

## MOBILITY

### CONNECTING NEIGHBORHOODS

New neighborhoods should be connected to their surroundings rather than isolated. Where possible, existing neighborhoods can also be connected, using traffic-calming to prevent excessive or speeding traffic. Adjoining commercial parcels should have an integrated system of connections.

### ENHANCING THE MAJOR ROAD NETWORK

Collier County should create a balanced road network by improving its network of principal arterial roads while simultaneously creating a secondary network of smaller roads that link neighborhoods. The potential secondary network should be illustrated on a new thoroughfare plan map. Road impact fees should be increased to pay for this secondary road network.

### DESIGNING GREAT STREETS

Great streets come in all sizes and types. Even the major arterials can be configured as parkways, or as boulevards, or as conventional highways with occasional urban segments that have on-street parking and buildings close to the road. Collier County should adopt a "palette" of street types that can be used (or improved upon) during the road design process.

### BALANCING CHARACTER WITH CONGESTION

Concurrency, the system used to determine road capacity, can inadvertently aggravate suburban sprawl or force auto-dominated solutions to broader planning problems. By establishing "transportation concurrency management areas," the County can mold concurrency to its character-enhancing plans.

### PLANNING ENTIRE ROAD CORRIDORS

Road design and land development approvals usually are distinct processes. A closer link between adjoining land uses and the character of the road would benefit both, with the improved road supporting a development pattern that maximizes community investment and character. Collier County should expand its involvement in such "corridor management" plans.



## GREENSPACE

### NEIGHBORHOOD PARKS

Small parks make ideal centers for neighborhoods. Collier County should require neighborhood parks in new neighborhoods and should expand its program that creates small parks in existing neighborhoods.

### COMMUNITY PARKS

Collier County needs four more community parks. Sites for three of these should be selected and purchased in the near future, and all four parks should be constructed as quickly as recreation impact fees become available.

### LINKAGES

Collier County should fully fund its pathway plan for sidewalks, bike paths and lanes. The plan include shade trees and designs for pedestrian comfort and safety. Shaded sidewalks are also needed within neighborhoods, especially near schools and shopping. An interconnected system of sidewalks, bike lanes, and trails should be developed for both recreation and transportation.

### BEACH AND BAY ACCESS

Collier County is blessed with beautiful beaches, but there is a severe shortage of public access. The county should aggressively pursue additional access, either by acquiring land for a new park or through easements.

### NATURAL LANDS

Voters in other counties support special taxes to set aside valuable natural lands. A similar program in Collier County could connect preserves and improve recreation. County government should assist the citizens exploring this idea and place a referendum before the voters if a sound proposal results.



For more information:  
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# Toward Better Places

## THE COMMUNITY CHARACTER PLAN FOR COLLIER COUNTY, FLORIDA



...is a blueprint for building a vital community that improves as it grows.

## HALLMARKS OF THE PLAN

### Design

The spaces between buildings are as important as the private realms inside them. The architecture and neighborly arrangement should impart an enduring image of beauty, confidence and continuity while making daily life more practical.

### Choice

Provide more housing choices by reintroducing walkable traditional neighborhood development as a counterbalance to the multitude of walled-off subdivisions built over the past 20 years.

### Balance

Create a balanced road network by both improving principal arterial roads and creating a secondary network of smaller roads that link neighborhoods. Build great streets, both functional & memorable.

### Hold the line

Make better use of the remaining vacant acreage within the urban boundary before allowing new development to creep further into the countryside.

### Connections

Make frequent connections between new neighborhoods and the land around them, and fully integrate them with the secondary street network and with parks and other open spaces. Improve existing neighborhoods in the same way.

### Grow smart

All new development should be based on a resilient pattern of streets and lots, because the initial street and lot pattern will long outlast the first generation of buildings and land uses that are placed on them.

### Respect the environment

Enhance the character of Collier's more rural and environmentally sensitive places through rural design techniques and expanded protection of vital natural resources.

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## COMMUNITY DESIGN

### REVITALIZING MATURING NEIGHBORHOODS

Some of Collier County's neighborhoods aren't aging as gracefully as they should be and need to be re-energized. These neighborhoods should have official "community plans" generated through direct involvement of local residents. These plans should promote each neighborhood's strengths and identify its deficiencies, and be used to guide public and private improvements.

### TRANSFORMING CONVENTIONAL SUBDIVISIONS

Collier County's large pods of isolated development are a deterrent to mobility and a primary cause of traffic congestion. Making changes to newly built neighborhoods is extremely difficult. However, some isolated neighborhoods have been approved but not yet built; their site plans should be modified before Collier County extends the prior approvals.

### GROWING NEW NEIGHBORHOODS

The culture of community-making demonstrated by Collier County's pioneers should be re-established. New neighborhoods should be based on a sound pattern of streets and lots. A wider variety of housing choices should be made available by reintroducing traditional neighborhood concepts as an alternative to balance the many gated subdivisions built over the past 20 years.

### REGARDING GATED COMMUNITIES

Most recent developments provide only one way in and out. Newly approved developments should instead have open street connections spaced about every quarter mile. Multiple gates can be used to secure blocks or portions of neighborhoods, provided they do not block access to adjoining neighborhoods.



Great neighborhoods

World-class streets

Memorable centers

Town and country



Front page: Concept for a new neighborhood square in Naples Park. Far left: Concept for a central public space in Naples Park. Above: New residential neighborhoods converge around a mixed-use town center and shared open space. Above top right: Traditional Florida mixed-use building type, with storefronts downstairs and offices and/or residences above. Below right: Rural crossroads. Below: Concept for a hamlet, formed by strategically subdividing a small number of lots in Golden Gate Estates. Below left and back page: Naples Towne Centre redeveloped, with U.S.41 transformed into a grand boulevard, signature of the region.

### DESIGNING GREAT STREETS

Great streets are the backbone of a well-designed community. Streets are critical conduits for vehicles but they are also important public spaces that should be designed as a unified whole, with sidewalks and street trees never being mere afterthoughts. Streets should be of such quality that they are genuine amenities to the neighborhoods they serve.

### RETHINKING THE CORRIDORS

Collier County's major roads can be functional yet beautiful corridors that residents are proud of and visitors admire. Even failing commercial strips can be transformed into grand boulevards converting visually blighted areas to premier mixed-use public places. Partnerships with adjoining landowners are a key to such transformations.

### COMMERCIAL ARCHITECTURAL STANDARDS

Collier County's architectural standards have improved the look of big-box retail stores, but have not been effective enough in arranging buildings on commercial sites. These standards should be upgraded to improve interconnectivity, and also should require the largest commercial buildings to be



laid out on a resilient pattern of streets and blocks because that pattern will long outlast the first generation of buildings and land uses.



### ACTIVATING THE CENTERS

For ten years Collier County has channeled commercial development into major activity centers. Despite the original mixed-use concept, most activity centers are dominated by huge parking lots for retail stores and restaurants. New activity centers should only be approved with complementary mixes of uses. As existing activity centers mature and vacant land becomes scarce, their inefficient parking lots should be converted to parking garages surrounded by mixed-use buildings.

### EVOLVING THE SUBDIVIDED PERIPHERY

The Golden Gate Area Master Plan needs to be updated in response to rapid growth. Special rural design techniques should be worked out, in consultation with residents and property owners, to meet the demands of growth while maintaining valuable natural resources and rural character. Some initial ideas are presented in the Character Plan for residents to consider when updating this master plan; these include greenways and firebreaks, country parkways, new rural road connections, rural crossroads, hamlets, and villages, and de-intensifying the most remote areas.

Neighborhoods of character have a legible center & edge, an integrated network of walkable, shady streets, an overall size suitable for walking, buildings positioned to spatially define the streets as public spaces, and shopping & workplaces close to home.

