

# **FORT MYERS INTEGRATED DOWNTOWN REDEVELOPMENT STRATEGY**

## **ADVISORY COMMITTEE LISTENING SESSION**

**WEDNESDAY, AUGUST 23, 2017 at 3:00 PM – 5:00 PM at the CITY PIER BUILDING**

### **MEETING NOTES**

#### **1) Are you aware of any zoning or regulatory issues that would impede your vision for a Downtown Redevelopment Strategy?**

- Residents want to be brought up to speed on the work progress and kept in the loop, as there are other studies that have been done on the area already and they want the other studies to be included.
- Density is a hot topic as there are many other factors to consider.
- Residents want to be assured that the character and history of Fort Myers are integrated into the design.
- Each of the areas: Downtown, Gardner's Park and Midtown have their own unique history and features and residents want to ensure they are recognized as such.

#### **2) As vacant or underutilized areas/structures are considered, what historic character or other features are important to you?**

- Ensure the history of the buildings are incorporated into the overall design.
- More green spaces, shade canopies, parks and pedestrian friendly areas.

#### **3) What role can Midtown play as an expansion of the downtown area and a transition between the Cleveland Avenue corridor and Dunbar community?**

- Planning and infrastructure transition should be shared with the community as well as the FDOT as they have already done impact studies on the same area.
- Cohesive and transparent integration with all municipalities.
- MLK transition needs to break the physical and mental barriers of traffic dangers as well as criminal elements.
- Pedestrian and bicycle traffic are trending and need to be kept in the forefront of design and safety.
- Mobility of all modes should be available for transition into each of the areas.
- Livability and housing should be part of the overall vision.

#### **4) What do you feel is the optimal building height, commercial intensity, and types of buildings for Downtown, Gardner's Park, and Midtown, keeping in mind future growth needs and financial considerations?**

- Maintain the character and history of each area.
- Refer to example communities – build upon existing assets and do not try to re-invent the community.
- Maintain and ensure firm height limits in the Downtown and River District.
- Do not “Disney” our small-town charm.
- Stop turning our backs on the River, we should have pride and appreciate it for its history.
- The River District should be an asset to attract visitors who want to move here and bring potential business.
- Who are we trying to attract?
- Maintain the identity of our communities; history, riverfront, small town, collegiate

- Consider economic boosters, such as satellite campuses, sports venues, etc.
- Design should be a mixture of culture as well as technology and local artists should have input on their community.
- Consideration of tiny houses as part of the affordable housing.
- Mixed income housing in all areas, people want to live where they work, and work where they live.
- Integration of school and university activities into the area, such as hosting home games and events in the community.
- In order to attract businesses, we have to have smart infrastructure and smart buildings with fiber optics.
- Need to ensure our public services, such as police and fire can maintain the growth and not become a tax burden. Need more tax base in Downtown area – not Ward 6?
- Utilize stormwater areas and make them stormwater parks
- Ensure we keep revenue at the forefront of all planning
- Consider local branding; River District, City of Palms
- Palm Beach Boulevard corridor and other entries to the downtown need to be cleaned up and be inviting from the Interstate.

5) What possible adverse impacts of new development are of concern to you, and are there rules or processes the City could put in place to minimize them?

- PD&E Compliance
- FDOT Complete Streets compliance

6) What good urban design features are you interested in promoting or expanding (ecofriendly, multi-functional, bicycle/pedestrian friendly roadways, parks, public art, etc.)?

- Shade areas and canopies
- Recreation and sports facilities
- Food Truck Round-ups and neighborhood farmer's markets
- After hours concert venues and pop-up parks
- Dog Parks
- Year-round trolley Services, not just seasonal

7) How do you want to see the redevelopment of these areas that will represent our history and uniqueness, while contributing to the way the public uses these areas, the "feel" of the area, and how people come together?

- See above suggestions and comments.