

Plan Punta Gorda 2019 Citywide Master Plan

Community Input Report - May 10, 2019



Establishing a Common Vision: Plan Punta Gorda Charrette

CHARRETTE SCHEDULE

MARCH 11
Kick Off &
Hands-on
Design Session

MARCH 12 - MARCH 14
Open Design
Studio

MARCH 13
Gilchrist Park
Waterfront Activity
Center Open House

MARCH 15
Work-in-Progress
Presentation

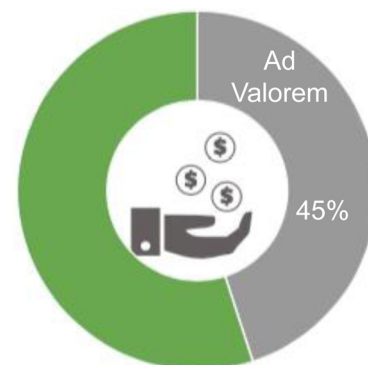
From Monday, March 11 through Friday, March 15, 2019, members of the Dover-Kohl planning team went to Punta Gorda to engage the community in a public design charrette. The planning team was led by Dover, Kohl and Partners and included Partners for Economic Solutions, and Hall Planning and Engineering. During the week, the Dover-Kohl team presented initial findings, gathered feedback, and worked on potential design and policy solutions for Punta Gorda. The goal during this time was to identify key priorities and to build consensus on a vision and direction for the future of Punta Gorda and to incorporate this into the master plan. The week culminated in a “Work-in-Progress” meeting on Friday, March 15 to summarize the week’s events, possible solutions, and confirm the path of the master plan. Over the course of the charrette, the planning team heard from over 500 participants during the hands-on sessions, 200 visitors during the Gilchrist Park open house, held 30 interviews and technical meetings, met over 120 visitors during the open design studio, and had over 1,000 hands-on touch points on printouts and maps. This document presents an overview of the process and highlights from what the planning team was hearing during the charrette.



KICK-OFF PRESENTATION

On Monday, March 11, two Kick-Off presentations and Hands-On Design Sessions were conducted to begin the charrette. During this event, the Dover-Kohl team presented initial findings based on preliminary analysis of existing conditions in Punta Gorda. Mayor Nancy Prafke introduced the team and the effort for the master plan. Project Director, Luiza Leite, discussed the master plan and charrette process, and why it was important for the planning team to be in Punta Gorda meeting with and designing in public. Examples of previous successes in master planning were also presented. Luiza explained that the new master plan would build on the work that had already been accomplished by Punta Gorda since the 2005 Citizens Master Plan was established. Participants were asked keypad polling questions to survey the group and to get a better understanding of who was represented and what the group’s priorities might be. A visual preference survey was also presented to determine what the participants wanted to see in the Punta Gorda and what they would like to avoid.

Anita Morrison from Partners for Economic Solutions presented an overview of existing fiscal and budgetary realities in Punta Gorda, as well as a high-level SWOT Analysis (meaning strengths, weaknesses, opportunities, and threats) of the current market conditions. This highlighted that while Punta Gorda has a walkable historic downtown with local, independent businesses, the city is highly dependent on a few industries and on the predominately residential tax base. This makes Punta Gorda highly susceptible to economic shocks. Anita explained the realistic development potential present in Punta Gorda and the positive fiscal impacts it could have on the city.



Existing economic conditions reveal a large ad valorem portion of cash flow for Punta Gorda. A large portion of income for the city is paid for by residential taxes.

Rick Hall from Hall Planning and Engineering presented initial impressions after studying the existing road way conditions and network of Punta Gorda. He discussed the importance of designing streets for the speed that you want and how the Florida Department of Transportation has made changes in how it designs streets and works with municipalities to install the right street in the right place. Rick also acknowledged the importance of boating as a transportation mode for residents and as a method for attracting visitors. Rick explained how Punta Gorda can leverage its natural assets to attract visitors who are looking for ways to bike and walk.

Victor Dover from Dover, Kohl and Partners presented some initial food for thought to the group including the importance of postcard views for envisioning the future of Punta Gorda and the power of connected streets in easing traffic flow and enhancing walkability. A variety of urban design concepts were discussed such as creating contrasting types of spaces, encouraging walking and biking, incorporating transit, designing in a way that is context-sensitive, and ensuring that someone walking or biking can have a memorable experience. Victor pointed out that these approaches have been demonstrated to improve the fiscal standing of a municipality. Victor emphasized that design matters and that careful planning is critical to a successful public realm. He showed how small changes in urban design can create dramatically improved places.



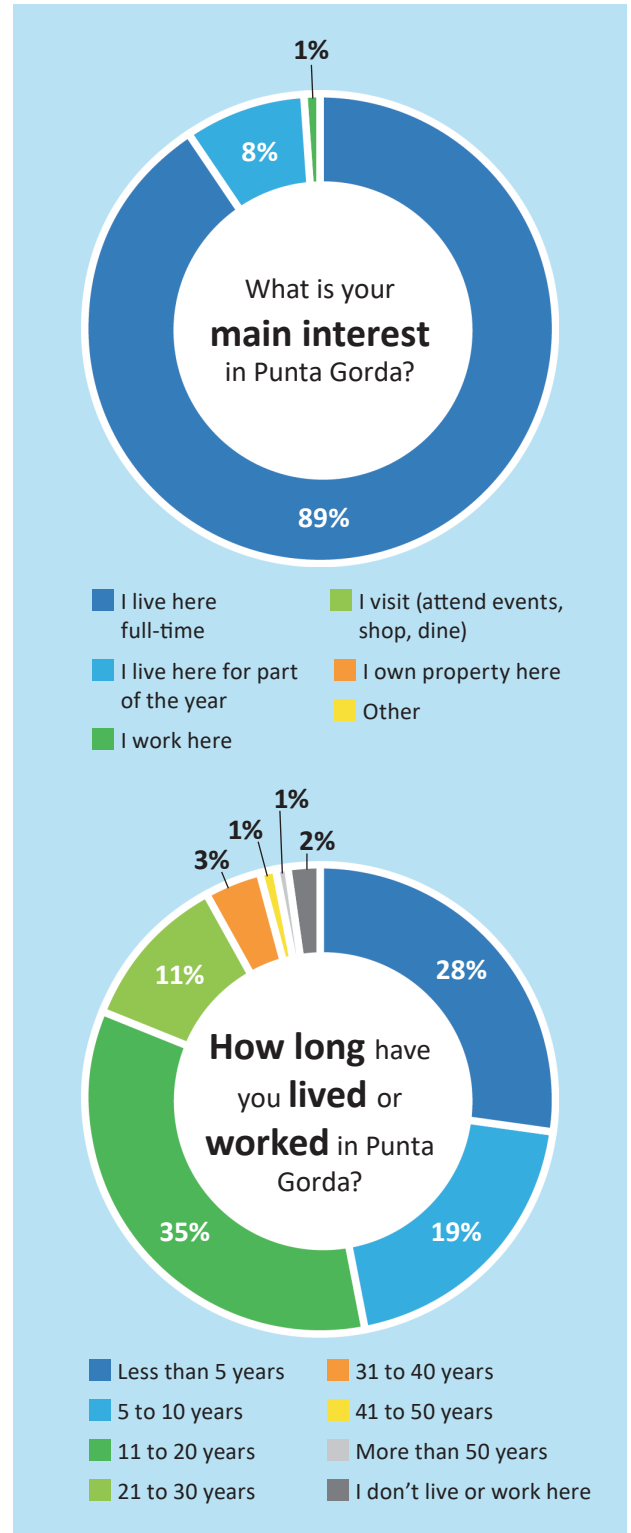
Mayor Nancy Profke welcomes the crowd at a Kick-Off meeting.

Keypad Polling

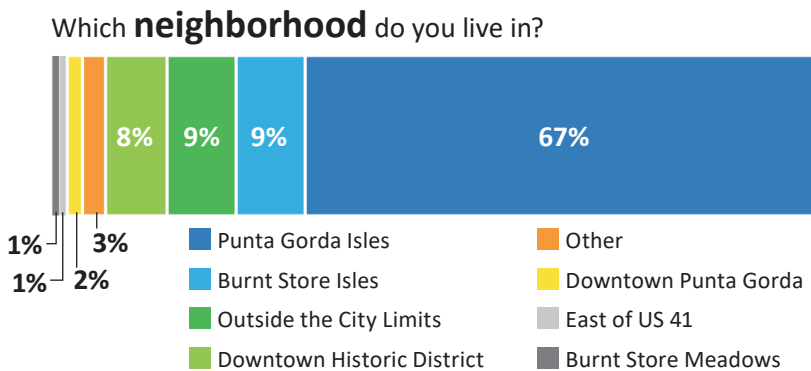
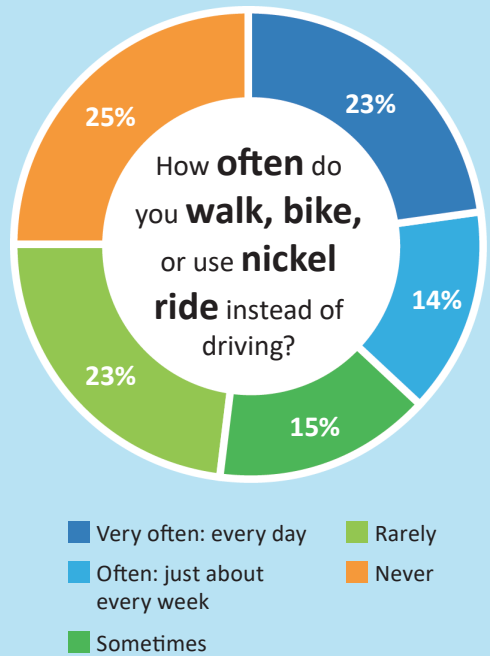
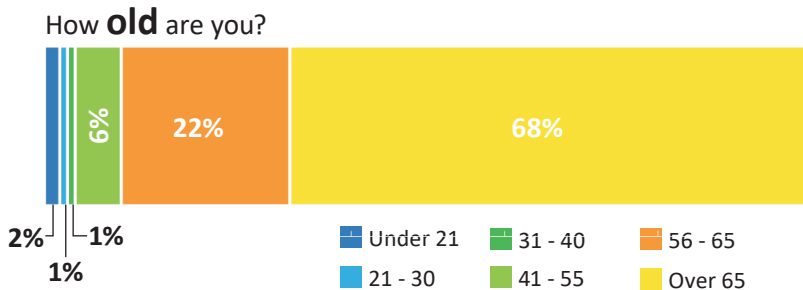
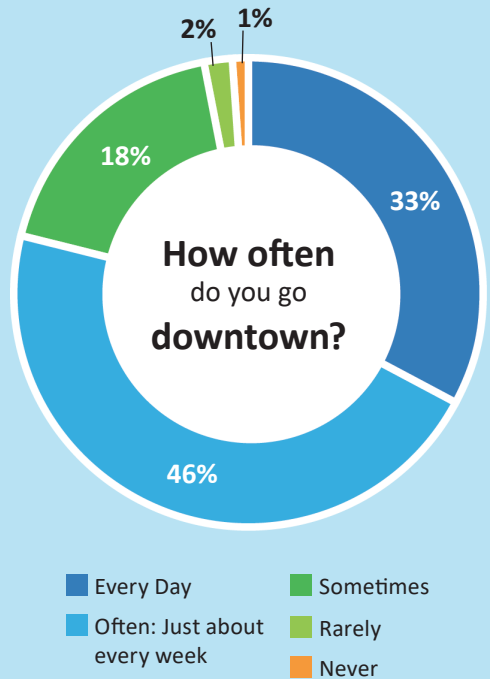
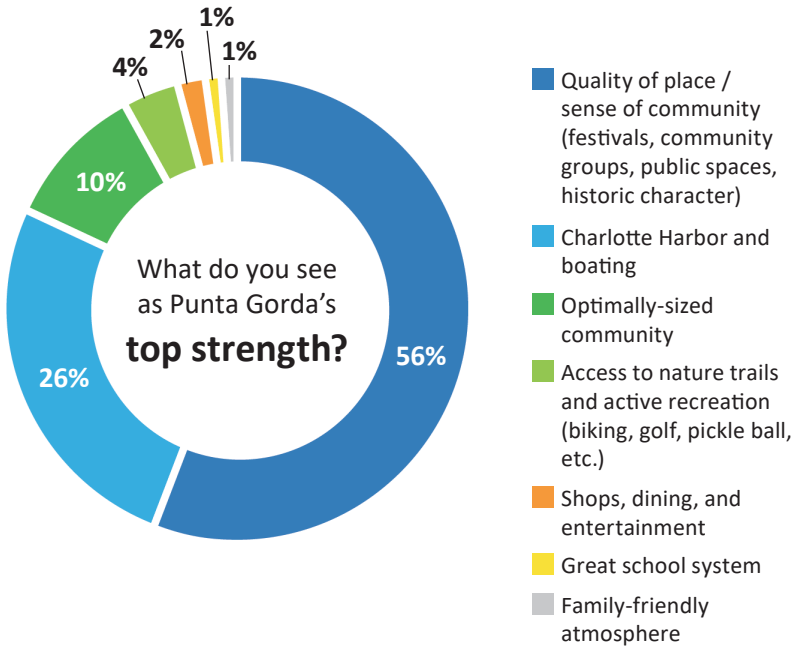
During the Kick-Off presentation, participants were asked a series of keypad polling questions. These responses helped the Dover-Kohl team to gain a better understanding of the makeup of the group, identify potential areas for consensus, and to see what topics might be more pressing than others to residents. Questions included:

- What is your main interest in Punta Gorda?
- How long have you lived or worked in Punta Gorda?
- What do you see as Punta Gorda’s top strength?
- How old are you?
- Which neighborhood do you live in?
- How often do you go downtown?
- How often do you walk, bike, or use nickel ride instead of driving?

The information gathered from both the morning and afternoon session’s key pad polls have been combined. The resulting information is included in the form of charts and graphs.



500+ Participants



Visual Preference Survey

During the Kick-Off meeting, participants were presented with a series of images of different types of places. They were asked if they liked the image and to record their response using the keypad polling devices. While there may be many reasons to prefer or dislike the image, participants were asked to vote

based on their initial gut reaction. The responses were recorded in real time and presented to the group. The responses for each presentation have been combined and included below as a percentage of both morning and afternoon presentations' groups.



HANDS-ON SESSION

Following the Kick-Off Presentation, participants broke off into groups of six at nearby tables for a hands-on design session. Each table had a large map of Punta Gorda, markers, pens, and pencils. Group members were asked to draw and write issues and potential solutions on the printed maps at each table. Participants were asked to think about what is most important to preserve, where growth should occur, what that growth should be like, what is missing from Punta Gorda that would improve the quality of life, and where biking and walking safety could be improved.

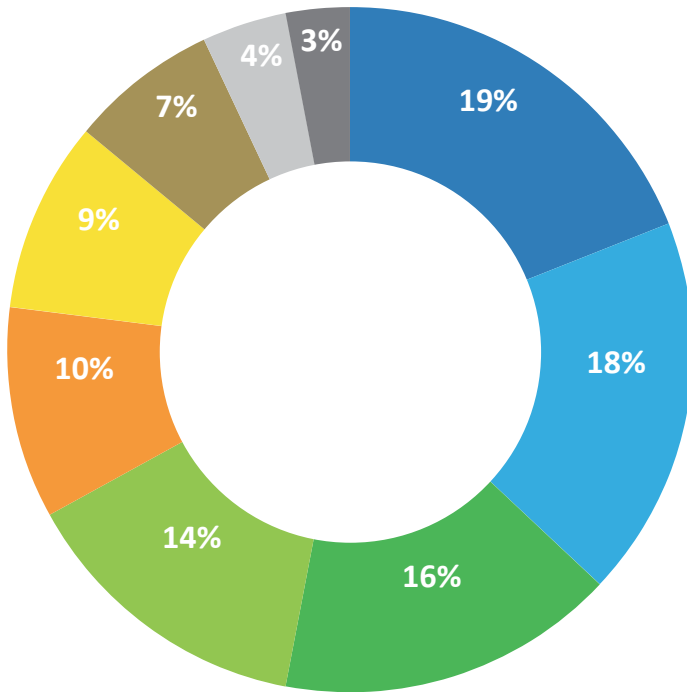
The groups were given one hour to work at their tables to discuss topics and draw on their maps. At the end of their hands-on design session, each table was asked to distill their solutions and identify their “Big 3 Ideas” to present to the assembly. Each table nominated a spokesperson who reviewed their “Big Ideas.” As each group presented, several themes began to emerge, identifying potential subjects for consensus and areas within Punta Gorda to focus on during the week.



Groups of 6 met at tables to discuss ideas and draw concepts to visualize the future of Punta Gorda.

THE BIG IDEAS

During the hands-on session, participants were working in groups discussing goals and potential solutions while drawing on large maps. Each group was asked to summarize their concepts in “3 Big Ideas” to present to the assembly at the end of the session. The chart below summarizes the themes that emerged from each group in both the morning and afternoon hands-on sessions. A wide range of goals were expressed. While housing and economic development were featured more prominently, other concerns such as the waterfront were also recurring talking points from the community.



Housing & Economic Development

- Add a variety of housing types
- Ensure a sustainable economy for Punta Gorda
- Mixed use development
- Infill east of US-41
- Attract a greater variety of jobs to Punta Gorda for a range of incomes

Community Character

- Maintain character of Punta Gorda
- Form-Based Codes
- Improved Landscaping
- Small scale development

Mobility

- Improve bike and pedestrian access
- Improve available transit options
- Carefully manage parking and traffic

Public Spaces and Recreation

- Provide public plazas
- Increase the number and preserve existing parks
- Expand recreation options in Punta Gorda

Downtown

- Bring more mixed-use development downtown
- Develop the City Market Place

Arts & Culture

- Performing Art Center
- Develop spaces for artists to create
- Expand entertainment options

Waterfront

- Improve access and enhance the waterfront
- Expand available docks
- Preserve Fishermen’s Village

Other

- Infrastructure improvements
- Improve education
- Improve Hospital

Annexation

- Annex out toward I-75 and the airport
- Annex commercial areas to maintain consistent look and feel

ONE-WORD CARD

The following word clouds provide guidance for the plan and were generated from an exercise conducted throughout the week. With over 500 responses, participants were asked to write down one word that came to mind about Punta Gorda “Now” and “In the Future.” The more respondents used a particular word, the larger that word appears.

Asked to describe Punta Gorda now, many people noted the small, historic, charming, and water-oriented nature of the City. In the future, people expressed a desire for a vibrant and diverse city with new development, that still maintained its small and historic character. Other words were used and they are all important, but one can imagine a mission statement being written based on the words used the most often. If we put those words together, we can say:

“Punta Gorda today is a small, historic, waterfront community. It is a friendly city with a charming atmosphere. In the future, the Punta Gorda Citywide Master Plan will endeavor to preserve the small town character while increasing diversity and vibrancy. This will be done with development that respects the quaint, friendly, boating community that we are proud of.”

Future:



One-Word Card

ONE WORD that comes to mind about Punta Gorda:

NOW: _____

IN THE FUTURE: _____

(in my vision)

Now:



INTERVIEWS AND TECHNICAL MEETINGS

Between January and March of 2019, the planning team held meetings, phone calls, and interviews with a variety of stakeholders in Punta Gorda to learn how current efforts, concerns, and future goals might be included as a part of the master plan. These groups included:

- City Council
- Public Works Department
- Finance Department
- Police & Fire Department
- City Utilities Department
- Punta Gorda Chamber
- Downtown Merchants Association
- Charlotte County Chamber
- Economic Development Partnership
- Gulf Coast Partnership
- Team Punta Gorda
- Smart Growth Punta Gorda
- PGI Civic Association
- Downtown Historic HOA
- South Charlotte County Coalition
- Harborside Center for the Arts
- Punta Gorda Boat Club
- PG Boaters Alliance
- Learn-to-Sail
- Fishermen's Village
- Local Developers & Property Owners
- Local Real-Estate Professionals
- Florida Department of Transportation District 1 Staff
- Local Cycling Shops and Groups
- Visual Arts Center
- Punta Gorda Historic Mural Society
- Punta Gorda Historical Society
- Blanchard House Museum





OPEN DESIGN STUDIO

Following the Kick-Off Presentation and Hands-On Design Session, the Dover-Kohl team began working on potential solutions to the themes that emerged during the Hands-On Design Sessions. At the beginning of the Open Design Studio, the planning team hung up as many of the maps from Monday's workshops as possible to study and inform concepts for the master plan. The studio was located at the Laisley Marina Community Room from Tuesday, March 12 through Thursday, March 15. During this time, each member of the planning team studied specific areas in Punta Gorda to illustrate ideas about how the city might resolve community concerns and improve the quality of life for residents, visitor and key stakeholders. These areas included: the City Market Place site, the former U-Save site, the downtown neighborhood east of US-41, the bridges for US-41, and Fishermen's Village. Other subjects included street design, bicycle infrastructure, workforce housing, boating infrastructure, traffic and parking, and economic sustainability.

The public was invited and encouraged to visit from 9 to 11 am and from 5 to 7 pm to see the work being done, engage the planning team in discussions about the potential solutions, and bring suggestions. Over 120 people from Punta Gorda visited the open design studio with ideas to further improve the master plan.

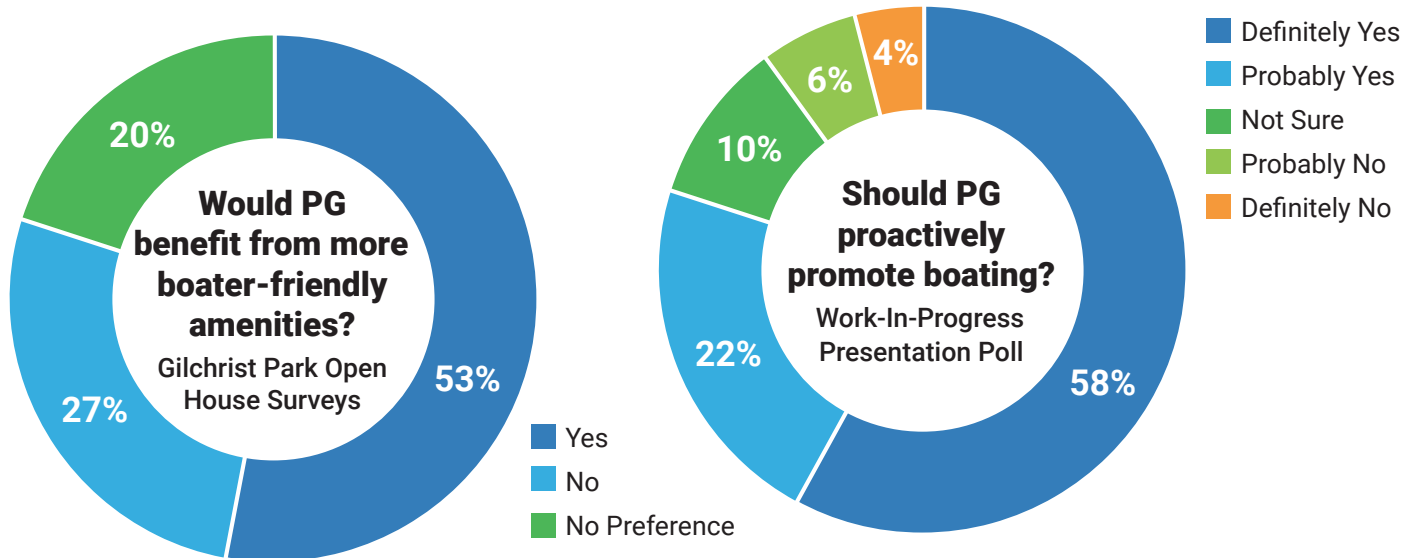


Working on concepts and meeting with residents during the open design studio.



Gilchrist Park Activity Center Input

On Wednesday evening, March 13th, the consultant team and city staff gathered at Charlotte High School to present the four initial design concepts for the Bayfront Center and Boat Club sites at an open house meeting. These four options were selected based on previously gathered community input. Attendees provided written comments on presentation boards and in exit surveys which were gathered and synthesized, results of which are shown on these two pages. Dover, Kohl & Partners worked over the next day and the half to address the communities feedback before presenting the options again at the Work-In-Progress Presentation on Friday. The two pairs of pie charts below compare responses regarding the Gilchrist Park Activity Center, and boating in general from both of these meetings.

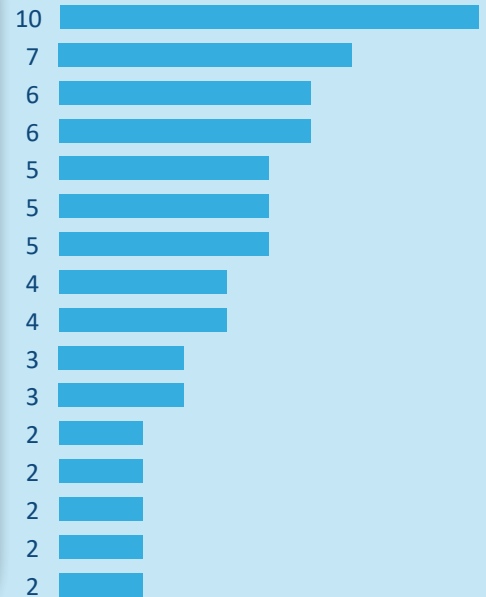


GILCHRIST PARK ACTIVITY CENTER OPEN HOUSE - SUGGESTIONS

The following chart summarizes input from the Gilchrist Park Activity Center Open House Exit Survey. Respondents were asked if they had suggestions to improve the designs presented, what kinds of amenities they would like to see, and if they had any other recommendations or issues related to the park and harbor. Similar suggestions or concerns were grouped and counted to produce the graphic below.

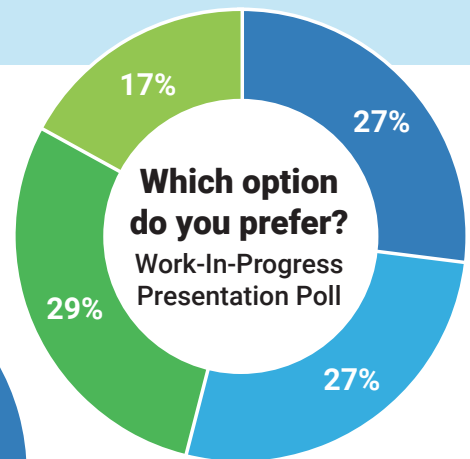
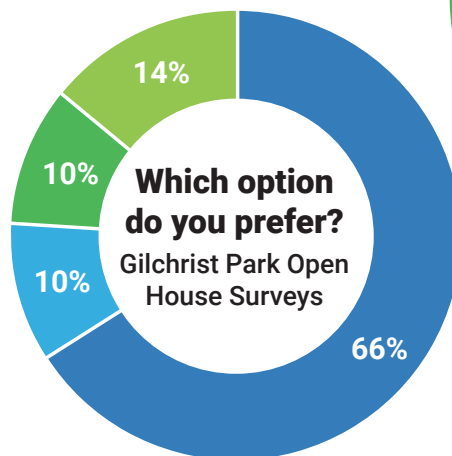
What additional suggestions do you have?

- Renovate the buildings and preserve the "Old Florida" character
- More focus on water-based activities (sailing, kayaking, training, etc.)
- Provide additional facts & information so we can make a decision
- No rooms are needed, just showers, toilets and more dingy docks
- Keeping the Boat Club on the waterfront for boating amenities is critical
- Pickle ball should be re-located
- Consider the needs of all the other non-boating users of the Y
- Boat amenities shouldn't be provided by city, businesses should
- Add mooring fields
- Greenspaces with water views, bike/ped paths, launch & tie-up areas
- Enhance the landscaping, use native plants
- Remodel the Bayfront Center & demolish the Boat Club
- Be more realistic, city has no money
- More amenities will only encourage squatters in the area
- Water taxi - would serve boaters as a launch and visitors traveling
- Regulate the shore to reduce free-loaders & protect habitat



Based on 90+ Comments Responding to Questions 2,3, and 4 of the Gilchrist Park Open House Exit Surveys

- Renovate existing buildings
- Replace existing buildings with one modest building that accommodates some users and activities (primarily those that are water related)
- Replace existing buildings with one larger building that accommodates all community-desired activities
- Replace existing buildings with landscape and park elements





WORK-IN-PROGRESS PRESENTATION

At the end of the charrette week, members of the community gathered for a “Work-in-Progress” presentation where members of the Dover-Kohl team summarized the week’s progress. Mayor Nancy Prafke introduced the team. Subjects included a summary of what the planning team had been hearing over the past week, an economics check-up, the big ideas, transportation close-ups, and setting the path ahead with what’s next.

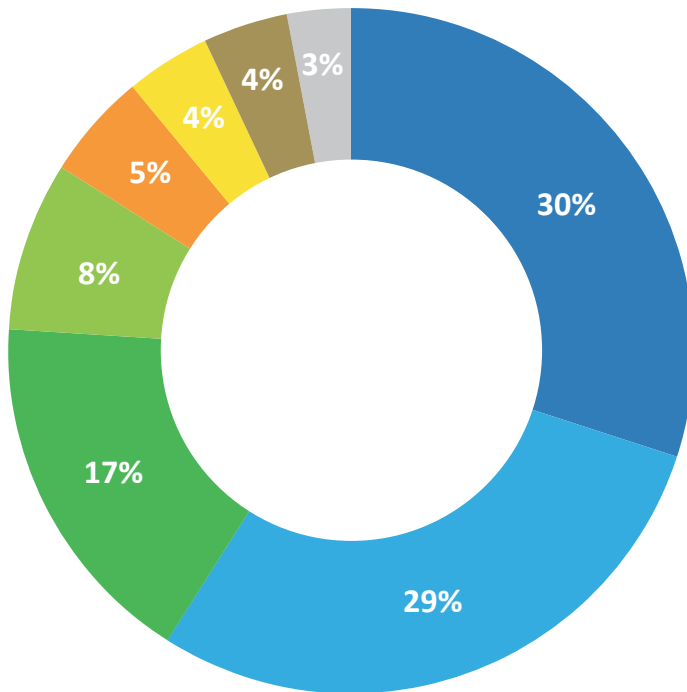
Luiza and Victor presented potential design solutions for Punta Gorda including a bridge lighting installation, mixed-use development that incorporated green spaces, plazas, water features, shade trees, bike lanes, and improved pedestrian streets. Additional polling was taken for each concept, including several options for the Gilchrist Park Activity Center site. Anita discussed existing conditions, the concept of annexation of nearby county land, business challenges, and financial logistics. Rick discussed transportation solutions, street design concepts, roundabouts, and converting Marion and Olympia into two-way streets.

At the end of the presentation, the audience was asked if they thought that the plan was heading in the right direction. 89% believed that the ideas presented were either definitely, or probably on the right track. The meeting adjourned with the planning team departing to continue working on the master plan with a draft report prepared for summer 2019.

CHARRETTE - EXIT SURVEY RESULTS

OF THE IDEAS THAT YOU HAVE HEARD, WHICH ARE THE MOST EXCITING TO YOU?

Throughout the week of the charrette, the community was asked to identify the ideas that they had heard that were the most exciting to them. These included concepts presented as the “Big 3 Ideas,” discussions held during the open studio and technical meetings, and ideas presented during the “Work-in-Progress presentation. As the feedback was collected, certain themes emerged. The chart below visualizes these themes and examples are included in the graphs to the right.



Development & Economics

- City Market Place development
- Developing east downtown Punta Gorda
- Create development downtown
- Infill development
- Develop more commercial opportunities

Quality of Life

- Performing arts spaces
- Green spaces and public spaces
- Bridge lighting concept
- Expanded bike- and pedestrian-friendliness

Planning & Regulations

- Form-Based Codes
- Allow more mixed-use
- Annexation

Housing

- Create more workforce housing
- Allow for a mix of housing types
- Build missing middle housing

Mobility

- Water taxis
- Expand transit options

Waterfront

- Waterfront development
- Expand boating access and facilities

Other

- Changes to US-41 and Retta
- Roundabouts
- US-41 Bypass

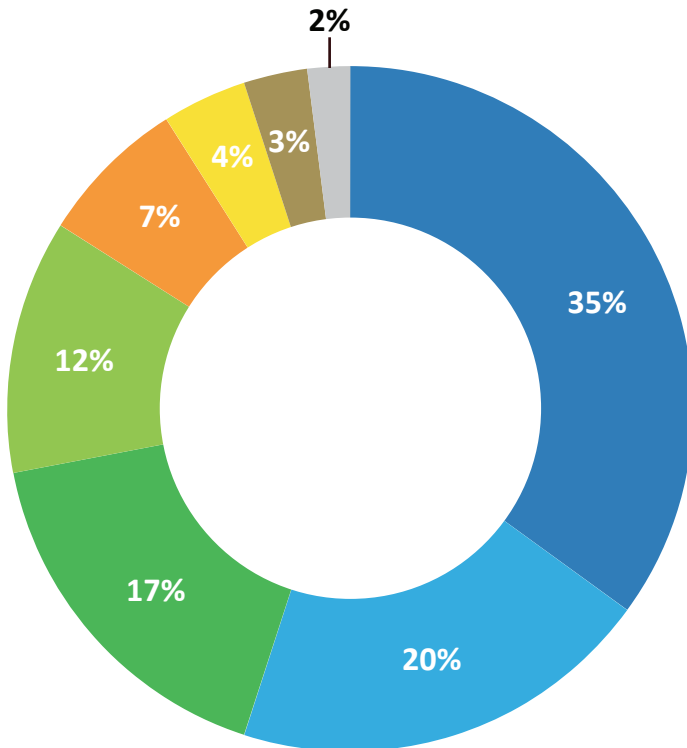
Community Character

- Maintain the character of Punta Gorda
- Invest in the Historic District



WHICH IDEAS SEEM MOST CRUCIAL TO RESPONSIBLE GROWTH AND ECONOMIC SUSTAINABILITY IN PUNTA GORDA?

In the exit interview sheet at the Kick-Off presentation, participants were asked to identify the ideas that they thought were the most crucial to achieving responsible growth and economic sustainability in Punta Gorda. These responses were collected and related responses were organized into themes. The chart below illustrates the percentage of each theme, and the graphs to the right include example responses from each theme.



Development & Economics

- Develop the City Market Place
- Create opportunities for commercial development
- Attract higher paying jobs
- Create more economic diversity
- Develop the downtown area
- Attract more light industry

Planning & Regulations

- Adopt a Form-Based Code
- Allow more mixed-use buildings
- Annex east toward I-75
- Careful management of parking and traffic

Quality of Life

- Improve pedestrian- and bike-friendliness
- Protect and create more green space
- Create more public gathering spaces

Housing

- Build more workforce housing
- Allow for a greater mix of housing types

Community Character

- Maintain the existing character of Punta Gorda
- Maintain the architectural character

Other

- Build a bypass for US-41
- Establish a Parks and Recreation Department

Waterfront

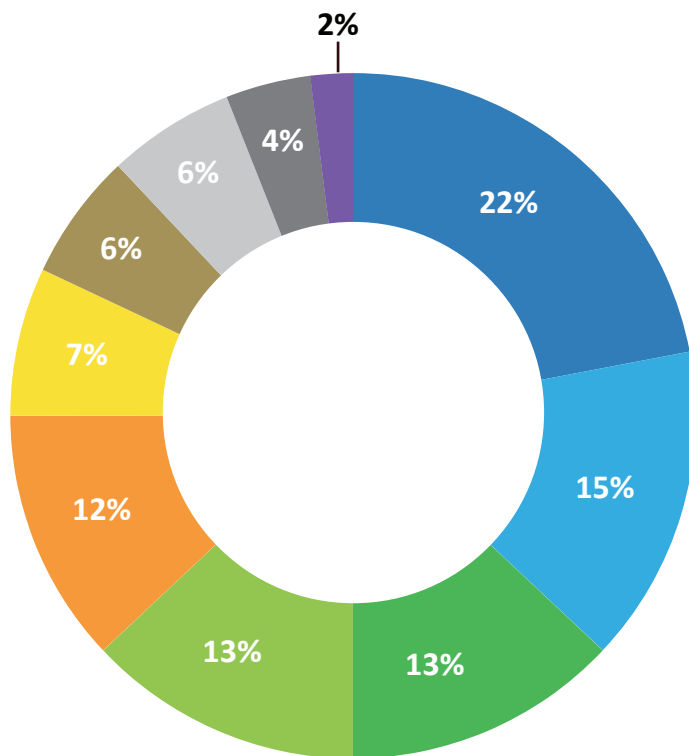
- Expand access for boaters
- Careful development of the waterfront
- Increase access to the waterfront

Mobility

- Expand public transit options
- Water taxis

ADDITIONAL QUESTIONS

After the Kick-Off presentation, participants were asked to identify additional questions for the planning team that may have come up during the hands-on session, or as each group was presenting their “Big 3 Ideas” to the assembly. These questions were collected and reviewed. Related questions were organized into groups and are identified in the chart below. Examples of each group are given in the graphs to the right.



Housing & Economic Development

- What can be feasibly built at City Market Place?
- How should we develop while preserving public space?
- How should east downtown Punta Gorda develop?

Quality of Life

- How can we improve pedestrian safety?
- How should we expand the bike trails?

Economic Sustainability

- How would this work with the City’s budget?
- How much does annexation cost?

Planning & Regulations

- How do we manage car traffic and parking with new development?
- How to address infrastructure needs?

Waterfront

- How to expand boating slips?
- How to properly develop the waterfront?

Housing

- What might additional housing options look like?

Streets

- Can speeds be reduced to 25 mph, or even 20 mph?
- Is it possible to have a vehicle-less downtown?
- Do roundabouts make sense in Punta Gorda?

Mobility

- How should we further develop transit?
- Is car-less living possible in Punta Gorda?

Other

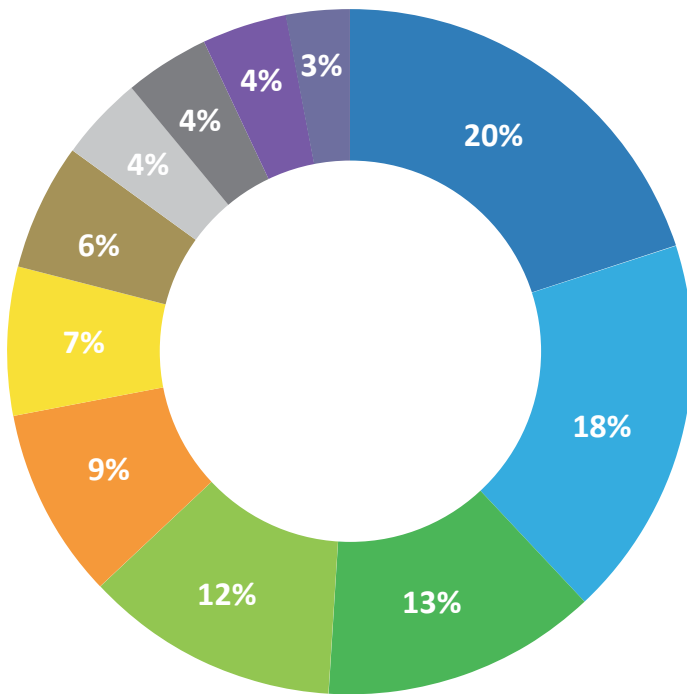
- Address the regional context of Punta Gorda.
- How do we attract and support families?

Community Character

- How do we balance growth and maintaining the character of Punta Gorda?
- How should we address architectural styles?

ARE THERE ADDITIONAL ISSUES THAT YOU WOULD LIKE THE PLANNING TEAM TO EXAMINE IN MORE DETAIL?

After the Work-in-Progress presentation, participants were asked if there were any issues in addition to what had been presented and discussed during the week. Information was collected from printed exit interviews and feedback online. The responses were reviewed and grouped into related themes. The percentage of each theme is represented in the chart below and the graph to the right gives examples of each theme.



Planning & Regulations



- Increase safety for bikes and pedestrians
- Investigate the possibility of a community center
- Take climate change and sea level rise into account
- More public gathering and green spaces

Waterfront



- Increase the number of docks downtown
- Continue to refine the Fishermen's Village concept
- Develop and protect the harbor

Community Character



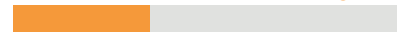
- Maintain the small character of Punta Gorda
- Preserve the historic character of Punta Gorda

Streets



- Make more two-way streets
- One-way streets are not a problem
- Study traffic impacts of development

Economic Sustainability



- How much would these concepts cost?
- Dig more into the numbers for Gilchrist park options

Development & Economics



- What are the right incentives for developers?
- Attract higher paying jobs and young professionals

Quality of Life



- Other location options for a performing arts center?
- Improve medical services

Housing



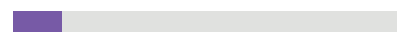
- How do we develop workforce housing?
- Are live/work units feasible?

Additional Outreach



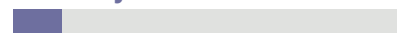
- Don't forget to study other areas of Punta Gorda
- Reach out to minority groups and college students

Other



- How do we attract more young families?

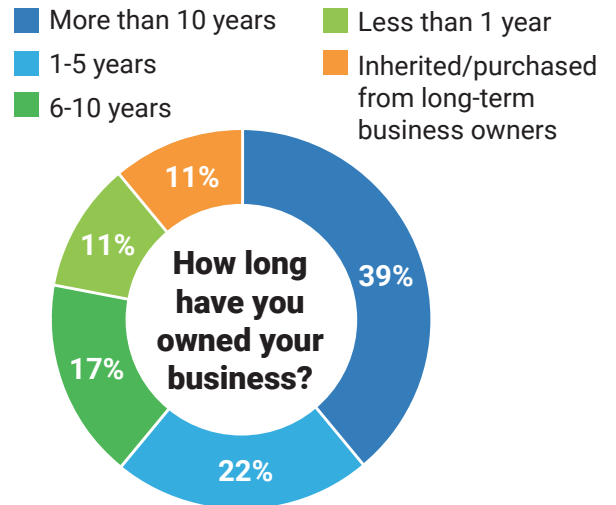
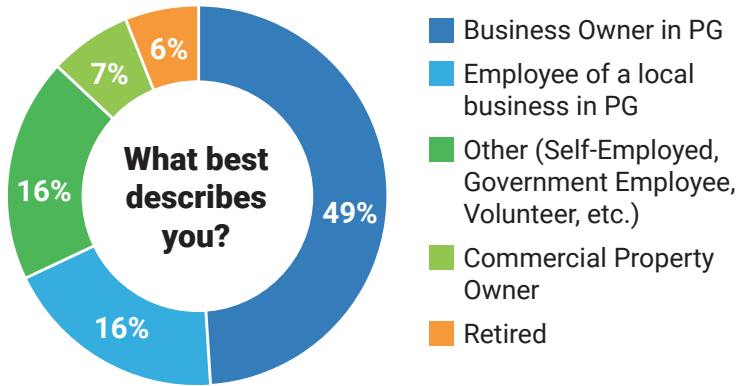
Mobility



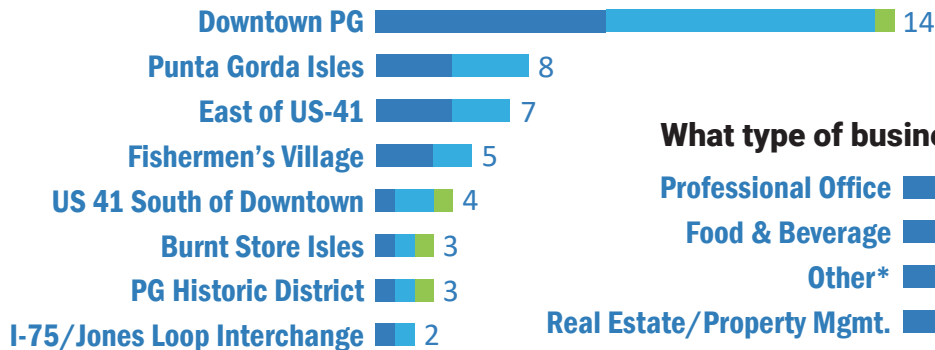
- Expand transit options to further-out neighborhoods
- Train station downtown?

BUSINESS COMMUNITY - ONLINE SURVEY RESULTS

Following the charrette, an online poll was distributed to gather additional input from local business owners, employees at local businesses, and commercial property owners in Punta Gorda. This new information would be used to supplement previous stakeholder meetings with the PG Chamber, Charlotte County Chamber, Downtown Merchants Association, and local developers and real estate professionals. In addition to general information, respondents were asked how the master plan could help address the most pressing challenges they face as employees, business owners, and/or property owners. In total, 89 responses were collected.



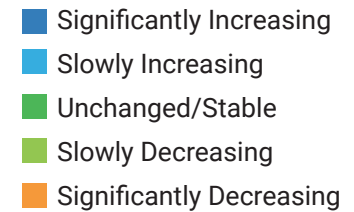
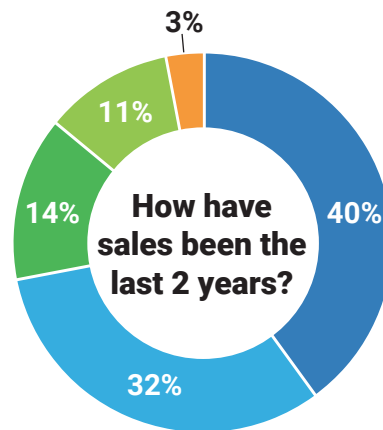
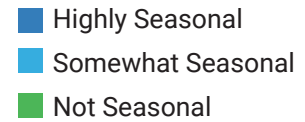
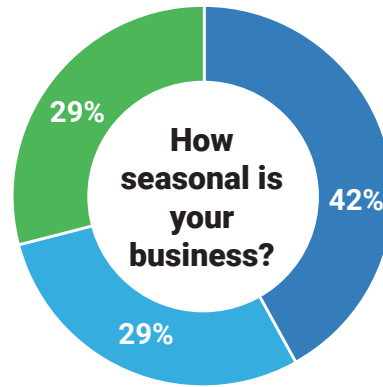
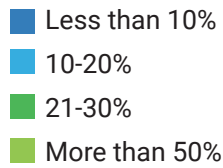
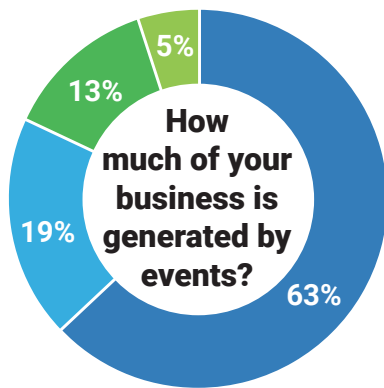
Where is your business/employer/commercial property?



What type of business do you own/work for/rent to?



*Other includes institutions, non-profits, manufacturing, transportation, and home decor



How can Plan Punta Gorda Address Business Challenges? Rank the Following Strategies



ARE THERE OTHER CHALLENGES THAT YOU WOULD LIKE THE CONSULTANT TEAM TO CONSIDER?

21% mentioned DOWNTOWN BUSINESS DEVELOPMENT

- More shopping and restaurant options
- Develop City Market Place into mixed-use center with a town square
- Need more small commercial spaces
- Nowhere to put new businesses/retail

Total Mentions: 7

19% mentioned TRAFFIC/STREET IMPROVEMENTS

- Too much traffic in season and dangerous, noisy speeding on US 41
- Maintain Marion & Olympia one-way
- Need sidewalks on Taylor, Jones Loop Road and Airport Road
- Traffic concerns with older drivers

Total Mentions: 6

16% mentioned ECONOMIC/ EMPLOYMENT DIVERSITY

- Promote the city as a business relocation/startup destination
- Attract more young professionals and families
- Need more quality employees
- Need more year-round businesses

Total Mentions: 5

16% mentioned OTHER

- Need affordable housing
- Political imbalance
- Need better PR for negative events (hurricanes, red tide, etc.)
- Limit the number of overlapping events
- More investment/support for businesses outside of downtown

Total Mentions: 5

16% mentioned ENCOURAGE DEVELOPMENT

- Make building more attractive to developers
- Simplify code compliance and streamline permitting process
- Need more businesses citywide to strengthen the tax base
- Increase density

Total Mentions: 5

13% mentioned COMMUNITY CHARACTER

- Better shade and seating areas
- Downtown should appeal to everyone
- City should purchase Market Place for the public good

Total Mentions: 4



SPECIAL THANKS

A special thanks goes out to Team Punta Gorda and all of the volunteers who helped during the charrette as table facilitators, greeters, and studio set-up helpers!

Jennifer Beane	Julie Mathis	Janet Gramza
Martha Bireda	John Miller	Thomas Gramza
Betsy Blaustein	Dave Mills	Cynthia Lanza
Marty Blaustein	Teri Mills	Carol Martin
Della Booth	Julie Moriarity	Stella Markel
Justin Brand	Nancy Morris	Donna Whalen
Tom Cavanaugh	Bob Mueller	Hal Sterwerf
Adam Cummings	Wendy Mueller	Gina Silvidi-Cairns
Eric Deyoung	Donna Peterman	Chuck Bettinson
Jake Dye	Alan Schulman	Jennifer Hendershot
Carolyn Freeland	Gary Skillicorn	Betsy Spagnolo
Naomi Gazolla	Marilyn Smith-Mooney	Mona Vieregg
Nora Giurici	Frank Sperry	Sherri Lennon
Harvey Goldberg	Marilyn Thomas	
Judy Grosvenor	Bill Welsch	
Shelly Harris	Teri Burritt	
Suzanne Herron	Dawn Onofrio	
Sue Hills	Del Templeton	
Teresa Jenkins	Rebecca Krikorian	
Nancy Johnson	Sandra Dressler	
Dan Kain	Ron Dressler	
Ashley Maher	Duane Ising	

BIG IDEAS - HANDS-ON DESIGN SESSION

During the Kick-Off Presentation, the assembly broke into groups of six to discuss concerns, goals, and draw potential solutions on large maps as part of a Hands-On Session. At the end of the session, each group was asked to summarize their discussions by identifying their “Big 3 Ideas.” The following is a list of the “Big 3 Ideas” of each table from both the morning and afternoon sessions. Some groups identified more than three ideas and each idea has been recorded. Due to the numbering of tables and where groups decided to sit, some tables were unoccupied during one, or both sessions. These have been identified in this list.

Table 1 - Morning

1. Change land development regulations to allow for 5 story building based on 14’ story in City Center - using Justice Center as a comparison point.
2. Considering need for work force housing annexing area between Airport Road and Jones Loop Road, and East on US-17.

Table 1 - Evening

1. Encourage more annexation with a focus on commercial areas and multi-family to diversify the tax base. Potential for industrial and commercial spaces by the airport.
2. Prioritize getting something in City Market Place, preferably, mixed-use, with active ground floor, structure parking. Need to see something get built here to keep downtown attractive.
3. Encourage more non-car oriented trips. Slow down traffic, create more awareness, add more connected trails.

Table 2 - Morning

1. Downtown!!! More year-round sustainability - suggested city marketplace performing arts center.
2. Maintain historic design in any downtown development (low profile building).
3. Affordable housing (airport or by Sunseeker).

Table 2 - Evening

1. Community Center with games and meetings.
2. Multi-use structures like the Loft with business and residences to improve tax revenue.
3. Maintain integrity and ambiance of downtown along Marion, Taylor, and Sullivan.

Table 3 - Morning

1. Preserve small town/downtown feel.
2. Increasing economic base including more transportation options.
3. Enhancing the waterfront.

Table 3 - Evening

1. We should become a medical mecca and recruit to become one. Improve schools to attract doctors.
2. Punta Gorda needs a Parks and Recreation Department with professional.
3. Have a plan to buy Twin Isles if/when they go under. No condos.
4. Food trucks along waterfront, making sure that Fishermen's Village remains as is.

Table 4 - Morning

1. Annexation (east toward airport).
2. Affordable homes (many options).
3. Development of City Market Place.

Table 4 - Evening

1. Increase tax base using mixed-use infill and annexing land and rezoning for white collar business.
2. Affordable housing (rental and ownership) for current and future workers.
3. Beach and sail park at Gilchrist to attract younger people.

Table 5 - Morning

1. Market place / central performing arts / community gathering area. Can be made multi-use (condos, parking, offices, market place, and gardens).
2. Connecting Sunseeker to our downtown area through a water taxi to Fishermen's Village and downtown and historic areas - no cars - once in Punta Gorda pedicabs.
3. Investment into and preservation of our historic district from FU to Cooper Street.
4. City needs a Parks and Recreation Department to take care of our treasured parks.

Table 5 - Evening: Table 5 was not occupied in this session.

Table 6 - Morning

1. Waterfront - improve and expand waterfront facilities with water taxis, dingy docks, laundry/shower facilities.
2. Public space downtown with a band shell, movie theatre, performing arts.
3. Improve walkability and bikability, connecting paths, shuttle service to all parks, downtown, Ponce de Leon Park, from parking garages. Include bicycle stations.

Table 6 - Evening

1. Multiple community gathering centers.
2. 24/7 community - living, working, playing here. Vivante needed downtown with restaurants, etc.
3. Alternative transportation options - better bicycle lanes, water taxis, better crosswalks.

Table 7 - Morning

1. Downtown emphasis in multiple locations. Small walking green spaces, intermingled with outdoor eateries and locally owned boutiques similar to St. Armond in appearance. Does not need to be a resident of Punta Gorda or PGI. Could have multiple locations elsewhere.
2. Downtown area. Better use of Punta Gorda Boat Club and YMCA. Additional small boating opportunities. How about another Fishermen's Village sticking out into the harbor.
3. Affordable workplace housing is needed not "low-income housing."

Table 7 - Evening

1. Fund and create a Parks and Recreation Department to coordinate programming.
2. Marina with public transit boats.
3. Zoning amendment requiring development to fund affordable / workforce housing.
4. Establish a Form-Based Code.

Table 8 - Morning

1. More trees, visual appeal, shade trees for walkers and bike paths.
2. Encourage building diversity in architecture, style color, height, size.
3. City Market Place should be developed in a practical, and economic manner. Challenges given the private ownership's asking price for the property.

Table 8 - Evening

1. Fine arts / cultural opportunities at City Market Place with landscaping, a band shell, greenery.
2. More awnings, planters, and hanging baskets downtown to improve the attractiveness of the area.
3. Improved transit such as a trolley and bike facilities. Further connection of the bike paths, connecting 2 ends and safely getting over US-41.

Table 9 - Morning

1. Elected City Council should be the deciding entity for architectural approval of new buildings for the city center zoning area.
2. Very much in favor of Form-Based Codes sticking with a similar theme.
3. Work Force Housing is very much needed. Planners, please consider making multiple types available and locations convenient to work place.
4. Use Taylor Street's potential. We need a main street and Taylor Street seems the most viable so as City Center zoning is developed, please think of it as an area for walkability, green spaces, bike traffic, benches. Perhaps the center for our many parades.

Table 9 - Evening

1. Bringing residents to downtown area, connecting neighborhoods to downtown, micro-transit, small scale.
2. Workforce housing, drawing lower-wage workers from port Charlotte to Punta Gorda.
3. More multi-use buildings, combining residential and commercial property.

Table 10 - Morning

1. A premier Health Center for seniors in Western Florida.
2. Year-round Tourism with pickle plex, regattas, baseball events.
3. City is not broken.

Table 10 - Evening: Table 10 was not occupied in this session.

Table 11 - Morning

1. Stratified housing with articulated heights and greenspace in the historic and surrounding areas with the education of the community about the value of this type of housing.
2. Maintain the historic character by focusing on the architecture rather than the height and acknowledging that our history extend farther back than what you see right now.
3. Strive to be one community - not too old vs young, retired vs workers, Isles vs everything else. Have were more of a unified community back in the time of Jim Crow than we are now.

Table 11 - Evening

1. Use land on Olympia and Marion, east of US-41 to provide multi-family and workforce housing.
2. Consider modifying existing zoning code to accommodate tiny-home community.
3. Remove US-41 as a barrier. We want the form of the historic district to carry along Marion and Olympia across US-41 as far as I-75. Improve the image of East Punta Gorda.
4. Improved public transit.

Table 12 - Morning

1. Multi-use streets, 25 MPH.
2. Develop small at Market Place, maintaining downtown historic character.
3. Mixed-use downtown development.

Table 12 - Evening

1. Preserve the hometown feel, increase beautification and historic quality.
2. More interesting landscapes along the harbor walk such as interactive, lighted, musical fountain behind the convention center at the water's edge.
3. Better traffic and parking. Parking garage at Convention Center.
4. Control development.

Table 13 - Morning

1. Market Place Circle should be walkable, mixed-use, businesses, stores, and open green spaces.
2. Form-Based Codes.
3. Pedestrian only zone downtown from Nesbitt to US-41 and Retta to Olympia.
4. Limit building permits at 2025.
5. Create more open spaces.
6. Parks Department needed.
7. Can't forget about our families with children. Youth center and YMCA with youth programs.

Table 13 - Evening

1. Bayfront Center Boat Club, 501 corporation combined, non-commercial, keep youth sailing club and youth community activities.
2. Market Place - mixed use.
3. Form-Based Code.
4. Workforce Housing possible at: Old U-Save, Wood Street area, across the City Court Justice Center, condos at Vasco, near the Vivante.

Table 14 - Morning

1. City Market Place.
2. Traffic Issues.
3. Form-Based Codes.

Table 14 - Evening

1. Improve connectivity: connect the Event Center to central area walking and biking; connect Nesbitt to Southbound US-41; reduce traffic speed at US-17 and US-41.
2. Create a destination that can complement Civic Center. Underutilized compared to potential value it should be.
3. Set standards for buildings - Form-Based Codes. Does the Marriott add or detract from PG charm?
4. Contrary to table #12, fill space with Mixed-Use with resident base. It takes residents to support retail and restaurants year-round. Need grocery facility and rather than worrying about crossing US-41 on south, develop the community not south between the US-41's.

Table 15 - Morning

1. City marketplace - interesting architecture, colonnades, lots of greenery. Build to the street along the entire block. Could be a little tall (7 stories for a few properties downtown).
2. Include multifamily workforce housing.
3. Attract a tech workplace by the airport.
4. Expand the street network.
5. Add awnings and storefronts with outdoor dining.
6. Adopt a Form-Based Code.

Table 15 - Evening

1. Develop multiple methods of routes for circulating through town using transit, biking, and walking paths.
2. Regional place making around town using open space, parks, neighborhood commercial, infill throughout the city.
3. Encourage annexation to city's natural boundaries. Diversity tax base, consistent LDR's. (City and gateways Cleveland, airport, and town to Burn Store.)

Table 16 - Morning

1. City Market Place could have an amphitheater in downtown with shops, restaurants, flowers or greenery.
2. More walkability - shade in downtown with canopy trees, shade covered sidewalk, i.e. awning, small colonnades, flowers, boxes, walkway across US-41, landscape overpass.
3. Mixed-use housing and activities, keeping providing for 40-65 year-old living.
4. Multi-level senior care: independent assisted living, nursing care.

Table 16 - Evening

1. US-41 by pass - to protect and enhance. Downtown east end to new bridge to Sunseeker (or other area) with work force housing within radius to downtown.
2. Expanding/creating golf cart/bike paths for greater easy access to downtown with slowed traffic.
3. Add natural Florida trees, change coding to incorporate more trees with new builds.
4. New hospital - moved to east of US-17 to better protect Downtown and itself from rising waters.

Table 17 - Morning

1. Downtown enhancement - make it more attractive and appealing/inviting to bring more people in to sustain local businesses and get them to come back.
2. More parking needed.
3. Better more diverse restaurants that look attractive and appealing.
4. Amphitheater, band shell, community theater.
5. Signage for downtown events.
6. Walking only street with more outdoor seating and restaurants.
7. Expand downtown east of US-41 North, with elevated walkable over US-41.
8. City marketplace with elevated seating in Charlotte Harbor Event Center.
9. Mobility and transportation.
 - From PGI to downtown and Sunseeker to Punta Gorda.
 - More places to dock boats to access Fisherman's Village, Downtown and Laishley.
 - Wide bike paths to encourage more and safer biking.
10. Afraid of too much froth without road improvements. Don't want to become a Cape Coral or Bradenton.
11. More diverse and workforce housing to attract families east of US-41 with non-car access to downtown with bike paths, trams, etc. No high rise residences.

Table 17 - Evening: Table 17 was not occupied in this session.

Table 18 - Morning

1. Parks and connectivity of bike and walking trails.
2. Marketplace - town center development, parking
3. Develop our waterfront, piers to facilitate for docking to enjoy city.

Table 18 - Evening

1. Preserve and restore the downtown market. Include theatre and culture and eateries.
2. Bike trails into downtown parks and open spaces
3. Develop out Airport Road and airport. Include commercial and residential.

Table 19 - Morning

1. Housing - workforce and design.
2. Movement of people - bikes, public transit, maintenance.
3. Review current codes.

Table 19 - Evening

1. Create public common / green with retail opportunities, seating, and a possible public market.
2. Improve pedestrian / biking safety with dedicated paths and lanes and education of the public about the issue.
3. Expand the Florida Southwestern University and attract high-tech, full-time jobs, partnerships to bring the community together.
4. Affordable housing.
5. Arts.

Table 20 - Morning

1. More multi-use trails for bikes and pedestrians
2. City marketplace, more retail, mixed-use, but still quaint.
3. Expand gateways.
4. Add water taxi and marina.
5. Annex to 75 affordable housing and performing arts center.

Table 20 - Evening

1. Maintain Punta Gorda as small town, community-oriented place.
2. Preserve water-oriented community.
3. Evacuation Shelter.
4. Annex Charlotte Park and zones from Hospital zone to Piper Road.
5. Seek funding for water and sewers.
6. Develop transportation options.

Table 21 - Morning

1. Mixed-use with residential, condos, apartments, commercial, retail, restaurant at Jones Loop with Aldi, Home Depot etc. like Steiner and Associates has done in Ohio.
2. Making things accessible to our elderly and less mobile. Retiree population which will continue to grow in the future.
3. Multi-age community pertinent to all generations (education, attractions...)

Table 21 - Evening

1. Retail space with housing above in vacant land downtown.
2. Annexation for planned commercial development.
3. Green space downtown with outdoor community event center (amphitheater).

Table 22 - Morning

1. Develop City Market Place pedestrian only - mixed-use.
2. Multi-level parking behind event center.
3. Infill specialty grocery stores, Whole Foods, Trader Joe's, Fresh Market, Wegman's.
4. Parks and Recreation Department next to the library.

Table 22 - Evening

1. Infill downtown - more mixed-use, shops, outdoor dining, waterfront dining.
2. ID strategic bike routes for connectivity.
3. Great opportunity - gateway on US-17 - annex and develop.

Table 23 - Morning: Table 23 was not occupied in this session.

Table 23 - Evening: Table 23 was not occupied in this session.

Table 24 - Morning

1. Shared office space - attract business innovators, higher paid execs that don't want to be limited to "work from home" - conference rooms, cubicle, hard wall offices.
2. Old U-Save lot behind Ice House (across from Bank of America) on Olympia should have work force housing - something like town homes and tiny homes.
3. Maintain historic character of our city by maintaining and enforcing codes and restrictions to limit/prevent ugly development

Table 24 - Evening: Table 24 was not occupied in this session.

Table 25 - Morning

1. Preserve water view access, maintain low profiles.
2. Keep the "small town" atmosphere.
3. Improve the economic health of Punta Gorda.

Table 25 - Evening

1. Waterfront enhancement.
2. Pedestrian and biking safety.
3. Development of City Marketplace into a town square and restaurants.

Table 26 - Morning

1. Protect the waterfront and downtown area from Fishermen's Villages to I-75.
2. Form-Based Code, especially for City Market Place.
3. Development of areas around Jones Loop and FSW campus areas with affordable housing and mixed-use developments.

Table 26 - Evening

1. Solve the transportation problems at Aqui Esta, include linear bike trails and connections. Include on US-41 bridge and improve safety measures.
2. Build a performing arts center with street level retail, bakery, restaurants, boutiques, art, and market place similar to Ft. Myers Repertory Theatre. Use this to build experience-based revenue growth.
3. Increase public water access while preserving the historic character of the community.
4. Increase the number of small public spaces and landscaping.
5. Establish an architectural review of new construction.

Table 27 - Morning

1. Annexation.
2. Change building codes to accommodate Form-Based Codes.
3. Add food and grocery services in center of PGI.

Table 27 - Evening

1. Frustration over lack of development at City Market Place
2. Develop transportation to service communities within the city (from PGI, Burnt Store, etc. to various locations such as Fishermen's and historic district)
3. Affordable housing - various locations for workforce as well as multi-residential unit development.

Table 28 - Morning

1. City Market Place - developed with mix use, include green space, town square, landscaping, keep height variance less than 70 feet.
2. Transportation - bike friendly and safety with adequate bike width on major roads, community transportation (F.M. beach trolley).
3. Preservation of green space, nature friendly parks, usable natural areas (walking tours etc.)

Table 28 - Evening

1. Beautify Marion / Olympia to be the welcoming area for the city with attractive streetscapes - trees, benches, windows.
2. Improve recreation opportunities at Gilchrist Park with performing arts, waterside, beach activities, beach volleyball, and accommodate youth!
3. Affordable infill housing and walkable residential areas near downtown making an attractive small town.

Table 29 - Morning

1. Sustainable economy multi-family annual housing.
2. Transportation enhancements, auto/bike/walk/rickshaws?
3. Visual / green space / bikable / store front / walkable.

Table 29 - Evening: Table 29 was not occupied in this session.

Table 30 - Morning

1. Make city public square out of City Market Place with multi-usage attractive design, trees, with band shell, and fountain etc.
2. More boating friendly amenities with docking downtown, boat maintenance, and eating after events.
3. Transportation: more bike friendly, more golf cart friendly, nickle ride on bike trails, water taxi - home to business like table #17.

Table 30 - Evening: Table 30 was not occupied in this session.

Table 31 - Morning

1. Waterfront development plan.
2. Adopt Form-Based Code with comprehensive code revisions to provide consistency.
3. Maintain small town feel and grow it as a small town.

Table 31 - Evening

1. Keep historic architectural identity/keep us unique - not Spring Hill Box.
2. Institute Form-Based Codes.
3. Amend City Codes to incorporate more green space, Intimate areas
4. More trees, more shade.
5. Pursue and increase incentives for existing and new areas for annexation.
6. Plan for Cultural enrichment via the arts - performing, visual arts etc.

Table 32 - Morning

1. Affordable housing for Punta Gorda businesses.
2. Expand definition of “downtown.”
3. Multi-use Trail - expand it both to east and west with shade, lighting, and benches.
4. Flexible multi-purpose building for multi-family housing and businesses. Increase height, but aesthetically.
5. Increase cultural events, including a performing arts center.

Table 32 - Evening

1. Many traffic and crosswalk intersections are potentially hazardous. The present one-way streets need to be examined closely.
2. Adequate drainage throughout the city - worst places are in the historic district.
3. Form-Based Codes, not uniformly set throughout the city. What applies downtown shouldn't affect other districts.

Table 33 - Morning

1. Flooding!
2. Annex downtown east of Laishley to accommodate height of building 2 level harbor walk
3. Work force and senior progressive living buildings south and east of Aqui Esta.
4. Development of mixed-use commercial and residential entertainment area in Jones Loop Area. i.e. movie theater, Whole Foods, boutique shops, all tied with overall trolley (bus) transportation.

Table 33 - Evening

1. Community activity center, including water, for all ages at Gilchrist where Bayfront is now.
2. Downtown - infill architecturally interesting multi-family housing, parking garage, historic preservation. No billboards, no fast-food.
3. Active lifestyle - outdoor recreation opportunities.

Table 34 - Morning: Table 34 was not occupied in this session.

Table 34 - Evening: Table 34 was not occupied in this session.

Table 35 - Morning

1. Cycling, walking access to city center.
2. Traffic in downtown, increase pedestrian safety, and parking.
3. Develop medical area to fit needs of year-round residents that work around the medical complex.

Table 35 - Evening: Table 35 was not occupied in this session.

Table 36 - Morning

1. Attainable housing which will bring workers. Incentives to builders by increase in density for a certain % of development to attainable housing.
2. Bike paths/lanes and educate motorists and bikers to coexist. Need bike-safe routes connecting city areas. Will decrease motor vehicle congestion.
3. Increase incentives to attract industry to commercial areas to increase job and increase commercial tax base.

Table 36 - Evening: Table 36 was not occupied in this session.

Table 37 - Morning

1. Expand bike paths to Marion, Bal Harbor, Coronado, and Aqui Esta.
2. Add workforce housing to downtown Punta Gorda, including east of US-41 to help build up the medical district. Include a mix of places to rent and own.
3. Attract employers and employees.

Table 37 - Evening: Table 37 was not occupied in this session.

Table 38 - Morning: Table 38 was not occupied in this session.

Table 38 - Evening: Table 38 was not occupied in this session.

Table 39 - Morning: Table 39 was not occupied in this session.

Table 39 - Evening: Table 39 was not occupied in this session.

Table 40 - Morning

1. Find creative ideas to develop workforce housing.
2. Develop City Market Place as a pedestrian mall with and amphitheater, small shops, gardens, landscaping, max three stories, artistic and cultural.
3. Beautification to existing areas to include more flowers and plants.
4. Make more pedestrian and bicycle friendly.
5. Preserve history and small town feel.

Table 40 - Evening: Table 40 was not occupied in this session.

Table 41 - Morning: Table 41 was not occupied in this session.

Table 41 - Evening: Table 41 was not occupied in this session.

Table 42 - Morning

1. Marketplace as our Central Park.
2. Green space within Central Park.
3. Low-rise mixed-use (50' or less in height).

Table 42 - Evening: Table 42 was not occupied in this session.

Table 43 - Morning: Table 43 was not occupied in this session.

Table 43 - Evening: Table 43 was not occupied in this session.

Table 44 - Morning: Table 44 was not occupied in this session.

Table 44 - Evening: Table 44 was not occupied in this session.

Table 45 - Morning

1. Harborside Center for the Arts - a 2,000 seat theatre complex to serve the greater Charlotte Community in all the performing arts along with community meeting space, i.e. school graduations. Potential requirement 25A's
2. Preserve Fishermen's Village, Punta Gorda Boat Club and YMCA Bayfront facilities.
3. Stop making every park plan policy "something for everyone" of all ages.

Table 45 - Evening: Table 45 was not occupied in this session.

Table 46 - Morning

1. Develop according to residents - not the latest "outside" trend - infill - not outside.
2. Performing arts - gathering space - downtown!! Include availability for cinema.
3. Preserve our parks for all - not commercial development

Table 46 - Evening: Table 46 was not occupied in this session.

Table 47 - Morning: Table 47 was not occupied in this session.

Table 47 - Evening: Table 47 was not occupied in this session.

Table 48 - Morning: Table 48 was not occupied in this session.

Table 48 - Evening: Table 48 was not occupied in this session.

Table 49 - Morning

1. Preserve Henry Street open space adjacent to the new library.
2. Develop the open lots downtown to accommodate cultural opportunities.
3. Annex areas outside the airport for affordable housing and commercial development.

Table 49 - Evening: Table 49 was not occupied in this session.

Table (table number was not identified on sheet)

1. Multi-use recreational trail - solution for bikes and pedestrians.
2. Downtown: more retail, mixed use for City Market Place (quaint, consistent with original - marina)
3. Traffic flow must be considered, safety. Rethink regarding Sunseeker? Water taxi and more marinas.

Hands-On Design Session Presentation Notes

As groups were presenting their “Big 3 Ideas” members of the Dover-Kohl team were taking notes on the presentation and discussion. The following pages include the notes taken during each group’s presentation for both morning and afternoon sessions.

Morning Hands-On Design Session

TABLE 1 - Frank

- Change regulations to allow 5 story buildings. (like justice center)
- Consider workforce housing by Jones Loop Rd.
- Grow in South Punta Gorda. – Will need infrastructure

TABLE 2 – Lisa’s Table

- Downtown – More year-round. Marketplace as performing Arts Center
- Maintain historic design and low scale
- Add affordable housing

TABLE 3 – Richard’s Table

- Preserve downtown feel.
- Increase economic base and transportation options
- Enhance the waterfront

TABLE 4

- Annexation east toward airport
- Affordable housing
- Development of city marketplace

TABLE 5

- Performing arts center at marketplace with mixed-use
- Add water taxi and additional transportation options
- Invest in preservation of historic areas
- Add parks and rec department at the city

TABLE 6 – Tom’s table

- Encourage development in the downtown focused on walkability
- Enhance and improve waterfront facilities
- Improve walkability and bikability throughout including shuttle services

TABLE 7

- Downtown focus – add boutique shops
- Better use of downtown facilities for boating and water recreation

- Affordable workforce housing is needed, but could be accommodated elsewhere?

TABLE 8 - Larry's Table

- Add more trees – both palms for looks and shade trees
- Encourage appropriate development
- City marketplace redevelopment (tough nut)

TABLE 9 – Nancy's table

- Elected officials should be final decision for new development
- Support the development of form-based code
- Consider affordable housing, in convenient locations
- We need city center – walkable

TABLE 10 – John's table

- Punta Gorda should have best healthcare in Florida for seniors
- Seasonal tourism works, but we need to expand to year round activities, like charlotte harbor
- Don't waste time on expanding commercial development, focus on existing strengths

TABLE 11 – Sue's Table

- Stratified housing with varied heights
- Maintain historic character – focus on architecture, not just height
- Strive to be 1 community, not separated (more unified during Jim Crow era?)

TABLE 12 – Jerry's Table

- Create safe streets – reduce speeds to 25 mph. Implement bicycle plan
- Development of city marketplace – performing arts center, but maintain hometown feel
- Historic district. Utilize alleys to expand housing options
- Mixed-use development in downtown with arcades and awnings. Setbacks above 3rd story. Reduce speeds downtown.

TABLE 13 – Betsy's Table

- Marketplace – develop walkable mixed-use, greenspace based on form-based code
- Limit building permits. Create more open spaces. Preserve YMCA and create youth programs

TABLE 14 – Lynn's Table

- Think about transportation to reduce bottlenecks
- Town square at marketplace

- Tax base could be expanded but in very controlled way
- Form-based codes to eliminate, reduce variances, and improve design, landscaping and lighting standards (think about lighting carefully to minimize light pollution)

TABLE 15 - Terry's Table

- City Marketplace - Interesting architecture, colonnades, lots of greenery. Built to the street, along entire block. Could be a little taller (7 stories for a few properties downtown).
- Multifamily workforce housing.
- Tech workplace by the airport.
- Expand street network
- Add awnings and storefronts. Outdoor dining. Adopt a form-based code

TABLE 16 – Naomi's Table

- City marketplace – amphitheater and restaurants, but add greenery and flowers no matter what.
- Make city more walkable, add shade via trees, awnings.
- Overpass connecting 41 to 41
- Mixed-Use housing and housing for seniors and younger generations
- Senior housing – independent living, assisted living, nursing care

TABLE 17 – Kate's table

- Downtown enhancements – pedestrian street. Shade, outdoor seating. Bandshell, amphitheater.
- Mobility and transportation – more places to dock boats downtown
- Add elevated seating at event center
- Add transit and other transportation options to allow people to get to downtown without their cars. Separate bikes from cars
- Not too much growth.
- More workforce housing to attract families. Especially east of 41, but add bike facilities.

TABLE 18 – Sharon's Table

- Parks and connectivity of trails
- Redevelopment of marketplace
- Waterfront docking in downtown

TABLE 19 – Ryan's Table

- Workforce housing esp. by cooper street. Introduce more mid-century modern design/Sarasota modern architecture, not

necessarily downtown. Expand options for architects for materials and shade. Encourage innovation.

- We need better bike lanes. We could use the center median in 41 for a bike lane? – to minimize conflicts with driveways
- Water taxi, and dock maintenance.
- Recycling especially in the downtown area

TABLE 20

- More multi-use trails for bikes and pedestrian
- City marketplace, more retail, mixed-use, but still quaint
- Expand gateways
- Add water taxi and marina
- Annex to 75 Affordable housing and performing arts center

TABLE 21 – Kay’s table

- Mixed-use development in the Jones Loop area
- Make things more accessible for elderly population
- Multi-age community for all generations – education, attractions

Table 22 – John’s Table

- Mixed-use development at Marketplace
- Multilevel parking behind event center
- Infill other areas – grocery stores, specialty clothing
- Add parks and rec department at the city

Table 24

- Attract innovators and high-paid individuals. Shared office space etc.
- Workforce housing options at the old U-Save lot
- Maintain and code enforcement to limit ugliness factor

TABLE 25 – Cindy’s Table

- Preserve the waterfront access
- Keep small town character
- Economic health of the city

TABLE 26

- Protect the waterfront
- Use Form-based code for city marketplace
- Develop affordable housing and mixed-use at Jones Loop

TABLE 27

- Bring back services like 7-11 that was shot down
- Add form-based code
- Annex Tamiami Trail corridor and improve character

TABLE 28 – Don’s Table

- City marketplace – town square with mixed-use development with greenspace (70 ft. max)
- Add bike paths and trolley (Like Fort Myers Beach)
- Preserve greenspaces and parks

TABLE 29 – Tom’s Table

- Sustainable economy
- Transportation – More options
- Visual – What do you see when you drive in?

TABLE 30 – Barbara’s Table

- Public Square with active uses at marketplace
- More boat friendly places, water taxi
- More golf-cart friendly

TABLE 31 – Joe’s Table

- Develop Comprehensive waterfront development plan
- Adopt form-based code
- Maintain small town feel, vibrant, and survivable

TABLE 32 – Lauren’s Table

- Affordable Housing
- Expand aesthetic and businesses downtown
- Expand trails
- Flexible, multi-use buildings
- Increase cultural events – performing arts center

TABLE 33 – Debbie’s Table

- Flooding downtown is a big problem
- Annex east of downtown, add harbor
- Senior Housing at Aqui Esta
- Entertainment by Jones Loop
- Trolley

Afternoon Hands-On Design Session

TABLE 1

- City Marketplace
- Encourage non-auto transportation
- More connected trails

TABLE 2

- Community Center, smaller scale.
- Mixed-use residential
- Ambiance of downtown

TABLE 3

- Medical mecca – encourage doctors to move here by improving schools, community center
- Need professional park managers
- Food trucks at the waterfront

TABLE 4

- Increase tax base by encouraging mixed-use infill development, and annex land to rezone for white collar businesses.
- Beach and sailing park and Gilchrist

TABLE 6

- Multiple community gathering spaces. Both large and small.
- 24/7 community, especially at Marketplace - live, work, play (like City Place in West Palm Beach)
- Encourage alternative transportation options: Water taxi across river, better bicycle lanes, more and better crosswalks.

TABLE 7

- Create a parks and rec department at the city
- New public marina, existing marina doesn't have enough room
- Form-based code
- Require affordable housing for new development

TABLE 8

- Fine arts/cultural opportunities, landscaping, bandshell at Marketplace.
- More awnings, flowers downtown.
- Improve transportation with trolley, better bike paths, more connections for bikes.

TABLE 9

- Bring residents to downtown, and connect neighborhoods.

Encourage smaller scale transportation.

- Affordable housing for workers
- Mixed-use buildings

TABLE 11

- Improve public transit.
- Expand historic district
- Accommodate bikes, pedestrians, transit
- Historic District is beautiful, we need more of that all the way to 75
- Add a form-based code to make it happen
- Accommodate a tiny house community for workforce housing

TABLE 12

- Preserve the hometown feel
- Increase beautification and historic quality.
- Improve waterfront with landscaping
- Community center needs parking garage and landscaping

TABLE 13

- Sailing and youth activities
- Downtown marketplace – mixed-use, form-based code.
- Workforce housing, both rental and purchase
- U-Save area and other empty lots can accommodate affordable housing

TABLE 14

- Improve connectivity: Walking and biking to event center. Reduce traffic speeds to 41
- Civic center area is underutilized
- Improve charm in the downtown
- Mixed-use development requires additional density of residents
- Grocery

TABLE 15 – Derek’s Table

- Multiple methods for getting around the city – paths, trolleys
- Regional place making – parks
- Discourage regional travel by adding multiple centers
- Annex land to diversify tax base and add regulations to improve quality and gateways

TABLE 16

- US-41 bypass to allow traffic to bypass downtown
- Create golf cart paths to connect residents to downtown
- New hospital – (without problems) and in higher ground

TABLE 18 – Dan’s Table

- Preserve and restore downtown
- Bike trails for everyone
- Develop towards airport with commercial and residential

TABLE 19 - Don’s Table

- Public common/green with a little bit of retail to encourage people to go downtown
- Improve pedestrian and bike safety – more bike lanes and trails. Also education for bikes and drivers
- Focus on the university – Expand, add high-tech jobs. Add programs
- Affordable housing for students, staff, and downtown workers
- Arts & Entertainment

Table 20 – Brad’s Table

- Small town community
- Water oriented community
- Add evacuation shelters
- Annex charlotte park
- Develop transportation options

TABLE 21 – Andrea’s Table

- Retail space with housing above in city marketplace
- Annexation for planned commercial development to diversify tax base
- Greenspace, outdoor event center, like amphitheater

TABLE 22 – Ellen’s Table

- Downtown – maintain historic character, infill with shops, outdoor dining, pedestrian spaces
- Waterfront restaurants
- Grocery stores within walking distance
- Identify strategic bike routes and multiuse trails
- US 17 – Better gateway to the city, annex area

TABLE 25

- Waterfront enhancement – Need additional docking space
- Pedestrian and biking safety – Streets are dangerous
- Town square and city marketplace – not all built up

TABLE 26 – Kathy’s Table

- Safety
- Focus on transportation problems, concentrate on trail connections for bikes

- Performing arts center with street-level retail and city marketplace
- “Experienced base revenue growth”
- More water access while preserving architectural character

TABLE 27

- City Marketplace – some kind of multiuse property
- Transportation – Getting around is difficult, could add water taxi, jitneys
- Affordable housing – multiple sites could be viable

TABLE 28 [high school students]

- Beautify main arteries in and out of the city
- Add recreation by the water,
- Affordable housing for families

TABLE 31 – Bill’s Table

- Keep historic architectural integrity (not like Spring Hill)
- Amend city codes to add more trees, landscaping, shade
- New areas for annexation
- Plan for cultural enrichment – Performing arts

TABLE 32 – Kathy’s Table

- Potentially hazardous intersections should be safer
- Rethink 1-way pairs downtown
- Adequate drainage throughout the city, starting in the worst places (historic district)
- Form-based codes (customized for areas like downtown)

TABLE 33 – Kim’s Table [2 high-school students at table]

- Community activity center for all abilities, including water activities
- Active lifestyle with outdoor recreation opportunities
- Infill architecturally interesting multifamily and mixed-use buildings, parking garage, historic preservation

