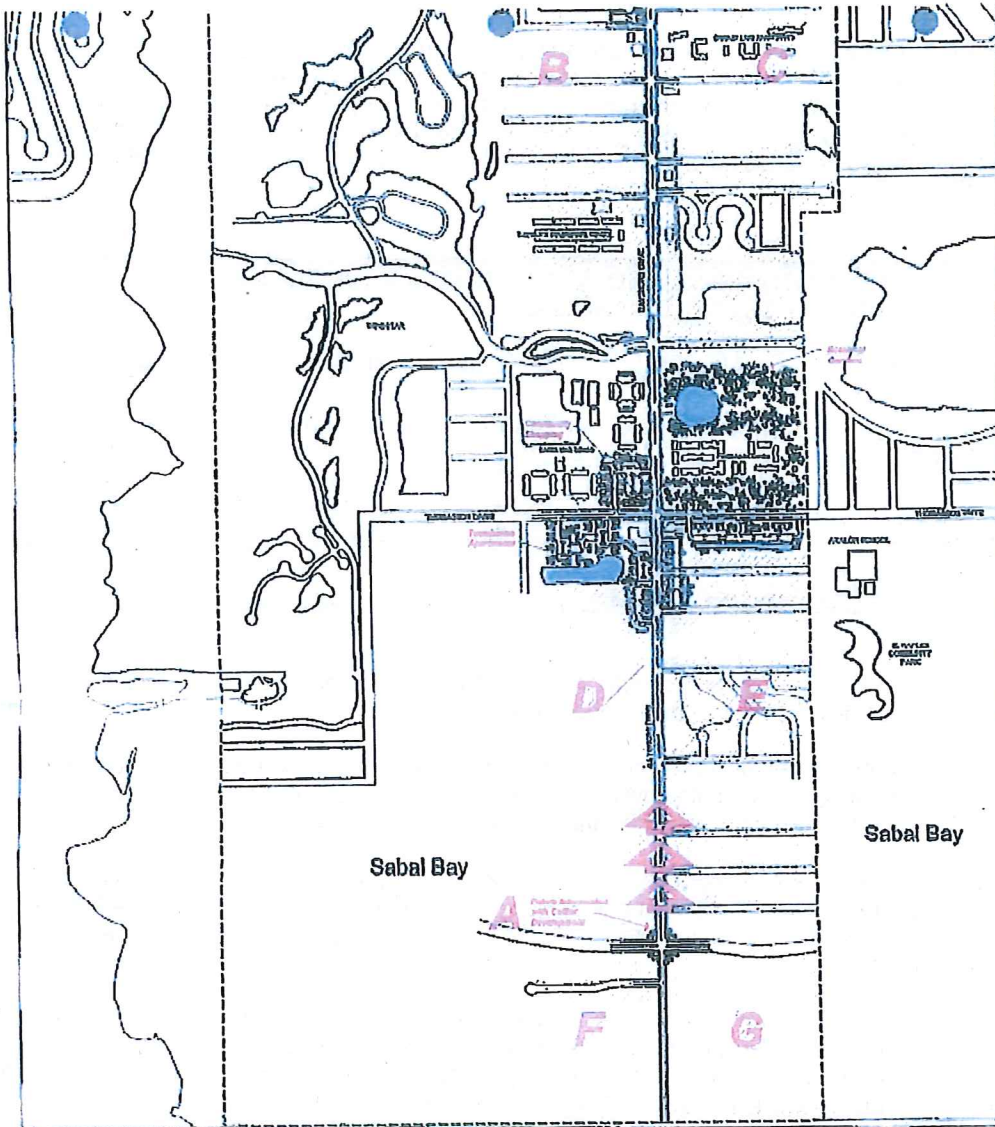


Figure 12-Illustration VIII -2



**Bayshore / Gateway
Triangle Redevelopment
Study**

Collier County Commission
Collier County Planning
Department

**ILLUSTRATION VIII-2
Redevelopment Plan:
Urban Design Framework**



LANDSCAPE ARCHITECTS
Urban Design Consultants
Jacksonville, Florida
LPA 001100

by
Hansmann, Jeter, George Associates
Economic Consultants
6000 Green, Maryland
and
Worldwide Partners
Community Workshop Consultants
Cape Coral, Florida

The analysis of real estate market forces in Collier County and the Bayshore and Gateway Triangle Redevelopment Plan study area found that there is adequate market demand to support a successful redevelopment program and recommends pursuit of a ten year program as outlined in five year increments in the following table. This analysis supports the first two phases of the recommended redevelopment program as outlined below, with the first two phases shifted forward to cover the period of 2000 through 2011:

Building Use	Measure	1998-2003	2003-2008	1998-2008
Retail	Square Feet	78,500	172,700	251,200
Multi-Family Housing	Units	120	220	340
Motel	Rooms	250	0	250
Office	Square Feet	16,000	24,000	40,000
Warehouse/Flex	Square Feet	87,400	204,400	292,400

Source: Hammer, Siler, George Associates.

Redevelopment: The following areas are recommended for concentrated development and redevelopment in the Redevelopment Plan – Urban Design Framework:

1. The Triangle area defined by Tamiami Trail, Davis Boulevard and a line defined by the projected alignment of Pine: The fragmented ownership patterns of this area will probably require a public acquisition program in order to assemble the scale of property required for redevelopment.
2. Naples Plaza and adjacent properties: The large single ownership of the Plaza property provides the potential for that site and adjacent properties to undergo redevelopment with reduced effort by the CRA. However, if necessary, the CRA could facilitate the process with the acquisition of other properties.
3. Gulfgate Plaza as a Town Center: The interest that has been expressed by the owners of Gulfgate Plaza presents an opportunity to commence development of the Town Center as one of the most significant efforts in the recommended program. Full implementation of the project will require either the acquisition of adjacent properties or the close cooperation of developers. The CRA will have a significant role in the effort ranging from coordination of efforts to the consolidation of properties through acquisition.
4. Commercial uses on the Naples Steel properties and other properties around Gulfgate: The Town Center project will be supported by the redevelopment of surrounding properties. The indication of the owners of Naples Steel that they wish to relocate their business and redevelop their property presents a major opportunity to complement the Town Center activities on the Gulfgate property.

5. Residential uses south and west of Gulfgate: The vacant land and scattered development south and west of Gulfgate presents an opportunity for development of a townhouse residential community that will complement the commercial activities of the Town Center and provide a transition to the lower density housing beyond.
6. Entertainment Center at Haldeman Creek: The majority of the property encompassed by this recommended project is vacant. In order to implement the proposed plan, the CRA will need to acquire the public use areas and may need to consolidate parcels through land acquisition.

3.3.1 Phase I – 2000-2005 Projects

Redevelopment Projects – "Catalyst Projects": The specific redevelopment activities recommended for Phase I were presented in detail in the Bayshore and Gateway Triangle Redevelopment Plan as the following set of "Catalyst Projects". As the name implies, the Catalyst Projects were presented as the primary efforts to be stimulated by public action in the first phase of redevelopment as a means of stimulating further redevelopment and improvement on surrounding properties:

1. Triangle – Hotel and Restaurant: Redevelopment of the western apex on the Triangle should commence with the hotel and restaurant as depicted on Illustration IX-5, Catalyst Projects: Hotel/Restaurant and Flex Office/Warehouse and as represented in Illustration IX-6, Aerial View of Triangle Looking East.
2. Triangle – Flex Office/Warehouse: In order to further energize the redevelopment effort in the Triangle, a first increment the Flex Office/Warehouse facilities immediately east of the Hotel/Restaurant project should also be pursued as an early Catalyst Project. The Catalyst effort would consist of the buildings flanking Commercial Drive, as shown on Illustration IX-5. The design character of this development is further shown in a ground level perspective sketch looking from Davis Boulevard south on Commercial Drive (Illustration IX-7, Flex Office/Warehouse on Commercial Drive).
3. Town Center: The third Catalyst Project that is recommended is the Town Center, encompassing redevelopment Gulfgate Plaza and construction of supporting parking to the west. The character of the project is shown in plan view on Illustration IV-8, Catalyst Projects: Town Center and Entertainment Center and as represented in Illustration IX-9, Aerial View of Town Center Looking South from Tamiami Trail. The design character of the Town Center is further shown in a ground level perspective sketch looking from Bayshore Drive west on a new Town Center Drive (Illustration IX-10, Town Center Drive from Bayshore).
4. Entertainment Center: The development of the Entertainment Center around the Bayshore Drive Bridge over Haldeman Creek constitutes an community attraction focused upon the creek and its boating activities as an amenity. As represented in plan form on Illustration IX-8, Catalyst Projects: Town Center and Entertainment Center and as represented in Illustration IX-11, Aerial View of Entertainment Center Looking Northwest, the Center will provide plaza areas flanking Bayshore on the north side of the creek with commercial uses focusing on the creek, canals and plazas. The aerial view also illustrates the architectural character of the Center as well as the streetscape and bridge design improvements of the Bayshore Drive Landscape Alternatives study.

An initial analysis of the costs and anticipated returns from the catalyst projects, as presented in the Redevelopment Plan, provides an indication of the level of public funding that may be required to initiate these specific activities.

TABLE 20. CATALYST PROJECT LAND VALUES, BAYSHORE/GATEWAY TRIANGLE, 1999

Development Factor	Hotel and Restaurant	Flex Office/ Warehouse	Town Center	Entertainment Center
Total Acres	8.4	6.4	28.5	9.0
Net Acres	6.3	5.4	21.4	7.7
Sales Price Per Acre	\$435,600	\$304,900	\$435,600	\$217,800
Sales Proceeds	\$2,744,300	\$1,646,500	\$9,321,800	\$1,677,100
Site Improvement Costs	\$2,895,200	\$7,275,200	\$2,186,800	\$166,300
Marketing General	84,000	64,000	285,000	90,000
Administration	260,000	260,000	260,000	260,000
Taxes	332,600	146,000	438,500	180,000
Contingency	173,700	436,500	131,200	110,100
Interest	8,816,800	15,404,600	16,113,800	3,078,900
Developer Project	<u>411,600</u>	<u>247,000</u>	<u>1,398,300</u>	<u>251,600</u>
Total Estimated Development Costs	\$12,800,200	\$23,833,300	\$20,813,600	\$4,136,900
Value Remaining For Land	-\$10,055,900	-\$22,186,800	-\$11,491,800	-\$2,459,800
Deficit Per Acre	\$1,596,200	\$4,108,700	\$537,000	\$319,500

Note: Data in 1999 dollars.

Sources: Table 20 of the Bayshore and Gateway Triangle Redevelopment Plan
Landers-Atkins Planners and Hammer, Siler, George Associates.

The Redevelopment Plan

Redevelopment Projects – Other Projects: In addition to the Catalyst Projects, the following additional redevelopment activities are anticipated in the first five years of the program. The eminent completion of the widening and improvement of the Tamiami Trail appears to be stimulating private market actions on these properties:

1. Naples Plaza Property: A development group has initiated discussions on the redevelopment of this approximately ten acre property (and perhaps more) as a medium density multi-family residential project accompanied by a small amount of convenience commercial development. While plans are not available, the site could accommodate approximately 115 units
2. Naples Steel Property: The owners of Naples Steel have discussed redevelopment of there existing fabricating and related facilities as well as an adjacent vacant parcel which has been used to support the construction of Tamiami Trail. No indications of use have been made available to date.

Neighborhood Focus Initiative: The Neighborhood Focus Initiative involves a coordinated effort to focus housing, community improvement, family support, safety and other established public, quasi-public and private programs to produce appreciable results in specific targeted areas. The overall application of these programs is summarized on Illustrations IX-12 and IX-14 of the Bayshore and Gateway Triangle Redevelopment Plan. Specific physical actions for the Phase I redevelopment efforts are as follows:

Shadowlawn:

- Implementation of housing finance and development support programs to produce three new affordable residential units per year for a total of fifteen new units.
- Implementation of housing finance and development support programs to produce significant upgrading of two existing affordable residential units per year for a total of ten upgraded units.
- Expansion of the Wild Pines Apartment Community by 104 units. It appears that financing has been obtained for this effort.
- Design and installation of four neighborhood gateway features.
- Traffic calming efforts through the closing of Linwood Avenue one block west of Pelton Avenue.
- The extension Pelton Avenue northward to Linwood to provide better internal circulation in the neighborhood.
-

Bayshore:

- Completion of the landscape and streetscape improvements along Bayshore Drive from Tamiami to Thoamsson (project is currently under construction with funding by an MSTU).
- Implementation of housing finance and development support programs to produce five new affordable residential units per year for a total of twenty-five new units.
- Implementation of housing finance and development support programs to produce significant upgrading of three existing affordable residential units per year for a total of fifteen upgraded units.
- Upgrade, infill or replacement of two canal frontage market rate residential units per year for a total of ten units.
- Botanical Garden: The Botanical Garden should continue with the utilization of the Prelude Garden and commence development of the overall garden on the newly defined site.
- Neighborhood Park: The County should prepare acquisition and design studies for the conversion of the Prelude Garden site into a neighborhood park that has a pedestrian link with Avalon Lake Regional Park to the east.
- Sable Bay (Hamilton Bay): This project received DRI approval over ten years ago and has been restrained by legal actions since. It is anticipated that development should commence during Phase I. However, there is not adequate certainty to forecast development at this time. The project should be monitored closely for appropriate modification to the tax increment forecasts and other aspects of the program.

General Infrastructure Improvements: The County is currently preparing design and financing studies for two significant infrastructural projects that should be implemented during this phase:

1. The Triangle Stormwater Management Plan: This project will reduce flooding problems and enhance water quality in the Triangle and Shadowlawn areas.

2. The Haldeman Creek and Canal System Dredging Plan: This project will complement the Entertainment District catalyst project and encourage the continued upgrading of residential properties along the creek and canals.

Section 5.9 FUTURE PHASES

Phase II – 2006-2011 Projects

Redevelopment Projects: The specific redevelopment activities recommended for Phase II would continue with the development of the Triangle project between Commercial Drive on the west and on the east by a line defined by the projected alignment of Pine Street, as well as the development of townhouse and other multi-family properties west and south of the town center.

1. Triangle – Flex-Space: Redevelopment of the Triangle between Commercial and the projected alignment of Pine will continue with the balance of the flex-space as illustrated on the plan.
2. Town Center Housing: The area west and south of the Town Center is projected to be redeveloped with a mixture and townhouse and low-rise apartment residential development.

Neighborhood Focus Initiative: The Focus Initiative programs will continue with the pursuit of the following physical improvements:

Shadowlawn:

- Implementation of housing finance and development support programs to produce three new affordable residential units per year for a total of fifteen new units.
- Implementation of housing finance and development support programs to produce significant upgrading of two existing affordable residential units per year for a total of ten upgraded units.

Bayshore:

- Implementation of housing finance and development support programs to produce five new residential affordable units per year for a total of twenty-five new units.
- Implementation of housing finance and development support programs to produce significant upgrading of three existing affordable residential units per year for a total of fifteen upgraded units.
- Upgrade, infill or replacement of two canal frontage market rate residential units per year for a total of ten units.
- Botanical Garden: The Botanical Garden should be able to complete development of the main garden during this Phase, thus providing the community with a significant amenity and attraction.
- Neighborhood Park: The County should complete the conversion of the Prelude Garden site into a neighborhood park that has a pedestrian link with Avalon Lake Regional Park to the east.
- Sable Bay (Hamilton Bay): As discussed under Phase I, this project received DRI approval over ten years ago and has been restrained by legal actions since. The County will continue to monitor the development program in order to update all redevelopment program forecasts.



