

PLANNING NOTES

property area	6.94 acres
retail space	10,300 sf
community center	28,000 sf on 1st and 2nd floors
clinic	25,000 sf on second floor
at market housing	50 units shown - potential for residential over retail or clinic
parking	86 onstreet spaces 100 off street spaces 186 TOTAL

Storm water management will likely take up 20 - 25% of the site area. Required area can be reduced by using stormwater vaults under parking areas and by using permeable pavers and otherwise reducing impermeable area.

Onstreet parking could be increased by 40 - 50 spaces with purchase of remaining properties within the block.

Existing mature trees at the NE corner and center of site are amazing and should be retained if at all possible.

Built portions of site may need to be raised 24 - 48 inches above current grade.

Surface storm water management areas can be an amenity for the community. A well-designed filter marsh, planted with native species can be beautiful and educational.

Increased building area and residential density will require increased off-street parking. Increased parking will require loss of open space, parking under buildings or structured parking (parking garage)

LEGEND

- at market affordable housing
- retail / incubator businesses - one story
- community center - two stories
choice pantry
soup kitchen
thrift store
catholic charities offices
community rooms
adult classes
cra offices
- clinic - one story over parking
exam rooms
non-emergency
mental health
prevention
dental
- stormwater management
- filter marsh
- nature preserve
- public plaza
- onstreet parallel parking
- onstreet angle parking
- playground
- off-street parking
- service yard



CONCEPTUAL MASTER PLAN FOR A COMMUNITY CENTER IN IMMOKALEE