



Professional Engineers, Planners & Land Surveyors



Via Coconut MPD

DCI2019-E003

Esteros Planned Development Zoning District

Incentive Offerings

Revised January 2020

SOCIAL VITALITY:

- (1) **Main Street (connecting street)**, the ultimate public gathering place as a high-quality, destination promoting place-making businesses including restaurants, coffee shops and fitness studios.
- (2) **±0.43-mile Linear park** with lush, greater-than-Code landscaping along Via Coconut Point frontage with interconnected public amenities for sitting, gazing and interacting with public spaces.
- (3) **14' x 14' public lake observation pavilion/fishing pier** interconnected by the 8' sidewalk within the linear park and will include educational informational plaques.
- (4) **Public park bench areas** interconnected by the 8' sidewalk within the linear park.
- (5) **Public pavilion and lawn area** interconnected by the 8' sidewalk within the linear park.
- (6) **Public dog park** interconnected by the 8' sidewalk within the linear park with benches, perimeter fence, and hedge.
- (7) **Vertical and Horizontal mixed-use development:** integrated mixed-use neighborhood with higher residential densities and mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios.
- (8) **Street front shops** located along Main Street (connecting street) and 8' sidewalk within the linear park.
- (9) **Upscale Waterfront restaurant** located along Main Street (connecting street) and 8' sidewalk within the linear park.
- (10) **Not Age-Restricted. Diverse Housing** – Via Coconut MPD is designed as a housing alternative for varying needs of the Village of Esteros. The community will not be age restricted.

• SERVING THE STATE OF FLORIDA •

CONNECTIVITY:

- (11) **Desirable connector street:** Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path.
- (12) **±0.45-mile 8' public meandering sidewalk along Via Coconut Point** within the linear park that will interconnect with Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.
- (13) **Bike lanes on Main Street** (connecting street) will connect to the Village's planned bike lanes on Via Coconut Point and Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.
- (14) **Promote walkability with interconnected sidewalks.** Internal sidewalks interconnect with public sidewalks external to the community on Via Coconut Point.
- (15) **Mixed-Use Pedestrian Shed** – All residential units are within pedestrian shed of proposed Main Street commercial uses and the proposed on-site private and public amenities.
- (16) **Non-gated community** – The proposed development does not include entry gates.

ARCHITECTURE:

- (17) **Exceptional design** – The architecture depicted in the pattern book sets a high-quality standard for the Village Center Area and includes a unique residential building design including three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter water features and linear park creating a delicate footprint along the street frontage on Via Coconut.
- (18) **Screened Parking** - The bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point.
- (19) **Varying building heights** are provided throughout the development as demonstrated in the pattern book.
- (20) **360-Degree Urban Look.** All the building elevations depicted in the pattern book have architectural design elements typical of front elevations so it will appear that there are no rear elevations.

- (21) **Sustainable Design for Future Use** – The site design incorporates the future commercial development outparcel which anticipates development of either 30,000 square feet of commercial uses or 124 hotel rooms.
- (22) **Entry pavers and landscaped signage** at each entry point to calm traffic and emphasize safety.
- (23) **Sculpture features** on Main Street (connecting street) near mixed use buildings.
- (24) **On-street parking** on Main Street (connecting street) and internal accessways as encouraged to calm traffic.
- (25) **Street furniture** is proposed.
- (26) **Best Practices for compact surface water management design** are proposed.
- (27) **Best Practices for block lengths** are proposed.
- (28) **Lake and water features** along the 8' sidewalk within the linear park.
- (29) **Fountains** included in lake and water features.

LANDSCAPING:

- (30) **Interweaving Public ROW and Via Coconut MPD frontage-** Integrating the Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create a seamless ROW and a more inviting street-side environment.
- (31) **Enhanced landscape buffering along Via Coconut** with enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers and additional shrub layers.
- (32) **Filter marshes** along the 8' sidewalk within the linear park with a variety of grasses and aquatic plantings including seasonal plantings, Red Maples, Bald Cypress, etc.
- (33) **Label Plantings** for educational purposes.
- (34) **Cantilevered planters** along part of the deck and building to help conceal seasonal fluctuation of lake.
- (35) **Enhanced perimeter buffer plantings** with additional tree and shrub plantings exceeding code.
- (36) **Enhanced internal landscaping** with oversized 14' tall canopy trees in islands.
- (37) **Increased plant sizes** for the buildings for key areas.
- (38) **Median Planting** to emulate median plantings to the north.
- (39) **Flowering trees** and seasonal plantings.
- (40) **Large specimen palms** at entry and in select areas; Date palms or Royal Palms.

- (41) **Enhancements to Landscape** trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential.
- (42) **Street trees** as shown on landscape plans to blend with proposed plantings for adjacent Genova development.