SRS
A Zyscovich Company

To: Alexia Howald
Project Planner
Planning and Zoning Department
City of Delray Beach, FL

Date: Aug. 11th, 2026

Re: 34 NW 6th Ave – CRA Office - Project Narrative

Project Narrative Letter

> *Provide a project Narrative letter detailing the proposal, the use of the office for public or private, site plan level, subject property locations, overlays, neighborhoods, restrictions, special requirements, waivers and conditional use request, proposed arch style, master plans governing subject property and identified comprehensive plan policies related and supporting the project.*

The proposed project on the subject property is a new 2,093 SF, single-story structure to be developed on an existing vacant lot owned by the CRA. The office will be leased by the CRA to an appropriate tenant that will benefit the community, yet to be determined. This project requires a level IV Site Plan approval process, and some conditional approvals are necessary (noted in the Conditional Use letter). No waivers are requested for this development.

The subject property is located within the CBD-West Atlantic Sub District with a Commercial Core Land use designation. The property is within the West Atlantic Neighborhood Limited Height Area and the West Atlantic Neighborhood Commercial Area. The subject property is located within the West Atlantic Master Plan area, and the proposed development is evaluated below for consistency with the vision, objectives and recommendations of the Master Plan. Further, the property is located within the CRA-Sub Area 3 and the DDA. The proposed architectural style is the Anglo-Caribbean.

The alley ROWs at the perimeters of the subject property exist but will be added to with new ROW dedications per the requirements of the LDR and master plans. The alley is not paved today. Delray Beach Public Works, in coordination with the Delray Beach CRA, is currently working on Phase II of the NW Neighborhood street and alley improvement project. The adjacent alleys are expected to be constructed in the next few years.

In response to the following comment:

> *Please provide a narrative demonstrating how the proposed 2,093 square foot office development is consistent with the vision, goals, and recommendations of the adopted West Atlantic Master Plan, including how it supports neighborhood revitalization, economic opportunity, public realm, neighborhood identity, and connectivity. Additionally, explain how the proposed office use complements the Plan's vision for equitable redevelopment and responds to the neighborhood's identified needs.*

The West Atlantic Master Plan, now known as The Set Transformation Plan is built upon six guiding principles that operate as an interconnected framework, each reinforcing the others to drive meaningful, lasting change – Community Capacity Building, Civic Stewardship, Community Wealth Building, Healthy Community, Placemaking, and Strategic Investments. This Project specifically aims to meet goals stated within three of those guiding principles: Community Wealth Building, Placemaking, and Strategic Investments.

Community Wealth Building:
The ultimate aim of Community Wealth Building is to create a new system— a new normal of economic activity, where concern for broad prosperity is at the core. Community wealth building seeks equity for communities that have experienced wealth inequality due to institutional and structural bias - particularly in communities of color. Within this guiding principle, action strategies are designed to enhance employment, and expand and grow small businesses, amongst others.
As stated within the West Atlantic Master Plan, residents expressed the need for additional opportunities to open businesses within the Set. The CRA is developing this property to directly meet the need identified by residents – to provide additional affordable commercial/office space within the West Atlantic Area.

Placemaking:
The ultimate aim of Placemaking is to transform the West Atlantic neighborhoods – known as The Set - into a seamless network of vibrant, aesthetically pleasing and stable neighborhoods with high quality pedestrian-oriented streets and alleyways, bicycling paths, public spaces, parks and a mix of context sensitive building types.
This Project aims to help achieve that goal. The CRA-owned property is currently vacant and sits at the transition from Central Business District to Single-Family Residential zoning. The one-story building with parking in the rear, is designed to make that transition seamless – taking the surrounding commercial and residential area into context. The architectural design of the building takes into account the Anglo-Caribbean style of nearby commercial structures, the history and cultural identity of The Set, while remaining unique on Northwest 6th Avenue and complementary to the existing, nearby residential neighborhood. The public ROW improvements will also help connect pedestrians from West Atlantic Avenue to the commercial activity on Northwest 6th Avenue helping to spur economic activity along the street, support small, local businesses.

Strategic Investments:
The Set Transformation Plan seeks to encourage investment in Set neighborhoods and identify strategic opportunities that will stimulate development and align with the Set Transformation Plan's guiding principles. As growth continues, residents have prioritized supporting compact urban development that preserves the essence of the Set neighborhood's tangible and intangible heritage.
This Project aims to meet the needs of the residents directly. The Project emphasizes preservation of the character and cultural heritage of The Set, promotes a pedestrian friendly context sensitive affordable commercial/office space that aims to house a neighborhood serving, small, local business.

The CRA understands the concerns and needs of the community, residents, and business owners that are stated within the West Atlantic Master Plan. This project is consistent with the vision, goals, and recommendations of the Set Transformation Plan and showcases the interplay between and reinforcement of three of the guiding principles - Community Wealth Building and Placemaking and Strategic Investments.

In response to the following comment:

> *Per LDR Section 4.4.13(I), Bicycle Space Design and Location Requirements, The acting body may approve bicycle parking spaces located further than 100 feet from the primary building entrance(s) if the applicant demonstrates this requirement is not feasible due to existing building or site conditions and provided a safe alternative is identified. Provide justification in the project narrative letter*.

The proposed project provides bicycle parking adjacent to the rear entrance of the building. The property frontage at the main entrance is rather limited. The street frontage requirements, accessible entry ramp, utility meter clearance, and required corner clip reduce the acceptable area to place the bicycle parking at the front entrance. The rear entry bicycle parking is still within 100' of the front entrance for this small building.