



# ESTERO CROSSING

ESTERO, FL  
OCTOBER 2019

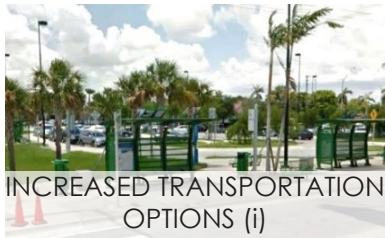
# TABLE OF CONTENTS

2-14	<b>PLACEMAKING EXHIBIT</b>
15	<b>VICINITY MAP</b>
16	<b>OVERALL SITE PLAN</b>
17-18	<b>CONNECTIVITY</b>
	PEDESTRIAN ACCESS
19	<b>AMENITY SITE PLAN</b>
20	<b>PARKING PLAN</b>
21	<b>PERVIOUS AREA: RESIDENTIAL</b>
22	<b>PERVIOUS AREA: COMMERCIAL</b>
23	<b>LANDSCAPE CHARACTER</b>
24-27	<b>POCKET PARK</b>
	CONCEPTUAL LAYOUT
	PLANTING PLAN
	LANDSCAPE CHARACTER
	ROADWAY PERSPECTIVE
	SAMPLE LANDSCAPE PALETTE
28-	<b>FRONTAGE ROAD</b>
	STREET SECTION
	LANDSCAPE PLAN
30-33	<b>LANDSCAPE BUFFERS</b>
	OVERALL BUFFER PLAN
	CONCEPT TYPE 'A' BUFFER
	CONCEPT TYPE 'B' BUFFER
	CONCEPT TYPE 'D' BUFFER-CORKSCREW ROAD
34-37	ISLAND CLUB: LINE OF SITE STUDY & BUFFER PLAN
	VILLA PALMERAS: LINE OF SIGHT STUDY & BUFFER PLAN
38-42	<b>ARCHITECTURAL CHARACTER</b>
	SAMPLES OF STYLE
	DESIGN APPROACH
	CONSTRUCTION PRECEDENTS
	BUILDING LAYOUT
	MULTI FAMILY PERSPECTIVE
43	<b>COMMERCIAL PLAN</b>
44-45	<b>COMMERCIAL CHARACTER</b>
	PROPOSED ARCHITECTURE RENDERINGS
46	<b>COMMERCIAL PRODUCT</b>
	PROPOSED HOTEL DEVELOPMENT
47	<b>SIGN CONCEPTS</b>
48	<b>CONSULTANT TEAM</b>

*note: the following images and renderings are conceptual. final construction plans shall be in substantial conformance and achieve the design intent with outlined shown in.*



# PLACEMAKING EXHIBIT



INCREASED TRANSPORTATION OPTIONS (i)



IDENTIFIABLE LANDMARK (d)



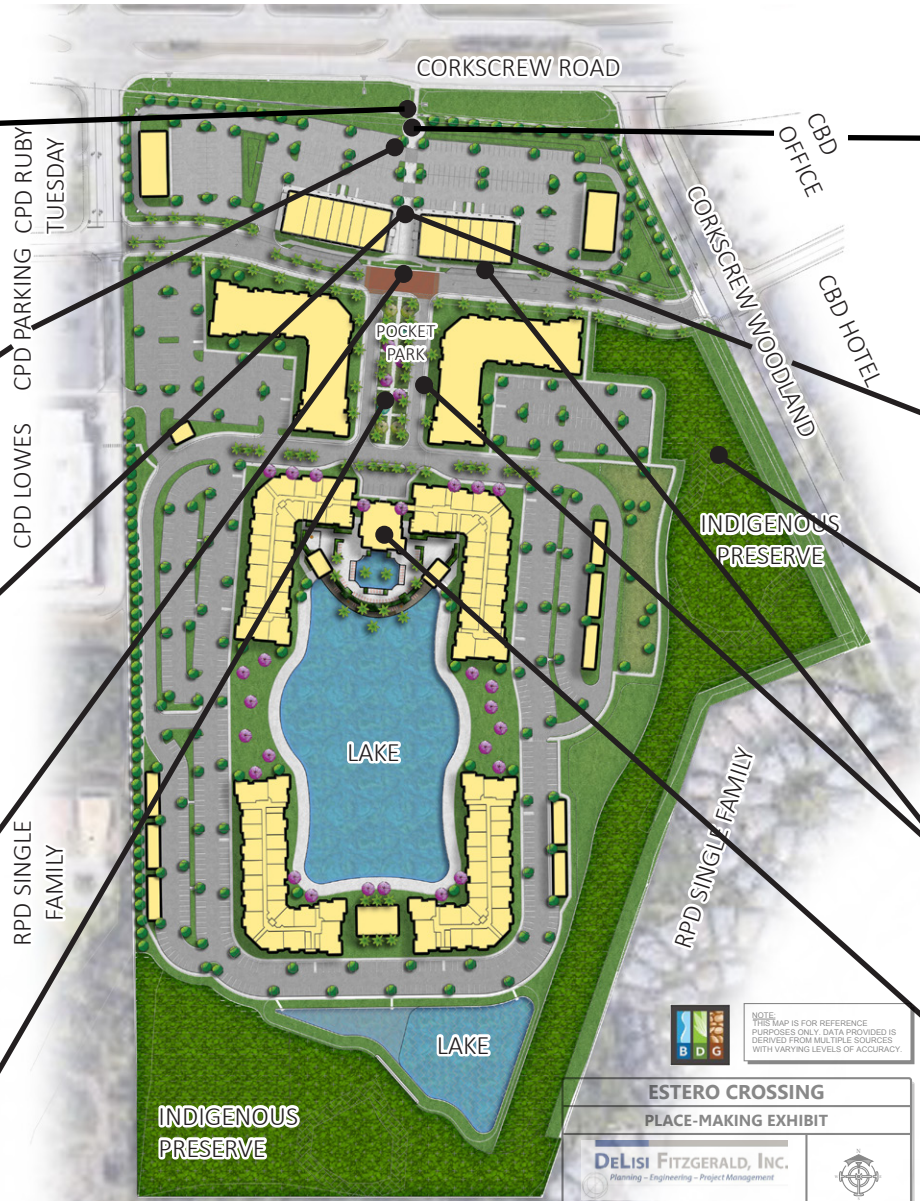
PLAZA (c)



TRAFFIC CALMING (h)



URBAN GREEN SPACE (b)



PUBLIC ART (a)



PASEO PEDESTRIAN ZONE (g)



ENVIRONMENTAL FEATURE PRESERVE AREA (f)



PEDESTRIAN ENHANCEMENTS (j)



IDENTIFYING LANDMARK (d)

**B D O**

NOTE: THIS MAP IS FOR REFERENCE PURPOSES ONLY. DATA PROVIDED IS DERIVED FROM MULTIPLE SOURCES WITH VARYING LEVELS OF ACCURACY.

**ESTERO CROSSING PLACE-MAKING EXHIBIT**

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# ESTERO CROSSING



# PLACEMAKING EXHIBIT - IDENTIFYING LANDMARK



VIEW FROM CORKSCREW ROAD LOOKING SOUTH

## ESTERO CROSSING



# PLACEMAKING EXHIBIT - IDENTIFYING LANDMARK



*VIEW LOOKING SOUTH TOWARD ARCHITECTURAL ICON*

ESTERO CROSSING



# PLACEMAKING EXHIBIT - PLAZA



VIEW WITHIN PASEO PEDESTRIAN PLAZA



# PLACEMAKING EXHIBIT - PLAZA



VIEW LOOKING NORTH TOWARD PASEO PEDESTRIAN PLAZA



# PLACEMAKING EXHIBIT - TRAFFIC CALMING



VIEW OF THE RAISED CROSSWALK BETWEEN POCKET PARK AND PEDESTRIAN PLAZA



# PLACEMAKING EXHIBIT - URBAN GREEN SPACE



VIEW LOOKING SOUTH TOWARD THE POCKET PARK



# PLACEMAKING EXHIBIT - PASEO PEDESTRIAN ZONE



BIRDSEYE VIEW LOOKING SOUTH OF PASEO PEDESTRIAN PLAZA



# PLACEMAKING EXHIBIT - PASEO PEDESTRIAN ZONE



VIEW LOOKING SOUTH TOWARD PASEO PEDESTRIAN PLAZA



# PLACEMAKING EXHIBIT - PUBLIC ART



VIEW OF ART INSTALLATION LOOKING SOUTH FROM CORKSCREW ROAD



# PLACEMAKING EXHIBIT - ENVIRONMENTAL FEATURE: PRESERVATION AREA



*VIEW OF PRESERVATION AREA*



# PLACEMAKING EXHIBIT - PEDESTRIAN ENHANCEMENTS



*VIEW OF PEDESTRIAN CORRIDOR SOUTH FROM ART INSTALLATION TO THE PASEO PLAZA*



# PLACEMAKING EXHIBIT - PEDESTRIAN ENHANCEMENTS



VIEW OF THE RAISED CROSSWALK BETWEEN POCKET PARK AND PEDESTRIAN PLAZA



# VICINITY MAP



# ESTERO CROSSING



# OVERALL SITE PLAN

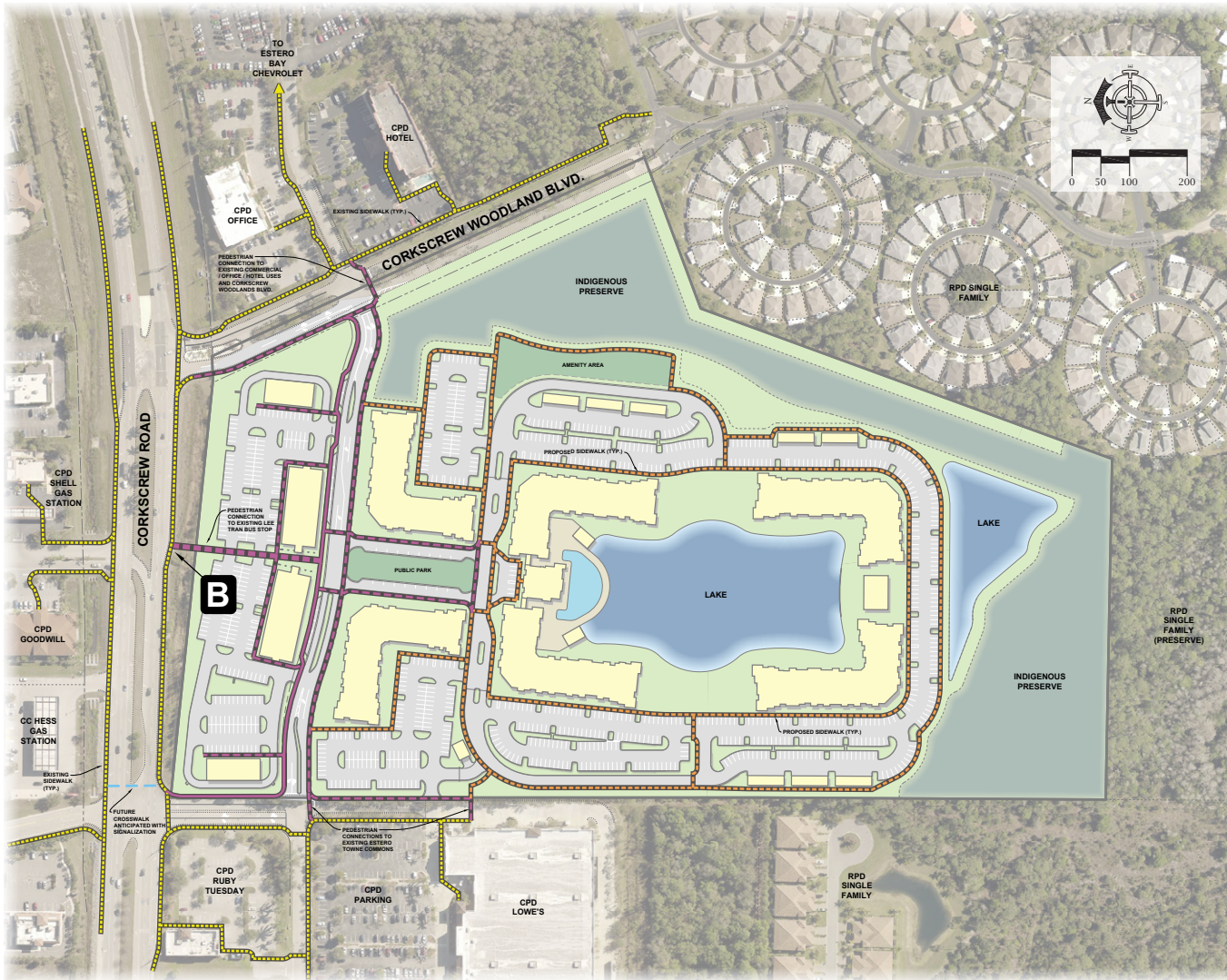


## LEGEND

- 1. PRIMARY ENTRY SIGNAGE
- 2. COMMERCIAL BUILDINGS
- 3. LANDMARK
- 4. POCKET PARK
- 5. SECONDARY ENTRANCE SIGNAGE
- 6. SECONDARY EXIT GATE
- 7. TRASH COLLECTION AREA
- 8. ENTRY GATES
- 9. DOG PARK
- 10. PRESERVE
- 11. COVERED PARKING
- 12. POND
- 13. LIGHTED FOUNTAIN
- 14. PEDESTRIAN PROMENADE
- 15. OUTDOOR GRILL AREA
- 16. OUTLOOK AREA
- 17. LOUNGE AREA
- 18. ARCHITECTURAL ICON
- 19. FEATURE POOL
- 20. FLOATING DOCK
- 21. RAISED PEDESTRIAN CROSSING



# CONNECTIVITY



LEGEND	
	CONCEPTUAL PUBLIC PEDESTRIAN SIDEWALK / PATHWAYS (5' MIN.)
	CONCEPTUAL INTERNAL PEDESTRIAN SIDEWALK / PATHWAYS
	EX. PEDESTRIAN SIDEWALK
	PROPOSED BUILDING
	PROPOSED PARKING/ PAVEMENT
	PROPOSED AMENITY AREAS
	PRESERVE AREAS
	PROPOSED LAKE

**B** EXISTING LEE TRAN BUS STOP

*All commercial buildings shall have pedestrian interconnectivity.*



# CONNECTIVITY

## PEDESTRIAN CIRCULATION

- 1.75 miles interconnecting sidewalk
- Pathways create connections from parking lot to buildings and interior pond promenade with shaded seating areas
- Wider sidewalk along frontage road encourages use of paths, linking open spaces of community

*Construct multi-use pathways that feature shade trees, benches, bike racks and other design elements that attract usage. Enable multi-modal transportation access within and between areas (Policy No. 19.4.2)*



*Design features like these provide refuge and attract users at Baldwin Park, Orlando*



*example of proposed automated residential gate. Gates located off street to minimize their visibility from frontage road*



## ESTERO CROSSING



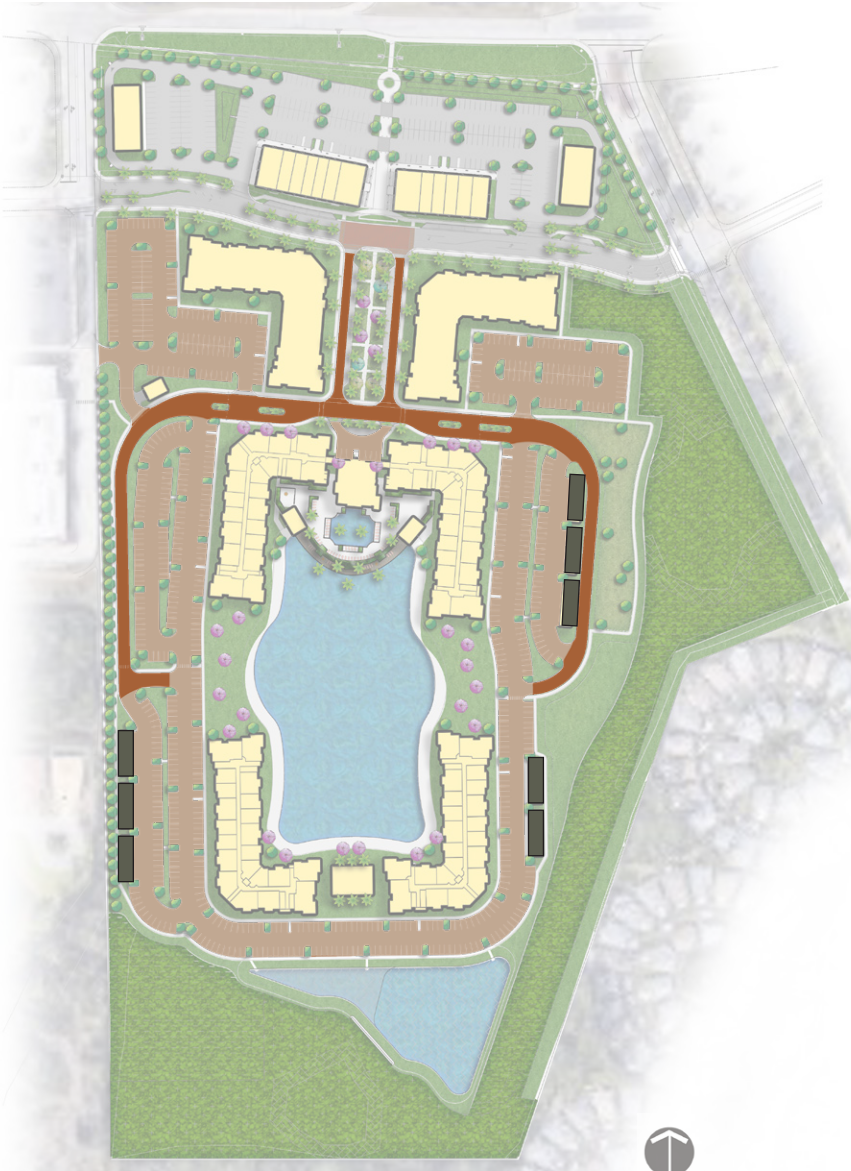
# AMENITY SITE PLAN



- 1 ENTRY SIGNAGE
- 2 POCKET PARK
- 3 PLANTED MEDIAN
- 4 OUTDOOR GRILL AREA
- 5 ARCHITECTURAL ICON
- 6 LOOKOUT AREA
- 7 PEDESTRIAN PROMENADE
- 8 LOUNGE
- 9 FLOATING DOCK
- 10 POOL
- 11 FOUNTAIN
- 12 DOG PARK AREA
- 13 ALUMINUM PICKET FENCE



# PARKING PLAN



**Paved Area: Connection to Community**  
 Support and enhance Estero's residential character (Policy No. 19.3.1)

**Parking Spots in Residential Area**  
 350 Total Dwelling Units

**Detached Parking Garages**



*example of proposed detached parking garage*



# PERVIOUS AREA: RESIDENTIAL



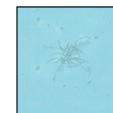
**Landscaped Areas**  
9.2 Acres (~28% Total)

*Refers to planted areas which are designed, installed and maintained*



**Indigenous Area:**  
8 Acres (~24% Total) *Protection of natural environment: [Policy no. 19.5]*

*Also referred to as native area*



**Pond Area:**  
3.9 Acres (~11% Total)

- **Total Residential Site:** 32.6± Acres
- **Landscaped Areas + Indigenous Area + Pond:** 21.1 Acres (~62% Total Residential Site)



# PERVIOUS AREA: COMMERCIAL



**Landscaped Area:**  
2.9 Acres ( $\pm 31\%$  Total)

*Refers to planted areas which are designed, installed and maintained*

- **Total Site:**  $\pm 43$  Acres
- **Total Commercial/Hotel Area:**  $7.8\pm$  Acres



# LANDSCAPE CHARACTER

## 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)

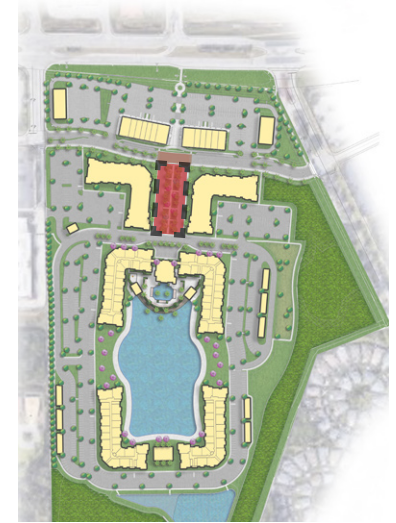


*Example of planted areas surrounding buildings*



# POCKET PARK

## Conceptual Layout



SITE CONTEXT/  
LOCATION



# POCKET PARK

## Conceptual Planting Plan





# POCKET PARK

## Landscape Character

- The lawn area within the pocket park will be bermed to create interesting undulation in the landscape and frame the space
- Native, adapted and non-invasive plants will be utilized
- The park will be accessible to the public and maintained to the standards of the grounds inside the multi-family development
- There will be seating areas with shade structures alternating along the central pathway and shade trees to provide a simple, yet attractive and comfortable amenity.

*Promotes higher quality of life with park space (Policy No. 19.6)*





# POCKET PARK

## Sample Landscape Palette



JATROPHA



ORANGE GEIGER



SABAL PALM



ALUMINUM PICKET FENCE



PINK TABEBUIA



RIBBON PALM



YELLOW TABEBUIA



SHADY LADY OLIVE



ROYAL PALM



GREEN ISLE FICUS



HEDGE HIBISCUS



MUHLY GRASS



COONTIE

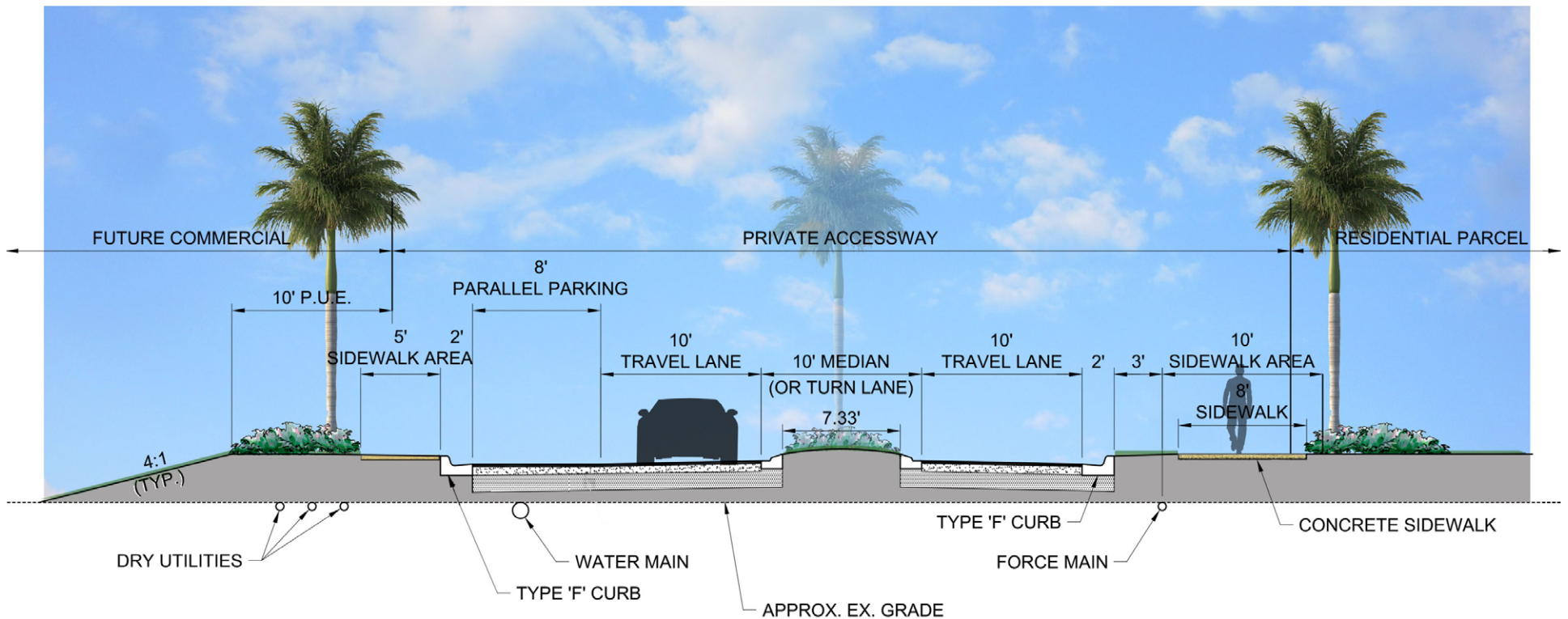


LANTANA



# FRONTAGE ROAD

## Street Section










*Transportation Connectivity: Linkage of multi-use sites*



# FRONTAGE ROAD LANDSCAPE PLAN



## PROPOSED PLANT MATERIAL LEGEND

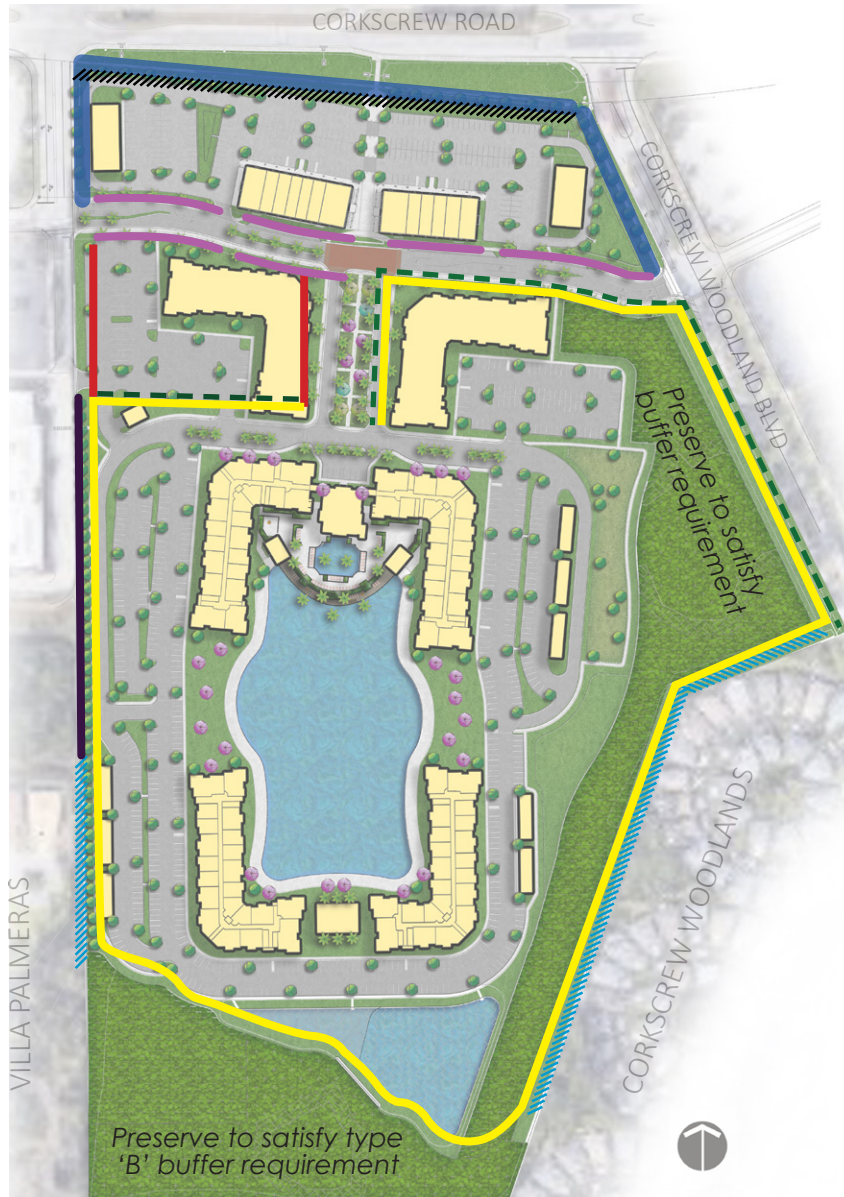
-  SPECIMEN PALM TREES: SYLVESTER DATE PALM, CHINESE FAN PALM, RIBBON PALM, BISMARK PALM  
STREET TREES: ROYAL PALM 20' HT MIN
-  MEDIUM PALMS: ALEXANDER PALM, MULE PALM, CHRISTMAS PALM, MONTGOMERY PALM, SABAL PALM
-  ORNAMENTAL TREES: BLACK OLIVE, GREEN BUTTWOOD, HOLLY SPECIES, SILVER BUTTWOOD STANDARDS, GEIGER SPECIES, CLUSIA, TABERNA
-  ORNAMENTAL TREES SMALL: INDIAN HAWTHORN STD, LIGUSTRUM, HIBISCUS STD, TIBOCHINA, SILVER BUTTWOOD STANDARDS, GEIGER SPECIES, CLUSIA, JATROPHA
-  HEDGES: VIBURNUM, PODOCARPUS, COCCOPLUM, SHEFFLERA, JAPANESE BOXWOOD, DWF CLUSIA
-  MEDIUM SHRUBS: PLUMBAGO, COONTIE, ORNAMENTAL GRASSES, FIREBUSH, HOLLYS, SILVER BUTTWOODS, ARBICOLA, INORA
-  SMALL GROUNDCOVERS: DWARF CONFEDERATE JASMINE, VARIEGATED DWARF CONFEDERATE JASMINE, FLAX LILY, JUNPER, INDIAN HAWTHORN, CARISSA, EMERALD BLANNET, LANTANA, BOUGHAWILLEA, BLUE DAZE

- 1 STREET TREES  
20' ROYAL PALMS AT 30' OC.
- 2 STREET TREE/PARKING BUFFER  
20' ROYAL PALMS AT 30' OC. 12' ORNAMENTAL TREE AT 30' (ALTERNATING WITH STREET TREE)  
DOUBLE ROW HEDGE 30" MIN
- 3 COMMERCIAL BUILDINGS/REDUCED ROADWAY SETBACK  
15' MEDIUM PALMS AT 30' OC. 8' SMALL ORNAMENTAL TREE AT 30' (ALTERNATING WITH MEDIUM PALM)  
SINGLE ROW HEDGE 30" MIN











# LANDSCAPE BUFFERS

## OVERALL BUFFER PLAN

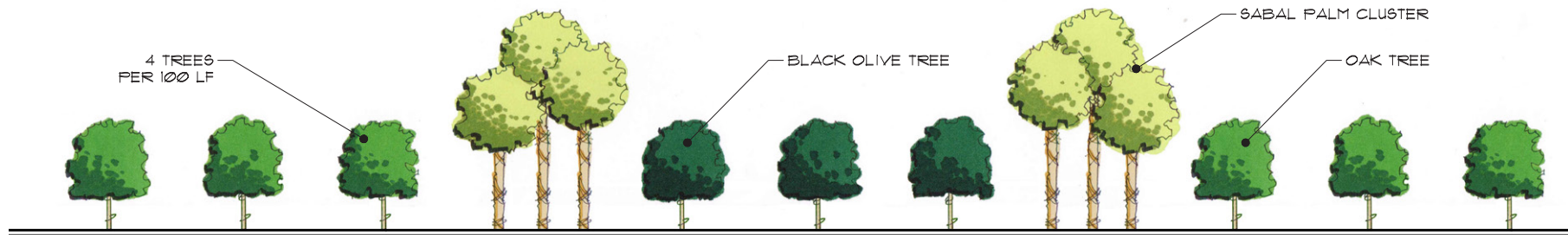


Buffers are implemented to separate use areas, create a sense of place and obstruct undesired views. They are often a combination of layered plant materials and built structures such as walls, fences and berms. Many of the buffers implemented at Estero Crossing are 'enhanced', meaning they are designed to exceed the minimum requirements.

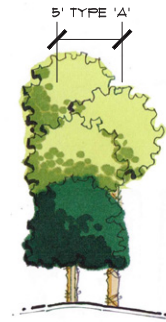
-  5' Type 'A' Buffer
-  Decorative Landscape plus 7.5' wide strip outside wall/fence per LDC
-  15' Type 'B' Buffer
-  Enhanced 15' Type 'B' Buffer
-  20' Type 'D' Buffer
-  Enhanced 20' Type 'D' Buffer
-  Residential Project Fence/Wall
-  Enhanced Streetscape (Alternate to 20' Type 'D' Buffer)

# LANDSCAPE BUFFERS

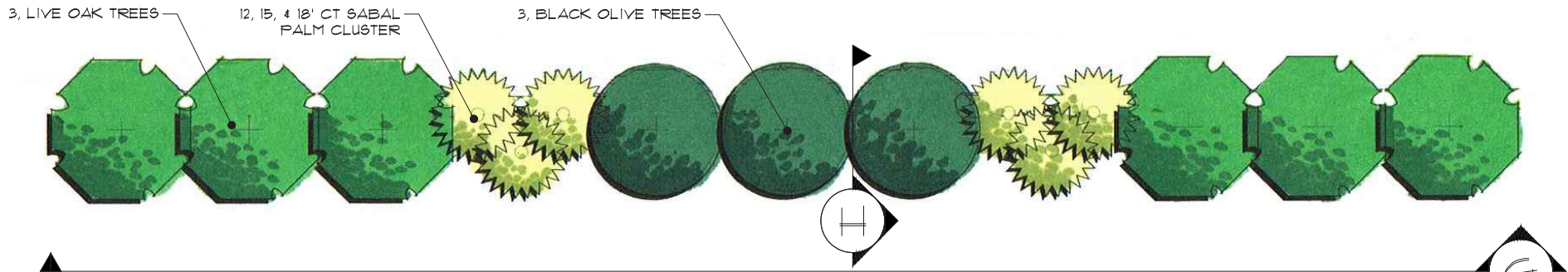
## Concept and Type 'A' Buffer



COMMERCIAL BUFFER ELEVATION 'G' (5' TYPE 'A' BUFFER)



COMMERCIAL BUFFER SECTION 'H'

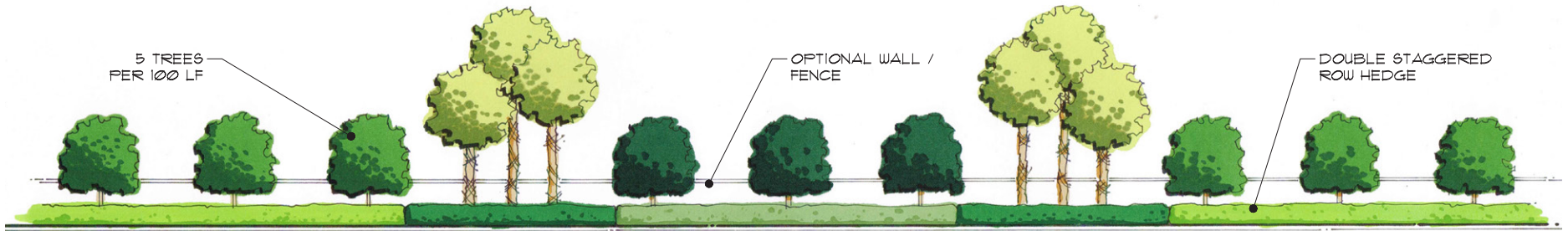


COMMERCIAL BUFFER PLAN (5' TYPE 'A' BUFFER)

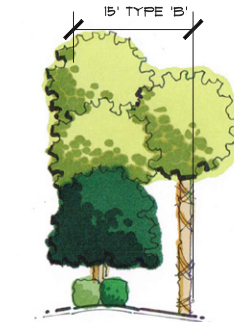


# LANDSCAPE BUFFERS

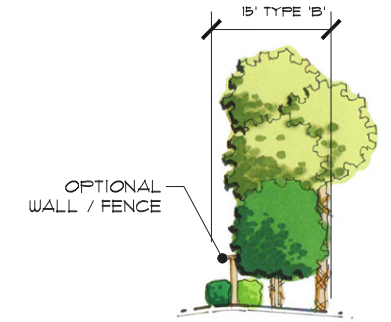
## Concept and Type 'B' Buffer



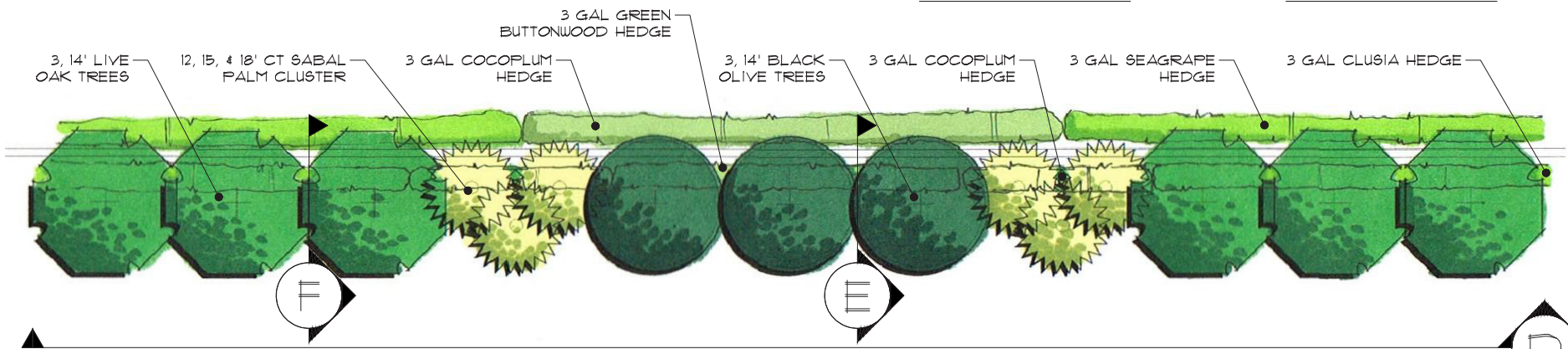
COMMERCIAL BUFFER ELEVATION 'D' WITH OPTIONAL WALL / FENCE (15' TYPE 'B' BUFFER)



COMMERCIAL BUFFER SECTION 'E'



COMMERCIAL BUFFER SECTION 'F'



COMMERCIAL BUFFER PLAN (15' TYPE 'B' BUFFER)

# ESTERO CROSSING

# LANDSCAPE BUFFERS

## CORKSCREW ROAD Type 'D' Buffer (enhanced)

Enhanced buffer to include:

Taller Trees

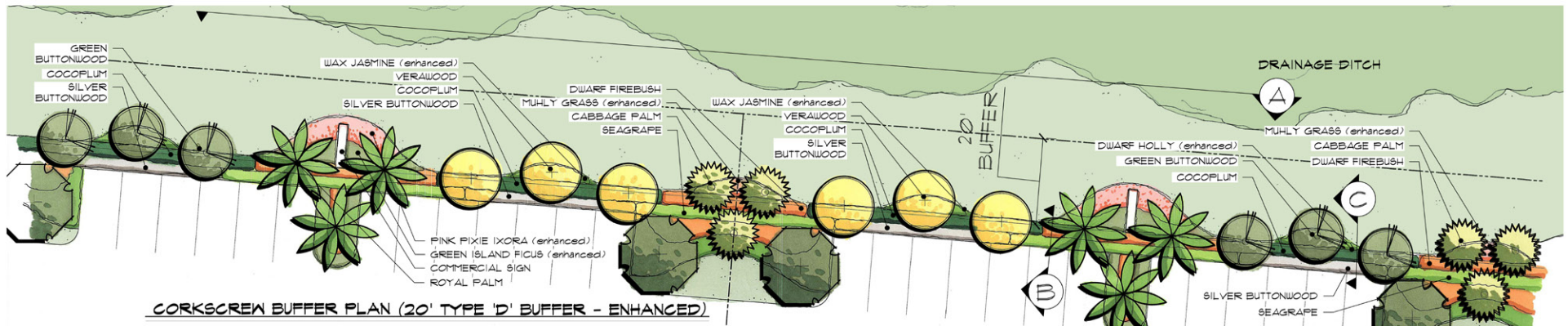
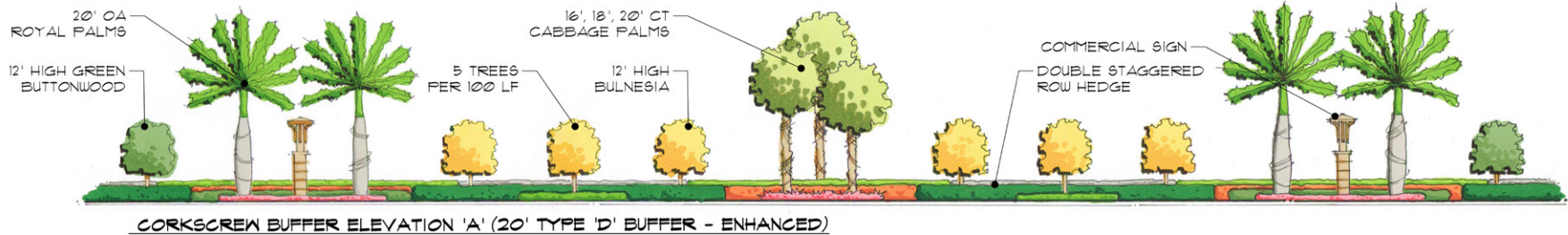
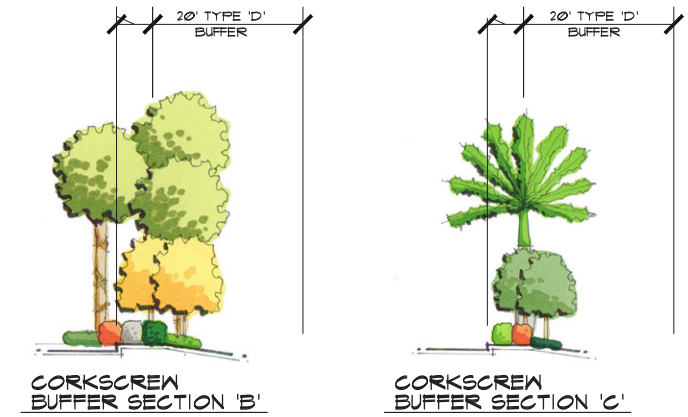
- Cabbage Palm clusters at 16', 18' and 20' overall heights and Royal Palms at 20' height (code minimum 12'-14')

Taller Hedge

- 36" and 48" staggered double row hedge (code minimum 36")

Additional Plantings

- Grasses, low shrubs and ground covers throughout buffer

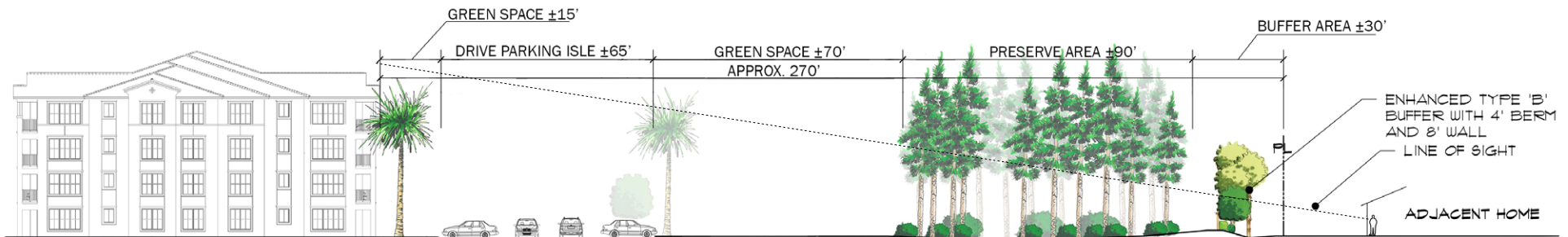




# LINE OF SIGHT STUDY - ISLAND CLUB

## ISLAND CLUB BUFFER: ENHANCED TYPE 'B' BUFFER

- Proposed buffer will block sight line from adjacent residential areas:
  - 4' berm and 8' pre-cast wall
  - Solid clusia hedge, planted 42" O.C. and maintained at 4'
  - Cabbage palm clusters as shown, 7.5' O.C.
  - (138) shade trees planted 15' O.C. @ 14' height, alternating (4) Live Oaks and (4) Shady Lady Black Olive Trees



2 SITE LINE STUDY



# LINE OF SIGHT STUDY - ISLAND CLUB



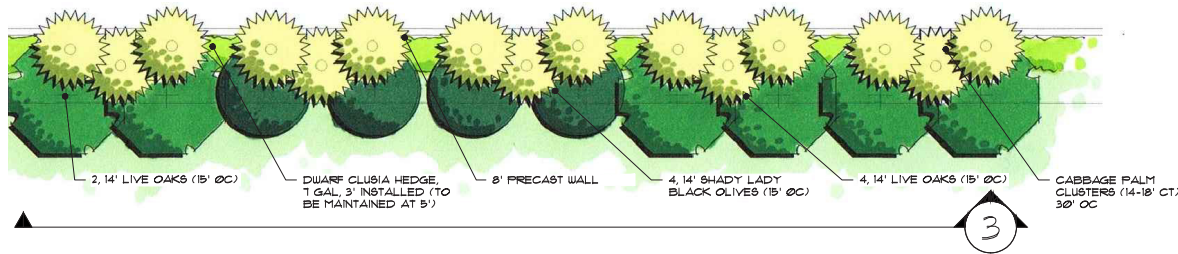
(A) EXISTING PRESERVE VIEW



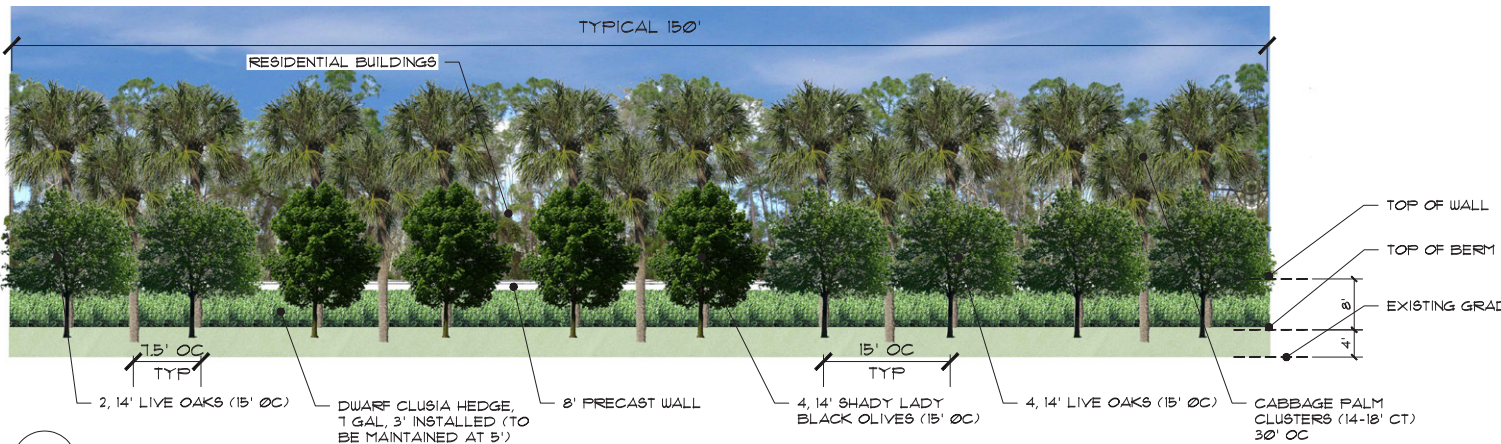
(B) EXISTING PRESERVE VIEW



(C) EXISTING PRESERVE VIEW



CONCEPT BUFFER PLAN



3 ENHANCED TYPE 'B' BUFFER ELEVATION (150' TYPICAL)



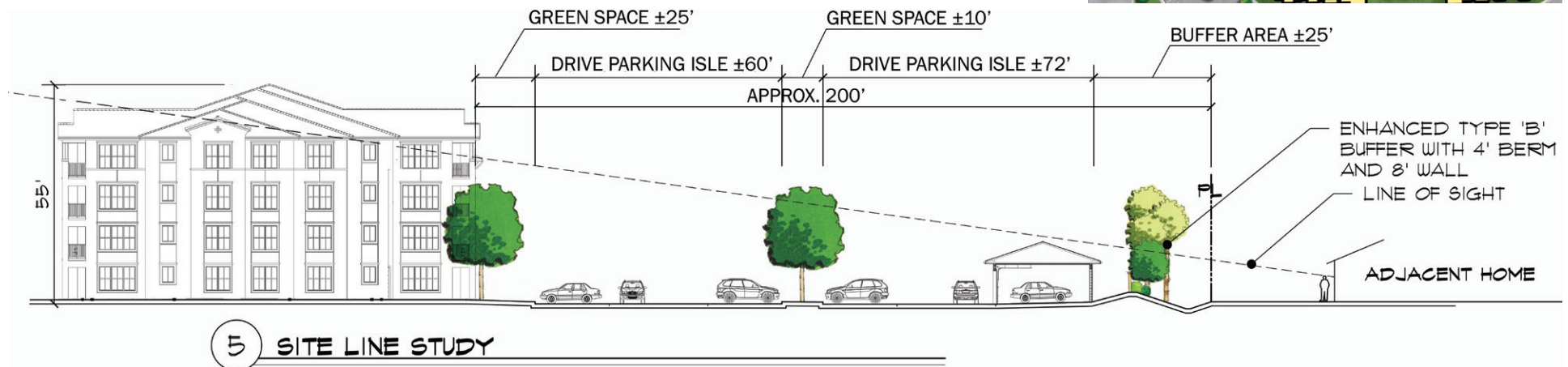
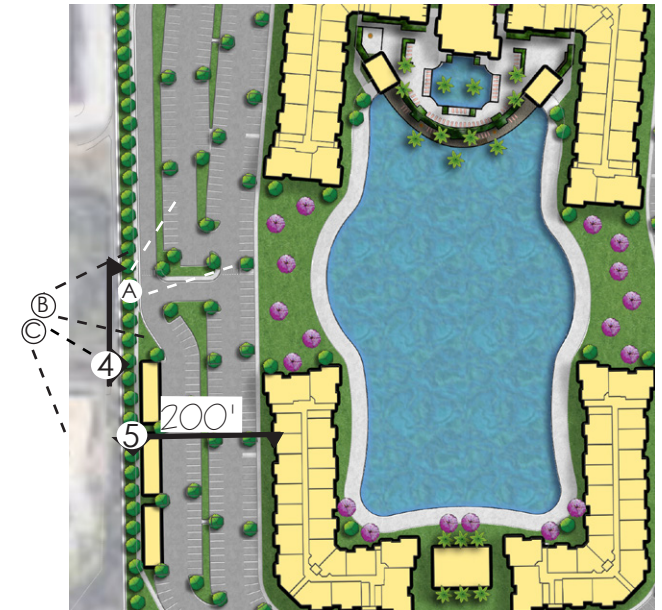
8' privacy wall of pre-cast, painted concrete on top of 4' berm along buffer (full buffer not shown)



# LINE OF SIGHT STUDY - VILLA PALMERAS

## VILLA PALMERAS BUFFER: ENHANCED TYPE 'B' BUFFER

- Proposed buffer will block sight line from adjacent residential areas:
  - 4' berm and 8' pre-cast wall
  - Solid clusia hedge, planted 42" O.C. and maintained at 4'
  - Cabbage palm clusters as shown, 7.5' O.C.
  - (138) shade trees planted 15' O.C. @ 14' height, alternating (4) Live Oaks and (4) Shady Lady Black Olive Trees (Policy No. 19.3.3)



# LINE OF SIGHT STUDY - VILLA PALMERAS



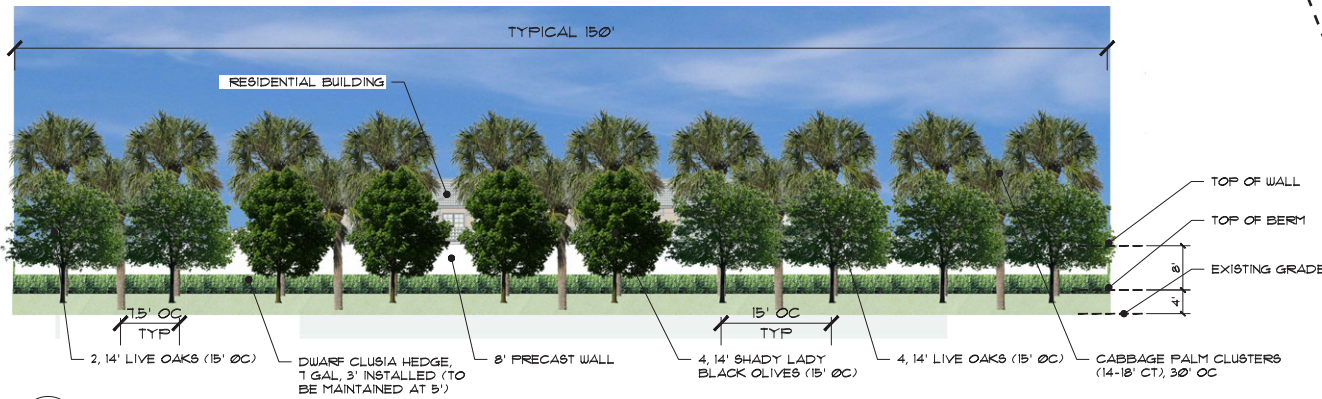
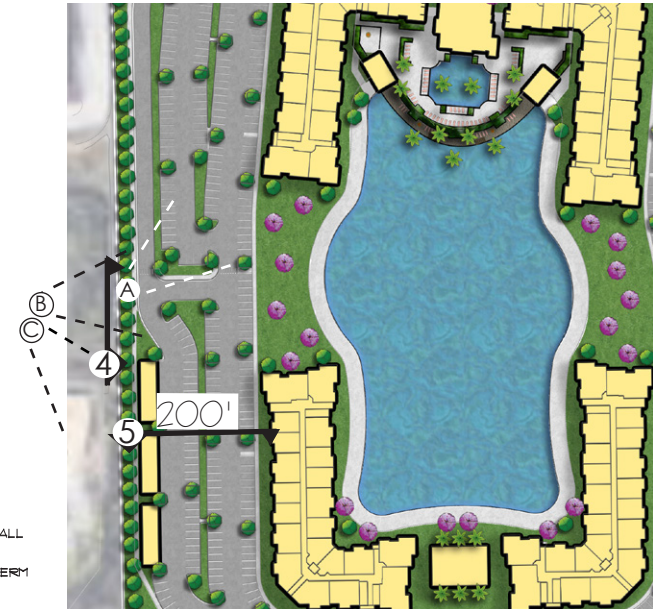
(A) EXISTING VIEW



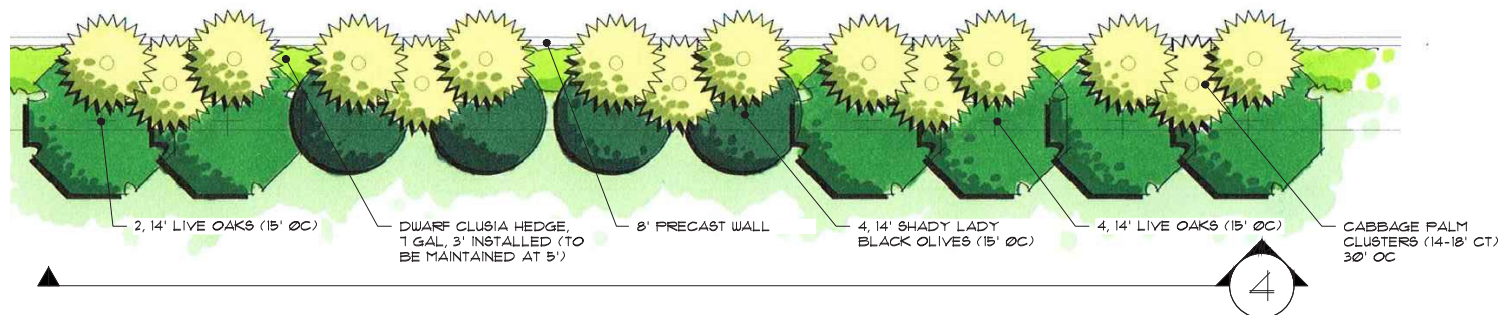
(B) EXISTING VIEW



(C) EXISTING VIEW



4 ENHANCED TYPE 'B' BUFFER ELEVATION (150' TYPICAL)



CONCEPT BUFFER PLAN



8' privacy wall of pre-cast, painted concrete along buffer (full buffer not shown)



# ARCHITECTURAL CHARACTER

## Samples of “Mediterranean” Style Architecture



The “Mediterranean” style embraces the historical design of the Mediterranean regions with the modernity of “Florida Coastal” style of architecture. Exterior elements such as **white smooth finished stucco**, **barrel tile roofs**, **arched openings** and **detailed gables** give the Mediterranean flavor. The clean modern massing of the architecture and the resort atmosphere created by lush landscaping and inviting amenity spaces, lend towards the “Florida Coastal” style. This elegant composition achieves a **harmonious** and **stylish** design of architecture that is timeless, graceful and will enhance the community of the Village of Estero for years to come.

## ESTERO CROSSING

# ARCHITECTURAL CHARACTER

## Design Approach

Create a design that is timeless and graceful

- Barrel tiled roofs of warm and rich texture.
- Detailed roof gables with simple but enhancing design elements.
- Stylized windows – respectful yet contemporary.
- White smooth finished stucco – blending of classic and modern styles.
- Balconies with rustic wood detailing and respectfully placed arches.
- Identifiable and inviting building entries.
- Architecture and exterior spaces that create a resort style experience.





# ARCHITECTURAL CHARACTER

## Quality Construction

Below are examples of Multi-family product constructed by Stock Development. The units in Estero Crossing will be similar to examples pictured below.



## ESTERO CROSSING

# ARCHITECTURAL CHARACTER

## Building Layout

- Entry point provides a view of an intuitive and inviting arrival experience.
- Arrangement of buildings on site starts with tallest buildings towards the center with the smaller buildings and parking at edges, therefore softening the line of site from adjacent properties.
- Apartment and amenities maximize the lake views by framing the lake yet still provide ample open and green spaces between buildings.
- Resort style pool and contemporary amenities that create a desired lifestyle



*proposed building layout*



# ARCHITECTURAL CHARACTER

## Multi-Family Perspective



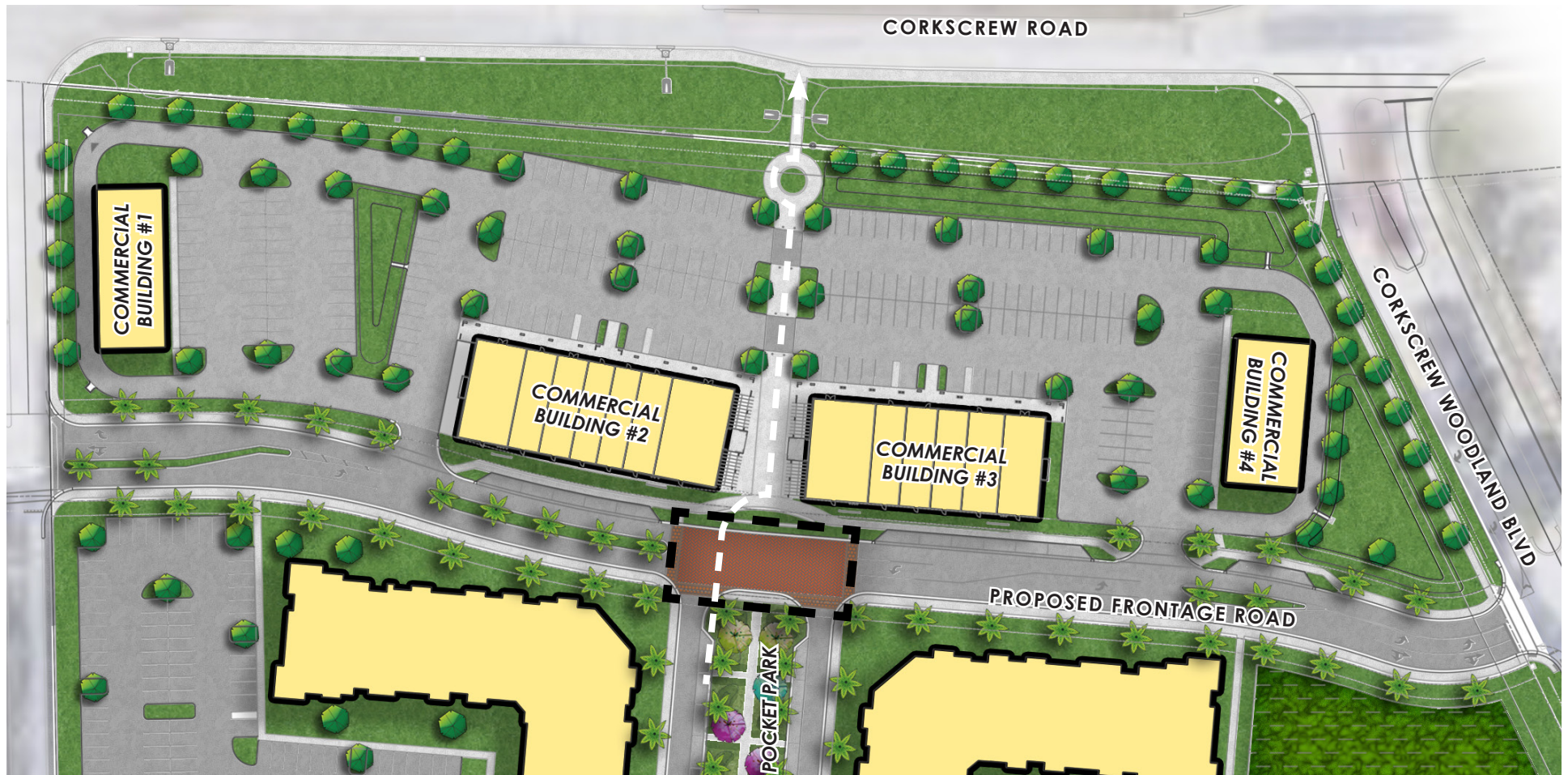
# ESTERO CROSSING



# COMMERCIAL PLAN

## UNIFIED COMMERCIAL PLAN

- Provide a clearly marked crosswalk (highlighted above) for safe pedestrian access
- The proposed landscaping will exceed code requirements:
  - The tree lined frontage road creates a sense of arrival
  - Vegetative buffers shield the property from the noise and views of surrounding roads





# COMMERCIAL CHARACTER

## Proposed Architecture

The commercial component of the project will incorporate the following element of the land development code of the Villages of Estero, Chapter 10 & 53

- Use of covered pedestrian arcades
- Incorporation of overhangs
- Display windows over 50% of main facade under pedestrian covered walkway
- Tower elements
- Peaked roof
- Outdoor seating areas
- Incorporation of pergolas



*Commercial renderings showing architecture for Estero Crossing; Product of GMA Architecture*

# COMMERCIAL CHARACTER

## Proposed Architecture (continued)

- Incorporation of iron work
- Architectural elements withing the towers
- Use of trim and corbels
- Peaked roofs at covered walkways with concrete tile as roofing elements
- Variation of roof lines
- Column with defined shaft and base
- Defined pedestrian courtyards



*Commercial renderings showing  
architecture for Estero Crossing;  
Product of GMA Architecture*



## COMMERCIAL PRODUCT

### Proposed HOTEL Development: Mediterranean

A potential proposed hotel within the commercial area would be designed using principles of the Mediterranean Style in order to remain at harmony with the rest of the community of Estero. Key elements to include shading extensions, iconic archways at entryways, and classic-styled windows, doors, and architectural details with a grand floor retail facing the commercial uses to the north. \*



# SIGN CONCEPTS

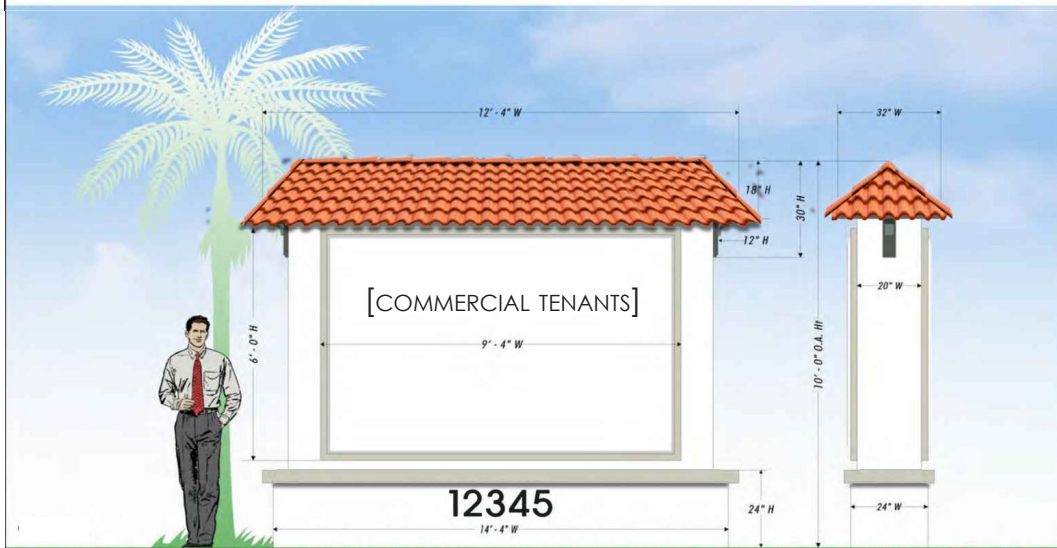
1

DOUBLE SIDED GROUND SIGN - TO HAVE REVERSE LIT CHANNEL LETTERS FLOAT MOUNTED ONTO SIGN FACE - ALL EXACT PAINT, FINISH & VINYL COLORS ARE TO BE DETERMINED HALO LIT CHANNEL LETTERS TO BE ILLUMINATED (Copy to read: "Estero Crossing") USING WHITE LED LIGHTING



2

DOUBLE SIDED GROUND SIGN - TO HAVE INTERNALLY ILLUMINATED SIGN CABINET WITH WHITE PLASTIC SIGN FACES - ALL EXACT PAINT, FINISH & VINYL COLORS ARE TO BE DETERMINED ALL SIGN COPY, TENANT COPY, COLORS ARE TBD - ROOM FOR ONE (1) TENANT



# ESTERO CROSSING



# CONSULTANT TEAM

**STOCK DEVELOPMENT,** *Developer*



**BOOTH DESIGN GROUP,** *Landscape Architecture*



**BOOTH DESIGN GROUP**  
landscape architecture • planning • urban design

**DELISI, INC.,** *Land Use Planning*



**McMAHON ASSOCIATES,** *Transportation Engineers & Planners*



**CBA ARCHITECTS,** *Architect*



**GMA ARCHITECTS AND PLANNERS,** *Architect*



**WINDHAM STUDIO, INC.,** *Landscape Architect*



**PAVESE LAW FIRM,** *Attorney*



**DELISI FITZGERALD, INC.,** *Civil Engineering*



# ESTERO CROSSING