

Historic 41 Redevelopment Panel Discussion

June 25, 2013

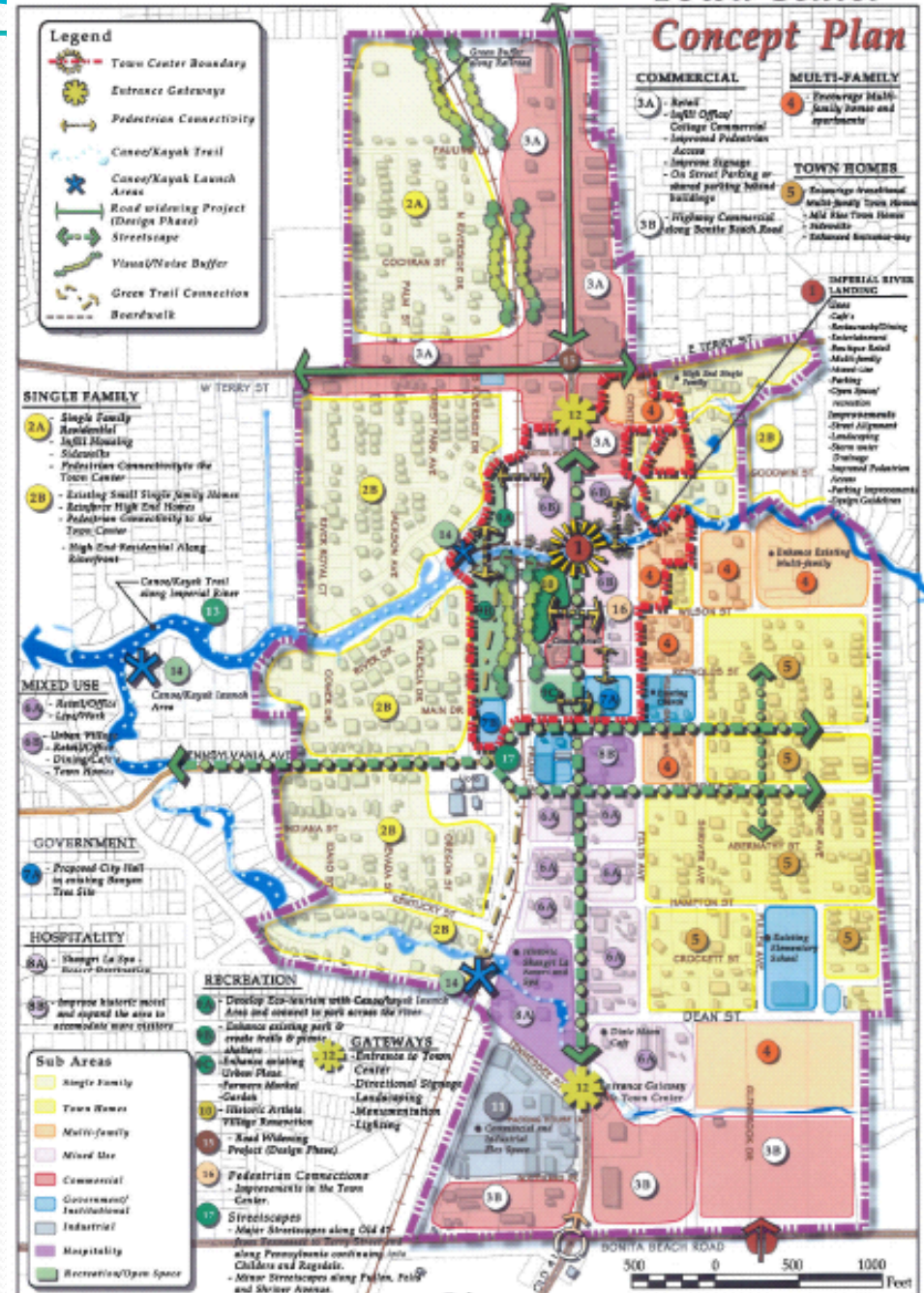
Redevelopment of Downtown



Old US 41 Corridor Redevelopment Masterplan



**Town Center
 Concept Plan**



Downtown Color Palette



Southern Shores and Beaches

Sherwin Williams



Colors Shown

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BODY TRIM ACCENT
SW 0019 SW 7584 SW 6416
Festoon Aqua Polar Bear Sassy Green

OTHER COLORS

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BODY TRIM ACCENT BODY TRIM ACCENT
SW 7682 SW 7005 SW 7039 SW 6347 SW 7683 SW 6214
Dove's Way Pure White Virtual Taupe Chrysanthemum Buff Hibiscus



Colors Shown

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BODY TRIM ACCENT ACCENT 2
SW 2818 SW 2813 SW 2814 SW 2807
Downing Slate Downing Straw Rockwood Antique Gold Rockwood Medium Brown



Downtown Vision Rendering “Old Florida” Design





James Lee - City Design & Graphics



James Leese - City Design & Graphics

EcoDistricts



EcoDistricts:



Targeted Locations with Specific Focus

Infrastructure and Services





EcoDistrict Performance Areas

- Equitable Development
- Health and Well Being
- Community Identify
- Access + Mobility
- Energy
- Water
- Habitat + Ecosystem Function
- Materials Management

Why EcoDistricts Matter

- **For Municipalities:**

Supports a neighborhood assessment and investment strategy to help meet broader resiliency and economic development goals. EcoDistricts put demonstration projects on the ground, save local money and resources, and stimulate new business development.

- **For Utilities:**

Creates a model for integrated infrastructure planning to guide the development of more cost-effective and resilient green infrastructure investments over time. EcoDistricts also provide a mechanism for scaling conservation and demand-side management goals by aggregating districtwide projects.

- **For Developers and Property Owners:**

Creates a mechanism to reduce development and operating costs by linking individual building investments to neighborhood infrastructure.

- **For Businesses:**

Provides a platform to deliver district-scale infrastructure and building products and services to market.

- **For Neighbors:**

Provides a tangible way to get involved in improving and enhancing the neighborhood's economic vitality and sustainability, as well as a new form of organization.

Creation of Working Groups



Green Business Challenge

- Friendly competition makes going green fun
- Engaging
- Recognition, Achievement and Leadership
- Savings strengthen bottom line
- Cost effective results
- Guidebook and Toolkit available

**GREEN BUSINESS
CHALLENGE**



First Fridays

- Art Walk
- Music Walk
- Food Walk
- Pub Crawls
- Bicycle Tours
- Block Party



Connect Downtown

- Walkability
- Cycling
- Multi-modal
- Public Transit
- Rail



Live - Work - Play

- Economy
- Employment
- Diversity
- Housing & Neighborhoods
- Health & Safety
- Education
- Recreation
- Arts & Culture
- Entertainment
- Transportation & Connections

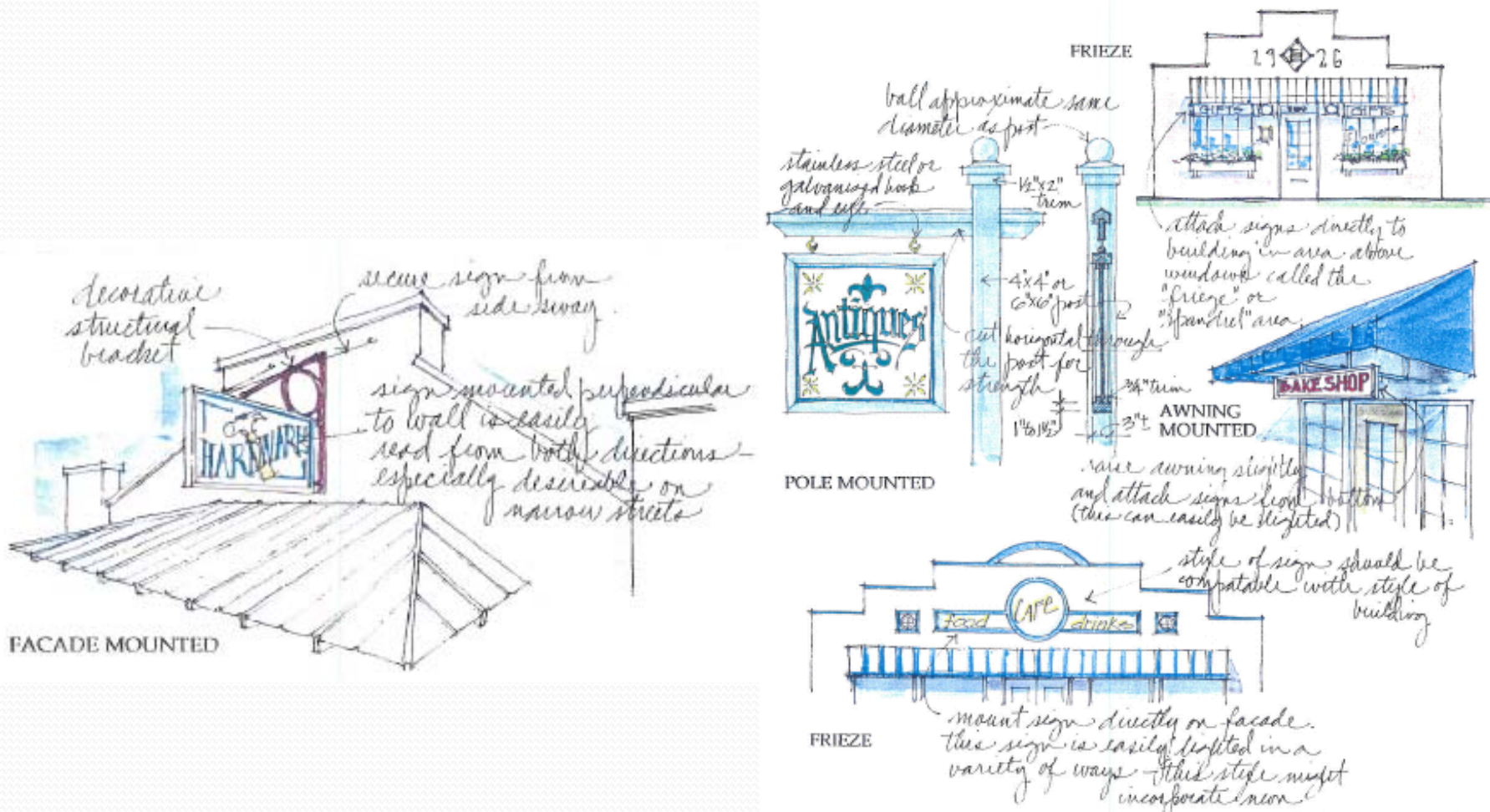


Innovative Green Solutions

- Renewable Energy
- Green Building
- Site Selection
- Partnerships



Signage / Way finding Systems



Incentives





Bonita Springs Job Cash Incentive Program for Targeted Industries: (minimum 5 new jobs)

\$1,500 per job created above the Lee County Average Wage

\$1,000 per job at 90%-100% above the Lee County Average Wage

Bonita Springs Commercial Rent Subsidy Program:

25% rent subsidy for one year for targeted businesses citywide and any new business located in Downtown Bonita

Bonita Springs Municipal Rebates for Allowable Fees:

Rebate up to \$2,000 a year for three years on collected fees for a targeted industry (not to exceed \$6,000)



Bonita Springs Beautification and Landscaping Matching Grant:

80/20 matching in Downtown Bonita. Projects outside the downtown along designated corridors 50/50. Maximum funding \$5,000

Downtown Bonita Springs Façade Matching Grant:

80/20 matching only Downtown Bonita. Maximum funding \$10,000



Bonita Springs Historic Preservation Grant:

80/20 matching for restoration of historic properties. Maximum funding \$10,000

Bonita Springs Code Enforcement Lien Mitigation Program:

Mitigation of code enforcement liens on commercial properties when changing from vacant to occupied.



Bonita Springs Priority Permitting Process:

Targeted Businesses receive “front of the line” service for permit processing.

Bonita Springs Utilities Aid in New Construction (ANC) Fee Credits for Economic Development:

The City in partnership with Bonita Springs Utilities provides an Aid in New Construction (ANC) fee credits program. Projects receive a reduction in their one time connection costs for plant capacity for utilities.



Incentive Award Program:

Any individual who provides a substantial lead that directly results in the location of a targeted business within the City limits or a business within Downtown Bonita with the creation of at least five (5) new jobs, may be recognized in an award program including cash incentive. Maximum incentive \$1,500

Questions?