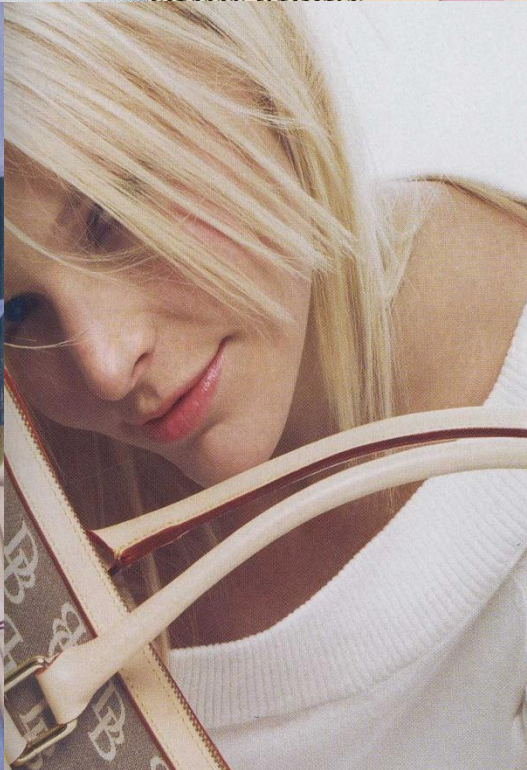
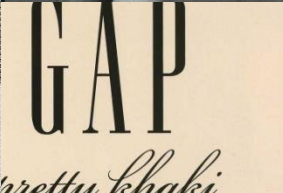
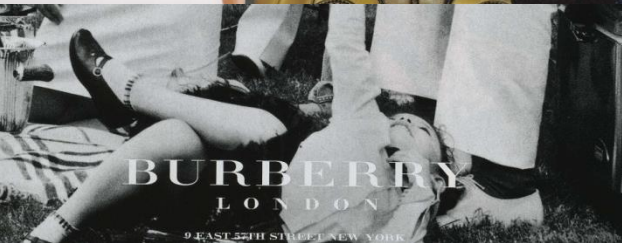
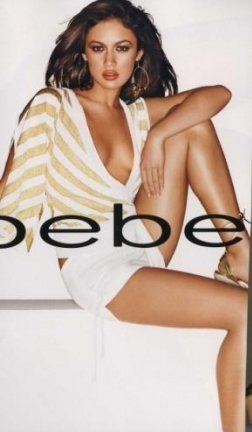





Best Practices **Downtown Shopping Districts**

City of Delray Beach DDA May 17 2023

Bob Gibbs





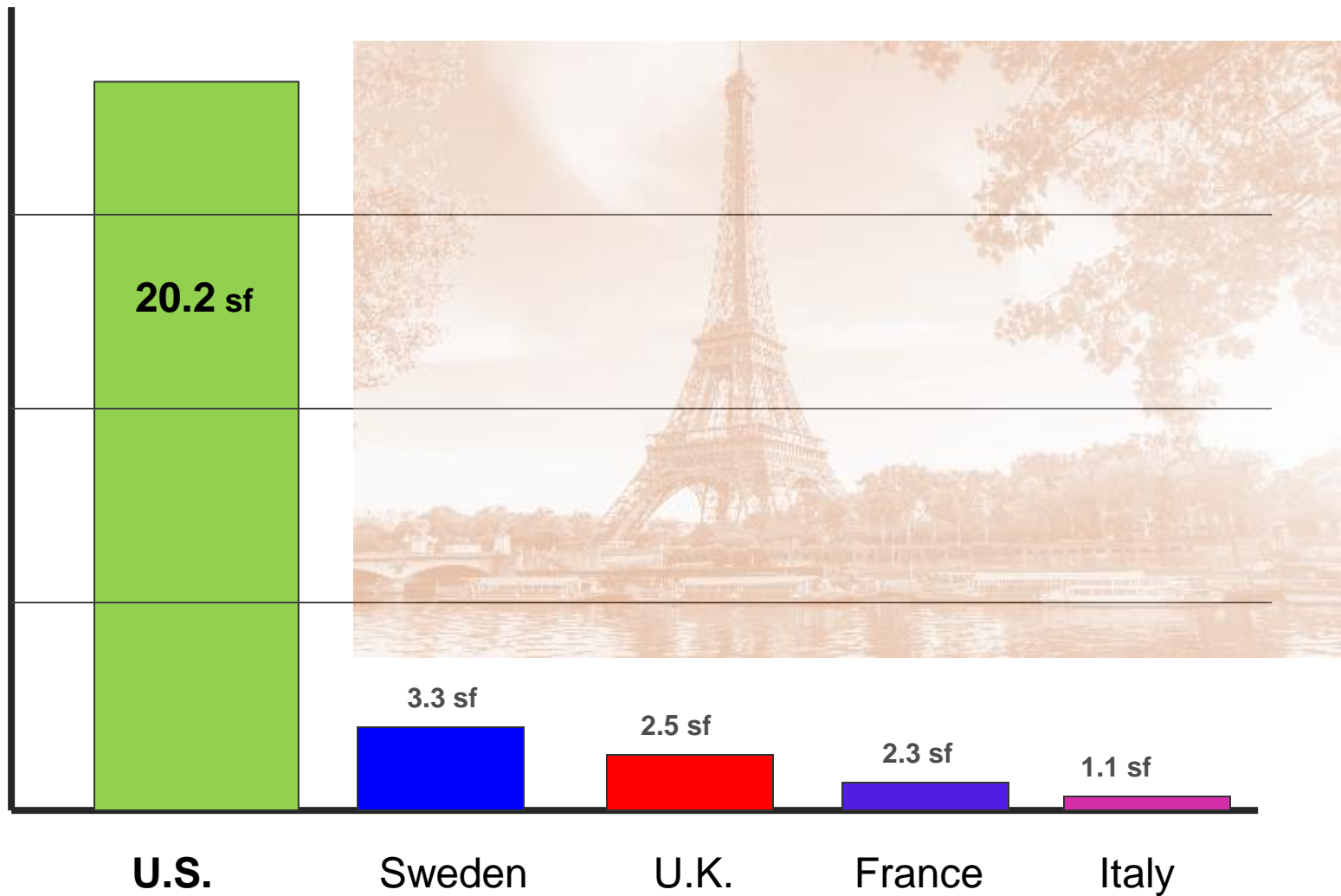
Required Sales
\$1,000/day

West Haven, Franklin, Tenn. DPZ Planners

Showrooming



Square Feet Retail per Person





Vacant Since 2005

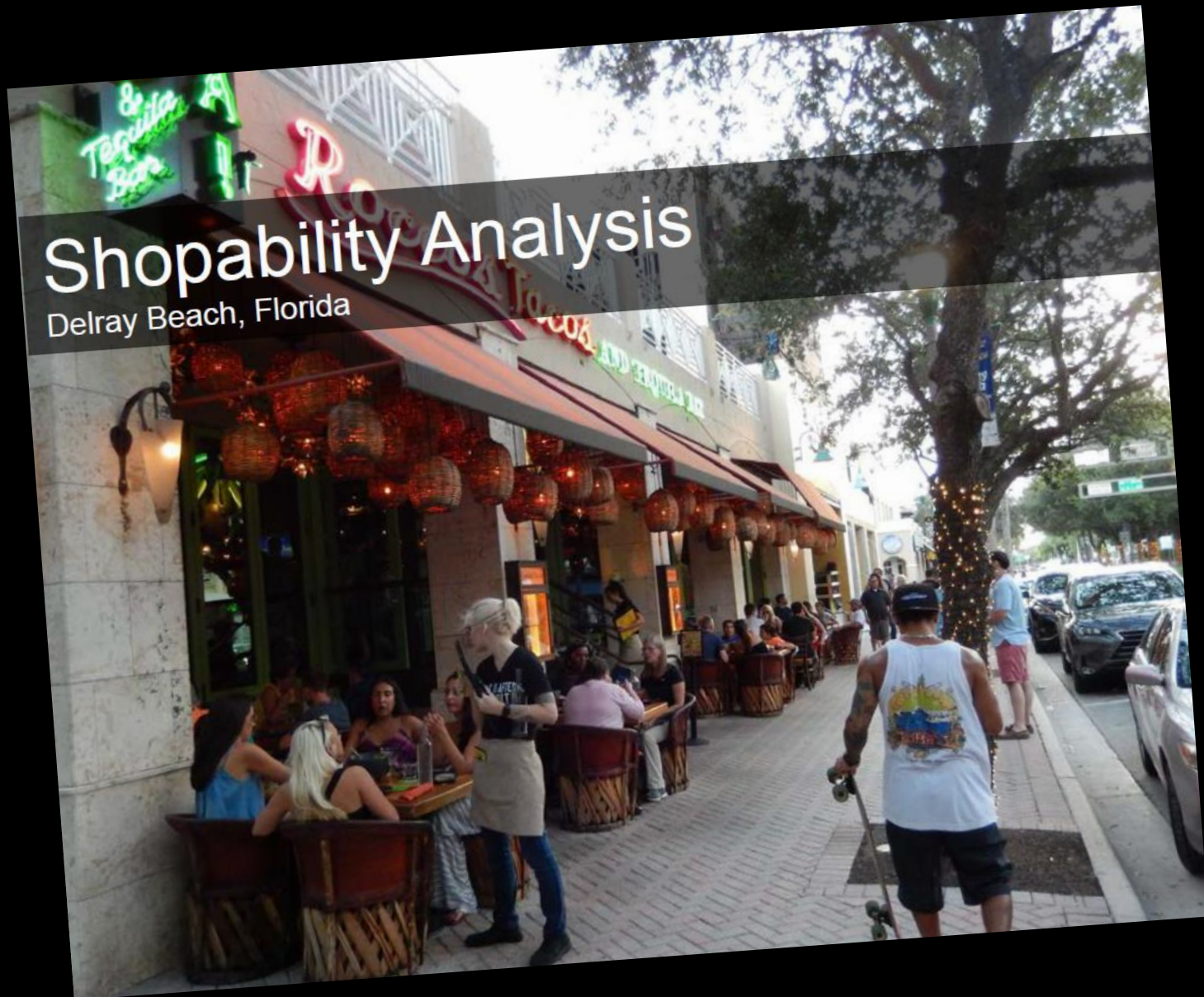
100 sf/Person

fresh produce



Shopability Analysis

Delray Beach, Florida





Site Furnishings



Current Issues: Parking



Adopted Plans

DOWNTOWN DELRAY BEACH MASTER PLAN

City of Delray Beach, Florida



A CITIZENS' MASTER PLAN FOR THE GROWTH AND UNIFICATION OF DELRAY BEACH

Adopted by the City Commission on March 19, 2002

TREASURE COAST REGIONAL PLANNING COUNCIL
INDIAN RIVER • ST. LUCIE • MARTIN • PALM BEACH

DELRAY BEACH CENTRAL BUSINESS DISTRICT ARCHITECTURAL DESIGN GUIDELINES



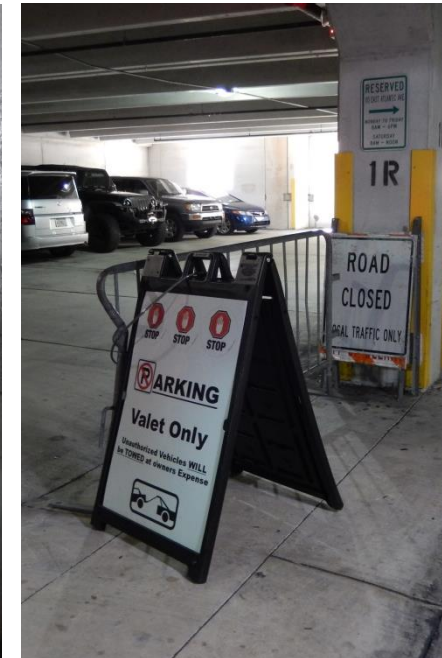
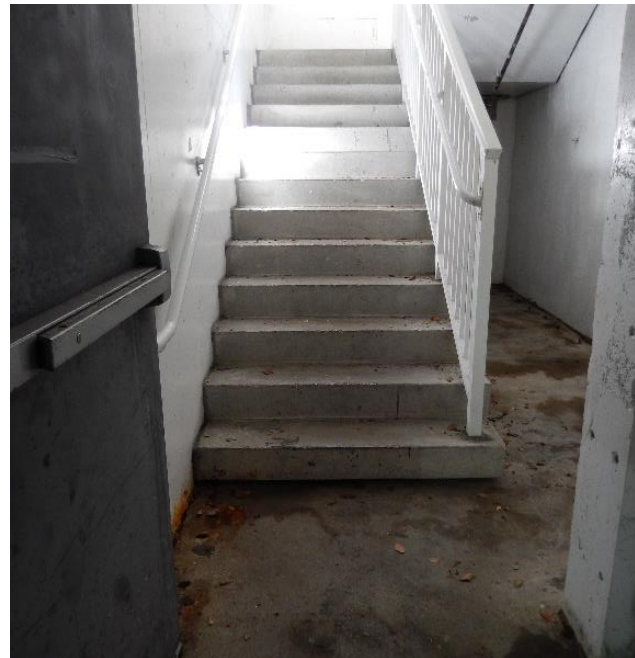
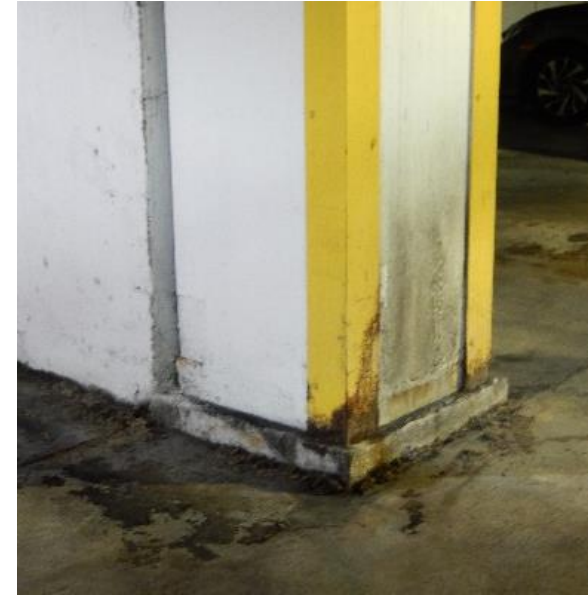
prepared by
TREASURE COAST REGIONAL PLANNING COUNCIL



Site Furnishings



Parking





START CROSSING
Watch For
Vehicles

DON'T START
Finish Crossing
If Started

TIME REMAINING
To Finish Crossing

DON'T CROSS

**TO CROSS
ATLANTIC AV
PUSH BUTTON**



START CROSSING
Watch For
Vehicles

DON'T START
Finish Crossing
If Started

TIME REMAINING
To Finish Crossing

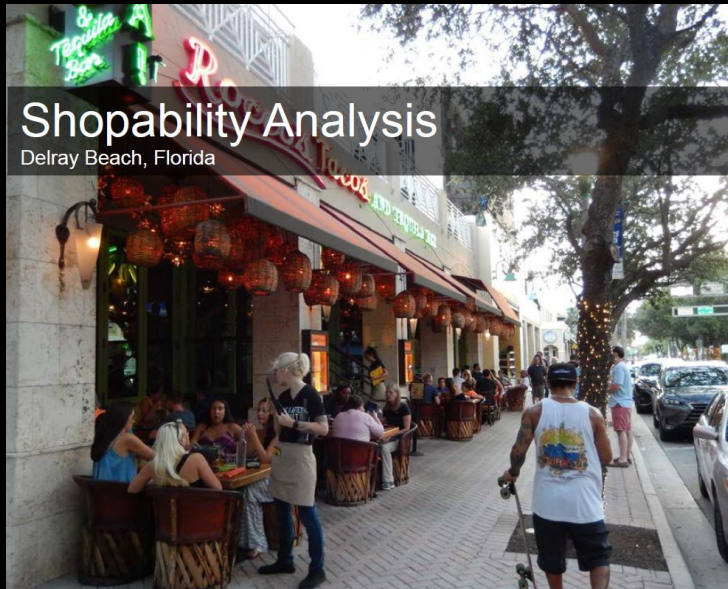
DON'T CROSS

TO CROSS
ATLANTIC AV
PUSH BUTTON



Wayfinding





Shopability Analysis

Delray Beach, Florida

Medium-Term Implementation Strategies



- Comprehensive parking plan
- Branding, wayfinding, signage
- On-street striping
- Downtown Roundabout stops
- Site furnishings
- Infill city owned parcels
- Desire paths
- Deceleration lanes
- Bike routes
- Façade improvement grants
- Sunset nonconforming stores
- Sign Code
- Consolidate CBD zoning
- Private parking pool
- City-wide valet
- Business recruitment

Gibbs Planning Group

Delray Beach Shopability Analysis

Short-Term Implementation Strategies



- Pilot meter system
- Study parking capacity
- Establish parking fund
- Consistent parking signage
- Clean parking garages
- Relocate valet parking
- Consolidate parking time limits
- Use library/courthouse parking
- Private parking standard
- National chain policy
- Clean public surfaces
- Improve crosswalks
- Fix pavers
- Trim landscaping
- Outdoor dining enforcement
- Storefront guidelines
- Update worn storefronts
- Review LDRs
- Update plans

Short-Term Implementation Strategies



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Short-Term Implementation Strategies

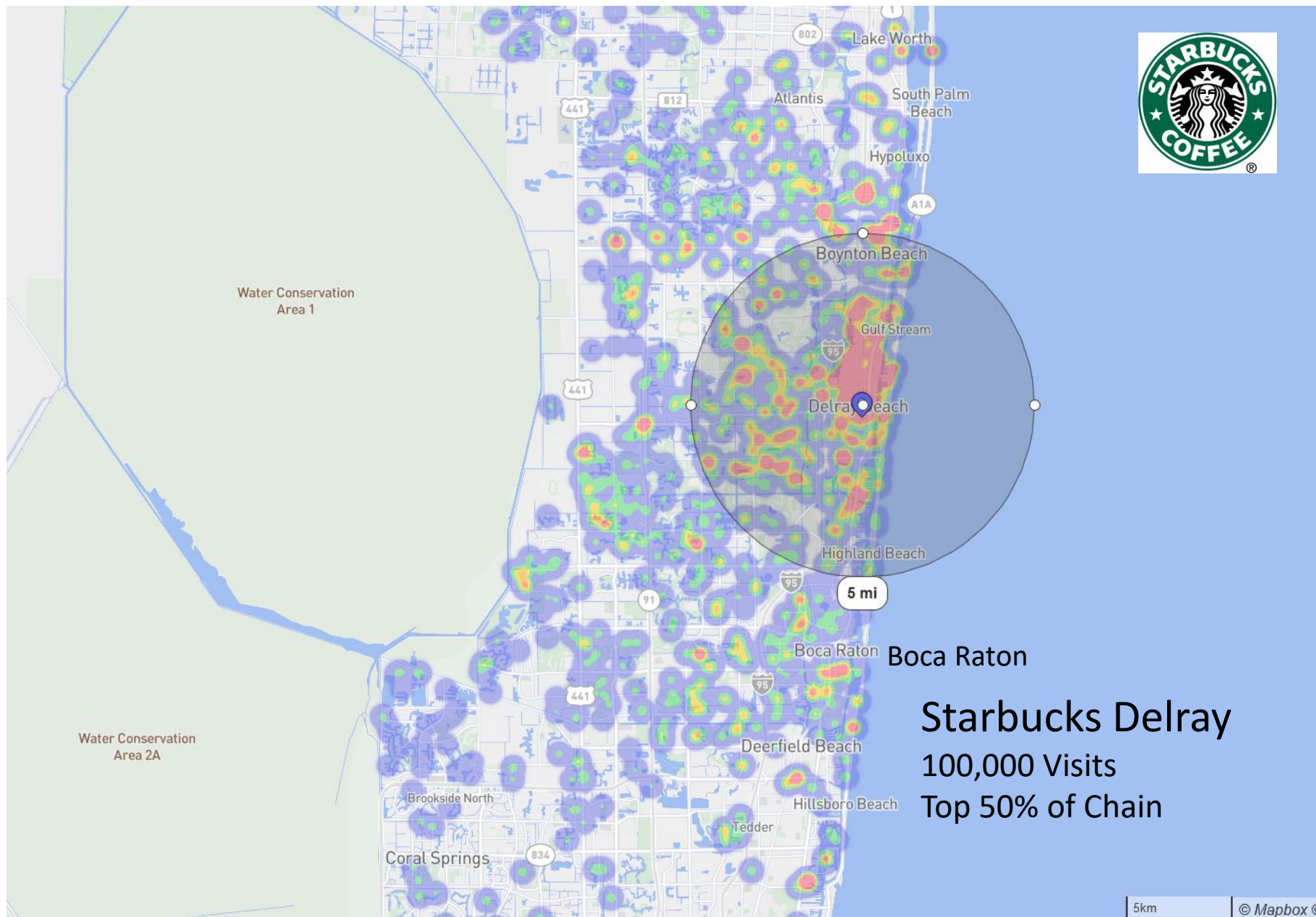


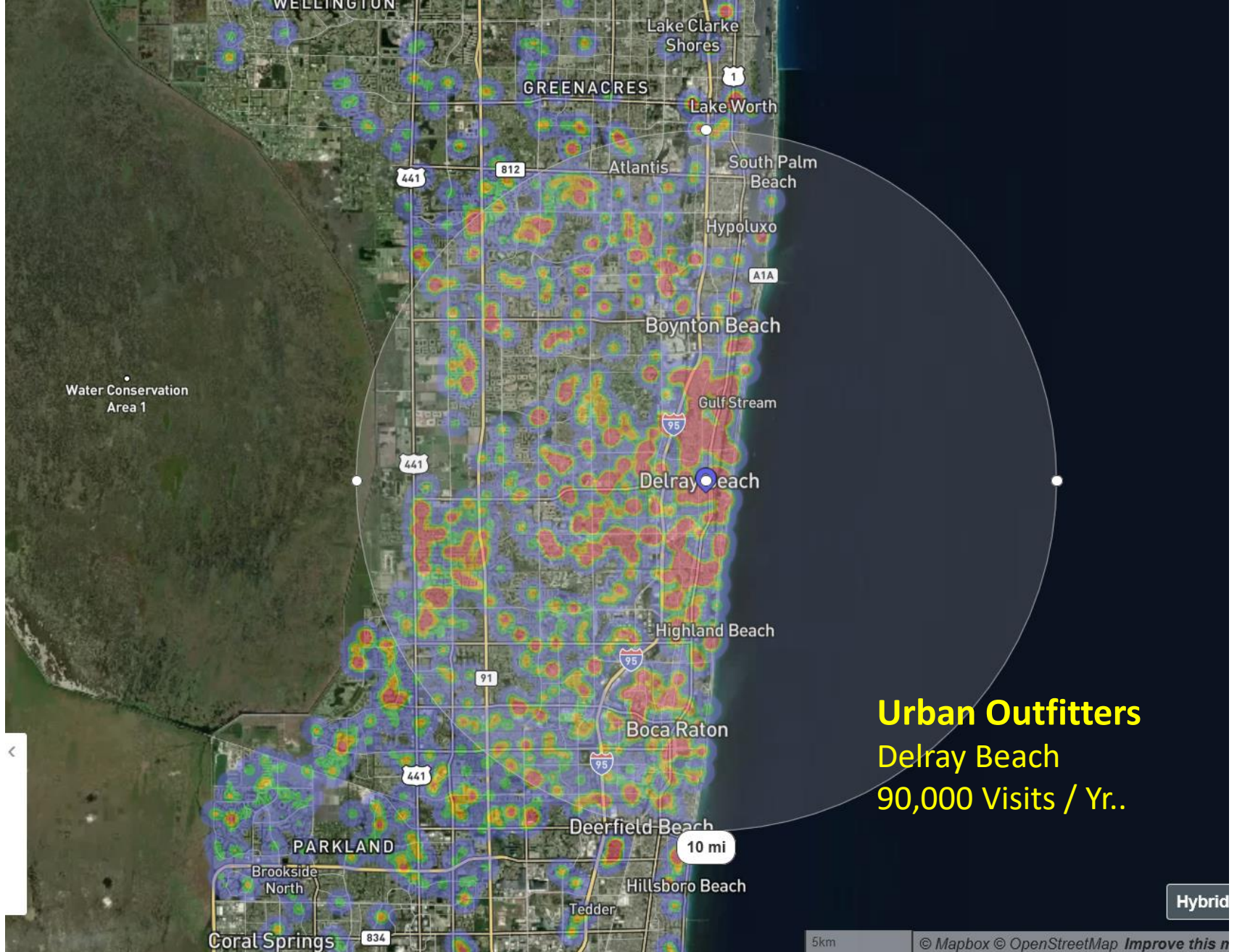
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Delray Beach

1 Million Beach Visitors







Urban Outfitters
Delray Beach
90,000 Visits / Yr..

Hybrid

5km

© Mapbox © OpenStreetMap Improve this n



COVID Winner



COVID Winner







Experience

60% Power Centers to Close by 2028

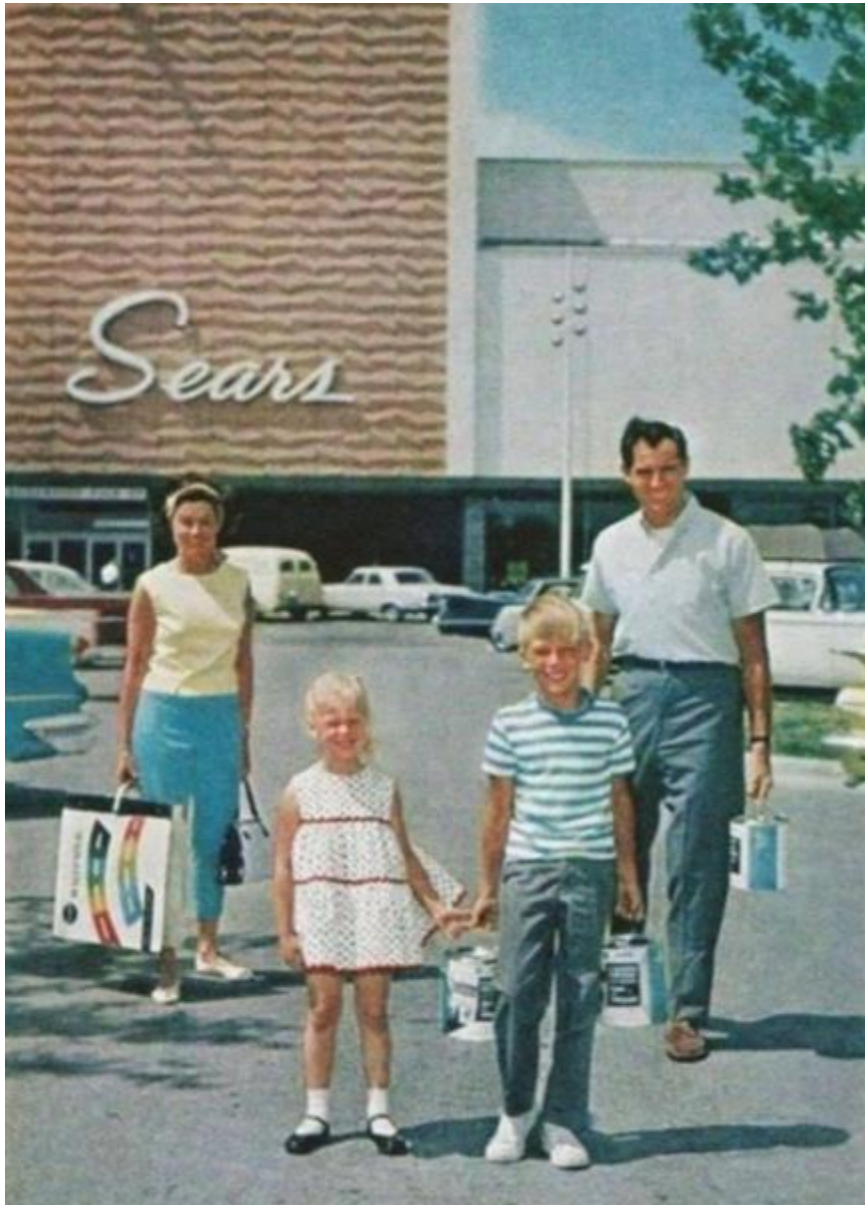




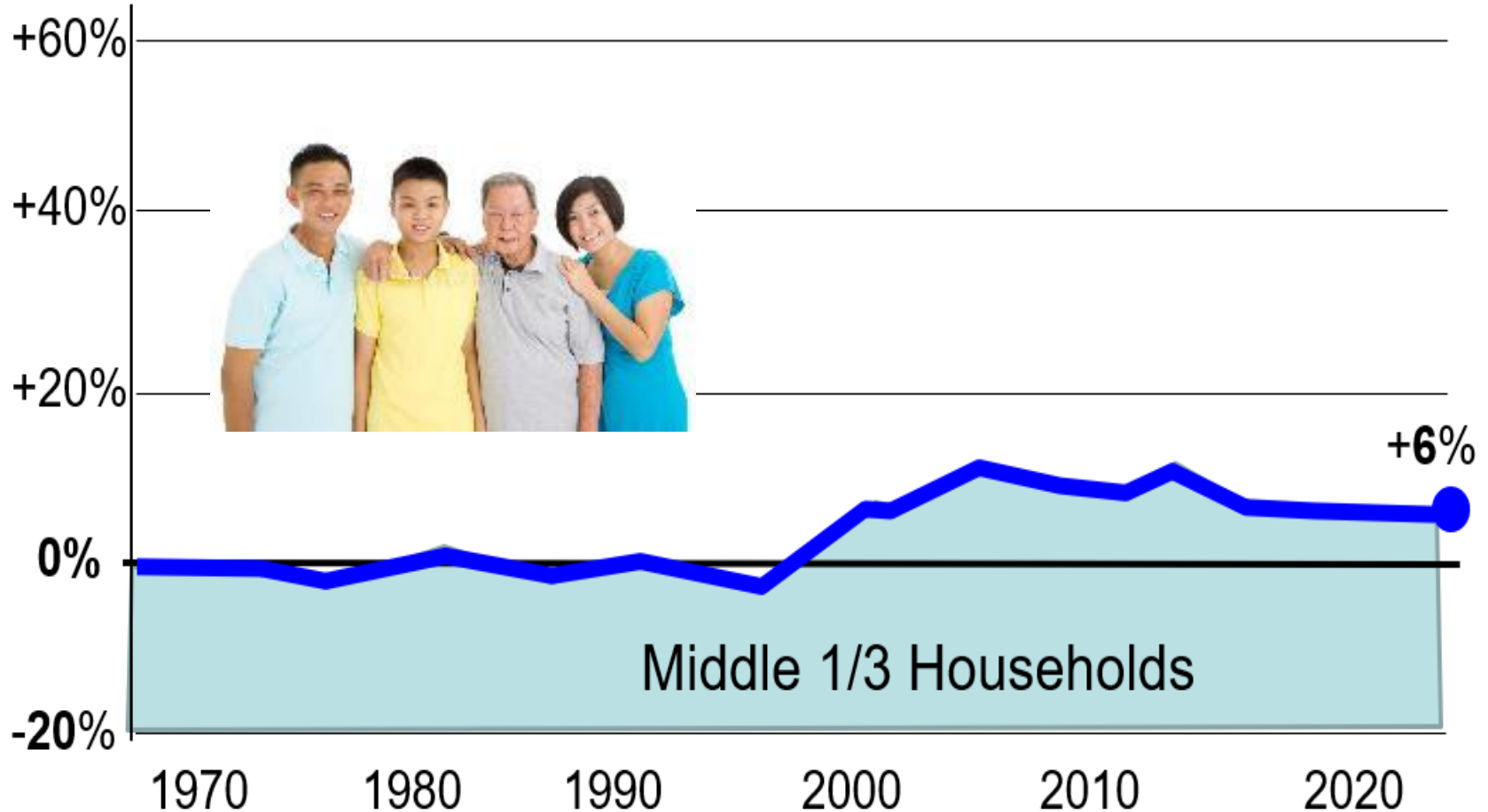


Loan Default

50% of Malls to Close by 2026



Ave. Household Incomes 1970-2020



50% US Households Shop Walmart Weekly





Families

Foreclosed





COVID Winner



COVID Winner

Reed Callaway



Required Sales
\$400/sf/yr.

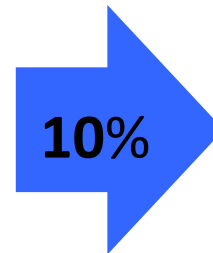
ANNIN TAYLOR

West Haven, Franklin, Tenn. DPZ Planners

Rents: **10%** of Sales



\$350.



**\$35/sf/yr.
Rent**



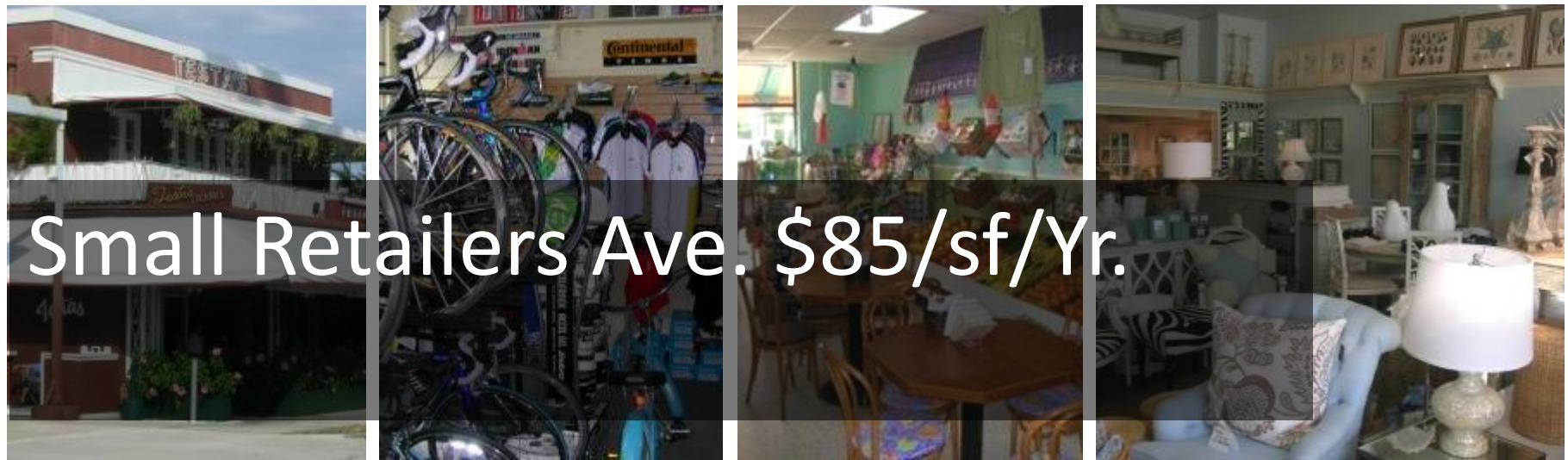
Rent: 7-10% of Sales



DETROITNEWS.COM

Bedrock to allow eateries, stores to stay rent-free in exchange for 7% of sales






Small Retailers Ave. \$85/sf/Yr.



Town Serving Merchants
Seeking Your Support ...



Ave. Mall: \$350 sf/yr.

\$650 sf/yr.

The image shows the exterior of a Bath & Body Works store. The store's name is prominently displayed in large, illuminated letters above the entrance. The entrance is decorated with Christmas-themed displays, including a large Christmas tree and various holiday-themed products. A man is walking past the entrance, and a sign in the foreground promotes a 'The Thimble We TAILOR SHOP' event. The store is located in a shopping mall, and the overall atmosphere is festive and inviting.

Gibbs Planning Group

\$650 sf/yr.

Bath & Body Works

White Barn

CHRISTMAS

CHRISTMAS

Visit The Thimble We TAILOR SHOP on our Lower Level

Bath & Body Works

Gibbs Planning Group

\$650 sf/yr.



The image shows the exterior of a Bath & Body Works store. The store's name is prominently displayed in large, illuminated letters above the entrance. The entrance is decorated with large, vertical digital displays showing a Christmas tree and a red ornament with the text 'CHRISTMAS SHELLS LIKE'. A man is walking past the entrance on the left. Inside the store, a large display of Christmas-themed products is visible, including a 'White Barn' sign and a 'CHRISTMAS SHELLS LIKE' sign. A sign in the foreground reads 'Visit The Thimble We TAILOR SHOP on our Lower Level'. The store is located in a shopping mall, as evidenced by the tiled floor and other storefronts in the background.

Gibbs Planning Group

\$650 sf/yr.

Bath & Body Works

White Barn

CHRISTMAS

CHRISTMAS

Visit The Thimble We TAILOR SHOP on our Lower Level

Bath & Body Works

Gibbs Planning Group

\$650 sf/yr.

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Gibbs Planning Group

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Gibbs Planning Group



Tourist Love to Shop & Dine: *No. 1 Activity & Spending*





\$2,400 sf/yr.



Outlets Malls

\$5,000 sf/yr.



\$66,000 sf/yr.





WILLIAMS - SONOMA



Williams-Sonoma
Kitchenware
Home Decor
Garden
Bath
Bedroom
Children's
Pet
Gifts





WILLIAMS-SONOMA



COVID Winner



Delray Beach, FL

Birmingham

MAGAZINE

Shop, Work, Play & Dine

Shopping Destinations

Whether you're gift hunting or treating yourself, downtown Birmingham is full of shopping gems.

Best Date Spots

See where to spend a night on the town or girls' day out.

Shop

Best Places for Gifts

Whether you are shopping for an heirloom quality baby shower gift or want to spend an afternoon finding just the perfect romantic present for your Valentine — Birmingham is a one-stop shop for all your gifting needs. With its mix of independent and nationally known shops, you'll find something here for everyone and every holiday.



BY LINDSAY SCHEY
OF THEGIFTSIDER.COM

About The Gift Insider: Birmingham resident Lindsay Schey is the founder and gift expert of thegiftsider.com, a gifting resource that helps users find hand-selected and creative gift ideas. Lindsay scours the web, boutiques and magazines to discover the most unique and creative gift finds along with thoughtful ways to give them. In addition to curating the site, Lindsay is regularly interviewed about her favorite gift picks on morning news shows across the country, is a gift trend contributor for various publications and has been mentioned on prominent outlets including E! News.com, Forbes.com and New York Magazine.

HOLIDAY GIFTS



Adventures in Toys

250 W. Maple Road | 248-646-5550

This longtime favorite toy shop has a well-curated selection of books, toys and gifts for kids of all ages. From the hottest toys of the season to classic picks that will be cherished for years, you can check off all the little ones on your list at this independent Birmingham staple.



Paper Source

115 W. Maple Road
248-694-4954

Paper Source is a charming go-to spot for any and all your gifting needs. They have giftables for any age, greeting cards for all types and an impressive selection of wrapping supplies — making it the perfect one-stop-shop for holiday gifts. Make sure to check out their crafting section and in-store demos if you are looking to go the DIY route.

Found Objects

168 S. Old Woodward Ave.
248-220-4999

In addition to offering stylish clothing and accessories, Found Objects is full of unique home goods, go-to hostess gifts and stylish baby gifts that are hard to find anywhere else. It's the perfect spot when shopping for that person who loves things unique, special and one-of-a-kind.



continued on 46

| Birmingham MAGAZINE

BSD

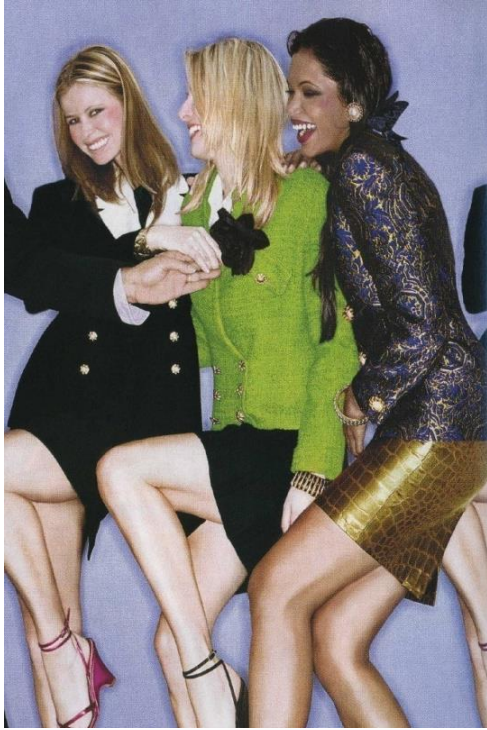
It's All
IN
BIRMINGHAM

The Shopping District



Merchandising Strategy

Women's Fashion



Ground Floor

Upscale Stores



PANDORA
UNFORGETTABLE MOMENTS



1st Floor Corners

Home Furnishings



pottery barn kids



WILLIAMS-SONOMA



1st / 2nd Floors

Food & Beverage



2nd 3rd Floors



Food & Beverage



Personal Services



2nd Floor

Fashion Designers



Rosa

Mexico

Art

Gibbs Planning Group

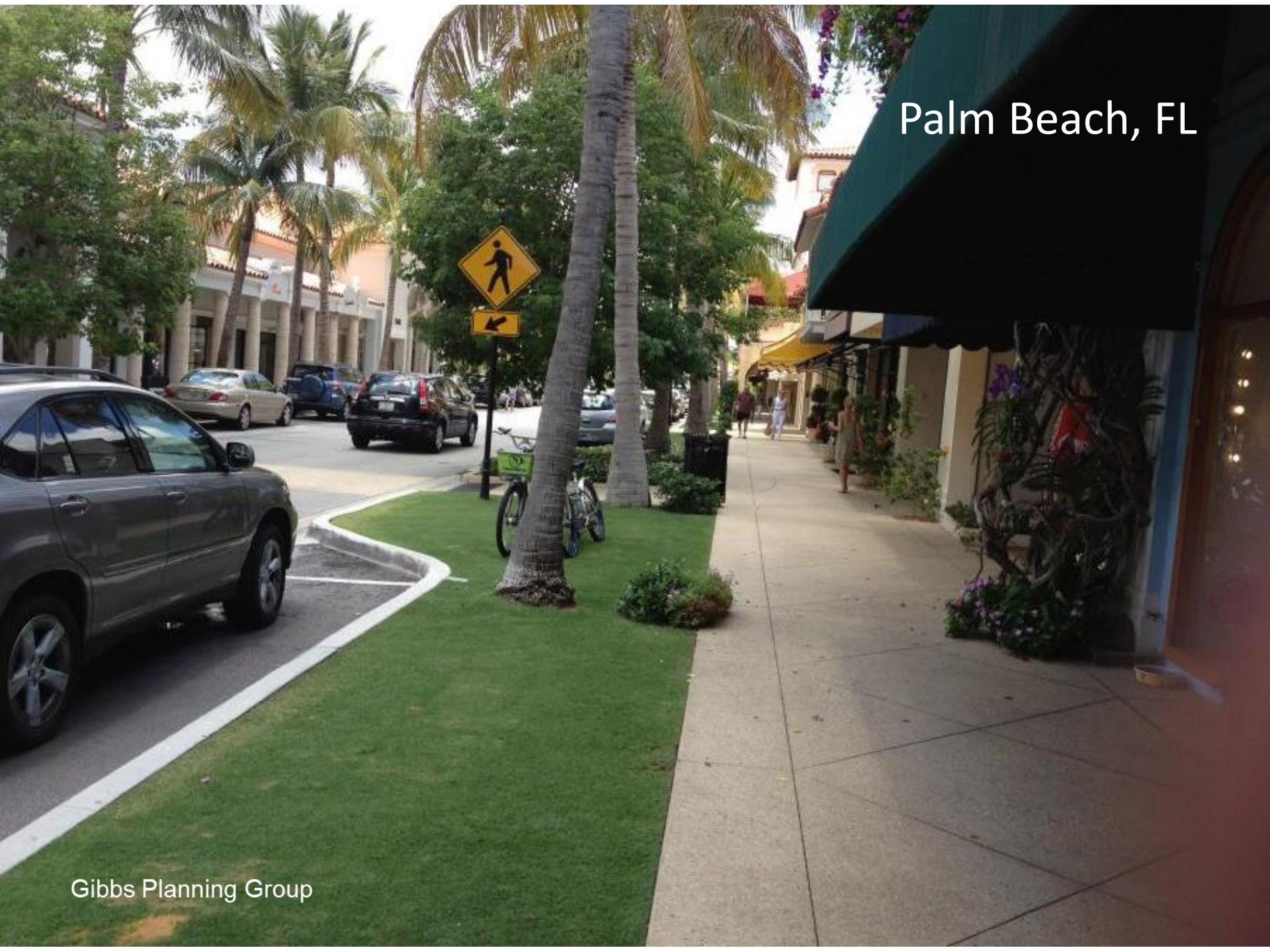


Streetscape





Palm Beach, FL



POLO RALPH LAUREN





EXPERT
JEWELRY
REPAIR

DONE ON SITE



WE BUY
GOLD
HIGHEST PRICES
PAID

WE'RE OPEN
WED-SAT 11

Birmingham, Mich.

Parking



Parking Signage



\$175,000 Retail Sales/Stall/Yr.



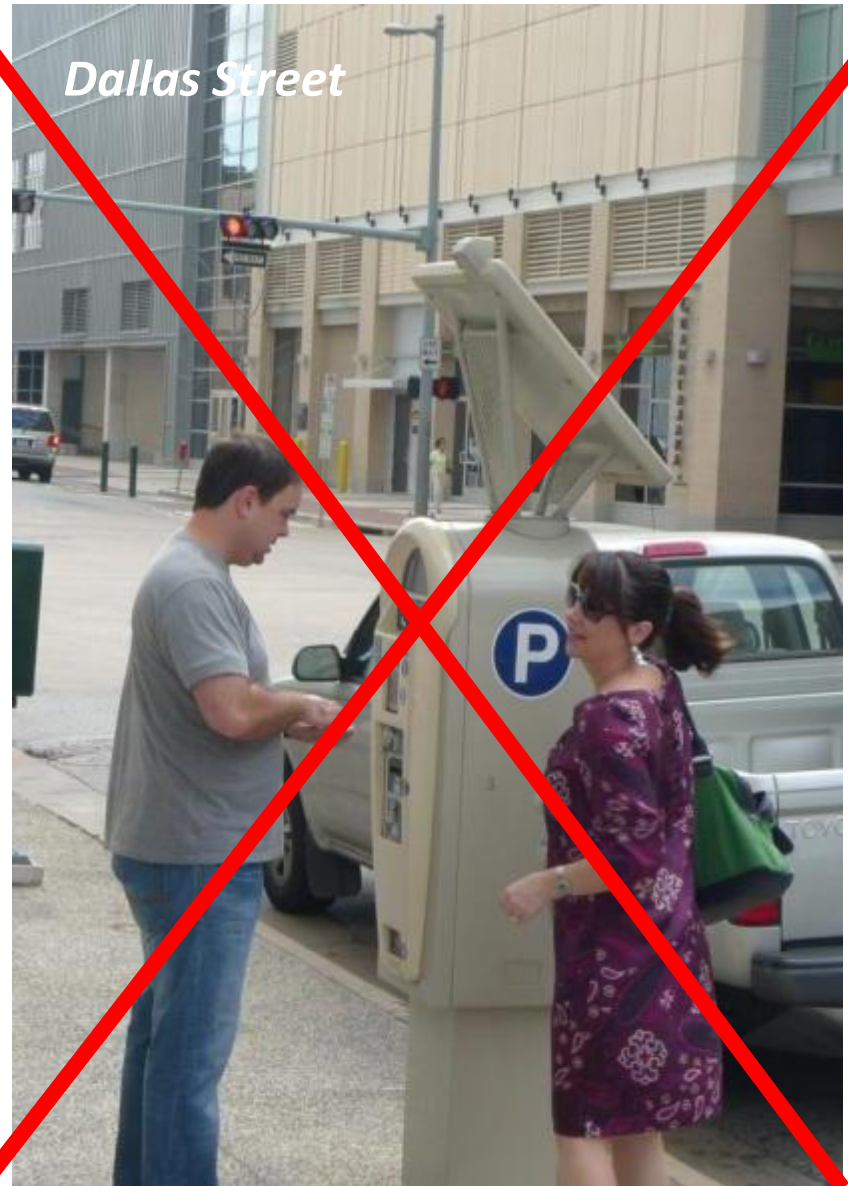
Gibbs Planning Group



Woodlands



Dallas Street





Harbor Springs, Mich.





Naples, FL

Women's Fashion



Women's Fashion

Designer Storefronts





Carmel By the Sea



Art & Design







Storefront Design Guidelines



Storefront Design Guidelines

Petoskey





HERMÈS

The image shows the exterior of a Hermès store. The building's facade is covered in a mosaic of small, rectangular green tiles. The word "HERMÈS" is mounted on the upper part of the facade in white, serif capital letters with a red border. Below the sign, there are three large, arched display windows with gold-colored frames. The windows are filled with various items, including floral arrangements and decorative objects. The entrance is a glass door located between the second and third windows. To the left of the entrance, there is a small, dark sign with the Hermès logo and the word "PARIS". The building is situated on a street with a red brick sidewalk in the foreground.

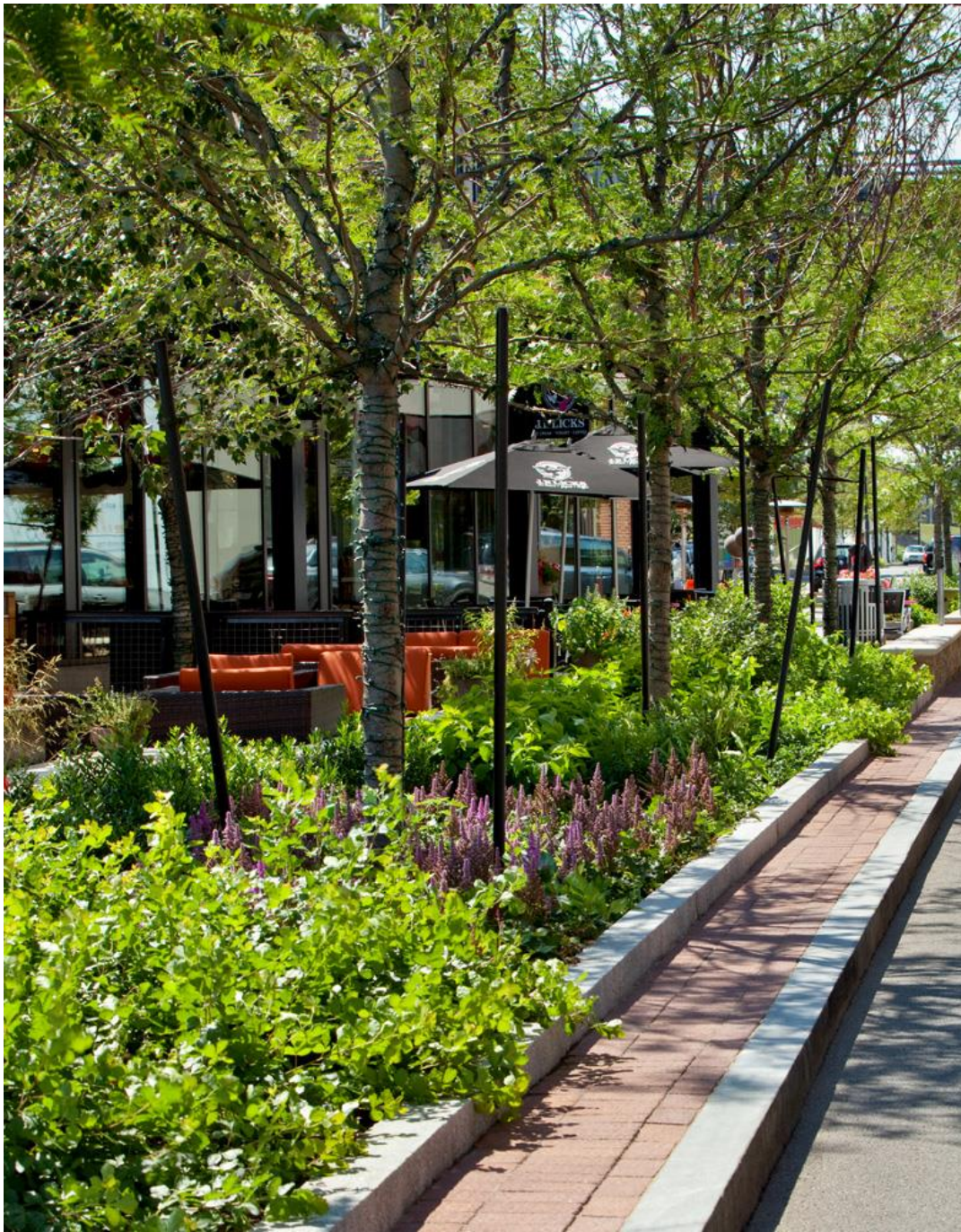
Gibbs Planning Group

Store Signage



Carmel By the Sea





X - Factor



Thank you!

COVID Winner

