

Memo

To: Brandon Dunn, Principal Planner
Planning Division

From: Lili Wu *Wu*
Sr. Transportation Planner

Date: March 2, 2015

Subject: WildBlue (CPA2014-00004)

We have reviewed the above application which seeks to provide an Environmental Restoration Overlay option within the DRGR Future Land Use Category. The existing FLUM designation of DRGR, 247 residential dwelling units could be built in the subject area. The proposed Overlay would allow 1,100 residential dwelling units and 40,000 square feet of commercial uses to be built in the subject area. According to the CPA application requirements, the applicant submitted the CPA Traffic Study including the level of service analysis for the short range (5 year) and long range (20 year). The short range (5 year) analysis indicates that no road segments are projected to have level of service issues in Year 2019, either with or without the proposed the project. The long range (20 year) analysis indicates that the following road segments will operate level of service at "F" under the MPO's 2035 Highway Cost Feasible Plan, both without and with the proposed the project: (1) Corkscrew Road from I-75 to Ben Hill Griffin Pkwy; (2) Corkscrew Road from Ben Hill Griffin Pkwy to future CR 951 Extension; (3) Ben Hill Griffin Pkwy from Estero Pkwy to FGCU; (4) Ben Hill Griffin Pkwy from FGCU to College Club Dr.

This project will access Alico Road and Corkscrew Road, both are County maintained arterials. There are no existing sidewalk and bike lane on Alico Road and Corkscrew Road. Lee Plan Map 3D-1, Lee County Bikeway/Walkways Facility Plan, shows future sidewalk on both Alico Road and Corkscrew Road and future bike lane on Corkscrew Road from Ben Hill Griffin Pkwy to Alico Road.

The Lee Tran Transit Development Plan does not indentify public transit routes (existing and future) serving the proposed project.