

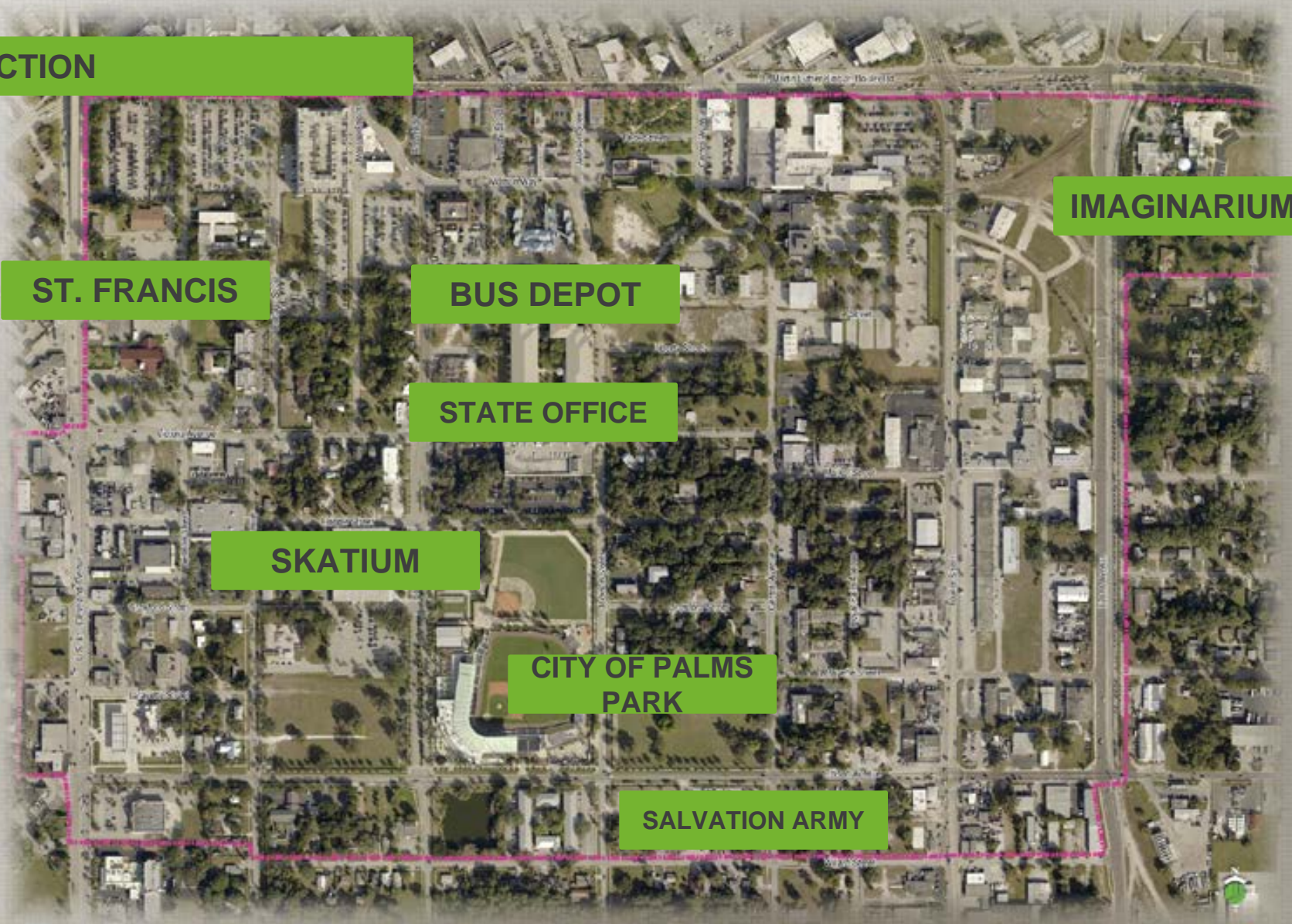
Community Meeting  
December 2, 2015

# Midtown Fort Myers



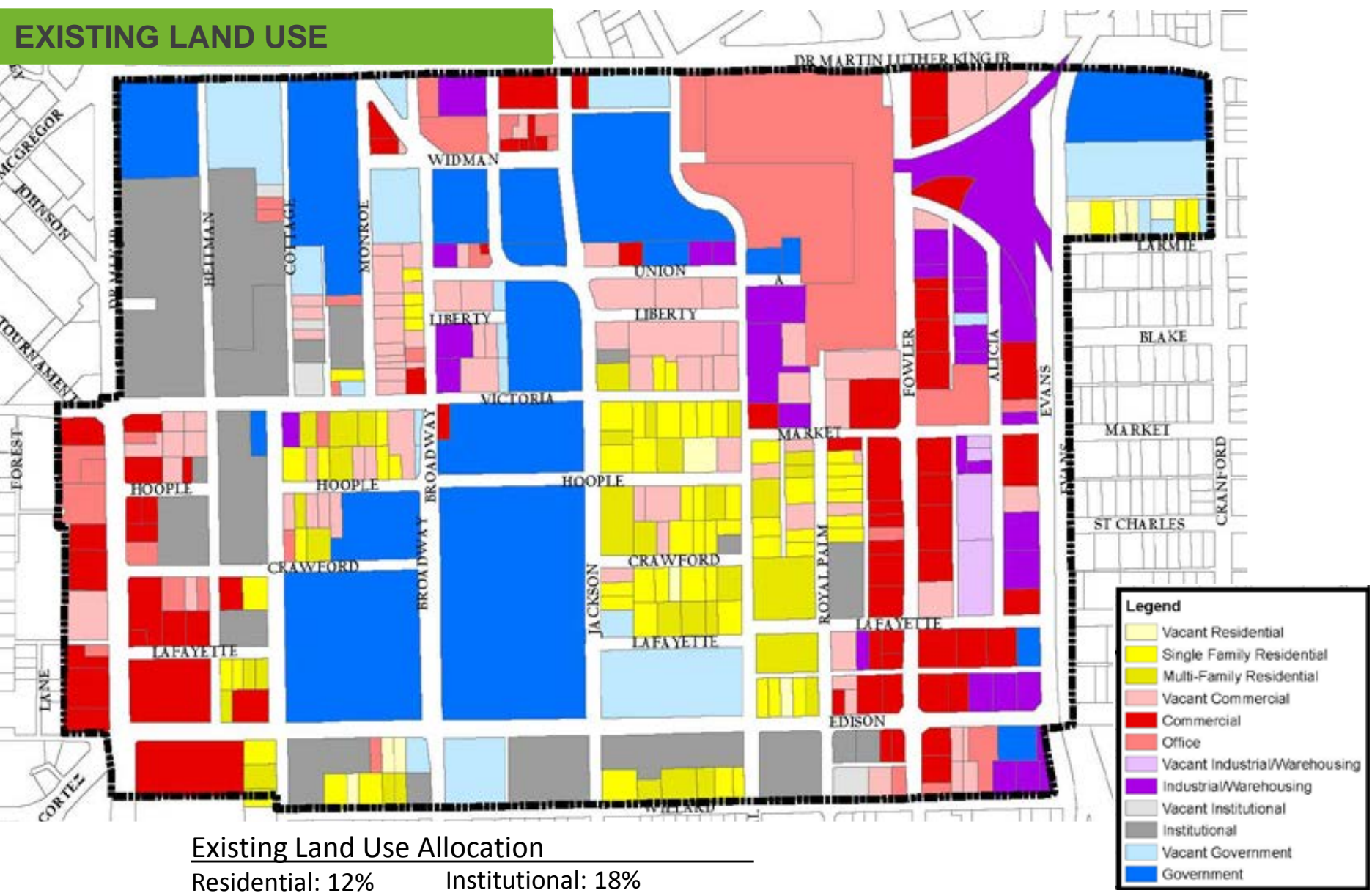
INTRODUCTION

MIDTOWN  
EXISTING CONDITIONS



IMAGINARIUM

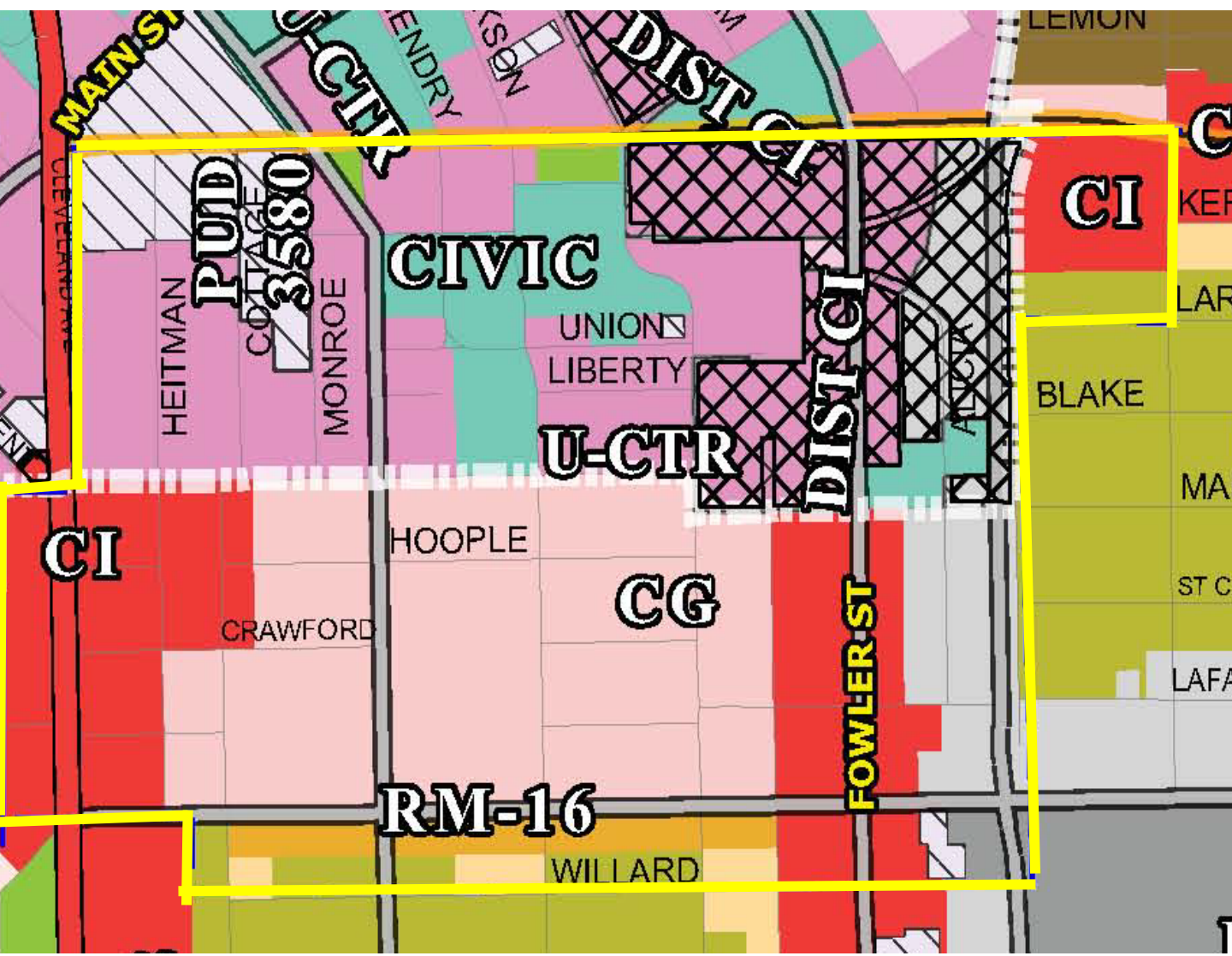
EXISTING LAND USE



Existing Land Use Allocation

Residential: 12%	Institutional: 18%
Commercial: 27%	Government: 37%
Industrial: 6%	

EXISTING ZONING



Existing Average  
Density: 18.8 du/acre  
Existing Unit  
Potential: 5,431

Target Average  
Density: 25-30  
du/acre  
Unit Potential:  
25du/acre: 7,219  
30 du/acre: 8,662

# KNOWLEDGE IS POWER

## **Millennials: Born 1980's – 2000's**

- Represent 1/3 of total U.S. population in 2013
- Most diverse and educated generation to date
- Technology savvy and dependent
- Community oriented
- Desire free time for recreation
- Desire creative work environments
- More likely to live in urban areas, mid-sized cities (20,000 to 200,000)

Source: Executive Office of the President of the United States, 15 Economic Facts About Millennials; October 2014



## **City Park Facts**

- Health benefits: physical, social, recreational
- Increase property values
- Quality of life factor for corporation relocation
- Environmental benefits
- National need for inner-city parks
- Millennials want walkable environments with cultural amenities

Source: National Recreation and Park Association 2015 Field Report

## **Parks are necessities, not amenities**

### **Park to People Ratio: 1 acre/100 people**

Source: American Planning Association Standards for Outdoor Recreational Areas



KNOWLEDGE IS POWER

Lee County Rail Corridor Feasibility Study 2013

- The CSXT / Seminole Gulf Railway corridor should be preserved for future multi-modal transportation options
  - Continuation of freight transport
  - Passenger transportation
  - Multi-use path

Downtown Fort Myers Mobility Plan 2013

- Optimization of two-lane, grid street system
- Enhanced pedestrian corridor between downtown and south of MLK Blvd.
- Use of roundabouts for continuous traffic flow
- Improved public transit, bicycle and pedestrian facilities
- Seminole Gulf rail line as multimodal facility

Downtown Plan

- Organizing framework for Downtown Area
- Identifies Redevelopment Districts

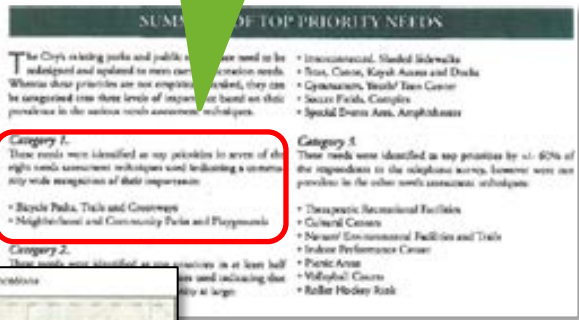
Cleveland Avenue Plan 2010

- Commercial node at Cleveland and Edison

- Category 1
- These needs were identified as top priorities indicating a community wide recognition of their importance:
- Bicycle Paths, Trails and Greenways
  - Neighborhood and Community Parks and Playgrounds

Fort Myers Parks & Open Space Master Plan (2006)

- “Acquire park land for a downtown neighborhood park”



## CONCEPT PLAN

# THE CONCEPT

- Reorganize Midtown area spaces and places;
- Create a central urban gathering place that offers opportunity for recreation & cultural amenities;
- Creates entertainment/commerce destinations;
- Refine the street grid & bike/pedestrian connectivity
- Address the challenges of stormwater management



## Proposed Land Use Allocation

Government: 37%

Mixed Use: 63%

# URBAN LANDSCAPE FRAMEWORK



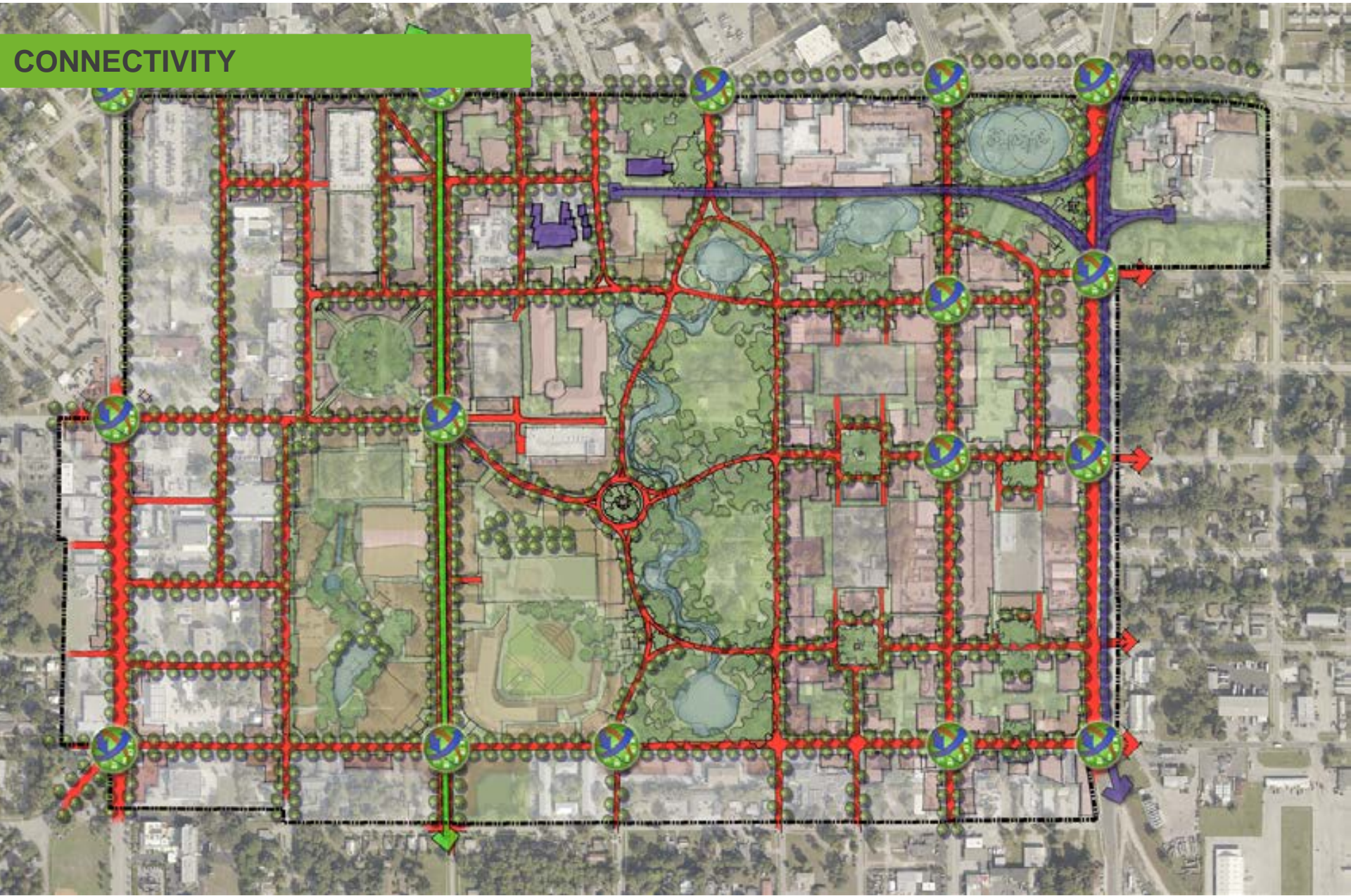
# URBAN LANDSCAPE FRAMEWORK

## Public Park

- Net Positive Stormwater
- Cultural Amenities
- Recreational Space – Active/Passive
- Pastoral Road System



# CONNECTIVITY

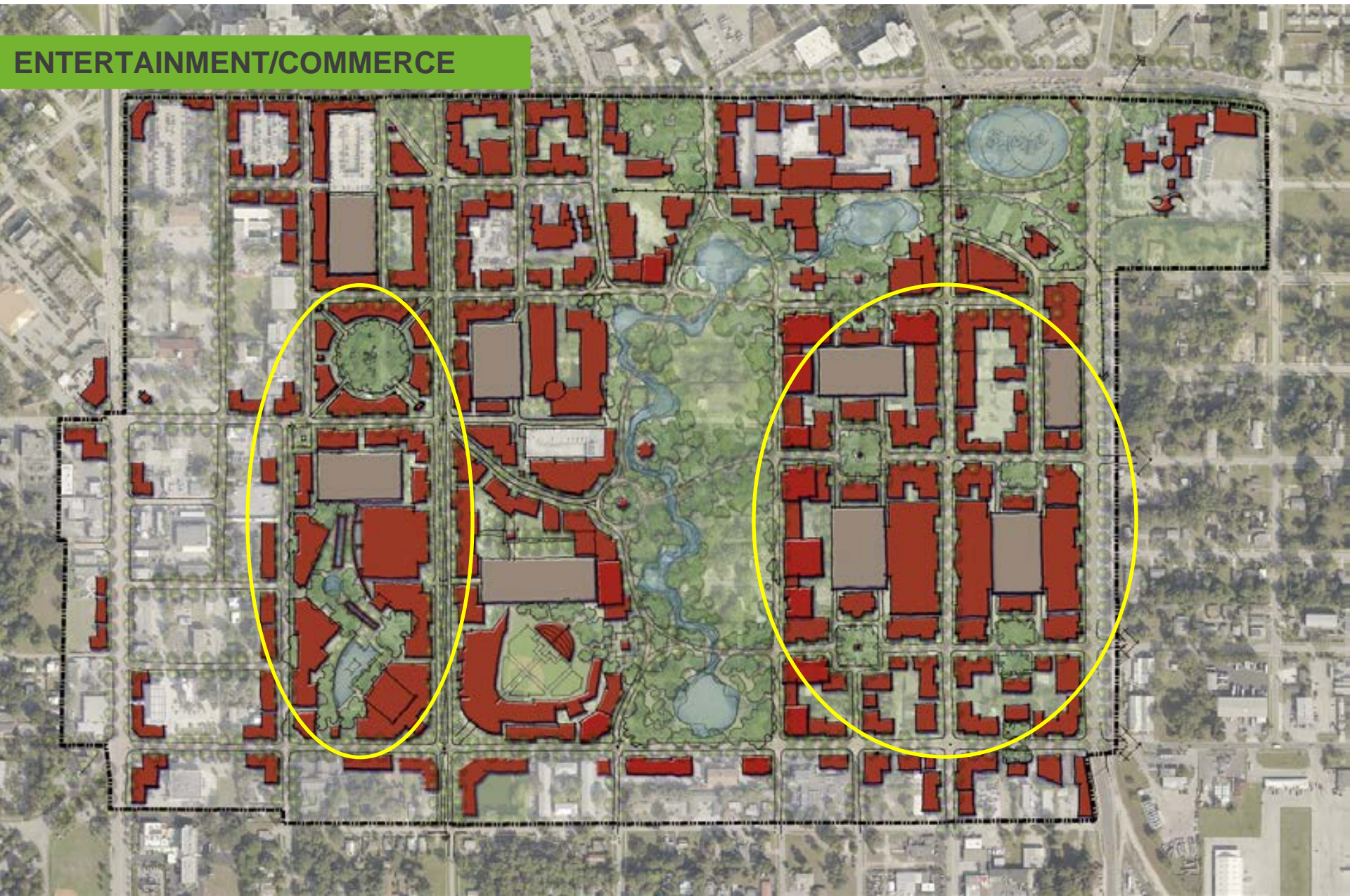


# CONNECTIVITY

- Downtown Connections
- SR 82 Realignment to Cleveland
- East -West Connections
- Pedestrian/Bicycle Network
- Rail Connection
- Parking – On Street / Garage



ENTERTAINMENT/COMMERCE



# ENTERTAINMENT / COMMERCE

- Major retailer attraction
- Pedestrian focused
- Mixed Use buildings
- Entertainment District
- Technology Campus



# THE CONCEPT - PHASING

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## CONCEPT PLAN