

Village of Estero  
Design Review Board  
June 28, 2016

# *Via Coconut*

## **PATTERN BOOK**



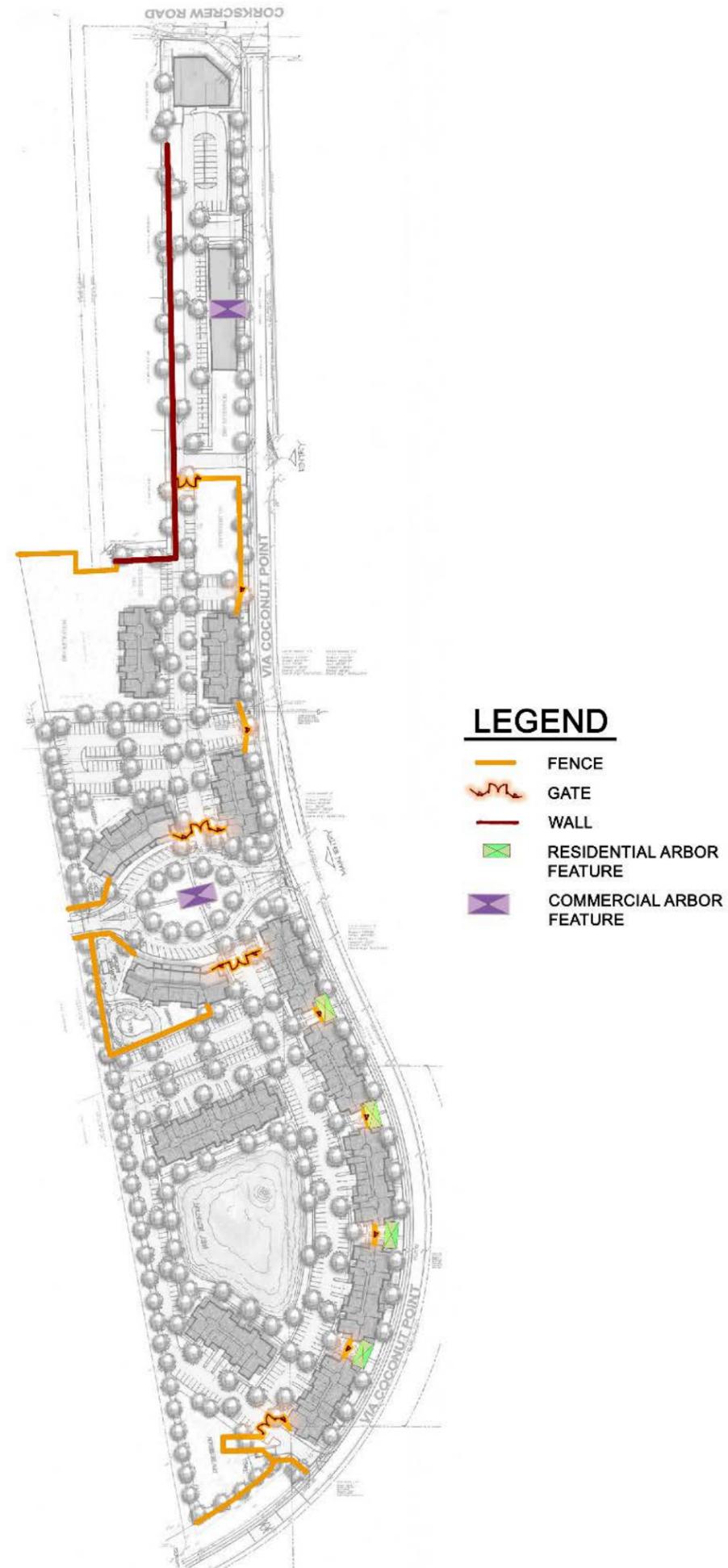
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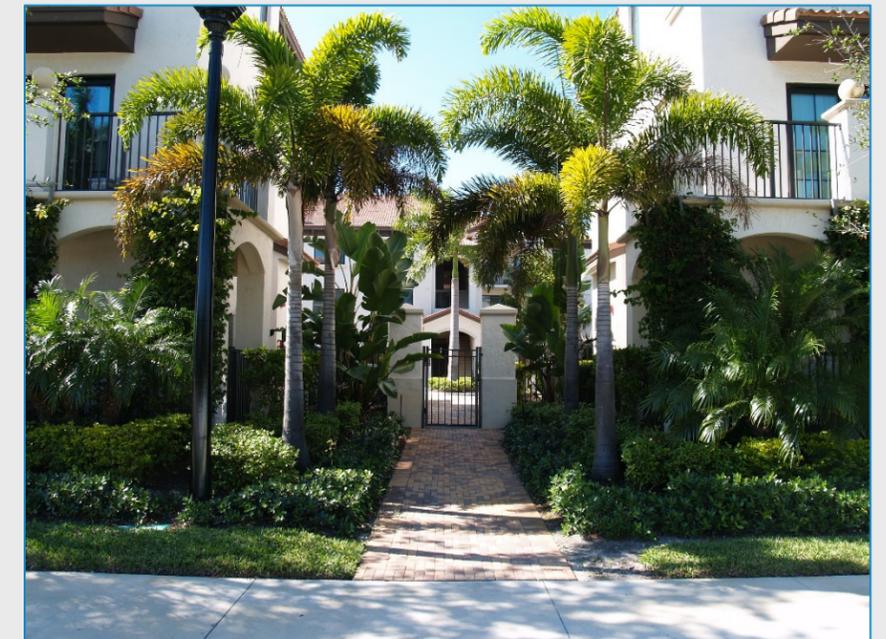
Illustrative Site Plan with aerial



# Access Control Diagram



Typical vehicular gate – Character image



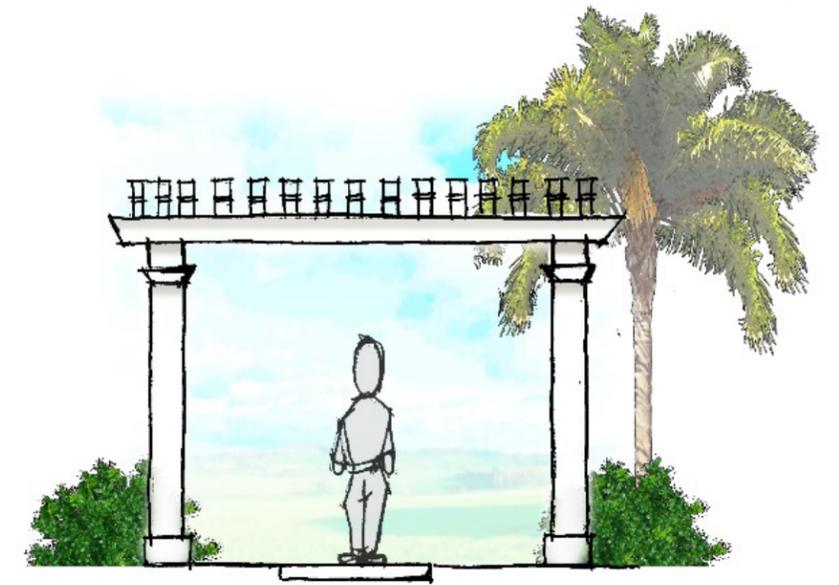
Typical pedestrian gate – Character image

# Access Control Diagram – Arbor concepts



## LEGEND

- FENCE
- GATE
- WALL
- RESIDENTIAL ARBOR FEATURE
- COMMERCIAL ARBOR FEATURE



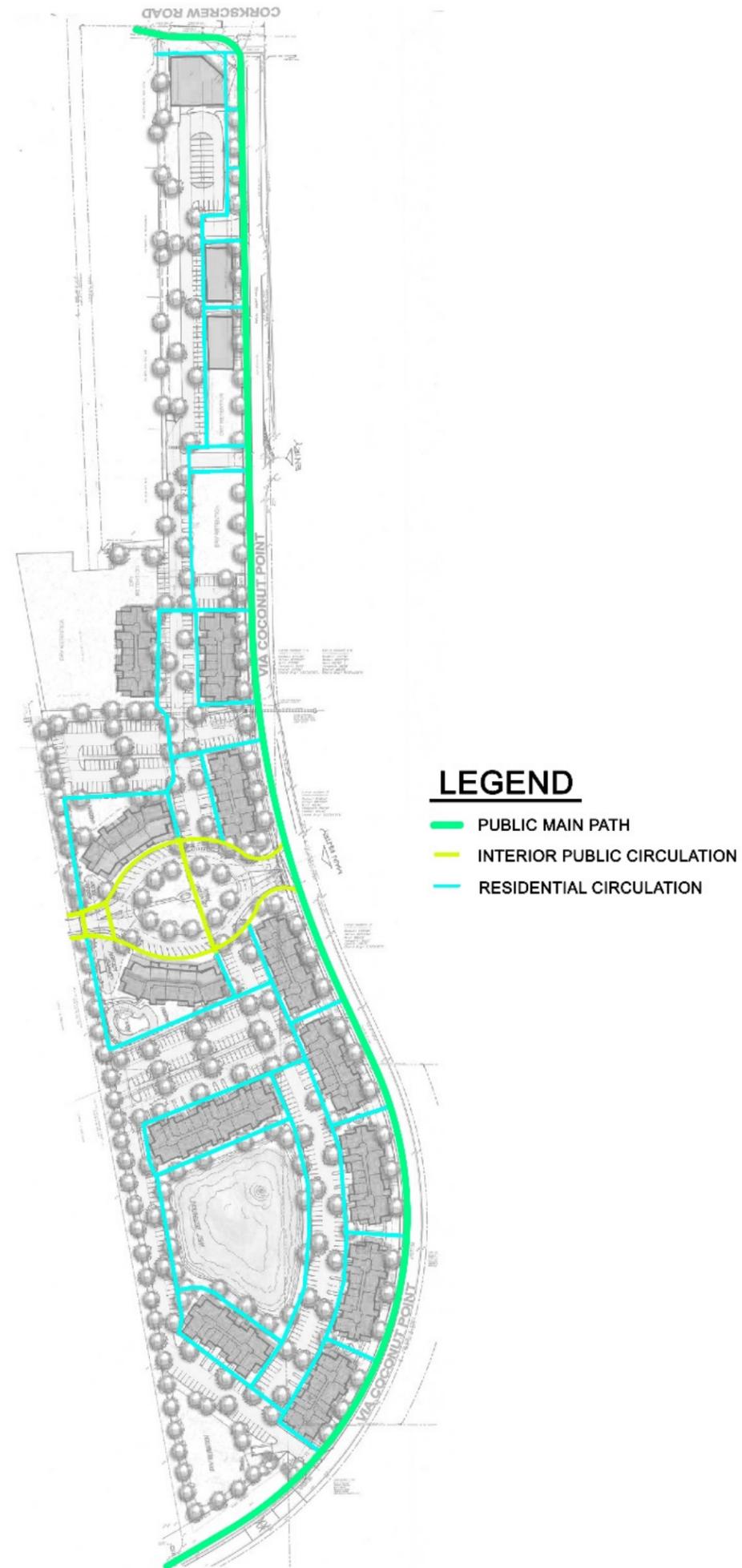
Commercial Arbor



Residential Arbor

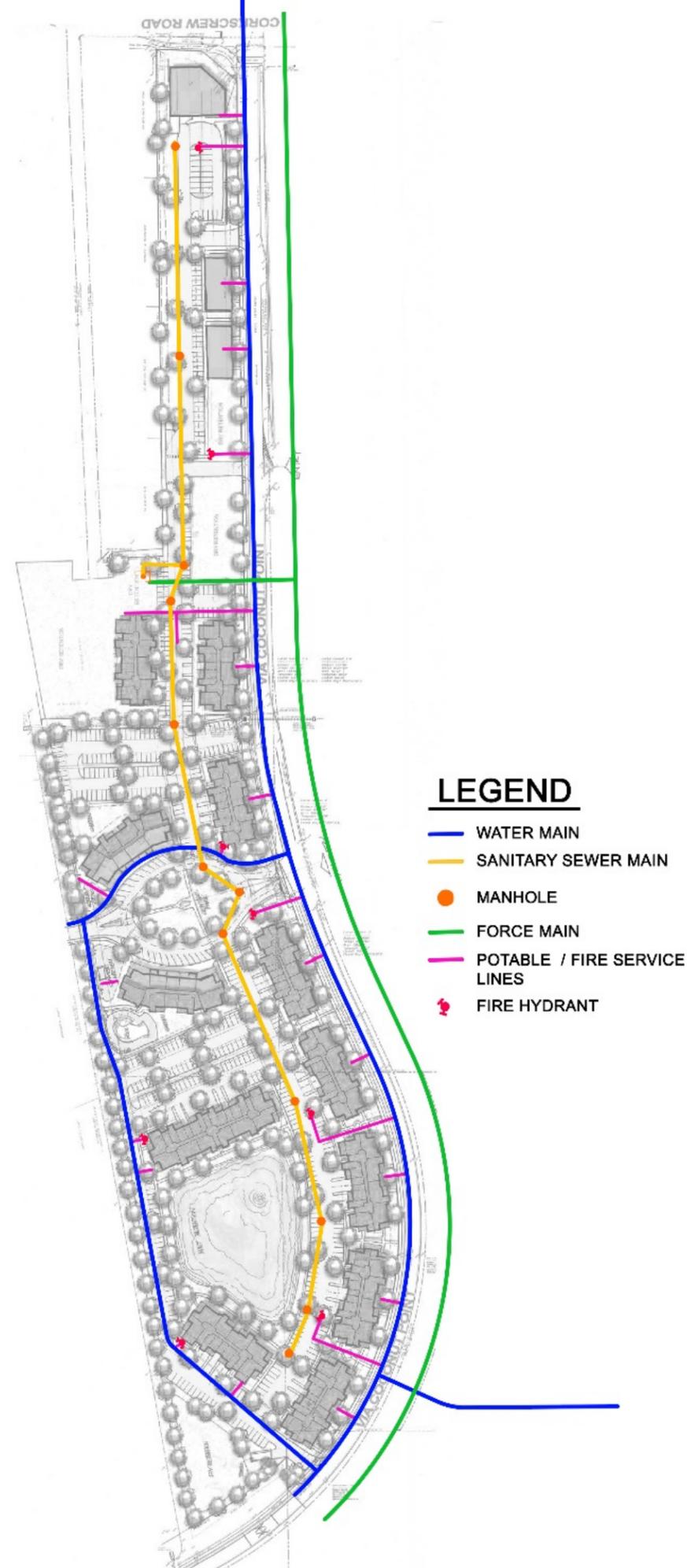
## Pedestrian/Bicycle Network

The pedestrian/bicycle network includes sidewalks that connect throughout the project, sidewalks along the east-west connecting street, and sidewalk connections to the external pedestrian facilities along Via Coconut Point.



# Utilities Diagram

The conceptual utility plan shows the general locations proposed for utility lines and connections. Utility main extensions are required by LCU to be located within the Via Coconut Point Right of Way. Exact alignments will be determined during final design.



## Architectural elevations – Residential Buildings

These elevations depict the Mediterranean architectural theme that will be characteristic of the primary façade of all 10 residential buildings, including proposed color palette.

The four different styles of building with varying architectural details (Scheme A, B, C, and D) will be used to provide a variety of appearance for the residential buildings. While the overall theme is consistent, this helps to avoid a duplicative look and helps make the buildings distinct from one another.



### View along Via Coconut Point



There are 10 residential buildings.  
Seven residential buildings are oriented with primary facades facing Via Coconut Point.  
The four different styles of building with varying architectural details (Scheme A, B, C, and D) will be used to provide variety of appearance along Via Coconut Point.

Architectural elevations – Residential Buildings Scheme A



VIA COCONUT MPD  
Job# 5217

ELEVATION SCHEME 'A'  
Estero, Florida



(View along Via Coconut Point)

Architectural elevations – Residential Buildings Scheme B



VIA COCONUT MPD  
Job# 5217

ELEVATION SCHEME 'B'  
Estero, Florida



(View along Via Coconut Point)

Architectural elevations – Residential Buildings Scheme C



VIA COCONUT MPD  
Job# 5217

ELEVATION SCHEME 'C'  
Estero, Florida



(View along Via Coconut Point)

Architectural elevations – Residential Buildings Scheme D



VIA COCONUT MPD  
Job# 5217

ELEVATION SCHEME 'D'  
Estero, Florida



**(View along Via Coconut Point)**

## Architectural elevations – Buildings around the Oval Park

These elevations depict the Mediterranean architectural theme that will be characteristic of the primary façade of buildings around the central Oval Park, including proposed color palette. The architecture is consistent with the residential architecture, however there are design features including an 8' wide arcade along the nonresidential ground floors to enhance the pedestrian experience and distinguish these mixed use buildings from the residential buildings.



View along the Oval Park



There are 2 mixed use buildings with a total of approximately 8,000 s.f. of non-residential uses on the ground floor and residential above.

The buildings will be oriented toward the Oval Park (Village Green).

The required parking for the non-residential uses are provided as on-street angled parking in front of the buildings.

## Architectural elevations – Commercial Buildings

These elevations depict Mediterranean architectural themes that will be characteristic of the primary façade of commercial buildings at the corner of Corkscrew Road and Via Coconut Point, including proposed color palette.



View along Via Coconut Point



There are 3 commercial buildings with a total of approximately 22,000 s.f. of commercial uses.

The buildings will be oriented toward Via Coconut Point with parking to the side and rear.

Architectural elevations – Commercial Building #1



View along Via Coconut Point

Architectural elevations – Commercial Building #2



View along Via Coconut Point

Architectural elevations – Commercial Building #3 (corner of Corkscrew Road and Via Coconut Point)



View along Via Coconut Point

# Signage Plan

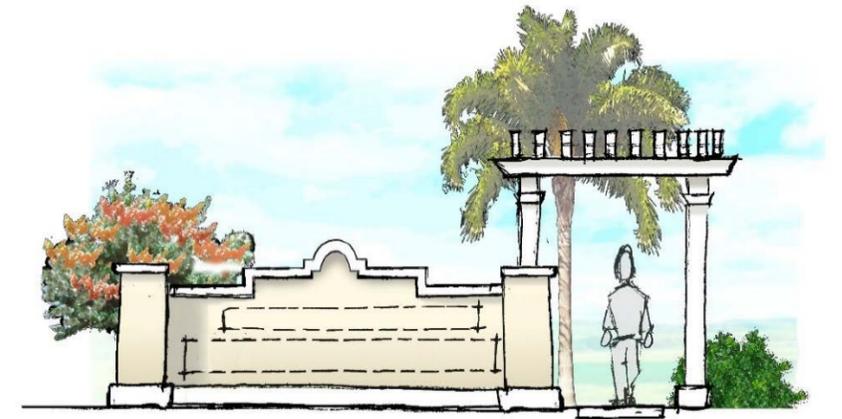


## LEGEND

- COMMERCIAL ENTRY SIGN
- RESIDENTIAL ENTRY SIGN / ARBOR
- WALL SIGN



Commercial Entry Sign



Residential Entry Sign/Arbor



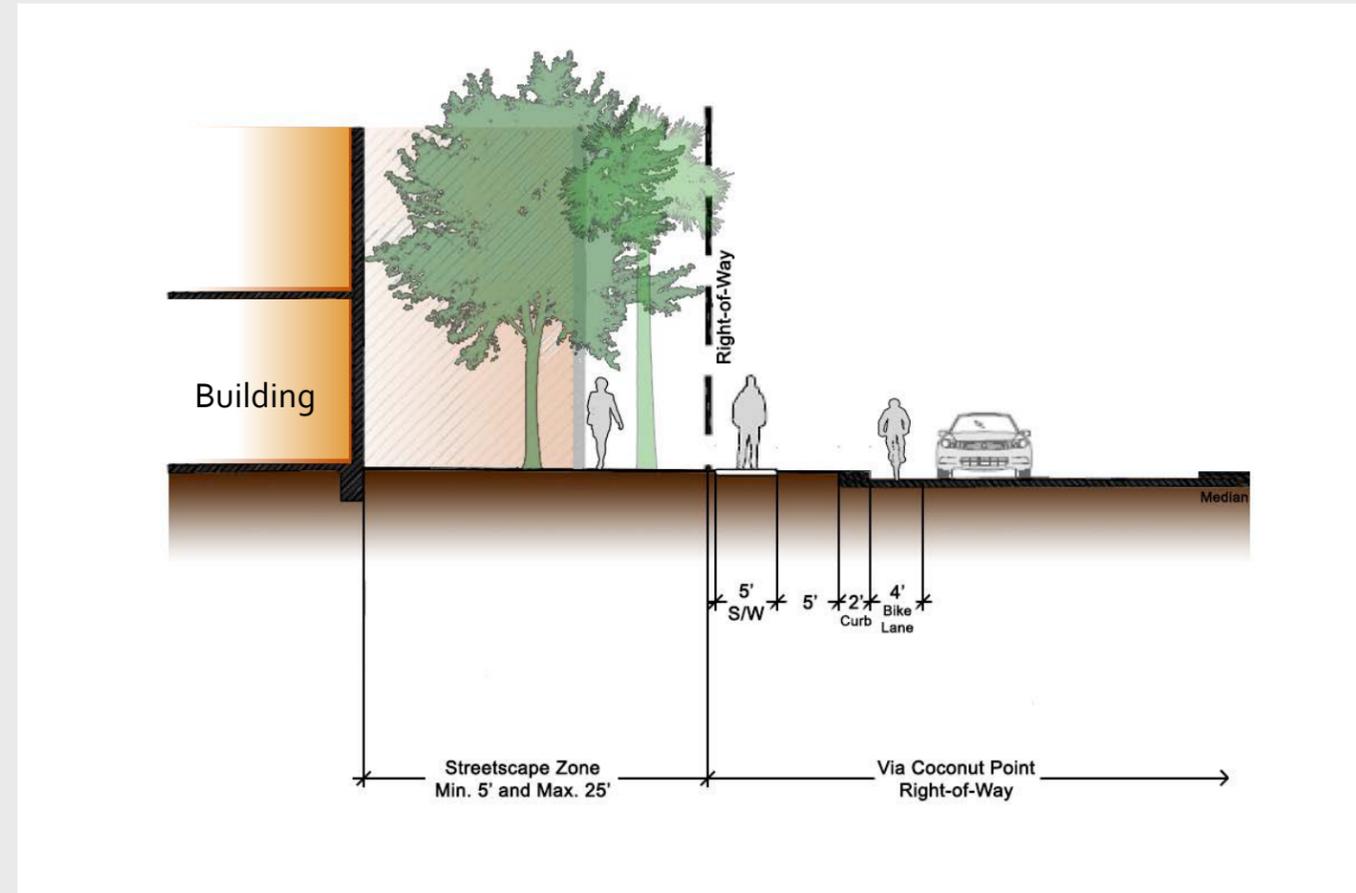
Example of Wall Signage - Typical

# Landscaping and open space - Oval Park Concept Plan

The Connecting Street surrounds the Oval Park. Angled on street parking along the Connecting Street (Deviation 1) allows for easy public access to storefronts and calms traffic for a safer and more comfortable pedestrian realm.

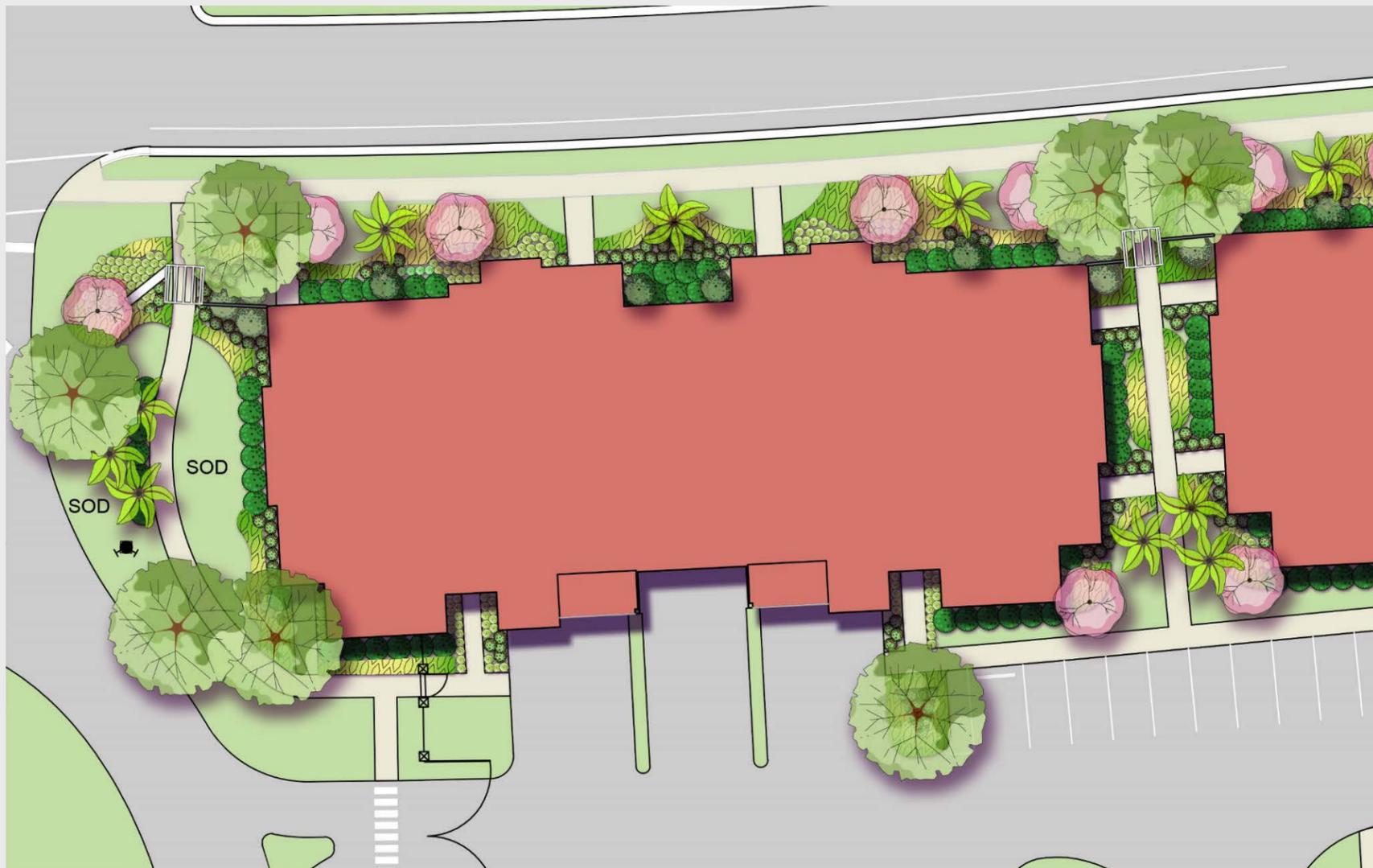


# Landscaping and open space – Streetscape along Via Coconut Point

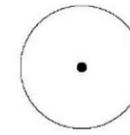


Streetscape section - Typical

# Landscaping and open space – Streetscape along Via Coconut Point



## CONCEPT PLANT SCHEDULE



**SHADE TREE**  
 Shady Lady Black Olive  
 Satin Leaf  
 -



**ORNAMENTAL TREE**  
 Allspice  
 Eagleston East Palatka Holly  
 Japanese Blueberry Tree  
 Podocarpus  
 Simpson's Stopper  
 Crape Myrtle  
 Geiger Tree  
 Little Gem Magnolia  
 Queen Crape Myrtle  
 -



**LARGE PALM**  
 Royal Palm  
 Ribbon Palm  
 -



**ACCENT TREE**  
 Italian Cypress  
 White Bird of Paradise  
 Jatropha  
 Montgomery Palm  
 Christmas Palm  
 Foxtail Palm  
 -



**HEDGE**  
 Green Buttonwood  
 Arbutus  
 Wild Coffee  
 Jamaican Caper  
 Pitch Apple  
 -



**FLOWERING SHRUB**  
 Plumbago  
 Bougainvillea  
 Knockout Rose  
 Oleander  
 -



**SMALL SHRUB**  
 Indian Hawthorn  
 Green Island Ficus  
 Gold Mound Duranta  
 Lily of the Nile  
 -

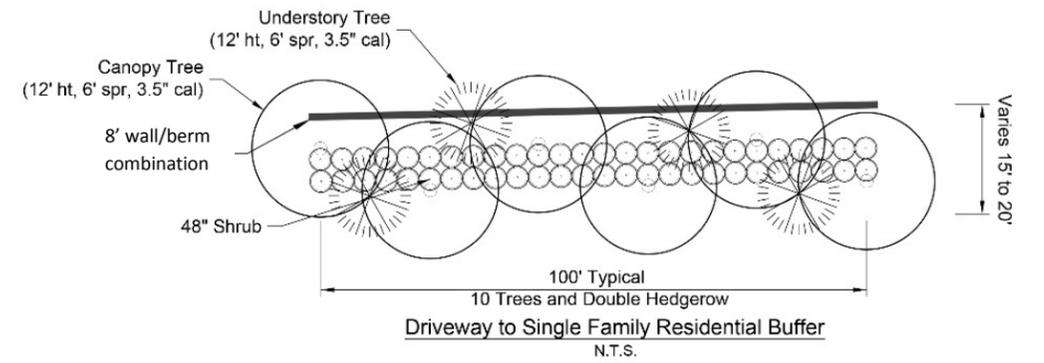


**GROUNDCOVER**  
 Flax Lily  
 Perennial Peanut  
 Liriope  
 Bromeliad  
 -

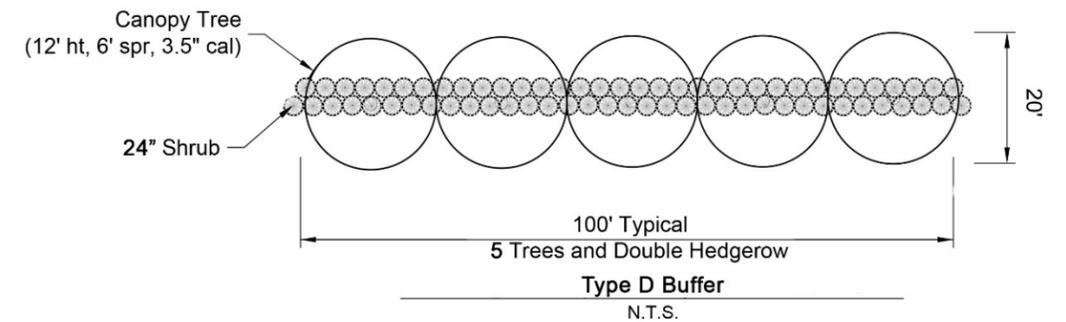
# Proposed Buffers



## Typical driveway to Single Family Residential Buffer (Deviation 2)



## Typical buffer conditions proposed along the railroad right-of-way



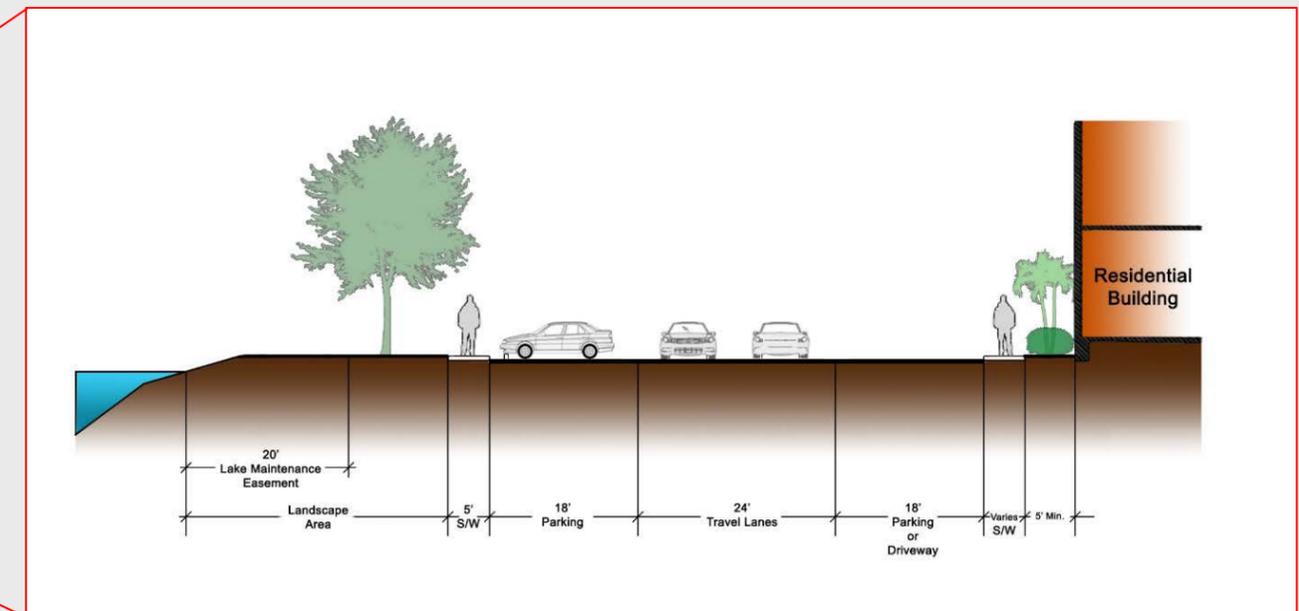
## Internal accessways

Internal drives will serve the comfort and convenience of residents and businesses.

Speeds will be posted at 25 mph or less.

Accessways will provide access to perpendicular parking and driveways.

Sidewalks are provided on both sides of accessways.



Typical internal drive section (adjacent to lake)

# Incentive Offerings

- **Enhanced landscape and streetscape**

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Commercial and residential building facades and entrances oriented to the public street (Via Coconut Point) and the proposed east-west connector road. Interface of the public/private realm is addressed through transitional courtyards along Via Coconut Point. Pedestrian comfort and scale is provided by trees along Via Coconut Point.

- **Gathering places (outdoor cafes, etc.)**

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Commercial areas and first floor non-residential areas are designed to accommodate outdoor seating areas.

- **Public civic spaces**

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The central oval park is a ±0.5 acre public green space that serves as a focal point for the project and community-at-large. This is proposed as publicly accessible green space in a formal urban setting.

- **Mixed use**

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The site features both vertical and horizontal mixed use. Buildings fronting the central Oval Park are vertically mixed use buildings. Each building has approximately 4,000 square feet of nonresidential ground floor area. Residential units are on portions of the ground floors and on the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

Three commercial buildings totaling approximately 22,000 square feet are at the corner of Corkscrew Road & Via Coconut Point. Open spaces around these buildings are provided for human scale seating and furnishing for comfort. These spaces are interconnected to the residential buildings with vehicular, pedestrian and bike connections that direct people through the site in a safe and convenient manner.

- **Pedestrian/Bicycle Connectivity**

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Bicycle and pedestrian connection is achieved with five foot wide (minimum) sidewalks throughout the site. These sidewalks include paths that connect to every commercial and residential building entry. The paths connect to continuous internal sidewalks along both sides of the residential area drive aisles, providing for convenient connection from one building to another and from one area of the site to another. The sidewalk network also connects to surrounding external sidewalks along Via Coconut Point and Corkscrew Road. Those pedestrian oriented interconnections also provide for the opportunity to increase access of the residents to the Estero Community Park recreational area. Proposed sidewalks are wider (8 feet wide within arcade and 8 feet wide outside the arcade) along the buildings that face the central Oval Park, given the importance of these buildings for public use and enjoyment.

- **On-street Parking**

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On-street parking is a feature of the central oval area, contributing to the urban character of this node that centralizes the site and serves as a focal point for the community at large. The connecting street around the oval is designed to carry one-way traffic in one 18-foot wide lane (required for 60-degree angled parking per Land Development Code §34-216). The parking spaces are 60-degree angled spaces. The traffic calming characteristic of the oval's geometry will slow traffic. The one-way, one-lane system reduces the complexity for drivers compared to a two-way street. On-street parking is an urban concept that makes for convenient public access to buildings and contributes to traffic calming because drivers must be observant of the parking movements, unlike moving through a thoroughfare with no on-street parking. On-street parking also improves the pedestrian quality of this central node, because the cars parked in the angled spaces serve as a buffer between the travelway and the pedestrians walking along the building fronts.

- **Reduced Off-Street Parking**

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Reduction from the standard 2 parking spaces per unit to allow 1.5 spaces per one-bedroom dwelling unit is meant to control the proliferation of parking the site. Reduced parking in more urban contexts is responsive to the decrease in parking demand that results from smaller dwelling units located within walkable environments. Leasing provisions will address parking assignments, and property managers ensure that parking is properly assigned and accommodated in the residential parking areas.

Commercial parking ratios are not reduced, and commercial area parking will be open and available to the public.

- **Removal of Billboard**

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There is an existing, income-producing billboard on the subject site, positioned along Corkscrew Road. In consideration of the Village Center objectives to maintain an attractive community character and appearance, the applicant agrees to remove this asset prior to the start of any construction.

## Incentive Offerings

- Construct Civic Improvements
- 

The following civic improvements are proposed as part of the project:

### Publicly accessible Streetscape along Via Coconut Point

#### Residential area:

4 - Ped arbors (6'x6')  
90 sy - Conc. Sidewalk connections  
4 - 6' benches  
1,880 lf - Streetscape landscape  
1,880 lf - Streetscape irrigation

#### Commercial area:

1 - Ped arbors (6'x6')  
2,325 sf - Conc. Pavers  
2 - 6' benches  
4 - trash receptacles  
815 lf - Streetscape landscape  
815 lf - Streetscape irrigation

### Publicly accessible Connecting Street with on-street parking & 8' sidewalk & central Oval Park (total = ±1.26 acres)

Road, on-street parking, street trees, 8' sidewalk

(This does not include the cost of land, the cost to treat and attenuate stormwater associated with the roadway, or the cost to maintain the facilities over time.)

#### Oval Park improvements:

1 - pergola (20'x20')  
625 sf - Conc. Pavers  
8 - 6' benches  
4 - trash receptacles  
0.6 ac Landscape/irrigation

### Via Coconut Point median landscaping (1,500 lf)

Irrigation (includes directional bore crossings and connection valve)

Plantings

Maintenance

# Quality Assurances

## Site:

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The organization of the site responds to the irregular conditions of the site and the Village Center overlay. Design solutions include:

- Traditional Neighborhood Design (TND) with buildings up to the street and most parking away from the public view
- A central Village Green dividing the site and open to public access and use. Community connections are encouraged and organized events are employed to activate the setting.

## Construction:

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The following superior building approaches are proposed as compared to Florida State Building Code requirements:

- Post tensioned foundations
- Full height reinforced concrete masonry construction
- Barrel tile roof
- Energy Star certified
- Vinyl, double-pane, impact windows
- STC 54 sound rated walls and floors

The following special features will be incorporated in the residential units:

- Oversized unit floor plans relative to competitive offerings
- Expanded exterior porches or elective sun rooms (except for the one bedroom studio unit)
- Full sized utility rooms (except for the one bedroom studio unit)
- All bedrooms sized for king size beds
- All master bedrooms with walk in closet/dressing suite attached
- Double master suite in all two bedroom units
- Oversized tubs or showers in all bathrooms (except for the one bedroom studio unit)
- LED lighting on all exterior building and site applications
- Hardwood style flooring in all living, kitchen, and entry areas.
- Premium carpet (32 oz.) and pad in all bedrooms, closets and corridor areas.
- 9' ceiling heights on all units with selectively applied 12' ceilings in living areas on top floor units
- Granite or other similar solid surface counter top in kitchen and bathrooms
- Premium appliance packages including ice maker refrigerators, full size range and microwave, silent run dishwasher, spray-head single lever faucet with double bowl stainless sink

# Quality Assurances

## Amenities:

### 1. Oval Park Occupancies

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The Oval Park ground level occupancies offer a minimum total of 8,000 sf. of non-residential floor area facing the Village Green within the two fronting buildings. Non-residential uses include:

- leasing and management (approx. 1,200 s.f.-1,800 s.f.)
- fitness facility (approx. 2,000 s.f.-4,000 s.f.)
- business center (approx. 900 s.f.-1,500 s.f.)
- Postal center (approx. 250 s.f.-500 s.f.)
- Other Business types:
  - Hair styling salon
  - Manicure and pedicure salon
  - Flower shop
  - Private fitness trainer
  - Tailor/seamstress
  - Coffee shop
  - Dry cleaning outlet
  - Executive office center operations
  - Light food and beverage operation\*

*\*Full restaurants are largely viewed as not compatible with vertical mixed use residential/commercial occupancies except in intense urban centers. Their demand and impacts on food waste, odors, and late hour noise often devalue the adjacent residential tenants. More appropriately, these particular occupancies would best orient to the northern and more freestanding commercial portion of the project.*

### 2. Commercial along Via Coconut Frontage

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Convenient walking and bike connections within the larger campus make this commercial venue a clear “lifestyle benefit” for residents.

Ideal commercial occupancies would exclude auto-centric commercial uses but include:

- Food and beverage operators
- Boutique fashion wear vendors
- Neighborhood medical and dental professional offices
- Neighborhood real estate professional offices
- Decorator show rooms
- Investment and insurance offices

### 3. Residential amenities:

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- Pool with expanded pool deck, zero entry pool for children and sun-bathing.
- Cabanas for extended outdoor relaxation
- Outdoor living area with summer kitchen, picnic area, and soft seating in shade
- Yard team events such as lawn chess, bocce, corn-hole
- Passive outdoor amenities:
  - Meditation garden
  - Herb/vegetable garden
  - Private party setting
  - Outdoor yoga/aerobic patio
  - Pet Park for active outdoor pet use
  - Bike storage areas with individual unit convenience
  - Connected sidewalks throughout the site, including around the large internal lake
  - Benches along internal walkways for relaxation

# Quality Assurances

## Architecture:

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- The architectural style is influenced by the original “beauty book” for Coconut Point, executed in a contemporary application of Mediterranean architecture.
- Four residential building types are designed with varied appearance to avoid replication of identical buildings long the Via Coconut frontage.
- Two buildings around the Oval Park feature covered arcade for shade along storefronts (climate responsiveness).
- The commercial frontage along Via Coconut Point will follow the design theme with compatible architecture. The final users are unknown at this time and thus the building appearance is approximated. From restaurant to financial institution, or from office to retail, the overall frontage is intended to continue the varied approach while preserving the consistency of a uniform landscape theme and material pallet extending along the entire frontage of the project.
- The following elements contribute to the high quality architectural appearance:
  - Differing roof features
  - Varied exterior wall and trim pallets
  - Staggered fascia and roof lines
  - Pedestrian gateway entry arbors to delineate public/ private transition to & from units along Via Coconut
  - Selective use of private walkways to ground level units
  - Exterior balconies or sunrooms orienting to all sides of each building (“eyes on the street” CPTED)
  - A lush streetscape with a cadence of street trees between the buildings and the public sidewalk
  - Courtyards between structures offering a changing presentation to passing motorist and pedestrians