

**Community Redevelopment Agency
Summary of Potential Capital Improvement Projects
October 13, 2009 (Updated March 13, 2012)**

This document includes a list of Capital Improvement Projects that have been considered in Community Redevelopment Agency (CRA) planning materials. The list is arranged alphabetically and includes an estimated cost.

Central Avenue Improvements **\$1,750,000**

This project extends from the intersection of Central Avenue and 6th Street east to the intersection of Central Avenue and Goodlette-Frank Road. It includes landscaping, lighting, parking, street furniture, medians, on-street parking and paver crosswalks. Gail Boorman & Associates developed a study/design to create a high quality street environment, create a signature identity for downtown, calm and manage traffic, organize vehicular and pedestrian spaces that work together, provide on-street parking, create an inviting pedestrian environment, soften appearance of existing utilities, incorporate canopy trees, and provide amenities that complement existing buildings, land uses and enhance the goals of the CRA. Phase 1 has been identified as US 41 to 10th Street and has been allocated \$350,000.

D-Downtown Parking Garage and Land **\$13,500,000**

The D-Downtown is well positioned to attract a significant share of new development when the market recovers. It has more than twice the acreage of the 5th Avenue South Overlay District and is bordered on 3 sides by major urban streets.

Fifth Avenue South West End Parking Facility **\$5,000,000**

This facility/garage would be located on the west end of 5th Avenue South. The Duany Master Plan originally identified the site at 4th Avenue South and 4th Street South. This project, depending on size and on the amount of on-site parking of new development, could accommodate a significant portion of the parking required to build out the west end of 5th Avenue South.

Four Corners Intersection **\$100,000-\$200,000**

Consider alternatives for intersection improvements including pedestrian movement.

Four Corners Pedestrian Bridge **\$2,000,000-\$5,000,000**

Construct a pedestrian bridge over US 41 just north of Four Corners.

Goodlette-Frank Road Streetscaping **\$3,150,000**

Project extends from the intersection of Goodlette-Frank Road and US 41 north to the intersection of Goodlette-Frank Road and Central Avenue. It includes landscaping, lighting, street furniture, medians and pavers at four intersections. In a study, Gail Boorman & Associates developed a conceptual design to create a

high quality street environment, calm traffic, maintain existing vehicular capacity, create a signature street, create an inviting pedestrian environment, soften the appearance of existing utilities, provide amenities that complement existing and proposed developments (Bayfront and Renaissance Village) and to provide amenities to complement and enhance D-Downtown.

Lake Manor Linear Park

\$235,000

This project includes a five-foot sidewalk on the north side of 6th Avenue North from 11th Street North and links up with Betsy Jones Park. Betsy Jones Park lighting would continue from 10th Street North to 11th Street North. Irrigation, sod and native landscaping are included. There are several areas along the north lake shoreline that are open to views of the commercial areas on 6th Avenue North. Landscaping would provide a green screen for the residents. (A lighting improvement plan for the south side of 6th Avenue North is a separate project. See Sixth Avenue North Lighting below).

Park Street Parking Project

\$750,000

On Park Street from 5th Avenue South to 6th Avenue South, Town Planner Andres Duany recommended as a supplement to his original Master Plan for 5th Avenue South, a civic center complex with a public square or plaza space. In a 2005 charrette, a new Woman's Club, a public parking garage and an expansion of the von Liebig Center were added. The funds shown represent some undefined level of public/private participation and not construction costs. This project is a supplement to the original Duany Master Plan for the 5th Avenue South Overlay District and offers an opportunity that could add 200+ public parking spaces through a public private partnership. This would support further development on the west end of 5th Avenue South.

River Park Improvement Implementation

\$250,000

The River Park area is a residential neighborhood within the CRA District. The CRA is attempting to determine priorities and specific programs for capital improvement. In FY2012 \$550,000 was allocated to partially fund construction of a new River Park Community Swimming Pool.

Sixth Avenue North Lighting

\$109,000

This project would include the same style lighting as 2nd, 3rd, 4th and 5th Avenues North. The project would include lighting of 11th Street North from 5th Avenue North to 6th Avenue North, and on the south side of 6th Avenue North from 11th Street to US 41. The north side of 6th Avenue North from 11th Street North to 10th Street North would have lighting in the right-of-way from the sidewalk lighting of the linear park along Lake Manor.

Sixth Avenue South Promenade

\$500,000-\$2,000,000

Constructs a pedestrian connection between Cambier Park and Tin City-Gordon River with landscaping and wide pedestrian walkways making pedestrian connections between uses. It would require eliminating some on-street parking.

Special Features Cultural Plaza**\$1,000,000-\$2,000,000**

This Special Feature Project proposes a Cultural Plaza on the site of the Naples Depot. The CRA Plan Update states, "Naples deserves to have a grand entrance. By providing special features in strategic locations along the entryway into the City, visitors will feel as if they are entering a special place. In addition, the old Naples Depot provides the perfect location for a cultural plaza using the depot as the centerpiece. The plan can be broken down into further short-term and mid-term projects if funding isn't available ..."

Special Features Gateways**\$500,000-\$1,000,000**

This proposal is identified as separate special features (parks, fountains, public art, etc.) along the east-west section of US 41 between the Gordon River the Four Corners intersection. The Plan Update says, "Naples deserves to have a grand entrance. By providing special features in strategic locations along the entryway into the City, visitors will feel as if they are entering a special place." In the 2008 CRA Plan Update, this project is designated as "mid term".

Third Avenue South Improvements**\$1,650,000**

The improvement of 3rd Avenue South will create an additional east-west corridor between 10th Street South and Goodlette-Frank Road. This program provides street improvements including road resurfacing, drainage, sidewalks, landscaping and lighting.

US 41 Boulevard**\$5,000,000-\$7,000,000**

This project rebuilds US 41 with landscaping, lighting, medians, 4 lanes of traffic, bike lanes and on-street parking. The rebuild extends west from the Gordon River to Four Corners and ends a half block north and south of Four Corners. For the Four Corners area, the Boulevard will be the defining CRA feature, arcades and landscaping highlight the gateway and the landscaped median and on-street parking will create slower traffic flow, which will be more conducive to new commercial development.

Waterfront Connection**\$2,000,000-\$4,000,000**

This project would provide a pedestrian connection north and south of the Gordon River Bridge including a connection to the Greenway. It would also connect to the 6th Avenue South Promenade. Making pedestrian connections between uses is one of the goals of many redevelopment documents and plans reviewed as part of the Plan Update. This project could establish an important link in a potentially significant, future river walk along the west bank of the Gordon River.