5. MARINA DISTRICT UPDATE

Florida's Dynamic Waterfront Community

Marine District Update

October Report

Design > Approve > Build

NEWS: The CRA has applied to the U.S. Treasury, CDFI Fund (September 2012) for $15 million in New Markets Tax Credit (NMTC) authority to revitalize the municipal marina and create a regional marketplace destination. If awarded, Riviera Beach has committed to use the capital to build the Palm Beach Public Market. The Agency has the funding to build Newcomb Hall and a parking structure to accommodate the new development. The Marina is the centerpiece for our redevelopment initiatives. The project will include a "Civic Neighborhood" to ensure and promote public access to the Intracoastal waterway. The Public Market component of the Civic Neighborhood will seek to develop 43 retail stalls dedicated to local products, 12 organic focused retail stalls, 4 restaurants, fresh foods including prepared "foods-to-go", and opportunities and stalls for 15-20 farmers and 30-40 crafts people.

Next Steps

Nov

- Interview & select Architect/Engineering team for the construction of Newcomb Hall, Parking Garage, and Bicentennial Park

Dec.

- Viking Design team to complete Concept Master Development Plan showing site location for Newcomb Hall and private development elements.
- Negotiate Contract with Architect & Engineer team for public elements
- Issue RFQ for Construction of Newcomb Hall, Parking Garage, and Bicentennial Park

Jan

- Joint Work Team to review and finalize Concept Master Development Plan and schedule for review by Planning and Zoning Board, CRA Commission, and City Council.

VISION

- Create a marina and restaurant- anchored, mixed-use, waterfront regional entertainment destination and employment center
- Become a hub of community gathering, culture and waterfront recreation
- Build on the strengths of the existing marina, operators, vendors and marine industry
- Leverage the working wharf, Peanut Island, Intracoastal Waterway, Treasure Coast and US-1/Broadway location
- Provide platform for local community assets in Riviera Beach and the surrounding area to flourish

LiveWork LearnPlay

Florida's Dynamic Waterfront Community

CREATING A PLACE: PROGRAM

Marina

- Revitalized and Expanded Marina Facilities and Operations for Boaters
- New Super & Mega-Yacht Retrofit Facility & Wetslips
- Improvement and Expansion of Existing Marina District Businesses

Marketplace

- Private Marketplace and Waterside Restaurant, Entertainment and Retail District.

Civic Neighborhood

- Improve Peanut Island and Cruise Terminal Cross-Programming
- New Visitor Center
- New Newcomb Hall Community Facility
- New Regional Public Market
- New Community Cultural, Arts and Education Center
- Special District Clean & Safe Programs

Economic Anchors

- Future Hotel Potential
- Future Regional Economic/Employment Potential
- Future Major Retail Anchor Potential

Mixed-Use Commercial, Institutional and Housing

- Maritime Industry Expansion and Innovation Center Potential
- Future Housing and Commercial Potential

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