

Design Review Board

Concept Plan – April 27, 2016



Springs at Gulf Coast

a multi-family development
in Estero, Florida



INTRODUCTIONS

Continental Properties Company, Inc.

Eric Thom, Senior Development Director

Lisa Haselow, Development Associate

Peninsula Engineering

John English, Senior Project Manager

David Hurst, Project Manager

Pavese Law Firm

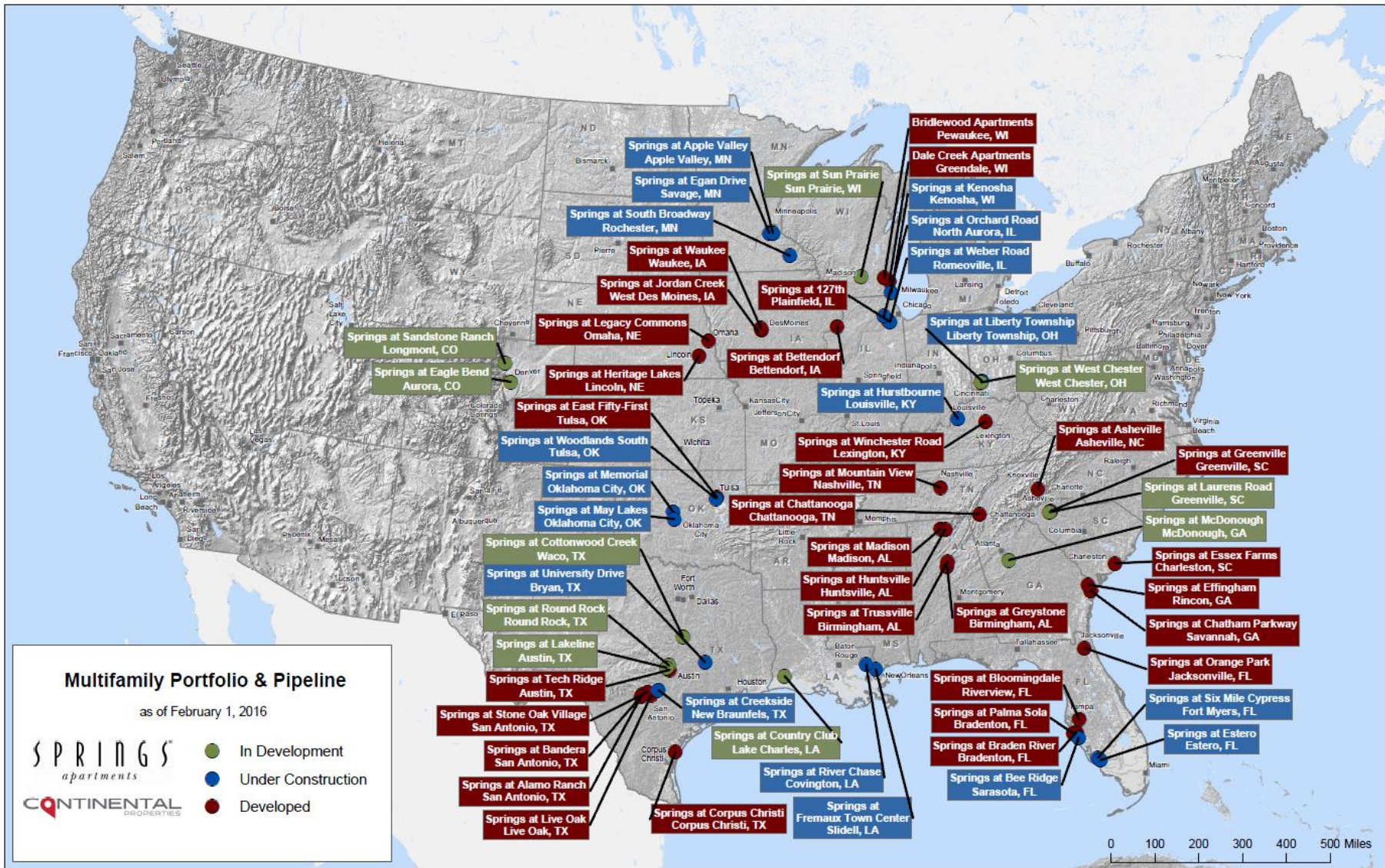
Neale Montgomery, Esq.

ABOUT US

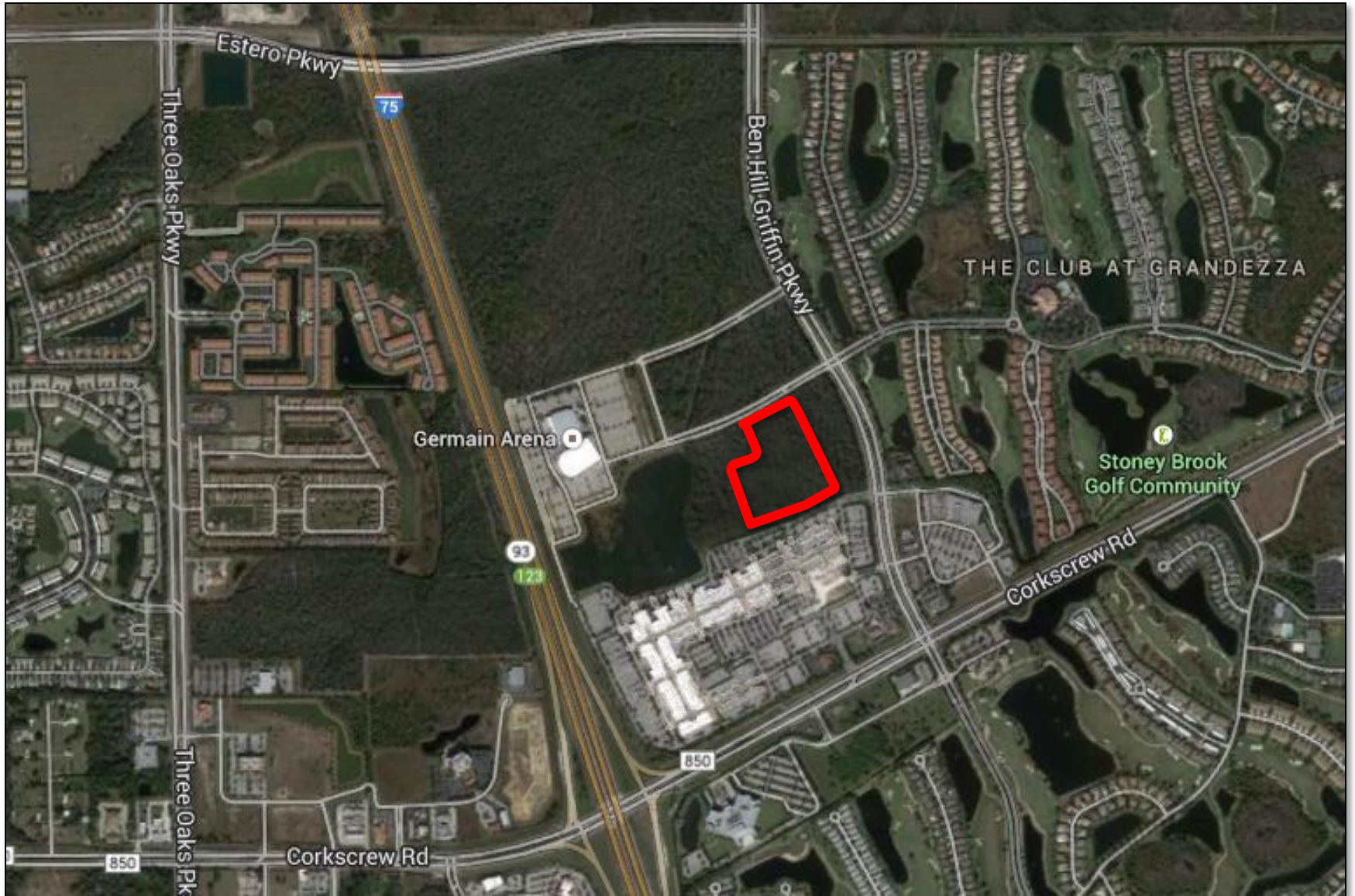
- Company founded in 1979
- National retail and multifamily developer
- Develops, owns, and manages all of its Springs® apartment communities
- Developed over 13,000 market-rate apartment units in 16 states
- No third-party management; Continental employees handle leasing activities and day-to-day management operations
- Full time maintenance personnel on site ensure communities are properly upheld
- Thorough screening of potential residents
- Pet Friendly, but restrictive regulations on breeds and pet waste



MARKETS



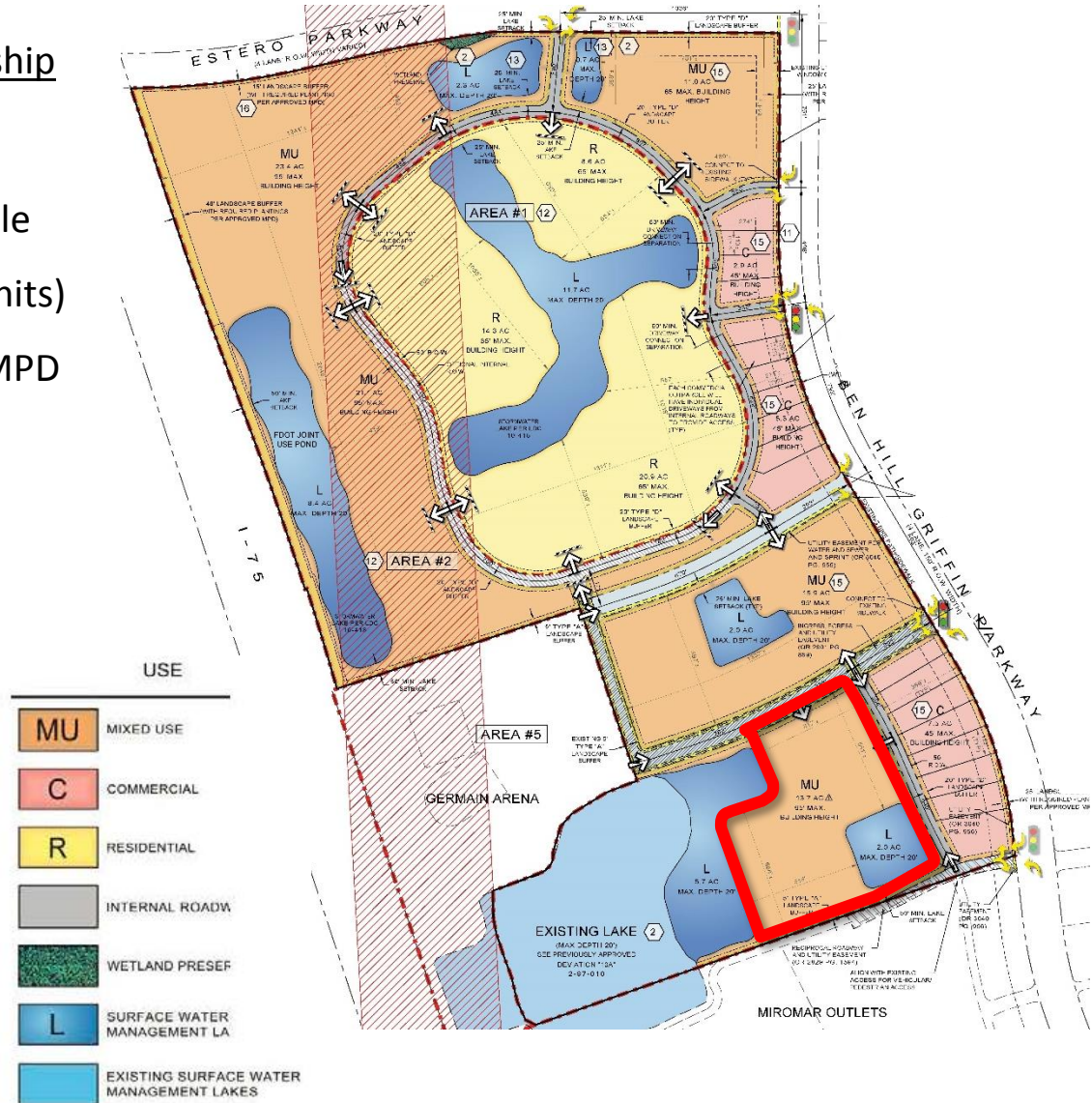
VICINITY AERIAL



PROJECT ZONING

University Highland Limited Partnership

- This proposed 203-unit development fulfills the allowable multi-family unit count (1,300 units) within the University Highland MPD
- Continental will coordinate with Village Staff and the University Highlands Image Book to ensure this development meets the architectural guidelines



VICINITY AERIAL

SPRINGS AT ESTERO AND SPRINGS AT GULF COAST

VILLAGE OF ESTERO AND LEE COUNTY, FL
Ben Hill Griffin Parkway & Everblades Parkway

CONTINENTAL
PROPERTIES



Find this site plan and others online. Visit Continental Properties Company, Inc. at www.cproperties.com

VICINITY AERIAL

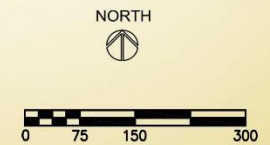
SPRINGS AT GULF COAST

VILLAGE OF ESTERO, FL

Highland Oaks Drive & Miromar Outlet Drive_NWC



SITE SUMMARY		
MULTIFAMILY AREA	14.19 ACRES	
R.O.W DEDICATION	0.00 ACRES	
TOTAL ACREAGE	14.19 ACRES	
TOTAL UNIT COUNT	203 UNITS	
DENSITY	14.31 UNITS / AC	
BUILDING INFORMATION		
BUILDING TOTALS:		
BUILDING CT / TYPE	UNITS	GARAGES
B20 - 2 BUILDINGS (20 DU/BLDG)	40	16
G24 - 1 BUILDING (24 DU/BLDG)	24	0
G28 - 5 BUILDINGS (28 DU/BLDG)	139	0
TOTAL:	203	16
GENERAL UNIT MIX:		
STUDIO	68	33%
1BR	64	32%
2BR	56	28%
3BR	15	8%
	204	100%
PARKING INFORMATION		
GARAGE TOTALS:		
NUMBER OF ATTACHED	16 GARAGES	
% ATTACHED GARAGES	7.9 %	
NUMBER OF STAND ALONE	37 GARAGES	
TOTAL GARAGES	53 GARAGES	
OVERALL GARAGES per UNIT	0.26	
PARKING REQUIRED PER CODE	426 SPACES	
SURFACE PARKING AMOUNT:	408 SPACES	
TOTAL PROVIDED PARKING:	461 SPACES	
	(11 ADA)	
UNIT PARKING RATIO	2.27	
COVERED PARKING RATIO	0.11	
CLUBHOUSE PARKING	43 SPACES*	
*NOT INCLUDED IN PARKING CALCS	(2 ADA)	
DESIGN CRITERIA / SITE INFORMATION:		
PARKING STALLS:	Perp - 9' X 18'	
ADA STALLS	9' X 18' (9' ACCESS AISLE)	
DRIVES:		
BUILDING HEIGHT:	2 STORY	
BUILDING SETBACKS:	SOUTH 25'	
	WEST 25'	
	NORTH 25'	
	EAST 25'	



SITE PLAN DETAILS

- Springs development will provide an upscale, professional housing development for residents with the following benefits:
 - 203 units with a mix of studio, 1, 2, and 3 bedroom offerings
 - Unit sizes range from 525 square feet to 1,404 square feet
 - 14.31 density units per acre
- Pedestrian connections to adjacent retail to the south and multi-family to the north
- Site amenities include:
 - Clubhouse with large multipurpose space
 - Attached and detached garage options
 - Fenced and gated community
 - Outdoor pool & grilling area
 - 24-hour tenant fitness center
 - Outdoor seating areas
 - Pet playground and pet spa
 - Car wash



AMENITIES



SITE AERIAL



ELEVATIONS- CLUBHOUSE

- Interior features include:
 - 24-hour fitness facility
 - Demonstration-style kitchen
 - Large gathering room for events
 - Click café with wi-fi throughout
- Resort-style pool with outdoor grilling area located at the rear of the club



CLUBHOUSE FRONT ELEVATION
1/16" = 1'-0"



CLUBHOUSE REAR ELEVATION
1/16" = 1'-0"



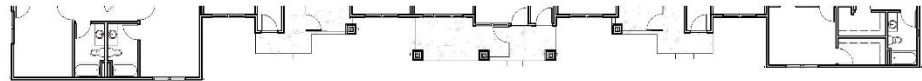
CLUBHOUSE LEFT ELEVATION
1/16" = 1'-0"



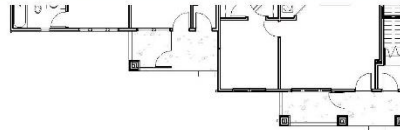
CLUBHOUSE RIGHT ELEVATION
1/16" = 1'-0"

ELEVATIONS- OPTION 1

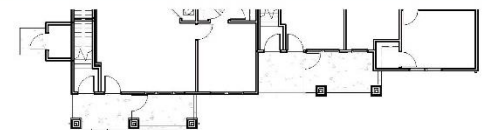
- Unique two-story structures with private ground-level entries
- Quality upgraded exterior materials include durable HardiePlank lap siding, HardiePanel vertical siding, and stone masonry
- Articulation creates architectural interest
- Attached and detached garages available
- Ample greenspace provided; courtyards promote resident interaction



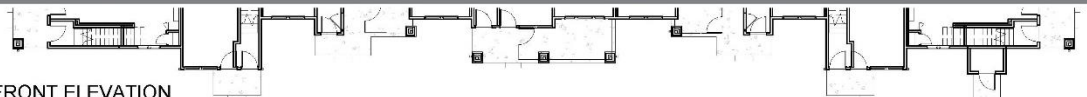
G24 REAR ELEVATION
3/64" = 1'-0"



G24 LEFT ELEVATION
3/64" = 1'-0"



G24 RIGHT ELEVATION
3/64" = 1'-0"

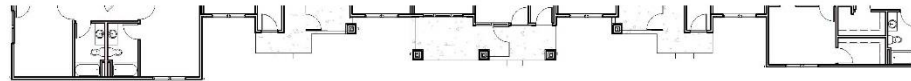


G24 FRONT ELEVATION
3/64" = 1'-0"

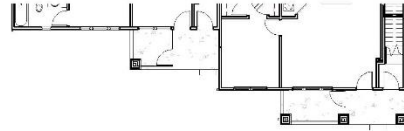
OPTION 1



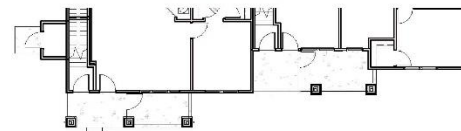
ELEVATIONS- OPTION 2



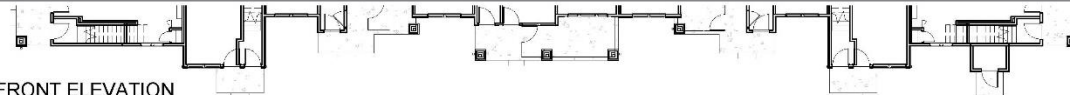
G24 REAR ELEVATION
3/64" = 1'-0"



G24 LEFT ELEVATION
3/64" = 1'-0"



G24 RIGHT ELEVATION
3/64" = 1'-0"



G24 FRONT ELEVATION
3/64" = 1'-0"

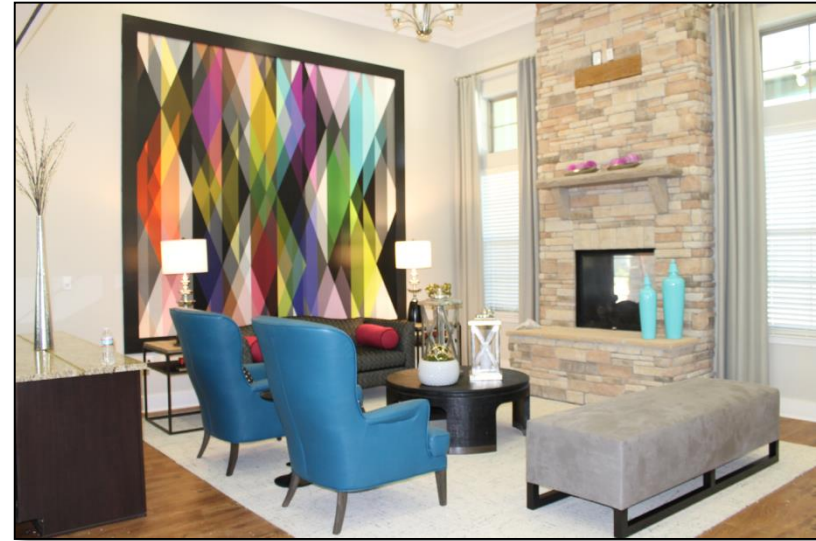
OPTION 2



INTERIOR PHOTOGRAPHS



CLUBHOUSE PHOTOGRAPHS



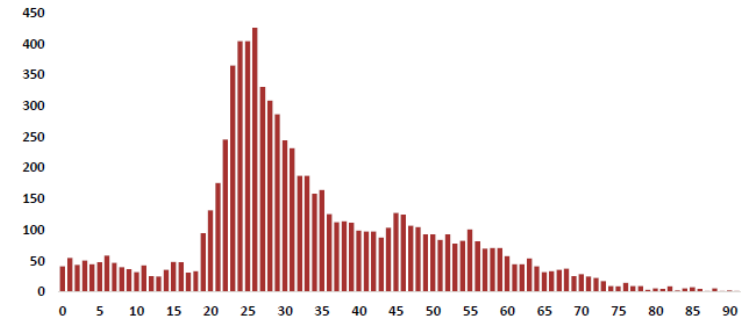
WHO LIVES AT THE SPRINGS??

Springs® residents are typically young adults or empty nesters with above average incomes.

- 51% of residents are 20 - 34 years old
- 17% of residents are 50+ years old
- Only 6% of residents are school age children (age 5 - 17)

**Residents of Springs Apartments
Age Distribution**

February, 2016

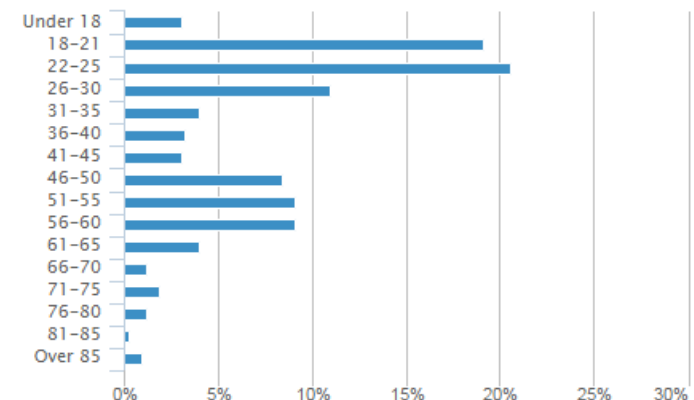


Springs at Estero residents are a mix of students, young adults and empty nesters.

- 19% of residents are college age (age 18 - 21)
- 36% of residents are 22 - 34 years old
- 27% of residents are 50+ years old
- Only 3% of residents are school age children (age 5 - 17)

**Residents of Springs at Estero
Age Distribution**

April, 2016

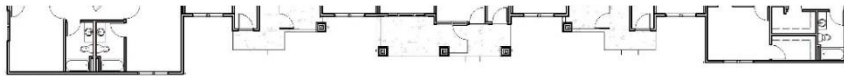
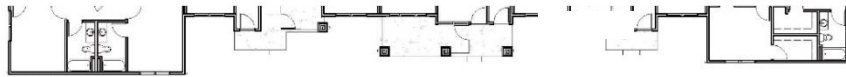


SUMMARY

- Springs at Gulf Coast will be a Class-A, upscale multifamily apartment community that will support job growth and nearby retail
- Springs Property Management is first-class; Continental's portfolio of projects reflects that in its various communities throughout the US
- Development will complement adjacent uses and provide a pedestrian connection to existing retail development to the south
- Compatible scale to existing development in the area
- Upgraded interior amenities and landscaping to create a high-end multifamily housing option
- Promotes a positive image for the Village of Estero's multifamily housing - ***quality product, quality project, and superior location***



MASONRY COMPARISON



QUESTIONS?

SPRINGS

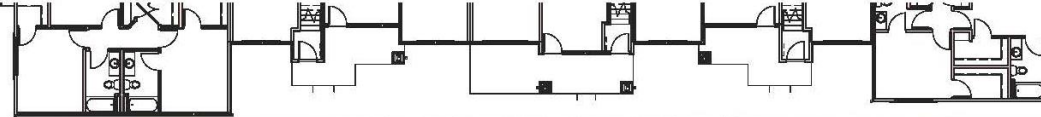
 CONTINENTAL
PROPERTIES

Springs at Estero - Elevations



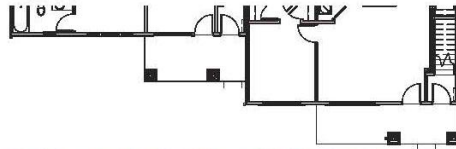
G24 REAR ELEVATION

3/8" = 1'-0"



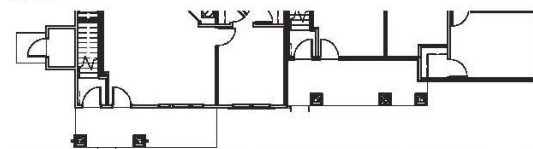
G24 LEFT ELEVATION

3/8" = 1'-0"



G24 RIGHT ELEVATION

3/8" = 1'-0"



G24 FRONT ELEVATION

3/8" = 1'-0"

