

Coralwood Shopping Center

Cape Coral, Florida

Coralwood Shopping Center is located on a 35-acre site in the city of Cape Coral, Florida. Situated along the main commercial corridor of Cape Coral, the site was originally developed as a smaller retail center in the mid-1970s. The original center was a combination of enclosed mall shops, open-air retail shops, and a freestanding building.

By the early 1990s, the center had begun to show its age. In order to upgrade and expand the center, additional property was needed. The adjacent property was vacant; however, to utilize this property a dedicated street would have to be abandoned. The developer entered into an agreement with the city to abandon the street and reclaim the right-of-way.

One of the major issues confronting the project was construction scheduling. The freestanding store (K-Mart) was to remain open during the entire construction period while one of the attached stores (Winn-Dixie) was to remain open while its new store was being constructed. The only down time was to be during the switchover from the old store to the new store. Providing customer access and

public safety to this store in the middle of the construction site was accomplished with careful coordination between the Architect, the Contractor, and Pharr.

Another issue confronting the design team was upgrading the center to current environmental standards. Water quality is a major concern in south Florida. Pharr worked closely with the South Florida Water Management District to develop a plan which provided the required water quality without having to abandon the existing storm drainage system. The end product was a cost-effective solution to a sensitive issue.

The project included the following:

- 356,000 square feet of gross leasable area
- Parking for 1,554 cars
- Comprehensive stormwater management plan
- Widening of approximately 4,000 linear feet of public streets

