



DOWNTOWN ESTERO - PUBLIC INFORMATION MEETING

ESTERO, FL
November 9, 2021

INTRODUCTION

NOVEMBER 9, 2021 PZDB PUBLIC INFORMATION MEETING

PURPOSE FOR PUBLIC INFORMATION MEETING

- REVIEW THE DOWNTOWN ESTERO PROJECT
- INTRODUCE BUCKINGHAM COMPANIES AND DESIGN TEAM
- REVIEW VISION AND PRELIMINARY DESIGN FOR THE PROJECT
- INTEND TO FILE DEVELOPMENT ORDER FOR INFRASTRUCTURE, BUFFERS, INDIGENOUS PRESERVE AND INITIAL DEVELOPMENT PHASE OF THE PROJECT INCLUDING 300 MF UNITS AND 10,000 SF OF COMMERCIAL SPACE.

CONSULTANT TEAM

BUCKINGHAM COMPANIES, *Developer*



BOOTH DESIGN GROUP, *Landscape Architecture*



LRK ARCHITECTS, *Architect*



DELISI FITZGERALD, INC., *Civil Engineering*



DOWNTOWN ESTERO

BUCKINGHAM COMPANIES

ABOUT BUCKINGHAM



Buckingham is a full service real estate company that specializes in

- Development
- Construction
- Property Management
- Asset Management
- Funds Management
- Renovation/Repositioning
- Acquisition Analysis
- Public/Private Partnerships
- Marketing Services
- Design



GIVING BACK.

BUCKINGHAM: CASE STUDY – BUILD TO CORE

AERTSON MIDTOWN | NASHVILLE, TN

Aertson Midtown is a mixed-use project located within the Midtown neighborhood of Nashville, TN, adjacent to Vanderbilt University and the famed Music Row. The project consists of 350 luxury apartment units, the 180-room Kimpton Aertson Hotel, 36,000 SF of street level retail space and structured parking providing 635 spaces.

Aertson Midtown highlights Buckingham's fully integrated platform as the property's developer, contractor, manager, and owner.

FEATURES & AMENITIES

- Roof Pool Terrace with Full-Service Bar
- In Room Dining from Kimpton Aertson Hotel
- Elevator Access to All Floors
- Resident Experience Program
- Exquisite Resident Center and Lounge
- Fire Pit Lounge on Pool Terrace with Outdoor Kitchens
- Lifestyle Street Level Retail
- Garage Structure & Valet Parking
- Bike Shop & Storage, and Bike Share Services Available
- Sky Terrace and Art Gallery
- Fitness Center
- Dog Park and Wash Stations
- Music and Theater Room



BUCKINGHAM: CASE STUDY – BUILD TO CORE

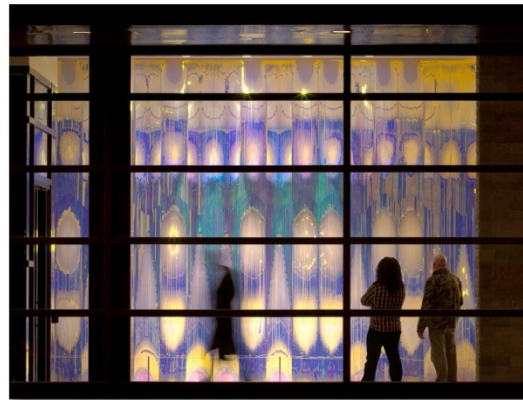
CITYWAY | INDIANAPOLIS, IN

10-acre neighborhood in the heart of downtown Indianapolis that includes a 209-room luxury hotel, 652 apartments, 100,000 square feet of retail and office space, as well as a state-of-the-art YMCA. Contemporary art is incorporated throughout the public spaces, including more than ten site-specific commissions for The Alexander hotel and graffiti art in the parking garages.

CityWay highlights Buckingham's fully integrated platform as the property's developer, contractor, manager, and owner.

FEATURES & AMENITIES

- Restaurants at Street Level
- Structured Garage Parking
- Balconies or Rooftop Terraces in Select Homes
- Exposed Duct Work and Brick Walls
- Full Size Washer/Dryer in Unit
- Modern Kitchens with Clean Steel Appliances
- Penthouse Apartments available
- Two Pools
- Spectacular Views of the Downtown Skyline
- Granite Countertops & Plank Floors
- Amenity Lounges, Rooftop Lounge, Game Rooms, Fitness
- Bark Park



VICINITY MAP



PROJECT INFORMATION

- AREA: 34.4 ACRES
- ZONING: MIXED USE PLANNED DEVELOPMENT (MPD)
- RESOLUTIONS: Z-10-017, ADD2014-00157
- ROADWAY FRONTAGE: US 41 & BROADWAY AVE. E.

HISTORY

- PROPERTY ACQUIRED 2006
- REZONE APPLICATION FILED IN 2009 TO REZONE TO MIXED USE PLANNED DEVELOPMENT, APPROVED BY BOCC ON MARCH 7, 2011
- SFWMD ERP 36-07447-P ISSUED IN 2010
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2014 FOR CURRENT MCP
- SFWMD PERMIT MODIFIED IN 2014 FOR CURRENT MCP LAYOUT
- FDOT NOTICE OF INTENT FOR FULL MEDIAN OPENING WITH CROSS ACCESS JULY 2015

ENTITLEMENTS

CURRENT ENTITLEMENTS

- 310 DWELLING UNITS
- 200,000 SQUARE FEET OF COMMERCIAL USES (115,000 MAX RETAIL)
- 125 HOTEL ROOMS
- ALF/ILF/CCF (MAXIMUM OF 50 EQUIVALENT DU's)
- APPROVED USES INCLUDE TYPICAL COMMERCIAL/RETAIL USES
- 50,000 SF SINGLE USE RETAIL CAP

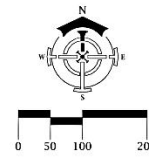
MASTER CONCEPT PLAN

OPEN SPACE BREAKDOWN				
LOT	LOT AREA	OPEN SPACE PROVIDED	PERCENTAGE OF LOT	PERCENTAGE OF TOTAL OPEN SPACE PROVIDED
COMMON AREA	14.19 AC.	9.98 AC.	70.3%	78.6%
LAKE (2% OF REQUIRED OPEN SPACE)	N/A	2.98 AC.	N/A	20.3%
INDIGENOUS PRESERVES / RESTORATION	N/A	4.93 AC.	N/A	39.8%
BUFFERS	N/A	1.32 AC.	N/A	10.4%
MISCELLANEOUS	N/A	1.15 AC.	N/A	9.1%
LOT 1	11.17 AC.	1.87 AC.	14.1%	12.3%
LOT 2	4.92 AC.	0.83 AC.	11.7%	4.2%
LOT 3	4.93 AC.	0.62 AC.	12.7%	4.9%
TOTAL	34.41 AC.	12.79 AC.	N/A	100.0%

NOTE: THE LOT AREA LISTED FOR COMMON AREA IS THE TOTAL OF THE COMMON AREA PARCELS.

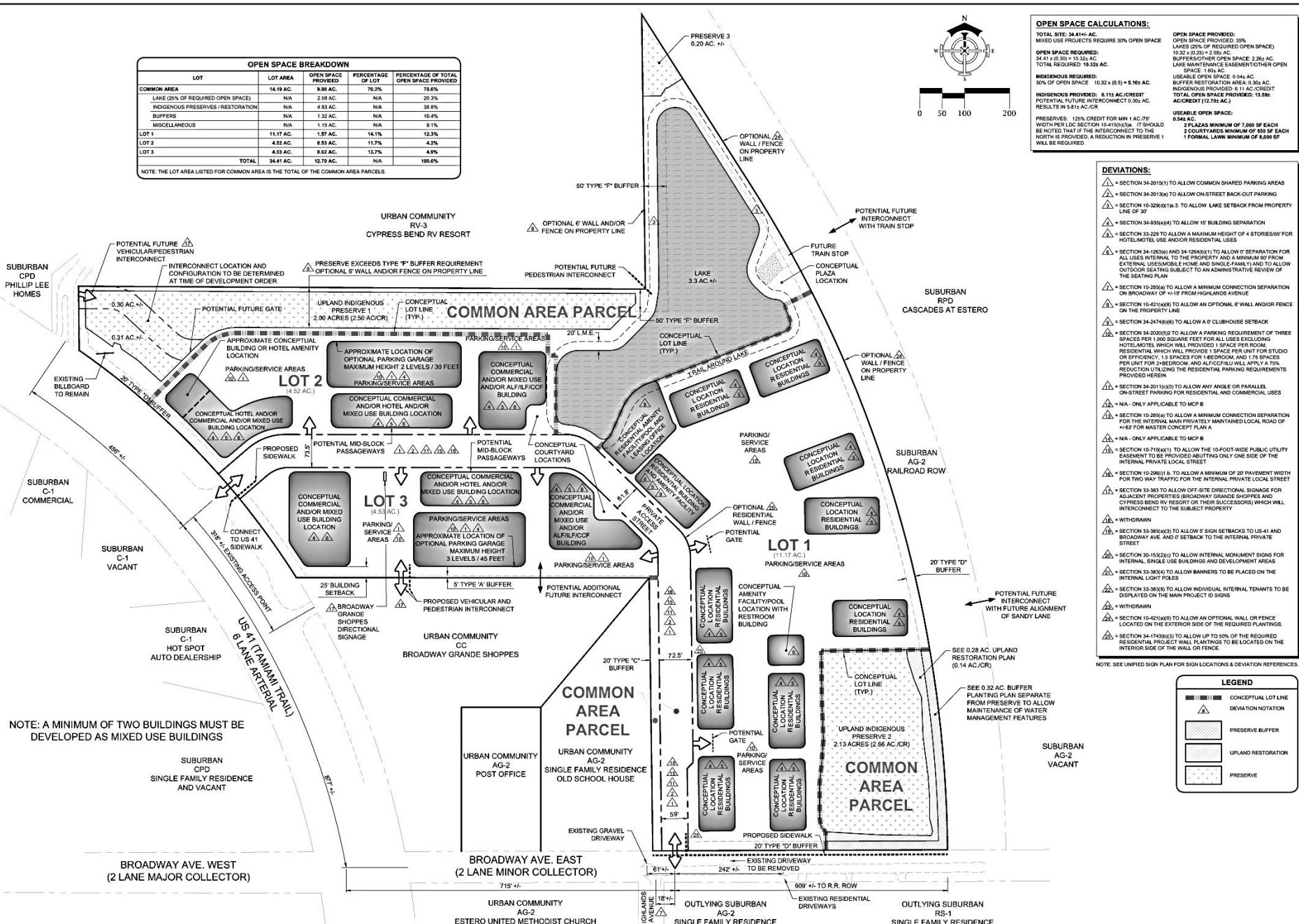
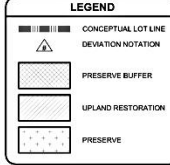
OPEN SPACE CALCULATIONS:

TOTAL SITE: 34.41+ AC.
MIXED USE PROJECTS REQUIRE: 30% OPEN SPACE
OPEN SPACE PROVIDED: 12.79 AC.
LAKE (2% OF REQUIRED OPEN SPACE): 2.98 AC.
BUFFERS/OTHER OPEN SPACE: 2.26 AC.
LAKE MAINTENANCE SPACE (SEPARATE FROM OTHER OPEN SPACE): 1.80 AC.
INDIGENOUS PRESERVES: 4.93 AC.
50% OF OPEN SPACE: 10.32 (0.5) + 5.16 AC.
INDIGENOUS PROVIDED: 6.11 AC. CREDIT
POTENTIAL FUTURE INTERCONNECT: 0.20 AC.
RESULTS IN: 5.81 AC. CREDIT
USEABLE OPEN SPACE: 0.94 AC.
2 PLAZAS MINIMUM OF 7,000 SF EACH
2 COURTYARDS MINIMUM OF 800 SF EACH
1 NORMAL LAWN MINIMUM OF 8,000 SF



- DEVIATIONS:**
- SECTION 34-201(1) TO ALLOW COMMON SHARED PARKING AREAS
 - SECTION 34-201(3) TO ALLOW ON-STREET BACK-OUT PARKING
 - SECTION 10-328(1)(3) TO ALLOW LAKE SETBACK FROM PROPERTY LINE OF 30'
 - SECTION 34-692(e)(4) TO ALLOW 15' BUILDING SEPARATION
 - SECTION 35-229 TO ALLOW A MAXIMUM HEIGHT OF 4 STOREYS FOR HOTEL/RESIDENTIAL USE AND/OR RESIDENTIAL USES
 - SECTION 34-123(b) AND 34-124(b)(1) TO ALLOW 7' SEPARATION FOR ALL USES INTERNAL TO THE PROPERTY AND A MINIMUM 90' FROM EXTERNAL USES (SINGLE HOME AND SINGLE-FAMILY) AND TO ALLOW OUTDOOR SEATING SUBJECT TO AN ADMINISTRATIVE REVIEW OF THE SEATING PLAN
 - SECTION 10-285(a) TO ALLOW A MINIMUM CONNECTION SEPARATION ON BROADWAY OF +/- 12' FROM HIGHLANDS AVENUE
 - SECTION 10-421(a)(8) TO ALLOW AN OPTIONAL 6' WALL AND/OR FENCE ON THE PROPERTY LINE
 - SECTION 34-141(b)(6) TO ALLOW A 0' CLUBHOUSE SETBACK
 - SECTION 34-202(b) TO ALLOW A PARKING REQUIREMENT OF THREE SPACES PER 1,000 SQUARE FEET FOR ALL USES EXCLUDING HOTEL/RESIDENTIAL WHICH WILL PROVIDE 1 SPACE PER ROOM. RESIDENTIAL WHICH WILL PROVIDE 1 SPACE PER UNIT FOR STUDIO OR EFFICIENCY, 1.5 SPACES FOR 1-BEDROOM AND 1.75 SPACES PER UNIT FOR 2-BEDROOM. AND ALSO FULLY WILL APPLY A 75% REDUCTION UTILIZING THE RESIDENTIAL PARKING REQUIREMENTS PROVIDED HEREIN
 - SECTION 34-2011(c)(3) TO ALLOW ANY ANGLE OR PARALLEL ON-STREET PARKING FOR RESIDENTIAL AND COMMERCIAL USES
 - N/A - ONLY APPLICABLE TO MCP B
 - SECTION 10-285(a) TO ALLOW A MINIMUM CONNECTION SEPARATION FOR THE INTERNAL MARKETVILLAGE MAINTAINED LOCAL ROAD OF +/- 83' FOR MASTER CONCEPT PLAN A
 - N/A - ONLY APPLICABLE TO MCP B
 - SECTION 10-716(a)(1) TO ALLOW THE 10-FOOT-WIDE PUBLIC UTILITY EASEMENT TO BE PROVIDED ABUTTING ONLY ONE SIDE OF THE INTERNAL PRIVATE LOCAL STREET
 - SECTION 10-296(b) TO ALLOW A MINIMUM OF 20' PAVEMENT WIDTH FOR TWO-WAY TRAFFIC FOR THE INTERNAL PRIVATE LOCAL STREET
 - SECTION 15-381 TO ALLOW OFF-SITE DIRECTIONAL SIGNAGE FOR ADJACENT PROPERTIES (BROADWAY GRANDE SHOPS AND CYPRESS BEND RV RESORT OR THEIR SUCCESSORS) WHICH WILL INTERCONNECT TO THE SUBJECT PROPERTY.
 - WITHDRAWN
 - SECTION 33-385(a)(3) TO ALLOW 7' SIGN SETBACK TO US-41 AND BROADWAY AVE. AND 0' SETBACK TO THE INTERNAL PRIVATE STREET
 - SECTION 15-152(a) TO ALLOW INTERNAL MONUMENT SIGNS FOR INTERNAL SINGLE USE BUILDINGS AND DEVELOPMENT AREAS
 - SECTION 15-381(a) TO ALLOW BANNERS TO BE PLACED ON THE INTERNAL LIGHT POLES
 - SECTION 15-381(b) TO ALLOW INDIVIDUAL INTERNAL TENANTS TO BE DISPLAYED ON THE MAIN PROJECT SIGNS
 - WITHDRAWN
 - SECTION 10-421(a)(8) TO ALLOW AN OPTIONAL WALL OR FENCE LOCATED ON THE EXTERIOR SIDE OF THE REQUIRED PLANTINGS
 - SECTION 34-141(b)(3) TO ALLOW UP TO 90% OF THE REQUIRED RESIDENTIAL PLANTING TO BE LOCATED ON THE INTERIOR SIDE OF THE WALL OR FENCE.

NOTE: SEE UNIFIED SIGN PLAN FOR SIGN LOCATIONS & DEVIATION REFERENCES.



DELISI FITZGERALD, INC.
 Planning - Engineering - Project Management
 1605 Hendry Street
 Fort Myers, FL 33501
 239-418-0691 • 239-418-0692 fax
 Florida Certificate of Authorization
 Engineering B.P. # 2078

ENGINEER OF RECORD:
 ANDREW D. FITZGERALD, P.E. (FOR THE FIRM)
 FLORIDA P.E. NO. 9978

OWNER / DEVELOPER:
 CH ESTERO DEVELOPMENT CORPORATION
 5025 CYPRESS ROAD, SUITE B
 FORT MYERS, FLORIDA 33907

PROJECT:
 DOWNTOWN ESTERO

PLAN REVISIONS	
#	DESCRIPTION

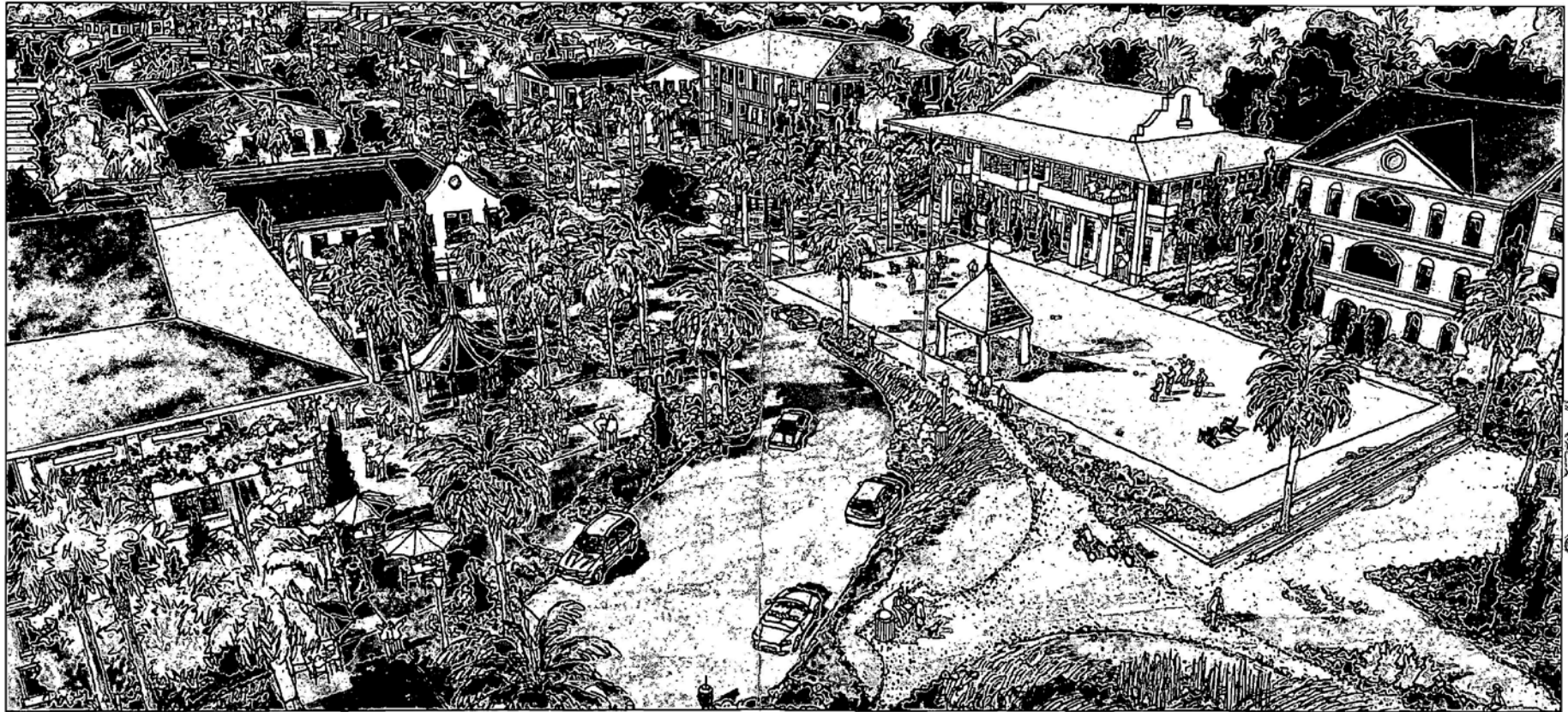
MASTER CONCEPT PLAN

Project Manager: ADF
 Drawn By: GWS
 Checked By: ASB
 Project Number: 21292
 Part of Section(s): 28
 Township: 46 S Range: 25 E
 County: LEE COUNTY, FL

FOR PERMITTING PURPOSES ONLY
 NOT FOR CONSTRUCTION

Sheet Number: 1

Downtown Estero



DESIGN FRAMEWORK & GUIDEBOOK

OCI 2009-

The Community of Estero in Lee County, Florida

March 2010
version 1.0

TRANSPORTATION FRAMEWORK

PURPOSE & INTENT

The Transportation Section of this document is intended to describe the hierarchical components and the relationships of the vehicular circulation system. (Policy 4.3.3.k) The Downtown Estero street network provides for access to parking areas while creating a walkable place. (Policy 4.1.2) Currently the exact access location onto Broadway Avenue is still being determined. As a result, we have provided an alternative plan that provides the desired regulatory spacing from the intersection to our south boundary. In either case, the principles of the plan do not change, however some basic reorganization in the southern area of the plan is required. The primary organizing feature of this framework is the *Main Street* and it provides for:

- A Sense of Place
- Traffic Calming & Safety in the Public Realm
- Multiple Routing Options
- Provision of Access to services and facilities

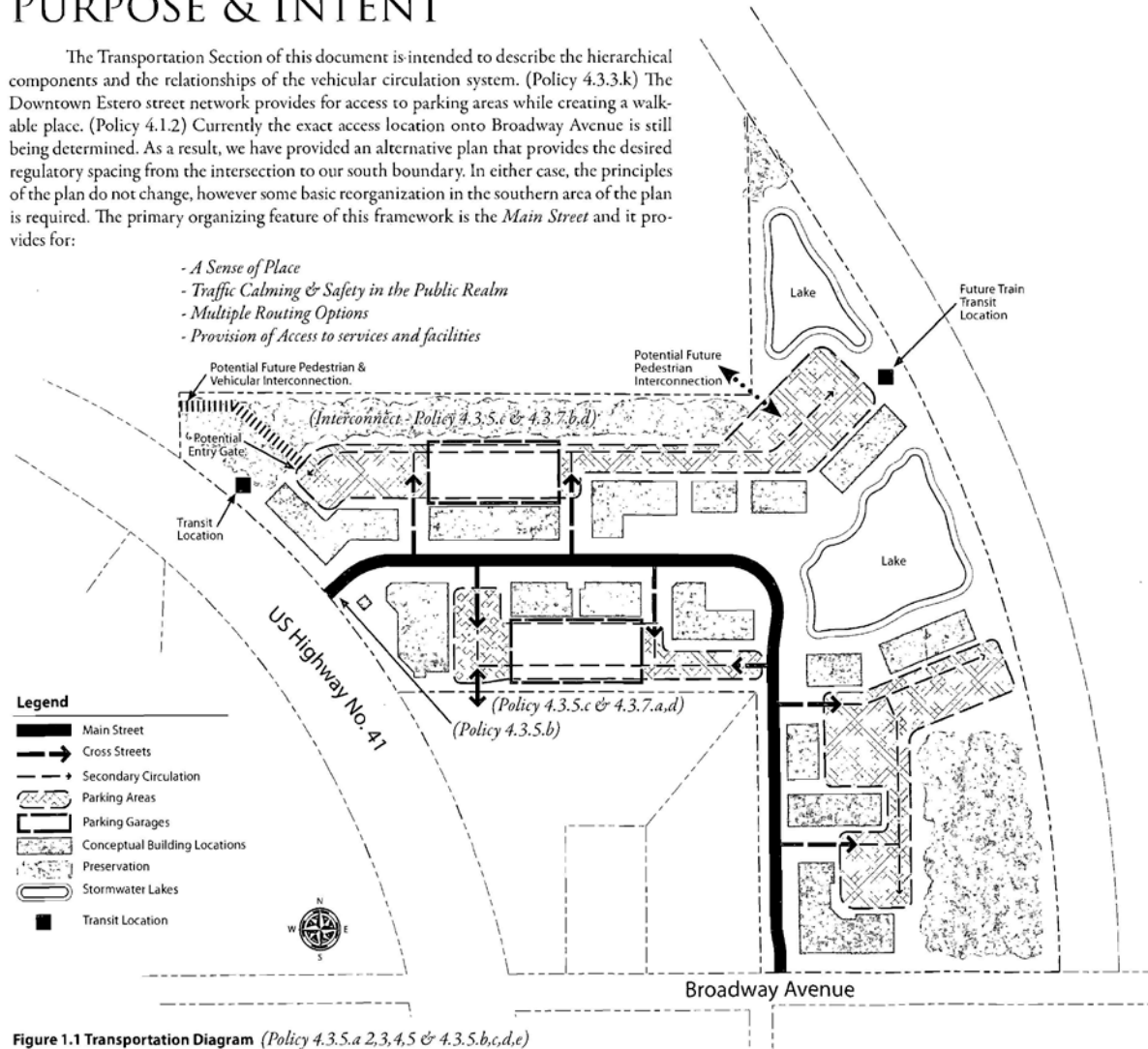


Figure 1.1 Transportation Diagram (Policy 4.3.5.a 2,3,4,5 & 4.3.5.b,c,d,e)

TRANSPORTATION HIERARCHY:

Integral to the Downtown Estero concept is the implementation of a "Main Street" environment that feels and functions like a small local pre-existing piece of the areas existing community and further extends and enhances the immediate street network and Community Realm. (Policy 4.3.7) Within Downtown Estero there is a hierarchical transportation network further described below:

1. **Main Street** acts as the primary organizing feature of Downtown Estero, allowing for ingress/egress from bounding streets, providing on-street parking, and directing vehicular traffic towards the Cross Streets. All buildings located along Main Street must orient a primary façade towards Main Street. (Policy 4.3.3, 4.3.4.a & 4.3.5.a1,2)
2. The **Cross Streets** will provide vehicular access to parking areas located to the rear of lots and behind the buildings oriented along Main Street. Cross Streets also provide access to the Secondary Circulation System and further reinforce the street network. Facilities, if they exist, such as drive-thrus will be oriented to Cross Street and the Secondary Circulation System so as to not interrupt the primary street - Main Street. (Policy 4.3.5.d)
3. The **Secondary Circulation System** is a system of connected parking aisles that provide access between different lots in the rear of the lot. This connective network system provides access for service and deliveries, and provides, in some areas, an alternative for vehicular traffic flow to help disburse traffic, and to provide for vehicular through traffic if Main Street were to be blocked off to allow for on-street activities, such as festivals, farmer's markets, or other community events.
4. **Parking Areas** in Downtown Estero will be located towards the rear of the lot, behind the buildings they serve. Parking will be provided along the front of the buildings through the use of on-street parking along Main Street and any Cross Streets. These parking areas will be designed to meet the minimum standards set forth by Lee County, unless stated otherwise. To maintain design and development flexibility, these parking areas will be designed to accommodate multi-level parking decks without obstructing the Secondary Circulation System. (Policy 4.3.3.h. & 4.3.4)
5. If Downtown Estero is built to maximize its full program and the opportunities present for a vibrant pedestrian-oriented mixed-use community it may be necessary to construct **Parking Garages (Structures)** to accommodate the demand for automobile parking. These garages, if constructed may be thoughtfully placed and screened from Main Street, placed behind the buildings towards the rear of the lot, and will be designed to preserve the functionality of the Secondary Circulation System so that project wide connectivity is preserved within the lots. (Policy 4.3.4, 4.3.4.e)

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URBAN DESIGN & ARCHITECTURE FRAMEWORK



PURPOSE & INTENT:

The Urban Design and Architecture Section of this document is intended to describe the fundamental and basic urban design and architectural vision for the plan. This section conveys the different components of the plan and establishes a design framework that will provide for flexibility through build-out while creating a consistent urban form. (Policy 4.3.2.c) The Urban Design Framework for Downtown Estero can be broken down into three primary zones that contribute to shaping the user experience. From most active to least active, they are:

- Main Street and Public Realm
- Building Mass/Envelope
- Parking Areas and Passive Open Space

These zones are further described through the remainder of the Urban Design and Architecture Section.

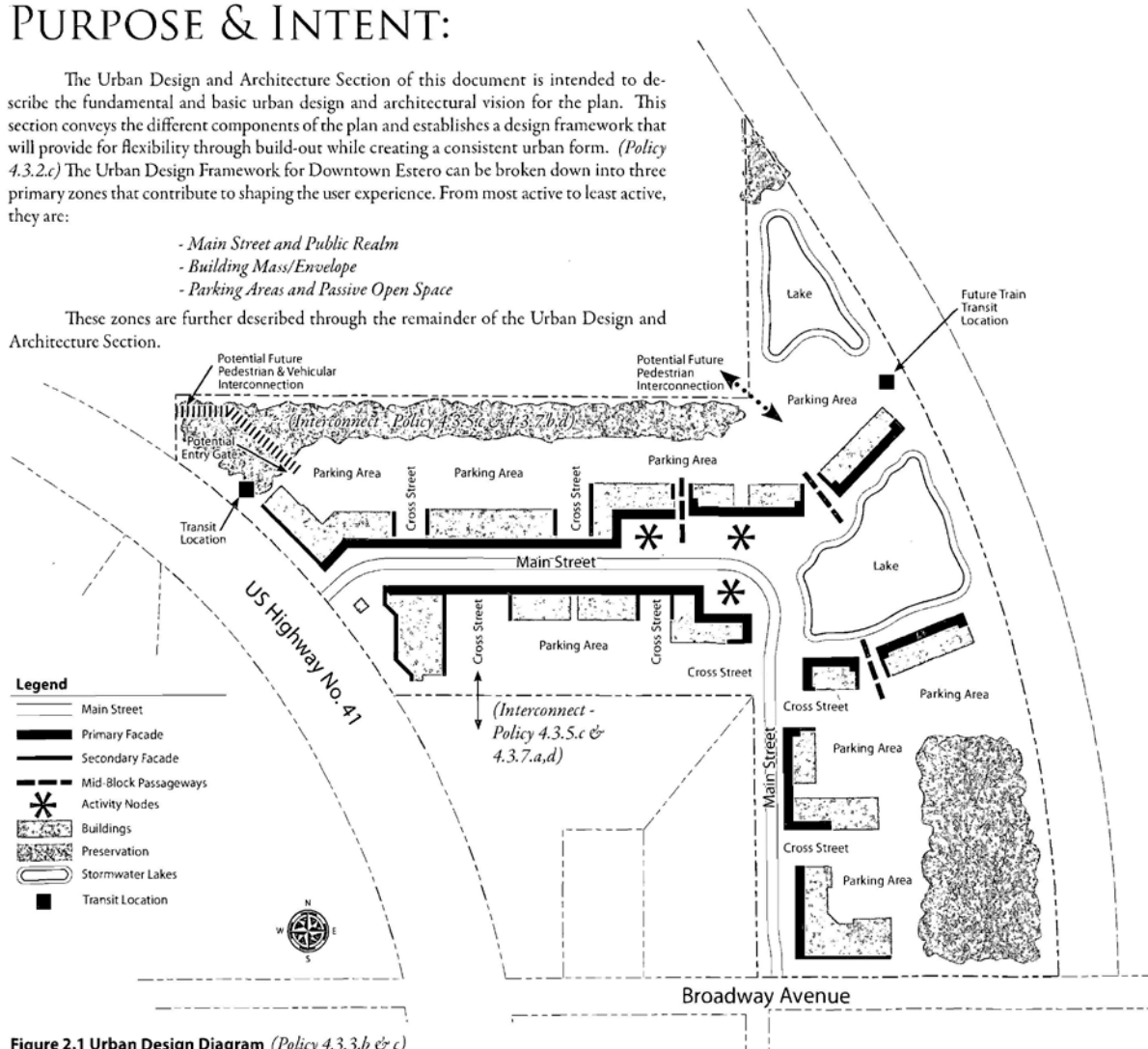


Figure 2.1 Urban Design Diagram (Policy 4.3.3.b & c)

URBAN DESIGN COMPONENTS:

Within the Urban Design Framework a number of components define the user experience at Downtown Estero. They are as follows:

1. Main Street in Downtown Estero will be the primary organizing element. It is the physical design relationships between Main Street, the public realm, and buildings that will create a pedestrian environment. This promotes pedestrian activity and commerce, elevates the role of building architecture in the creation of an interesting place, and provides a framework by which buildings can be sited within the village while allowing for flexibility in their location during the build-out of the project. The location of buildings is preliminary and conceptual. So long as the principles of the plan are honored, buildings may be moved. To achieve this, some simple guidelines must be followed. (Policy 4.3.3.b)

2. Each building in Downtown Estero will have a Primary Facade. The primary facade, essentially, is the vertical building mass, or "street wall", placed along Main Street, or a component of the Open Space & Public Realm that helps define a pedestrian environment. The Primary Facade should maintain architectural elements appropriate to its style to generate visual interest. These might include arcades, balconies, porches, light fixtures, door and window openings, cornices, signs, awnings, etc. Primary facade elements contribute to the milieu that creates an interesting and vibrant pedestrian friendly place. (Policy 4.3.3.k, 4.3.4.b,c,d)

3. Along with the Primary Facade, buildings in Downtown Estero that front onto Main Street and a Cross Street will have a Secondary Facade. In these instances, the building will carry the architectural elements of the Primary Facade "around the corner" to provide a transition into a parking area or an adjacent Right-of-Way.

4. Mid-block Passageways will be provided in key positions in Downtown Estero providing pedestrian access through buildings from the rear set parking areas into the Main Street area. Mid-block Passageways are required in a few strategic locations as shown, but are encouraged other places to create variety throughout the community. In addition to these passageways, Courtyards, Throughways, and Cross Street Pedestrian Areas will provide conduit for pedestrians to access parking areas and Main Street. These passageways can be open-air or covered, internal to a building or external. All of these mechanisms provide for the pedestrian orientation of the project. (Policy 4.3.3.a,b,d,f)

5. Within Downtown Estero, there are multiple Activity Nodes that provide for these places of experience. These nodes, the urban plazas and formal park, are located in within reasonable proximity to one another to create a continued sense of experience within the varied place that is Downtown Estero. (Policy 4.3.3.c,b)

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COMMUNITY DEVELOPMENT

URBAN DESIGN & ARCHITECTURE FRAMEWORK



PURPOSE & INTENT:

In an effort to create an interesting and varied Place, the architectural styles of buildings will be different yet complementary to create a cohesive, project-wide aesthetic. Buildings in Downtown Estero will incorporate architectural elements derived from three different architectural styles: Coastal Vernacular, Mediterranean Revival, and Anglo-Caribbean. (Policy 4.3.2.c & 4.3.3.g) While these three architectural styles were developed at different periods and in different places, they all evoke an aesthetic applicable to the Community of Estero. Further, they can be incorporated individually into a project if a framework has been provided that guides the placement and articulation of building features.

While the development will not preclude any architectural style, the developer has identified the 3 distinct yet complementary architectural styles that will serve as the cornerstone of the architectural framework of the community. This allows for a mix in style and design of buildings while providing flexibility in the final architectural plans that will respond to the needs and desires of the users. Great care will be taken to ensure that the styles are executed in a complimentary manner and provide the diversity desired in the community character.

Primary and Secondary building facades are oriented to Main Street, Cross Streets, or some component of the Public Realm and Open Space System. All parking lots, service and storage areas, and parking facilities will be placed behind the building and the facades facing these uses may be more simple and utilitarian in their architectural expression.

Architectural components such as arcades, balconies, bay windows, signage, lighting, eaves, and cornices may encroach into a street consistent with Figure 2.3. Primary Facades will not exceed 100 feet without a vertical break, from roof line to ground plane, of at least 18 inches.

COASTAL VERNACULAR



MEDITERRANEAN REVIVAL



COMMUNITY DEVELOPMENT
OCI 2009-00010



Figure 2.6 Architectural Precedent Imagery by Style

URBAN DESIGN & ARCHITECTURE FRAMEWORK



DCI 2009-00010

MEDITERRANEAN REVIVAL STYLE

Mediterranean Revival architecture is characterized by the use of stucco for masonry wall finishes, low-pitched barrel-tiled roofs, asymmetrical massing elements, ornamentation at windows, entries and corners, and vertically proportioned windows and doors.

Mediterranean Revival buildings rarely use porches on the ground floor, however, they use arcades, balconies, loggias, and courtyards extensively, creating a strong relationship between the inside and outside of the structure. Flat roofs with parapet walls or a cornice are commonly used in lieu of the low-pitched barrel tile.

Windows and trim are often ornately detailed and create a hierarchy between walls and openings, sometimes iron work is used as a functional and/or decorative feature.



1. Precedent Example of building elevation mass, shape and form



2. Precedent Example of building variety, color, mass, shape and material



3. Precedent Example of building scale, mass layering, shape and form



4. Precedent Example of building materials



5. Precedent Example of building elevation and mass



6. Precedent Example of building mass



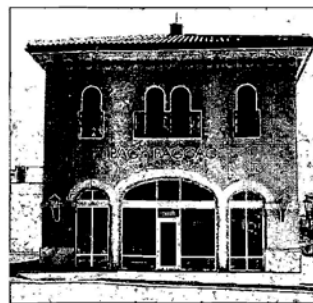
7. Precedent Example of building elevation, color and mass



8. Precedent Example of building variety, color, mass, shape, material, form and scale



9. Precedent Example of building elevation and mass



10. Precedent Example of building elevation and mass



11. Precedent Example of building details, accents, materials, elevation and mass



Figure 2.8 Mediterranean Revival Architectural Precedent Imagery

OPEN SPACE & PUBLIC REALM FRAMEWORK

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 COMMUNITY DEVELOPMENT

PURPOSE & INTENT:

The Open Space and Public Realm Section of this document is intended to illustrate the variety of components present in Downtown Estero. This urban environment is comprised of a hierarchy of hardscapes, landscapes, amenities, and passive areas that together create a walkable street oriented village with a strong civic / community benefit component that has adequate public space with opportunities for relaxation, entertainment, socialization, exercise, and commerce. Present is a hierarchy of streets and the regulation of the block lengths that further embed the urban qualities of this plan. (Policy 4.3.7.c) This hierarchy extends from the open-air public plaza where seating, bicycle facilities and urban street furniture are present to the recreational trail and the passive space around the lake. This plan sets forth a vision for a complete and cohesive mixed-use village that is envisioned to be full of activity from morning to night. (Policy 4.3.3.a,b,c,d,e,f,g,b,li) The graphic below shows conceptual locations of key open space and public realm components. Figures 3.2 - 3.4 show conceptually and diagrammatically what these spaces might look like.

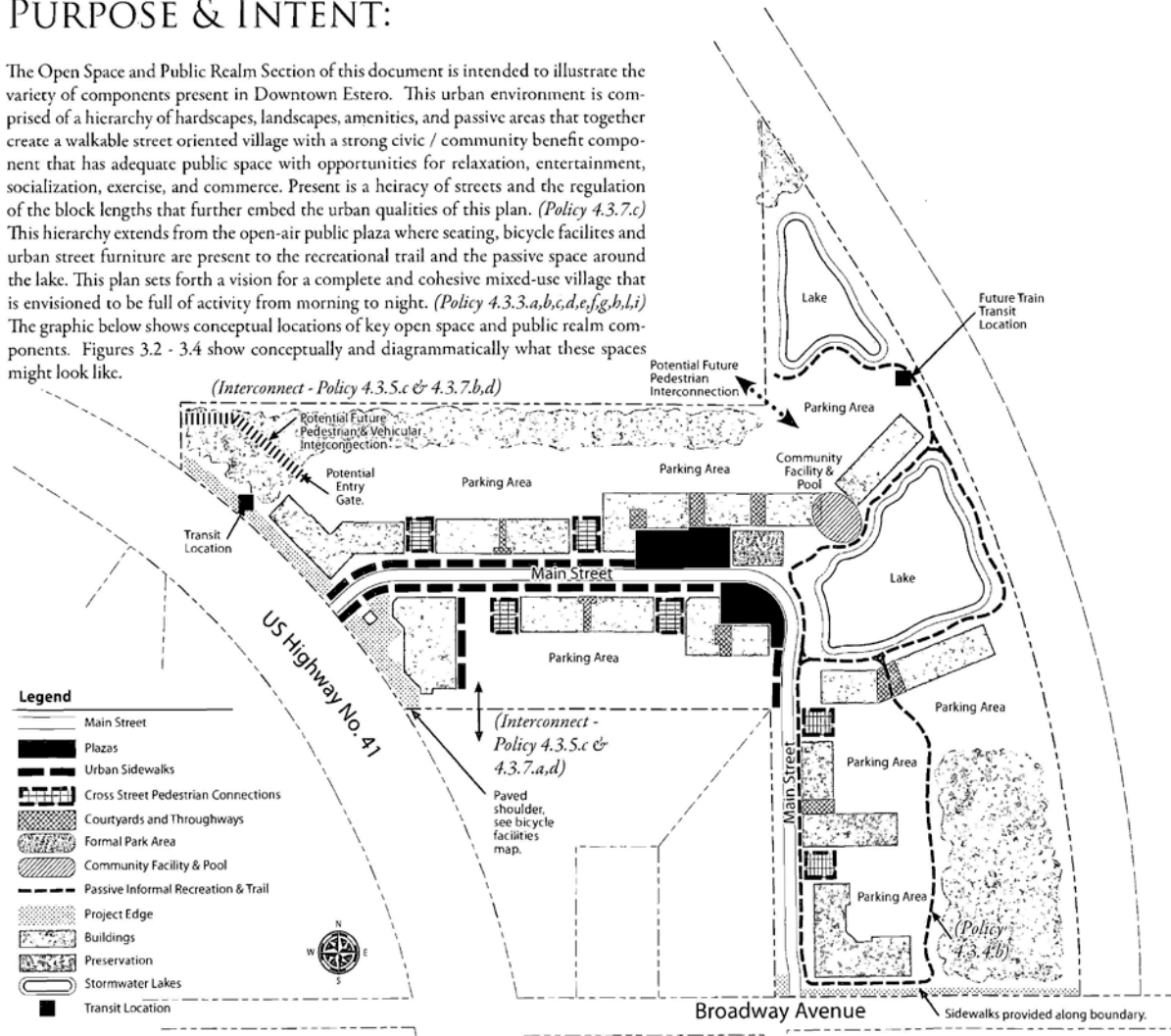


Figure 3.1 Open Space and Public Realm Diagram (Policy 4.3.2.b, 4.3.3.a,b,c,d, 4.3.4.b,c,d & 4.3.3.f)

OPEN SPACE & PUBLIC REALM

Within Downtown Estero there will be a variety and hierarchy of open space and public realm components. All of these components are considered, by definition, the necessary open space components required in the calculation. (Policy 4.3.6) These components are referenced in Figure 3.1 and details about them are as follows:

- 1. The Plazas** within Downtown Estero will typically be publicly accessible mixed hardscape and landscape features that provide opportunities for social gatherings, commerce, relaxation, and/or any other use appropriate for a public venue. (Policy 4.3.2.b & 4.3.6.a,c)
- 2. Urban Sidewalks** identified on the Open Space and Public Realm diagram are the primary linear pedestrian element to the plan and will provide a mixed edge with landscape and hardscape in front of the primary façades within Downtown Estero. (Policy 4.3.3.a)
- 3. Courtyards and Throughways** are the secondary pedestrian element of Downtown Estero. Courtyards are smaller more private spaces that vary in size or orientation to the building(s) and public area that they are adjacent to. Current locations shown are conceptual.
- 4. Cross Street Pedestrian Connections** are pedestrian facilities such as sidewalks and landscape areas that accompany Cross Streets to transition Main Street to the rear set parking areas. The goal is to create a street like environment in this transitional area.
- Centrally located within Downtown Estero, **The Formal Park Area** provides a landscape venue for public recreational events and sporting, such as bocce, lawn bowling, badminton, concerts, etc. It is intended for the Formal Park to be a well-manicured event space, as opposed to the majority of the overall landscaped park space within the community, which is passive and informal in nature. (Policy 4.3.3.d,f)
- 6. The Passive Informal Recreation and Trail** encompasses all public space around the Stormwater Lake Feature, as well as a loop pedestrian trail that provides a facility for exercise, dog-walking, and access to the center of the community for residents of the multi-family residential and the Adult Congregate Living Facility. (Policy 4.3.3.c,d,f & 4.3.6.b)
- 7. The Community Facility and Pool** will be the primary conventional amenity for the multi-family residential and will include a pool, patio, and bathrooms for their use. This facility is private and provided for the residential component of this project.
- 8. Preserve Areas** on site will be maintained and managed as required, providing valuable indigenous habitat that serves as a dramatic backdrop to the active uses of Downtown Estero. Where practicable, these preserve areas will serve to amenitize recreational trails and informal passive recreation areas. Passive Recreation is an allowable use in this area.
- 9. The Stormwater Lake Feature** is a centrally located stormwater pond, wrapped with recreational trail and fronted by multi-family residential that provides a valuable open space amenity for Downtown Estero. (Policy 4.3.3.c & 4.3.6.b)
- 10. The Project Edge (& Other)** is a landscape treatment area that is a "front door" statement for the project and may include landscaping, stormwater and architectural elements. Other Open Space features and amenities of the site include landscape buffers, dry retention areas, landscape islands and other parking lot landscape areas, and passive, unprogrammed open space areas within Downtown Estero. Bicycle access is provided for throughout the and bicycle parking areas shall be placed intermittently among the buildings, plazas, open space and parking areas to provide adequate facilities for the Village. (Policy 4.3.3.i)

URBAN DESIGN & ARCHITECTURE FRAMEWORK

PURPOSE & INTENT:

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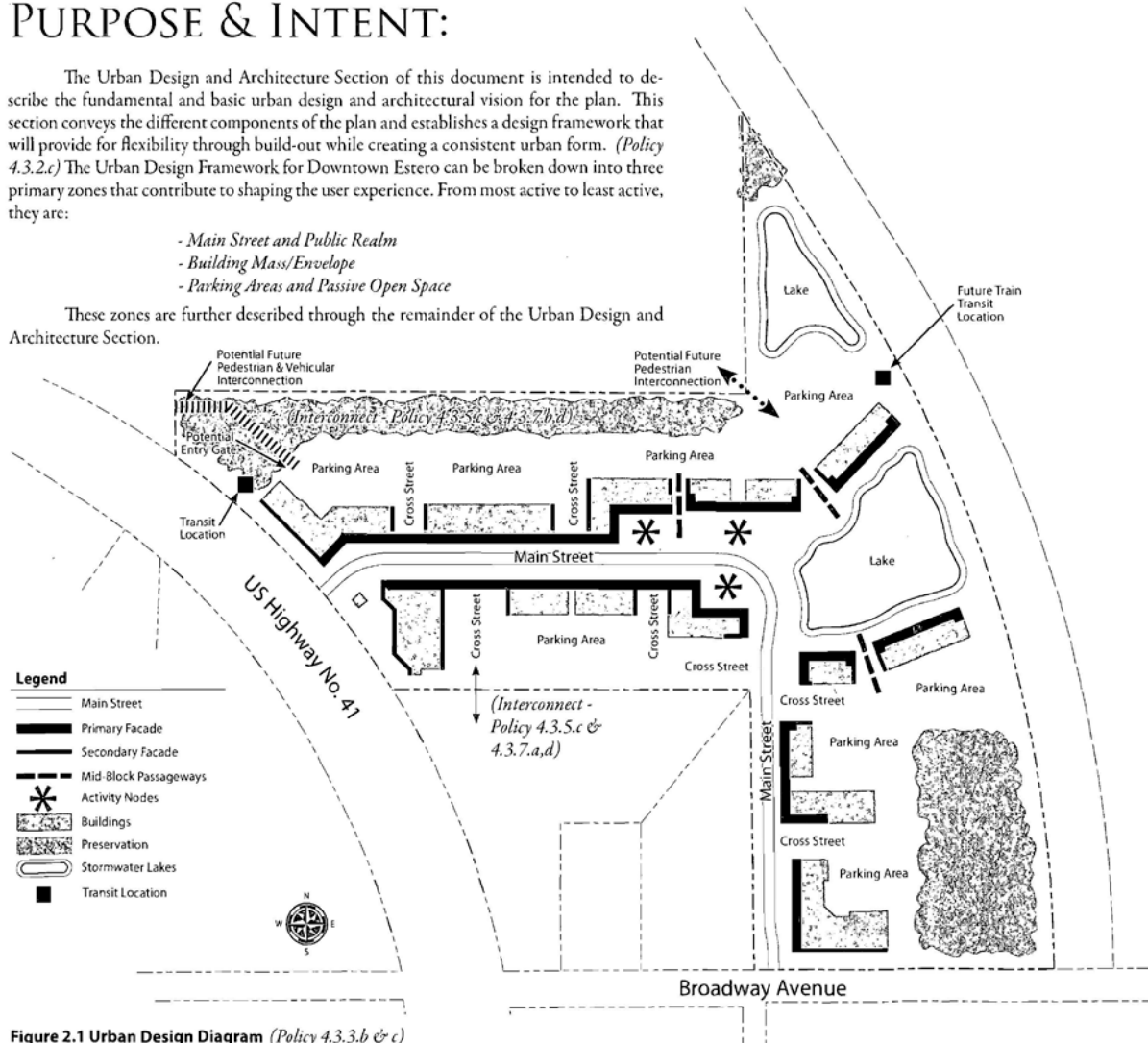


Figure 2.1 Urban Design Diagram (Policy 4.3.3.b & c)

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Within the Urban Design Framework a number of components define the user experience at Downtown Estero. They are as follows:

1. **Main Street** in Downtown Estero will be the primary organizing element. It is the physical design relationships between Main Street, the public realm, and buildings that will create a pedestrian environment. This promotes pedestrian activity and commerce, elevates the role of building architecture in the creation of an interesting place, and provides a framework by which buildings can be sited within the village while allowing for flexibility in their location during the build-out of the project. The location of buildings is preliminary and conceptual. So long as the principles of the plan are honored, buildings may be moved. To achieve this, some simple guidelines must be followed. (Policy 4.3.3.b)

2. Each building in Downtown Estero will have a **Primary Facade**. The primary facade, essentially, is the vertical building mass, or "street wall", placed along Main Street, or a component of the Open Space & Public Realm that helps define a pedestrian environment. The Primary Facade should maintain architectural elements appropriate to its style to generate visual interest. These might include arcades, balconies, porches, light fixtures, door and window openings, cornices, signs, awnings, etc. Primary facade elements contribute to the milieu that creates an interesting and vibrant pedestrian friendly place. (Policy 4.3.3.k, 4.3.4.b,c,d)

3. Along with the Primary Facade, buildings in Downtown Estero that front onto Main Street and a Cross Street will have a **Secondary Facade**. In these instances, the building will carry the architectural elements of the Primary Facade "around the corner" to provide a transition into a parking area or an adjacent Right-of-Way.

4. **Mid-block Passageways** will be provided in key positions in Downtown Estero providing pedestrian access through buildings from the rear set parking areas into the Main Street area. Mid-block Passageways are required in a few strategic locations as shown, but are encouraged other places to create variety throughout the community. In addition to these passageways, Courtyards, Throughways, and Cross Street Pedestrian Areas will provide conduit for pedestrians to access parking areas and Main Street. These passageways can be open-air or covered, internal to a building or external. All of these mechanisms provide for the pedestrian orientation of the project. (Policy 4.3.3.a,b,d,f)

5. Within Downtown Estero, there are multiple **Activity Nodes** that provide for these places of experience. These nodes, the urban plazas and formal park, are located in within reasonable proximity to one another to create a continued sense of experience within the varied place that is Downtown Estero. (Policy 4.3.3.c,b)

SITE PLAN

BUFFER SUMMARY

BOUNDARY	ADJACENT USE	BUFFER REQUIRED
NORTH	RESIDENTIAL (CYPRESS BEND RV RESORT)	20' TYPE 'C'
SOUTH	COMMERCIAL (BROADWAY GRANDE SHOPPES)	0' TYPE 'A'
SOUTH	ROW (BROADWAY AVE.)	20' TYPE 'D'
EAST	ROW (RAILROAD)	20' TYPE 'D'
WEST	RESIDENTIAL (CYPRESS BEND RV RESORT)	50' TYPE 'F'
WEST	RESIDENTIAL (SINGLE FAMILY RESIDENCE)	20' TYPE 'C'
WEST	ROW (US 41)	20' TYPE 'D'

NOTES:
1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017. SEE LANDSCAPE PLANS FOR BUFFER DETAILS AND PLANTING PLAN.

OPEN SPACE CALCULATIONS

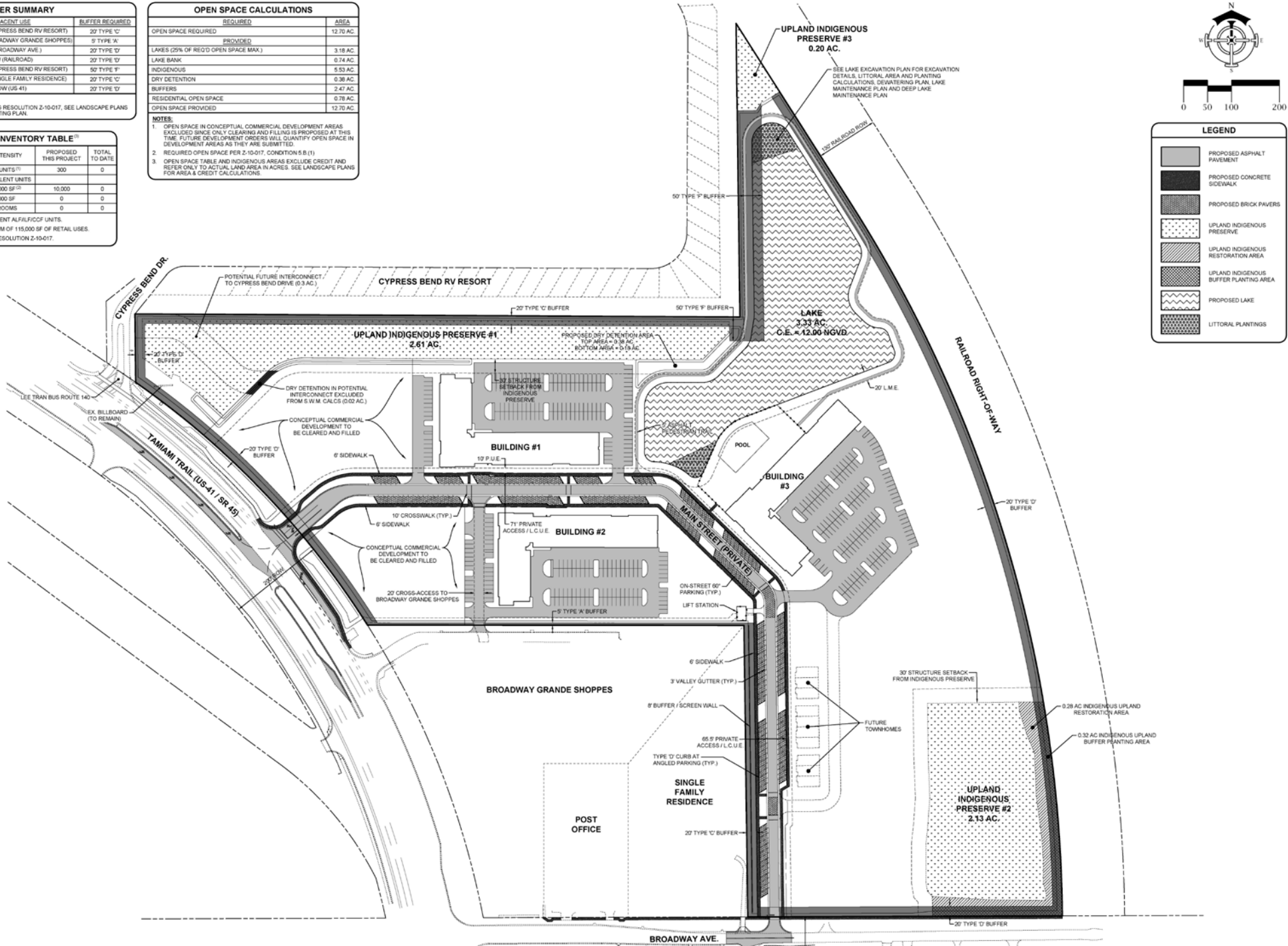
REQUIRED	AREA
OPEN SPACE REQUIRED	12.70 AC.
PROVIDED	
LAKES (25% OF REQ'D OPEN SPACE MAX.)	3.18 AC.
LAKE BANK	0.74 AC.
INDIGENOUS	5.53 AC.
DRY DETENTION	0.36 AC.
BUFFERS	2.47 AC.
RESIDENTIAL OPEN SPACE	0.78 AC.
OPEN SPACE PROVIDED	12.70 AC.

NOTES:
1. OPEN SPACE IN CONCEPTUAL COMMERCIAL DEVELOPMENT AREAS EXCLUDED SINCE ONLY CLEARING AND FILLING IS PROPOSED AT THIS TIME. FUTURE DEVELOPMENT ORDERS WILL QUANTIFY OPEN SPACE IN DEVELOPMENT AREAS AS THEY ARE SUBMITTED.
2. REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1)
3. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREDIT AND REFER ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.

ENTITLEMENT INVENTORY TABLE⁽¹⁾

USE	MAX INTENSITY	PROPOSED THIS PROJECT	TOTAL TO DATE
RESIDENTIAL	310 UNITS ⁽²⁾	300	0
(ALF)	50 EQUIVALENT UNITS		
COMMERCIAL (TOTAL)	200,000 SF ⁽³⁾	10,000	0
RETAIL	115,000 SF	0	0
HOTEL	125 ROOMS	0	0

(1) 510 UNITS INCLUDES 50 EQUIVALENT ALF/FF/CCF UNITS.
(2) COMMERCIAL INCLUDES MAXIMUM OF 115,000 SF OF RETAIL USES.
(3) MAXIMUM ENTITLEMENTS PER RESOLUTION Z-10-017.



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK PAVERS
- UPLAND INDIGENOUS PRESERVE
- UPLAND INDIGENOUS RESTORATION AREA
- UPLAND INDIGENOUS BUFFER PLANTING AREA
- PROPOSED LAKE
- LITTORAL PLANTINGS

LANDSCAPE / HARDSCAPE DESIGN – SITE PLAN



LANDSCAPE / HARDSCAPE DESIGN - STREETSCAPE



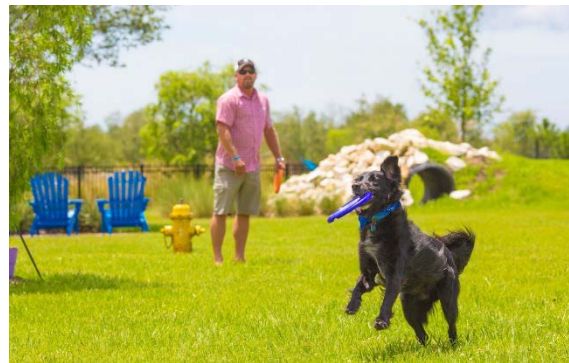
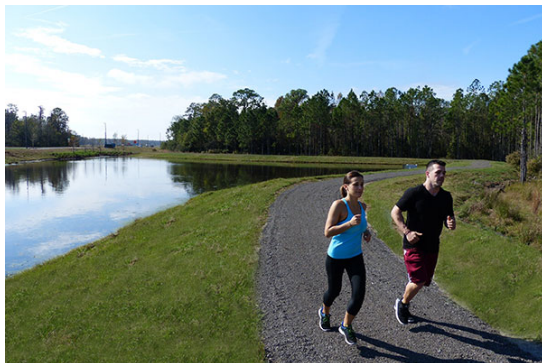
- Streetscape developed off the main street model to promote a safe and active pedestrian-oriented environment.
- Courtyards, throughways and cross street pedestrian areas provide ease of access to and from the local amenities.



LANDSCAPE / HARDSCAPE DESIGN – AMENITIES AND PUBLIC SPACES



- Amenity pool overlooking lake
- Multi-use community park
- Lake-side recreation path
- Community dog park
- Indigenous preserve



LANDSCAPE/HARDSCAPE DESIGN - LANDSCAPE PALETTE

Sample Landscape Palette

PLANTINGS

- Palms and ornamentals trees
- Stately shade trees will be used in the parking lot medians to help decrease heat island effect
- Layers of landscaping will reduce visibility of the community from surrounding properties and provide noise attenuation

LANDSCAPE

Including buffers, the indigenous area, landscaped areas and the pond, the entire site as planned is over 50% pervious (green)



DURANTA STANDARD*



JATROPHA



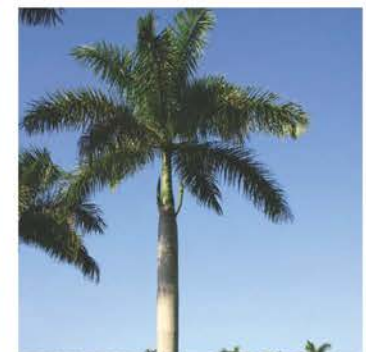
CLERODENDRUM



SABAL PALM*



ALEXANDER PALM



ROYAL PALM*



GREEN ISLE FIGUS



IXORA



MUHLY GRASS*



'BLUE MY MIND' BLUE DAZE



DWARF FIREBUSH*

* FLORIDA NATIVE SPECIES

LANDSCAPE/HARDSCAPE DESIGN - BUFFERS



TYPE "A" BUFFER

MINIMUM WIDTH -5'
MINIMUM NUMBER OF TREES -4 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS -20 SHRUBS/100L.F.

TYPE "C" BUFFER

MINIMUM WIDTH- 20'
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED
DOUBLE ROW HEDGE

TYPE "D" BUFFER

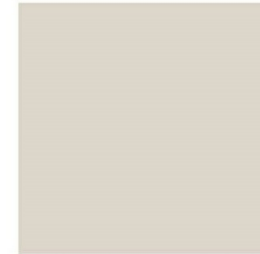
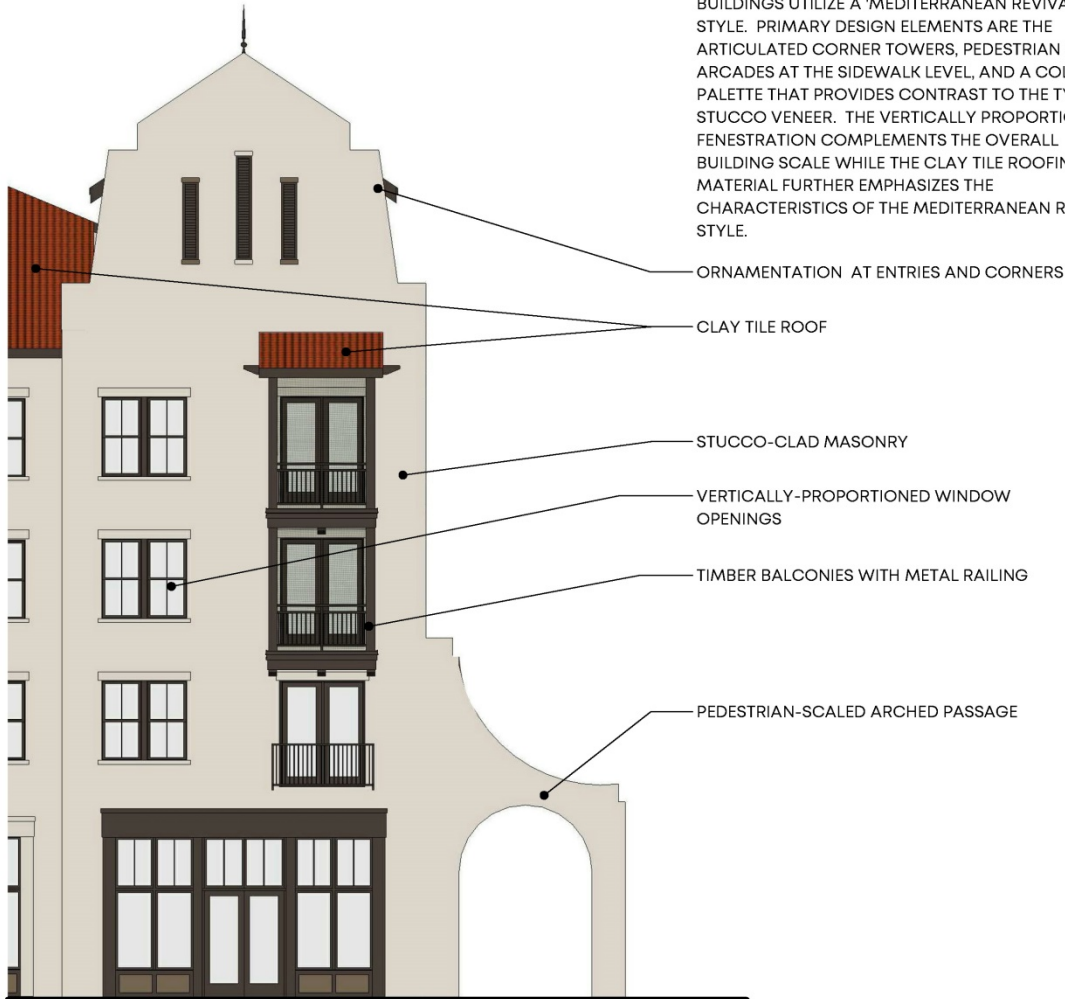
MINIMUM WIDTH- 20'
MINIMUM NUMBER OF TREES- 5 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED
DOUBLE ROW HEDGE

TYPE "F" BUFFER

MINIMUM WIDTH- 50'
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED
DOUBLE ROW HEDGE

ARCHITECTURAL CHARACTER

IN ACCORDANCE WITH *THE DOWNTOWN ESTERO DESIGN FRAMEWORK AND GUIDEBOOK*, THE BUILDINGS UTILIZE A 'MEDITERRANEAN REVIVAL' STYLE. PRIMARY DESIGN ELEMENTS ARE THE ARTICULATED CORNER TOWERS, PEDESTRIAN SCALED ARCADES AT THE SIDEWALK LEVEL, AND A COLOR PALETTE THAT PROVIDES CONTRAST TO THE TYPICAL STUCCO VENEER. THE VERTICALLY PROPORTIONED FENESTRATION COMPLEMENTS THE OVERALL BUILDING SCALE WHILE THE CLAY TILE ROOFING MATERIAL FURTHER EMPHASIZES THE CHARACTERISTICS OF THE MEDITERRANEAN REVIVAL STYLE.



PAINTED STUCCO



PAINTED FIBER CEMENT TRIM



CLAY TILE ROOF



PAINTED FIBER CEMENT PANELS



DOWNTOWN ESTERO

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ARCHITECTURAL CHARACTER



ARCHITECTURAL DESIGN PERSPECTIVE

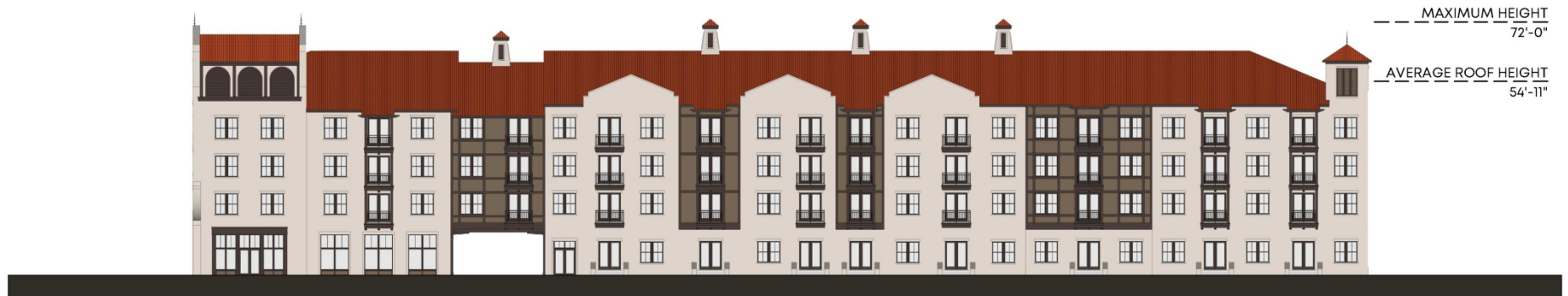


DOWNTOWN ESTERO
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ARCHITECTURAL DESIGN - ELEVATIONS



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DOWNTOWN ESTERO

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BUILDING 1 - PRIMARY ELEVATIONS

Scale: 1" = 30'-0"



ARCHITECTURAL DESIGN - ELEVATIONS



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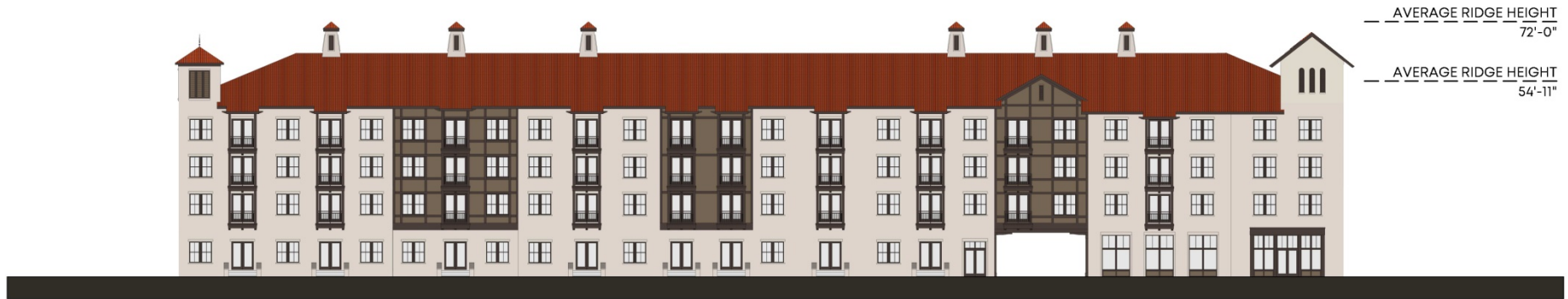
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BUILDING 2 - PRIMARY ELEVATIONS

Scale: 1" = 30'-0"



ARCHITECTURAL DESIGN - ELEVATIONS



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BUILDING 3 - PRIMARY ELEVATIONS

Scale: 1" = 30'-0"



ARCHITECTURAL DESIGN - ELEVATIONS



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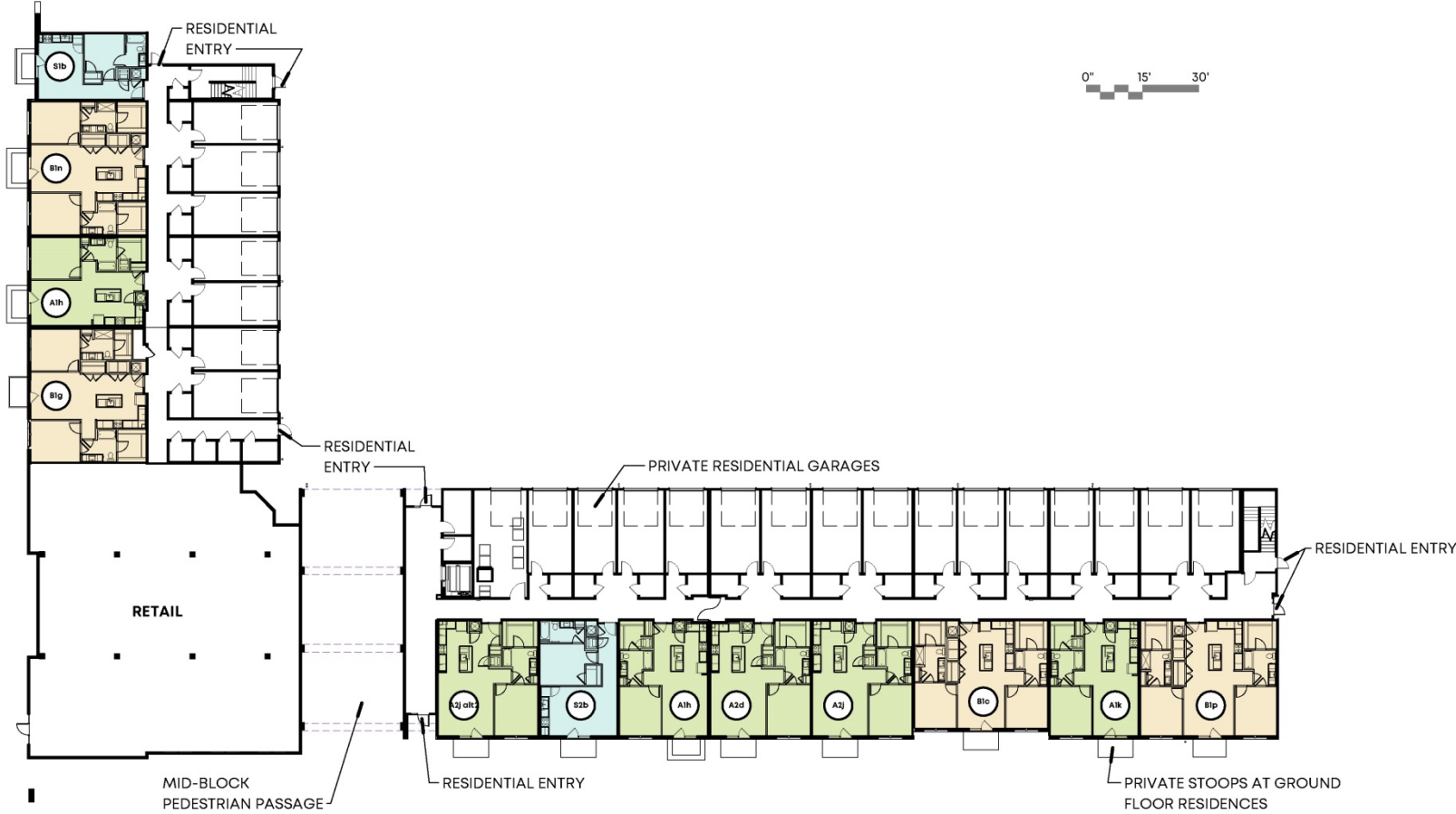
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BUILDING 3 - SECONDARY ELEVATIONS

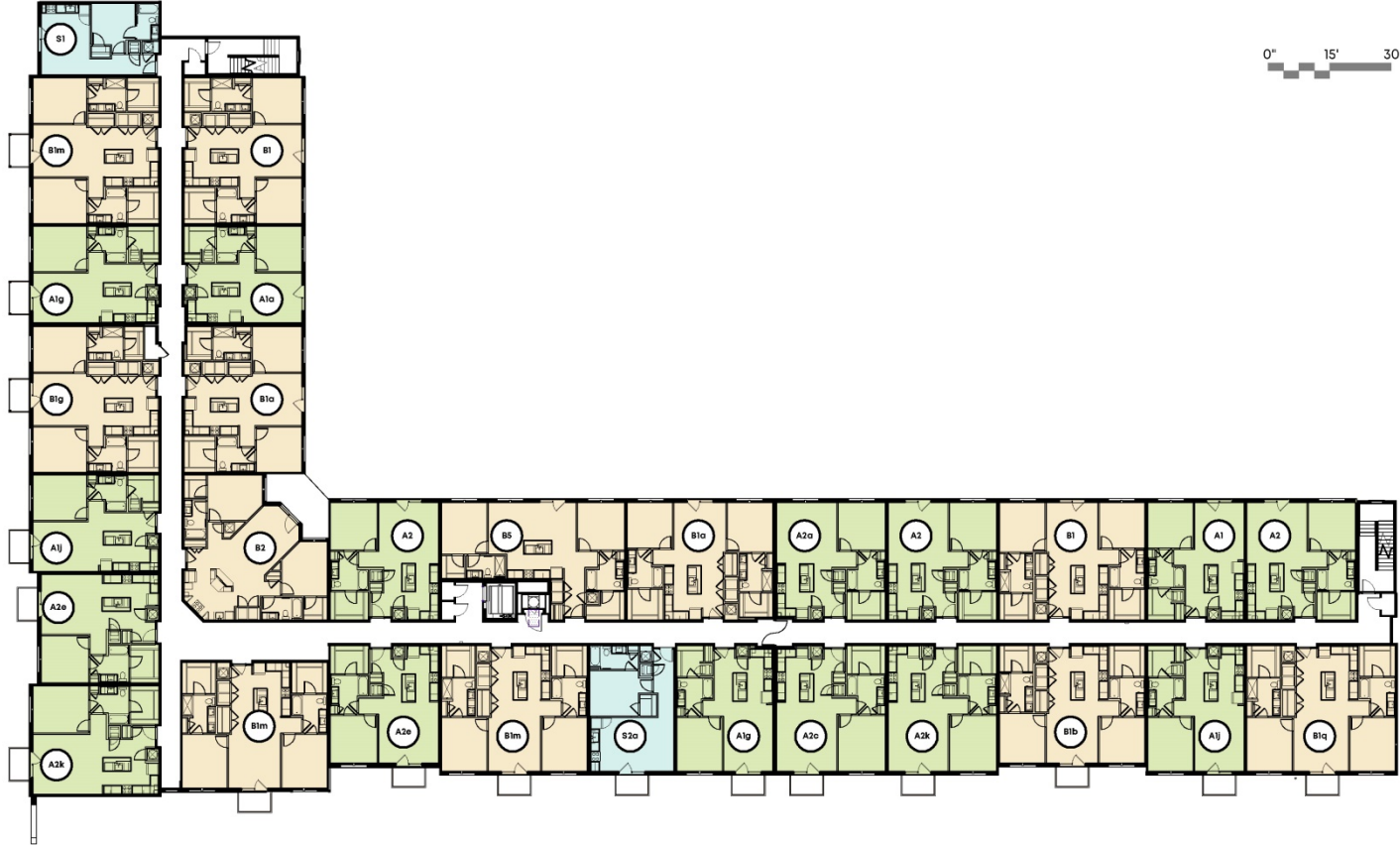
Scale: 1" = 30'-0"



ARCHITECTURAL DESIGN – FLOOR PLAN



ARCHITECTURAL DESIGN – FLOOR PLAN



ARCHITECTURAL DESIGN – RENDERING



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THANK YOU!

QUESTIONS?