

EXECUTIVE SUMMARY

North Federal Highway Redevelopment Plan

City of Delray Beach Community Redevelopment Agency

The North Federal Highway Redevelopment Plan provides the framework for the future redevelopment of the North Federal Highway Corridor, located between NE 4th Street and the north city limits. The plan was produced by the Community Redevelopment Agency and the City of Delray Beach.

The report is organized into four sections:

The **Introduction** describes the Study Area. It gives a brief background and history of the North Federal Highway Corridor in terms of what factors led to current conditions in the area. It also describes the purpose of the Redevelopment Plan and gives a brief summary of the planning process that helped shaped the contents of the Plan.

The **Existing Conditions** section describes the Corridor in terms of the factors that affect development and quality of life in the area. It contains a brief description of the existing land uses, zoning, and Future Land Use designations in the area. An analysis of traffic conditions, as well as the infrastructure and a description of crime problems are also included.

The **Opportunities and Constraints** section examines the relationship between the existing conditions and the Corridor's redevelopment potential. The section outlines problems in the area that hinder redevelopment as well as strengths that may be catalysts for redevelopment.

The **Redevelopment Plan** section outlines the framework for the future redevelopment of the North Federal Highway Corridor, including the actions that the City will take to facilitate redevelopment. The overall purpose of the Redevelopment Plan is to capitalize on the strengths of the area and provide methods to deal with the weaknesses. The North Federal Highway Redevelopment Area can become a premier place to live, work, shop and relax. The missing element is a good plan for the area emphasizing the following basic principles:

- ❑ *Reconstruction of North Federal Highway utilizing traditional neighborhood principles to facilitate pedestrian movement and neighborhood connections;*
- ❑ *Completion of the road network;*
- ❑ *Proper connection of the existing neighborhood to future redevelopment areas;*

- *Creation of new public places;*
- *Encouragement of a greater diversity of uses for commercial development; and,*
- *Improvement of the perceived image and overall physical appearance of the area—
police, code enforcement, neighborhood plans, beautification.*

There is tremendous redevelopment potential for the North Federal Highway corridor. It is the next logical expansion of the downtown revitalization efforts. As a whole, the area is significantly underdeveloped. Vacant properties and buildings provide opportunities for redevelopment and depressed real estate values make property acquisitions in this area more affordable. Opportunity is evidenced by recent reinvestment in the area with the construction of new housing and commercial businesses.

Given the current trends, it is probable that the Corridor would eventually recover and be redeveloped without much governmental intervention. Major public expenditures downtown have strengthened the entire area and created a positive atmosphere for private investment. It should be the private sector rather than the public sector that is the driving force behind the redevelopment initiative on North Federal Highway. The role of the public sector is to provide direction, remove obstacles, and promote the area.