

## 4.0 STRATEGIC REDEVELOPMENT PROJECTS & PROGRAMS

### 4.1 BACKGROUND

The Englewood CRA District was conceived in 1998 after residents, civic leaders, and business owners raised concerns for the need to improve the Old Englewood Village and surrounding areas. The Board of County Commissioners created the CRA in December 1999 as a means to implement redevelopment activities. In the process, the Redevelopment Project List was assembled and pursued by the new organization.

### CRA Project List 2005

The CRA Project List was amended in January 2004, March 2005, and again in October 2005. The most recent list included 24 redevelopment projects and programs which are in various stages of completion as listed below:

1. Provide an Englewood CRA Coordinator and Establish an Office.
2. Install Dearborn Streetscape Improvements and Streetlights.
3. Install Gateway, Directional, and Historic Signage into the Town Center
4. Develop Architectural Design Guidelines.
5. Develop a Storefront Improvement Program.
6. Develop a Marketing Plan for the CRA District
7. Add Landscaping and Provide Maintenance in Town Center.
8. Create a Development Incentive Program.
9. Expand Partnership Programs between the Community Policing Program and the Englewood Community.
10. Support the Expansion and Renovation of the Englewood Area Chamber of Commerce Building.
11. Create a Waterfront Development at the West End of Dearborn Street.
12. Develop Parking for the Englewood Town Center.
13. Provide Housing Assistance Programs.
14. Improve the Appearance of the County Retention Pond on Dearborn Street.
15. Address Recreational Needs at the Englewood Recreation Center and Lemon Bay Park.
16. Construct Sidewalks and Bicycle Lanes to Schools and Parks.
17. Install Bicycle Racks.
18. Establish a Town Center Postal Substation.
19. Assist in Maintaining the Lemon Bay Cemetery and Developing a Veteran's Memorial Park.
20. Prepare a Consolidated Plan for the Englewood CRA District.
21. Relocate Overhead Utilities on Dearborn Street.
22. Make East Dearborn and Pine Street Improvements.
23. Create Facilities at the Kiwanis Park and Buchan Airfield Site as Planned in the County Parks and Airport Master Plans and as Identified in the S.R. 776 Corridor Plan.
24. Install Dearborn Street Stormwater System Improvement Project.

### Updated, Reorganized, and Prioritized CRA Project List

The revised project list includes a number of current projects as well as new projects based on the public participation program, evaluation of recent and ongoing studies and plans, and potential future opportunities identified in the Englewood CRA District. The projects are arranged by Land Use Management Areas (as defined and described in Section 2.0), priority, and by the following categories:

- Organization, Administration, & Redevelopment Support
- Public Policies & Regulations
- Public Infrastructure Improvement Projects

- Community Initiated Development (CID) Projects
- Neighborhood Enhancement Projects & Programs
- Economic Development Incentive Programs
- Strategic Marketing and Communications Program

After reviewing the full projects and programs list the CRA Advisory Board identified its top priorities for completion, which were as follows:

**Capital Projects**

1. Install the Dearborn Street Stormwater Improvement Project.
2. Bury or Relocate Overhead Utilities on Dearborn Street.
3. Expand and Manage Public Parking in the Englewood Town Center.
4. Assist in the Development to an Englewood Performing Arts Center.
5. Create Public Waterfront Park on County Property at Harbor Lane, Cherokee Street, and W. Perry Street.
6. Install Gateway Arch and Directional Signage.
7. Enhance, Expand, and Maintain Streetscape Improvements.

**Programs**

1. Revise and Adopt the MSOD Regulations for the Englewood Town Center.
2. Prepare Mandatory Architectural Design Standards.
3. Provide Additional Support for Redevelopment Project Management and Oversight.
4. Rezone Key Properties in the CRA District.
5. Revise the Town Center Revitalization Plan.
6. Provide Assistance for a Main Street Program Manager.

The following section identifies, describes, and provides a schedule for completion of these priority projects as well as all other Englewood CRA projects and programs. Graphic illustrations and conceptual designs have also been prepared for those projects involving physical development.