



ESTERO CROSSING

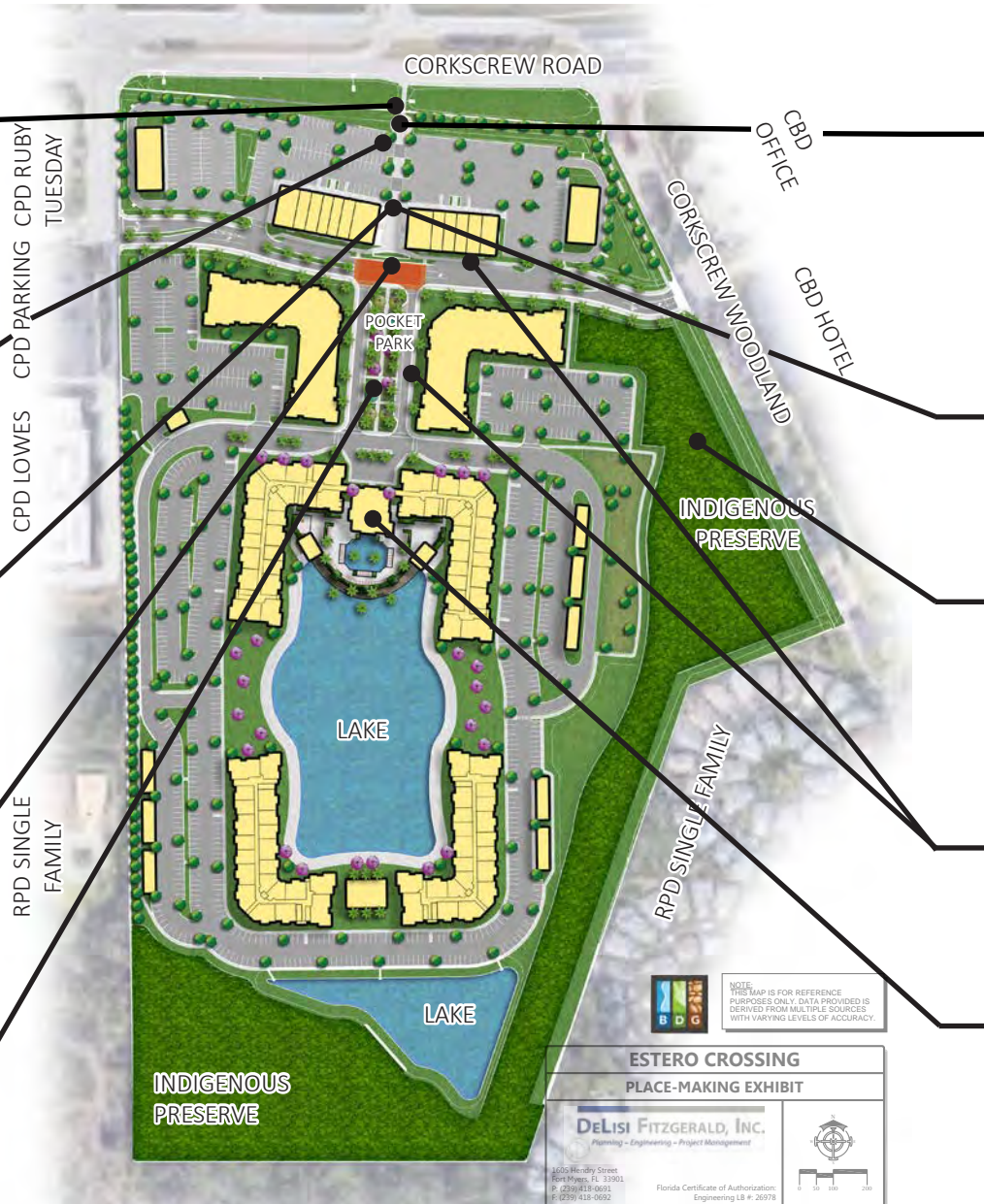
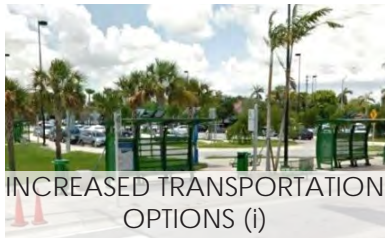
ESTERO, FL
JANUARY 2020

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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



ESTERO CROSSING
PLACE-MAKING EXHIBIT

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Florida Certificate of Authorization:
Engineering LB # 26978

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

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PLACEMAKING EXHIBIT - PUBLIC ART



VIEW FROM CORKSCREW ROAD LOOKING SOUTH

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PLACEMAKING EXHIBIT - IDENTIFYING LANDMARK



VIEW LOOKING SOUTH TOWARD ARCHITECTURAL ICON

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PLACEMAKING EXHIBIT - PLAZA



VIEW WITHIN PASEO PEDESTRIAN PLAZA

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PLACEMAKING EXHIBIT - PLAZA



VIEW LOOKING NORTH TOWARD PASEO PEDESTRIAN PLAZA

PLACEMAKING EXHIBIT - TRAFFIC CALMING/PEDESTRIAN ENHANCEMENTS



VIEW OF THE RAISED CROSSWALK BETWEEN POCKET PARK AND PEDESTRIAN PLAZA

PLACEMAKING EXHIBIT - URBAN GREEN SPACE



VIEW LOOKING SOUTH TOWARD THE POCKET PARK

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PLACEMAKING EXHIBIT - PASEO PEDESTRIAN ZONE



BIRDSEYE VIEW LOOKING SOUTH OF PASEO PEDESTRIAN PLAZA

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PLACEMAKING EXHIBIT - PASEO PEDESTRIAN ZONE



VIEW LOOKING SOUTH TOWARD PASEO PEDESTRIAN PLAZA



VIEW OF ART INSTALLATION LOOKING SOUTH FROM CORKSCREW ROAD



VIEW OF PRESERVATION AREA

PLACEMAKING EXHIBIT - PEDESTRIAN ENHANCEMENTS



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

VICINITY MAP



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OVERALL SITE PLAN

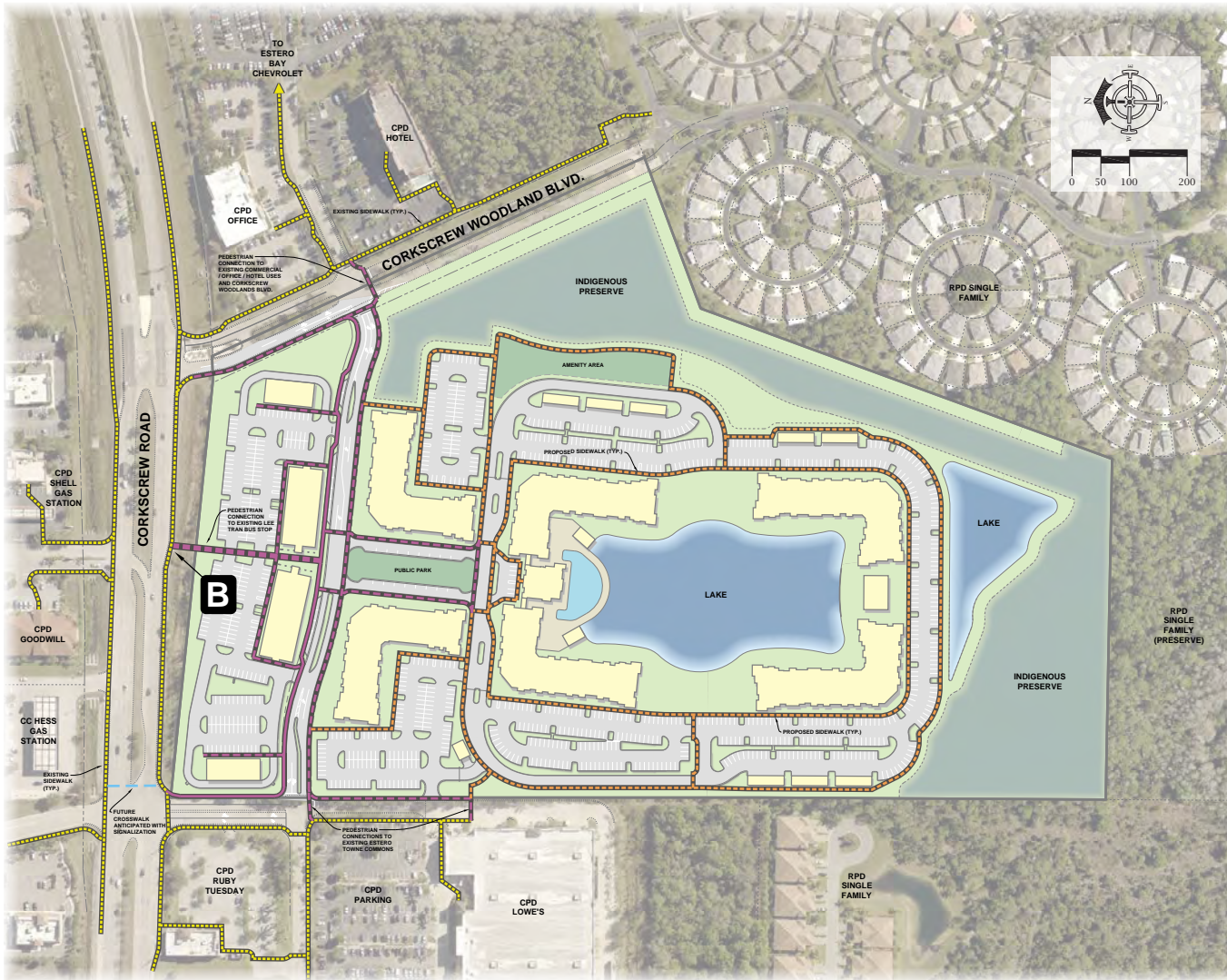


LEGEND







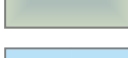

1. PRIMARY ENTRY SIGNAGE
2. COMMERCIAL BUILDINGS
3. LANDMARK
4. POCKET PARK
5. SECONDARY ENTRANCE SIGNAGE
6. SECONDARY EXIT GATE
7. TRASH COLLECTION AREA
8. ENTRY GATES
9. DOG PARK
10. PRESERVE
11. COVERED PARKING
12. POND
13. LIGHTED FOUNTAIN
14. PEDESTRIAN PROMENADE
15. OUTDOOR GRILL AREA
16. OUTLOOK 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

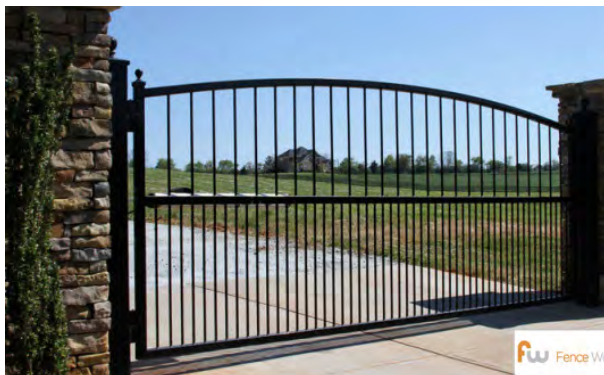
- 1.75 miles interconnecting sidewalk
- Pathways create connections from parking lot to buildings and interior pond promenade with shaded seating areas
- Wider sidewalk along frontage road encourages use of paths, linking open spaces of community



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

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ACCESS CONTROL
















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

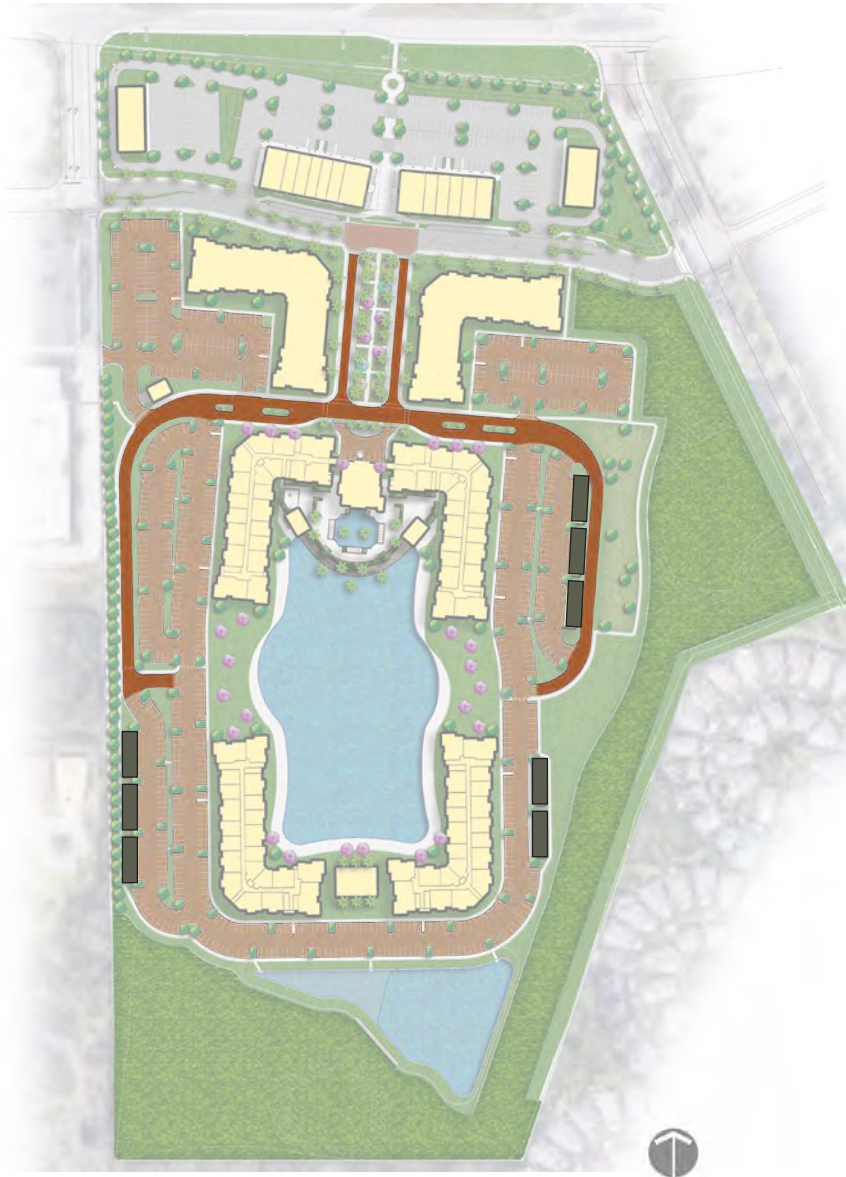
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AMENITY SITE PLAN



-  ENTRY SIGNAGE
-  POCKET PARK
-  PLANTED MEDIAN
-  OUTDOOR GRILL AREA
-  ARCHITECTURAL ICON
-  LOOKOUT AREA
-  PEDESTRIAN PROMENADE
-  LOUNGE
-  FLOATING DOCK
-  POOL
-  FOUNTAIN
-  DOG PARK AREA
-  ALUMINUM PICKET FENCE

PARKING PLAN



Paved Area: Connection to Community
Support and enhance Estero's residential character

Parking Spots in Residential Area
304 Total Dwelling Units (Parking Per LDC)

Detached Parking Garages



example of proposed detached parking garage

PERVIOUS AREA



Landscaped Area:
12.1 Acres ($\pm 28\%$ Total)

Refers to planted areas which are designed, installed and maintained



Indigenous Area:
8 Acres ($\pm 21\%$ Total) *Protection of natural environment*

Also referred to as native area



Pond Area:
3.9 Acres ($\pm 9\%$ Total)

- Total Residential Site: ± 43 Acres
- Landscaped Areas + Indigenous Area + Pond: 24 Acres ($\pm 56\%$ Total Site)

LANDSCAPE CHARACTER

Sample Landscape Palette

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)



JATROPHA



ORANGE GEIGER



SABAL PALM



PINK TABEBUIA



RIBBON PALM



ROYAL PALM



GREEN ISLE FICUS



HEDGE HIBISCUS



MUHLY GRASS



COONTIE



LANTANA

POCKET PARK

Conceptual and Planting Plan



LANTANA (*depressa*)*
24" HT.



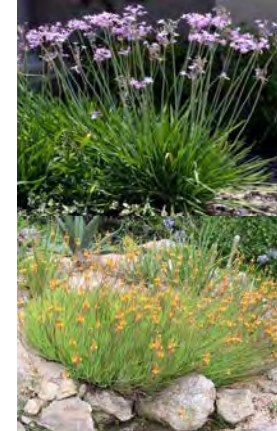
YELLOW TABEBUIA
12-14' O.A.



SHADY LADY BLACK OLIVE
12-14' O.A.



MUHLY GRASS* 3 GAL



SOCIETY GARLIC* AND
BULBINE MIX 20-30" HT.



PINK TABEBUIA
12-14' O.A.



ROYAL PALMS* 22' O.A.
4' GREY WOOD

* FLORIDA NATIVE SPECIES

POCKET PARK

Landscape Character

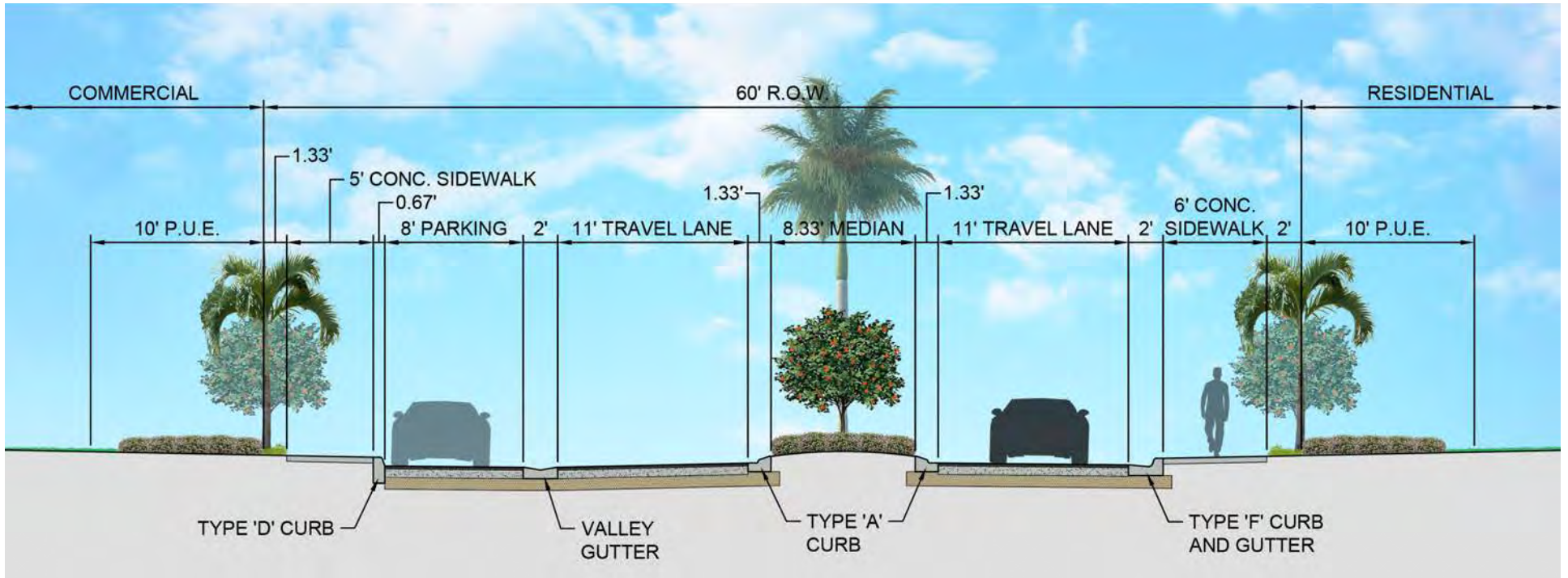
- The lawn area within the pocket park will be bermed to create interesting undulation in the landscape and frame the space
- Native, adapted and non-invasive plants will be utilized
- The park will be accessible to the public and maintained to the standards of the grounds inside the multi-family development
- 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)



FRONTAGE ROAD

Street Section



Transportation Connectivity: Linkage of multi-use sites

FRONTAGE ROAD LANDSCAPE PLAN



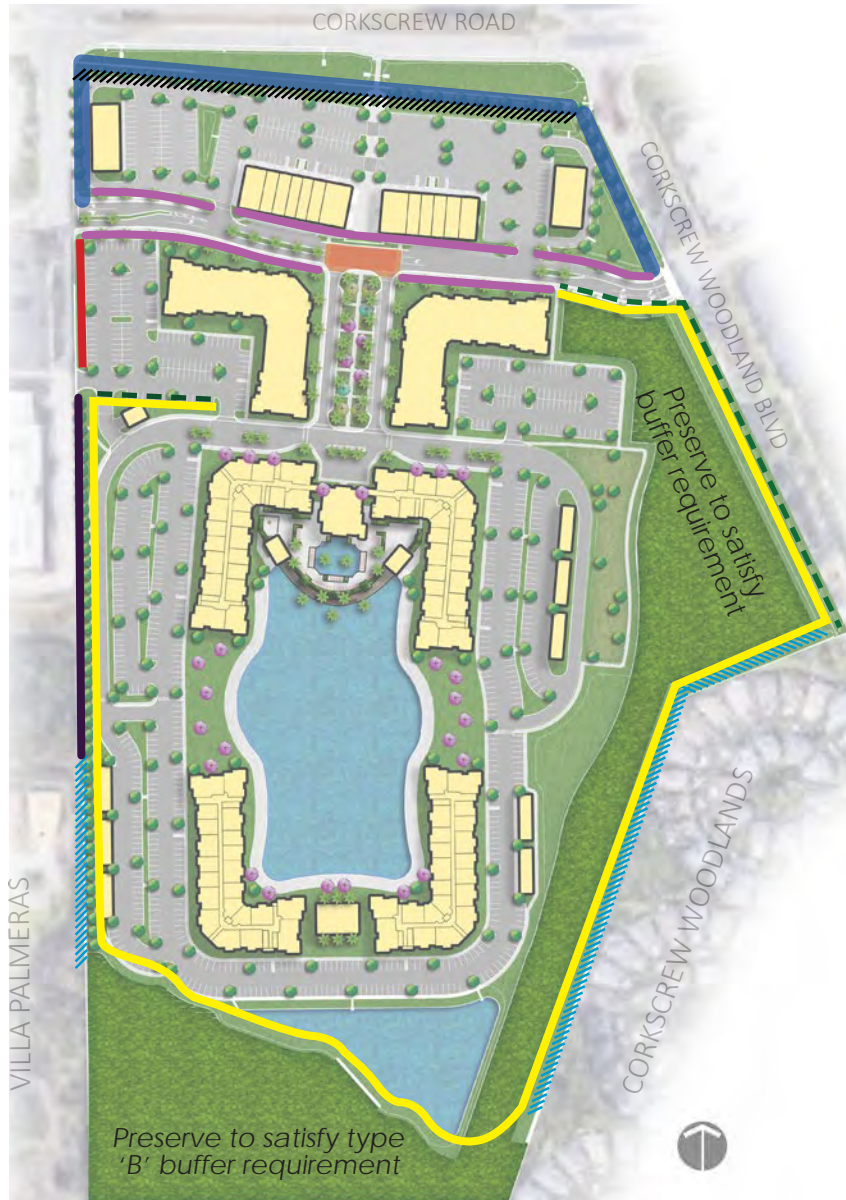
PROPOSED PLANT MATERIAL LEGEND

	SPECIMEN PALM TREES: SYLVESTER DATE PALM, CHINESE FAN PALM, BISHOP PALM, BISMARK PALM STREET TREES: ROYAL PALM 20' HT MIN
	MEDIUM PALMS: ALEXANDER PALM, HISS PALM, CHRISTMAS PALM, HORTONIA PALM, SABAL PALM
	ORNAMENTAL TREES: BLACK OLIVE, GREEN BUTTWOOD, HOLLY SPECIES, SILVER BUTTWOOD STANDARDS, GEIGER SPECIES, CLUSA, TABBERNA
	ORNAMENTAL TREES SMALL: INDIAN HAWTHORN STD, LIGUSTRUM, HIBISCUS STD, TIBOUCHINA, SILVER BUTTWOOD STANDARDS, GEIGER SPECIES, CLUSA, JATROPHA
	HEDGES: VIBURNUM, PODOCARPUS, COCOPLUM, SHEFFLERIA, JAPANESE BOXWOOD, DWF CLUSA
	MEDIUM SHRUBS: PLUMBAGO, COONTIE, ORNAMENTAL GRASSES, FIREBUSH, HOLLY, SILVER BUTTWOODS, ARBICOLA, IDORA
	SMALL GROUNDCOVERS: DWARF CONFEDERATE, JASMINE, VARIEGATED DWARF CONFEDERATE, JASMINE, FLAX LILY, JUMPER, INDIAN HAWTHORN, CARISSA, ENERGED PLAINNET, SANTANA, BOVIGANVILLEA, SILVE BAZE









- 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



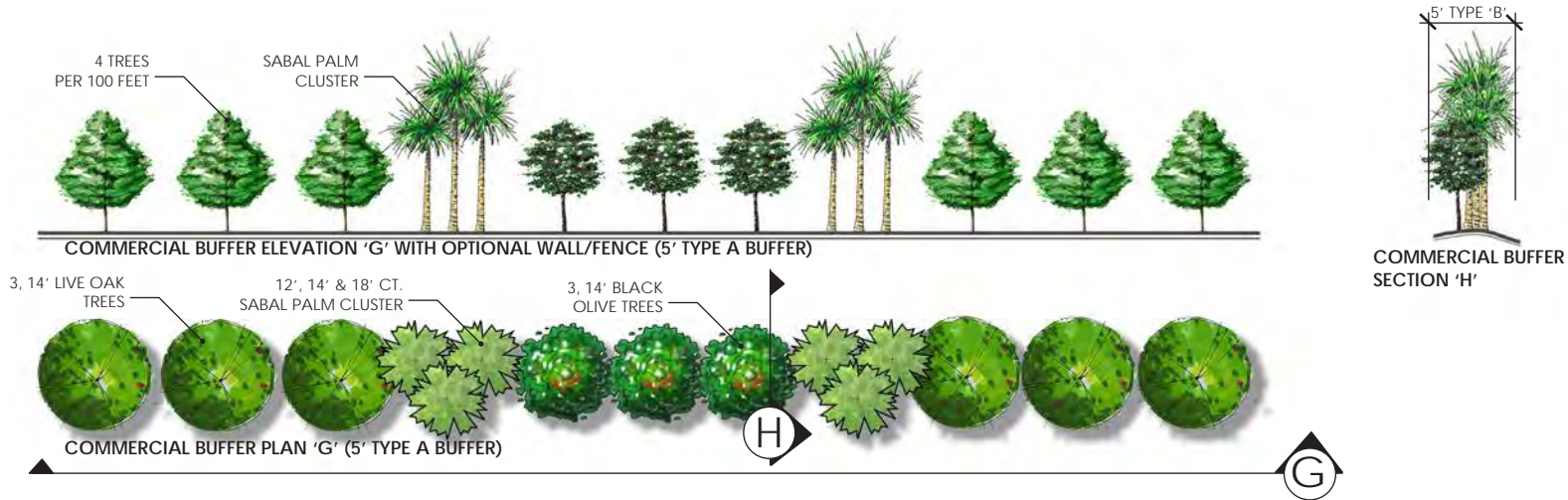
Buffers are implemented to separate use areas, create a sense of place and obstruct undesired views. They are often a combination of layered plant materials and built structures such as walls, fences and berms. Many of the buffers implemented at Estero Crossing are 'enhanced', meaning they are designed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

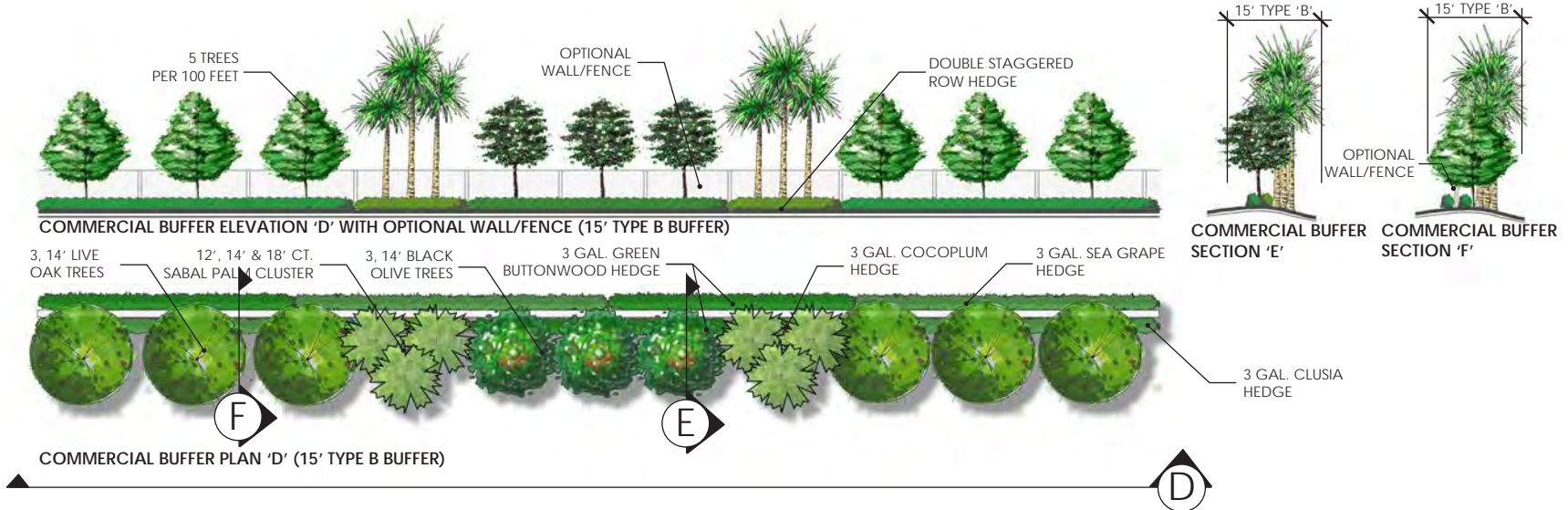
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LANDSCAPE BUFFERS

Concept and Type 'A' Buffer (4 Trees/ 100 LF)



Concept and Type 'B' Buffer (5 Trees/ 100 LF with Double Hedge Row)



LANDSCAPE BUFFERS

CORKSCREW ROAD

Type 'D' Buffer (enhanced) (5 Trees/ 100LF with Double Hedge Row)

Enhanced buffer to include:

Taller Trees

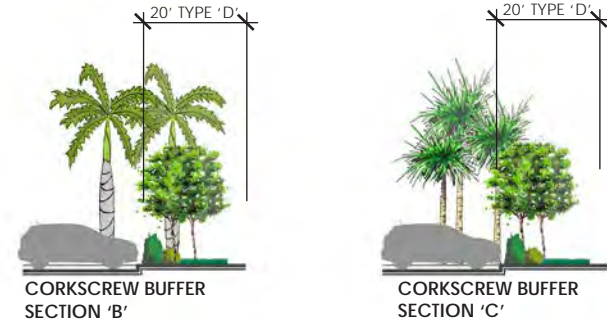
- Cabbage Palm clusters at 16', 18' and 20' overall heights and Royal Palms at 20' height (code minimum 12'-14')

Taller Hedge

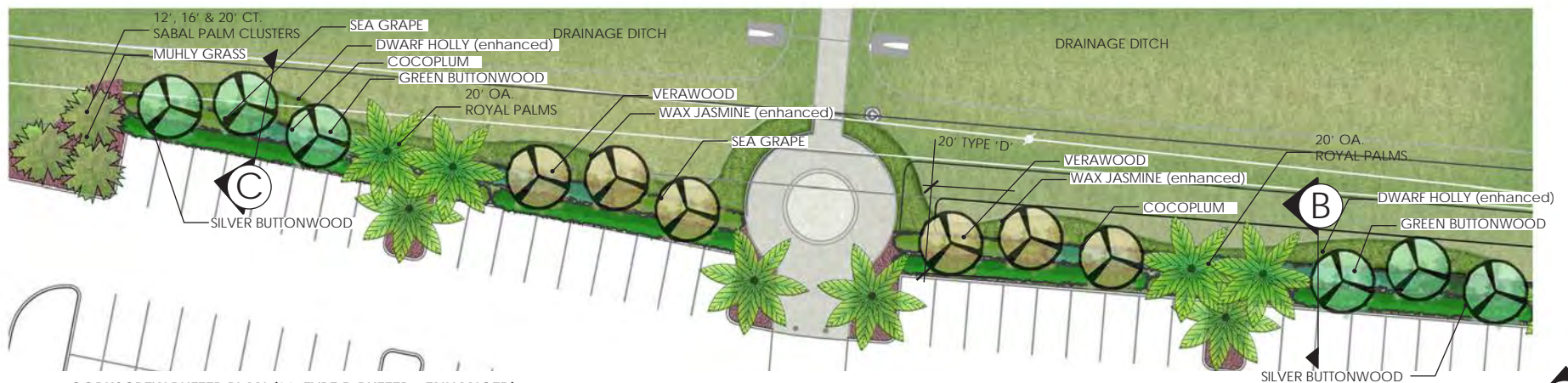
- 36" and 48" staggered double row hedge (code minimum 36")

Additional Plantings

- Grasses, low shrubs and ground covers throughout buffer



CORKSCREW BUFFER ELEVATION (20' TYPE D BUFFER - ENHANCED)

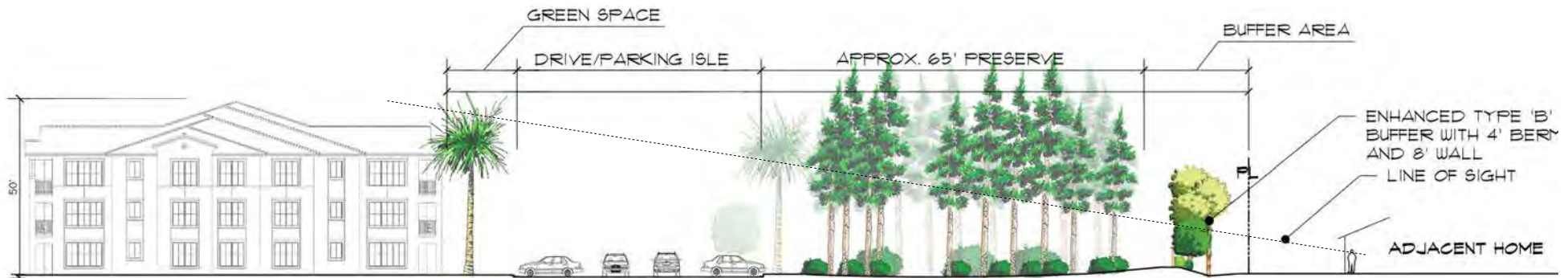


CORKSCREW BUFFER PLAN (20' TYPE D BUFFER - ENHANCED)

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



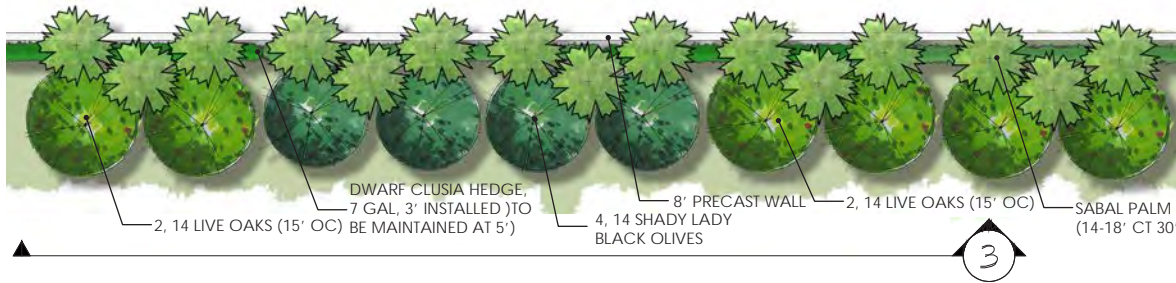
(A) EXISTING PRESERVE VIEW



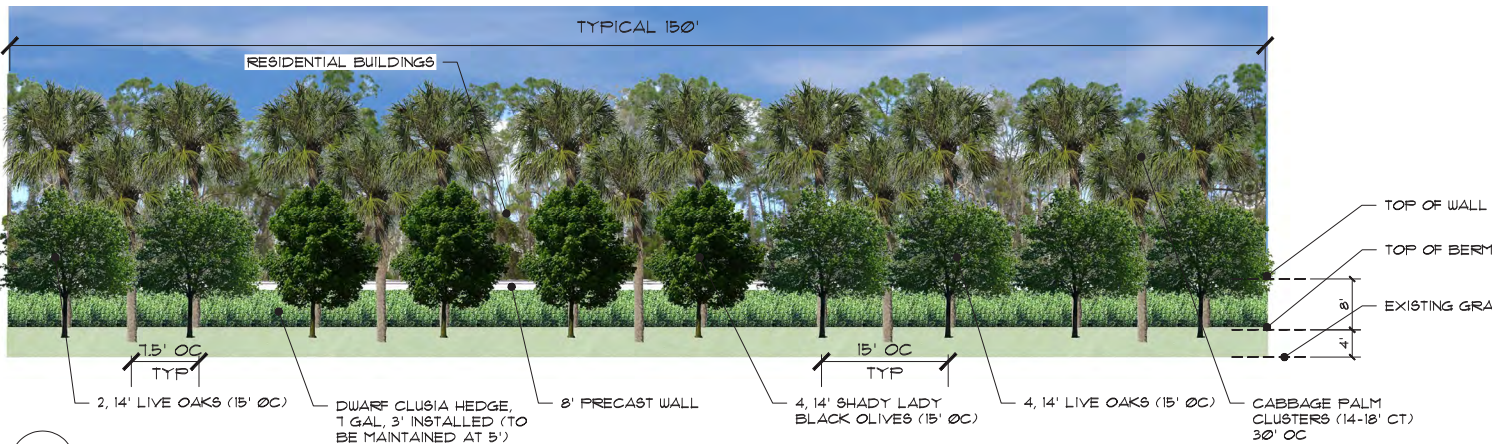
(B) EXISTING PRESERVE VIEW



(C) EXISTING PRESERVE VIEW



CONCEPT BUFFER PLAN



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



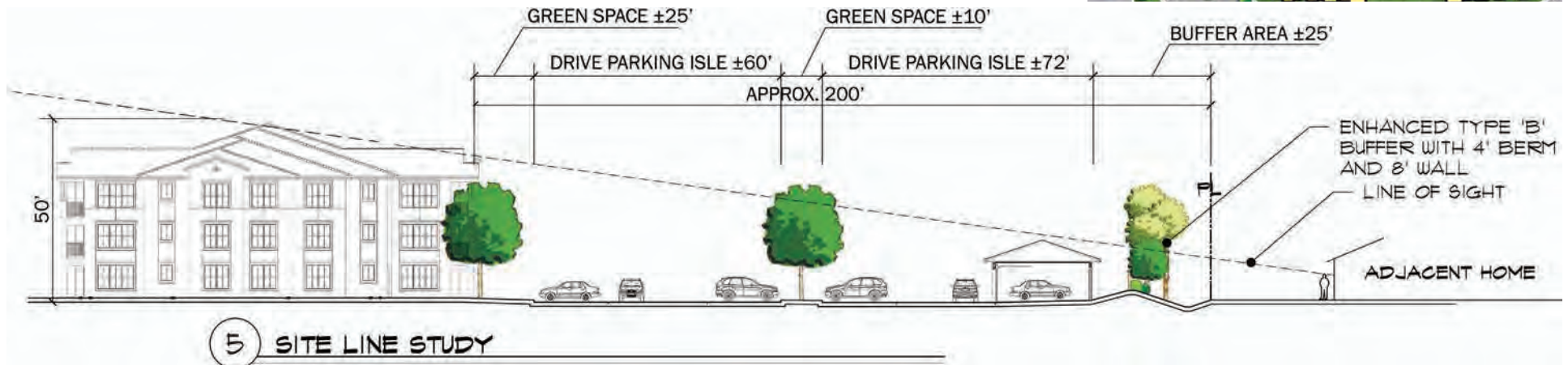
8' privacy wall of pre-cast, painted concrete on top of 4' berm along buffer (full buffer not shown)

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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



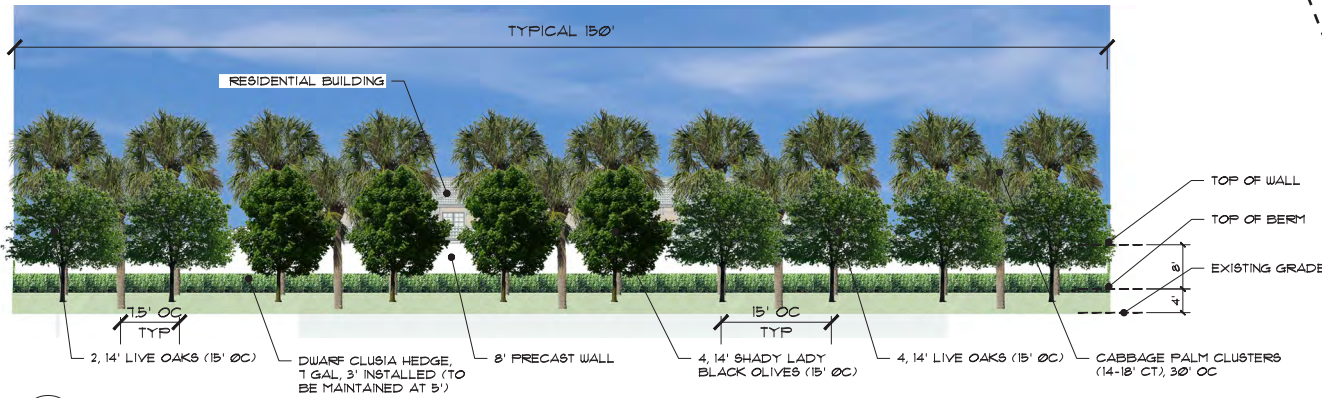
(A) EXISTING VIEW



(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

“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.

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

Samples of "Mediterranean" Style Architecture (Residential)



Mixed-Use Perspective

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.



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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

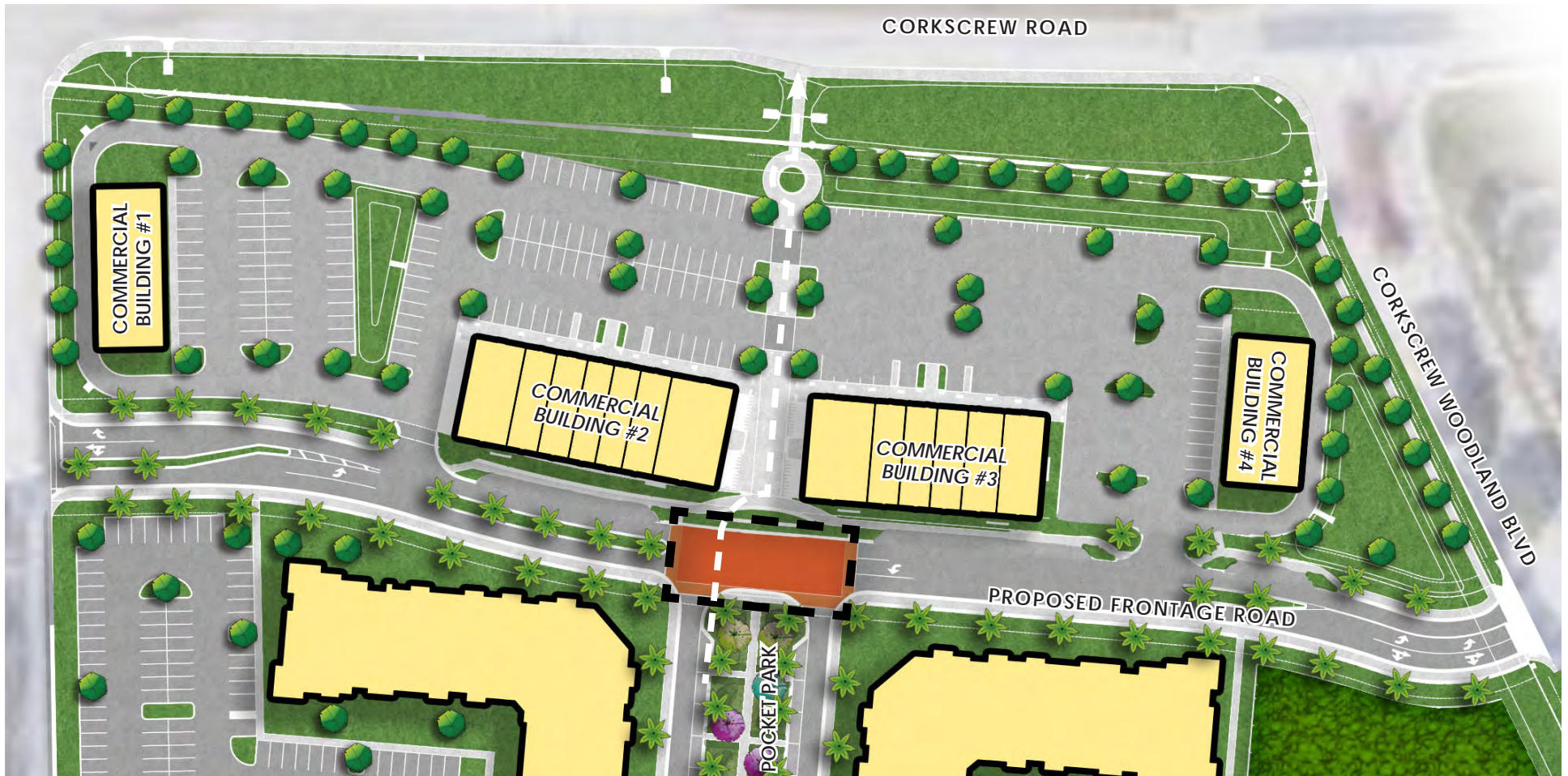


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COMMERCIAL PLAN

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)

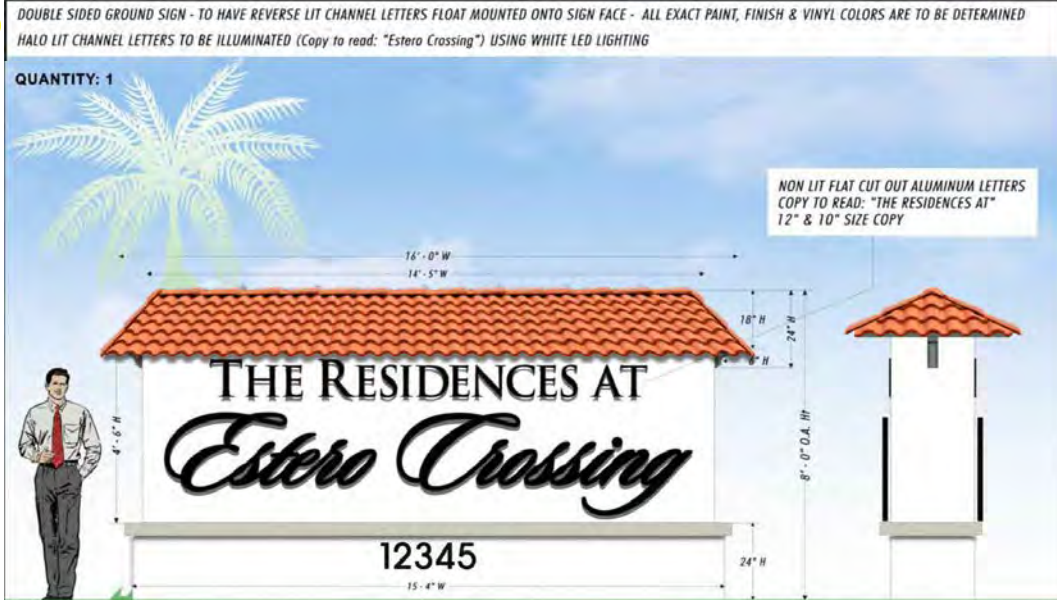
- Incorporation of iron work
- Architectural elements withing the towers
- Use of trim and corbels
- Peaked roofs at covered walkways with concrete tile as roofing elements
- Variation of roof lines
- Column with defined shaft and base
- Defined pedestrian courtyards



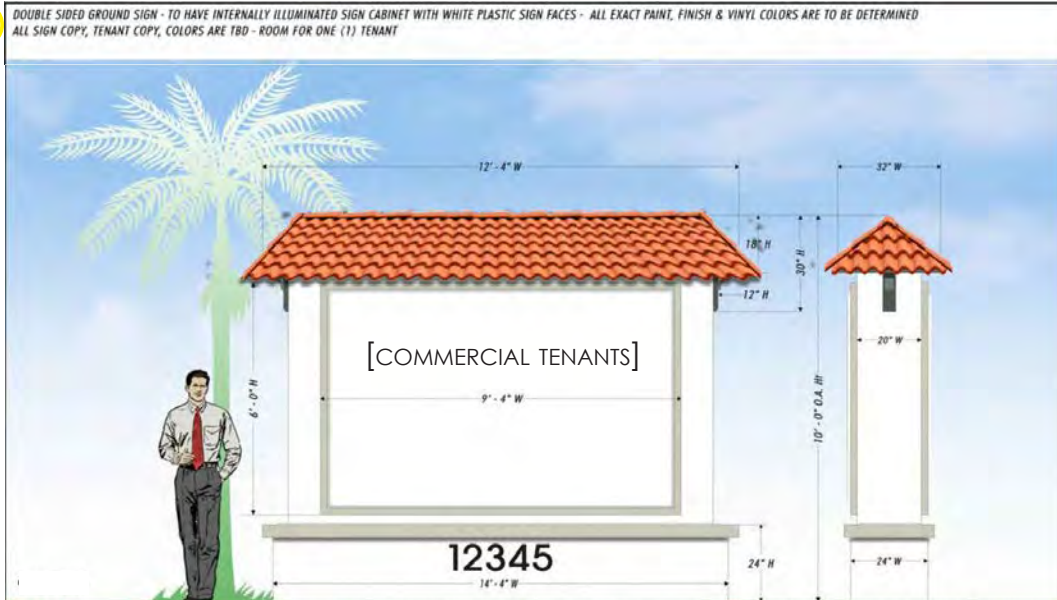
*Commercial renderings showing
architecture for Estero Crossing;
Product of GMA Architecture*

SIGN CONCEPTS

1



2



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*



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