

We are commercial property owners at 2325 Royal Palm Ave., Fort Myers, FL. Directly across from our property are two duplex that is not in the best condition. In the Midtown Vision, what will be done to assist or encourage landlords/owners to improve their property?

Secondly, at the corner of Edison Ave and Royal Palm, due west is the Salvation Army's outreach social center which is a great organization to assist the less fortunate, but there is a homeless issue. How will this be addressed in the near future?

Lastly, there are blight areas within the Midtown area. How will this be addressed? Developers might not build if they cannot attract customers. Also the commercial building at the corner of Victoria and Broadway has been uncompleted for a number of years. You (CRA) are correct about creating an area where people will come from near and far to enjoy the area. I myself will not invest in a new commercial building due to the current environment climate and the low chance of customers visiting the area. Thanks for your time.

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"There should be something in the city for everyone." – Trent Green

The homeless/street people deserve a public toilet/shower where they can freshen up without stigma – if the city has to charge \$1 or \$2 for the shower, so be it – it would be good for the tourists too or for those who just fell into the river or just need to hose off before dinner.

Links to the Dunbar community – they need that toxic waste area cleaned up STAT – it is unconscionable that the site has gone this long just festering and contaminating both earth and body, and also poison the spirit.

Intro video was very good – charts and maps informative

Please keep a human scale to all future buildings – no more high rise structures should be allowed. Any building must consider the impact on the existing structures, the residences, people, etc.

Noise is part of the city but is there any way we can curb the train whistle? It goes 24/7.

Affordable housing is a MUST MUST MUST – year-round residents deserve to live close to where they work – they serve both permanent residents and the tourists/winter people

The downtown library is a lovely model for a human scale building and outdoor social place.

Very pleased that USF was chosen to be so active and involved in the study and planning phases of this vision

Do not close the piers or public boat ramp downtown – this would be horribly detrimental to the city

Please enforce height and density restrictions to keep Fort Myers a breathable, walkable, livable city with a view of the sunset!

Bike rentals like they have in D.C., Boston, Seattle, etc. (grab a bike here, go there and leave bike there, then return to here – it's a great system

Informative evening – good group serving and attending.

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Good News:

- You led this meeting in Midtown and invited local residents
- The “big idea” – activity areas linked by walkable paths

Bad News:

- Initial renderings show buildings that are too tall and too massive in scale. The buildings should not overwhelm the people spaces. Buildings should be 6 stories max. in Midtown.
- Solicitation of feedback was weak. There is not a good dynamic at this meeting. People didn't know what to ask and the meeting sort of fizzled out.

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3 “square” areas with high density at perimeter

- 1 at south, 1 at NW area, 1 at NE area
- No streets bordering “squares
- No height limit at Midtown section

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Please make sure on the dog section area there is a fence around. Should be one side for big dogs and another for small.

Very important: Must do for anyone who is part on any decision on this project. Must go to Music Walk on the first Friday of each month. This way everyone can get a feel of the community and how much impact this will take on the community in a positive way. Good luck!

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This was my first meeting and I think everyone has put together a great presentation. I believe for this city to grow and business to come, we need to give the citizens and area to work and live and play. The proposed plans are very impressive and I look forward to the next meeting. I would hope that the City would move on this soon instead of waiting for years down the road when costs could increase for construction. This is a win-win for Lee Health, Lee County Schools, local government and the citizens of not only Ft. Myers but also Lee County.

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It will be critical to make a solid connection between downtown and Midtown. Right now MLK is a big barrier. The antique shop is so close to the road – need a more pedestrian friendly (landscape) to encourage people to cross. Think the main greenspace area should be larger. A higher education component should be part of this. A Midtown branch of FGCU geared toward adult education would give people a viable reason for staying Midtown/Downtown after hours.

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I recommend that the City consider the use of funds to attract new business downtown. First, the City must provide the required infrastructure to support the business but then it must start the process of attracting new business, which should be focused on tech firms. There are plenty of them around the City needs to work at aggressively bringing them into the City.

The City should try to attract the best public and private schools to attract families with children.

Finally, the City needs more amenities to attract people into the city. The live theater provides a foundation but there is much more that needs to be done from a cultural standpoint to create a diverse, sustainable city.

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I live near the proposed Midtown area, and would love to see redevelopment. My concern is alternate routes for school buses and semi-trucks that frequent the area Monday through Friday.

Hopefully, streets zoned for business will have sufficient parking and not allow heavy vehicles. Heavy vehicles wreak havoc on commutes to Lee Health and neighborhoods who depend on school district provided transportation. Most drivers commuting to Evans drive at excess speeds over 40 mph, and run past school bus "STOP" warning signs.

Last but not least, I would enjoy having a new civic center or movie theater in Midtown. Maybe a theater and new hotel that has ability to transport commuters. Visitors could be transported to Lee Health, Lee Tax Collectors office and other places by electronic rail! It would reduce city traffic.

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Love the idea of a town center. One thing I would like to not see everywhere is parking lots and parking garages. When looking at different high and moderate density examples, I would prefer the styles where the parking is hidden or minimized from street view.

I also think easy connectivity from Downtown to Midtown is important. Making midtown highly walkable (similar to downtown) is important. Another way to do this is to put points of interest near the downtown/midtown line to encourage traffic between the two.

As a younger, year round citizen of Fort Myers I would love to live in the downtown/midtown area, but right now there is not enough pull. There are a few good restaurants (although after a few visits the themes get old). I also have very little interest in the downtown boutiques and antique shops. Creating more essential retail (grocery stores, gyms, restaurants, bars) and less boutiques and antique shops like downtown could be a major win for the midtown area. Things that come to mind are retail ideas such as Giant Eagle Market District and CrossFit/Orange Theory gyms. Utilizing different types of retail could pull people into downtown/midtown throughout the day and week instead of just a few hours on Friday night for dinner/art walk/music walk.

I know there aren't many young people in the area compared to other cities of similar size, but I also know from speaking to coworkers and friends that there is a want by the young professional crowd to

have a downtown that can be mixed use and continuously provide entertainment. Young professionals in Fort Myers want to spend time in that area. They want to live in that area. However currently it is not an easy place to buy or rent and in downtown in particular there's a lot of unused space above current retail. This is a terribly missed opportunity for more residents.

(Oh and a pet peeve of mine is make Edison Theatre an actual movie theatre again! - I know this isn't a true possibility because the law firm probably owns the building, but just thought I would share anyway. Another is finding someone or something to fill that huge empty lot by Publix. Seems like a great spot for a high density mixed use commercial/residential project.)

Thanks and please don't hesitate to reach out if you would like to continue the conversation or have any follow up questions/comments.

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The Midtown Plan that has been unveiled to date is extremely long range, highly conceptual and fairly generic . There does not appear to be any implementation strategy or financial feasibility analysis, other than increasing the allowable densities and intensities, and hoping the “developers will come.” (Cf. Melanesian cargo cults.)

I would question the basic premise of this exercise: namely, that the existing density limits have prevented new development from either Downtown or Midtown. Seventy units per acre “by right” is much too high even for Downtown, much less Midtown, although that horse has already left the barn. The City is not experiencing any new development Downtown because it not only allowed but actively encouraged over development along the riverfront back in the heyday of the boom, and now there is a glut of existing development overhanging the market for new projects. We are waiting with bated breath to see if Prima Luce and/or Allure come out of the ground and actually succeed, but the last batch of riverfront high rises were developed under the previous already overly generous density guidelines, and were eventually sold off at a loss.

There have been a good deal of property tax rebates given to spur the expensive riverfront high rises that were built Downtown, but very little support has been given to the development of affordable workforce housing Downtown or Midtown. The increase of density “by right” under the new policies, without any requirement for affordable housing or the other urban benefits is a step in the wrong direction. Of course, we keep hearing that this issue will be addressed in the Land Development Regulations, but the new density policy has eliminated much leverage. It will be very interesting to see how affordable housing is supported going forward without that tool. In regard to the specific proposals, it is hard to imagine that the examples of building types illustrated in the “Building Density Almanac” could possibly result in any meaningful affordable housing. They all show either housing over parking structures or else separate parking structures. This is a very expensive way to provide housing, but is necessitated by the high densities being advocated. In addition, any building over three stories will require an elevator, which also reduces the potential to develop housing that is affordable.

The introductory overview to the Midtown Plan spoke to preserving the character and protecting the history of the area, as well as providing for a variety of housing types. There isn't much history left now that the historical museum has been relocated, and the character of the area would also be hard to pin down, although with a handful of notable exceptions it is a low rise area, mostly no more than two stories. The Housing Typologies exhibit from the 11/1/17 Advisory Committee meeting contained eight examples, only one of which contains tall buildings. The other seven show multi-family walk ups, and innovative single family designs, but these have all apparently dropped off the drafting table. Why? They would be much more in keeping with the existing character of the area, and make it easier to provide affordable housing. Please refer to the concept of the "Incremental Development" of the missing middle promoted by John Anderson.

One of the major attractions of the Duany Plan were the many "specific interventions" that he described in detail for several locations downtown. Very few of these were ever implemented as described, but they captured the imagination of many, and sparked much discussion. The current plan designates several "activity centers" at key locations, but does not provide any detail of what might happen there.

The one exception to this is the "Midtown Center," which appears intended to be the catalyst and focal point for the redevelopment of the area. It shows a very attractive public park/community activity center where the City of Palms Park is now located. This plan would not only eliminate the main park and softball field, but would also entail the extension of Lafayette and Crawford Streets. Does the City have any estimate of how much these improvements would cost or how they might be paid for? Has the City of Palms Stadium been paid for yet? The 1999 Central Fort Myers study envisioned making the ball fields and the Skatium the focal points for the redevelopment of the area. At least they exist and are paid for (I hope), and could have potential for attracting more development with some creative thinking.

There are a couple of opportunities for specific interventions in Midtown that deserve more attention. One is the soon-to-be vacant News Press building and the adjacent vacant School Board Headquarters and City Fire Station. The City owns the fire station; has any thought been given to what should happen with the rest of the property? It would appear to be an excellent candidate for a mixed use development with a strong element of affordable/workforce housing. The other opportunity is the intersection of Victoria and Broadway, where Sawyer Smith recently purchased the long vacant office building and much adjacent property. What would be realistic and appropriate development in this location in the immediate future? Maybe we can see something happen now, and not in ten or twenty years.

If there should be one primary function of the Midtown Plan, it would be to accommodate affordable housing for downtown workers so they do not have to drive so far or maybe not drive at all. The densities and building types on offer would not promote that type of development. It would have seemed logical that the City-owned land near the City of Palms park would have

provided a natural catalyst to develop workforce housing in the near future, but the only detail in the exhibits is a plan showing the land being divided into smaller tracts, ostensibly to accommodate future high density buildings.

The introductory materials indicate that this effort is a continuation of the preliminary work done by EnSite, but there is very little of their initial design suggestions to be found in the exhibits. The proposed pathways and activity centers are nice concepts, but no details and no budget are provided. The EnSite Plan was also very ambitious, and would have been expensive, but it was a more modest density concept with phasing, and could have been implemented in pieces. It is not clear how this plan will ever come to fruition or be paid for.

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May help if current street names were on the maps – easier to find specific properties.

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Parking??

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Thank you for all your hard work – plans look great and is very exciting – can't wait to see it happen!

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Require bike paths on all traffic routes

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Approve the initial drafts of integrated redevelopment strategy. Plans appear to be well thought out and coherent with current use, Please keep up the good work.

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Please forward me information, as to meetings and updates