



DOWNTOWN ESTERO - WORKSHOP

ESTERO, FL
March 8, 2022

CONSULTANT TEAM

BUCKINGHAM COMPANIES, *Developer*



BOOTH DESIGN GROUP, *Landscape Architecture*



LRK ARCHITECTS, *Architect*



DELISI FITZGERALD, INC., *Civil Engineering*



INTRODUCTION

SUMMARY OF NOVEMBER 9, 2021 PZDB PUBLIC INFORMATION MEETING

- INTRODUCED BUCKINGHAM COMPANIES AND DESIGN TEAM
- PROVIDED OVERVIEW OF ENTITLEMENTS
- REVIEWED VISION AND PRELIMINARY DESIGN FOR THE PROJECT

QUESTIONS RAISED

- PHASING/AMOUNT OF RETAIL
- CLARIFY BONUS DENSITY
- SEWER SERVICE/EXTENSIONS

GOALS FOR TODAY'S WORKSHOP

- CLARIFY ENTITLEMENTS/REQUIREMENTS
- REVIEW PLAN, PHASING AND UP-FRONT DEVELOPER IMPROVEMENTS/COMMITMENTS
- REVIEW PATTERN BOOK INCLUDING CONCEPTUAL DESIGN OF FUTURE COMMERCIAL DEVELOPMENT
- CONFIRM PROJECT IS ON THE RIGHT TRACK!

VICINITY MAP



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

KEY CONDITIONS

- A MINIMUM OF TWO BUILDINGS MUST BE DEVELOPED WITH MIXED USES.
- CONNECTION TO THE BROADWAY SHOPPES...."MUST BE CONSTRUCTED SO AS TO ALIGN THE PARKING LOT AISLES OF BOTH CENTERS"
-MUST INCLUDE AN ARCHITECTURAL THEME ON ALL SIDES OF ALL BUILDINGS...

DEVELOPER COMMITMENTS

ITEMS TO BE COMPLETED WITH INITIAL PHASE OF DEVELOPMENT

OPEN SPACE & BUFFERS

- ALL OVERALL PERIMETER BUFFERS AND INDIGENOUS PRESERVES;
- FULL BACKBONE SWM SYSTEM INCLUDING WET DETENTION POND AND DRY PRETREATMENT AREAS FOR PHASE 2 NON-RESIDENTIAL.

STREETScape

- COMPLETE SPINE ROAD FROM US 41 TO BROADWAY INCLUDING ON-STREET PARKING, STREET TREES AND HARDSCAPE.

PUBLIC SPACES

- INTERNAL POCKET PARK (AT INSIDE CORNER OF SPINE ROAD) (PRIVATE WITH PAE);
- PUBLIC PASSIVE PARK WITH 1 SHADE STRUCTURE AND 2 SEATING AREAS (PUBLIC DEDICATION ACCEPTABLE IF REQUESTED BY THE VILLAGE);
- LAKE OVERLOOK (PRIVATE WITH PAE);
- FOUNTAIN IN LAKE;
- PUBLIC WALKWAY FROM BROADWAY, THRU PASSIVE PARK, AROUND SOUTHEAST INDIGENOUS PRESERVE, ALONG EAST PROPERTY LINE AROUND LAKE BACK TO SPINE ROAD NEAR LAKE OVERLOOK AND POCKET PARK.

DEVELOPER COMMITMENTS

CONNECTIVITY

- PEDESTRIAN CONNECTIONS TO US 41 AND BROADWAY
- SIDEWALK ALONG BROADWAY FRONTAGE WITH EXTENSION WEST TO US 41 (POTENTIAL FEE IN-LIEU TO SUPPORT OR COORDINATION WITH VILLAGE PEDESTRIAN IMPROVEMENT PROJECT);
- PEDESTRIAN CONNECTION FROM DOWNTOWN ESTERO TO BROADWAY SHOPPES;
- VEHICULAR INTERCONNECTION WITH BROADWAY SHOPPES;
- PROVISIONS FOR VEHICULAR CONNECTION TO CYPRESS BEND RV.

USES

- AGREEMENT TO LIMIT CERTAIN USES INCLUDING:
AUTO REPAIR & SERVICE, BROADCAST STUDIO, BUILDING MATERIAL SALES, EOC,
CONTRACTORS GROUP II, FUNERAL HOME, WAREHOUSE, WHOLESALE GROUP III

DOWNTOWN ESTERO

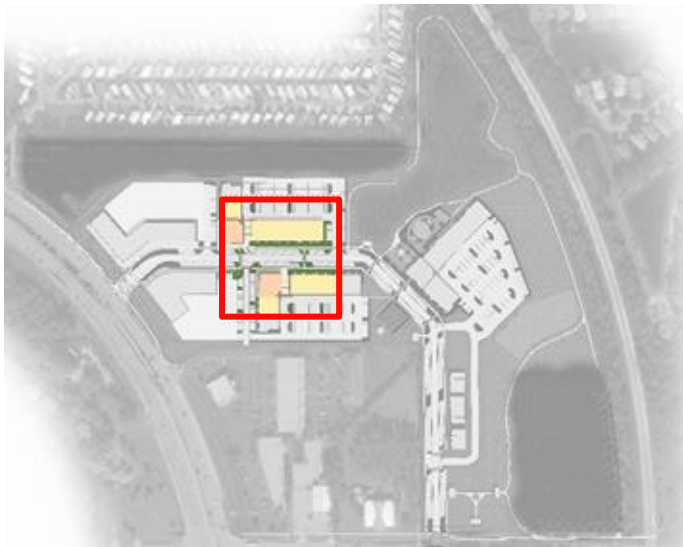
PATTERN BOOK



SITE PLAN KEY



LANDSCAPE / HARDSCAPE DESIGN – STREETScape PLAN



SITE KEY

- 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.

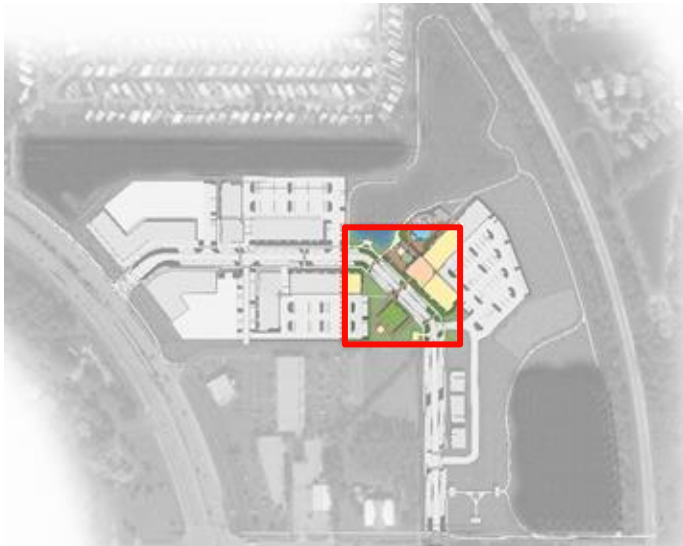


LANDSCAPE / HARDSCAPE DESIGN - STREETSCAPE

- Consistent theme for strong sense of place.
- Palms abutting street and sidewalk to frame views.
- Lush and colorful understory planting at pedestrian zones.
- Decorative lighting and comfortable street furnishings.



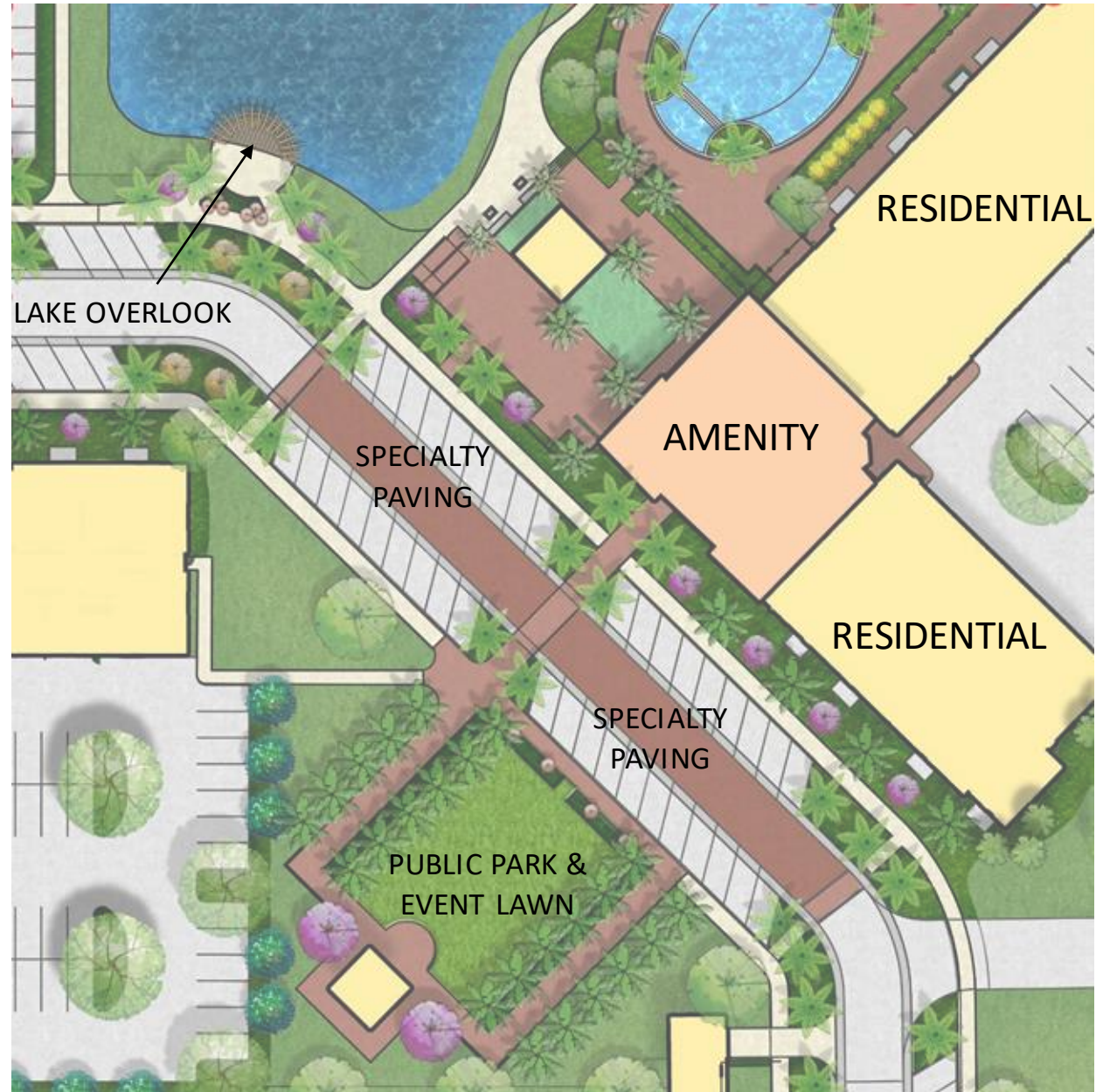
LANDSCAPE / HARDSCAPE DESIGN – PUBLIC PLAZA AND LAKE OVERLOOK PLAN



SITE KEY

Emphasis has been placed on safe pedestrian circulation to the many public amenities located throughout the site including a formal public plaza sited directly across from main amenity building featuring:

- Large artificial turf flex-space
- Event pavilion
- Connection to lake overlook



LANDSCAPE / HARDSCAPE DESIGN – PUBLIC PLAZA AND LAKE OVERLOOK

- Large artificial turf lawn for events.
- Specialty paver sidewalks lined with compact rows of palms for a formal appeal.
- Multi-use pavilion anchoring the southwest end of the lawn.
- Raised pedestrian crosswalks for safe pedestrian-oriented circulation.
- Public overlook projecting into the lake for picturesque moments.
- Connection to multi-use lake path.



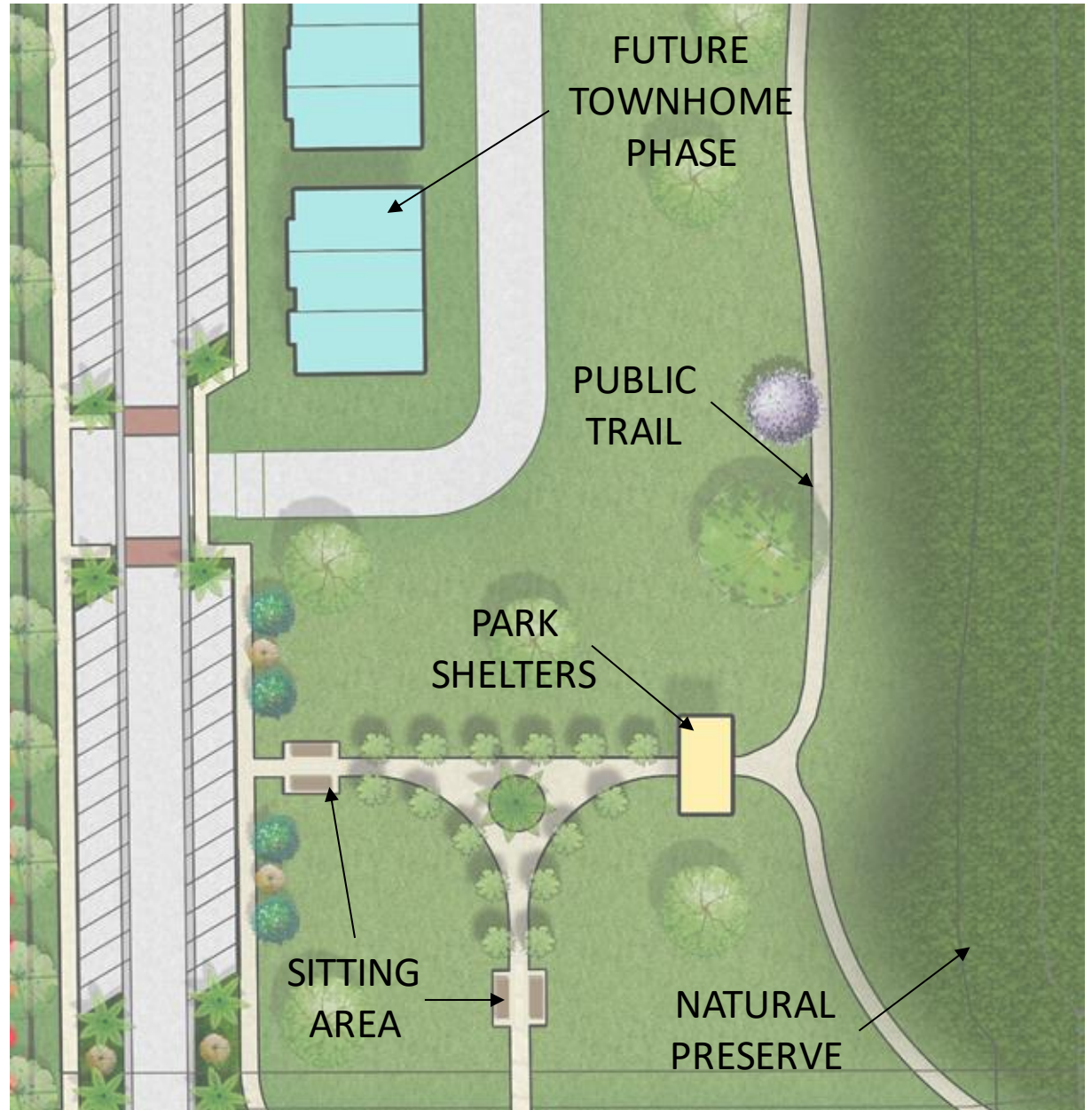
LANDSCAPE / HARDSCAPE DESIGN – PASSIVE PUBLIC PARK PLAN



SITE KEY

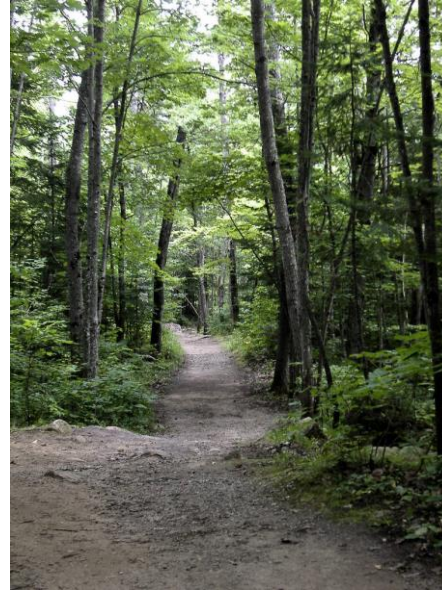
Passive public park set amongst the southern-most preservation area features:

- Multi-use trail around the nature preserve
- Separate shelters for guests
- Connection to dog park and lake trail
- Connection to new US-41 trail



LANDSCAPE / HARDSCAPE DESIGN – PASSIVE PUBLIC PARK

- Accessible for residents and visitors from the north or via US-41
- Multiple seating areas to passively engage with the surroundings
- Shelter to host larger gatherings
- Expansive lawn
- Connection or acting trail head to preservation loop and lake trail



FishHawk by BDG



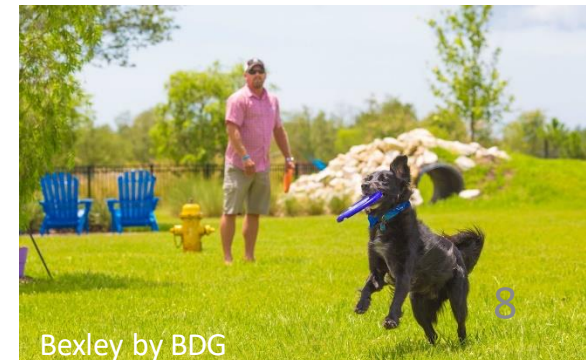
North River Ranch by BDG



North River Ranch by BDG



FishHawk by BDG



Bexley by BDG

LANDSCAPE/HARDSCAPE DESIGN - LANDSCAPE PALETTE

Sample Landscape Palette

PLANTINGS

- Palms and ornamental trees
- Stately shade trees will be used in the parking lot medians to help decrease heat island effect
- Layers of landscape to visually separate the community from the surrounding properties while aiding in noise reduction

LANDSCAPE

- Includes buffers, nature preserve, landscaped areas and the lake, the entire site as planned is over 50% pervious (green) space



DURANTA STANDARD*



JATROPHA



CLERODENDRUM



SABAL PALM*



ALEXANDER PALM



ROYAL PALM*



GREEN ISLE FICUS



IXORA



MUHLY GRASS*



'BLUE MY MIND' BLUE DAZE



DWARF FIREBUSH*

* FLORIDA NATIVE SPECIES

LANDSCAPE / HARDSCAPE DESIGN – BUFFER PLAN



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

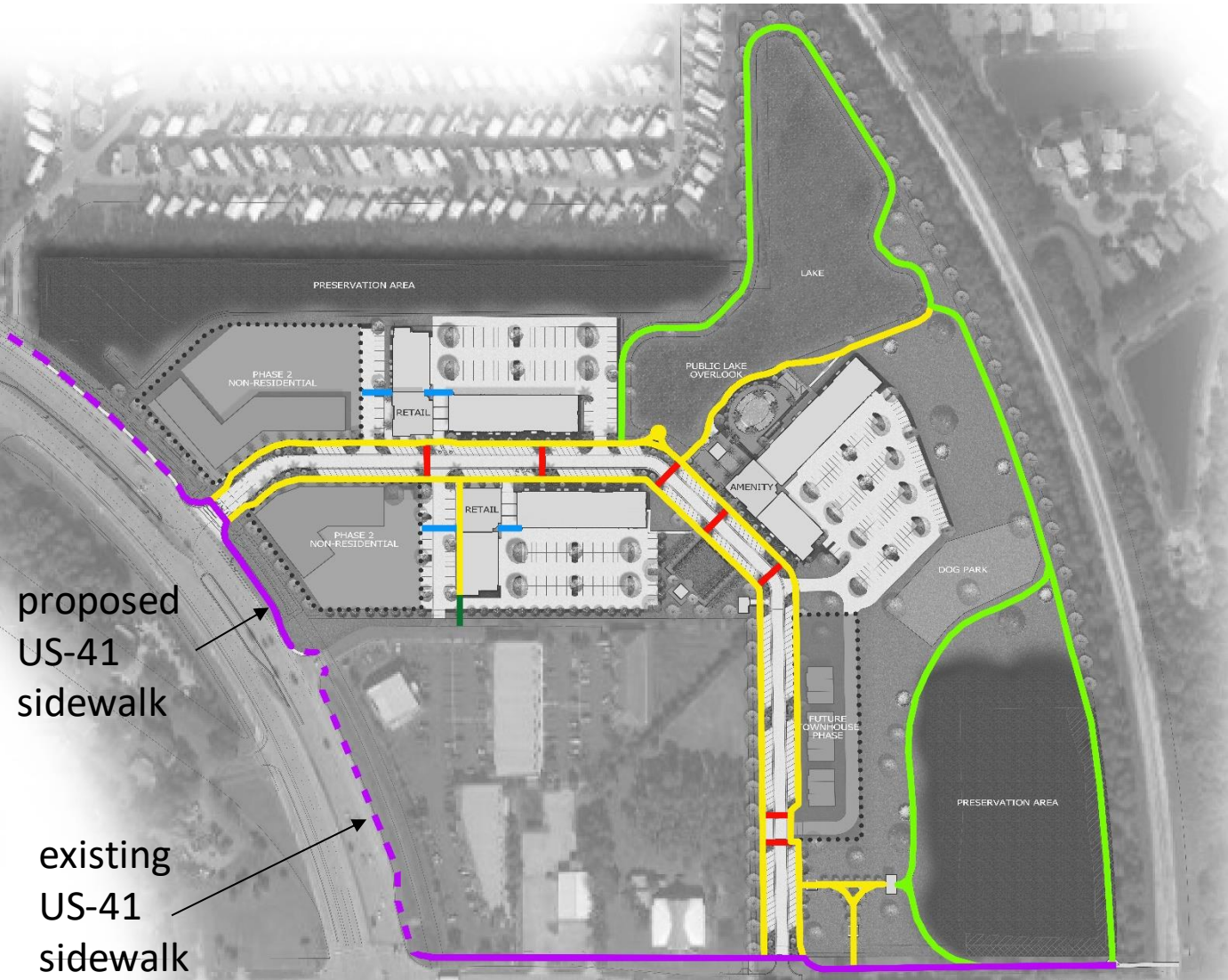
TYPE "D" BUFFER

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

LANDSCAPE / HARDSCAPE DESIGN – PEDESTRIAN CIRCULATION



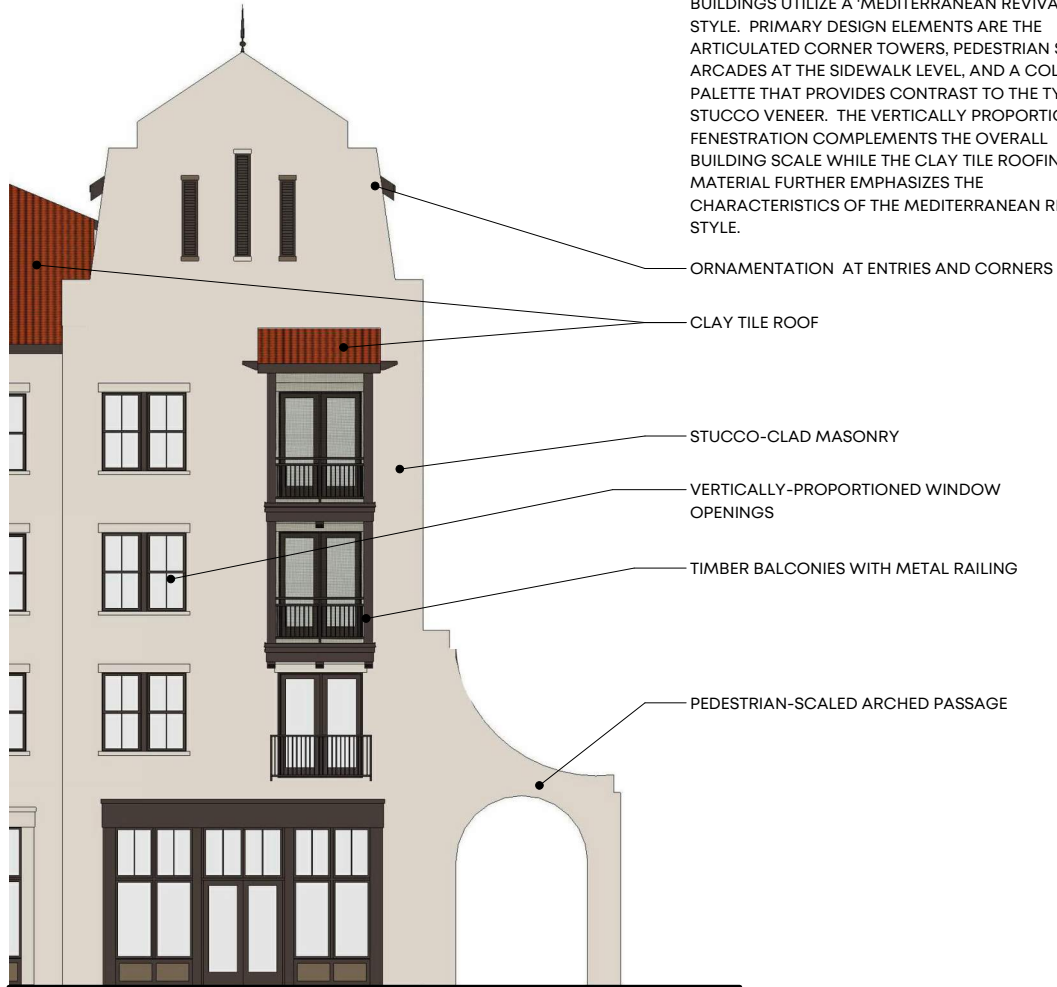
proposed
US-41
sidewalk

existing
US-41
sidewalk

-  Public trail
-  Internal sidewalks
-  Pedestrian crosswalks
-  Additional connections
-  Pedestrian connection to Broadway Shoppes
-  Broadway Ave. sidewalk along Frontage and West to US-41

RESIDENTIAL 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.



SW6078 REALIST BEIGE



PAINTED FIBER CEMENT TRIM



CLAY TILE ROOF



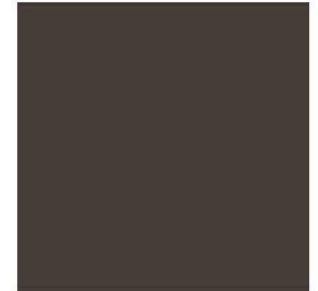
PAINTED FIBER CEMENT PANELS

PHASE 2 ARCHITECTURAL CHARACTER

RETAIL BUILDINGS FOR THE SITE WILL BE SMALLER IN SCALE, BUT SIMILAR IN CHARACTER AND MATERIAL TO THE NEARBY MIXED USE BUILDINGS. IN ACCORDANCE WITH *THE DOWNTOWN ESTERO DESIGN FRAMEWORK AND GUIDEBOOK*, THE BUILDINGS UTILIZE A 'MEDITERRANEAN REVIVAL' STYLE. PEDESTRIAN SCALED COLONNADES AND COVERED ENTRIES PROVIDE A STRONG CONNECTION BETWEEN THE GENEROUS PEDESTRIAN ZONE ON THE EXTERIOR AND THE INTERIOR COMMERCIAL USES. THE VERTICALLY PROPORTIONED FENESTRATION COMPLEMENTS THE OVERALL BUILDING SCALE. THE PAINTED STUCCO, CONTRASTING TIMBER, AND CLAY TILE ROOFING MATERIAL FURTHER EMPHASIZE THE CHARACTERISTICS OF THE MEDITERRANEAN REVIVAL STYLE AND CONTRIBUTE TO A COHESIVE NEIGHBORHOOD CHARACTER.



SW 6078 REALIST BEIGE



PAINTED TIMBER/TRIM



CLAY TILE ROOF



PAINTED PANELS

CLAY TILE ROOF

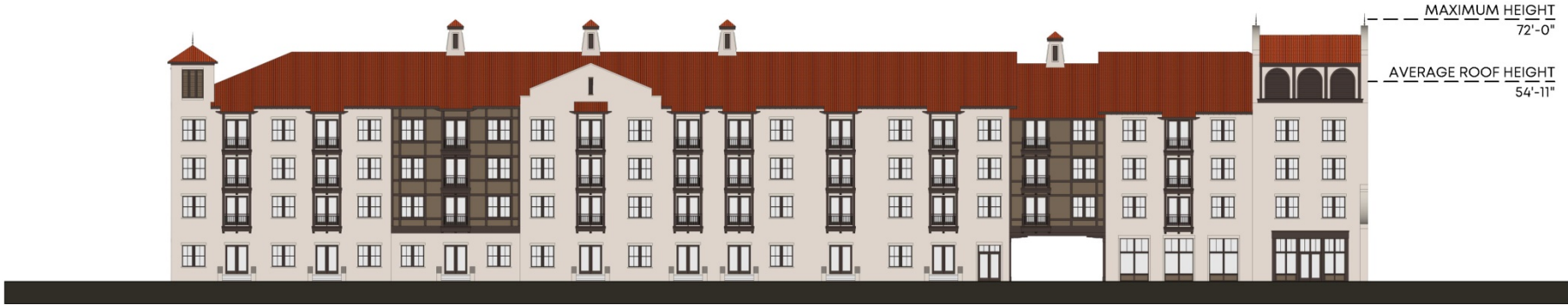
STUCCO COVERED MASONRY

TIMBER COVERED ENTRIES

PEDESTRIAN-SCALED COLONNADE

VERTICALLY-ORIENTED WINDOWS

ARCHITECTURAL DESIGN - ELEVATIONS



Disclaimer: The designs represented in these documents are only conceptual in nature and purpose. The design team shall not be liable for any discrepancies between these designs and the actual built structure. The design team reserves the right to modify this design at its sole discretion.



DOWNTOWN ESTERO
 ESTERO, FLORIDA | 01.21041.00 | 10.28.2021
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BUILDING 2 - PRIMARY ELEVATIONS
 Scale: 1" = 30'-0"



PHASE 2 ELEVATION



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PHASE 2 ELEVATION



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RENDERING



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PHASE 2 RENDERING



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THANK YOU!

QUESTIONS?