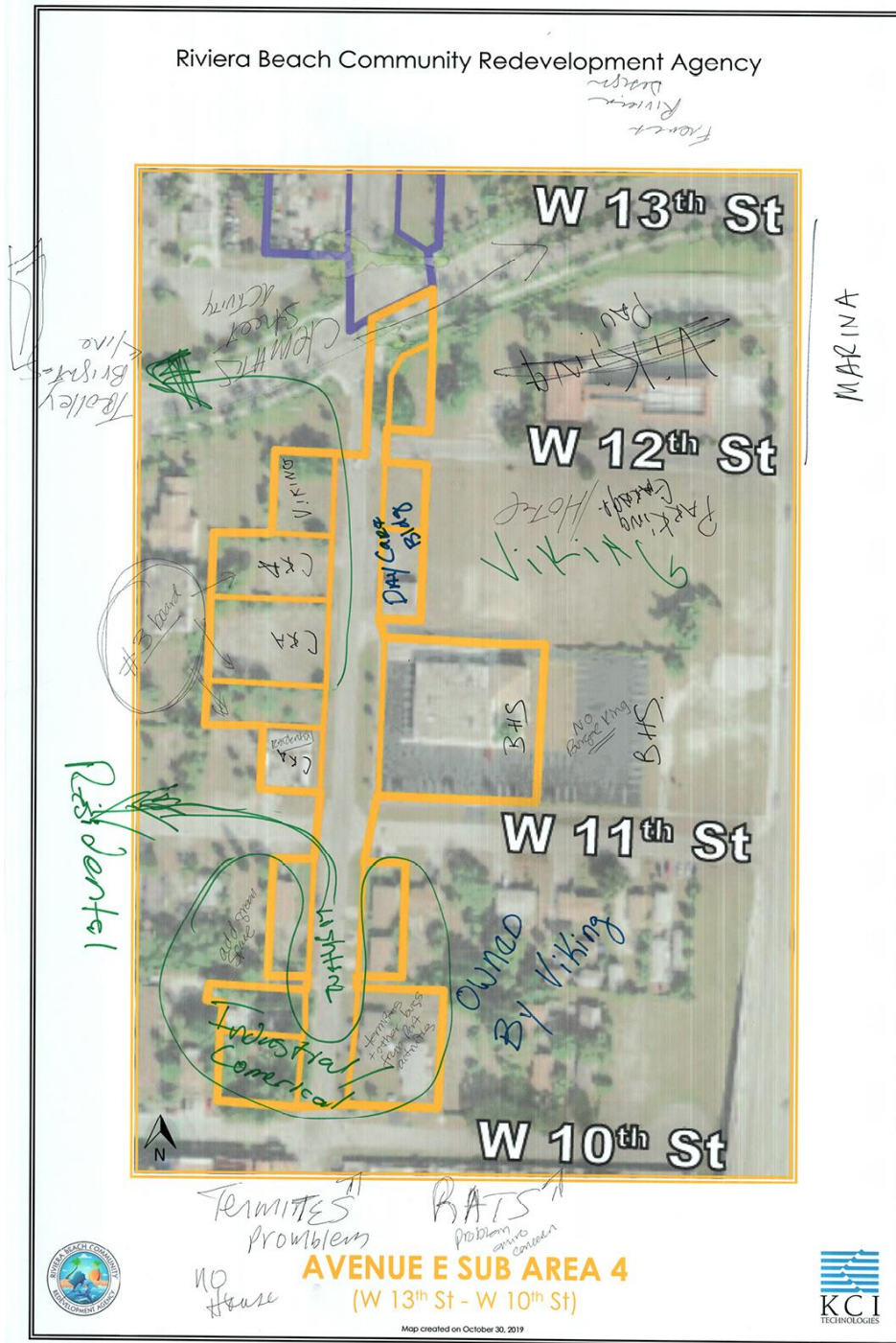


AVENUE E SUB AREA 3
(W 17th St - W 13th St)

Map created on October 30, 2019



Riviera Beach Community Redevelopment Agency





Appendix 3 – Stakeholder Survey Results

Timestamp	After seeing the proposed streetscape design, what is your initial reaction?	Please list the following by level of importance in the space below: Bike Lanes; Wide Sidewalks; Decorative Sidewalks; Traffic Calming Features; Public Art; Shaded Trees and Landscaping; On-Street Parking	After seeing the proposed architectural styles, what is your initial reaction?	Would you like to see the network of sidewalks completed in the first phase of construction?	Are you in favor of the proposed pedestrian connection to US 1 between W 19th Street and W 17th Street?	Are you in favor of additional signage to help with navigation throughout the Avenue E corridor (for example: identification signs, wayfinding signs, monument signs at the entrance Blue Heron)?	In your opinion, what issues along the Avenue E do you think are contributing to the lack of new development along the corridor? (Select all the apply)	What new businesses would you like to see open along the Avenue E corridor? (Select all the apply)	In order to complete the roadway improvements along Avenue E, would you be in favor of the use of public funds and/or a special taxing district for those property owners adjacent to Avenue E?	What are some additional thoughts regarding the Avenue E corridor that you would like to see implemented and/or improved?
2020/07/17 8:33:49 AM AST	4	Shade trees	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses; Vacant and/or abandoned land and buildings; Current condition of streets and sidewalks.	Retail stores; Personal Services (barber shops, nail/hair salons, dry cleaners, etc.); Restaurants	Yes	Get it done quickly!
2020/07/16 6:50:11 PM AST	5	1. Public Art 2. Decorative Sidewalks 3. Traffic Calming Features 4. Shaded Trees and Landscaping 5. On-street Parking 6. Wide Sidewalks 7. Bike Lanes	5	No	Yes	Yes	Community Safety	Retail stores; Personal Services (barber shops, nail/hair salons, dry cleaners, etc.); Gym or fitness uses; Restaurants; Professional office	Yes	The 3 story townhomes are ideal
2020/07/17 8:04:12 AM AST	3	Public Art, Traffic calming, bike lanes,	3	Yes	Yes	Yes	Vacant and/or abandoned land and buildings; Current condition of streets and sidewalks; Inconsistency of current land uses (for example residential adjacent to commercial)	Retail stores; Personal Services (barber shops, nail/hair salons, dry cleaners, etc.); Gym or fitness uses; Restaurants; Daycares; Professional office	Yes	Would love to see some 3 story townhomes
2020/07/21 3:27:37 PM AST	3	Public Art, Traffic calming, bike lanes,	3	Yes	Yes	Yes	Vacant and/or abandoned land and buildings; Current condition of streets and sidewalks; Inconsistency of current land uses (for example residential adjacent to commercial)	Retail stores; Personal Services (barber shops, nail/hair salons, dry cleaners, etc.); Gym or fitness uses; Restaurants; Daycares; Professional office	Yes	Would love to see some 3 story townhomes
2020/07/19 1:00:26 AM AST	4	Very important	4	Yes	Yes	Yes	Vacant and/or abandoned land and buildings; Current condition of streets and sidewalks; Inconsistency of current land uses (for example residential adjacent to commercial); Community Safety	Retail stores; Personal Services (barber shops, nail/hair salons, dry cleaners, etc.); Gym or fitness uses; Restaurants; Daycares	Yes	Keep up the good work
2020/07/17 11:28:01 AM AST	5	I think they are all equally important and should be included in the design, but if forced to rank: Public art, shaded trees and landscaping, decorative sidewalks, traffic calming features, on-street parking, bike lanes, wide sidewalks	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses; Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses; Vacant and/or abandoned land and buildings; Current condition of streets and sidewalks; Community Safety	Retail stores; Personal Services (barber shops, nail/hair salons, dry cleaners, etc.); Gym or fitness uses; Restaurants; Professional office	No	I am not in favor of specialized/ increased taxing for individual homeowners adjacent to Ave E for the assistance of payment in regards to this project. I am in favor of use of public funds for payment. I love the idea of coastal concept design, especially Key West and Coastal Mediterranean blue-toned buildings. What I believe will set this project apart from other nearby areas will be the use of local art and murals, a high emphasis on landscaping, and pedestrian connection/access to nearby waterways. Overall, I highly am in favor of the project design after watching the video. I would prefer the bus lane to stay exclusively on US 1 as I am a homeowner four houses west of Ave E. Please include new street lights on the roads between Ave E and Ave F as part of this project. The current lights are not cohesive with this project and devalue the area. I look forward to the progression of this project. Thank you for considering my opinion.
2020/07/17 2:59:03 PM AST	5	Wide Sidewalks #1	4	Yes	Yes	Yes	Vacant and/or abandoned land and buildings; Current condition of streets and sidewalks; Inconsistency of current land uses (for example residential adjacent to commercial); Community Safety	Retail stores; Gym or fitness uses; Restaurants; Professional office	Yes	none
2020/07/17 12:37:33 PM AST	5	wow outstanding	5	Yes	Yes	Yes	Vacant and/or abandoned land and buildings; Current condition of streets and sidewalks; Community Safety	Retail stores; Personal Services (barber shops, nail/hair salons, dry cleaners, etc.); Restaurants; Daycares; Nursing/adult living facilities	Yes	Safety
2020/07/15 10:20:14 AM AST	4	Important	4	Yes	Yes	Yes	Vacant and/or abandoned land and buildings; Current condition of streets and sidewalks.	Retail stores; Personal Services (barber shops, nail/hair salons, dry cleaners, etc.); Restaurants	Yes	anything but section 8 housing
2020/07/15 10:40:58 AM AST	4	Traffic calming features, shaded trees and landscaping, wide sidewalks, bike lanes, public art, on-street parking, and decorative sidewalks	3	Yes	Yes	Yes	Current condition of streets and sidewalks.	Restaurants	Yes	Bike lane first, then on-street parking to buffer bicyclist and pedestrian. Might need door opening zone.

2020/07/17 12:41:14 PM AST	Wide sidewalks; shaded trees and landscaping; traffic calming features; public art; decorative sidewalks; bike lanes; on street parking	4	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	Yes	Conditions also need to be improved along the local area and along Blue Heron Blvd. There needs to be more police patrols. There needs to be more shelters or help for the homeless in the area - they are often seen sleeping at bus stops. You will never be able to bring in successful retail stores, professional businesses, or well to do renters or homeowners if the area itself is not cleaned up. I have lived on East 22nd Court for 34 Years and am ashamed of the area and do not shop along this corridor or area.
2020/07/20 8:42:30 PM AST	trees/landscape, deco sidewalk, traffic calm/bike lanes	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial)	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Daycares;Professional office	Yes	more green space/parks
2020/07/20 10:01:20 AM AST	Sidewalks; Bike Lanes;Landscape;Traffic Calming features	3	Yes	No	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	No	I am in favor of improving the Avenue E corridor but not at the expense of the residence. Is the proposed housing going to be affordable for citizens of Riviera Beach?
2020/07/17 10:10:40 AM AST	As it is listed	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Daycares	Yes	What is being proposed is a wonderful start.
2020/07/17 4:21:28 PM AST	wide sidewalks, Shaded Trees and landscaping, Traffic calming features, Bike Lanes, On-street parking, Decorative Sidewalks, Public Art	4	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	Yes	Consult with Chris Wayne and Associates, Inc.
2020/07/17 10:06:40 PM AST	Decorative Sidewalks, Traffic Calming Features, Shaded Trees and Landscaping, Wide Sidewalks, On-Street Parking, Public Art	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Daycares;Professional office;Nursing/adult living facilities	Yes	n/a
2020/07/17 12:41:24 PM AST	Bike Lanes, Wide Sidewalks, On-Street Parking, Traffic Calming Features, Decorative Sidewalks, Public Art, Shaded Trees and Landscaping.	3	Yes	Yes	Yes	Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants	Yes	The color of the project "is not" visually appealing.
2020/07/15 11:34:28 AM AST	Looks much nicer. Prayfully the community will keep it up.	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Restaurants;Professional office	Yes	Crime rate (drugs) go down
2020/07/17 11:23:45 AM AST	Wide Side Walks	4	Yes	Yes	Yes	Current condition of streets and sidewalks.	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	Yes	n/a
2020/07/17 7:09:46 PM AST	Public Art; Shaded Trees and Landscaping; On-Street Parking.	5	Yes	No	Yes	Lack of buffering and landscaping of commercial uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Daycares;Professional office	No	Avenue "E" has been an eye sore for sometime now, any beautification plan or enhancements would be most appreciated.

2020/07/17 3:30:34 PM AST	5	High	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Daycares;Professional office	Yes	Get all the drugs from over there
2020/07/19 2:22:04 PM AST	3	Public Art; Shaded Trees and Landscaping;Traffic Calming Features;Wide Sidewalks; Bike Lanes	3	No	Yes	Yes	Vacant and/or abandoned land and buildings;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Restaurants	Yes	n/a
2020/07/18 8:35:52 AM AST	4	Wide sidewalk, Shaded trees , calming features	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Gym or fitness uses;Restaurants;Professional office	Yes	Safety and clean
2020/07/16 9:10:03 PM AST	5	Traffic Calming Features, Public Art, Shaded Trees and Landscaping, Decorative Sidewalks, On-street parking.	4	No	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Restaurants;Professional office	Yes	No more multi level rental housing units. Rentals become the bastion and haven for drugs, theft, transits, prostitutions, noise, garbage, crime in general activity. This is the problem on Ave E from Blue Heron to 10th Street. It has taken years to eradicate some of the crime activity!
2020/07/17 11:45:33 AM AST	5	Traffic calming, wide sidewalks, bike lanes, public art, shade trees and landscaping, sidewalk decor, on-street parking.	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Professional office	Yes	I think you've covered everything, looking forward to the development. Very excited.!!!
2020/07/20 10:00:30 PM AST	4	Wide sidewalks, traffic calming, shaded trees and landscaping, on-street parking, bike lanes, public art, decorative sidewalks	4	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Daycares;Professional office	Yes	Ample lights for the area and use of our wonderful city ambassadors who I feel is a great asset to our city.
2020/07/22 11:21:50 AM AST	4	Shade trees, Bike lanes, Landscape, wide sidewalks, Traffic calming, on street parking, art.	4	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Professional office;Nursing/adult living facilities	Yes	Add special event areas like 'green markets'. Have spaces for 'food trucks'.
2020/07/17 8:58:57 PM AST	5	Wide sidewalks, shaded trees, On street parking , bike lanes, traffic calming, Art	4	No	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Daycares;Professional office;Nursing/adult living facilities	Yes	Must create larger parcels for development, Might consider increasing density in mixed use developments
2020/07/17 2:44:59 PM AST	1	No good.	1	No	No	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Professional office	No	Work on improving the East side of Broadway first. This whole area starting at E.25th st. south to the marina has been forgotten. The city still has not cleaned out the alleys. Which is infested with rats etc. We have no sidewalks. The dock at the end of E.23rd st. is still broken and has been for several years. No one has done anything to help this community out. This is a forgotten community. We need lots of help here.
2020/07/17 11:06:46 AM AST	5	Traffic Calming Features, Public Art, Decorative Sidewalks, Shaded Trees and Landscaping, Bike Lanes	5	Yes	Yes	Yes	Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Community Safety	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	Yes	Beautification and modernization of the buildings will improve the overall property values and will bring additional revenues to local businesses.

2020/07/17 3:40:18 PM AST	5	Wide sidewalks, traffic calming features, On street parking, public art, Shaded trees	5	Yes	Yes	Yes	Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses	Yes	N/A
2020/07/18 3:10:14 AM AST	5	Wide sidewalks, traffic calming features, On street parking, public art, Shaded trees	5	Yes	Yes	Yes	Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses	Yes	N/A
2020/07/17 11:31:43 AM AST	5	Trees and Landscaping, decorative sidewalks, traffic calming features	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Restaurants	Yes	Great ideas for bettering our community
2020/07/16 9:04:53 PM AST	5	Wide Sidewalks Traffic Calming Features	5	Yes	Yes	Yes	Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial)	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses	No	A park/dog park would be an great addition
2020/07/15 11:08:00 AM AST	5	Traffic Calming Features; Wide Sidewalks ;Bike Lanes; Shaded Trees and Landscaping; On-Street Parking; Public Art; Decorative Sidewalks	5	Yes	Yes	Yes	Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Restaurants;Professional office;Nursing/adult living facilities	No	Manned safety sub-station(s).
2020/07/16 7:05:54 PM AST	5	Shaded trees and landscaping; decorative sidewalks	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Professional office	No	Are you planning to do anything on the north side of Avenue E?
2020/07/15 10:45:52 AM AST	5	Wide sidewalks, traffic calming, bike lanes, etc	5	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	Yes	Security lighting, no blind spots, affordable housing for the community
2020/07/17 10:31:44 AM AST	3	bike lanes	3	No	No	No	Community Safety	Professional office	No	crime in the neighborhood
2020/07/17 12:27:24 PM AST	4	Traffic Calming Features	4	Yes	Yes	Yes	Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial)	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants	No	None at this time
2020/07/27 4:20:21 PM AST	2	shaded trees and landscaping;wide sidewalks;on-street parking;bike lanes;traffic calming features;public art;decorative sidewalks	3	Yes	No	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Community Safety	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Daycares;Professional office	No	It seems to me that a lot of people would lose their homes and will be unable to afford new housing . Also some of the current businesses operating currently will go out of business.
2020/07/17 1:19:53 PM AST	5	Enforcement of zoning ordinances. Let's keep our standards as high as our taxes.	4	No	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Daycares;Professional office	No	Complete it in a timely manner
2020/07/17 3:20:29 PM AST	5	Enforcement of zoning ordinances. Let's keep our standards as high as our taxes.	4	No	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Daycares;Professional office	No	Complete it in a timely manner
2020/07/15 1:35:43 PM AST	5	Traffic calming features	5	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Daycares;Professional office	Yes	Keep us safe.

2020/07/16 4:44:43 PM AST		Shaded Trees and Landscaping; On-Street 4 Parking; Wide Sidewalks;		4	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	No	1. A few of the existing stores between 24th - 18th & E Streets must go!! 2. A few pocket parks should be added in walking distance. CREATE A DOWNTOWN LOOK: 3. An upscale 15 story graduating in price apartment complex should be built on the old city hall property (businesses all around on the first level, accommodating parking on a few levels). 4. Knock down the Sub shop & build 15 stories of "moderate/workforce" units - businesses on the first, parking then living.
2020/08/01 6:41:38 PM AST		Bike lanes and wide/smooth sidewalks for wheelchairs, active runners, strollers, and skaters are a must! Public art and interactive decorations such as a floor fountain for kids and an out door mini stage for small family shows would be great (especially now that City Place no longer has one, our community needs one)...the people need a place to gather, that's family friendly. :-)		4	Yes	Yes	Yes	Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial)	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	Yes	I like the proposal, however, I'm concerned that the vision has no "soul". I believe whatever improvements that will be done, will be just that, an improvement, however, the aesthetics aren't the IDENTITY of Riviera...where's the soul?! For example, Riviera is a majority Black town and with this gentrification (let's call it what it is), the soul that towns such as New Orleans or Atlanta, should be infused within our city. The architecture/blueprint is great and I strongly agree that there should be continuity of landscapes, safety, signage, retail space, townhouse, etc, but one of my concerns is the Rivera Beach doesn't become another "Harlem, NY," or "Overtown" aka Wynwood...and this seems to be where it's headed. The crux of the matter is, where does do these "upgrades" include the black community, b/c these upgrades will obviously attract many people (not that that's a bad thing), will we be left out?
2020/07/19 3:45:11 PM AST		Wide sidewalks on street parking bike lanes 4 landscaping		4	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants	No	Do you need to look at success old downtown areas such as Delray Beach Port Salerno areas that have a charm
2020/07/17 10:29:16 AM AST		Wide Sidewalks; Shaded Trees and Landscaping; Bike Lanes; Traffic Calming Features; Decorative Sidewalks; On-Street 5 Parking; Public Art;		3	Yes	No	No	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	No	None
2020/07/22 5:33:27 PM AST		Traffic calming, wide Sidewalks, trees 4 landscaping		5	Yes	Yes	Yes	Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial)	Retail stores;Restaurants;Daycares; Professional office	Yes	Consistency in design
2020/07/17 11:03:16 AM AST		Wide Sidewalks, Shaded Trees and 5 Landscaping, Bike Lanes, On-Street Parking		4	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants	Yes	Benches and street lighting
2020/07/21 5:08:02 AM AST		Traffic calming, wide decorative sidewalks 4		4	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial)	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	No	None

2020/07/17 9:31:40 PM AST		Absolutely NO POLITICAL SIGNAGE permitted, such as "BLACK Lives Matter"- BLM signs will alienate non-Blacks, and they will AVOID this area and will NOT FEEL SAFE-like it or not!, It's a fact! More Shade Trees, Traffic Calming Features, Wide Sidewalks, Public Art.	3	Yes	Yes	No	Community Safety	Restaurants	No	<p>1). Design the heights as 2 story buildings - NOT 3 levels as shown. STAGGER the height profiles of those long (presently shown) buildings, so that they don't look so COLD and so visually boring.</p> <p>2). NO street painting such as Black Lives Matter. Outsiders wanting to visit the new area will feel intimidated by the signs and see BLM signs as a "turn off"; Non-Blacks will feel they are entering an UNWELCOME area, and will equate that with FEAR and "I WON'T BE SAFE THERE"! The area should feel "neutral" - and should feel "Everyone Welcome Here".</p> <p>3). POLICING BOOTHS - The Master Plan should include SMALL Clear (visually pleasing FRIENDLY-looking Police Booths all along the main area. This will comfort "outsiders" to come there and spend money. Presently, "outsider" who do not live nearby, simply AVOID THE AREA LIKE THE PLAGUE, due to FEARING for their lives! These visible (manned) police booths should help dissuade crime.</p> <p>Good Luck!</p>
2020/07/17 10:35:37 AM AST	5	Bike lanes decorative sidewalk	4	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Professional office;Nursing/adult living facilities	Yes	I agree with you
2020/07/15 2:17:55 PM AST	5	Wide Sidewalks, Shade Trees & Landscaping, Traffic Calming, On Street parking, Bike lanes, Public Art	4	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Daycares;Professional office	No	Possible local neighborhood police office. Possible use of street legal golf carts. Neighborhood security cameras. Shuttle vehicle from the Ave E neighborhood to the Riviera Beach Marina facility - local pharmacy and shops.
2020/07/31 1:52:12 PM AST	4	All of the above.	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	Yes	The addition of multiple Pergula's with climbing colorful Bougainvillea. Pergula's provide much needed relief from the sun, which raises foot traffic, (increased business in shops and restaurants.), and presents a perceived increased upscale value to the area.
2020/07/17 11:14:27 AM AST	5	Wide sidewalks, Traffic calming, shade trees and landscaping, on street parking, bike lanes, decorative sidewalks, public art	3	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Community Safety	Retail stores;Restaurants;Professional office	No	I think underground utilities would be good. Broadway has power poles and signs in the sidewalk making usage difficult. Med style town homes require far less maintenance and upkeep than the Key West style with wooden railings and ornamental trim. Low maintenance costs are important to keep up nice appearances.
2020/07/18 10:33:21 AM AST	3	Wide sidewalks, shaded trees, affordable housing	4	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Nursing/adult living facilities	No	I would like it to cater to those who have been in the community for years by this I mean make it affordable for them to still be able to live there while adding some style and class to the community
2020/07/17 11:58:51 AM AST	5	Traffic Calming Features, Trees & landscaping, parking, Wide Sidewalks, Bike Lanes, Public Art, Decorative Sidewalks	5	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants;Professional office	Yes	Security cameras/measures to make shoppers and restaurant visitors safer, particularly after dark
2020/07/15 10:43:13 AM AST	5	1. Shaded trees and landscaping; 2. Public art; 3. Wide sidewalks; 4. decorative sidewalks; 5. bike lanes; 6. on street parking; 7. traffic calming features	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Gym or fitness uses;Restaurants;Professional office	Yes	I would like to see design elements that are culturally relevant to the community
2020/07/14 5:01:56 PM AST	5	Traffic calming, public art, wise sidewalks, decorative sidewalks shaded trees and landscapes, parking	5	Yes	Yes	No	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Professional office	Yes	The street looks old and deserted. It's in much need of upgrades.

2020/07/14 5:02:08 PM AST		Traffic calming, public art, wise sidewalks, decorative sidewalks shaded trees and 5 landscapes, parking	5	Yes	Yes	No	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Professional office	Yes	The street looks old and deserted. Itâ€™s in much need of upgrades.
2020/07/17 8:38:21 PM AST		Shaded Trees and Landscaping: wide sidewalks; bike lanes; on street parking; public art; traffic calming features; decorative 5 side walks	4	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Community Safety	Retail stores;Gym or fitness uses;Restaurants;Professional office	No	I would like to see the start of some of these projects (Suggested) to begin being implemented in order to attract developers/businesses etc. The streetscape showed suggested designs for 23rd Street down to 11th ? Street. What is being planned for north of 23rd Street up to Blue Heron?
2020/07/17 10:10:56 AM AST		trees & landscaping, wide sidewalks, bike 3 lanes	3	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial)	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Restaurants	Yes	More landscaping to provide shade and keep it cool. Water feature, such as fountain or flowing water.
2020/07/15 10:45:34 PM AST		Decorative sidewalks shaded trees and 5 landscaping wide sidewalks	5	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.	Retail stores;Restaurants;Professional office	No	Landscaping safety
2020/07/17 6:48:56 AM AST		5 Trees and Landscaping	3	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Restaurants;Professional office	Yes	Mini heart or walking trail in open space
2020/07/17 1:59:07 PM AST		5 Trees and Landscaping	3	Yes	Yes	Yes	Lack of buffering and landscaping of commercial uses;Lack of screening of outdoor storage associated with commercial uses, particularly the auto service uses;Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Inconsistency of current land uses (for example residential adjacent to commercial);Community Safety	Retail stores;Restaurants;Professional office	Yes	Mini heart or walking trail in open space
2020/07/17 12:50:50 PM AST		5 All	5	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Daycares;Professional office	Yes	None
2020/07/20 12:22:23 PM AST		5 All	5	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Daycares;Professional office	Yes	None
2020/07/21 10:27:41 AM AST		5 All	5	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Daycares;Professional office	Yes	None
2020/07/05 1:18:03 PM AST		Affordable buying market for current local 5 residents!!	5	Yes	Yes	Yes	Vacant and/or abandoned land and buildings;Current condition of streets and sidewalks.;Community Safety	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Professional office	Yes	Affordable buying market for current local residents!!
2020/07/20 4:04:18 PM AST		Wide Sidewalks, Bike Lanes, Decorative Sidewalks, Public Art, Shaded Trees and 5 Landscaping, On-Street Parking, Traffic Calming Features	4	Yes	Yes	Yes	Inconsistency of current land uses (for example residential adjacent to commercial)	Retail stores;Personal Services (barber shops, nail/hair salons, dry cleaners, etc.);Gym or fitness uses;Restaurants;Professional office	Yes	I would like to know what the plan is for 25th Street and I would like for the work to get started ASAP.
		0.01% Chose 1 0.01% Chose 2 0.14% Chose 3 0.24% Chose 4 0.60% Chose 5			0.01% Chose 1 0.01% Chose 2 0.20 % Chose 3 0.35% Chose 4 0.43% Chose 5	0.11% Chose No 0.89% Chose Yes	0.10% Chose No 0.90% Chose Yes	0.03% Chose No 0.97% Chose Yes	0.31% Chose No 0.69% Chose Yes	