

CRA Master Plan Goals

Bayshore Drive Neighborhood Strategies: The predominantly residential areas that flank Bayshore Drive south of Haldeman Creek were also determined to not be supportive of a catalyst opportunity. While not as well defined as a neighborhood as is the Shadowlawn area, this area also presents an opportunity to further define and strengthen a neighborhood through a Neighborhood Focus Initiative.

5.6 INFRASTRUCTURE NEEDS ASSESSMENT

STREETS/ TRAFFIC CIRCULATION

The roadway network in the Gateway Triangle area is primarily composed of local roads, which are configured in a traditional grid pattern. Some of the local streets in the neighborhood focus area between Airport Road and Shadowlawn Drive do not connect. Circulation could be improved if the grid system was connected. The circulation pattern west of Shadowlawn Drive is further complicated due to the mixture of intense commercial and residential uses. Commercial truck traffic has a negative impact on the residential neighborhood. Rerouting of some of this traffic would help to stabilize the neighborhood. There are few sidewalks along the local roads of this community.

The Bayshore Community's primary access is from Bayshore Drive. This four-lane facility is currently under going a landscape/beaulification project. Becca Avenue on the west side of Bayshore Drive does provide a connection to US41, however, the residents living on Becca are concerned with cut-through traffic.

There are few sidewalks along the local roads of this community.

STORMWATER MANAGEMENT

Drainage was sited as the number one concern by residents in the Gateway Triangle area. A stormwater Management system will be required for areas under going complete redevelopment. Two potential stormwater pond sites have been identified in the Gateway Triangle community. The Conceptual Stormwater Master Plan for the Gateway Area is included as Appendix D of this plan.

SEWER AND WATER

Public potable water and wastewater services is provided by the Collier County Water/Sewer District. A small portion of the Bayshore Community, south east of Thomason Drive is not served by the County transmission and distribution system. The City of Naples is another public sector provider of water service, in Collier County. In addition to its corporate area, the City also serves approximately 17 square miles of unincorporated area continuous to the City limits per an interlocal agreement with Collier County. The City allocates 38% of its system capacity to serve this unincorporated area. The Bayshore/Gateway Triangle Area is in the City of Naples Service area boundary. The City of Naples Water storage tank is located within the Gateway Triangle Redevelopment Area.

ELEVATION

All of the area within the Bayshore/Gateway Triangle Redevelopment Area are within the AE Flood Hazard as indicated on the Flood Hazard Boundary Map. Zone AE are described as having base flood elevations determined. In this area the Base Flood Elevation is between 8 and 9 feet.

OPEN SPACE

Although there are no publicly owned recreation or open space facilities within the redevelopment boundary. However, Sugden Park is directly adjacent to the eastern boundary line of the redevelopment boundary and the East Naples Community Park is adjacent to the south eastern boundary. Sugden Park is a 119 acre facility with a fresh water lake. There are two playgrounds, sand volleyball, picnic pavilions, grills, swimming, fishing (catch and release) and rental watercraft. A free water ski show is given on Sundays, October – April and on Saturdays, May –September. The East Naples Community Park is a total of 47 acres. It has tennis, inline skate ramps, rollerhockey, a community center, playground, basketball courts, shuffleboard, horseshoes, softball, walking paths and soccer.

The Botanical Gardens Inc. of the Greater Naples Area, a non-profit owns 30 acres off of Bayshore Drive, a small prelude garden was developed on this site. This site does not have any parking and the soils were found to be not consistent with the needs of developing an extensive garden. This parcel is adjacent to Sugden Park and may in the future provide a link between the neighborhoods along Bayshore and Sugden Park.

Recently the Botanical Gardens Inc. purchased 180 acre just south of Thomasson Drive with access from Bayshore. The organization has prepared a preliminary master plan for the development of this site as the largest Botanical Garden in Florida.

COMMUNITY FACILITIES

The East Naples Fire District, an independent Fire District serves approximately 176square miles and is governed by a three member board of fire commissioners. According to the 1995 Collier County Buildout Study the district has 54 employees, three fire stations, one maintenance facility, four engines, one tanker, one aerial, and one brush truck. In 1994 there were 3,396 calls for service (222 Fires, 3,026 Emergency Medical, and 150 Other). At Buildout it is estimated that the district will need 9 stations and 194 paid staff members to meet the demands.

Emergency Medical Service is provided by the County EMS Department and has a station at the East Naples Fire Department.

The Collier County Sheriff's Department provides protection to the East Naples Community. A substation is located along US41 in East Naples. In 1999, there were 62 employees at the substation including road patrol and support staff.

The Shadowlawn Elementary School is located in the redevelopment area. Shadowlawn hosts a comprehensive Exceptional Student Education (ESE) program. In 1998, the student population was 227. The school also hosts a YMCA After School Child Care Program.

There is no hospital located within the redevelopment area. Naples Community Hospital is located a short distance away in the City of Naples.

Section 5.7 Redevelopment Area Goals

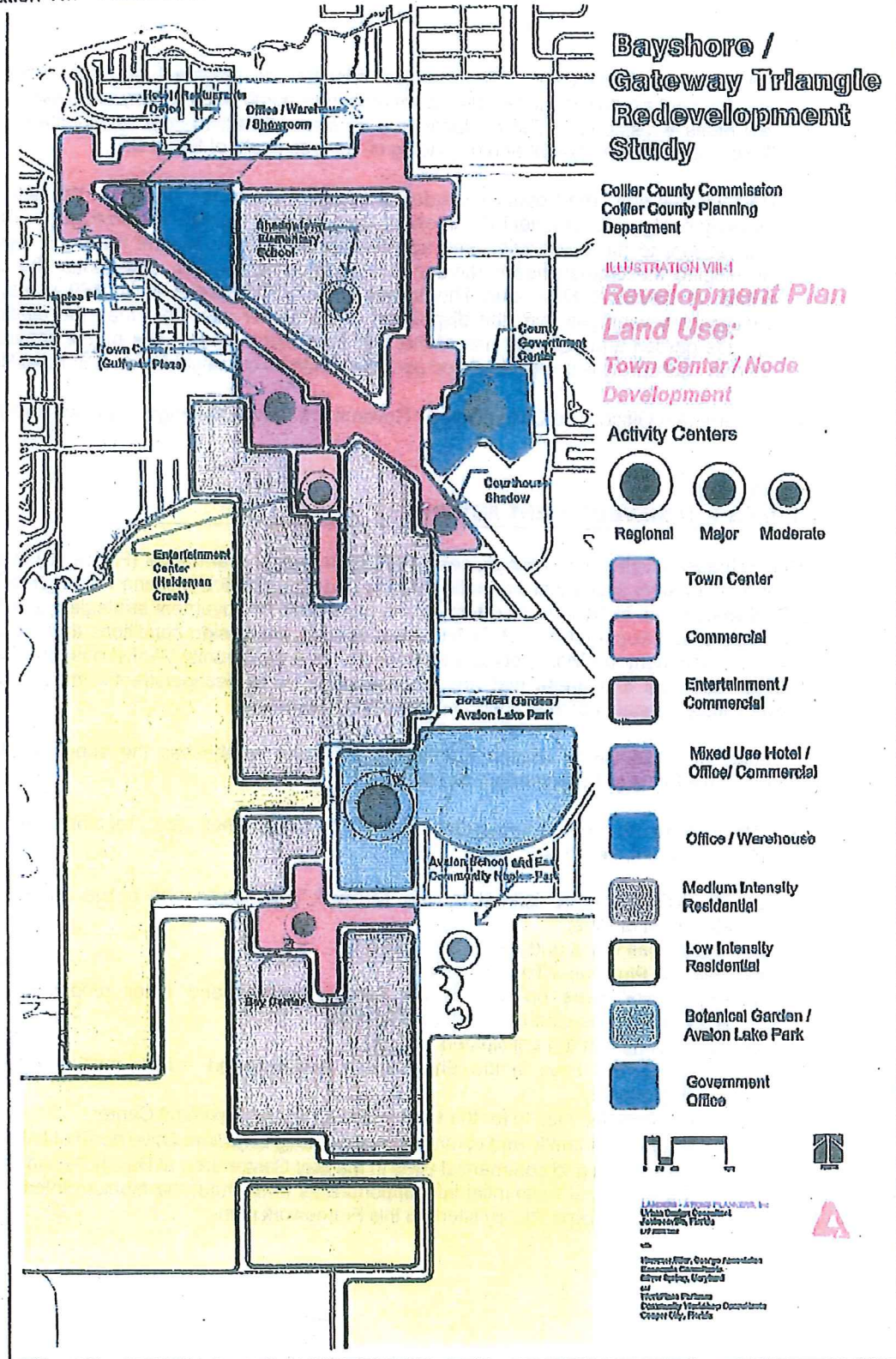
The redevelopment goals for the project area have been articulated in the Bayshore and Gateway Triangle Redevelopment Plan through the preparation of a Land Use Plan and an Urban Design Framework Plan. Both plan components were based upon a Mixed Center/Corridor Development Concept that was selected among alternative concepts through the public participation process. The Land Use Plan provides the overall goals of obtaining a clearly defined land use pattern and rationale in

the redevelopment area, while the Urban Design Framework Plan establishes the redevelopment sub-areas and the level of improvement action that is appropriate for each sub-area.

The Land Use Plan (Figure 11) illustrates the general land uses and the significant activity centers that are recommended for the redevelopment area. This land use pattern is intended to suggest the basic regulatory framework that will support the redevelopment of the project area. These recommended uses are not intended to supplant either the Future Land Use Map (FLUM) or the present zoning of the area. However, they are intended to be a guide for amending both the FLUM and zoning to support the redevelopment activity that is recommended by the study. The uses and centers include the following:

- **Town Center** – The Town Center encompasses the redevelopment of Gulfgate Shopping Center and abutting properties to serve as the primary commercial focal point of the redevelopment area. The Town Center is further classified as a Major Center.
- **Commercial** – General commercial uses are provided along the perimeter of the Triangle as defined by the Tamiami Trail, Davis Boulevard and Airport Pulling Road, along Bayshore Drive for a short segment south of Haldeman Creek, and at the intersection of Bayshore Drive and Thomasson. All of the general commercial uses are seen as a consolidation of current patterns. Implementation of this land use would include the continuing functioning of Courthouse Shadow as a Moderate Center and the renovation or redevelopment of the Naples Plaza as a Moderate Center. It also anticipates continued expansion of the Bay Center area as a Moderate Center.
- **Entertainment/Commercial** – The area around the Bayshore Drive crossing of Haldeman Creek is defined as an entertainment center that provides restaurants, bars and other entertainment related commercial uses.
- **Mixed Use Hotel/Office/Commercial**: The western apex of the Triangle as defined by the Tamiami Trail, Davis and Commercial is defined as a Moderate Center featuring hotel, restaurant, and other related commercial uses. The site is well situated to provide a significant entry statement for the redevelopment area.
- **Office/Warehouse**: The area to the east of the Mixed Use Hotel land use is defined as an Office/Warehouse district to accommodate a mixture of service uses in what is often referred to as "flex-space". Redevelopment of the area to these types of facilities would provide opportunities for many of the service users presently located there to remain in upgraded facilities.
- **Medium Intensity Residential**: This land use category encompasses the Shadowlawn neighborhood and the predominantly residential areas flanking Bayshore Drive. This designation will support the continuation and upgrading of the residential character of these areas. This designation is intended to support a variety of residential unit types and densities, as is presently the character of the area. This designation should be specifically applied to the area around the canals south of Haldeman Creek and west of Bayshore Drive that is a pocket of lower density containing non-conforming multi-family units. While the scattered commercial and semi-industrial uses in the area may remain, such uses should not be expanded and should be phased out where possible.

Figure 11
Illustration VIII -1 Land use Plan



- **Low Intensity Residential:** The existing Windstar development and the proposed Sabal Bay development as well as the largely vacant properties south of Sabal Bay are classified as low intensity residential. This designation is consistent with the larger developments and will support the continued development and upgrading of the area south of Sabal Bay.
- **Botanical Garden:** The Botanical Garden is a special use worthy of its own designation. The Park is similarly designated to reflect the intent of the Botanical Garden to utilize part of the park property. Subsequent to the preparation and adoption of the Redevelopment Plan, the organization that is developing the Garden has commenced acquisition of a larger, contiguous site in the southwest corner of Bayshore Drive and Thomasson Drive. At approximately, 160 acres, this site offers significant advantages over the disposition of the earlier site other than the continued use of the prelude garden and potential use of the land for nursery areas. The parcel containing the prelude garden could provide a neighborhood park that could be connected to Avalon Lake Regional Park.
- **Government Office:** The Collier County Government Center is assigned its own designation.

Section 5.8

PHASE 1 - REDEVELOPMENT ACTIVITIES

During the Redevelopment Plan process, the Urban Design Framework (Figure 12) was prepared to: 1. Define the primary areas that are anticipated to undergo significant change through redevelopment and infill development, to be improved through neighborhood improvement strategies, and to be maintained as stable or developing areas; 2. Define a set of basic site design conditions that are recommended in order to implement the Vision objects as defined in the Community Workshops; and 3. To illustrate the primary corridors and areas that are recommended for landscape/streetscape improvements as the primary image zones, again in support of the Vision objectives.

The first of these Urban Design Framework strategies establishes the sub-areas to which varying degrees of effort is to be expended, as follows:

1. **Redevelopment:** The Framework illustrates areas that are recommended for significant redevelopment, including:
 - a) The Triangle area defined by the Tamiami Trail, Davis and a line based on the projected alignment of Pine;
 - b) The Naples Plaza and adjacent properties;
 - c) Gulfgate Plaza as a Town Center;
 - d) Commercial uses on the Naples Steel properties and other properties around Gulfgate; Residential uses south and west of Gulfgate.
 - e) Infill actions that are anticipated include:
 - Residential uses in the Shadowlawn neighborhood – both multi-family and scattered lot single-family .
 - Commercial uses to for the Haldeman Creek entertainment Center.
 - Mixed multi-family and commercial uses along Bayshore Drive north of Lake View Drive.
 - Residential and commercial uses in the Bay Center area at Bayshore and Thomasson. There are additional residential infill opportunities throughout the Medium Intensity residential area that are not specifically sited on this Framework plan.

2. **Neighborhood Focus Initiatives:** The Redevelopment Plan – Urban Design Framework also illustrates the utilization of a Neighborhood Focus Initiative Program for the improvement of the
 - a) Shadowlawn Neighborhood.
 - b) Bayshore Neighborhood.
3. **Stable and Planned Development:** The Framework plan defines the Windstar development as a stable neighborhood that does not need specific attention and the proposed Sable Bay (Hamilton Bay) development as a future stable neighborhood.
4. **Site Design Standards:** The development areas illustrated on the Framework drawing are intended to suggest site design standards including: roof patterns that are reflective of the Old Florida architectural style selected in the Vision Workshop; the placement of buildings close to the street to support pedestrian activity as selected in the Vision Workshop; the utilization of a rectilinear block pattern to strengthen the predominant established character of the area; and the placement of parking to the rear of the development sites.
5. **Landscape/Streetscape Framework:** The Framework plan illustrates strong landscape/ streetscape treatments for the major roadways: Davis Boulevard, Airport Pulling Road, Tamiami Trail/US-41, Bayshore Drive; and Thomasson Drive. Significant gateway intersection statements would occur at the intersections formed by any one of these streets with another one. Significant gateway intersection landscaped treatments are also illustrated for Shadowlawn Drive on the south side of Davis and the north side of the Tamiami Trail, Linwood Avenue at Airport Pulling, Pelton Avenue north of the Tamiami Trail, and the proposed intersection of Sabal Bay's main east-west street with Bayshore Drive. The design landscape design character of Bayshore Drive has been set by this study and the detailed design work that is being executed by the Bayshore MSTU contract.

