

Figure 8

# Bayshore / Gateway Triangle Redevelopment Study

Coiler County Commission  
Coiler County Planning  
Department

ILLUSTRATION III-3

## Existing Condition Analysis

### Central Sector (Bayshore)

This sector south of US 41 and north of Transcend Drive consists of single family and multi-family residential, mobile homes and commercial business uses. The development is a mixture of newer well maintained developments and older less attractive developments.

**Activity Center**

**District**

**Traffway**

LEGEND - FROM PLANNING...

- City Center
- Urban Center
- Activity Center
- Community Center
- Office Center
- City Center
- Urban Center
- Activity Center
- Community Center
- Office Center

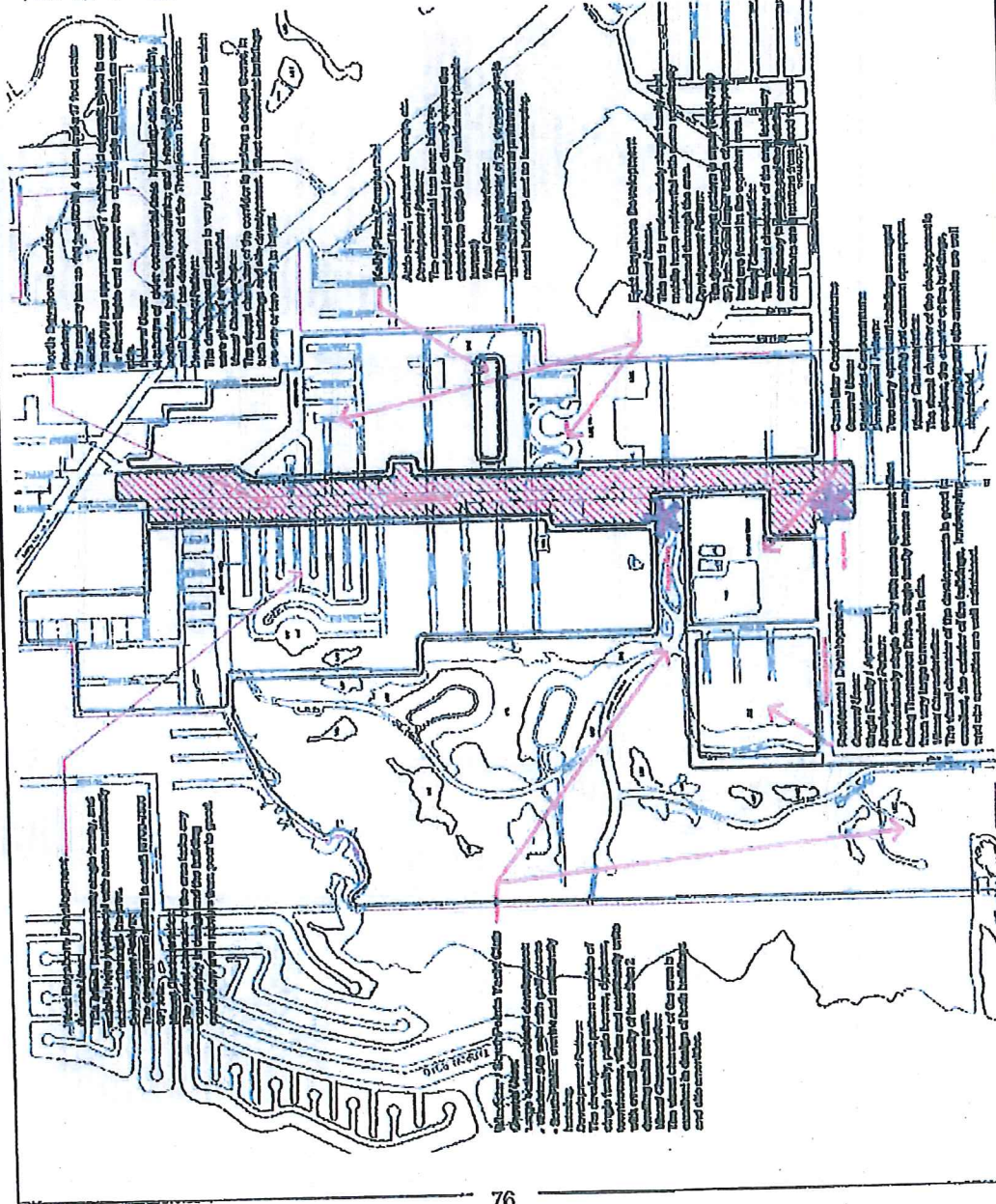
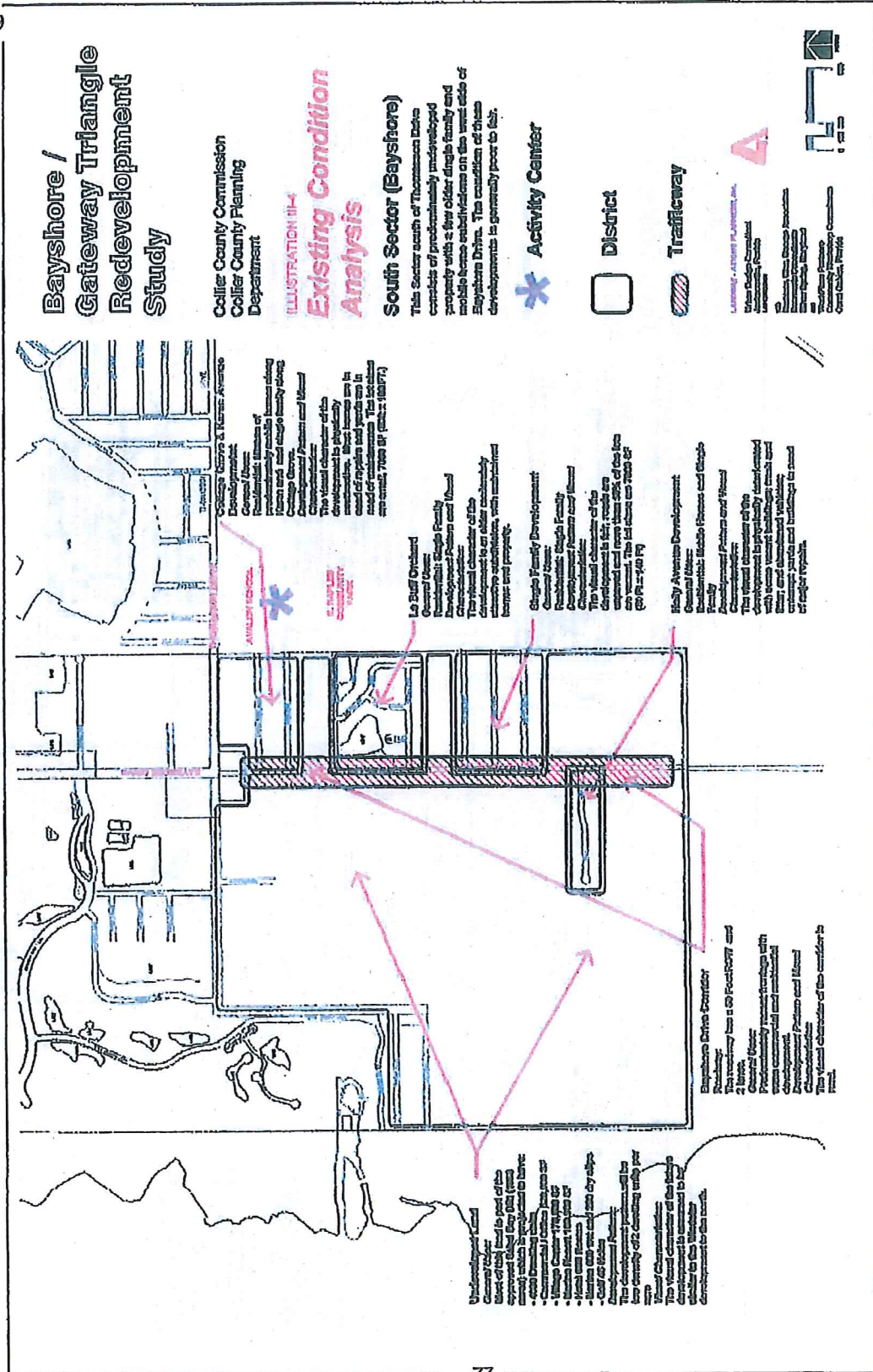


Figure 9



### **Existing Developments**

There are a number of existing developments that are substantial in size and quality, and, thus, lend stability to the area and provide support for further improvement. These include:

**Shadowlawn Elementary School:** The school is a significant public facility in the North Sector whose activity and overall appearance lend an element of stability to the area.

**County Government Center:** The Government Center anchors the eastern side of the North Sector and the US-41 and Airport Pulling intersection with an intensive employment center, an attraction of a significant number of daily users, and a quality visual image.

**Courthouse Shadows Shopping Center:** The shopping center also helps anchor the US-41 and Airport Pulling intersection with a stable and improving commercial center.

**Windstar:** While it is not accessible by the general public, Windstar represents a very high quality golf and boating oriented, planned residential community that serves as a significant anchor for the Central Sector of the project area. Windstar should serve as a magnet for higher quality infill development and redevelopment activities in the area. It provides a significant tax base that has been tapped to support the Bayshore Drive streetscaping MSTU. It also provides a body of potential leadership that is interested in further enhancement of the overall project area.

**Avalon School and East Naples Community Park:** While located just outside of the project area on Thomasson, these facilities provide residents of the project area with quality educational and recreational facilities. They should be a significant attraction for future residents of the area.

### **Planned Developments**

There are also a few planned or emerging developments that should contribute to the enhancement of the project area. They include:

**Gulfgate Plaza:** The owners of Gulfgate Plaza have been discussing a significant upgrade of the center; however, no specific plans have been made public (see discussion of Catalyst Project below and in Section 3).

**Naples Steel:** The owners of this steel fabricating facility have expressed an interest in relocating their operations and redeveloping the site.

**Bayshore Drive Streetscaping:** The County has formed a Municipal Service Taxing Unit (MSTU) that has selected a design consultant and prepared design studies for improving the streetscape of Bayshore from US-41 to Thomasson.

**Botanical Garden:** Located in the Central Sector, the Botanical Garden is a project of a non-profit group that will encompass some 150 acres.

**Sabal Bay:** Located in the south end of the South Sector, the master plan for this project calls for quality residential and supporting uses on 1,968 acres within the project.

## Land

The study area also contains a significant amount of land that is vacant or underutilized. Located throughout the project area, these properties present a variety of opportunities to support improvement and redevelopment.

### **Redevelopment Opportunities**

**North Sector:** The conditions in the western end of the North Sector present significant opportunities for redevelopment as defined by the Catalyst Project proposed for the area. The residential character and supporting community facilities in the Shadowlawn neighborhood present an opportunity for structuring the area with further community facilities, code enforcement and infill residential development. Reuse interests by the owners of Gulfgate Plaza and Naples Steel also present an opportunity for a Catalyst Project.

**Central Sector:** In addition to the entertainment center Catalyst Project, there are opportunities along both sides of Bayshore for stabilization and enhancement of the predominantly residential area. The Bayshore MSTU streetscape project calls for aesthetic enhancements to the bridge that will contribute to the pedestrian character that should be the central design feature of such a facility. Continued development of the Botanical Garden represents another opportunity for continued improvement of the Central Sector.

The North and Central sectors contain very significant opportunities for the development of "Catalyst Projects" that will stimulate further redevelopment and improvement. A Catalyst Project is defined as a project which is supported by the market, is a scale compatible with existing development in the Bayshore/Gateway Triangle area, takes advantage of recent public capital improvements, supports the goals of the plan, and can be expected to stimulate additional development on surrounding sites. The western end of the Triangle as defined by Davis, the Tamiami Trail, and the projected alignment of Pine was analyzed under three alternative re-use scenarios. Based upon this analysis, two catalyst projects – a business suites hotel (motel) and related restaurants in the apex of the triangle, and a "flex" office/warehouse project flanking Commercial Drive – were selected and are further articulated in Section 3. Gulfgate Plaza and properties to the east, west and south were analyzed under two alternative re-use scenarios. Based upon this analysis, two catalyst projects – the redevelopment of Gulfgate Plaza as a Town Center, and development of an Entertainment Center focused on the Creek – were selected. The Catalyst Opportunities evaluation is summarized in Figure 10.

**South Sector:** The large Sabal Bay development represents a significant opportunity for development of the project area. In order to maximize its potential contribution, the major east-west roadway in Sabal Bay should be connected to Bayshore Drive. The proposed Botanical Garden and renovation or redevelopment of the commercial uses on the southeast corner of Bayshore and Thomasson present further opportunities to improve the sector. The vacant land and scattered development of the balance of the sector presents opportunities for infill, rehabilitation and redevelopment.

**Shadowlawn Neighborhood Strategies:** The Shadowlawn Neighborhood – as defined by the rear of the commercial properties facing on Davis, Airport Pulling and the Tamiami Trail, and by the projected alignment of Pine – was determined to not be supportive of a catalyst opportunity. However, it was apparent that there is an opportunity to strengthen the neighborhood through a Neighborhood Focus Initiative.

Figure 10

# Bayshore / Gateway Triangle Redevelopment Study

Collier County Commission  
Collier County Planning Department

ILLUSTRATION VI-10

## Catalyst Opportunities: Bayshore Residential Strategies

**Neighborhood Focus Initiative**  
This initiative is based on forming a special neighborhood TEAM comprised of professional County employees, who assess, evaluate and recommend multifaceted actions which improve the physical social and economic conditions of a designated neighborhood. This type of strategy has been successfully used in Jacksonville and Palm Beach County.

**Potential areas of address include:**

1. community policing
2. code enforcement
  - 2.1 vacant property upkeep
  - 2.2 removal of abandoned autos
  - 2.3 building damage or need for repair
  - 2.4 zoning use violations
  - 2.5 proper parking enforcement
3. re-zoning interior commercial to residential
4. infrastructure
  - 4.1 drainage improvements
  - 4.2 street lighting
  - 4.3 new sidewalks or repairs
  - 4.4 paving / repairing streets
  - 4.5 sewer and water improvements
5. community organization and social services
  - community workshops: health, drugs, home ownership programs, financing
  - employment counseling, etc.
6. site acquisition and trail housing
7. new multifamily housing
8. new single family housing
9. community development corporation

**Recommended Actions by Area**

- A. Connection from Salish Bay to Bayshore
- B. 2.1, 2.5, 4.1, 4.3, 4.4, 6, 9
- C. 4, 2.1 through 2.5, 3, 4.1 through 4.5, 5, 6, 7, 9
- D. 8
- E. 2.1 through 2.3, 4.1 through 4.5, 6, 7, 9
- F. 2.1 through 2.5, 4.1 through 4.5, 6, 8
- G. 8

