

Arcos Executive Center

Village Council

May 9th, 2018

PROJECT TEAM:

DEVELOPER:

LAI DESIGN ASSOCIATES, LLC

RICHARD S. LOSEE, PE

CIVIL ENGINEER:

J.R. EVANS ENGINEERING, P.A.

KRISTINA JOHNSON, PE

LANDSCAPE ARCHITECT:

WINDHAM STUDIO, INC.

SCOTT WINDHAM, RLA

TRANSPORTATION:

JMB TRANSPORTATION ENGINEERING, INC.

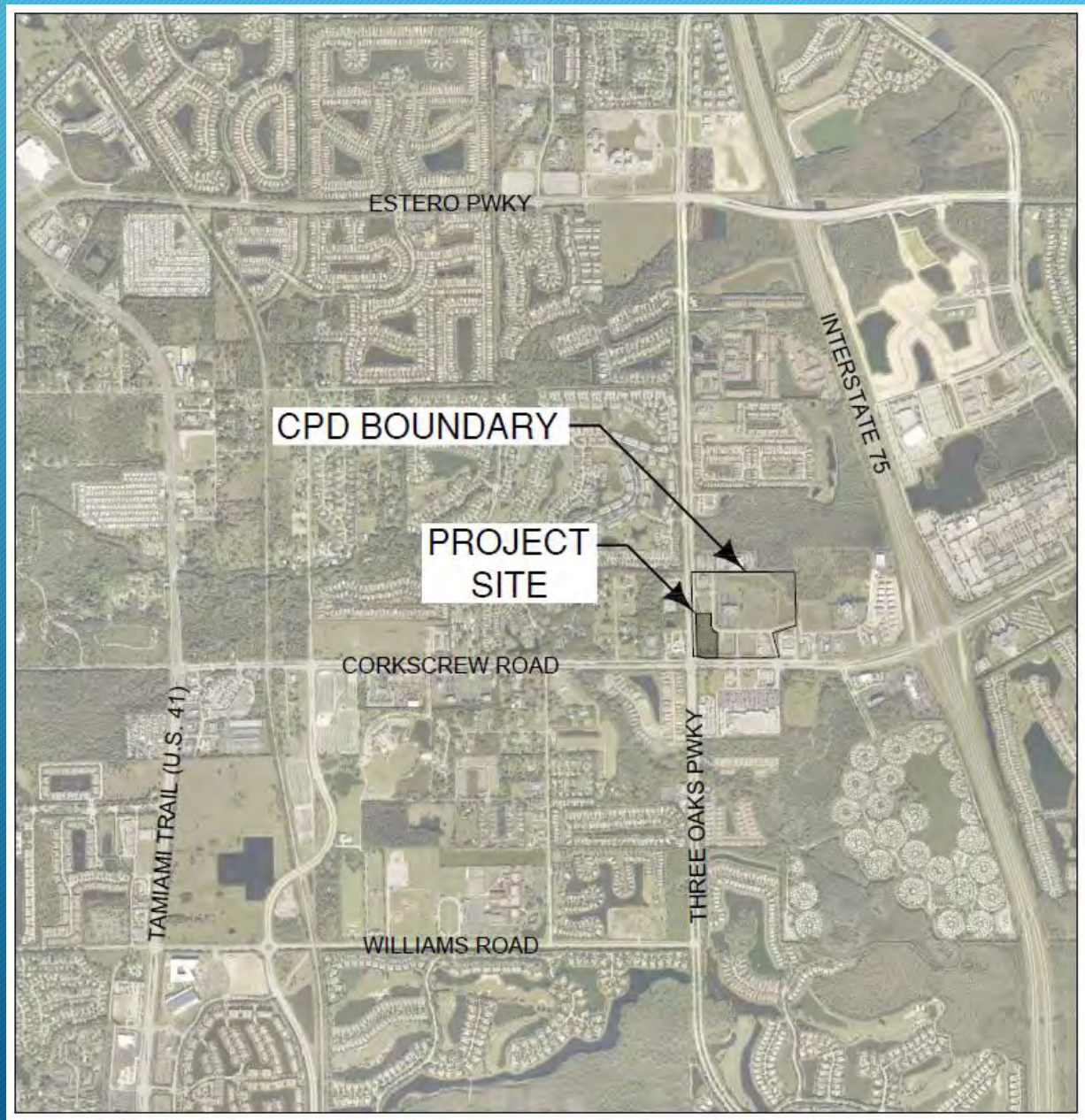
JAMES M. BANKS, PE

LAI CONSTRUCTION MANAGEMENT, INC.

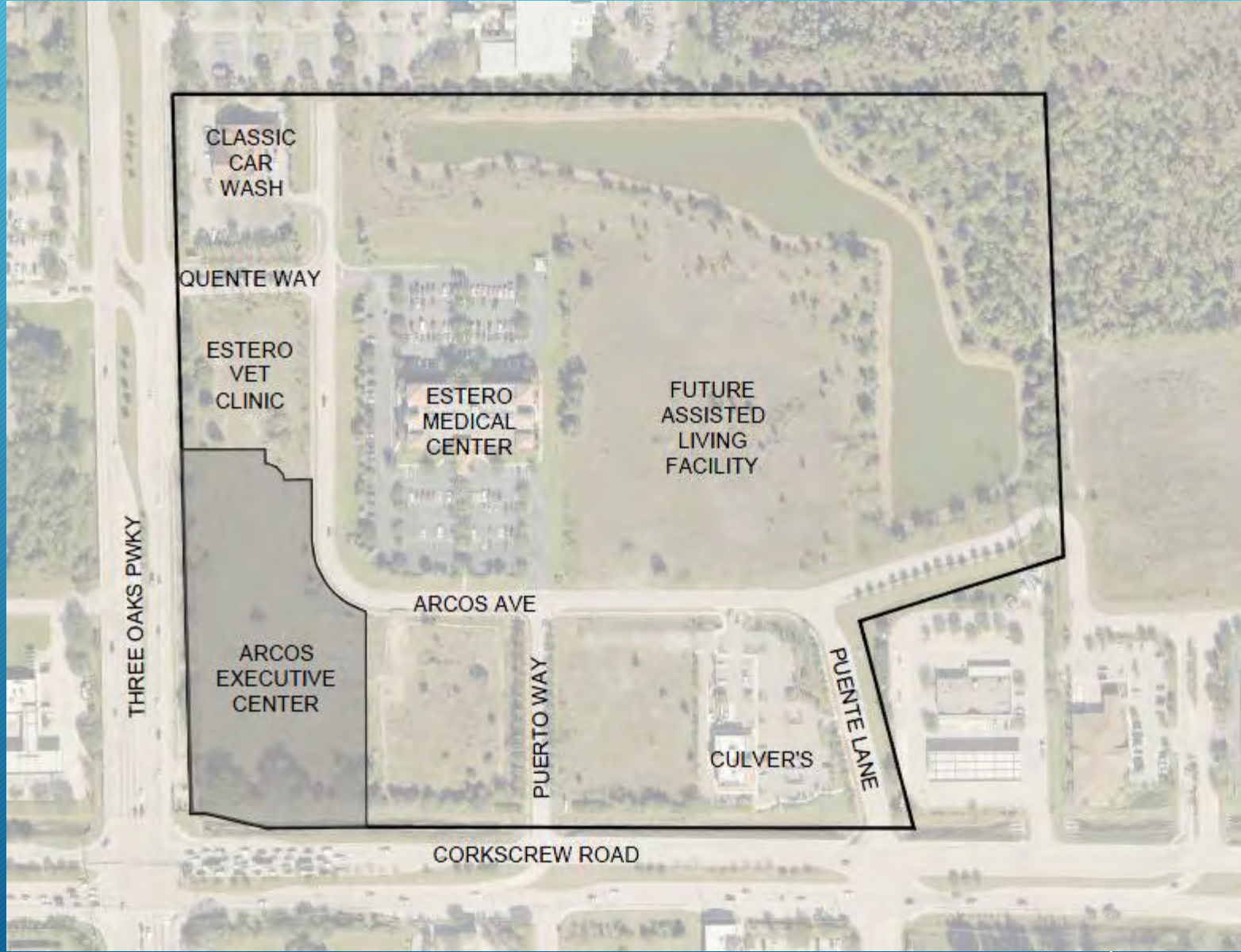
PROFESSIONAL PROPERTY DEVELOPERS

PROJECT LOCATION

10150 and 10170 Arcos Avenue, Estero, FL 33928



CPD AERIAL



APPLICANT REQUEST

1. 3-Story 66,000 SF Executive Center containing office and retail uses.

3. 120-foot building setback to Corkscrew Road to preserve the heritage trees.

2. Building height of 52.7-feet with a maximum height of 59.93-feet for architectural features.



CORKSCREW ROAD

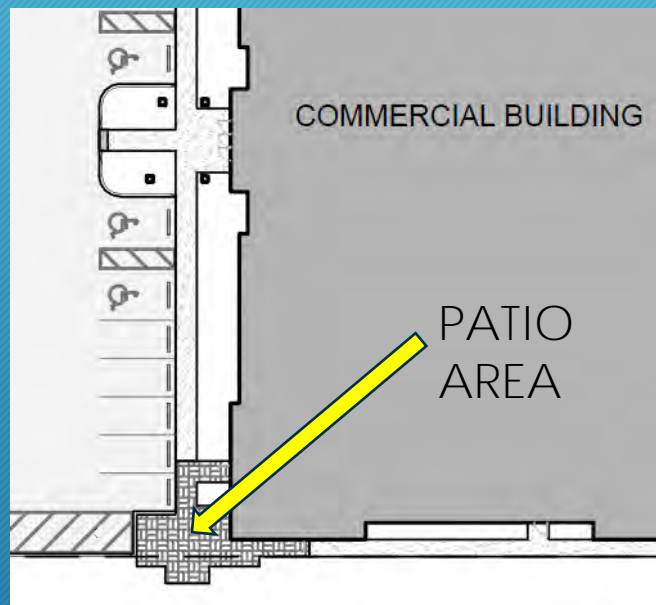
SITE FEATURES



The shaded boardwalk on the south side of the building will utilize the existing heritage oak trees to create a breezy open space in nature that is both functional and attractive.

SITE FEATURES – PATIO AREA

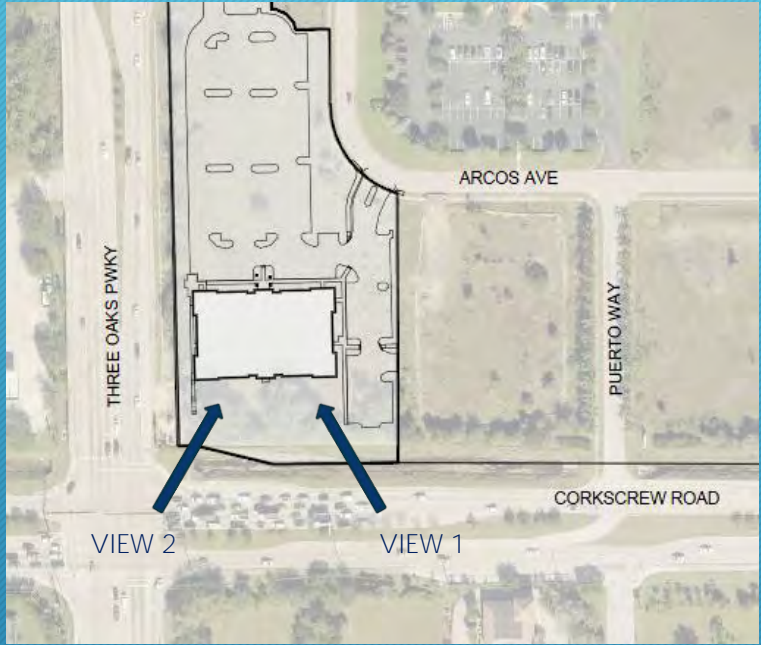
- CAFÉ TO INCLUDE AN OUTDOOR PATIO AREA WITH SEATING



RETAINING WALL



DEVIATION 13



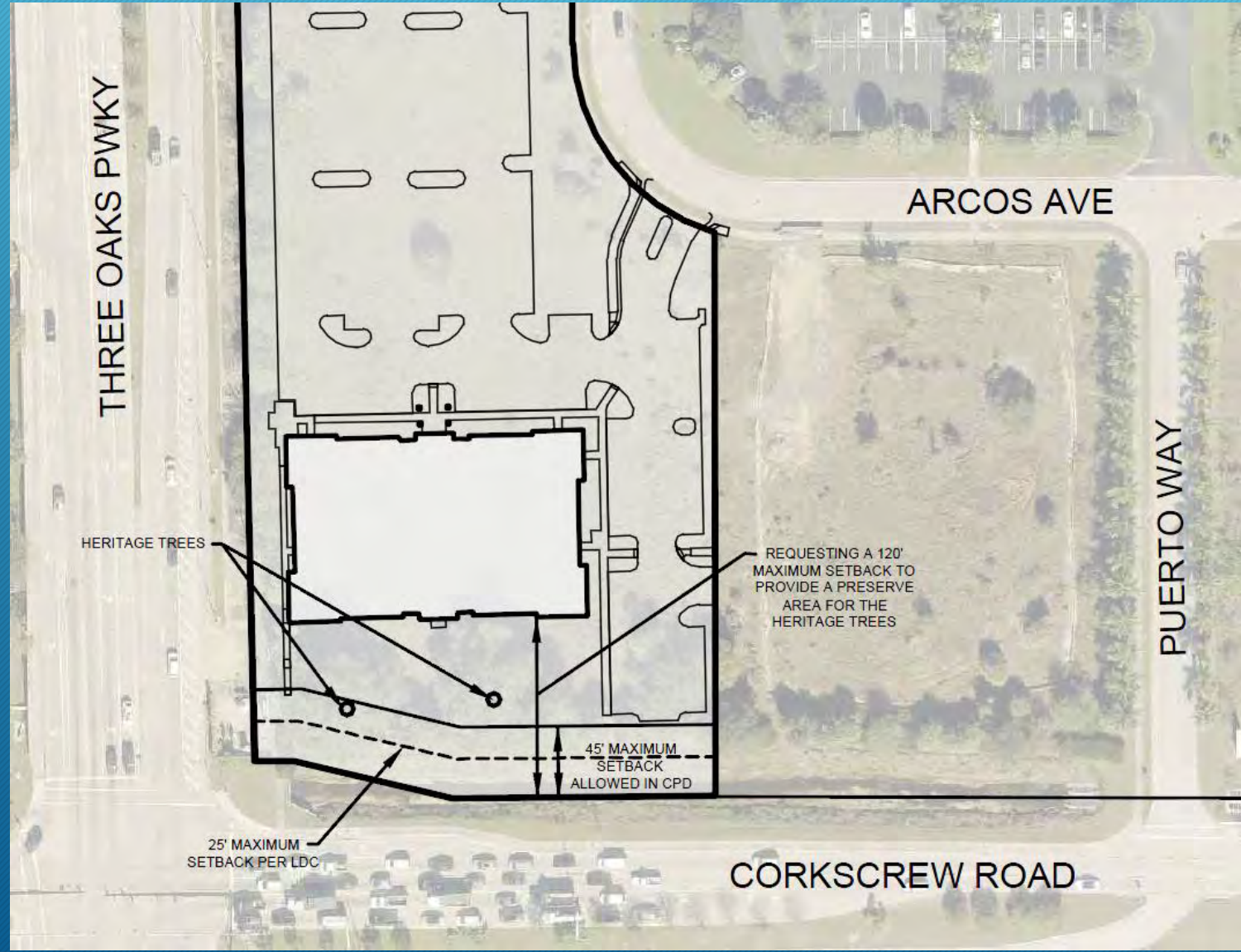
VIEW 1: WESTBOUND CORKSCREW- STREETVIEW



VIEW 2: CORKSCREW AND THREE OAKS- STREETVIEW

DEVIATION 14

Request to increase the maximum building setback from 25-feet for buildings on corner lots to allow a maximum building setback of 120-**feet for the building's south setback to Corkscrew Road**



COMMENTS FROM COUNCIL 1ST HEARING

1. Will the Landscape Buffer along Three Oaks Parkway be opaque enough to block the vehicle headlights from the Arcos Executive Center parking lot?

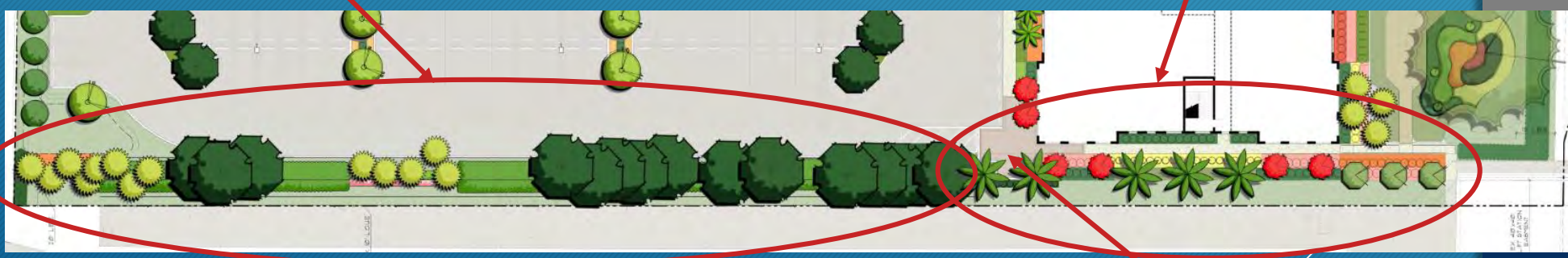
- FIRST PLEASE NOTE THE FOLLOWING BUFFER CHANGES:



OLD PLAN (BRAND NEW BUFFER)

UTILIZE EXISTING
BUFFER PLANTINGS

PROPOSE NEW
MATERIAL FOR BUFFER



PROPOSED PLAN (HYBRID BUFFER)

OUTDOOR PATIO AREA

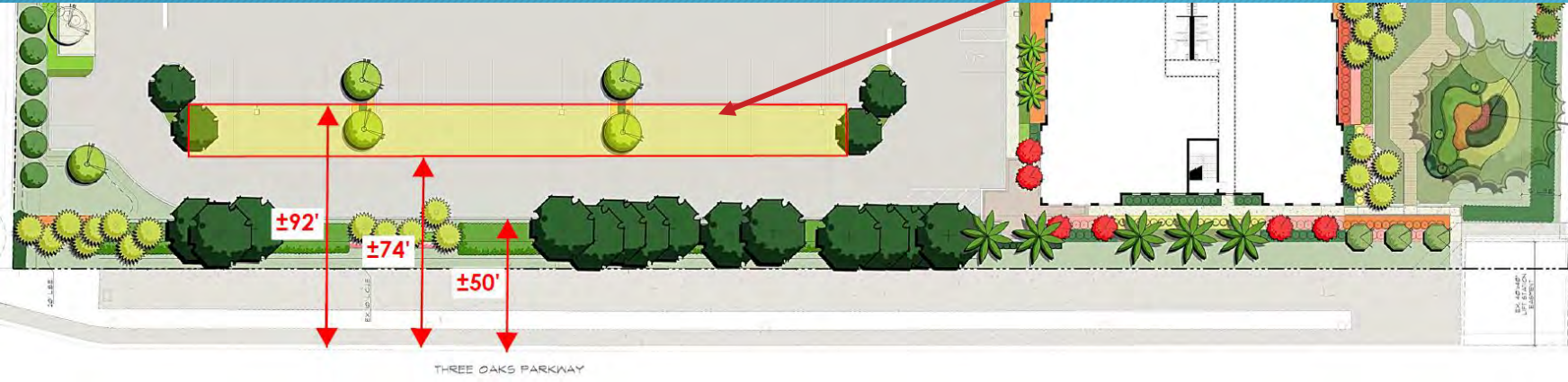
COMMENTS FROM COUNCIL 1ST HEARING

1. Continued:

Distance to Three Oaks:

- ±50' from the parking lot back of curb
- ±74' from the first row of parking
- ±92' from the second row of parking

Vehicle headlights will face away from Three Oaks Parkway in this row of parking spaces.



COMMENTS FROM COUNCIL 1ST HEARING

2. Will an Easement be provided over the proposed boardwalk?
 - An easement over the boardwalk will not be provided
 - Applicant agrees to **add a condition to the zoning** to keep the space open and NOT place any gates or locking devices on the space

COMMENTS FROM COUNCIL 1ST HEARING

3. The I-75/Corkscrew Road Interchange is failing due to the heavy congestion, will the development of Parcels B & C generate additional traffic to Corkscrew Road?

TOTAL SITE GENERATED TRIP (PARCELS B & C)		
Development Scenario	Net Daily (ADT)	New PM Peak Hour (vph)
1. Worst Case Scenario	1,693	159
Self Service Fuel Pumps (12 Pumps)		
Fast Food (3,500 SF)		
2. Realistic Scenario	970	89
Retail (31,200 SF)		
3. Proposed Condition	662	89
Office (60,000 SF)		
Retail (6,000 SF)		

Currently allowed in Zoning

Currently allowed in Zoning

Proposed

COMMENTS FROM COUNCIL 1ST HEARING

3. Continued:

Total Site Generated Trips		
Development Scenario	Net Daily (ADT)	New PM Peak Hour (vph)
Existing and Approved Land Use Trips	9,359	807
Existing, Approved, and Proposed Land Use Trips	9,101	807
Existing, Approved, and Proposed Land Use Trips (Includes ALF)	7,548	645

- EXISTING AND APPROVED LAND USES INCLUDES:
 - 170,622 SF OF RETAIL
 - 55,160 SF MEDICAL
 - 4,218 SF OF FAST FOOD (CULVERS)
- EXISTING, PROPOSED, AND APPROVED LAND USES INCLUDES:
 - 95,856 SF OF RETAIL (INCLUDES 6,000 SF FOR ARCOS)
 - 55,160 SF MEDICAL
 - 4,218 SF OF FAST FOOD (CULVERS)
 - 60,000 SF OF OFFICE
 - 124 ASSISTED LIVING FACILITY UNITS

COMMENTS FROM COUNCIL 1ST HEARING

3. Continued:

Per FDOT's Summary of Interim Improvements Study:

FDOT Level of Service (LOS)		
	AM	PM
Current Condition	E	F
After I-75 Interim Improvements	C	D



Peak Season
Peak Hour
Condition

- The Study **includes all Zoned & Existing Uses** along the Corkscrew Road Corridor and it assumes Peak Season / Peak Hour Traffic (January, February, & March).
- The Study assumes a 10 year growth rate and the results demonstrate that the Level of Service for Corkscrew Road will stay a LOS Service C & D with the proposed interim improvements **through 2029**.
- The Study performed by FDOT was adopted by the Village of Estero.

COMMENTS FROM COUNCIL 1ST HEARING

4. How many trucks will be needed to fill the site?

Required Fill = 15,525 CY

1 Truckload = 18 CY

$(15,525 \text{ CY} / 18 \text{ CY}) = 863 \text{ Truckloads}$

6 weeks with 5-day work weeks results in 29 Trucks per Day

In comparison the Lee Memorial Health site at Coconut Point was 33.0-acres and the Arcos site is 3.0-acres



COMMENTS FROM COUNCIL 1ST HEARING

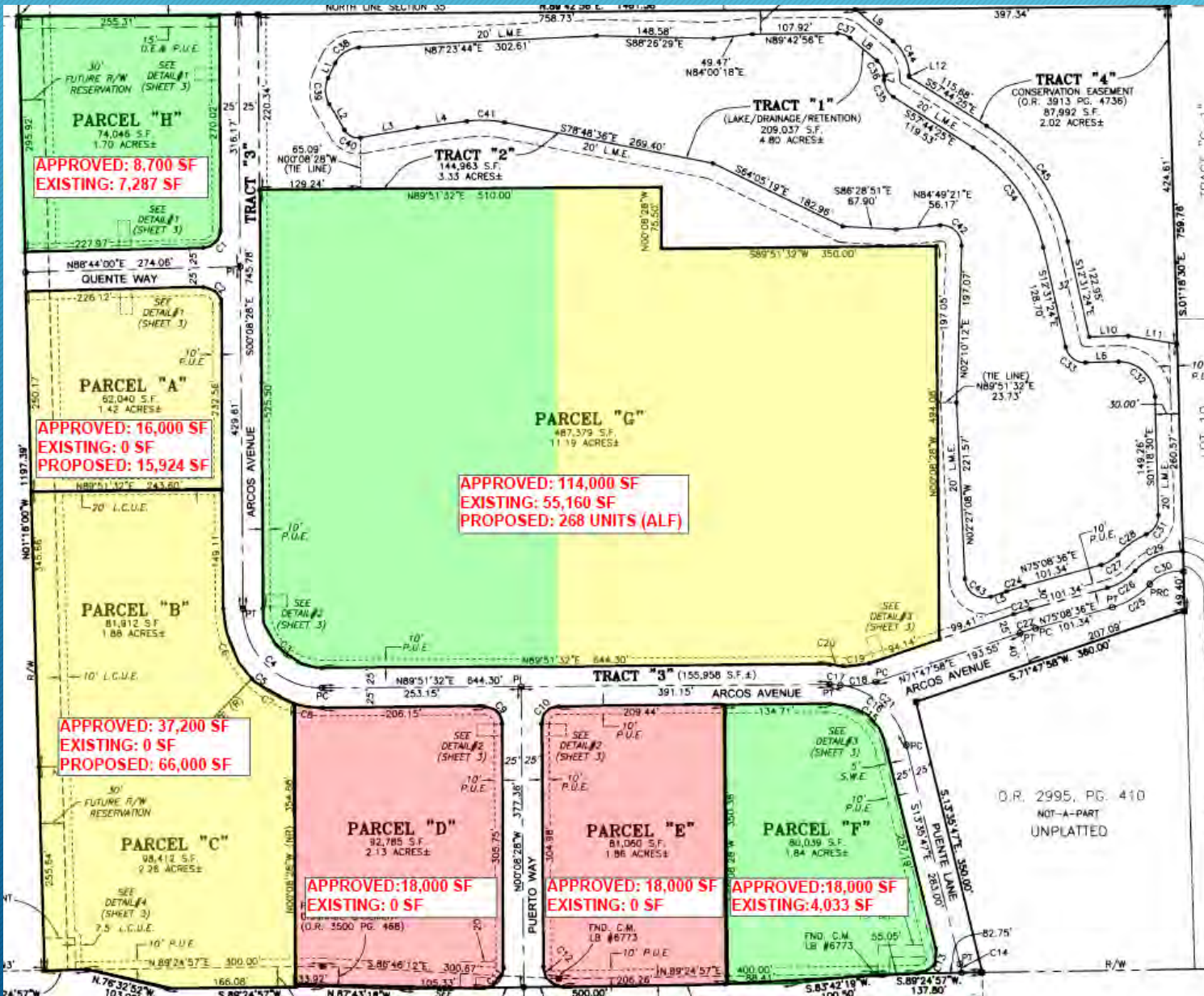
5. A new Comp Plan is to be adopted later this year; please ensure development meets the new Comp Plan Land Use for this property.
- *Transitional Mixed Use: Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated.....These areas are located in close proximity to public transit routes, education facilities, recreation opportunities, and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.*
 - *Uses: A broad mix of uses.....including shopping, restaurant, entertainment and office...*

The Site is:

1. Located in an area of existing development
2. Located in the **Village's** most intense commercial area
3. In close proximity to public transit along Three Oaks Parkway
4. Providing a pedestrian boardwalk area that will remain open to the public
5. A Class A office building with proposed retail space

COMMENTS FROM COUNCIL 1ST HEARING

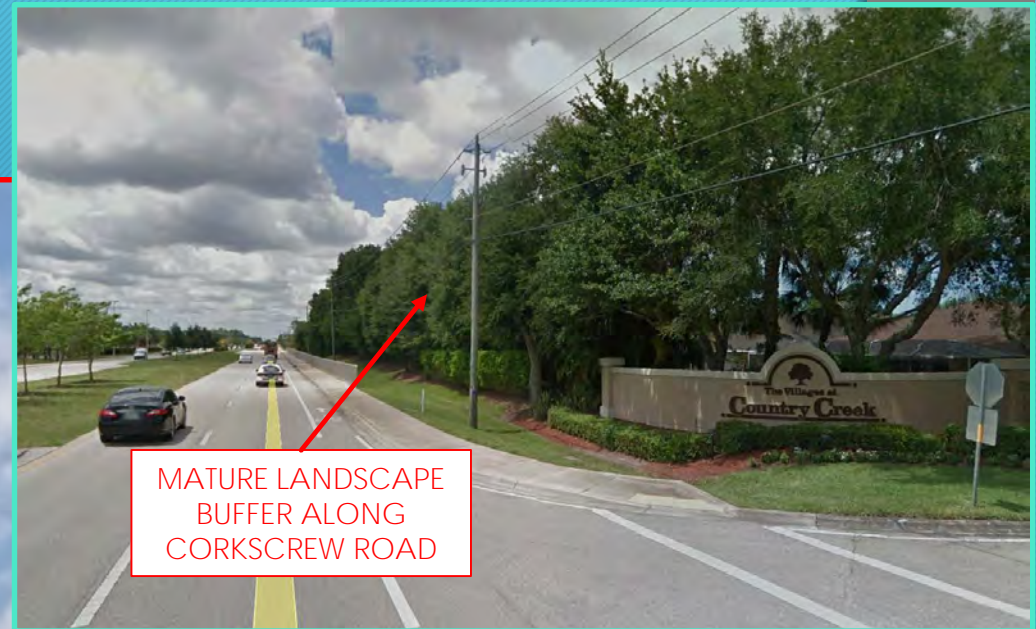
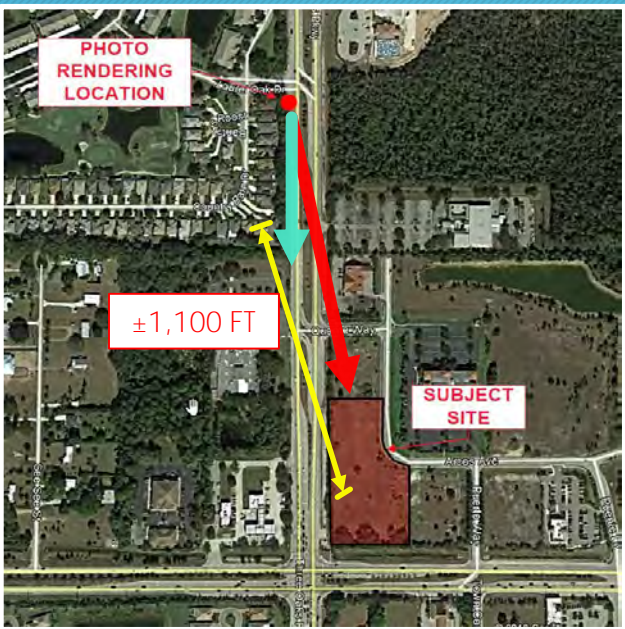
6. What is Existing, Approved, and Proposed in the Plaza Del Sol Subdivision?



- UNDEVELOPED
- EXISTING
- PROPOSED

COMMENTS FROM COUNCIL 1ST HEARING

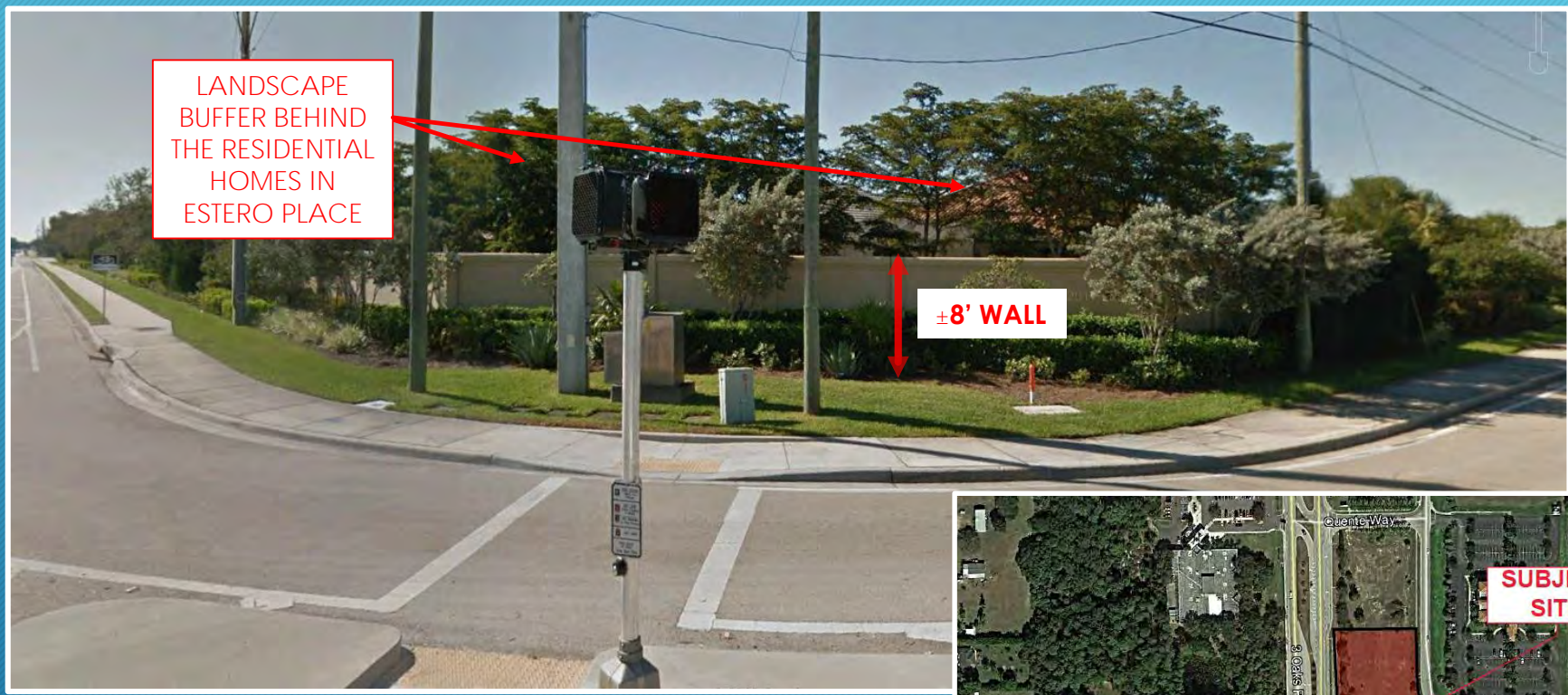
7. Please provide a Line of Site Diagrams for neighboring residential communities.



The Villages at Country Creek Community Entrance

COMMENTS FROM COUNCIL 1ST HEARING

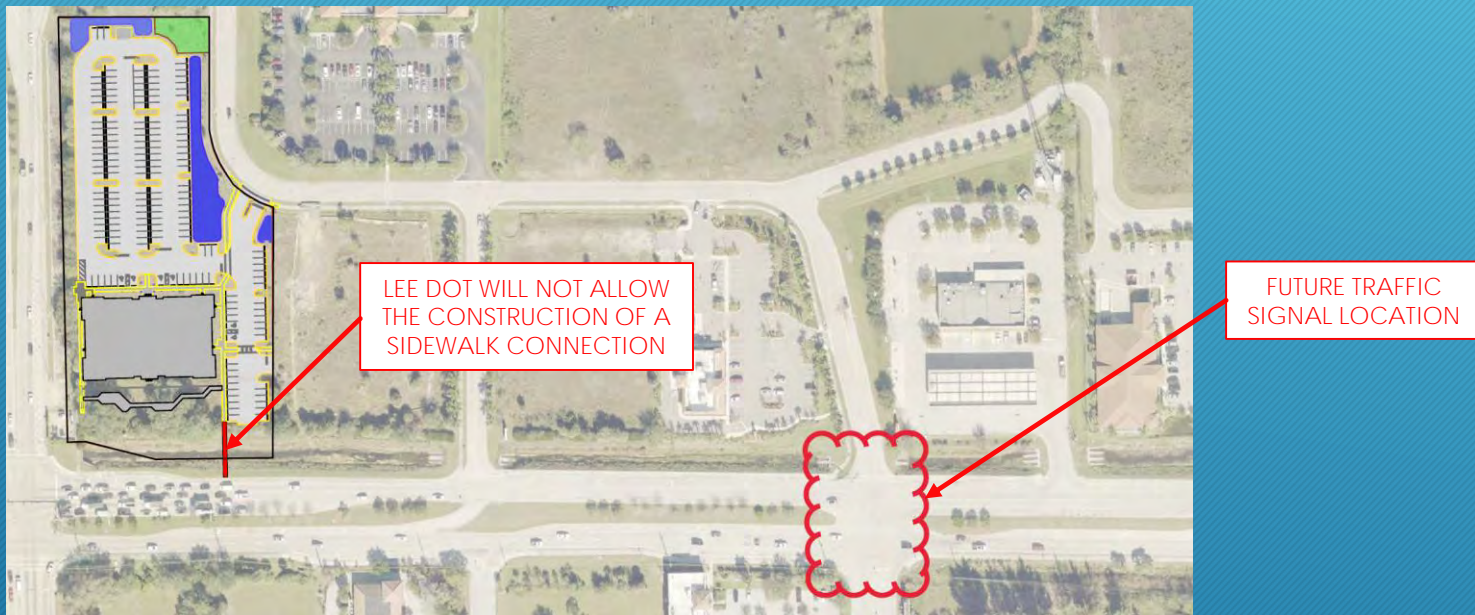
Estero Place Community



COMMENTS FROM COUNCIL 1ST HEARING

8. Will the developer pay impact fees and a proportionate share of the traffic signal on Corkscrew Road and Puente Lane?

Yes, the applicant will pay both impact fees and a proportionate share of the traffic signal. There is a condition in the zoning specifically for the traffic signal proportionate share.

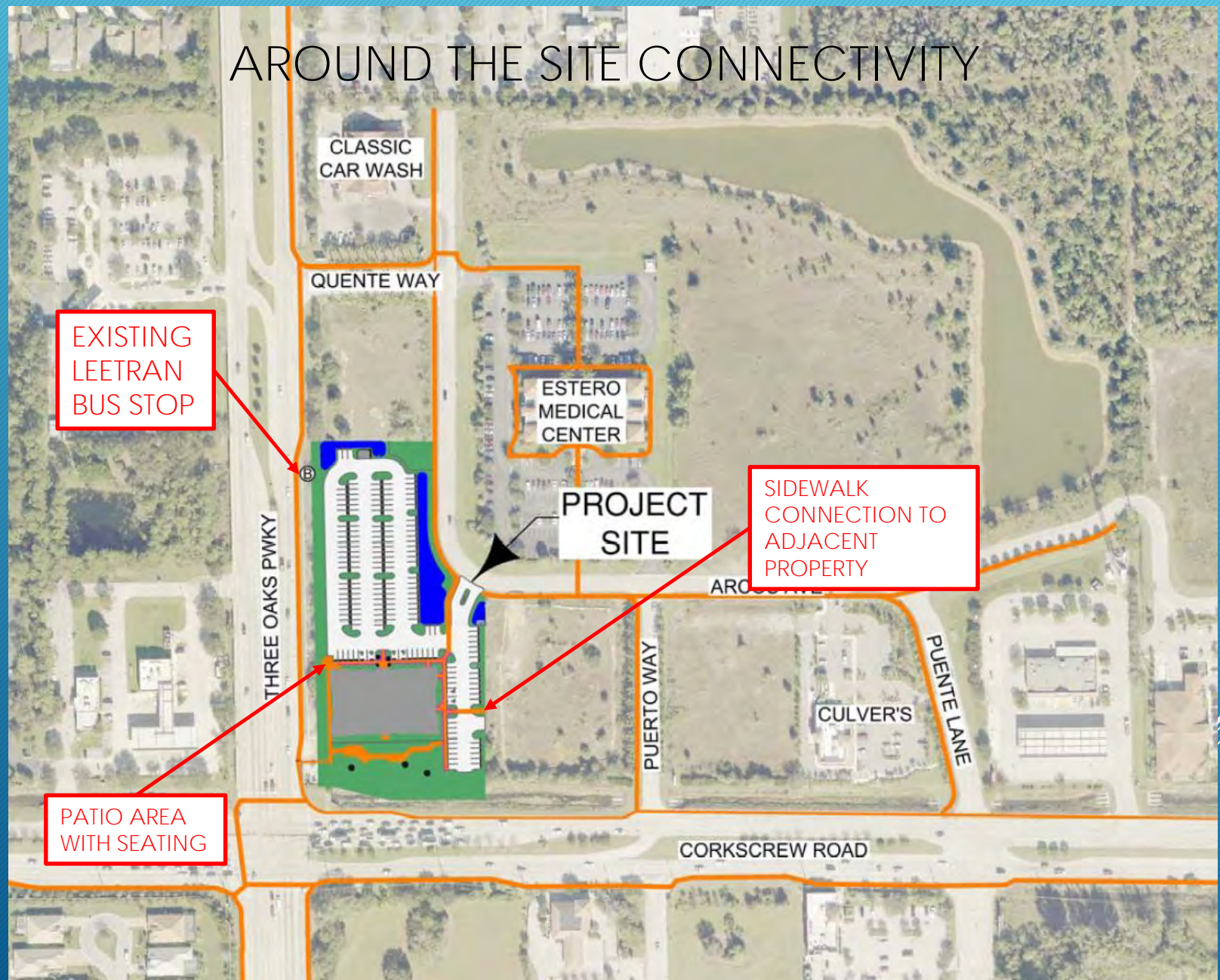


9. Will the boardwalk area be connected to the sidewalk along Corkscrew Road?

No, a sidewalk connection from the boardwalk is not possible. We coordinated with LeeDOT and they do not want a pedestrian bridge spanning their canal which conveys regional flows.

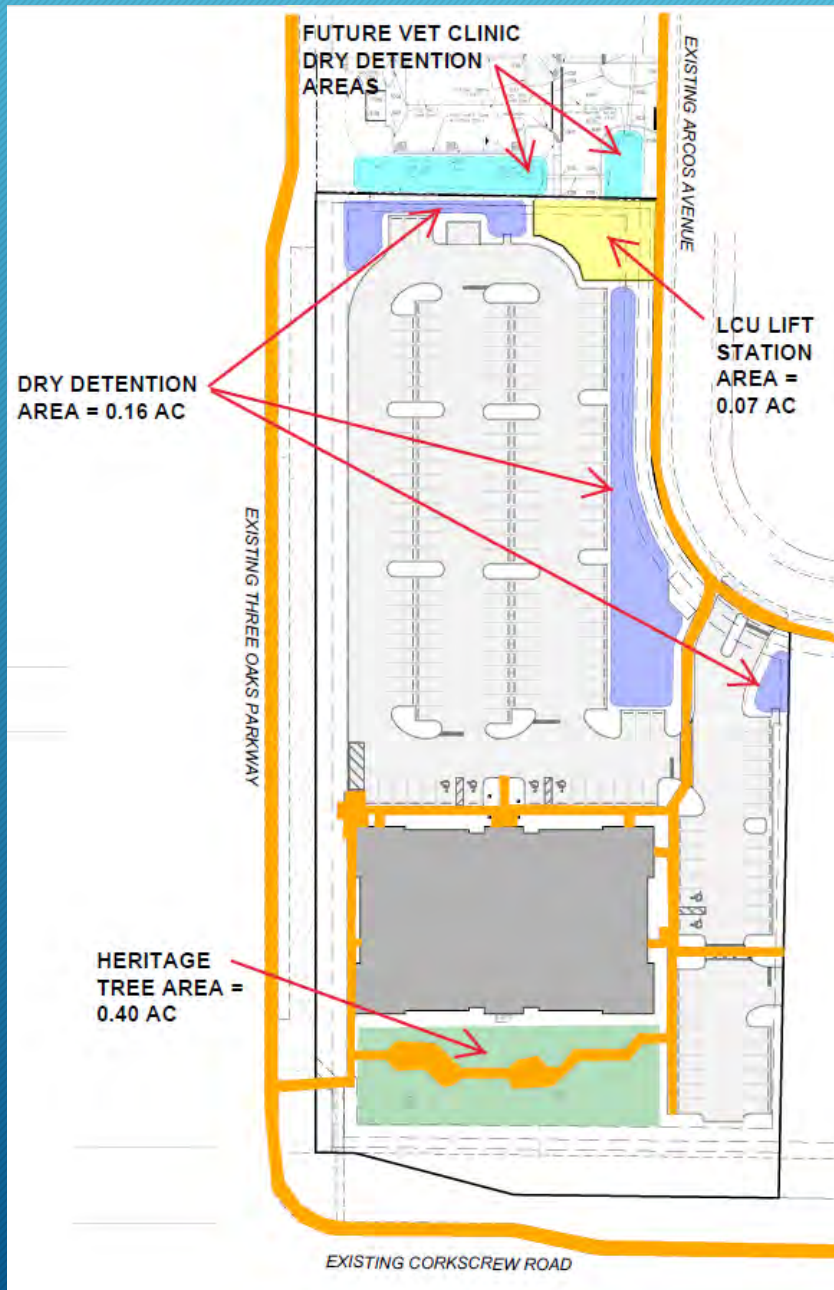
COMMENTS FROM COUNCIL 1ST HEARING

10. What is the pedestrian connectivity in and around the site?



COMMENTS FROM COUNCIL 1ST HEARING

ON SITE CONNECTIVITY



1. The Vet Clinic to the north has their dry detention area all along our shared property boundary
2. 0.47 acres of the site are set aside for the LCU lift station and heritage trees. If an additional 5-foot wide walkway is required in the parking lot additional dry detention will have to be provided in the heritage tree area.
3. Drive aisles are parallel to building which are typically used by pedestrians to access the building

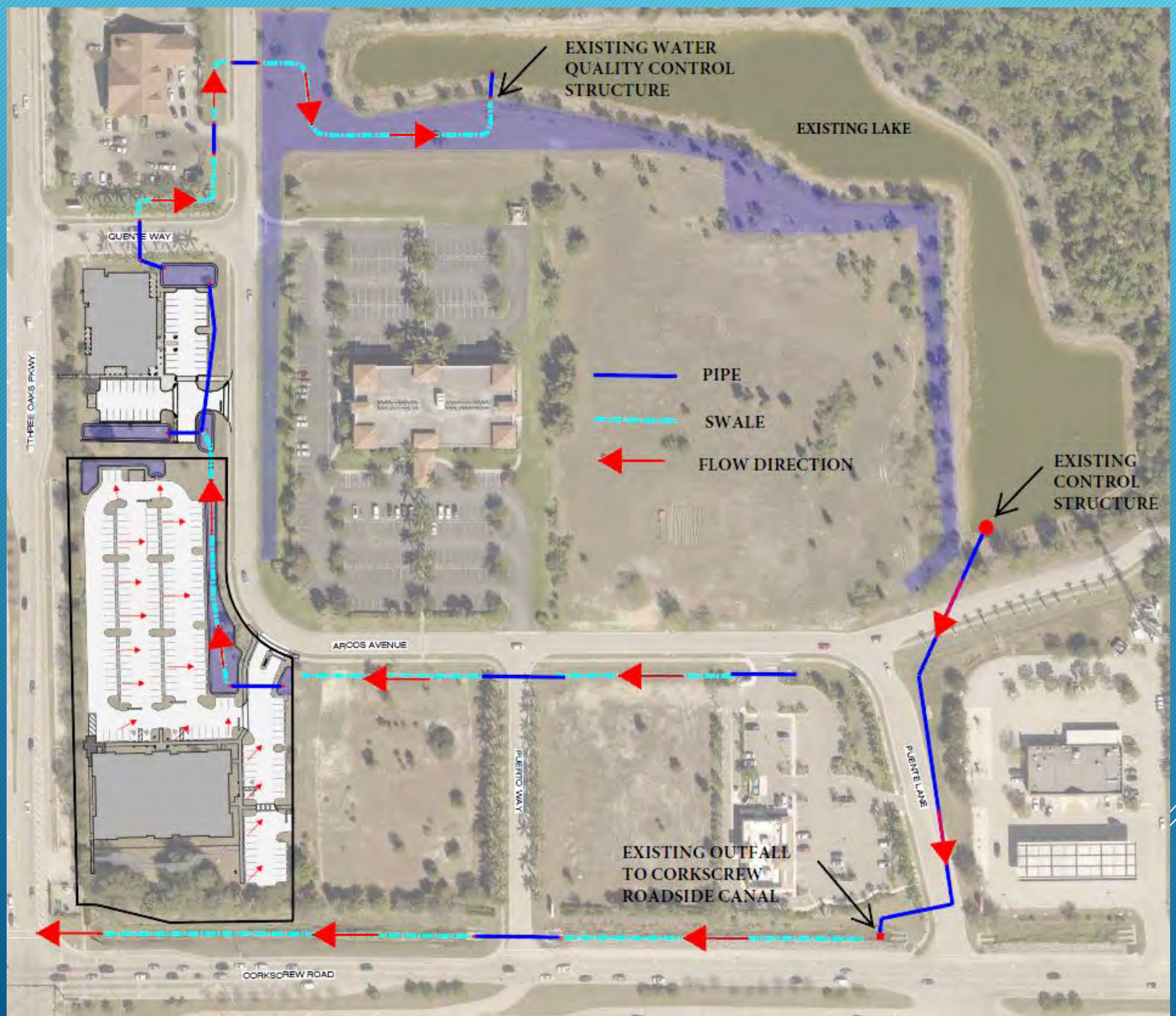
ARCOS EXECUTIVE CENTER
QUESTIONS?



BUILDING PERSPECTIVES



SURFACE WATER MANAGEMENT

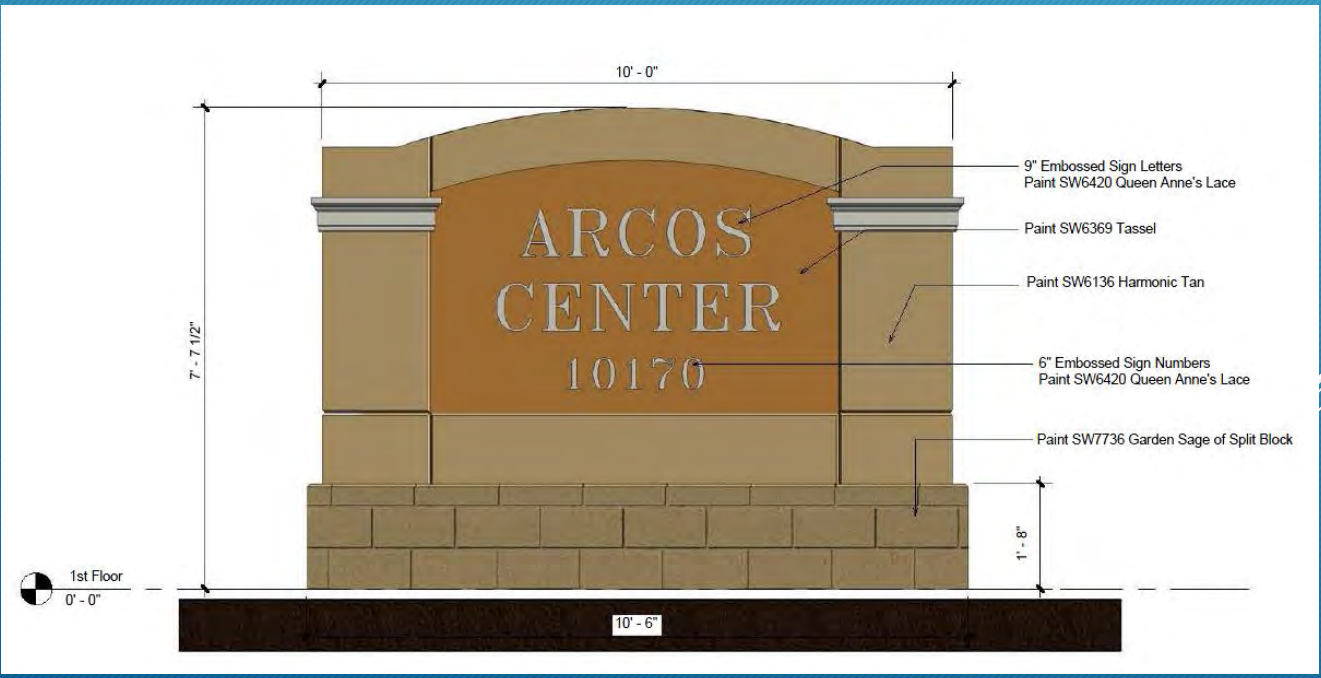


SURFACE WATER MANAGEMENT

SURFACE WATER MANAGEMENT PARAMETERS		
PARAMETERS	REQUIRED PER S.F.W.M.D. # 030819-4	PROVIDED
CONTROL ELEVATION	14.20' (NAVD)	N/A
FEMA ELEVATION (ZONE "AE")	16.00' (NAVD)	N/A
MINIMUM ROAD ELEVATION	16.10' (NAVD)	16.70' (NAVD)
MINIMUM PERIMETER BERM ELEVATION	17.32' (NAVD)	17.32' (NAVD)
MINIMUM FINISHED FLOOR ELEVATION	17.47' (NAVD)	18.60' (NAVD)
DRY DETENTION BOTTOM ELEVATION	15.22' (NAVD)	15.22' (NAVD)
DRY DETENTION BOTTOM AREA	7,052 S.F.	7,072 S.F.

- **BUILDING IS SET AT 1' ABOVE THE DESIGN 100-YEAR STORM EVENT.**
- **THE LOWEST PARKING LOT ELEVATION IS SET AT 0.60' ABOVE THE 10-YEAR STORM EVENT.**
- THE HIGH SIDE OF THE DRIVE AISLES ARE ALL SET ABOVE THE 25-YEAR STORM EVENT.
- 30% OPEN SPACE IS REQUIRED AND **WE ARE PROVIDING 39.5%**

MONUMENT SIGN



CLASS A OFFICE BUILDING - FEATURES

1. **A large lobby area** with stone tile and wood paneling
2. **Two (2) elevators** with stone tile and wood paneling to match the lobby area.
3. Attractive and functional **outdoor spaces**
4. **Oversized windows** surrounding the building to bring natural light into the facility directly benefiting the employees.
5. The floor template allows for **full occupation of an entire floor** which is a desired feature of Class A tenants.
6. The main entrance will be open during regular business hours and will be equipped with a card access security system after hours. **All other entrances will be locked to the general public and equipped with card access security system.**
7. **The minimum ceiling height will be 9-feet with tray ceiling in featured offices** along with optional coffered ceiling features.
8. The building will **employ a cleaning service** for all tenants. The cleaning service will also provide trash removal for each tenant.
9. Currently a **coffee shop tenant** is sought to occupy on the bottom corner which would provide both a service and an extra space for the tenants and public to enjoy.