



# Gardner's Park Vision Plan

## The Garden Arts District

Adopted in Concept - December 5, 2016





Table of Contents.....2

Acknowledgments.....3

Introduction.....4

History.....5

Background.....6

The Plan.....7

Land Use.....12

Conclusion.....15

Appendix.....16

    Additional Neighborhood Recommendations

# Table of Contents

CITY OF FORT MYERS, FLORIDA  
RANDALL P. HENDERSON, MAYOR  
SAEED KAZEMI, CITY MANAGER

CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY:

TERESA WATKINS BROWN, WARD ONE  
JOHNNY W. STREETS JR., WARD TWO  
TEROLYN P. WATSON, WARD THREE  
MICHAEL FLANDERS, WARD FOUR  
FORREST BANKS, WARD FIVE  
GAILE H. ANTHONY, WARD SIX

COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD:

DR. GERALD LABODA, CHAIRMAN  
RON WEAVER, VICE CHAIR  
BRUCE GRADY  
JAMI MCCORMICK  
KIRK BECK  
GERI WARE  
JARRETT EADY

COMMUNITY REDEVELOPMENT AGENCY STAFF:

LEIGH SCRABIS, EXECUTIVE DIRECTOR  
MICHELE HYTLON-TERRY, REDEVELOPMENT MANAGER  
NATALIE S. DUNHAM, MARKETING & PROMOTIONS MANAGER  
LATASHA ARMSTEAD, OFFICE MANAGER

COMMUNITY DEVELOPMENT DEPARTMENT:

ROBERT GARDNER, DIRECTOR  
NICOLE DEVAUGHN, PLANNING MANAGER

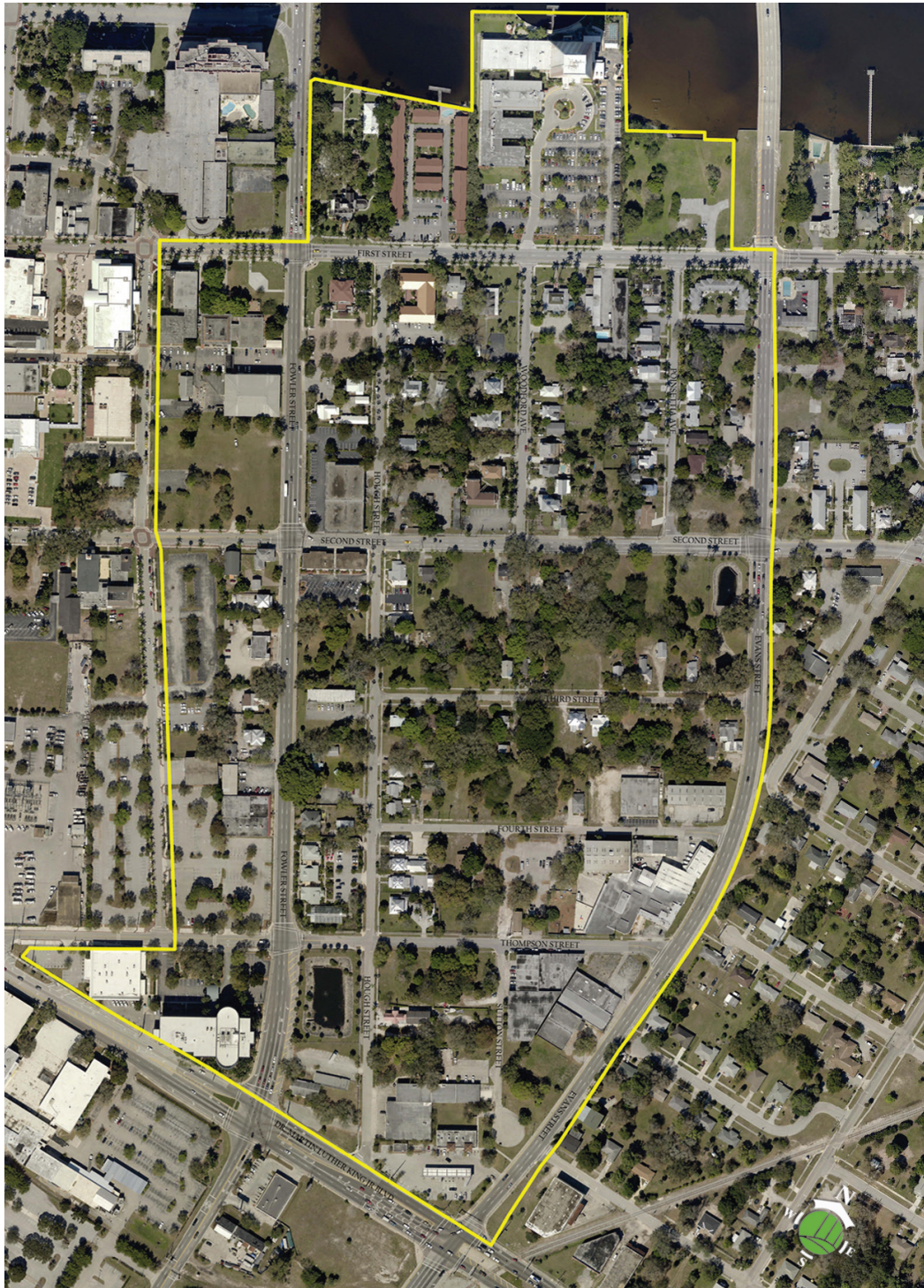
PUBLIC WORKS STAFF:

RICHARD MOULTON, DIRECTOR

# Acknowledgments

In Fall 2014, the Fort Myers Community Redevelopment Agency initiated a planning effort for Gardner's Park with the goal of preparing a community led Conceptual Redevelopment Plan to support a redevelopment initiative for this older, established neighborhood.

Located just east of the Downtown River District, Gardner's Park is bordered by Fowler Street (Business 41) to the west, Evans Street to the east, Martin Luther King Jr. Boulevard (S.R. 82) to the south and the Caloosahatchee River to the north.



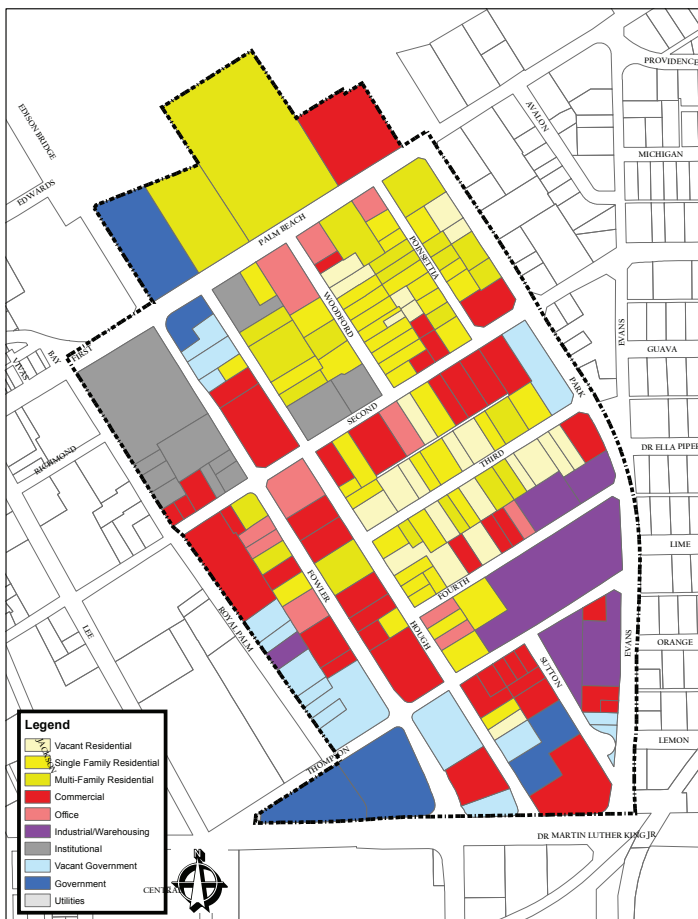
STUDY AREA BOUNDARY



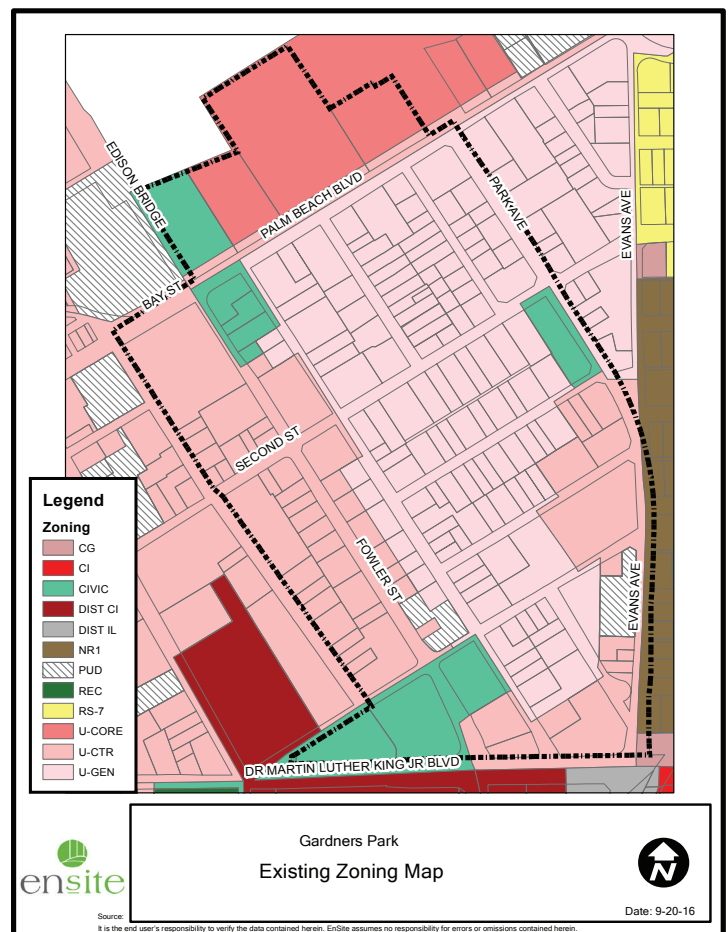
**History:**

In the late 1800's, the Gardner family farmed the area for guava production. Beginning in the early 19th century, the area was platted in city block structure and began developing with single family homes. Today, the neighborhood is characterized as a primarily residential area of modest, cottage-type housing, limited office and commercial uses, and a small industrial/warehouse area. More recently, artisans have been moving into the area, occupying some of the warehouses. The conversion of both Fowler Street and Evans Avenue into one-way vehicular roadways isolated Gardner's Park and neighborhoods further east from downtown Fort Myers.

While the community desires independence in their identity and branding, they understand the importance of re-establishing a physical connection to Downtown that will support their revitalization effort. The community is experiencing a growing interest in protecting its unique character while enhancing opportunities for local merchants to establish successful small businesses. Working with the community, the Fort Myers Community Redevelopment Agency identified funding to assist the community in preparing a redevelopment plan that would respond to the desires of the community and initiate a redevelopment effort that would identify opportunities to address declining existing conditions such as property vacancies, industrial use challenges, street pattern, pedestrian connections, and beautification.



EXISTING LAND USES



EXISTING ZONING

## Background:

In August, 2014, EnSite, Inc., a local land planning consulting firm, was hired to assist in the community planning effort. Through analysis of existing conditions, community and stakeholder meetings and input from City staff, a redevelopment plan was developed with recommended zoning changes to support this endeavor.

Public involvement was a key feature in preparing the Gardner's Park Redevelopment Plan. Three public meetings, held in October 2014, December 2014 and April 2015 were conducted to identify issues that were important to the community. These meetings were well-attended and included a wide range of stakeholders, business owners, residents, and citizens of the Gardner's Park Community Organization, who provided input on issues, opportunities and strategies for the redevelopment effort. Specific concerns included speed of traffic on Fowler Street and Second Street, safe pedestrian crosswalks, street lighting, vacant, neglected properties, preservation of older, significant structures, protection of the existing residential character, boarding homes, sidewalk maintenance, and general beautification and neighborhood safety. The residents of the community also expressed an interest in promoting locally-owned businesses and developing a brand for the community that would establish Gardner's Park as a separate but connected neighborhood to Downtown.

Meetings with the City of Fort Myers Historical Museum, the Florida Department of Transportation (FDOT), and City staff provided background for understanding the history of the neighborhood and transportation challenges and opportunities of Second Street and Fowler Street (BUS 41). Of particular importance in creating a redevelopment plan was consideration for returning Second Street to two-way traffic and returning First Street to a local street. This alternative has been incorporated into the redevelopment plan and serves as an opportunity to establish a business corridor for Gardner's Park.

A second important consideration was the treatment of Fowler Street with regard to pedestrian safety and connectivity to Downtown. FDOT supports the concept of narrowing the vehicular lanes to provide room for wider sidewalks and pedestrian/vehicular separation as discussed later in this report.



### The Plan:

The Conceptual Redevelopment Plan further refines and expands upon the mixed-use approach that has been established through the Downtown Smart Code. Emphasis is placed on infill development at a density and intensity similar to what can be achieved today in order to maintain the character of place that is currently enjoyed by the community. The Plan embraces the urban concept of creating a high quality public realm and envisions walkable blocks with sidewalks, street trees, on-street parking and numerous pocket parks/community gardens. While the plan encourages on-street parking for all uses, off-street parking areas are provided, typically located behind buildings to encourage placement of buildings along the street edge to further define the public realm.

The Gardner's Park Redevelopment Plan envisions a community of unique identity, where public activities and gathering spaces and places bring vibrancy to the neighborhood. Art and music events, signature street lighting, farmer's markets, street events and artisan studios and displays are all envisioned as activities that will create economic stability and a destination for a variety of entertainment and cultural opportunities.





### ILLUSTRATIVE REDEVELOPMENT PLAN

The Conceptual Redevelopment Plan and its elements, including but not limited to roadway design, water management, existing street modifications and tree placement are conceptual in nature and serve the sole purpose of presenting an idea that supports the vision for the redevelopment of Gardner's Park.



The lot and block structure of the area is enhanced through street connectivity of Woodford and Poinsettia Avenues and through the use of intersection enhancements in key locations, resulting in reduced vehicular speed and use of residential streets as shortcuts. The existing FDOT water management ponds are proposed as open space/park areas that can offer recreational destinations to residents while continuing to provide their stormwater management function.



The Second Street corridor has been identified as the future commercial corridor of Gardner’s Park and is envisioned with low to medium-rise buildings placed at or near the street edge, establishing a framework for the public realm that will be representative of commercial, office and residential uses in mixed-use buildings. The pedestrian will become the primary focus of this corridor which will offer wide sidewalks, on-street parking, street trees and special lighting, creating a sense of economic vibrancy and destination. For this reason, the Plan proposes to change the zoning designation for properties along Second Street from Urban General to Urban Center, allowing for a more intense form of development to occur that will support the proposed commercial corridor concept.

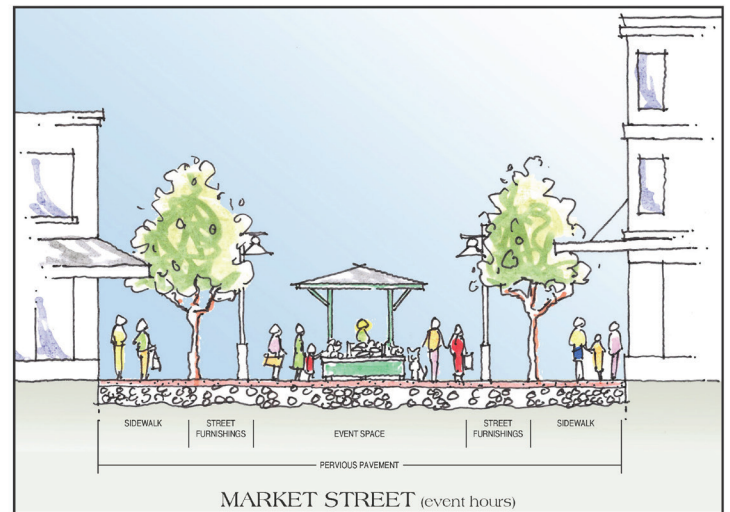
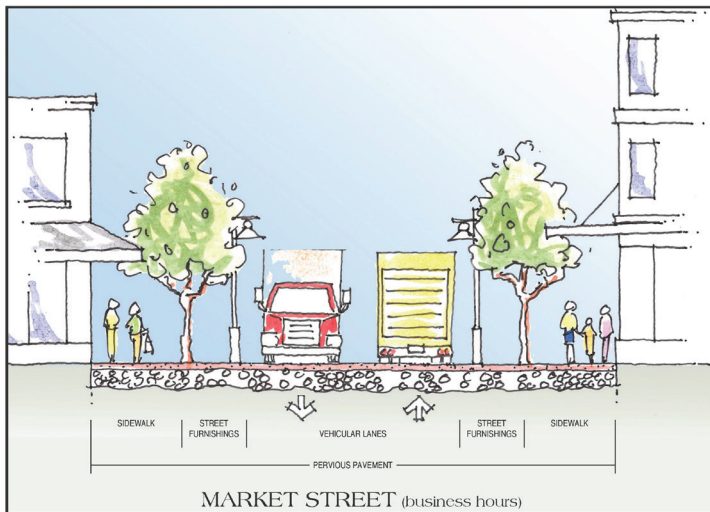


CONCEPTUAL VIEW OF 2ND STREET REDEVELOPMENT - ARTIST'S RENDITION

The existing industrial area of Gardner’s Park, located on Fourth Street between Evans Avenue and Hough Street lends itself to becoming the center of activity for local arts. The Redevelopment Plan envisions Fourth Street as providing vehicular circulation during normal business hours and converting to a social gathering space during special events. Supported by the art and culture that is expanding in the area warehouses, Fourth Street offers a public space where artists can present their work, including activities such as street fairs, outdoor music events, or other special celebrations that support the community.



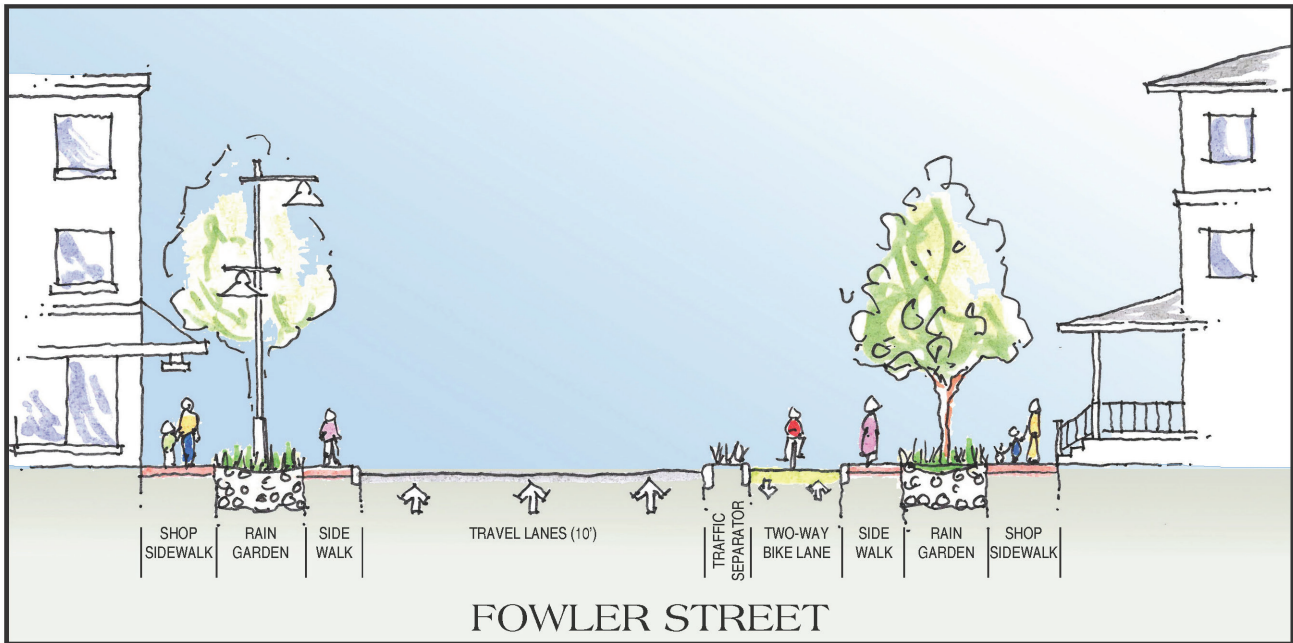
ENLARGED VIEW OF 4TH STREET



Finally, the Redevelopment Plan addresses the challenges of intense vehicular traffic on Fowler Street and Dr. Martin Luther King, Jr. Boulevard that has severed Gardner’s park from its surrounding neighborhoods, particularly Downtown, since the 1990’s. Success of the redevelopment effort will require creation of walkable, safe streets where pedestrians take precedent and slower speeds encourage passersby to stop and spend time in the community. In an effort to accomplish this, Fowler Street between the Caloosahatchee River and Dr. Martin Luther King Jr. Boulevard is envisioned with narrower driving lanes to calm traffic and landscape areas that separate and buffer the pedestrian from the street. A two-way bicycle lane is proposed on one side of Fowler, buffered from vehicular traffic by a traffic separator.

The Redevelopment Plan proposes the Fowler Street roadway segment from the Caloosahatchee River to Martin Luther King Jr. Boulevard be designated as an A Grid street rather than a B Grid street per the Downtown Smart Code (only a portion of this segment is currently an A Grid), further emphasizing the importance of the pedestrian. Additionally, the redevelopment concept suggests enhanced intersections on Martin Luther King Jr. Boulevard at Evans Avenue and at Fowler Street. These enhancements will reduce

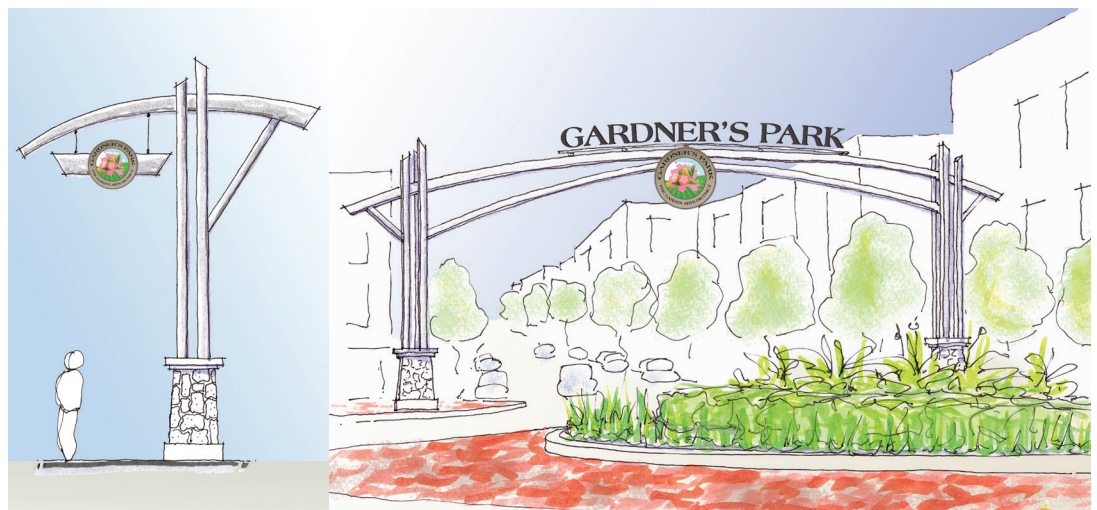




congestion and provide continuous flow of vehicular movement and will require lower vehicular speeds to maneuver through these intersections. This not only improves safety, but provides a gateway identity for Gardener’s Park. Both of these concepts have been vetted with the Florida Department of Transportation and have received their full support.



The planning effort involved visioning exercises in charrette form, to assist the community in developing a unique brand for Gardner’s Park. Combining the history of the neighborhood with the community’s desire to become an arts district, a logo and theme as the “The Garden Arts District” has been established.



ARTIST’S RENDITION OF BRAND/LOGO IDEAS

## Land Use Discussion

Gardner's Park falls within the City of Fort Myers Land Use designation of Downtown District (D/T) and encompasses two zoning districts, Urban Center and Urban General. The Urban Center designation is described as promoting an urban, mixed use, pedestrian-friendly fabric of medium intensity [Floor Area Ratio =5.0 (FAR)] while the Urban General designation is described as more urban residential in nature (FAR 1.5). Analysis of the existing regulations with regard to the redevelopment effort of Gardner's Park have resulted in several minor changes to the Urban General and Urban Center designations which are highlighted below.

### LDC Section 118.8.5 – Land Use District Regulations

#### Subsection A.1.l

Revised to allow residential outbuildings to be up to 80% of the square footage of the principal building rather than being limited to 450 square feet (Urban General only).

#### Discussion:

The community expressed concern over the ability to convert existing, older residential structures into mixed use structures because of costly rehabilitation needed to meet fire code requirements. The proposed Code change would allow conversion of the principal structure to a studio and the use or construction of an outbuilding that is more adequately sized for residential occupancy.

### LDC Section 118.8.5 – Land Use District Regulations

#### Subsection B.3.c – Urban General Land Use Regulations, Uses Permitted

Revised to allow artisanal uses within a first story principal or ancillary building. Removes the requirement for Planned Unit Development approval and removes the square footage limitation (Urban General only).

#### Discussion:

Both City staff and the community agree the requirement for PUD approval is burdensome and square footage limitations preclude the use of existing structures that are often larger than 650 square feet. The community would like to encourage artist studios in the existing residential structures to support the art district branding of Gardner's Park. This change provides greater flexibility in accomplishing this.

### LDC Section 118.8.5 – Land Use District Regulations

#### Subsection B.3.e – Urban General Land Use Regulations, Uses Permitted

Adds a regulation allowing two-story principal buildings to consist entirely of office use if a residential use exists or is proposed as an ancillary structure. Limits the residential structure size to 80% of the principal structure square footage (Urban General only).

#### Discussion:

This regulation reduces the chance of Gardner's Park being converted into an office/commercial district only by requiring a residential use on a given property. There are several existing two-story residences that have been 100% converted to office space resulting in a loss of the residential component of the neighborhood. Limiting the size of the structure to no more than 80% of the principal building assures consistency with existing character and continued dominance of the primary structure on a given property. The community expressed a concern with regard to this potential transition of use.



## LDC Section 118.8.6.G.2 - Urban Center District Regulations Summary Table

Adds language limiting allowable building height along Second Street between Hough Street and Evans Avenue to a maximum of three (3) stories by right and more than three (>3) through the Conditional Use process (Gardner's Park only).

### Discussion:

The Urban Center zoning designation has a height limit of seven (7) stories while Urban General has a height limit of three (3) stories. The community expressed a concern with the increased height potential that might occur adjacent to the residential properties north of Second Street. However, the density associated with Urban General is not adequate to support the Second Street corridor as a mixed use area with shops, offices and upper story residential units. While the Urban General has a standard density of six (6) dwelling units per acre, the Urban Center designation will allow for a maximum of twenty-five (25) dwelling units per acre, a more appropriate density for the redevelopment of this corridor. This concern has been addressed by proposing a height limitation within the Urban Center zoning designation that is specific to Second Street between Hough Street and Evans Avenue, limiting allowable building height to a maximum of three (3) stories by right and more than three (>3) through the Conditional Use process, assuring compatibility with the surrounding residential properties.

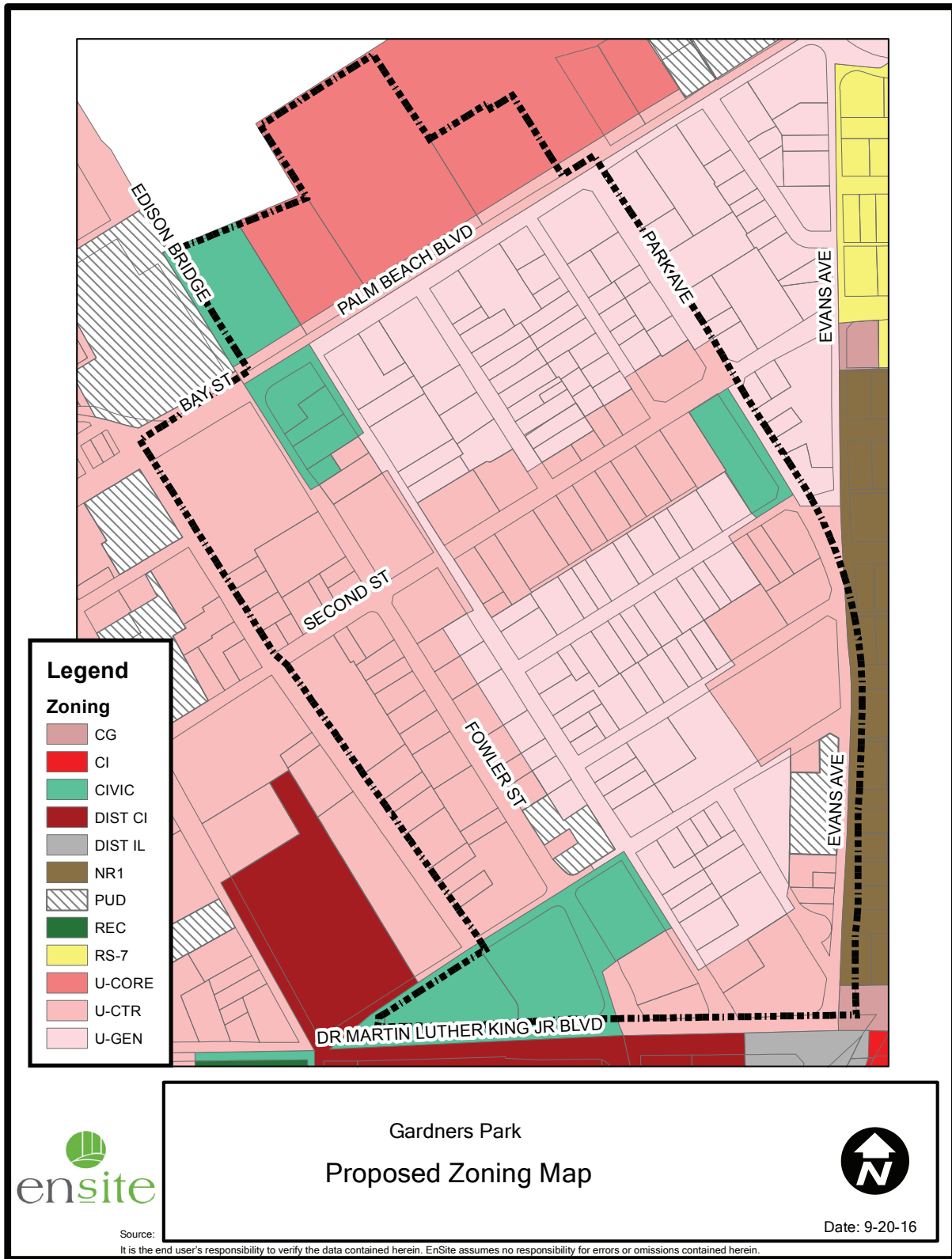
## LDC Section 118.8.6.H – Primary and Secondary Grids Subsections 2 and 3

Expands the Primary Grid/A Street designation of Fowler Street from Dr. Martin Luther King Jr. Boulevard to the Caloosahatchee River. Currently this designation runs from Second Street to Thompson Street.

### Discussion:

As part of the effort to strengthen the connection between the River District (Downtown) and Gardner's Park, and to improve upon pedestrian safety, the A Street designation, which promotes a high quality pedestrian frontage is proposed to be expanded the length of Fowler Street that falls within Gardner's Park.

Additional neighborhood recommendations can be found in the Appendix.



**Official Zoning Map:**

The majority of lands that are currently within the Urban General zoning district fall within Gardner’s Park. The analysis of the proposed changes take into account potential impacts to all properties within the Urban General zoning designation.

With the exception of the Second Street corridor, the Conceptual Redevelopment Plan proposes no other changes to the current zoning map.



## Conclusion

The redevelopment planning effort included three public meetings involving the community, all of which were well-attended. The community has a strong desire to protect the uniqueness of Gardner's Park while providing future economic opportunity for its residents. Through emphasis on the arts and strengthening of development concepts as described, Gardner's Park will become a destination of its own while fulfilling the urban environment that is envisioned through implementation of the Downtown Smart Code.

# Gardner's Park Vision Plan

## APPENDIX





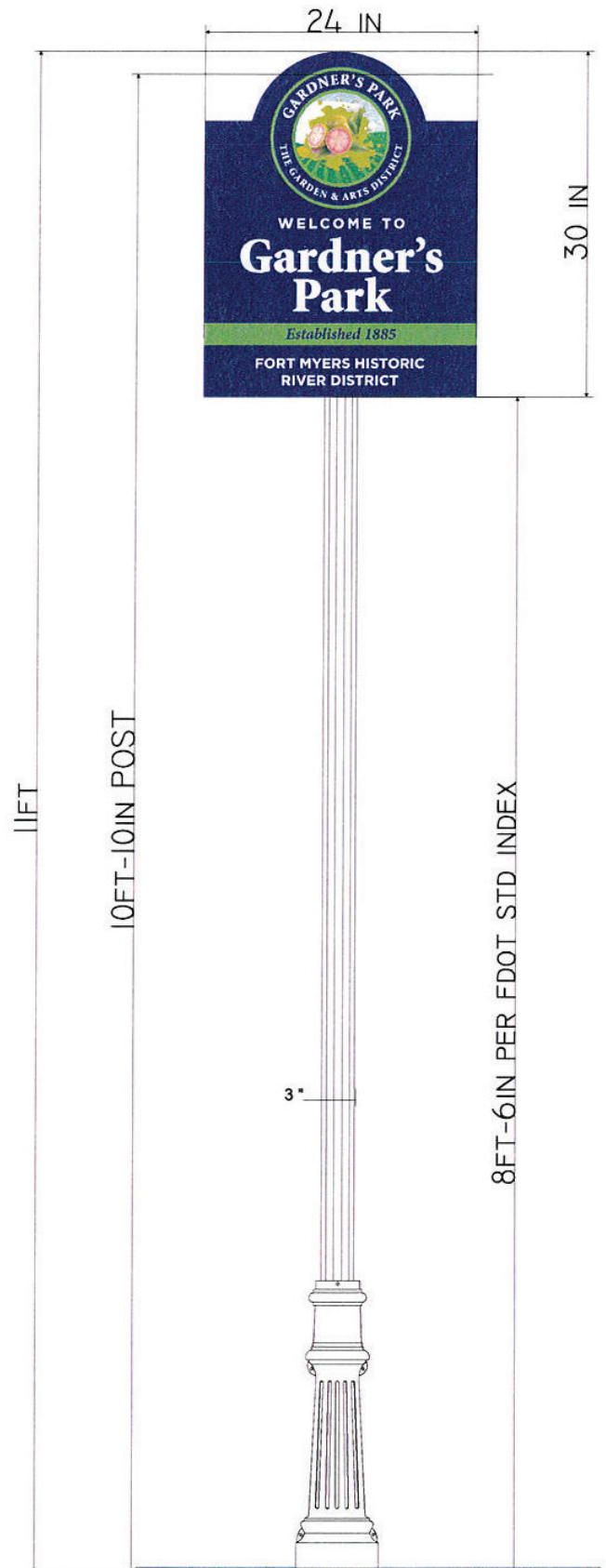
Topic	Neighborhood Recommendation	EnSite Recommendation
Increased Density for Urban General Zoning Category	12 units/acre with bonus density up to 18	Downtown density study is underway. Supportive with mindfulness of changing neighborhood character (current density is <3 units/acre)
Create Bonus Density Criteria Specific to Gardner's Park	Specific Criteria for Gardner's Park	Supportive – consider examination of City's existing criteria to determine need
Zoning Change Along Second Street and Portions of Hough Street	To address zoning category split on properties between Hough St. and Fowler St.	Maintain split to ensure transition of density and intensity of development
Creation of Urban Center 3-5 Category	To address height/compatibility concerns on Second Street (Urban Center allows up to 7 stories)	Has been addressed via note added to Urban Center category
Creation of Single Family Development Standards Suitable for Gardner's Park	Current standards default to RS-7	Supportive – will support preservation of neighborhood character
Building Orientation	To allow principal buildings to face a side lot with additional façade treatments	Supportive – evaluation criteria will need to be developed
Street Lighting	Request same as Downtown	Supportive
Signage	Funding assistance from CRA requested	Supportive
Security	Cameras, Neighborhood Watch programs	Supportive
Second Floor Office Use	For existing homes	Addressed through proposed Code change
Redefine Retail Use of Corner Lots	To allow for expansion of neighborhood commercial corners	Supportive – will provide adequate acreage to create small, neighborhood centers rather than stand-alone store
Enhancement of Detention/Retention Ponds	Create public space for art, passive recreation	Recommended in report. Will require coordination with FDOT
Creation of an Active Arts Zoning District	To accommodate artisanal uses	Needs evaluation on how citywide, this may affect uses/properties
City Acquisition of FDOT Vacant Property @ MLK & Hough St.	For a passive park	Supportive

This matrix summarizes the topics desired by the Gardner's Park Neighborhood Association and provides EnSite's recommendations with regard to these items.

## Additional Neighborhood Recommendations



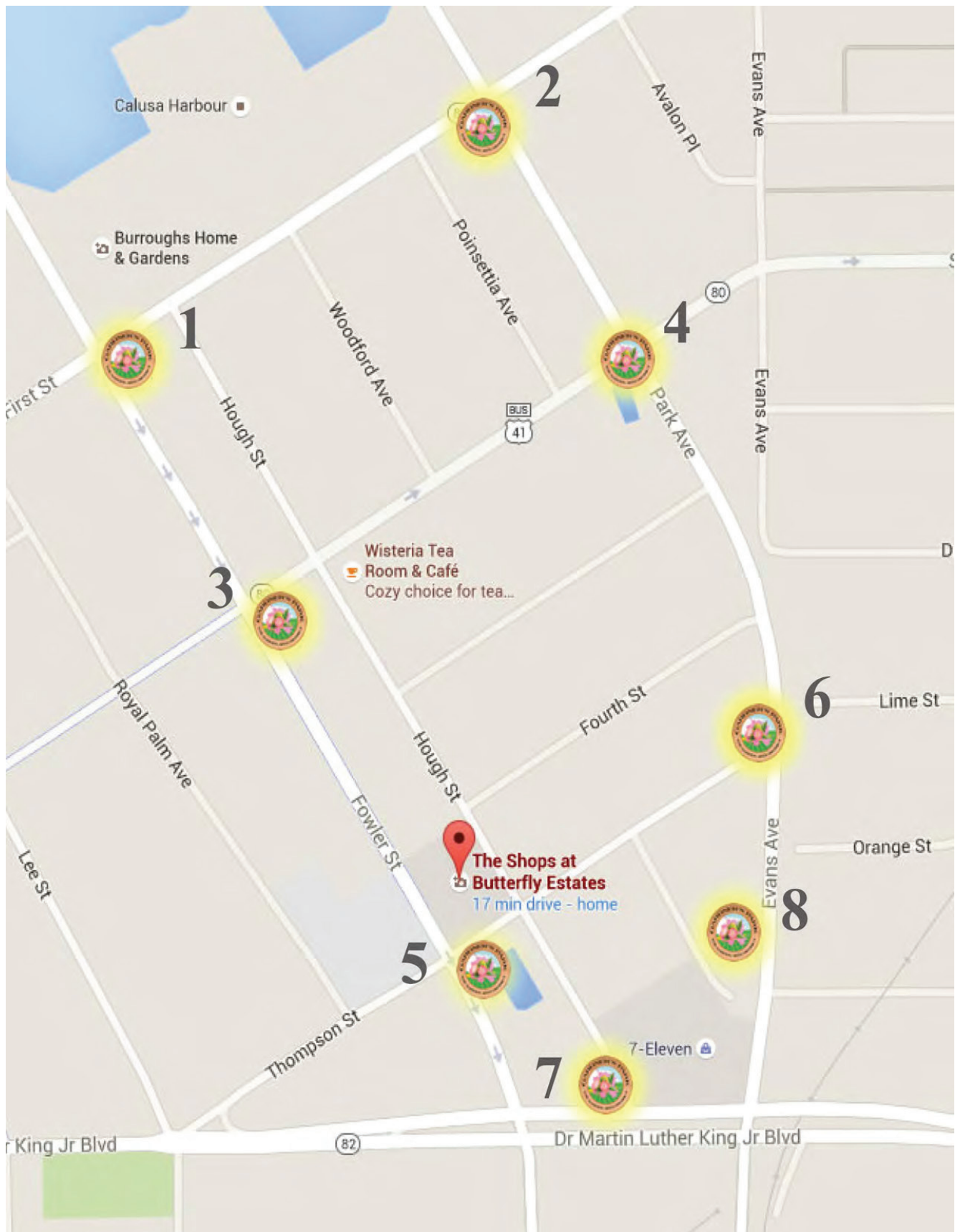
Signage Considerations:



## Additional Neighborhood Recommendations



Signage Locations:



# Additional Neighborhood Recommendations



## History:

Reverend William P. Gardner and his family arrived in Fort Myers in 1885, one year prior to its incorporation as a city in March 1886. The population of the emerging city was only 332 residents. The Gardner family purchased twenty-four acres in the heart of the community in an area presently bounded by Fowler St and Evans Ave. where they established a fruit farm on the land specializing in guava production. Born in Cleveland, in 1858, Gardner came to Fort Myers in 1888 with his father and mother, Mr. and Mrs. William P. Gardner, and his sister, Miranda M. Gardner. The father was a minister and horticulturist and established the first nursery in Fort Myers, importing from New Orleans and Cuba a large stock of orange trees, loquats, Japanese persimmons; tangerines, mangelines, satsumas and many new varieties of roses and other ornamental stock. They bought guavas at 25 to 40 cents a bushel and hired people to make them into jellies and preserves. Through 145 aggressive salesmanship they succeeded in selling large quantities of their products to hotels, railroads and wholesale grocers throughout the state. Their concern became one of the town's most flourishing enterprises. It provided a market for all the guavas grown in the locality and at times employed more than fifty persons. Bertie Gardner managed the concern. Soon thereafter in 1888 the father-son-daughter team established the Seminole Canning Company to can guavas and produce fruit conserves, jellies and marmalades. To provide a cemetery for the public William served on the Fort Myers Cemetery Company that organized the cemetery in which he is buried. The Fort Myers Cemetery Company was organized in 1886 by Capt. F. A. Hendry, W. P. Gardner, W. Hendry, T. E. Langford and J. J. Blount. A forty-acre tract at the present location was purchased from Major James Evans for \$50 and town residents began making burials there. Becoming one of the town's best boosters, he contributed \$600 to induce Stafford C. Cleveland to set up his printing plant in Fort Myers and thereby provide the town with its first newspaper. Reverend Gardner branched out from business to politics and became the second Mayor of Fort Myers. The city of Key West was hard hit by an epidemic of yellow fever in May, 1887, Hundreds of persons were stricken by the dread disease and many died. In Fort Myers, Acting Mayor W. P. Gardner issued a message of reassurance. "Yellow Jack is a disease that feeds on and revels in filth," he declared, and since our town is noted for cleanliness and perfect drainage, the scourge cannot find a lodgement here. Our quarantine regulations. are strict and are being rigidly enforced and we think we have no reason to fear. Keep a brave heart, live frugally, and guard your person and premises, and all will be well." Reverend Gardner performed many marriages in their house which stood where the Presbyterian Church is now. The citizens of Fort Myers were among the first in the entire nation to witness the miracle of lights being lit by that mysterious phenomenon known as electricity. That history making event occurred Saturday night, March 27, 1887, when lights were turned on for the first time at Seminole Lodge, the winter home of Thomas A. Edison. At that time the citizens of Fort Myers confidently expected that Edison would provide street lights for the town within another year. But the electrical wizard was unable to return to Fort Myers the following winter, even though he continued to maintain his winter home, and nothing came from the street lighting proposal. But the thought of supplying Fort Myers with electricity kept simmering in the mind of one of the town's most progressive and energetic citizens, Albertus A. Gardner, known to everyone as Bertie Gardner, For many years Gardner mulled over the idea of setting up an electric light plant in conjunction with the canning company.



**On October 9, 1897 Gardner was granted a franchise from Fort Myers to provide electric for downtown lighting. It was to last for five years and the councilmen agreed to pay \$300 a year for ten 32-candlepower incandescent street lights. Gardner ordered a forty-horsepower boiler and a 500-light dynamo and; when they arrived, installed them in a section of the canning factory. The lights were turned on in the city at dusk Saturday, January 1, 1898. Reported the Press: "A soft, bright light suddenly appeared in all houses and stores connected with the electric light plant and for the first time electricity was used as a lighting power by the general public in Lee County."**

**The next day his Father William P Gardner passed away on Jan. 2, 1898 but was able to see the lights turned on in Fort Myers. Gardner was so encouraged he ordered another 50-horsepower boiler and 640-watt dynamo. The first ten street lights paid for by the town were installed along First Street from the hotel down to the Fort Myers Inn at Citrus. Now, for the first time, people could walk along the town's main thoroughfare after dark without carrying lanterns. The Gardner family continued to advance the infrastructure of the city with improved fire prevention and municipal water supply systems.**

**Berty's sister Minnie Gardner was one of the first club women in Lee County, she was interested in education and was said to have had wonderful curative powers. She was an active member of the Eastern Star, Pythian Sisters and other clubs. She was a talented artist and musician. In the Fort Myers News paper the weekly weather report was done by M.M. Gardner.**

**Ice comes to Fort Myers: The necessary machinery for ice was brought to town by the same man who gave Fort Myers its first electric lights, Albertus A. Gardner. The equipment cost \$5,500 and was installed by Gustav Widerquist at the plant of the Seminole Canning Company. The first ice was sold on Wednesday, May 22, 1901. Delivered, it cost a cent a pound; at the factory it was sold for fifty cents a hundred pounds. After the ice plant went into operation Gardner stated that he had invested \$18,000 altogether in the canning factory, electric light plant and the ice plant. And he also announced that the official name of the company was the Seminole Power & Ice Company.**

**Gardner went on to build the third "skyscraper" completed in 1924-the four-story "Pythian" Building on Hendry Street now known as the Richards Building. The structure, which cost \$150,000, was erected to serve primarily as a home for Royal Palm Lodge No. 12, Knights of Pythias, in which Gardner had long been active. Gardner was undoubtedly one of the foremost developers of Fort Myers. Albertus "Bertie" A. Gardner died in the Tampa Hospital October 24, 1941 at the age of 83.**



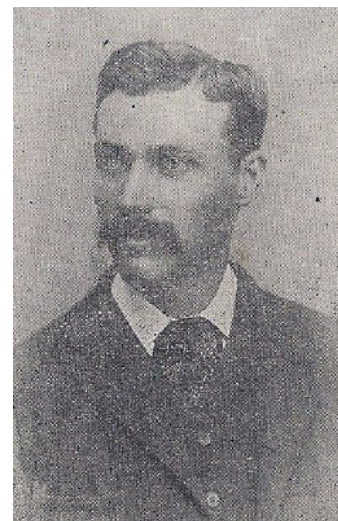
The Richards Building (Left), pictured in the early 1990's was completed in 1924 on Hendry Street. The 1925 Robb and Stucky Building stands right. Photo courtesy of State Archives of Florida



Shared by Fort Myers Resident Julia Keene. This photo was found in the Maywald/Rylander family album. Minnie Gardner is on the left.



Rev William P. Gardner  
Courtesy of findagrave.com



Albertus Alfondos "Birdy" Gardner Photo  
courtesy of State Archives of Florida

# Lighting, Security and Transit

A neighborhood street lighting plan, similar to the one recently developed for the Edison Park neighborhood, should be created for Gardner's Park. The 11 foot "Arcadian" street light poles identical to the ones used in the downtown should be designated for this area to provide consistency and ease of inventory control. Taller, 14 foot, poles may be required in some areas to accommodate security cameras. Funding options include the City's 5-year Capital Improvement Program, a street light assessment district, tax increment financing or a combination of the above. The Gardner's Park Association should petition the City to extend the downtown security camera program into the neighborhood. The police department, IT department and the security consultant should develop the security camera program. A Crime Prevention Through Environmental Design (CPTED) evaluation of the neighborhood should also be requested from the police department. CPTED helps identify security hazards and cause by vegetation and other environmental factors. Neighborhood clean-up days could be organized to eliminate some of these issues. The recently established Neighborhood Watch Program should be continued and expanded to include as many residents and business owners as possible.

A transit shelter or two were recommended by several residents for the trolley route and LeeTran bus routes that transverse the neighborhood on First, Second and Hough St. These stops could be combined with shared parking lots and community gardens and open spaces. Discussions with the city police department and public works has begun on how to alleviate the excessive speeding and site of distance issues on Park ave through the Gardner's Park area. The Gardner's Park community, will work with the city to improve utilities, streets and sidewalks. There are Neighborhood Utility Improvement Projects planned for the city in the 5 year capital improvement budget.





**EXAMPLE OF SMALLER SCALE HOUSING IN A WALKABLE A POCKET NEIGHBORHOOD**



**IMAGES COURTESY OF GREENWOOD AVENUE COTTAGES, DESIGNED BY ROSS CHAPIN ARCHITECTS AND DEVELOPED BY THE COTTAGE COMPANY.**



# CURRENT CONDITIONS



GP RESIDENTIAL



WISTERIA TEA ROOM



GP RESIDENTIAL



BUTTERFLY ESTATES



SECOND ST LOOKING EAST



FOWLER ST CORRIDOR



LANGFORD - KINGSTON HOME



RETENTION POND - 2ND STREET



BELLE FILLE ON FOWLER



ROOMING HOUSE THIRD ST



VACANT LOT - THIRD ST



APT BUILDING ON FOWLER



# EXAMPLES OF ARTISINAL RETAIL, MIXED USE PROJECTS AND URBAN FARMING



CLARKEHOPKINSClarke  
HIGHETT STREET MIXED USE  
MELBOURNE AUSTRALIA



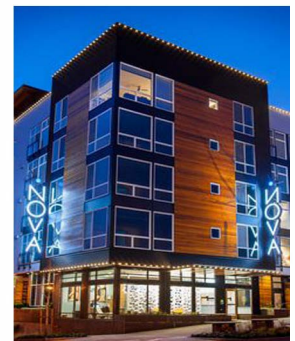
CITIESTHATWORK.COM  
RENAISSANCE SUSTAINABLE COMMUNITES



HERB GARDEN  
WIKIMEDIA.ORG



RENDERING OF THE PROPOSED JODECO|ATLANTA  
SOUTH. IMAGE VIA RCP REXCP.COM



MICHAEL MATHEWS - PORTLAND, OR



CHELSEA MARKET  
[HTTPS://EN.WIKIPEDIA.ORG](https://en.wikipedia.org)



PHOTO BY RENEE MILLER  
HOLLYWOOD, FLORIDA



MIXED-USE  
WIKIMEDIA.ORG



ROGUE ALS PORTLAND, OR  
WIKIMEDIA.ORG



[WWW.LELANDMASTERPLAN.COM](http://www.lelandmasterplan.com)  
COMMERCIAL TO MIXED USE



MIZNER PARK BOCA CHEESE SHOP  
PHOTO BY INFOGIMATION (TALK) OF NEW ORLEANS