Site Overview

South Florida Resilient Redesign
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MARINA HISTORIC DISTRICT

Primarily developed between 1922 and 1943, the Marina Historic District displays a variety of architectural styles including Mediterranean and Mission Revival, Monterey, Minimal Traditional, Frame Vernacular and Art Moderne. The prominent neighborhood showcases some of the area's most accomplished architects. Built in 1939 and designed by Carver Mann, the Boyd Building at 640 East Atlantic Avenue is a distinctive example of a large-scale commercial building in the Streamline Modernist style. A prime example of Mediterranean Revival architecture is the Marine Villas designed by Sam Ogren Sr. at 110 Marine Way. Consisting of four cottages, the Marine Villas have been meticulously maintained with the original detailing preserved. Located at 60 Marine Way is The Anchorage, also designed by Ogren and built in 1941 in the Monterey style. The cottage at 707 SE 1st Street, relocated from Boca Raton in the 1930s, was designed by renowned architect Addison Mizner (1872-1933). Palm Square is lined by its original cottages from the 1920s and 1930s and maintains its true historic environment. The City of Delray Beach designated the Marina Historic District in 1983.
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Site Analysis
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- Nassau Historic District
- Marina Historic District
Site Analysis
3’ Sea Level Rise (minimum) over MHHW
Future Land Use
Key Community Features

- Attractive seaside character
- Desirable place to live, work and play
- Public beach amenity
- Vibrant mixed use/commercial downtown
- Mix of housing types and opportunities
- Ongoing redevelopment
  - Public - complete streets
  - Private
    - Atlantic Crossing
    - Single and multi-family residential
- Tri-Rail Delray Beach Station / Future FEC passenger service
- Suited for multimodal transportation (Delray Roundabout & the Downtowner, public & private initiatives implemented)
Problems/Challenges
Problems/Challenges

- Traffic congestion & parking
  - Atlantic Avenue
  - City beach
- Sunny day nuisance flooding
  - Low lying areas near Intracoastal
    - Historic areas
- Stormwater management
- Intracoastal waterway
  - Public access and parking
  - Few natural areas
- Storm surge, wave action, and beach erosion
- Porous geology limits use of dikes and seawalls
Vulnerability to Climate Change
Scenario 1: Do Nothing
Scenario 2: Incremental Adaptation to 3’ SLR
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Scenario 2: Living with the Water
Scenario 2: Living with the Water
Scenario 2: Living with the Water
Element 1: Low density residential adaptation
Current tools

- **Comprehensive Plan**
  - Coastal element
  - Sea Level Rise element
  - Climate change element
  - Transportation element

- **Adaptation Action Areas**
  - Overlay districts

- **Capital Improvement Plan**
  - Infrastructure

- **Land Development Regulations**
  - Floodplain management
  - Development standards
Concepts

• Transition
  ▫ Infrastructure
  ▫ Adaptation and resiliency

• Water storage
  ▫ Collect and store stormwater
    • Below ground, cisterns
    • Onsite wetland

• Overlay districts
  ▫ Historic residential barrier island
  ▫ Historic residential ridge
  ▫ Commercial mixed-use corridor
  ▫ Recreational waterway and ocean edges
Concepts

- Adapt existing housing
- Provide non-vehicular access to properties in low lying areas
  - limited parking
  - boardwalks and raised access
  - emergency and service access
- Increase freeboard height
  - Convert ICW edge to living corridor/managed wetlands

- Provide incentives to adapt or relocate elsewhere
  - Density bonus or other incentives for private sector adaptation or TDR
  - Public buyout program
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Element 2: Commercial Mixed Use Adaptation
Concepts

- Water orientation
- Water as amenity
- Maximize water storage
- New structures on piers
- “Complete Streets”
- “Complete Waterways”
- Transportation improvements
  - Beach to mainland
  - FEC passenger opportunity
  - Monorail or trolley
  - Future personal transport
  - Multi-modal system
Concepts

- Maximize water storage
- New structures on piers
- Complete Streets redesign
- Complete Waterways redesign
- Transportation improvements
  - Water taxi / Water bus
  - Bicycles / NEVs
  - Walking/Wheelchair/Segway
Living on the water
Element 3: Waterfront amenity
Concepts

- **Nassau district**
  - Impact on western 2/3
  - Emphasis on historic context
  - Raise structures in place
- **Marina district**
  - Poor drainage
  - Persistent flooding and street washout at ICW
  - Convert Marine Way to a bioswale
  - Raise structures in place
  - Relocate at-risk structures to suitable context for a new historic district
Resilient shorelines
Implementation Plan

- **Adaptive strategies**
  - **Participation**
    - Community and stakeholders
    - Process
  - **Vision**
    - Create Framework
  - **Plan**
    - Vulnerability Assessment
    - Urban Water Management Plan
    - Post Disaster Recovery Plan
  - **Enable**
    - Adopt policies
    - Develop tools
  - **Implement over time**
    - Public infrastructure
    - Business/development sectors
    - Homeowners
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