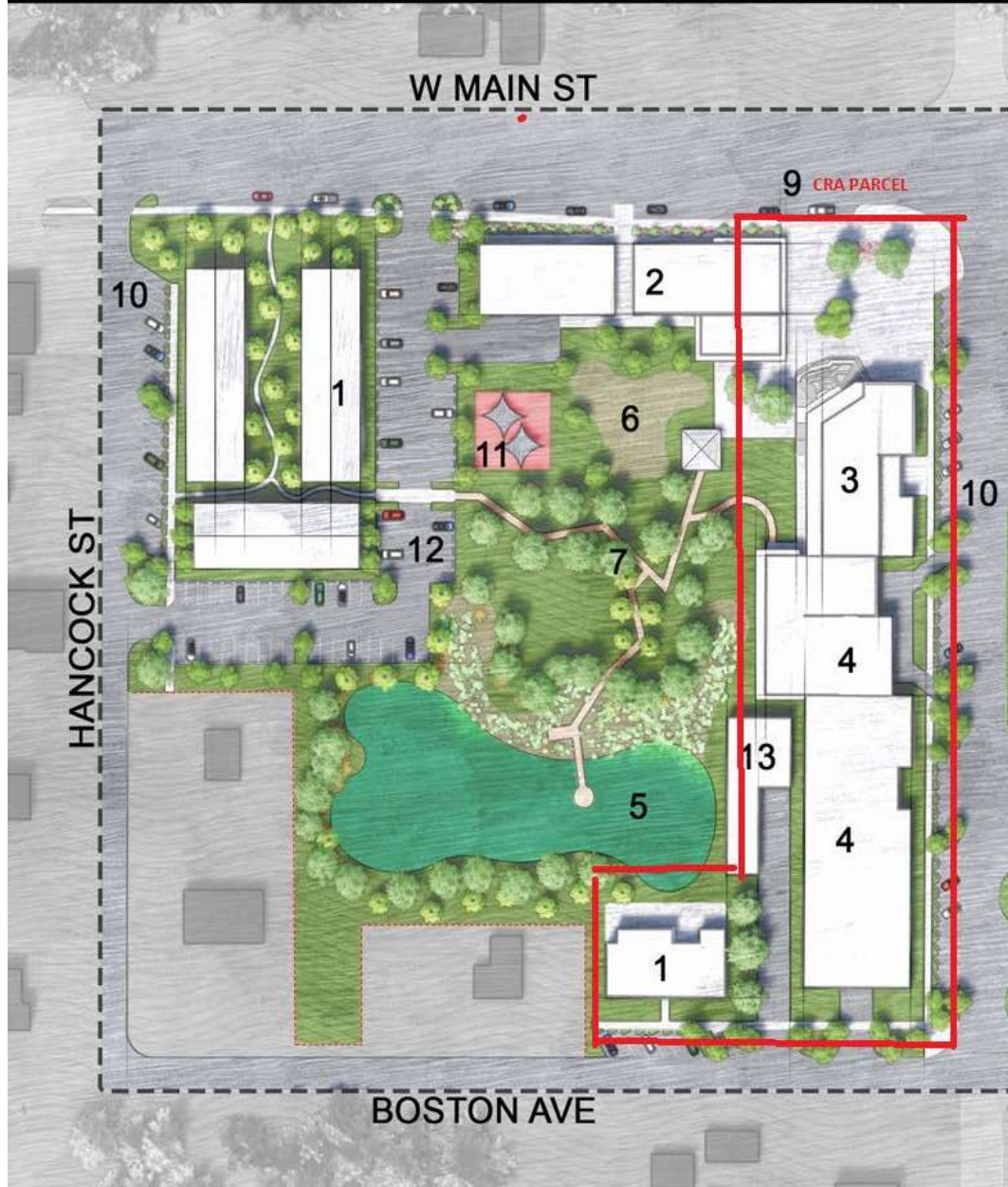


### CATHOLIC CHARITIES DIOCESE OF VENICE IMMOKALEE CONCEPT PLAN (PHASE I OUTLINED IN RED)

## IMMOKALEE COMMUNITY CENTER



#### PLANNING NOTES

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

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

1. affordable housing - three stories
2. retail / incubator businesses - one story
3. community center - two stories  
choice pantry  
soup kitchen  
thrift store  
catholic charities offices  
community rooms  
adult classes
4. clinic - one story over parking  
exam rooms  
non-emergency  
mental health  
prevention  
dental
5. stormwater management
6. filter marsh
7. nature preserve
8. public plaza
9. onstreet parallel parking
10. onstreet angle parking
11. playground
12. off-street parking
13. service yard

SITE PLAN

