

WATERFRONTS

FLORIDA

PARTNERSHIP

PROGRAM



City of Fort Myers, Community Redevelopment Agency  
May 30-31, 2013 Program Managers Meeting

# **CITIES, LIKE CURRENTS IN A RIVER, ARE EVER CHANGING**

**The River District is like the Caloosahatchee...**

**Tides, like the economy, ebb and flow...**

**Currents constantly mold the shoreline ...  
sometimes building, sometimes tearing  
down ...**

**The River District is a work in progress!**

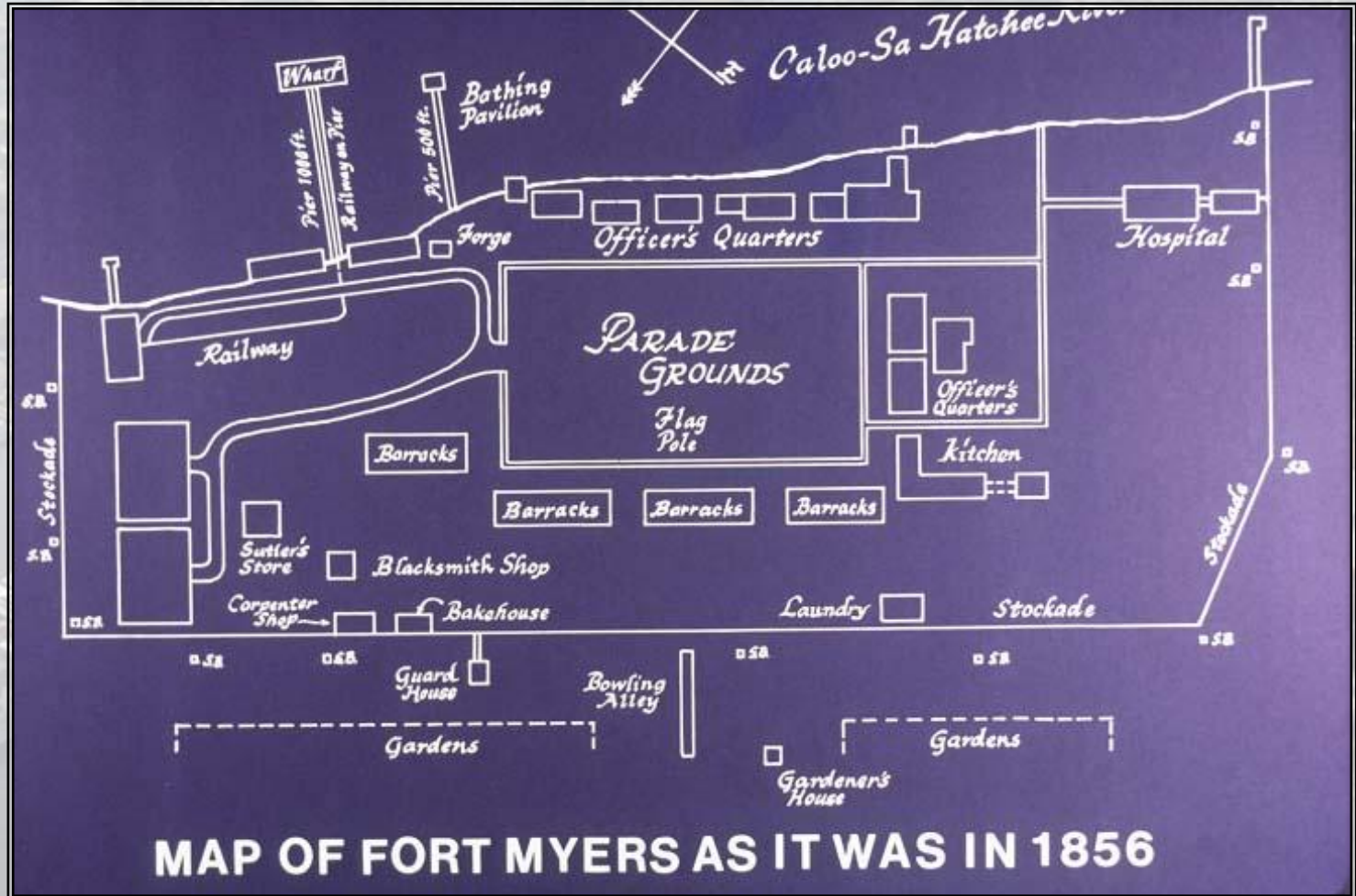
**Past...**

**Present...**

**Future...**

# Map of Fort Harvie

Fort Myers



**Military outpost in the Seminole Wars (1850)**  
**Union outpost in the Civil War (1865)**

# Parade on First Street



# Airplane View of Riverfront

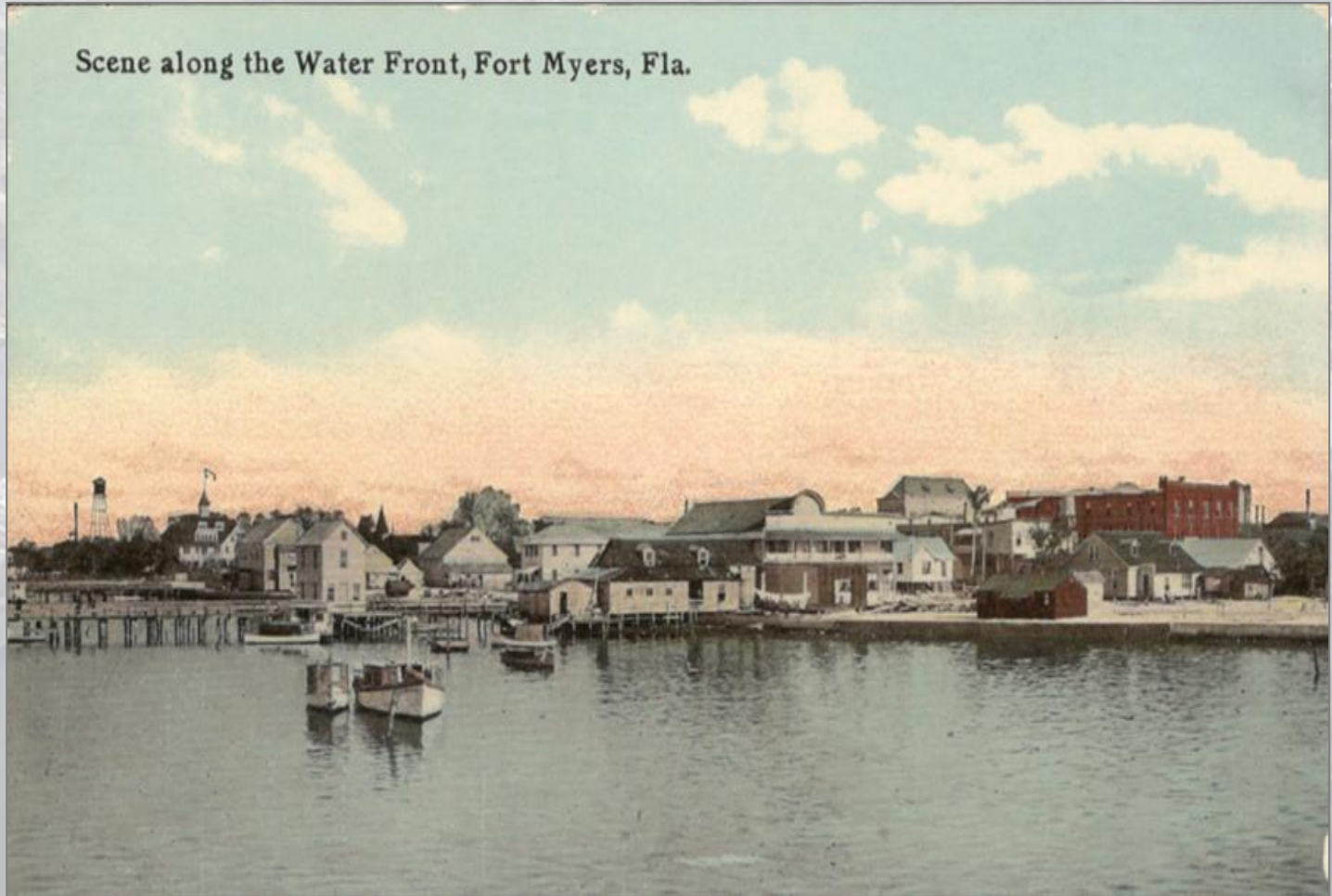


**The river was the area's main transportation route.**

# City Dock & Fort Myers Waterfront



# Push to Develop Commercial District





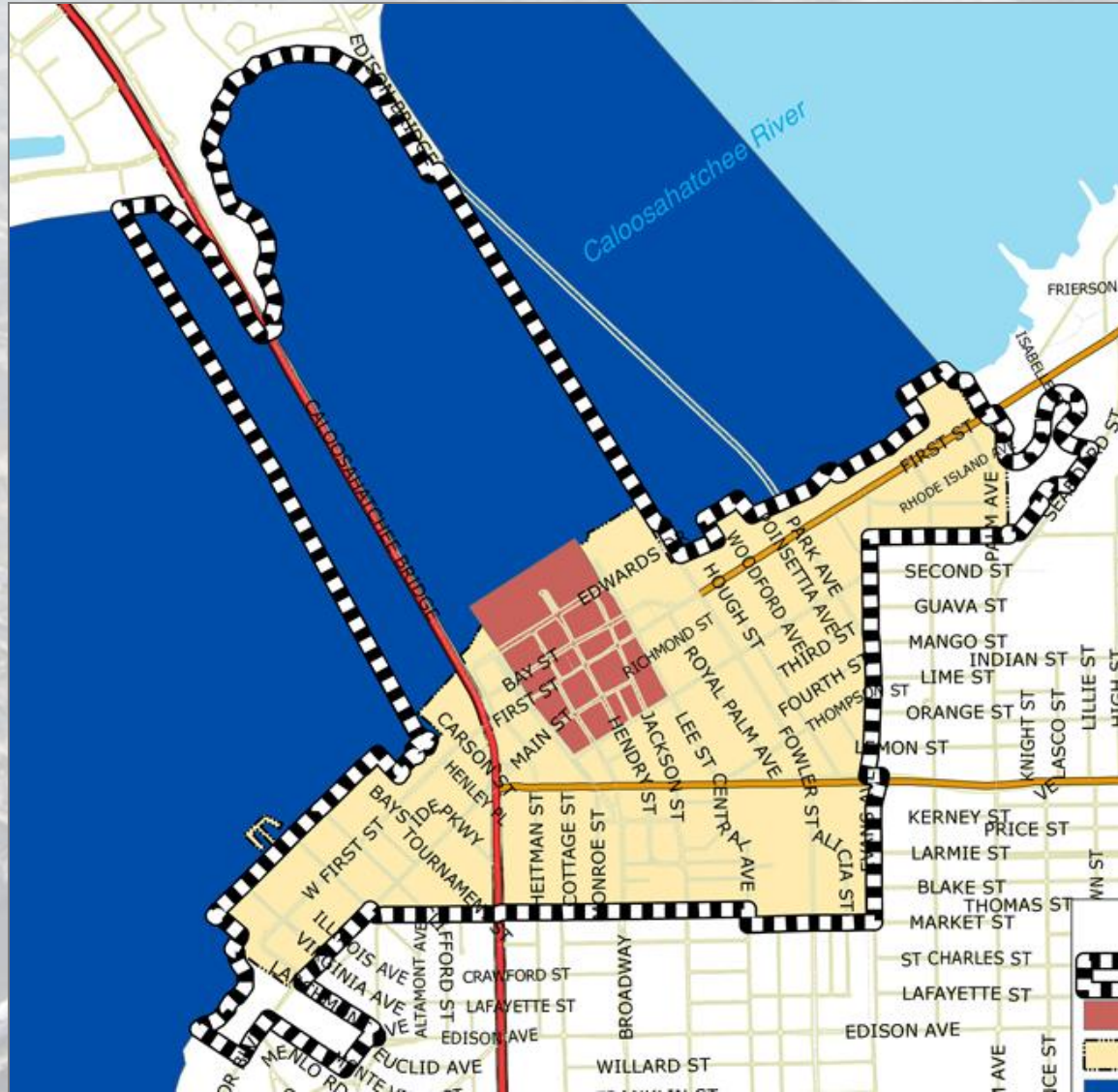
# Rebuilt Collin Terminal



**Past...**

**Present...**

**Future...**



**Boundary for Waterfronts Program**

# Public Access to the Waterfront

**City of Fort Myers is unique in that it owns:**

- **All the property directly along the river banks (between bridges), and**
- **The River bottom**



# View looking west



# Public Access to the Waterfront

Both the City and the CRA have invested millions of dollars to construct:



**Centennial Park**



**A Riverwalk**



**Public Marina**



**Public Fishing Piers**

# Centennial Park



# Mangroves and Fishing Pier





# Yacht Basin



**The Yacht Basin has 3 commercial piers, a 295-slip public access marina and a mooring field.**

# Boat Ramp



# Viabile Traditional Economy

## Recreational Waterfront—Primary Use

- People using ramp to launch boat
- Recreational boaters using amenities at Yacht Basin (docks, fuel, convenience store)
- Boat traffic passing through proposed area

## Commercial Waterfront –Secondary Use

- Blue crab industry
- Sightseeing/dinner cruises
- Charter Boats
- Rumors Hair Salon

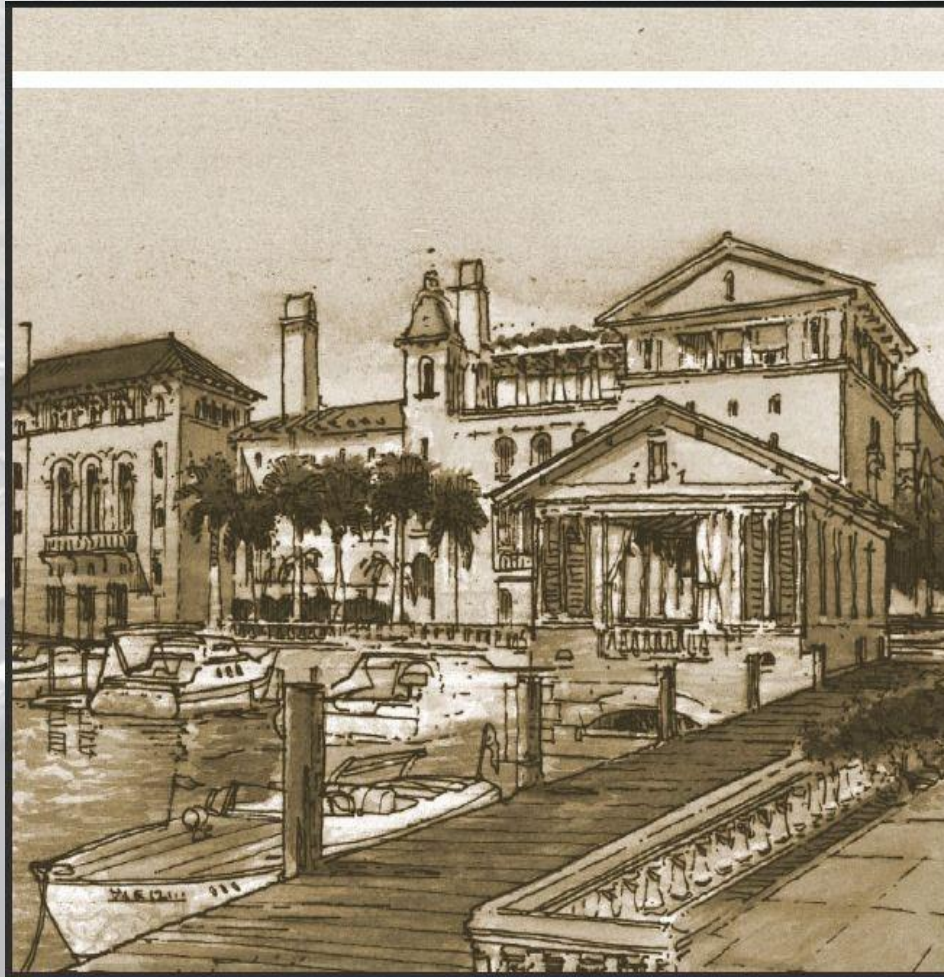


# View looking east



**Approximately 5 acres of the riverfront was undeveloped land or used for surface parking.**

# 2003 Downtown Plan (Duany Plan)



DOWNTOWN  
FORT MYERS  
APRIL 2002

PLAN ADOPTION DATE:  
APRIL 7, 2003

FORT MYERS, FLORIDA

DUANY PLATER-ZYBEK & COMPANY  
ARCHITECTS AND TOWN PLANNERS

# Preserve historic heritage



# Utility Replacement & Streetscape Improvement Project

- Provided desperately-needed underground utility updates (80% of the work involved)
- Total budget: \$54 million
- FMRA funded \$12.5 million for the streetscape portion
- Streetscape improvements included brick streets, brick-trimmed sidewalks, historic lamp posts, upgraded landscaping, a signage program and street furniture



# View down First St.





# Come enjoy downtown...



# Create an Event Destination

- Art Walk
- Bike Night
- Edison Festival of Light
  - Holiday Stroll
  - Car Cruise-in
- ArtFest Fort Myers
  - Holiday House
  - Music Walk
- Downtown Countdown



# Create a Cultural Art Campus



**Art Galleries**

# Create a Cultural Arts Campus



**Florida Repertory Company**

# Create a Cultural Arts Campus

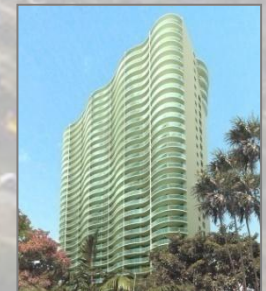


**Art of the Olympians:  
Celebrity guests include Prince Albert of Monaco and  
Olympic Champion Peggy Fleming**

# Increase the Downtown Population

**1200+ new units constructed**

- **Beau Rivage**
- **St. Tropez & Riviera**
- **High Point Place**
- **Oasis (Towers 1 and 2)**
- **Alta Mar**



# Redevelop Edison Ford Square



**Attract a grocer to support downtown residents and employees.**

# Create an Eastern Anchor



**River District Library**  
**Corner of First Street and Royal Palm**



# Create an Eastern Anchor



**View of new library looking south from First Street.**

# Public Access to the Waterfront

**The Question is...**

**How can we draw more people down to enjoy the waterfront?**

**Should we:**

**Increase access for small boats?**

**Add opportunities for shopping and dining?**

**Put in an interactive water feature?**

# Community Identifies Needs

**Since Acquest Realty Advisors was selected through the RFQ, public participation has included:**

- **Meetings with steering committee, stakeholders, elected officials and community (January 20-21, 2009)**
- **Series of public charettes with open design studio (March 24-26, 2009)**
- **Top 10 Priorities identified by Community & Stakeholders**



# Charrette Work Session Photographs



Charrette team members discussing options



David Greusel of Populous leads informal review session



Chad Brintnall of JJR discussing plan options in a public review meeting



John Shreve of Populous presenting the team's work in a review meeting



Attendance at end-of-day review sessions included stakeholders and members of the community



Chad Brintnall of JJR discussing plan ideas with a stakeholder

*Reconnect to the River...*



OPTION C SITE PLAN

- A Centennial Park
- B Harborside Expansion
- C Hotel
- D Retail / Mixed Use
- E Potential Public/Civic Building Site
- F Parking



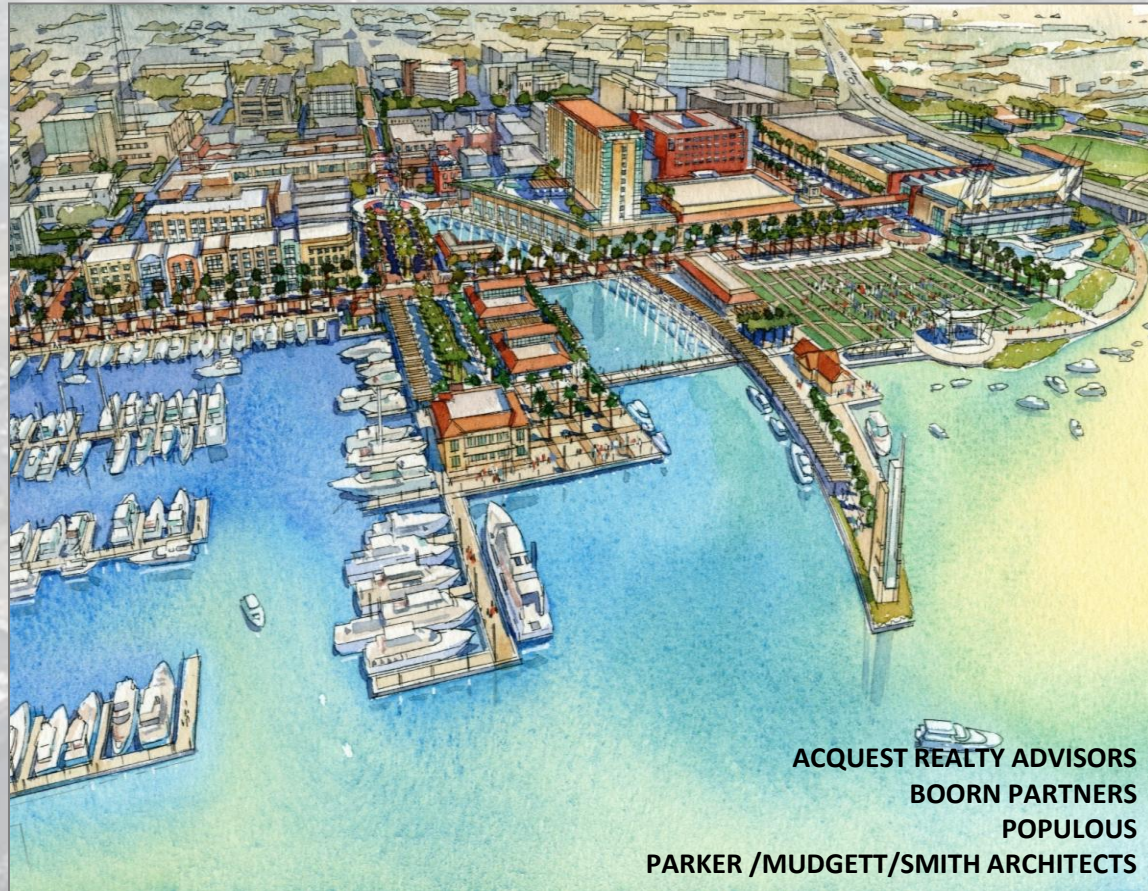
3d model Option C



Option C has several characteristics that are similar to the other options, yet provides the boldest move as far as the shoreline is concerned. A channel is cut into the site, returning a small piece of the Caloosahatchee shoreline back to its original location, which is roughly at Bay Street. This allows for views to the water from the retail and hotel development that is shown along the channel. Centennial Park is also reconfigured to allow for a beach along the waterfront. This effort is intended to begin to provide opportunities for locals and visitors alike who want to interact with the water, while bringing an explicit connection to the riverfront as close as possible to the First Street pedestrian corridor.

## Rediscovering the River...

# 2009 Riverfront Development Plan



## Fort Myers Riverfront Redevelopment Master Plan

# Viability Traditional Economy

**Any new development must support both recreational and commercial water-dependent uses.**

**Ideas currently being considered include:**

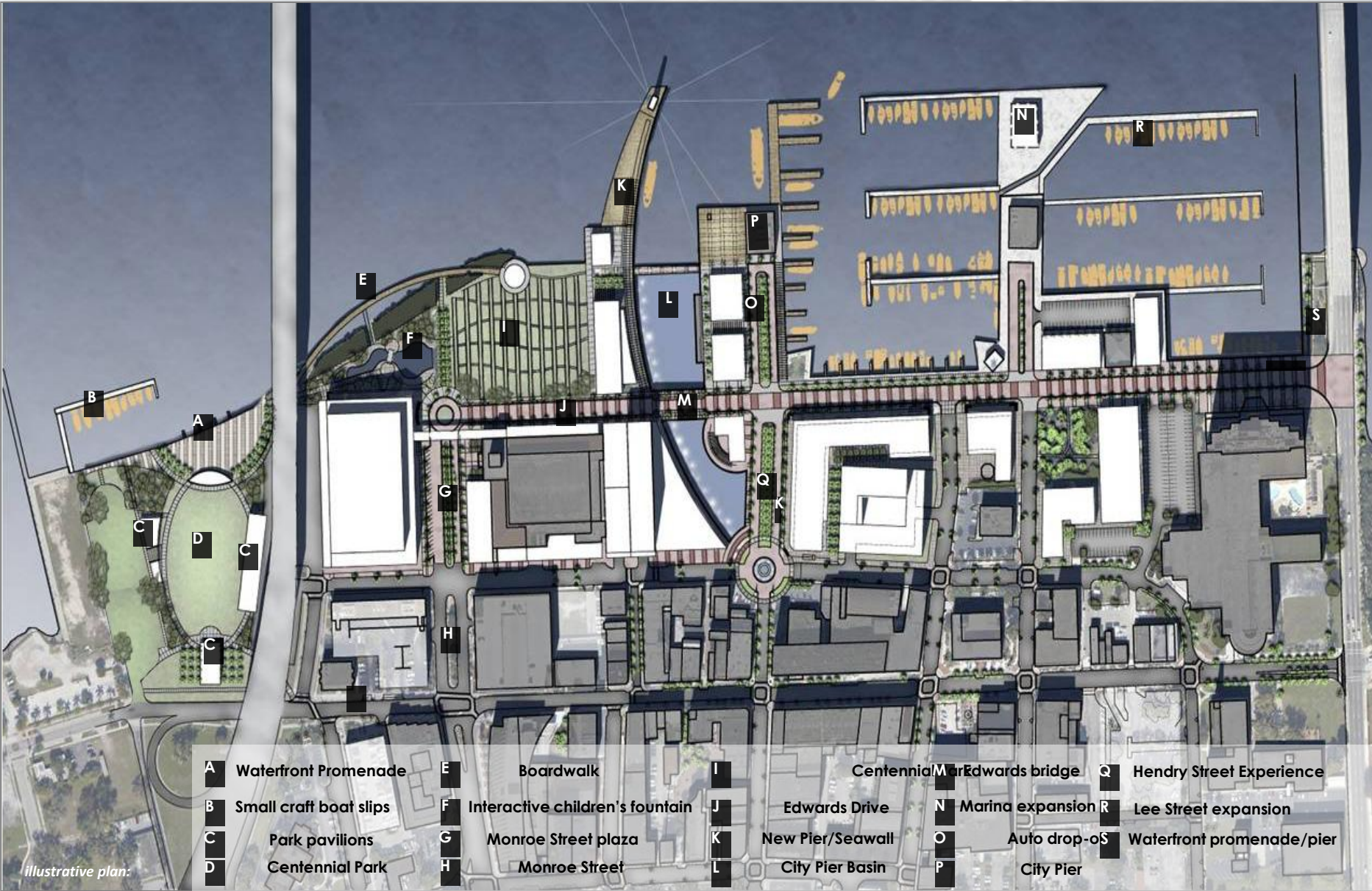
- **Retail/mixed-use commercial center**
- **Expansion of Harborside Event Center**
- **Addition of 250 convention quality hotel rooms**
- **Maintaining public access including a 60-ft wide riverwalk**





# ***Major Plan Elements***

- **Water Detention Basin (Public)**
- **Waterfront restaurants (Private)**
- **Convention Hotel (Private)**
- **Harborside expansion, Phase I (Public)**
- **Smith Block mixed-use (Private)**
- **Smith Block Parking Garage (Pub./Pri.)**
- **Harborside expansion Phase II (Public)**
- **Centennial Park expansion (Public)**



- |                                 |  |                                      |                                    |
|---------------------------------|--|--------------------------------------|------------------------------------|
| <b>A</b> Waterfront Promenade   | <b>E</b> Boardwalk                       | <b>I</b> CentennialMarEdwards bridge | <b>Q</b> Hendry Street Experience  |
| <b>B</b> Small craft boat slips | <b>F</b> Interactive children's fountain | <b>J</b> Edwards Drive               | <b>N</b> Marina expansion          |
| <b>C</b> Park pavilions         | <b>G</b> Monroe Street plaza             | <b>K</b> New Pier/Seawall            | <b>O</b> Auto drop-off             |
| <b>D</b> Centennial Park        | <b>H</b> Monroe Street                   | <b>L</b> City Pier Basin             | <b>P</b> City Pier                 |
|                                 |  |                                      | <b>R</b> Lee Street expansion      |
|                                 |  |                                      | <b>S</b> Waterfront promenade/pier |

illustrative plan:  
public improvements

# Public Improvements

# Environmental Resource Protection

## Biggest concerns

**# 1 - Water quality of the Caloosahatchee River and its effects on:**

- **Marine and plant life within the river**
- **Health of our mangroves lining the Park**
- **Effects on our commercial industry—sightseeing cruises, crabbers, etc.**

**# 2 – Maintaining water levels in the aquifer**



# SCHEMATIC DESIGN SITE PLAN

Art of the Olympians



# River Basin Project



**WRIGHT**  
CONSTRUCTION GROUP

# River Basin Project



**WRIGHT**  
CONSTRUCTION GROUP

# River Basin Project



# River Basin Project







**WRIGHT**  
CONSTRUCTION GROUP



**WRIGHT**  
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**WRIGHT**  
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**WRIGHT**  
CONSTRUCTION GROUP



**WRIGHT**  
CONSTRUCTION GROUP



**WRIGHT**  
CONSTRUCTION GROUP



HARBORSIDE  
HYPER ARCADE

**WRIGHT**  
CONSTRUCTION GROUP





# Past meets present



# The Trolley is here...(finally)



**Past...**

**Present...**

**Future...**

**“Success,” as Bobby Unser said,  
“is where preparation and  
opportunity meet,”  
and the downtowns that have  
succeeded are those that have  
taken steps to prepare  
themselves for redevelopment  
opportunities...**

~Excerpt from the *2003 Downtown Plan*