

Appendix D

The Citizen Planner Pack

DRAFT- JANUARY 2003

Citizen Planner Pack

Naples Park Community Plan

Informal Review of Ideas - November 21, 2002

Planners, designers, market analysts, drainage engineers and transportation experts are drafting concepts for the Community Plan for Naples Park. This past week, a hands-on planning workshop was held for citizen participation, and many ideas emerged. Now the team is working to consolidate the many ideas into a unified plan. Your help is needed. Here's how:

Please go through the "Idea Sheets" in this packet and provide feedback. While not every idea has been condensed into this format yet and none of the ideas are detailed or finalized in any way, these Idea Sheets present recurring themes.

Upcoming Events

Presentation of the Draft Plan to the Community

January 2003 (date and time to be announced)

Presentation of the Plan to Board of County Commissioners

February 2003 (date and time to be announced)

Instructions:

This packet is divided into three sections, and includes ideas that were generated during the Community Workshop on Saturday, November 16 and others that have emerged in the On-Site Design Studio during the past week.

1 - Physical Construction, Public and Private

Drainage Improvements, Traffic Calming and Enhanced Circulation, Street Beautification, Retail Improvements, and Open Space

2 - Policy Reform & Management

Code Enforcement, Design Standards, Promoting Affordability and Diversity, and Retail Organization

3 - Shouldering the Cost

How the projects / initiatives could be funded

In each section you will be asked to choose among various options and/or answer questions about the ideas. There is also space at the end or on the backs of pages for you to write any other thoughts or ideas. For example:

IDEA: Colors of flowers

Roses should be red. Violets should be blue.

Agree
 Somewhat Agree
 Neither Agree nor Disagree
 Somewhat Disagree
 Disagree

Why?

"It's always been that way."

Thanks for taking the time to answer our questions!

Part 1: Physical Construction, Public and Private

Over the past week, many ideas for physical construction projects within the Park have emerged. The drainage system, one of the most visible characteristics of the area, was the topic of much discussion. Changing how the roadside ditches look and function could allow sidewalks and street trees to be added. Other community desires, such as additional open space, a revitalized business community on US 41, and the slowing of traffic to allow pedestrian activity, were also voiced. The following pages outline ideas that are being studied.

Any comment?

IDEA #1:

Great Streets: 6th, 7th, & 8th

The north-south travelways of the community have been identified as having potential to become *great streets* through the following improvement:

6th Street : Pedestrian Realm Redefined

A new drainage configuration will allow for sidewalks, street trees, and pedestrian-scaled street lights to occur within the existing right-of-way.

7th Street : The "Green Backbone" of Naples Park

7th Street could also become more pedestrian friendly, with sidewalks, street trees, and better lighting. A roundabout at its intersection with 99th Ave, and small squares allowed to occur at various locations along its stretch will define this corridor as the signature street of Naples Park.

8th Street : Traffic Calming

8th Street, the busiest of the north-south roads, should receive the most traffic calming, perhaps with three roundabouts, one each at its intersections with 95th, 99th, and 103rd. These traffic calming devices, teamed with other improvements such as sidewalks, street trees, and street lights, would give this corridor a pedestrian-friendly character.



7th Street - before



7th Street - after

Do you think these are workable ideas, worth pursuing?

Yes

Probably

No Opinion

Probably
Not

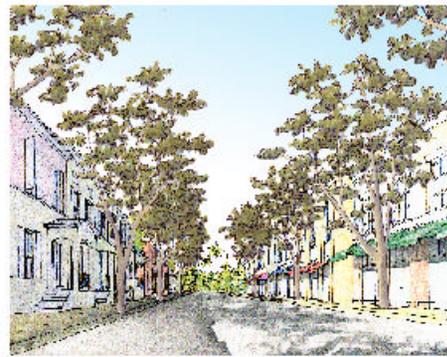
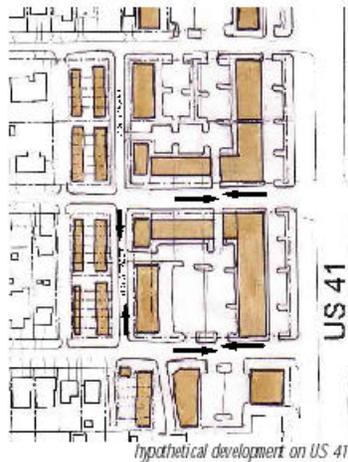
No

Why or why not?

IDEA #2:

A New Address in Naples Park: "8½ Street"

The commercial area along US 41 has several circulation concerns that were addressed during the past week. Residents of Naples Park must venture onto the busy highway to reach most destinations. Customers from other neighborhoods and delivery trucks add traffic all the way to 8th Street as they circulate through Naples Park to reach their destination. The addition of a new street between 8th Street and US 41 would allow motorists to return to US 41 without encroaching so much on the neighborhood, and simultaneously allow Naples Park residents to reach business without traveling on the highway. This street could be pedestrian friendly, with on-street parking, and be faced with mixed-use or townhouse development, and could serve as a transition area between the commercial and the single-family residential beyond. This street would be created on a block-by-block basis, if and when private investors assemble sufficient land to use the special zoning provision enabling the street. Each new segment would add benefit.



perspective view looking down 8 1/2 Street

Do you think this is a workable idea, worth pursuing?

- Yes
- Probably
- No Opinion
- Probably Not
- No

Why or why not?

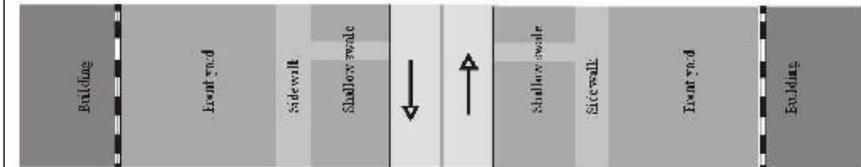
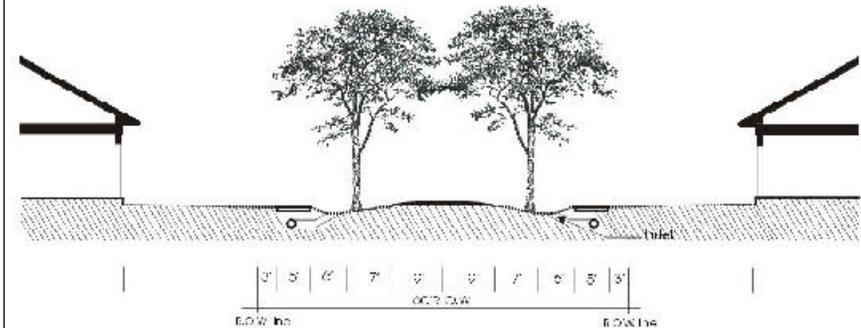
IDEA #3:

Great Avenues: Drainage + Walkability

Addressing the drainage concerns of residents has been a major focus this week. There are several options which would each alleviate the drainage situation and simultaneously allow for avenue walkability improvements options which are not currently possible. Residents could choose which option would be applied to their block.

Option 1: Normal Street Tree Placement

Provide a new drainage pipe that is covered by a sidewalk close to the property line, with a street tree and shallow swale between the road and the sidewalk. Pro: Pedestrians would be protected from vehicular traffic by both the tree and swale, cars could use the swale area for occasional parallel parking, and the drainage problems occurring today would be alleviated. Con: Front yards of residents might seem small because of the sidewalk.



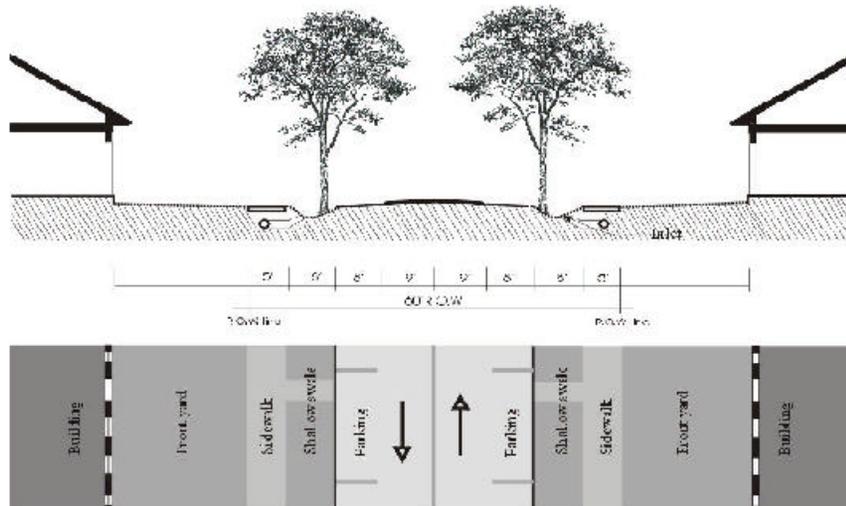
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**IDEA #3:
Great Avenues: Drainage + Walkability**

Option 2: On-Street Parking Possible

Provide a new drainage pipe that is covered by a sidewalk close to the property line, with a street tree and a shallow swale between the road and sidewalk. Pro: The pedestrian is protected from vehicular traffic by both the tree and swale, there is designated paved area for on-street parking, and the drainage problems occurring today would be alleviated. Con: If no cars are parallel parked, the road would seem too wide.



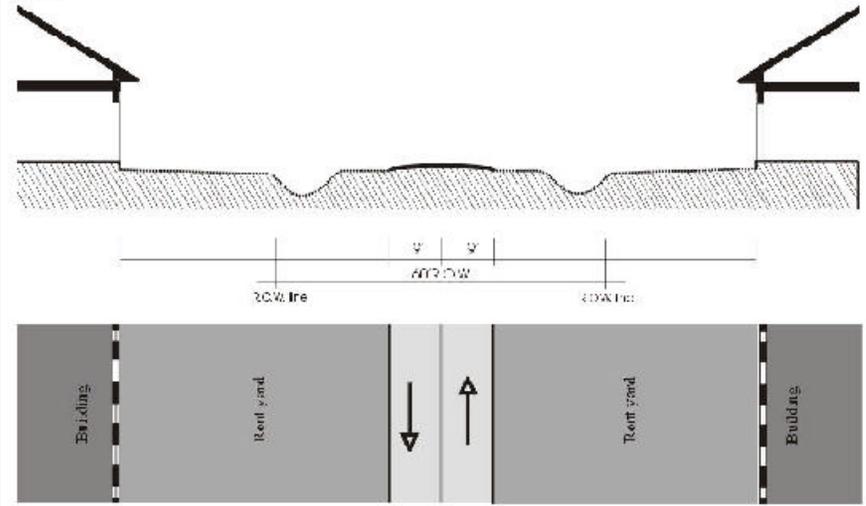
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**IDEA #3:
Great Avenues: Drainage + Walkability**

Option 3: Keep the Trenches

Provide new drainage pipes under driveways and deepen the drainage ditch as necessary to efficiently move water. Pro: This option is the least costly of the three while still alleviating drainage problems. Con: Will keep the existing open trench configuration, which does not allow for street trees or sidewalks; does not resolve the safety problems of the ditches.



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IDEA #3:

Great Avenues: Drainage + Walkability

Which options sound appealing for the avenue segment where you live? (You may select more than one)

- Option 1
- Option 2
- Option 3
- None sound appealing for my avenue segment

Comments:

Regardless of the option you chose above, would you want to add pedestrian-scaled street lights on your block?

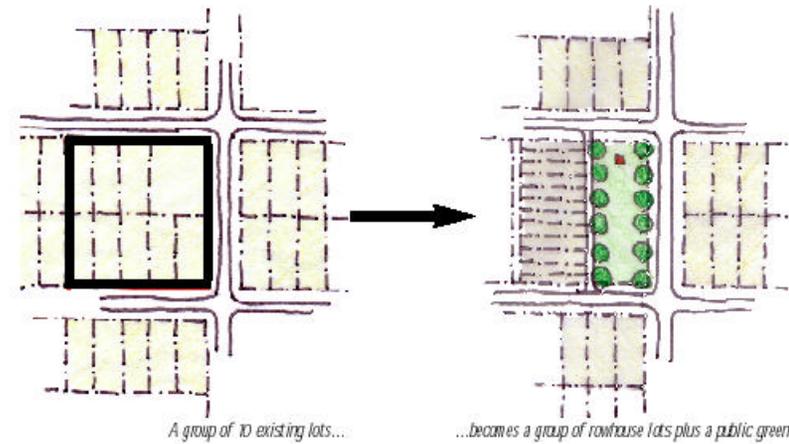
- Yes
- Probably
- No Opinion
- Probably Not
- No

Why or why not:

IDEA #4:

Community Squares

The citizens of Naples Park have asked for more open space in the community where they could gather for recreational or social purposes. Obtaining open space that can function as a park within a maturing neighborhood can be a difficult feat. Eminent domain, or the "taking of" property, is NOT the method favored by residents to assemble land parcels in Naples Park. Instead, lots could be purchased as they become available, and the private sector could be enabled to create these spaces where the market allows. A private developer that assembles the proper parcels could be enabled to create a public community square, coupled with higher-density development that would provide much-needed "eyes" on the park (see diagram below for clarification).



Do you think this is a workable idea, worth pursuing?

- Yes
- Probably
- No Opinion
- Probably Not
- No

Why or why not?

Part 2: Policy Reform

Many of the ideas for improvements to Naples Park did not pertain to physical changes, but rather to reforms in the regulations that affect the physical environment and management policies that can lead to better community character. Although policy reforms rarely have any overnight success, the results would be felt over a long period of time.

Any comments?

IDEA #5: Revitalize Business 41

The business area along US 41 has its own set of concerns, yet it is very much a part of Naples Park. The success of the businesses is very much tied to the success of the neighborhood. Here are some ideas for enhancing the success of both:

- The businesses would benefit from a merchants' organization, which would provide them with a voice in community matters, a way to learn what additional community needs their businesses might serve, and a means to engage in common marketing.
- A program could provide low-interest loans for sprucing up the facades of businesses.
- A flourishing mixed-use edge behind the businesses could benefit the businesses while avoiding commercial sprawl into the neighborhoods behind.
- Businesses could modify their parking lots to allow customers to visit more than one business without re-entering US 41 or detouring through Naples Park neighborhoods.
- After sufficient traffic calming is in place, streets that have been closed could be re-opened to keep drivers from having to detour into surrounding neighborhoods.

Do you think these are workable ideas, worth pursuing?

- Yes
 Probably
 No Opinion
 Probably Not
 No

Why or why not?

IDEA #6: Code Enforcement/Education Step-Up

Some residents of Naples Park have said that good mechanisms are already in place to regulate conditions in their neighborhood, but they are simply being underutilized. Neighborhood confidence can be improved by "stepping up" current code enforcement. For example, shifts for officers patrolling the neighborhood could be expanded, or another code official could be added. Many residents may not even be aware of violations that they are committing; increased enforcement could be coupled with expanded education about the rules.

Do you think this is a workable idea, worth pursuing?

- Yes
 Probably
 No Opinion
 Probably Not
 No

Why or why not?

IDEA #7:

New Standards : Design, Regulations, and Incentives

Many residents have expressed a desire for new standards which would regulate infill development and redevelopment that occurs within Naples Park. Ideas that have been suggested include reducing front setbacks to encourage porches, requiring garage doors to be recessed back from the front facade of the house, and setting building size standards. These would be "lite" regulations, intended to preserve the character of Naples Park as homes are improved or replaced, but not to be overly-restrictive.

Do you think these are workable ideas, worth pursuing?

Yes
 Probably
 No Opinion
 Probably Not
 No

Why or why not?

IDEA #8:

Promoting Affordability / Diversity

Real estate values in Collier County have been rapidly escalating in recent years. Residents of Naples Park have expressed that the diversity of their populace is a quality that is very important to them, and they wish to preserve this diversity by ensuring that housing here remains affordable to many income levels and household types. One way that this can be achieved is by offering a variety of housing types; for example, larger single-family homes are suitable for established family households, while smaller townhouse units are attractive to empty-nesters or young couples just starting out. By providing a variety of housing types and sizes, at a variety of prices, Naples Park can remain diverse despite increasing property values.

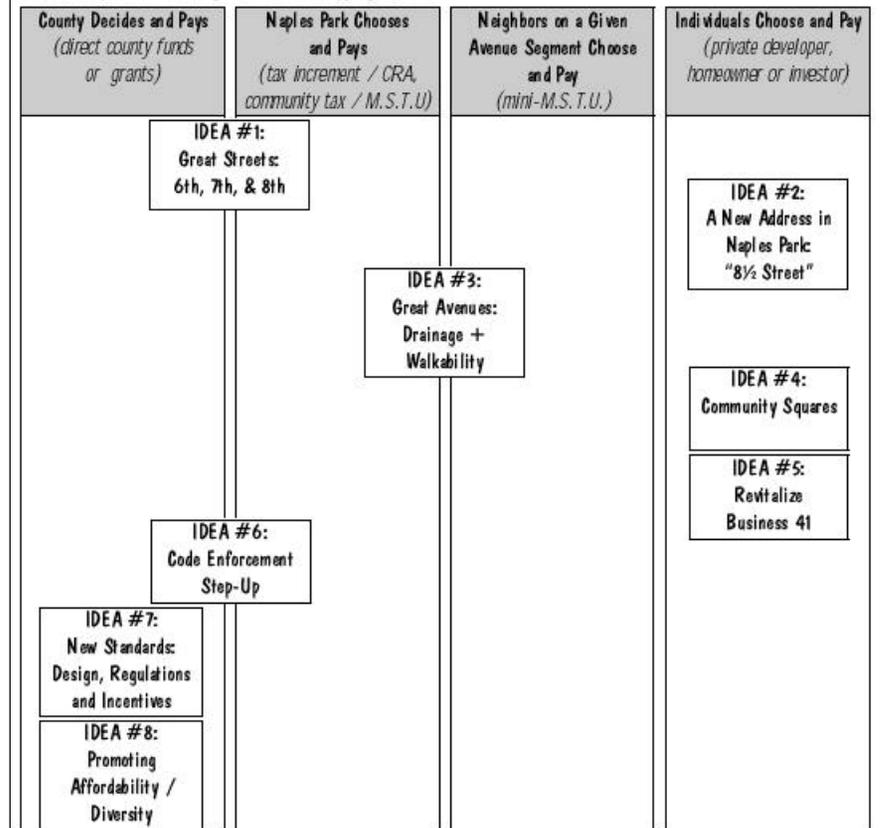
Is this idea important to you?

Yes
 Probably
 No Opinion
 Probably Not
 No

Why or why not?

Part 3 : Shouldering the Cost

We are researching many different avenues to fund potential projects. Keep in mind that these sources are not unlimited, and that one source of funding cannot fund every initiative. For discussion purposes, we have preliminarily assigned each idea a potential funding source or overlapping sources.



Do you have any comments about the above funding sources? (Please continue on back if you need more space for your answer)

IDEA #9:

Neighbors on a Given Avenue Segment Choose and Pay

The residents of Naples Park have diverse opinions about what's best for their neighborhood. Instead of attempting to reach a consensus on which street option is the best for *all* of Naples Park, this idea would allow for neighbors on a given avenue to decide on the best approach for the streetscape on their block. There are many factors that residents would consider in making this decision, including cost, the funding source used for these improvements, and how highly one prioritizes walkability and its associated resources such as street trees, sidewalks, and new street lights. Presumably a given block segment would vote for either no change at all, or the less expensive improvement (drainage ditches only), or a more expensive one (adding sidewalks, street trees, and lights), and if they choose the more expensive route, they would pay some or all of the difference.



residents within the dashed area (one "avenue segment") would be able to choose which type of street treatment they want implemented in front of their houses

Do you agree that residents on a given avenue segment should have the right to choose which streetscape design is implemented on their block?

- Yes
 Probably
 No Opinion
 Probably Not
 No

Why or why not?

IDEA #9:

Neighbors on a Given Avenue Segment Choose and Pay

If you and your neighbors had the opportunity to be part of a demonstration area (first 2-3 avenue segments completed, funding supplied or supplemented by county or others) would you be interested?

- Yes
 Probably
 No Opinion
 Probably Not
 No

Why or why not?

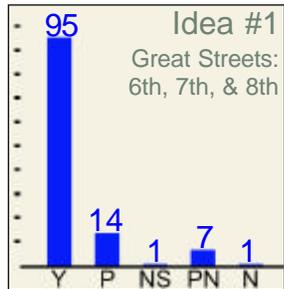
On which block do you live?

How much might you be willing or able to pay (per 50-foot lot) to get an enhanced streetscape on your avenue segment (sidewalks, better drainage, street trees, and pedestrian-scaled street lights)?

- _____ nothing
- _____ \$50 per year (over 20 years - \$1000 total)
- _____ \$100 per year (over 20 years - \$2000 total)
- _____ \$200 per year (over 20 years - \$4000 total)
- _____ \$300 per year (over 20 years - \$6000 total)
- _____ other (how much?)

Survey Results

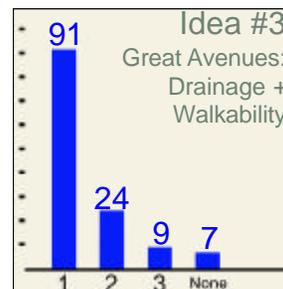
Y - Yes, P - Probably, NS - No Say, PN - Probably Not, N - No



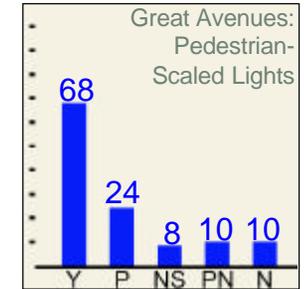
Do you think these are workable ideas, worth pursuing?



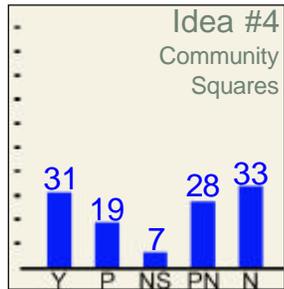
Do you think these are workable ideas, worth pursuing?



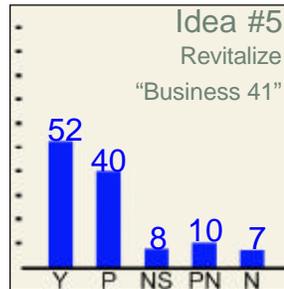
Which options sound appealing for the avenue where you live?



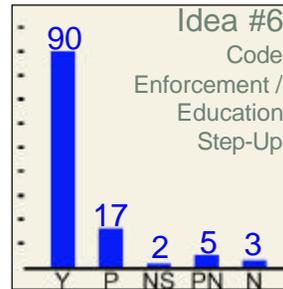
Would you want to add pedestrian-scaled lights on your block?



Do you think these are workable ideas, worth pursuing?



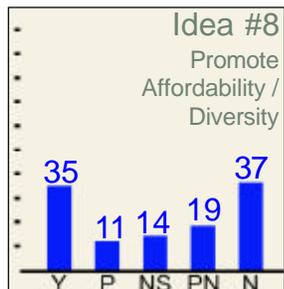
Do you think these are workable ideas, worth pursuing?



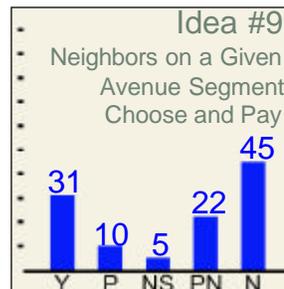
Do you think these are workable ideas, worth pursuing?



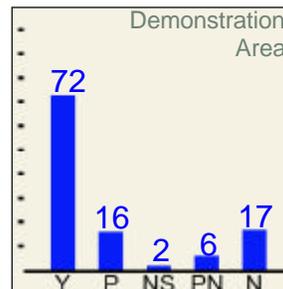
Do you think these are workable ideas, worth pursuing?



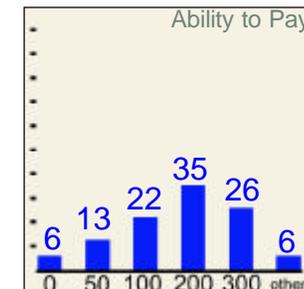
Is this idea important to you?



Do you agree that residents should have the right to choose what streetscape design is implemented on their block?



If you and your neighbors had the opportunity to be part of a demonstration area, would you be interested?



How much would you be willing to pay (in dollars) to get an enhanced streetscape on your avenue?