



ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
June 13, 2012 at 5:00 PM
The Estero Recreation Center
9200 Corkscrew Palms Blvd.

Members in Attendance: Al O'Donnell, Bill Prysi, Gerald Simons, Nancy Cohen, Joe McHarris, Josh Evans, Jim Wallace

Absent: Tom O'Dea, Ramona Thomas (Secretary)

Chaired By: Bill Prysi

Minutes By: Bill Prysi

The meeting was called to order by Bill Prysi at 5:02 PM

Approval of Meeting Minutes:

Joe McHarris made a motion to approve the April minutes sent to the Committee in advance of the meeting. The motion was seconded by Ms Cohen and was approved unanimously.

Announcements:

Due to the anticipated length of the lone project presentation scheduled for the meeting, Bill Prysi moved to clear the Agenda in response to time. All other Agenda items (non-project related) would be addresses via email or at a subsequent meeting. All agreed.

Presentations:

APPLICANT: Wal-Mart
Location of Project: Us-41 & Estero Parkway
Presented by: Jeff Satfield, PE – CPH Engineers, Inc.
Michael Blinn, AIA – BRR Architects
Galen Pugh, RLA, AICP – CPH Engineers, Inc.

Presentation by the Applicant

The Presentation led by Jeff Satfield included discussion on the the evolution of the project since it's last presentation to the EDRC & ECPP in 2010 that involved the site, the Architecture by Michael Blinn and the landscape architecture by Galen Pugh. The Applicant noted that this was being considered as their preliminary presentation in effort to get a response from the community and that they would return after taking commentary of this meeting into consideration.

Public Commentary & Applicant Considerations:

SITE RELATED

1. The lakes fronting Estero Parkway and the Osprey Condominium lacked undulating edges as defined by the community plan.
2. There were several questions raised about how specifically the Applicant was addressing the “Big Box” site standards as defined by the community plan.
3. Employee parking will be designated in the parking lots with yellow striping.
4. Based on EDRC & Public comments, the Applicant agreed to redesign the parking lot to include a few larger 20’W islands along the end caps and within the lot to provide a greater diversity of canopy and to provide more concrete path pedestrian break through points.
5. The Applicant will provide bike racks within all access vestibules to the building.
6. The concerns noted about the truck use on the rear access way by the residents was addressed by the Applicant committing to add an additional wearing course of asphalt to the road at the time of construction. Truck deliveries will be limited to 7AM-9PM.
7. Due to the potential conflicts between residents (kids entering and exiting school buses), the Applicant agreed to look into the feasibility of adding a sidewalk to Nuthatch from Estero Parkway past the Wal-Mart rear entry.

ARCHITECTURE RELATED

1. The Applicant indicated that there would not be a Tire & Lube operation at this facility and that it would remain that way.
2. The EDRC commented on how this building design differed from the previous building design. The Applicant committed to addressing this at the next presentation.
3. There was a strong concern voiced by the public and residents of Osprey Cove to the east on the lack of architecture detailing of the building and in the appropriate amount of landscape buffering being provided. The Applicant agreed to address this in greater detail. The EDRC recommended that additional sabal palms, southern slash pines, and architectural detailing that will be visible from above the proposed wall be provided.
4. The EDRC noted that there is no relief illustrated on the drawings for the towers shown on the elevations. The Applicant’s Architect noted that they are 16” from the base and just can’t be seen at that scale on the drawings. The EDRC felt that 16” was not sufficient to properly articulate these features.
5. Both the EDRC and the public noted that rear of the building needs a much greater level of detail in both height and depth to address the residential community to the east.
6. The West and South Elevations need more vertical change in heights to break up the long linear runs.

LANDSCAPE ARCHITECTURE RELATED

1. The Applicant’s LA noted that the plans submitted at this time were intended to be preliminary and that they would be revised subsequent to the commentary received at this meeting.

2. The EDRC noted that there are a row of existing Black Olives currently along part of the east access road. The Applicant agreed to take these into consideration with their revised design.
3. The seating areas along the front of the building were questioned... The Applicant agreed to make sure that these were consistent with the intentions committed to and that greater detail to these areas would be addressed.
4. The landscape design along the west and south building faces need more vertical articulation to complement the architecture.
5. Vines resident are still noting concerns about potential views into the site from their private roadways. The Applicant committed to make sure that these concerns would be addressed completely.
6. Many in the public commented on the number and mass of the proposed signs. The Applicant committed to keeping these signs to less than 10-12 feet in height. The Applicant did not agree to eliminate the sign proposed along the rear access way, but agreed to look into downsizing what was proposed to address residents concerns.
7. The Applicant committed to providing 50% more littoral plantings in the lakes than required by code. This was greatly appreciated by those in attendance.

Conclusions:

Based on the public comment generated by this public presentation, the Applicant agreed to revise their drawings and to return for another public presentation prior to submitting their Application for a Development Order.

New Business:

Postponed to next meeting

Old Business:

Postponed to next meeting

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 7:51 p.m.

Next Meeting:

Wednesday, July 11, 2012, 5:00 P.M. at the Estero Recreation Center.