



# BAYSHORE/GATEWAY TRIANGLE CRA PLAN UPDATE

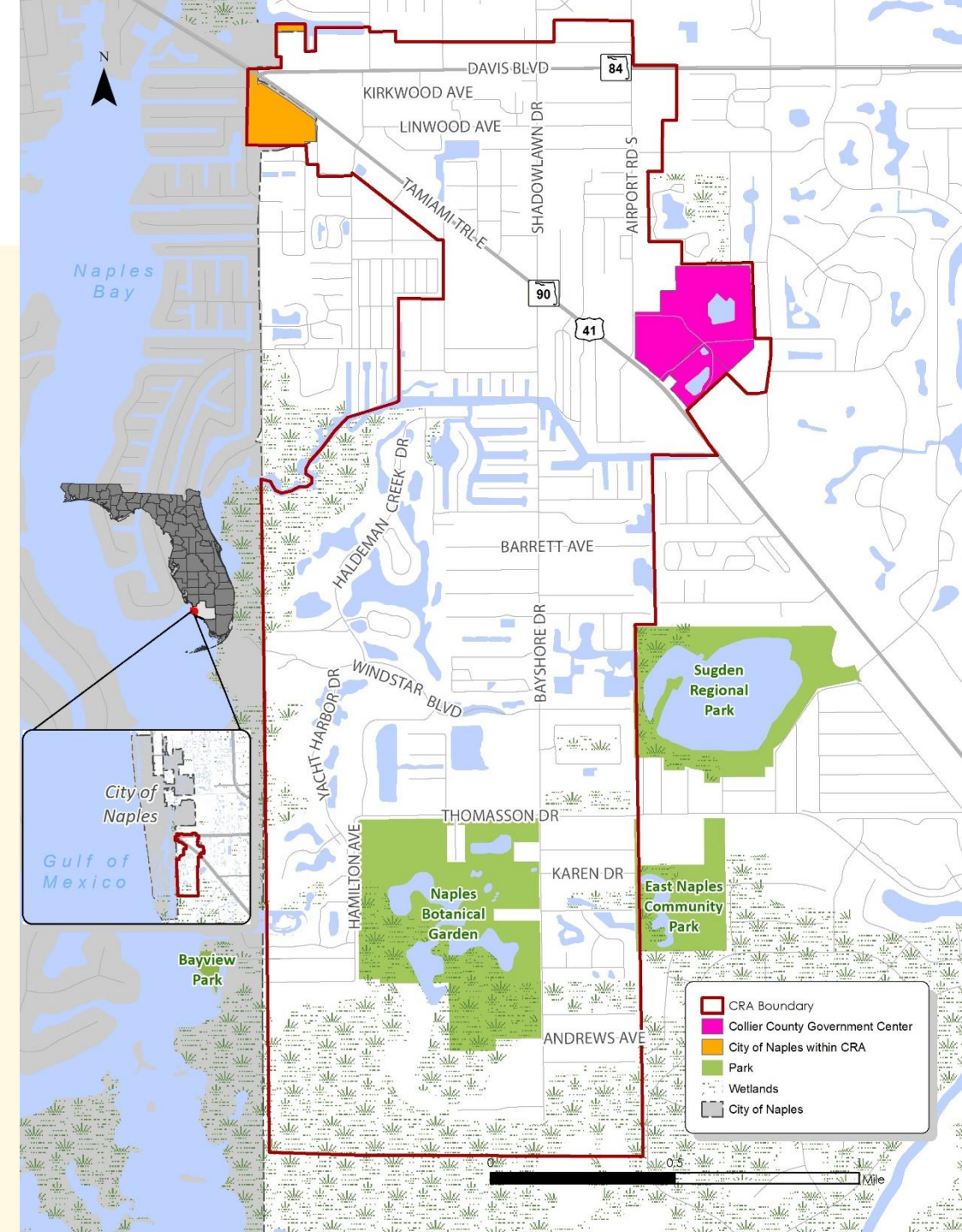
CRA Advisory Board Meeting

November 14, 2018

# THE REVISED PLAN

# WHAT DOES THE PLAN DO?

- Neighborhood-wide vision
- Goals, objectives, strategies for decision making
- Conceptual maps and graphics to identify issues/project opportunities
- Revenue projections for TIF and both MSTUs
- Recommended extension of CRA for 30 years (through 2048)
- Capital Improvements Plan and Non-Capital Plan for 30-year period



# WHAT'S CHANGED?

- More explicit language on coordination/partnering
- Removed assessment from appendices and case studies from main Plan
- Added building height and density information
- Added Complete Streets improvements from Mini Triangle workshop
- Added acquisition/demolition in Shadowlawn and Bayshore;  
Neighborhood Focus Initiative

# WHAT'S CHANGED?

- Turf block as stormwater option
- Additional relocation, 50% rule information
- Limit industrial uses via design requirements
- Revenue scenarios for 30-year period
- Triangle MSTU recommendation

# WHAT'S CHANGED?

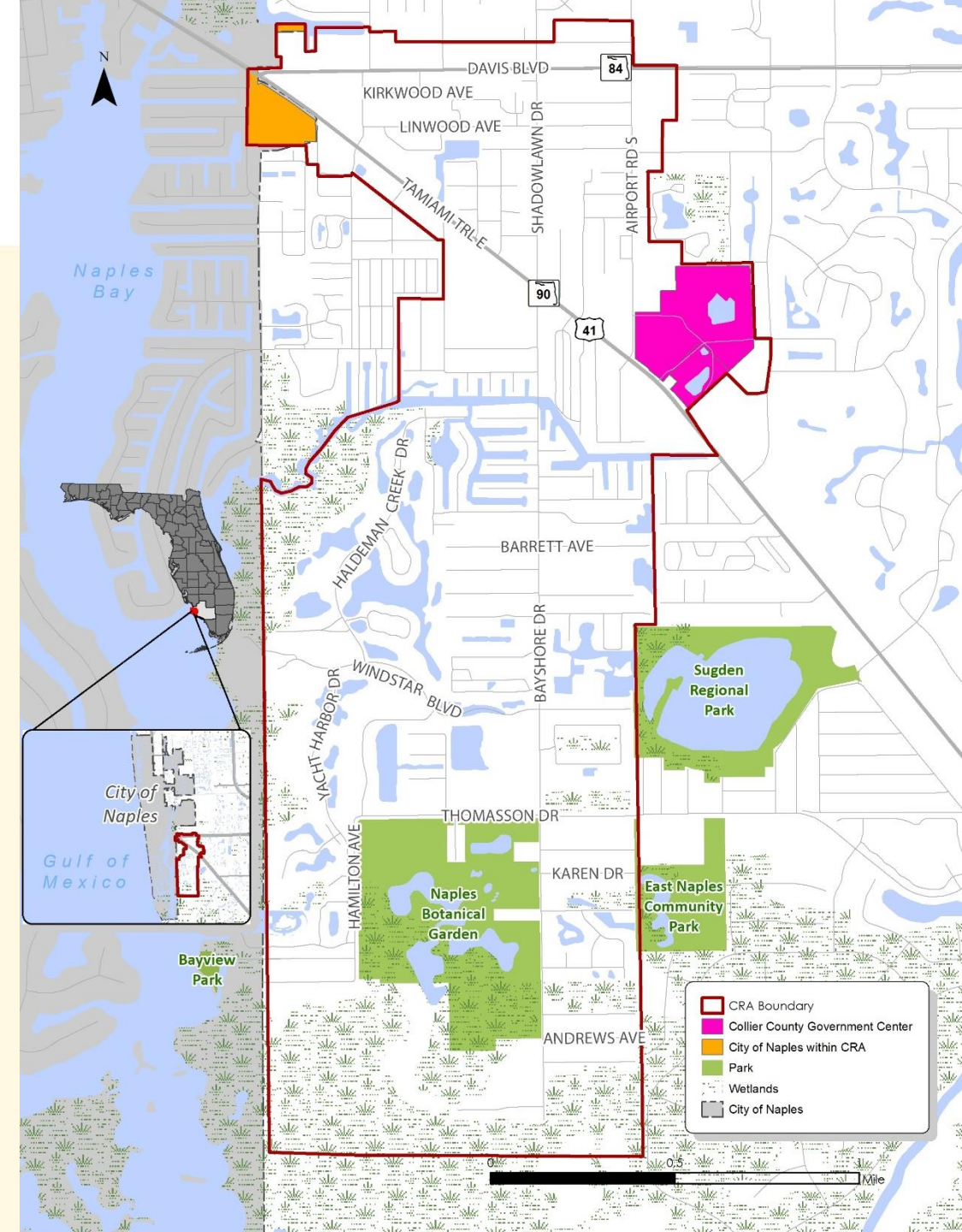
- CIP projects:
  - Removed 2 duplicate projects
  - Moved money from Bayview parking to 17-Acre Site park improvements
  - Complete Streets strategy, Linwood Ave, and branding study moved to short-term
- Added:
  - 17-Acre development assistance
  - Undergrounding utilities along Bayshore Dr
  - General multi-modal improvements
  - Land acquisition for Community Land Trust

# FUNDING



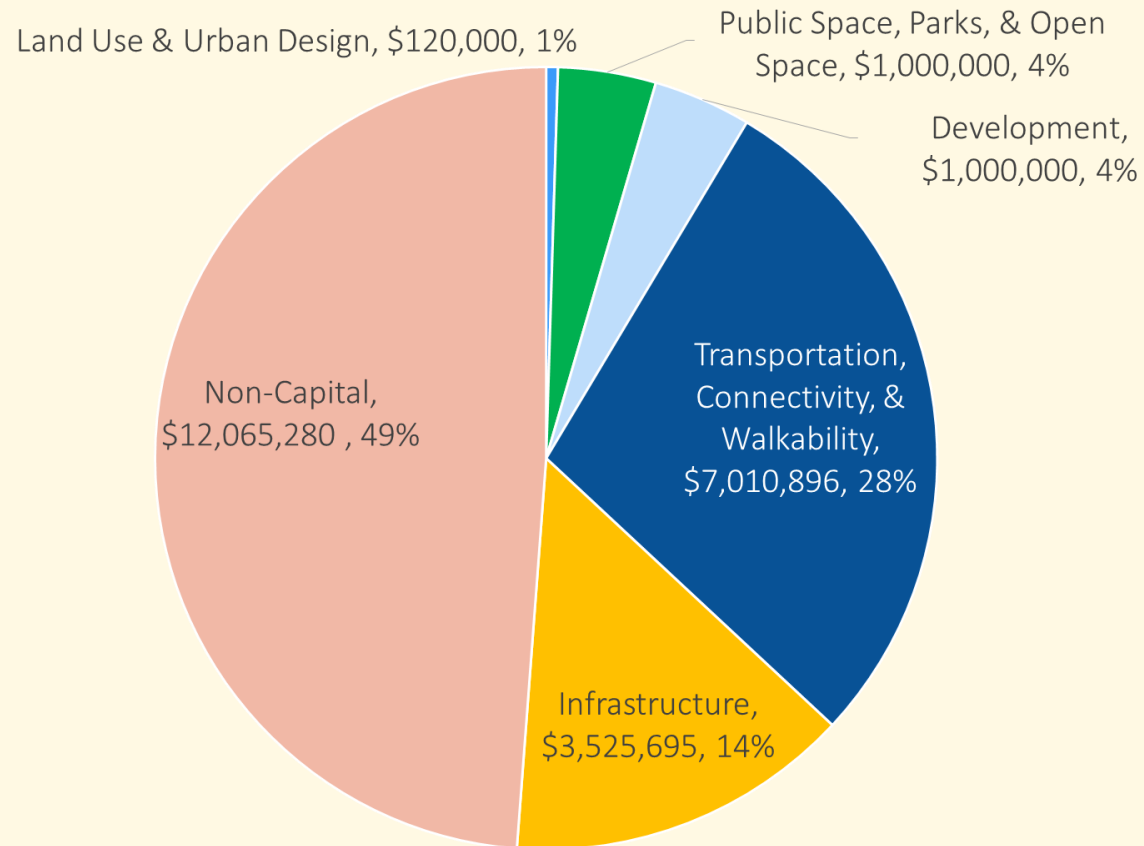
# HOW THE PLAN PRIORITIZES

- Project sequencing
- Degree, timing of need
- Catalyst site development
  - Magnitude of impact
  - Freeing up/generating resources
- Health and safety
- Project complexity
- Geographic distribution



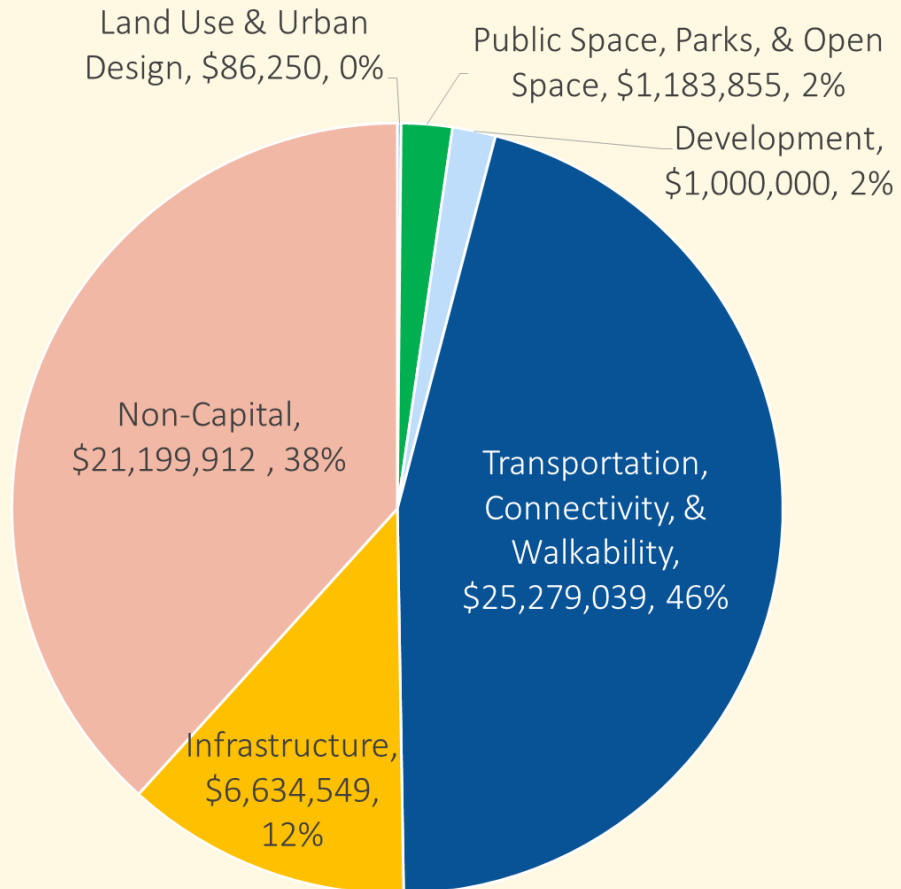


# HOW MUCH IS IT GOING TO COST?



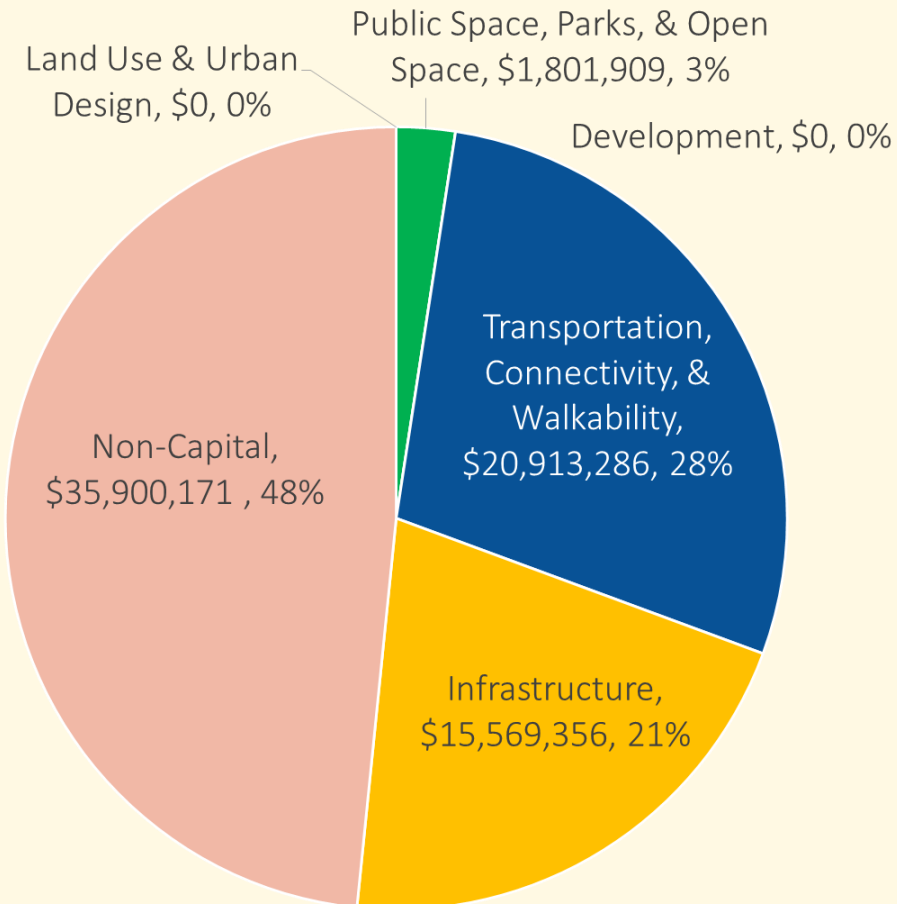
Total Short-Term Costs (1-5 Years):  
\$ 24.7million

# HOW MUCH IS IT GOING TO COST?



Total Mid-Term Costs (6-15 Years):  
\$55.4 million

# HOW MUCH IS IT GOING TO COST?

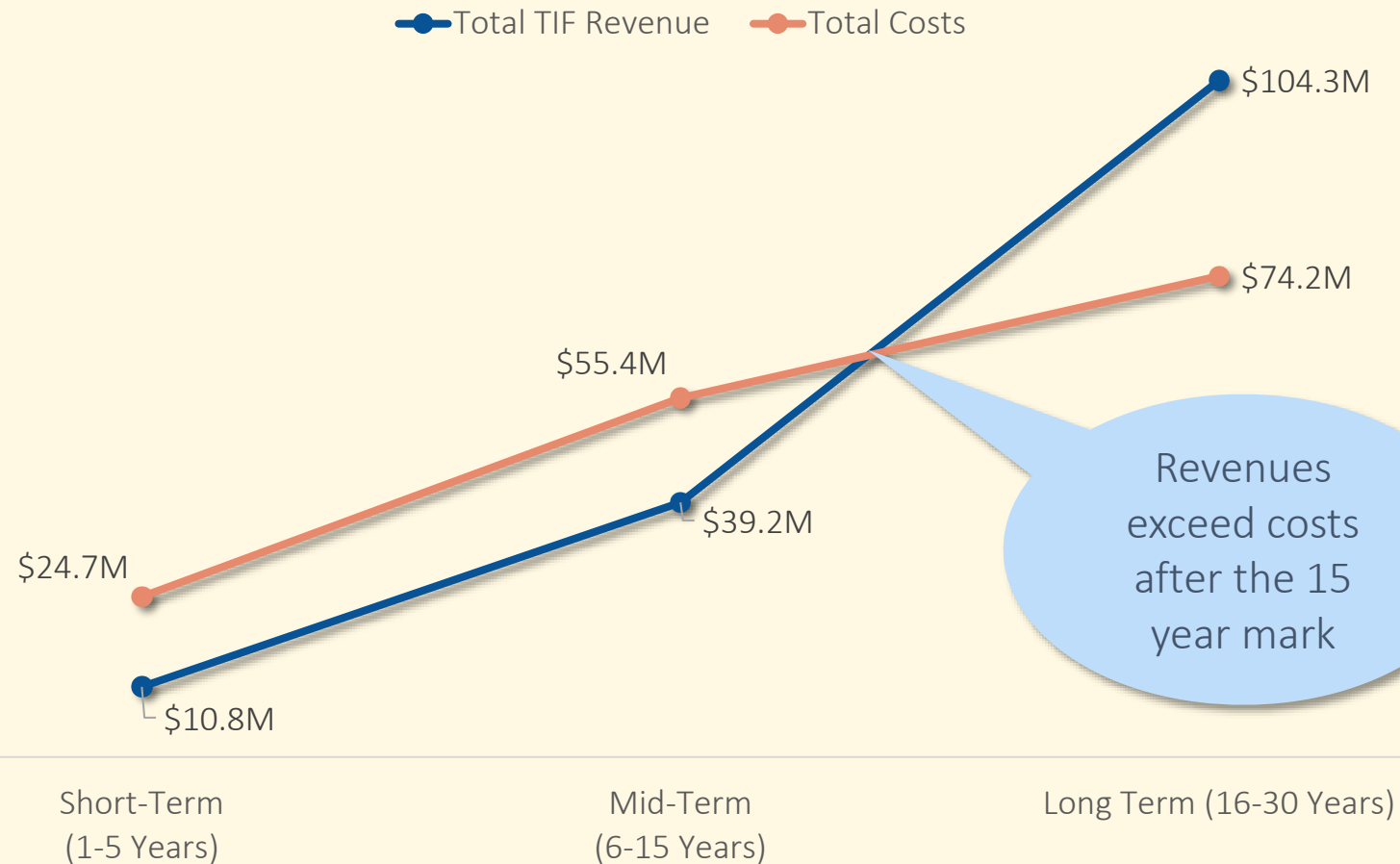


Total Long-Term Costs (16-30 Years):  
\$74.2 million

# HOW MUCH REVENUE IS AVAILABLE?

Fund Revenue	Short Term Total (1-5 Yrs)	Mid Term Total (6-15 Yrs)	Long Term Total (16-30 Yrs)	Total
Tax Increment (TIF)	\$10,831,197	\$39,256,457	\$104,330,124	\$154,417,778
Bayshore Beautification MSTU	\$7,403,290	\$20,956,845	\$48,857,829	\$77,217,964
Haldeman Creek MSTU	\$644,865	\$1,831,442	\$4,277,648	\$6,753,955
Total	\$18,879,352	\$62,044,744	\$157,465,601	\$238,389,697

# WHAT'S THE DIFFERENCE?



- Capital/Non-Capital
- Shortfalls for 15 Years
- Requires Alternative Funding

Revenues exceed costs after the 15 year mark

# MSTU COORDINATION

MSTU Funding Summary	Total Overall	Short-Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Total Capital Costs - MSTU-Eligible Projects	\$13,973,502	\$4,121,297	\$5,321,297	\$4,530,908
Total Right-of-Way MSTU Revenue	\$77,217,964	\$7,403,290	\$20,956,845	\$48,857,829
Difference	\$63,244,462	\$3,281,993	\$15,635,548	\$44,326,921

<sup>1</sup> Overall period costs increased by 15% to account for annual increases

<sup>2</sup> Overall period costs increased by 30% to account for annual increases

Note: Projects are considered MSTU-eligible based on those that align with accepted uses of Bayshore Beautification MSTU funds according to Ordinance No. 2013-68



# SUB-AREAS

Mini Triangle

17-Acre Site



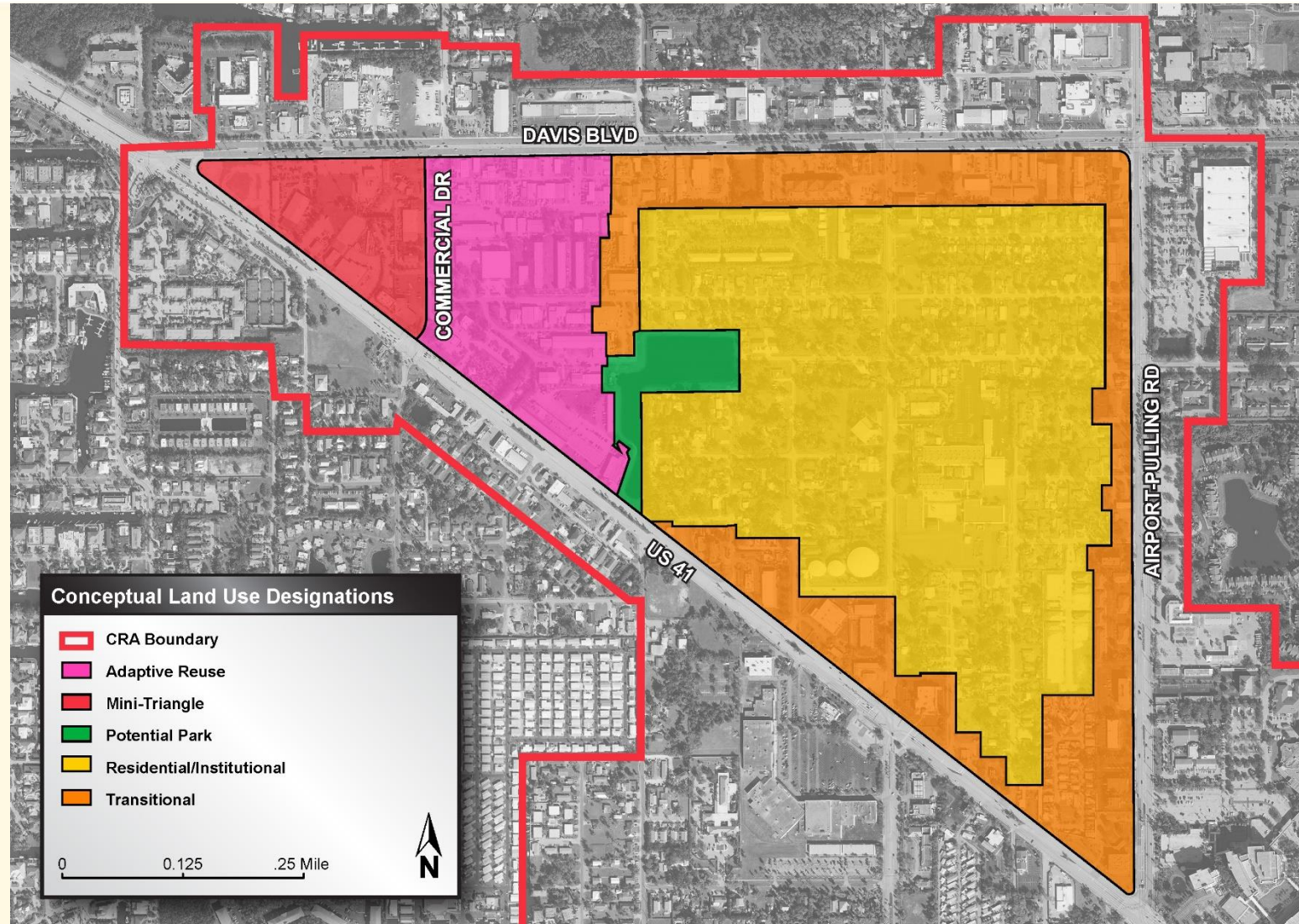
# MINI TRIANGLE: GEOGRAPHIC FOCUS





# MINI TRIANGLE: LAND USE & DEVELOPMENT

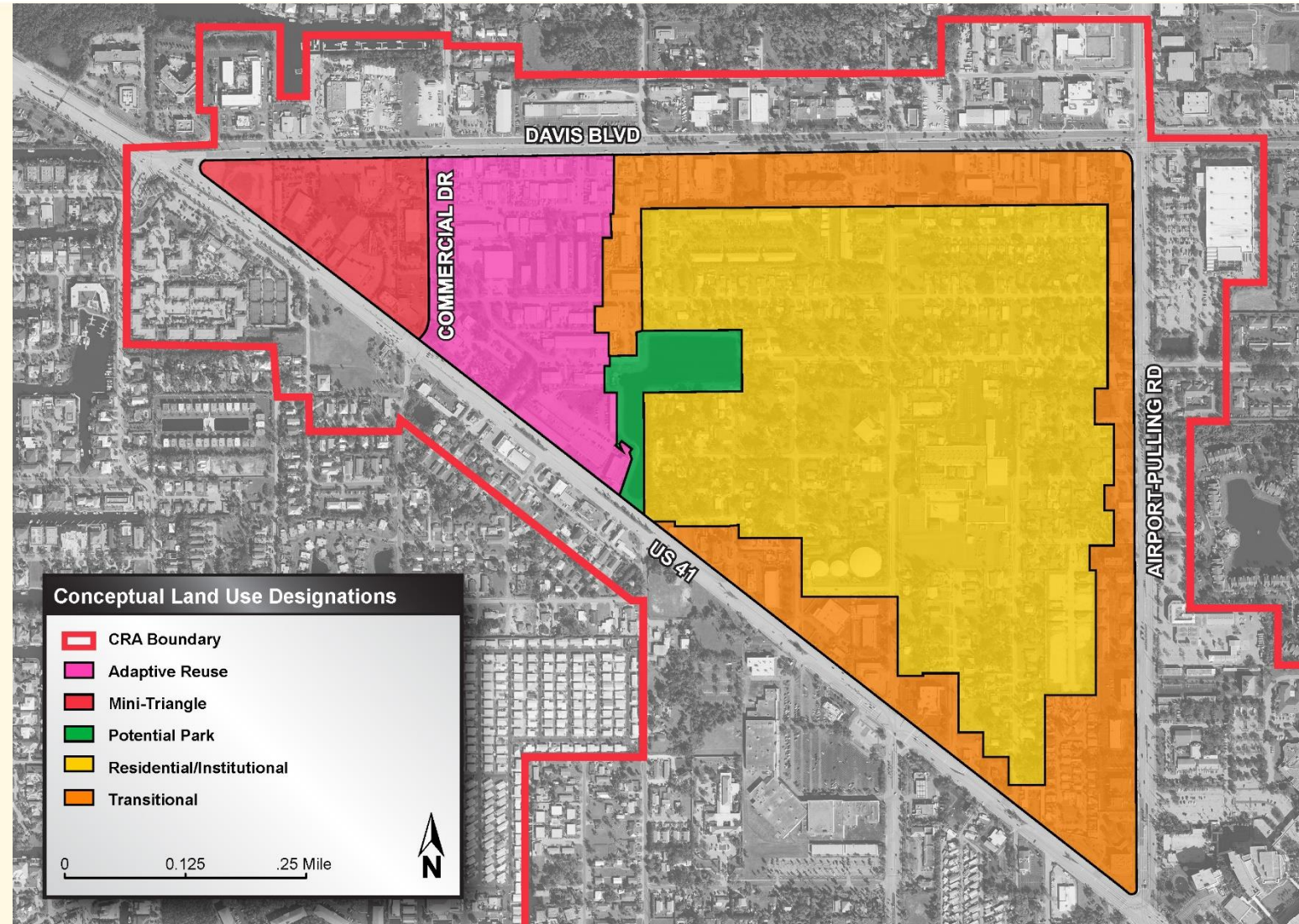
- Limit heavier commercial uses
- Land Use/structural transitions
  - Overlay east of Commercial Dr
  - Property acquisition to redevelop small lots (including for MF)
  - Allowing Live/Work, Mixed-Use in transitional areas
- Affordability





# MINI TRIANGLE: LAND USE & DEVELOPMENT

- Incentives for:
  - Walkability
  - Shared parking
  - Lot aggregation
  - Land use transitions
  - Stormwater
- Incentives types:
  - Shared signage
  - Parking reduction
  - Density units
  - Stormwater credits
  - Impact Fee relief
  - Allowing Live/Work, Mixed-Use





# MINI TRIANGLE: ACCESS, CONNECTIVITY, CIRCULATION

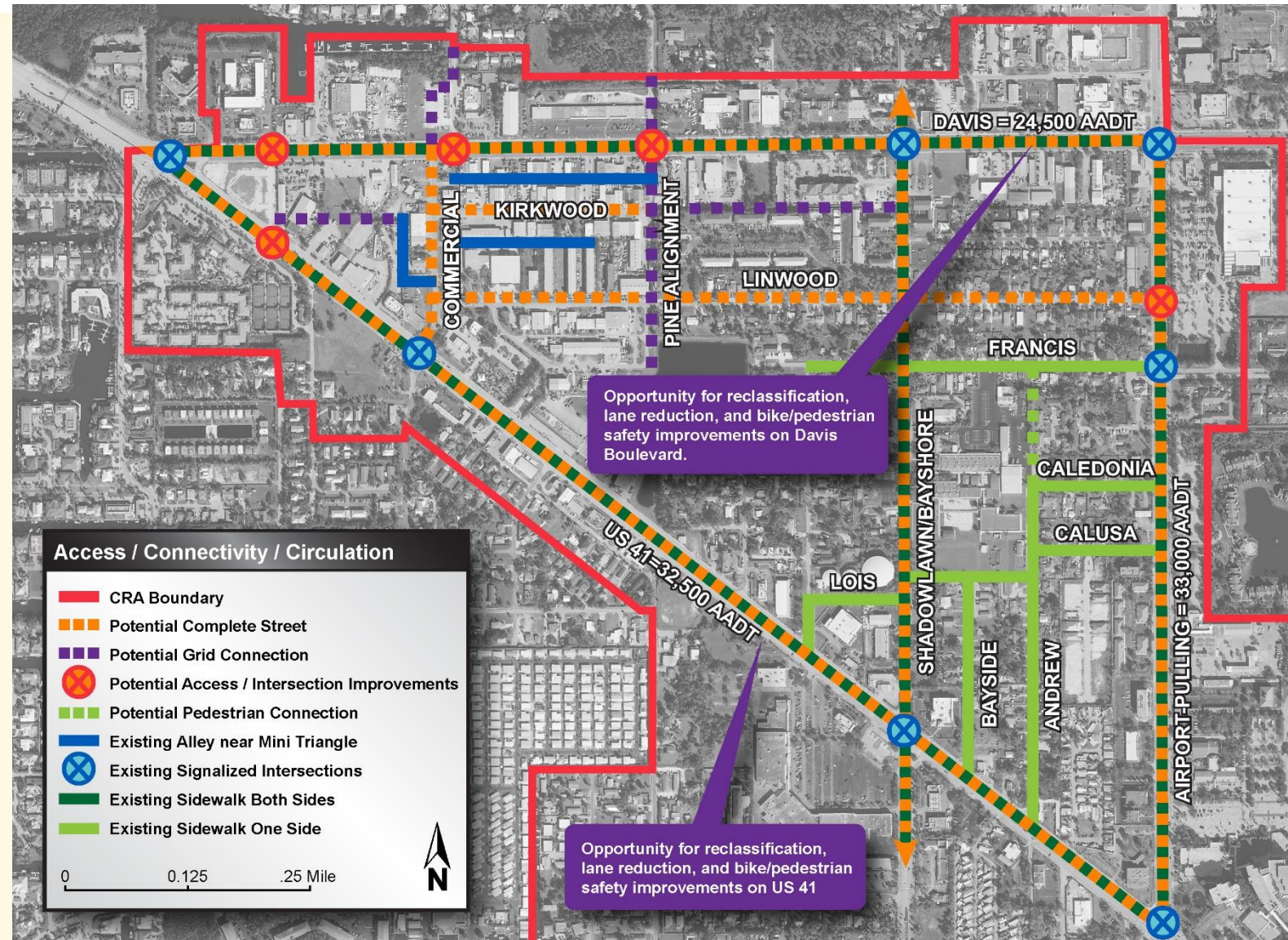
- Community Complete Streets and access vision for Davis, US 41
- Neighborhood Complete Streets and pedestrian connections
- Mini Triangle connection to Commercial Dr
- Brookside realignment





# MINI TRIANGLE: OTHER INFRASTRUCTURE

- Wastewater capacity increase needed
- Water and stormwater maintenance
- Underground electric utilities





# MINI TRIANGLE: STRUCTURE/PROCESS

- Business associations, MSTU
- Influence the regional and County capital planning/project processes
- CRA role:
  - Convene stakeholders, facilitate interactions
  - Communicate vision
  - Communicate with residents, including hard-to-reach populations
  - Fund and incentivize desired development
  - Invest to signal desired development
  - Facilitate LDC amendments



# 17-ACRE: CONCEPT

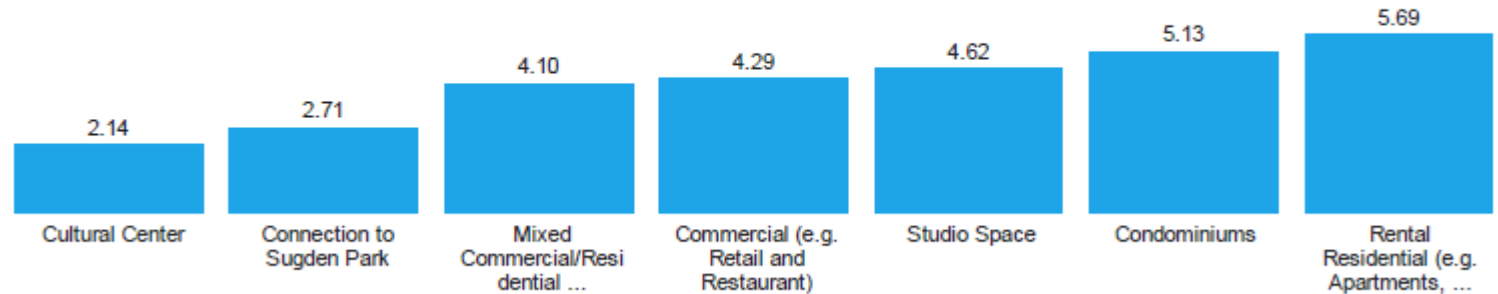
- Park connectivity
  - Pathways
  - Shared space/use
  - CRA boundary expansion
- Arts: performance, theater, gallery
- Non-residential/mixed-use focus
- Parking: on-street and garage option
- Complete Streets/trail site connectivity
- Incentives:
  - TIF
  - Impact fee deferment
  - Land donation



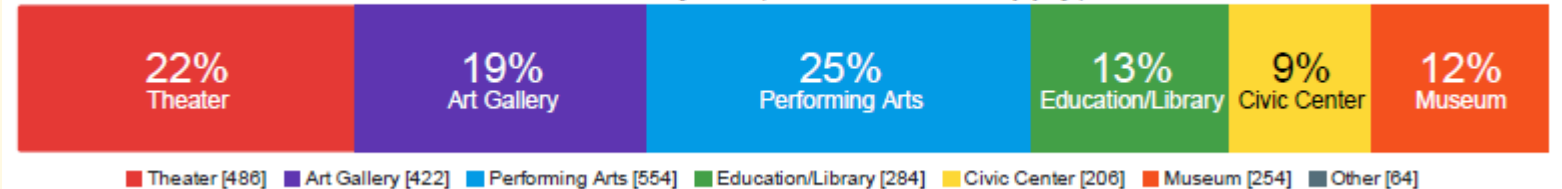
# 17-ACRE: SURVEY

- Cultural arts center and park connections important
- Focus on performance arts, theater, gallery

Q1 - Please rank your priorities for the community?



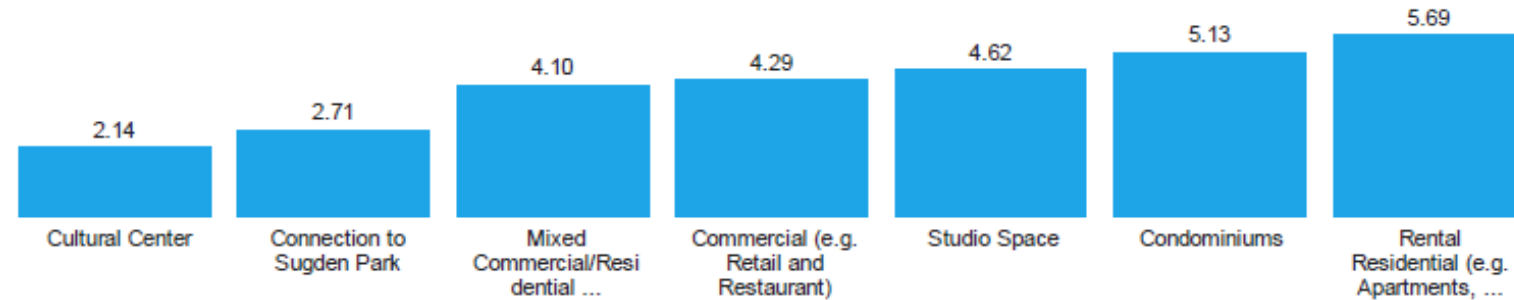
Q2 - What does a cultural center mean to you?(Select all that apply) - Selected Choice



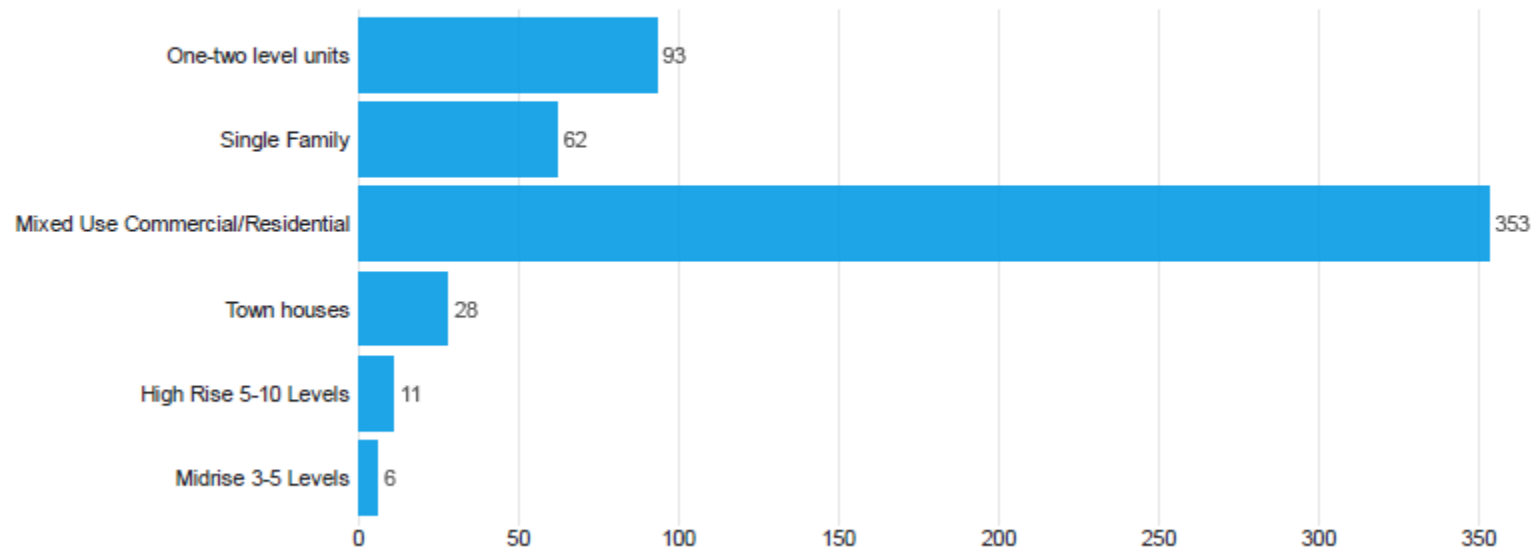
# 17-ACRE: SURVEY

- Residential is lower priority
- Any residential should be mixed-use

Q1 - Please rank your priorities for the community?



Q7 - What reflects the type of housing you would most like to see for the site?(Click image to see full size)





# 17-ACRE: SURVEY

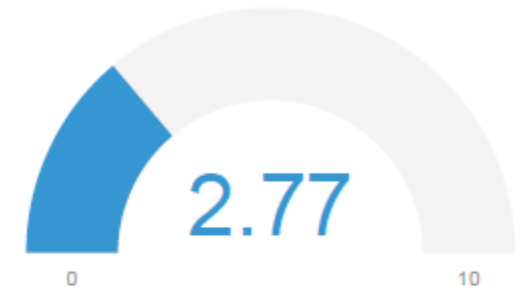
- Achieving vision important
- Interest in TIF, Impact fee, and land donation incentives

Q3 - On a scale of 0-10, please rate the importance of selling the parcel at the highest negotiated price versus the use of the space.

Vision/Use



Price



Q4 - On a scale of 0-10, how willing are you to allow the CRA to provide funds/incentives to ensure preferred use?

Tax Increment Funds



Impact Fees

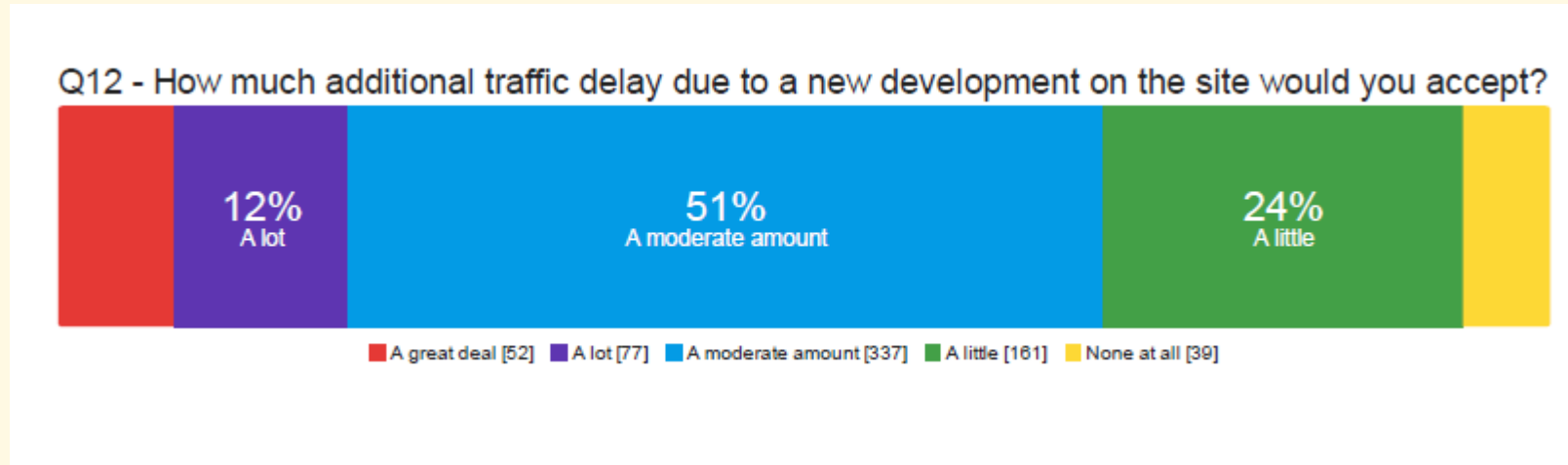


Free Land/Dictate what occurs with land



# 17-ACRE: SURVEY

- Moderate amount of traffic delay accepted by ½ of respondents





# DISCUSSION

# DISCUSSION QUESTIONS

- How much of a priority is CRA boundary expansion?
- Are there any projects, programs, initiatives missing from the revised plan?
- Any additional edits that need to be made prior to Planning Commission review?

# NEXT STEPS

# UPCOMING TENTATIVE DATES

CRA Advisory Board Meeting : Draft CRA Plan Approval, Sub-Area Memo Presentations	Nov 14, 2018
CRA Advisory Board Meeting: LDC Recommendations	Dec 4, 2018
Planning Commission Meeting: Draft CRA Plan Review & Approval Recommendation	Dec 20, 2018
Planning Commission Meeting: Optional 2 <sup>nd</sup> Review	Jan 3, 2019
CRA Executive Board/BOCC Meeting: CRA Plan Approval	Jan 22, 2019
CRA Executive Board/BOCC Meeting: CRA Plan Approval (if Jan 3 <sup>rd</sup> Planning Commission mtg)	Feb 12, 2019

# THANK YOU!

## CRA Contact

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