

BRIDGING the GAP

@CapeCoral



ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

BRIDGING the GAP

INTRODUCTION
sa+cd Advanced Design C
Spring 2015

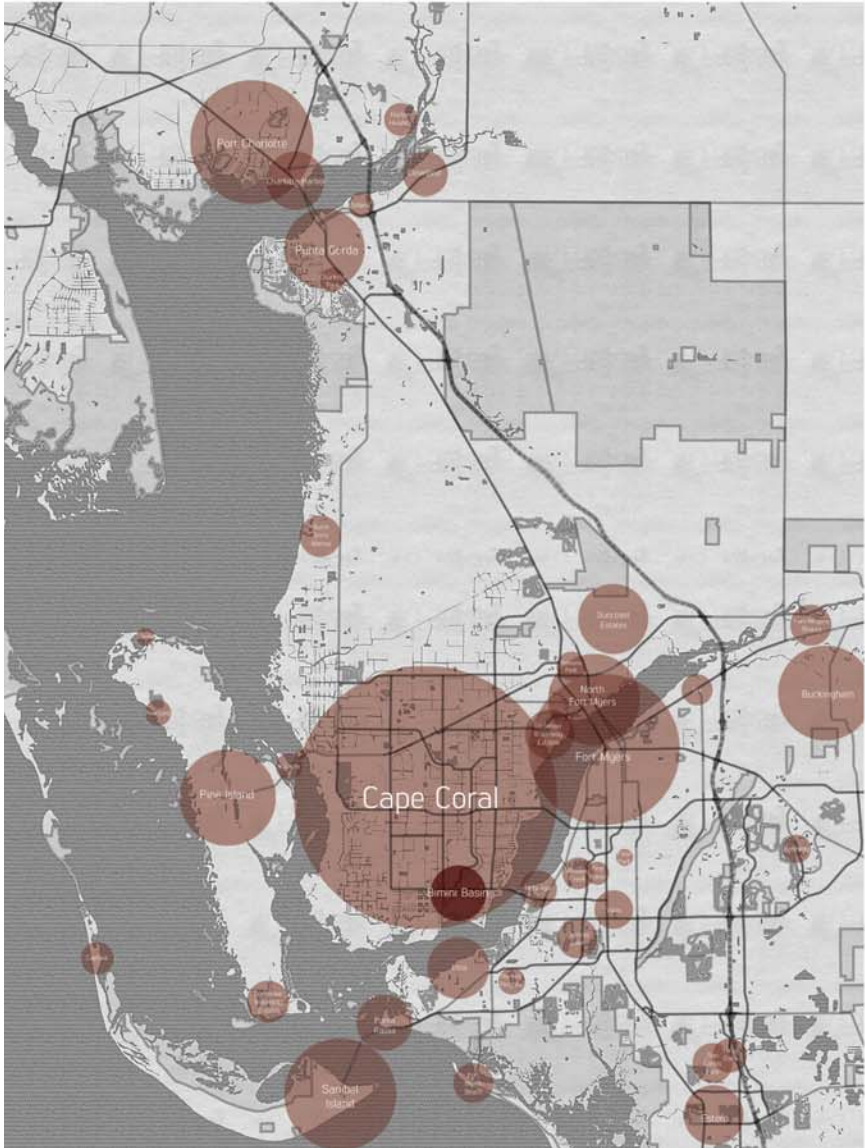
With over 400 miles of canals, Cape Coral provides its residents with the opportunity to make the Florida dream of waterfront living a reality. A sleepy town of winding streets and cul-de-sacs hosts the epitome of modern suburbia: a sprawl of single family homes, few shops, and quiet neighborhood streets. Located on the Western Gulf Coast of Florida, a stone's throw from Fort Myers, Cape Coral is home to approximately 166,000 people, almost a third of which have homes directly on the water. If nothing else, these canals and the boating lifestyle give Cape Coral a unique opportunity for an identity and brandability. Unfortunately, the way the city exists currently, it is not utilizing its resources to its greatest potential.

The residents of Cape Coral are passionate about their city and are willing and eager to help invigorate the community. An open-to-the-public charrette revealed a diverse collection of ideas, hopes and expectations the locals are excited to see implemented within Cape Coral. After tedious analysis, putting Cape Coral's wishes into architectural terms became much simpler. After deciphering a long wish list, it became clear that this coastal town was hoping for a number of tasks architects handle every day. Clearly, Cape Coral needed a town center, districts within a larger whole to give residents a geographic identity, connectivity through their existing canals – for boats and other forms of transportation, a contemporary means of community buildings through technology, socialization and integration, a larger job market as well as spaces for businesses, means to stimulate a young professional community, a place dedicated to recreation to promote an active lifestyle, green spaces – both landscaped walking/biking/hiking paths and sidewalks as well as open and programmed park spaces and public activities, walkable streets and traffic calming installations, and most of all a brand or identity to give Cape Coral a basic marketable asset to attract future residents and tourists.

The charrette analysis was incredibly beneficial to the success of The Reviving Bimini Basin Project. Speaking to long-time residents of the city opened new doors to design technique, conceptual fabrication and the interpretation of the true wants and needs of Cape Coral itself. After tedious analysis, putting Cape Coral's wishes into architectural terms became much simpler. After deciphering a long wish list, it became clear that this coastal town was hoping for a number of tasks architects handle every day. Clearly, Cape Coral needed a town center, districts within a larger whole to give residents a geographic identity, connectivity through their existing canals – for boats and other forms of transportation, a contemporary means of community buildings through technology, socialization and integration, a larger job market as well as spaces for businesses, means to stimulate a young professional community, a place dedicated to recreation to promote an active lifestyle, green spaces – both landscaped walking/biking/hiking paths and sidewalks as well as open and programmed park spaces and public activities, walkable streets and traffic calming installations, and most of all a brand or identity to give Cape Coral a basic marketable asset to attract future residents and tourists.

The next step for BRIDGING the GAP is to fantasize and create what programmatic elements and additions could be tangible and reasonable solutions for providing Cape Coral with a fulfilled wish list. Some of these attributes listed above we have decoded to mean a variety of solutions. Some of the answers to these propositions include: establishing a major hub for the city – including a business district, a cultural district, live-work opportunities, multiple high density residential districts, and a cultural district, geographic identity with a hierarchical organized road system, an entertainment district with bridges and boardwalks connecting across the Rubicon extension making the area more walkable, bridging Cape Coral Parkway and SE 47th Place to allow more boating access through the heart of the new city center, the GAPAPP – an informative cell phone app to stay up-to-date with happenings around town, an aquarium, eco-research facility, and live work opportunities – to provide a more diverse means of job types, facilities for an active young lifestyle and night life, revitalizing the Bimini Basin waterfront – making it more interactive and user friendly, restoring historic Cape Coral landmarks – ie: The Walking Waters, reactivating the defunct golf course, connecting and integrating green spaces and parks to unite the public realm, providing lush landscaping and shady widened sidewalks, inserting bicycle lanes and paths, planters, benches, parklets, and reducing the width of Cape Coral Parkway while adding on-street parking to calm traffic and promote walkability.

The lifestyle change will be easily noticed, given our intentions. Our goal for Cape Coral is to create a sense of place, a unique vernacular, and to reinvigorate a quiet town to create a destination for tourists, young professionals, businesses large and small, and to give locals a new variety of activities and places to visit and enjoy. Our hope for Cape Coral is to become a lively hot-spot for visitors and residents alike, and to elevate living and visiting Cape Coral a more enjoyable experience for everyone. Please, enjoy our journey. Thank you for reading!



Mixed Use Development high quality of life

lifestyle center tourist attraction more entertainment

Active Night Life architectural diversity

community activities bars Sectional Qualities

vertical parking structures no tolls family friendly schools

more retail Districts more infrastructure local employment

year-long attraction young city feel community events

hidden gardens community oriented Identity destination

Historical References add character retail

small business infrastructure art shopping local businesses

hidden parking job opportunities businesses

Perceptual Connection simplified redevelopment restaurants

educational facilities walking waters new construction

Bridging the GAP

improved streets community parks open the rubicon

bike paths safe pedestrian crossing improved land usage

Public Green Spaces hidden powerlines boardwalks

docks public waterfront sailboat access connect canals

pedestrian friendly golf course parks Boundaries

pier Proximity small town atmosphere boat friendly

trolley system higher water quality riverwalk destination

green spaces Complete Streets vibrant waterfront

natural green spaces larger sidewalks waterfront community

bike friendly Walkability waterfront entertainment

more trees better landscaping Interstitial Spaces

eco-friendly boat access to the basin waterfront restaurants

Permeable Edges waterfront development fishing

businesses on the water boating paradise riverwalk

connection to the gulf Activate Water's Edge

Activate Water's Edge



HACKNEY, LONDON, UK - THE WHITE BUILDING

Hackney, London has undergone enormous changes since the departure of the Olympic Games in 2012. A surprisingly dilapidated portion of the city, Hackney's residents have taken to the canals for more reasons than one. The White Building, and its adjacent long-abandoned meat packing plant, have become place-makers by providing artists a cheap place to create and display their art work. The White Building provides a great example of a cultural center, providing housing and live-work-display-play type atmosphere for its residents.

KYOTO, JAPAN - TIMES I & II

Yoshio Ando was the first architect to create a building purposely interacting with the Takase River Canal with his Times I & II Buildings. While other designers turned their backs on the tiny waterway, with its floating market gondolas and shopping boats, Ando redefined the canal as a selling point for a structure. This building is a good example of how architecture can engage or disengage a built and its occupants to or from a site.

ST. PETERSBURG, FL - PIER PROPOSAL

The St. Petersburg Pier has been an on-going competition for many of Florida's architects for the past few years. St. Pete has asked for proposals to reactivate and redesign its pier to help re-brand the surrounding area. Although this solution in particular is a bit over-the-top, this example provides a radical option for giving the area a face-lift and promoting tourism as well as local visitors year-round.

SAN ANTONIO, TX - RIVERWALK

San Antonio's Riverwalk is famous for its incredible nightlife, activities, restaurants, shops, and cultural events. This activated water's edge provides a feel associated with place making and identity, a hot-spot for locals, tourists, daytime and nighttime occupants. The Riverwalk provides a great example of what the shores of the Bimini Basin could be, given proper spatial conditions and programmatic elements.

PROVIDENCE, RI - PEDESTRIAN BRIDGE

This is an example of a publicly activated waterfront, utilizing a pedestrian-only bridge. This bridge gives the occupant an opportunity to interact with the waterfront while allowing a connection to adjacent amenities without having to navigate busy, vehicle dominated streets. Interactive activity points along the way give users an entertaining path above the river.

BOSTON, MA - NEWBURY STREET

Boston's busy Newbury Street is the perfect study for walkable streets that every American city wants. A consortium of mixed-use and residential units that provide a variety of retail, shops, and restaurants for residents and visitors alike on the ground floors. This encourages an active street edge where pedestrians can feel comfortable navigating this city's streets on foot.

AUSTIN, TX - WATER ON THE FRONT

Located close to Austin's busy downtown, the Ann and Roy Butler Hike and Bike Trail creates a permeable, layered edge separating the Colorado River and Sand Beach Park. The multitude of activities that the waterfront provides creates a valuable amenity to the community. This trail gives a convenient place to run, hike, bike, or people-watch. The ambiance created by the river and the water feature adds to the joy of experiencing this space.

VERACRUZ, MX - WATERFRONT PARK

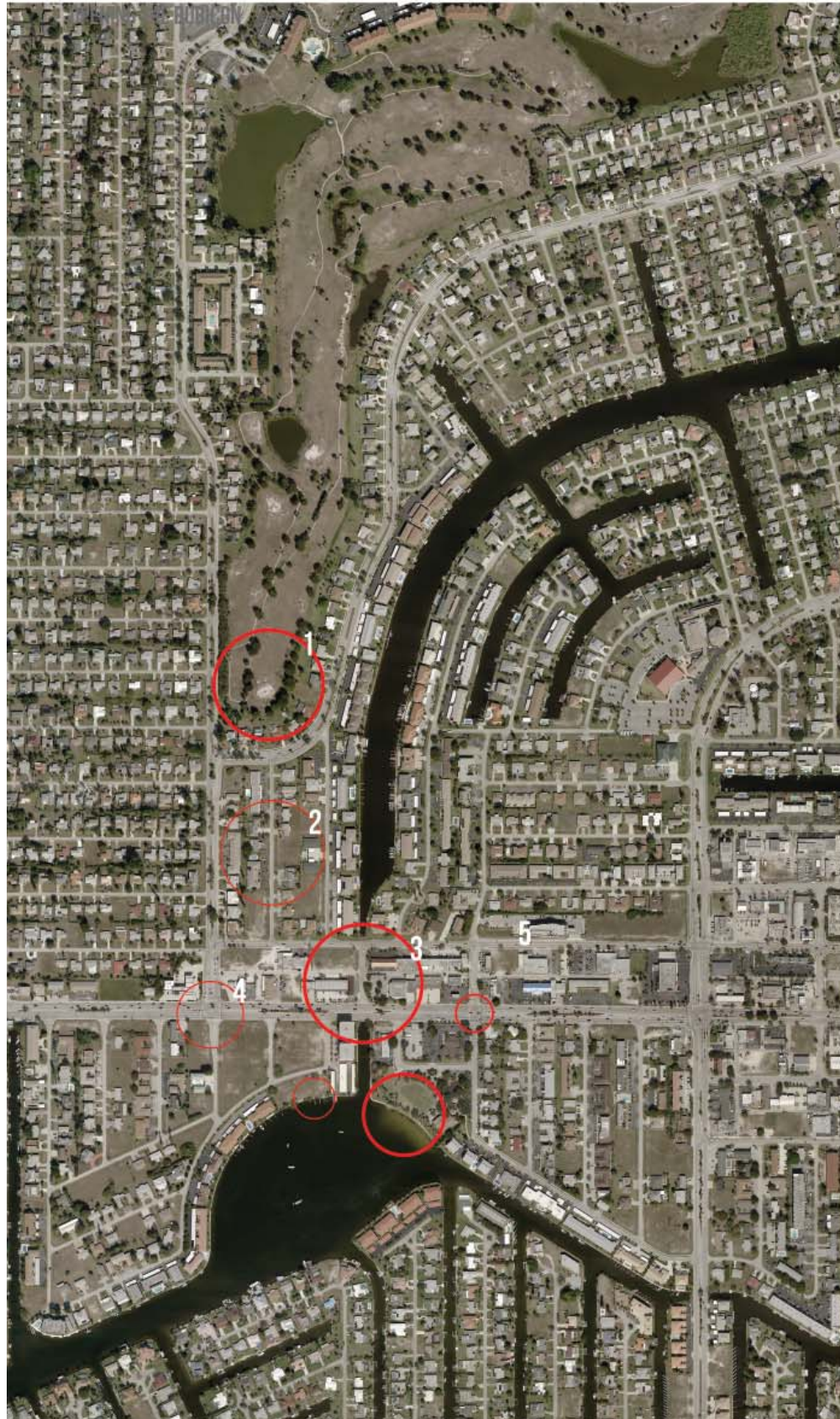
Also located on the Gulf of Mexico, the proposal for this Waterfront Park was intended to bridge the gap between two adjacent, yet distinct areas in Veracruz. The underside of the bridge becomes habitable, hosting a small cafe, while the dancing water fountain allows its visitors a chance to cool off. The walkway and seating stairs were added later to improve the occupants interaction with the waterfront.

PREFERENCES STUDIES

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THE GAP MAP



DEFUNCT GOLF COURSE

This 270 acre plot of land located in the heart of Cape Coral is underutilized, posing the question: "What could this be?" The potential that this space holds is endless making this golf course perfect for actively charged programmed spaces.

Sports Hub:
Soccer, Football, Baseball, Softball, and Paintball Fields, Tennis, Volleyball, Basketball, Badminton, and Racquetball Courts, Boring Cages, Disk Golf, and Equestrian Facilities.

Recreational and Fitness Centers:
Mini-Golf, Playgrounds, Dog Parks, Skate Parks, Bike and Fitness Trails, Rope Course, Bumper Car Facilities, Bowling Alleys, and Go-Cart Tracks.

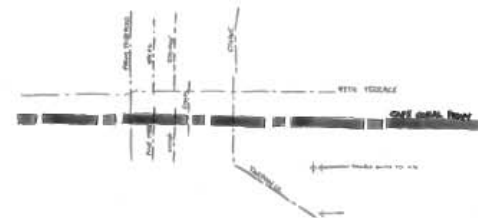
Nature:
Nature Trails, Botanical Garden, Community Garden, Space, Rose Gardens, Butterfly Garden, or Avianes.



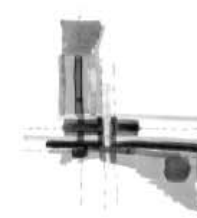
UNUSED CONNECTION

The connection between major thoroughfares and the potential that the defunct golf course exhibits is currently non-existent. SE 4th Place is a one way thoroughfare, progressing through a strictly residential area, making it difficult to access from a potential town center.

The opportunity here is to create a synergy between the developing Bimini Basin and the area for retail and small business opportunities through mixed use buildings.



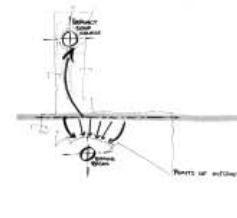
MAJOR-MINOR AXIS



EDGE CONDITION



DISTRICT RELATIVITY



WATERFRONT ACCESSIBILITY



OPENING THE RUBICON

Cape Coral's residents are a diverse blend of people. The one trait that most have in common is the love and desire to live on waterfront property as well as using the surrounding water for sports and recreation. Unfortunately, much of the waterfront is surrounded by private property, and it's shores are unusable to the public. The potential to opening the gap between the Bimini Basin and Rubicon Canal lies within the public realm. Not only would it provide a connection from the residential neighborhoods north of the Basin to the Bimini Basin and beyond, but it could also offer an opportunity for an actively programmed space for locals and visitors to experience and appreciate the water's edge.

Retail and Business Potential
A programmed boardwalk along the water's edge, packed with shops, cafes, and market spaces would create a draw for business and tourism.

Education and Research Opportunity
An Ecological Institute or Aquarium could give way to job opportunities for potentially overlooked professionals, like Researchers, Aquatic Veterinarians, Professors of Marine Biology and Ecology, and Entertainment.



VEHICLE DOMINANT CAPE CORAL PARKWAY

As many of the locals in Cape Coral recognize, Cape Coral Parkway is a large deterrent when looking at this city from a walkable standpoint. Three lanes of traffic both east and west along with a 5 foot median creates a large gap that for some is frightening to cross. There is a distinct want for a pedestrian connection between the areas to the North and South of the Parkway, but very little opportunity to do so given its current conditions. Prospectively, businesses large and small benefit greatly from the condition where cities are walkable. Cape Coral is no different.

Building Business
Retail, shops, restaurants, and business of all kinds reap the benefits of a walkable city. Slower moving people already out of their vehicles are more likely to pop into a shop or cafe they have never been, or explore a new part of their city due to convenience.

Young Professionals
Most Millennials are more prone to move to cities where cars are not required. Having a vehicle is expensive for a young adult, and as such, public transit has become the new mode of transportation, mostly getting around on foot.



UNTAPPED POTENTIAL

SE 47th Place is currently an underdeveloped forgettable thoroughfare parallel to and one block from Cape Coral Parkway. This street is relatively barren lacking greenery and large sidewalks to promote pedestrian traffic. Although smaller than Cape Coral Parkway, which makes it easier to cross, 47th is still a place utilized solely by vehicles. Given the width, this street should be being used by pedestrians, but it is not. The potential here is to create a second boulevard which could act like an incubator for smaller businesses, multi-family housing and a walkable through street again, incorporating pedestrian access throughout the city.

Foot Path Connection
A more Complete Street, version of SE 47th Place would make for a more pleasant place to walk, shop, eat and inhabit the street.

Home to Work
Walkable cities offer the potential to walk or bike to and from work, reducing the traffic around the area, as well as attracting the young-professional crowd and tourists Cape Coral could benefit from immensely.



ANALYSIS

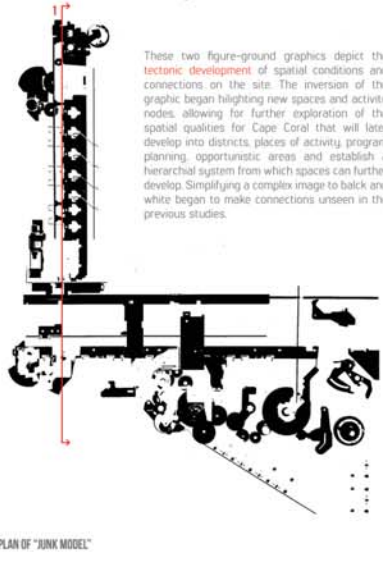
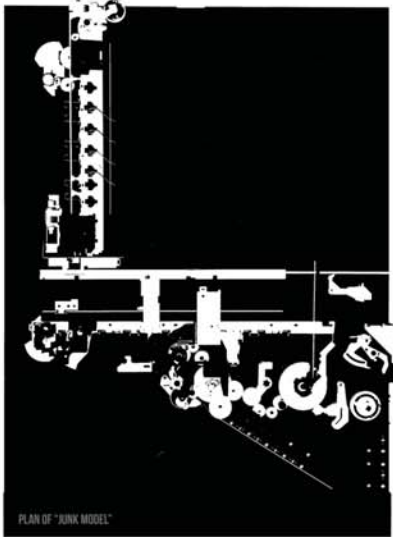


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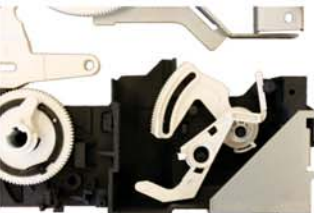
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PROCESS

Tectonic Investigation Through Material Exploration

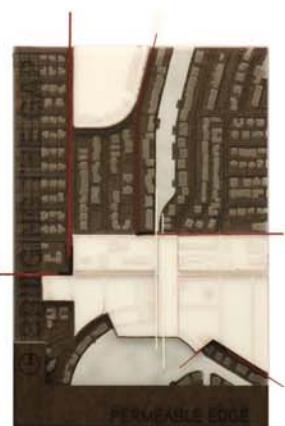
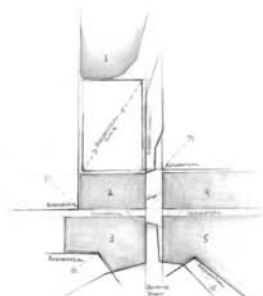


These two figure-ground graphics depict the tectonic development of spatial conditions and connections on the site. The inversion of the graphic began highlighting new spaces and activity nodes, allowing for further exploration of the spatial qualities for Cape Coral that will later develop into districts, places of activity, program planning, opportunistic areas and establish a hierarchical system from which spaces can further develop. Simplifying a complex image to black and white began to make connections unseen in the previous studies.



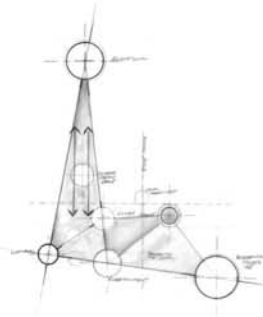
PERMEABLE EDGE

These diagrams analyze the creation of possible districts and edge conditions in Cape Coral's Bimini Basin. The organization of districts begins to give this area multiple identities of its own while the edges offer a transition between the new and existing context.



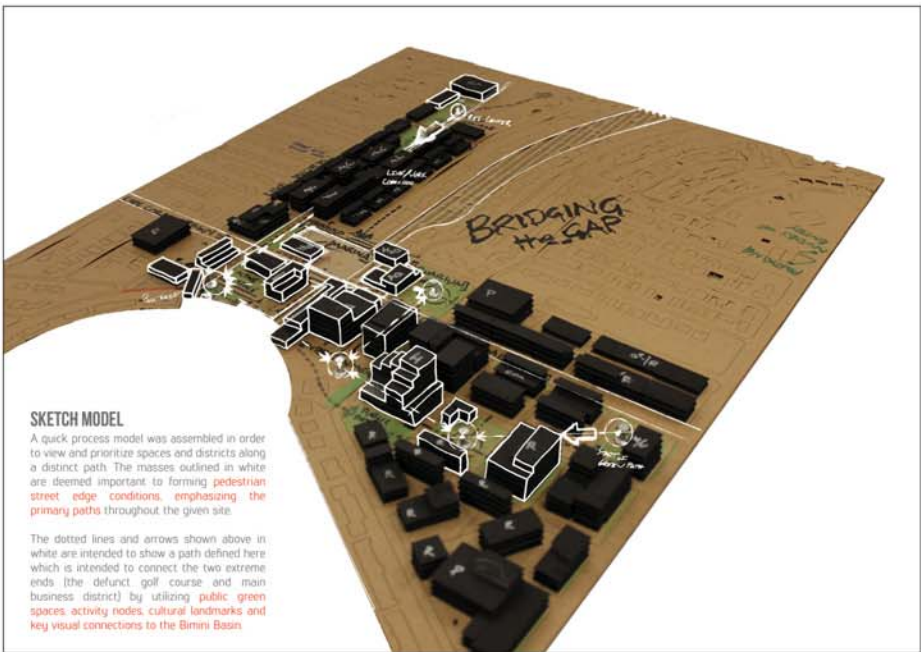
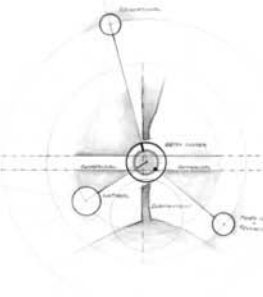
INTERSTITIAL SPACE

These diagrams analyze the site by identifying nodes of programmatic activation and the space created between these points. This in-between space is made up of secondary programmatic elements and circulation paths that construct a new urban fabric.



PERCEPTUAL CONNECTION

These diagrams analyze the physical and visual connections within the site in relation to the district centers. The nodes are directly linked together through the epicenter of the site with linear elements, which represent physical paths. The radial elements perceptually connect the nodes like clockwork, with the distance between the radials increasing based on distance between the district centers.



SKETCH MODEL

A quick process model was assembled in order to view and prioritize spaces and districts along a distinct path. The masses outlined in white are deemed important to forming pedestrian street edge conditions, emphasizing the primary paths throughout the given site.

The dotted lines and arrows shown above in white are intended to show a path defined here which is intended to connect the two extreme ends (the defunct golf course and main business district) by utilizing public green spaces, activity nodes, cultural landmarks and key visual connections to the Bimini Basin.

EXPERIMENTAL SECTION

This section was developed through the overlaying of images taken of the explorative found object model. These abstract representations of solid and void figures begin to allude to possible sectional qualities and spatial relationships throughout the site holistically. The heights of the constructs within the site are built up around Cape Coral Parkway and slope down towards Bimini Basin and the golf course.

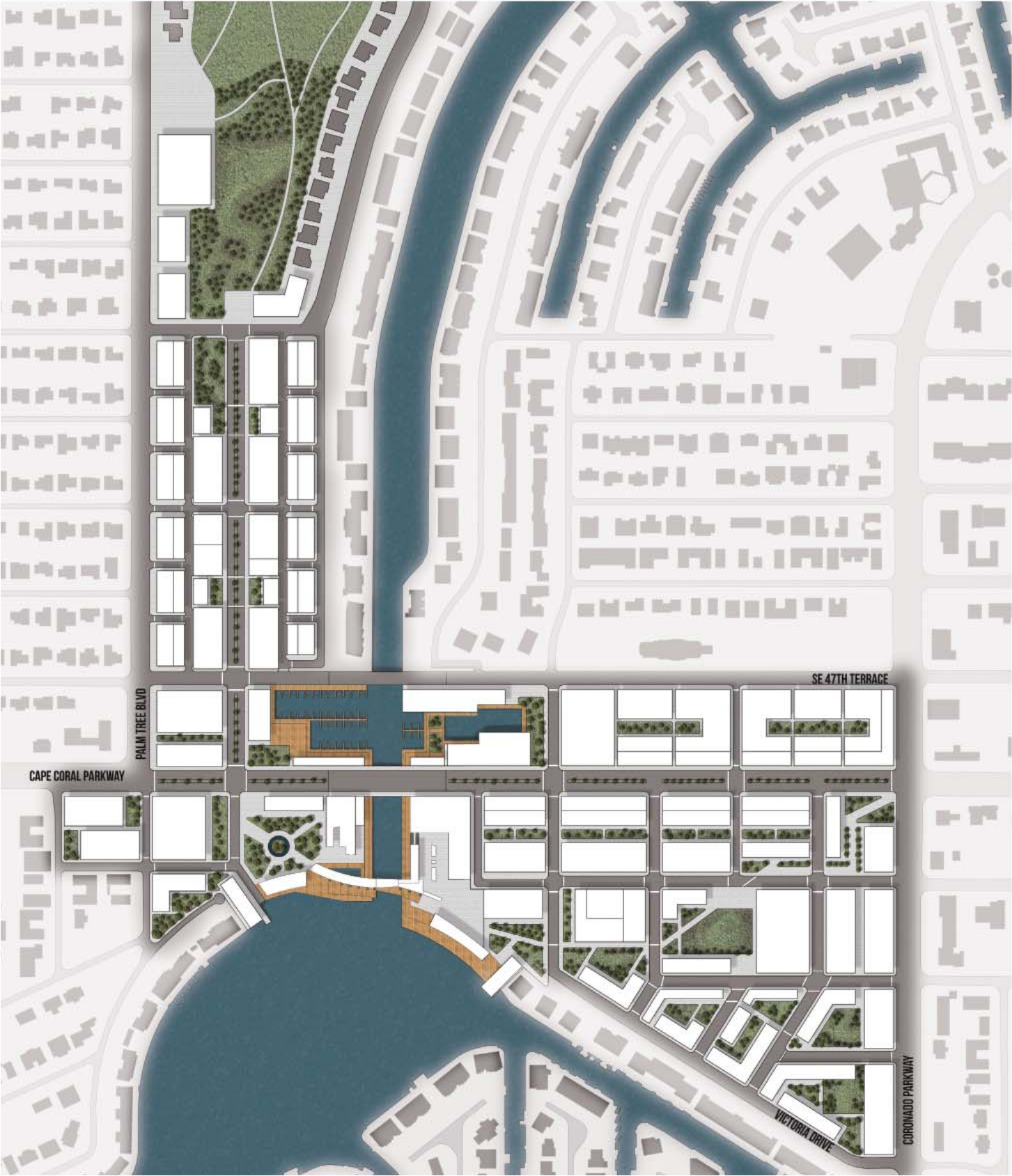


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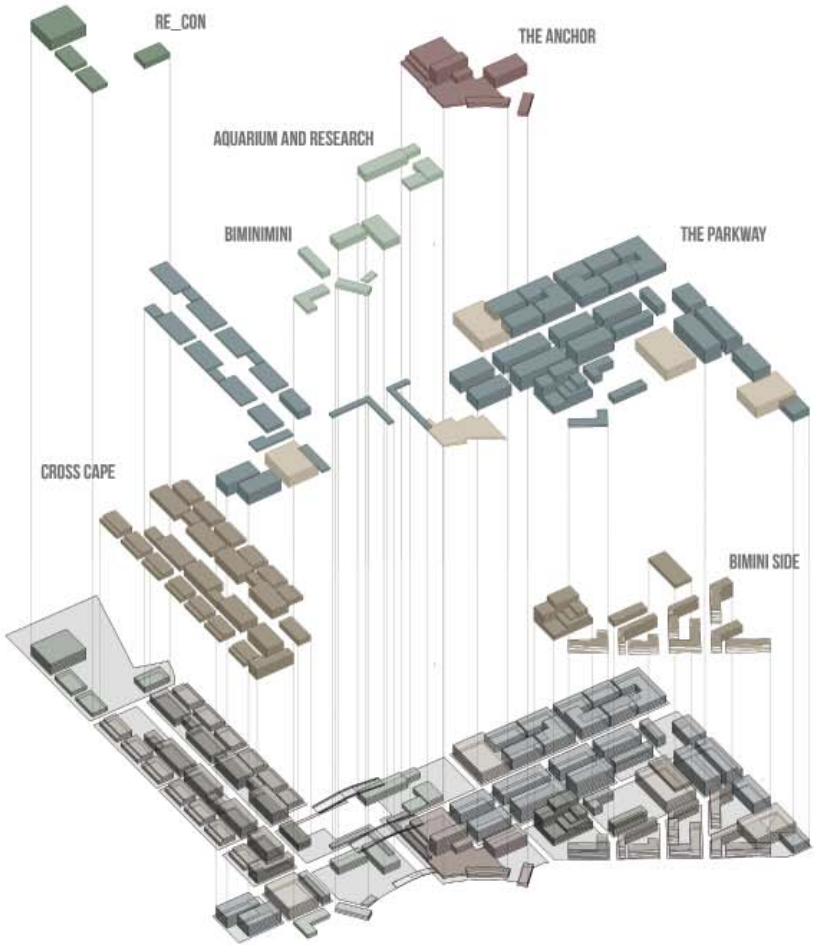
MASTER PLAN

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DEFINING THE DISTRICTS

- THE PARKWAY**
Nestled at the intersection of Cape Coral Parkway and Coronado Parkway, this business district is aimed at providing office space to increase the influx of revenue to the city and result in a more diverse commercial market.
- CROSS CAPE**
This live-work district gives Cape Coral a new and exciting modern lifestyle showcasing the option to work within or within close proximity to home.
- BIMINI SIDE**
The main residential district, just south of The Parkway, provides new Corinians with an upscale living option within close proximity to all of the amenities that the new town center will provide.
- RUBI_COVE**
Rubi_Cove is home to Rubi_Cove Marina Bimini, the Aquarium and the Aquatic Research Center. This district includes the heart of all things cultural in Cape Coral, connecting boaters through the marina and newly opened Rubicon Canal.
- THE ANCHOR**
The introduction of the new exciting entertainment district will provide Cape Coral with the much anticipated day to night lifestyle. This district is packed with bars and night clubs, restaurants and upscale dining, live theatre, and cinema.
- RE_CON**
Re_Con is the renovation of this city's old defunct golf course, bringing new life and outdoor activity to the center of Cape Coral.



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PLACEMAKING STRATEGY @CapeCoral

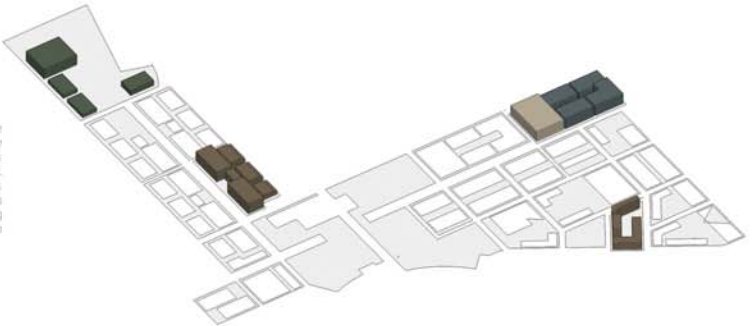
DEFINING SPACES TO CREATE PLACES

After analyzing what Cape Coral currently has, strategies were developed in order to help identify Cape Coral as a place. Placemaking is an incredibly difficult feature to tackle, compiling block types, building styles, street room amenities and vernacular all into one.

INTERACTIVE TYPOLOGY AXONOMETRIC

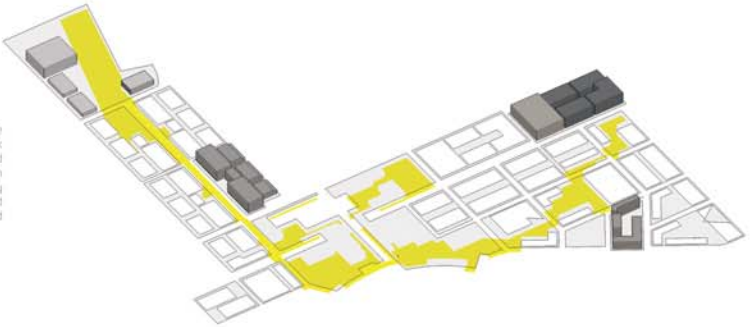
DISTINCTION

This diagram exemplifies the clearest block strategy for the most distinct districts: Programmed, Outdoor, Live/Work, Upscale Residential and Business. The negatives on the blocks represent the surrounding buildings which are hidden to clarify the diagram.



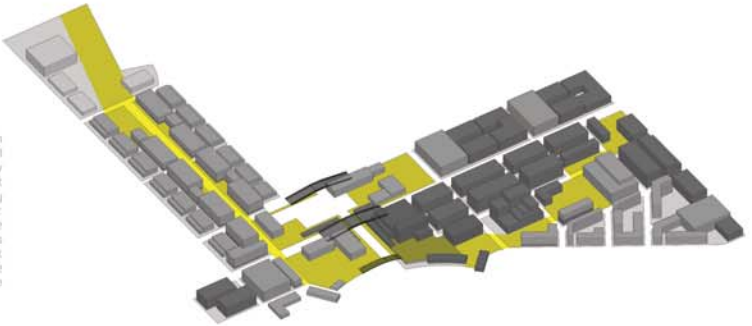
CONNECTIVITY

This diagram is showing the relationship of the different block typologies to the implied pedestrian path. Left, the main corridor is seen weaving its way through the town center and providing a common thread throughout the site.



INTERACTIVE TYPOLOGIES

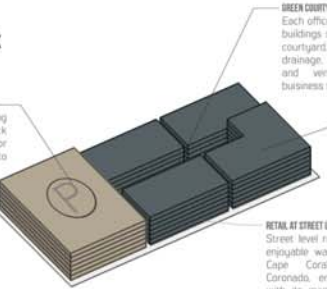
While each district includes its own identity and block strategy type, all of the districts are somehow interconnected to the adjacent zones, creating a seamless fluidity throughout the entire town center. The interconnectivity of these districts and their green spaces implicitly defines a distinct pedestrian path, promoting a more walkable design technique to be utilized.



TYPICAL BLOCK TYPOLOGIES

BUSINESS BLOCK

PARKING STRUCTURE
Localized parking around each block structure allows for ease of access to thriving businesses.



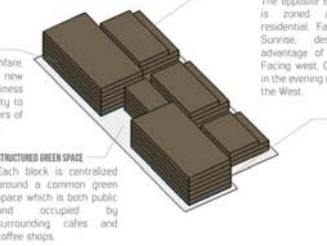
OFFICE SPACE
Ample office space is provided by following this block typology with green space and minimal set-backs at main corners and streets.

GREEN COURTYARD
Each office block's perimeter buildings surround a central courtyard, allowing for drainage, natural lighting and ventilation for all business related spaces.

RETAIL AT STREET LEVEL
Street level retail creates a more enjoyable walking experience for Cape Coral Parkway and Coronado, engaging pedestrians with its many shops, cafes and coffee shops.

LIVE/WORK BLOCK

LIVE/WORK CONDITION
Lining the main thoroughfare, this strategy opens new doors for small business owners with the flexibility to work within close quarters of their growing business.

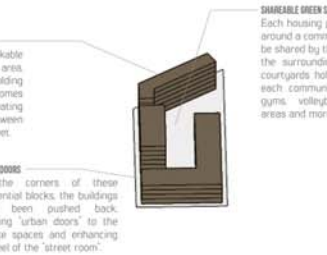


STRUCTURED GREEN SPACE
Each block is centralized around a common green space which is both public and occupied by surrounding cafes and coffee shops.

ALLEY PARKING
Down the central alley and underneath the housing structures lies close proximity parking for the residents. Hidden from view to the common pedestrian or visitor, hidden parking promotes walkability and beautification of this portion of the city.

RESIDENTIAL BLOCK - BIMINI SIDE

OCCUPYING THE EDGE
In order to provide a walkable high density residential area, the buildings holding apartments and townhomes line each block, creating interaction between pedestrians and the street.

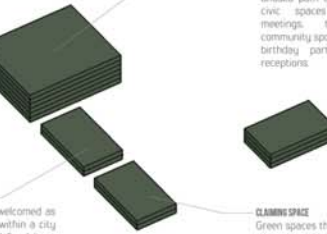


SHAREABLE GREEN SPACE
Each housing project is structured around a communal green space to be shared by the residents living in the surrounding buildings. These courtyards hold the amenities for each community, such as pools, gyms, volleyball courts, picnic areas and more.

URBAN DOORS
At the corners of these residential blocks, the buildings have been pushed back, creating 'urban doors' to the private spaces and enhancing the feel of the 'street room'.

PROGRAMMED GREEN SPACE - RE_CON

PLACEMAKING
While any park is as welcomed as another, open spaces within a city or town are usually defined by a memorial or statue defining its existence. This series of structures, pavilions, sports arenas etc. create more of a sense of place to be remembered.



CIVIC SPACES
A great way to improve this unused path of land is to include civic spaces for community meetings, team gatherings, community sports league sign-ups, birthday parties and wedding receptions.

CLIMBING SPACE
Green spaces throughout any project do not have to only include large patches of grass for gathering. The idea of the building in these types of spaces allow for a longer list of diverse activities to occur.

VERNACULAR



ALUMINUM METAL ROOFING
As Florida is prone to hurricanes and other extreme weather conditions, metal roofing has been popularized statewide. In Cape Coral, it fits in seamlessly as a beautifying and sustainable solution.



FEELING FLORIDA
Since popularity for this type of material has grown exponentially over the past 20 years or so, it is being implemented here to solidify the airy carefree feel of Florida.



SLATE TILING
Slate tiling has become a modernists dream material, both beautifying and accenting buildings around the world. Although rarely seen in Florida due to its dark color, when used properly this material provides a unique aesthetic.



TRANSLATING MODERNISM
Metal paneling is an excellent alternative to slate tiling. This transition from strictly beautiful to beautiful and functional is an easy one. Metal paneling can be just as beautiful and also add sustainability qualities to an scheme.



LIGHT WOOD
Woods are a popular choice in the South, especially for flooring, lightening up a space and creating a cooler feeling than concrete.



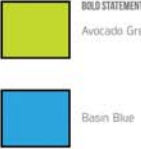
ACCENT PIECE
Light woods, especially for flooring, but also overhead conditions, can add a touch of color and warmth to spaces created for Cape Coral. Indoor and outdoor uses blur the lines between indoors and nature.



DARK WOOD
This material is welcomed by most societies today as a relatively cheap alternative to making spaces feel more luxe. Indoors and out, this material works well as an accent piece.



SHADING CAPE CORAL
Implementing a dark wood louver system on the outside of a glass facade over the erection of a solid wall can greatly improve visibility and beauty of Cape Coral's south facing buildings.



BOLD STATEMENTS
Avocado Green

Basin Blue

SE 47TH TERRACE PROPOSAL



CAPE CORAL PARKWAY PROPOSAL



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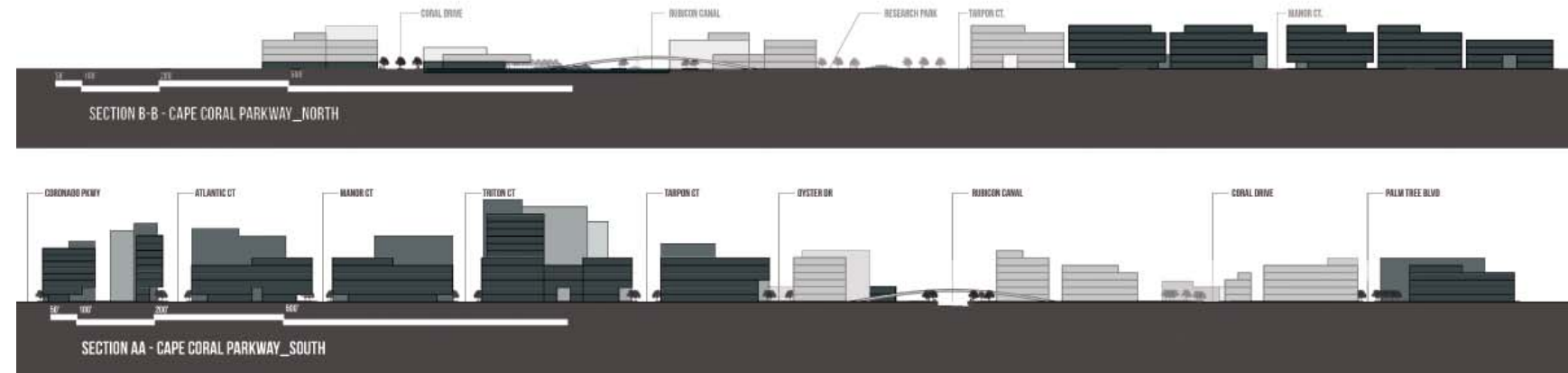
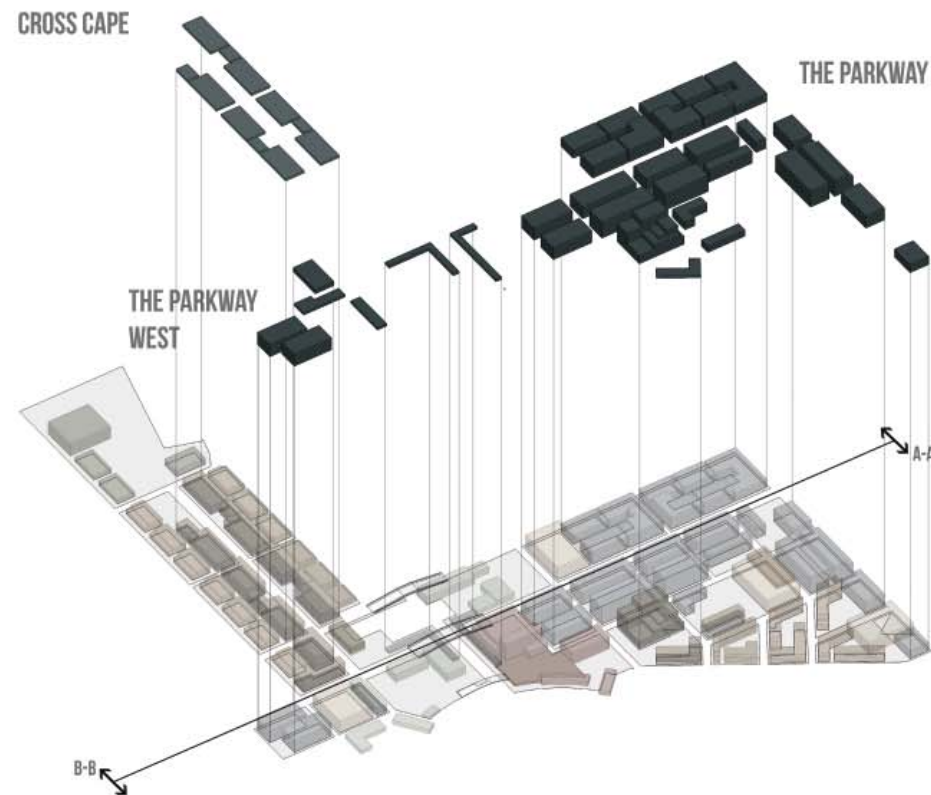
COMMERCIAL CORE @CapeCoral

AREA TOTALS

- Potential for over 3,256,400 sqft of Commercial Space including
- 296,800 sqft Hotel

THE PARKWAY

- 2 million sqft available for Commercial Space
- Including 1.8m of office space and 200,000 Flexible Programmed Space



THE PARKWAY

1. THE GREENWAY
2. PARK WEST
3. THE GATES
4. BIMINI GRANDE HOTEL



CROSS CAPE

Cross Cape is a 'Live, Work' District located to the North of Cape Coral Parkway. This area boasts super-improved walkability features, supports local business and caters to a different brand of commercial use than does the remainder of the Commercial Core.

THE PARKWAY

A major concern for current Cape Coral is the lack of available office space. By re-zoning the land closest to the major roads in the area as commercial sites, The Parkway was born to fit the needs of this growing city. Being careful not to overpower existing buildings on the Eastern side of Coronado Parkway, verticality has allowed this area to develop into a commercial hub, boasting almost 18 million square feet of office space alone. The remainder of the approximately 2 million square feet allocated in this district has been strategically offered up as spaces for retail, other commercial uses and hospitality type spaces, giving variety and interest to the area. The Parkway also offers a variety of green spaces, major and minor parks and a linear green-way connecting activity nodes within the area.

The final piece of this district is a nearly 300,000 square foot hotel poised to promote major and minor tourism as well as family visitors. The hotel can be considered a money-generator for the area, close to multiple parks and outdoor activities, and located just east of the The Anchor Entertainment District and just north of the Bimini Basin itself.



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RESIDENTIAL

TOTALS

-Potential for 1,758,000 sqft of High-Density Housing, Luxury Apartment and Town home typology

BIMINI SIDE

-Potential for 556,100 sqft of Multi-Family Housing: Living on the Green

CROSS CAPE

-Potential for 1,201,900 sqft of Specified Housing: Live_Work_Play

- 337,400 sqft available for Live_Work Housing

- 1,202,000 sqft additional High-Density Housing

BIMINI SIDE

1. THE GREEN
2. THE GREEN WAY
3. THE NICHE
4. SIDE ST COMMONS

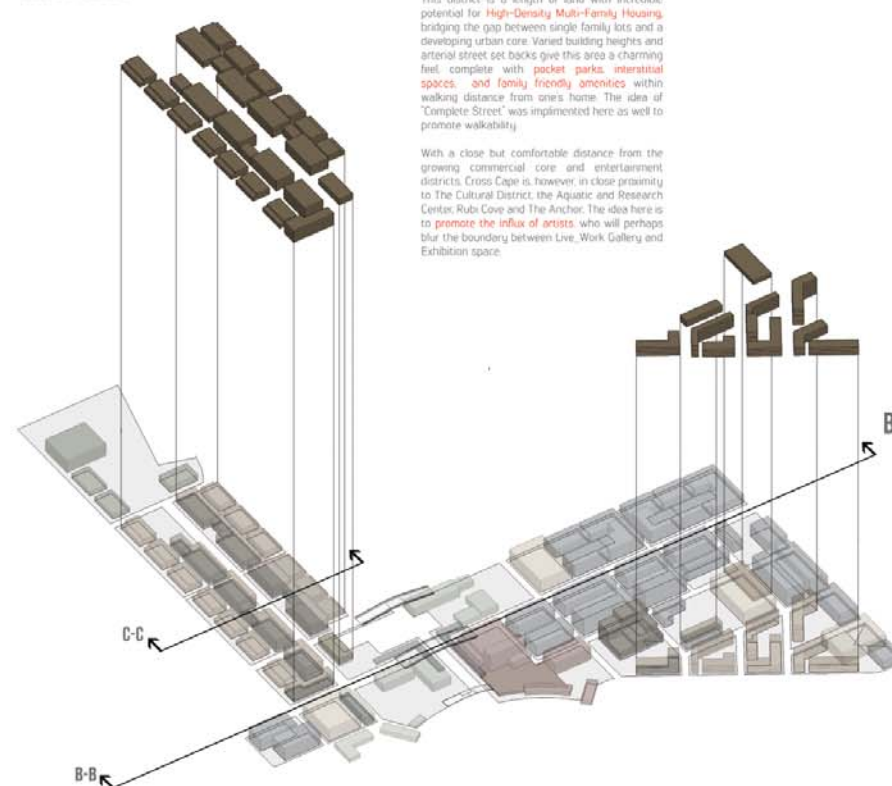


MASTER PLAN

THE GAP APP



CROSS CAPE



WALKABLE LIVING

This district is a length of land with incredible potential for **High-Density Multi-Family Housing**, bridging the gap between single family lots and a developing urban core. Varied building heights and arterial street set backs give this area a charming feel, complete with pocket parks, **interstitial spaces**, and **family friendly amenities** within walking distance from one's home. The idea of "Complete Street" was implemented here as well to promote walkability.

With a close but comfortable distance from the growing commercial core and entertainment districts, Cross Cape is, however, in close proximity to The Cultural District, the Aquatic and Research Center, Rubi Cove and The Anchor. The idea here is to **promote the influx of artists**, who will perhaps blur the boundary between Live, Work, Gallery and Exhibition space.

DOWNTOWN LIVING

While there are plenty of options when it comes to living at the GAP, but there is only one location where residents can really experience the sought after "bustling downtown feel". Bimini Side consists of a collection of **High-Density Mixed Use and Luxury Apartment Homes and Town Houses**, all designed around the sustainable, green-living lifestyle popular with growing cities today. Here, environmentally conscious designs meet convenience of living in a dense downtown setting.

The close proximity to the commercial core "The Parkway" and entertainment district "The Anchor" allows for a convenient living experience, where **every amenity the GAP has to offer is within a 5 minute walking distance**, not to mention a short walk to the Bimini Edge Boardwalk.

Located directly on The Green, a large park connecting Bimini Side to The Parkway, The Anchor and the Cultural Center, these high dollar homes will become the **sustainable, green-living** hot spot in Cape Coral. Other surrounding parks such as The Niche and The Greenway provide a range of other outdoor and community activities residents can keep in touch with through the **GAP APP**.

BIMINI SIDE

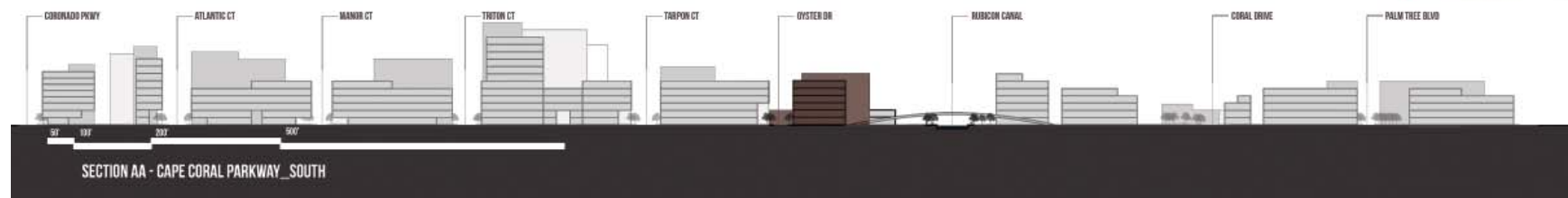
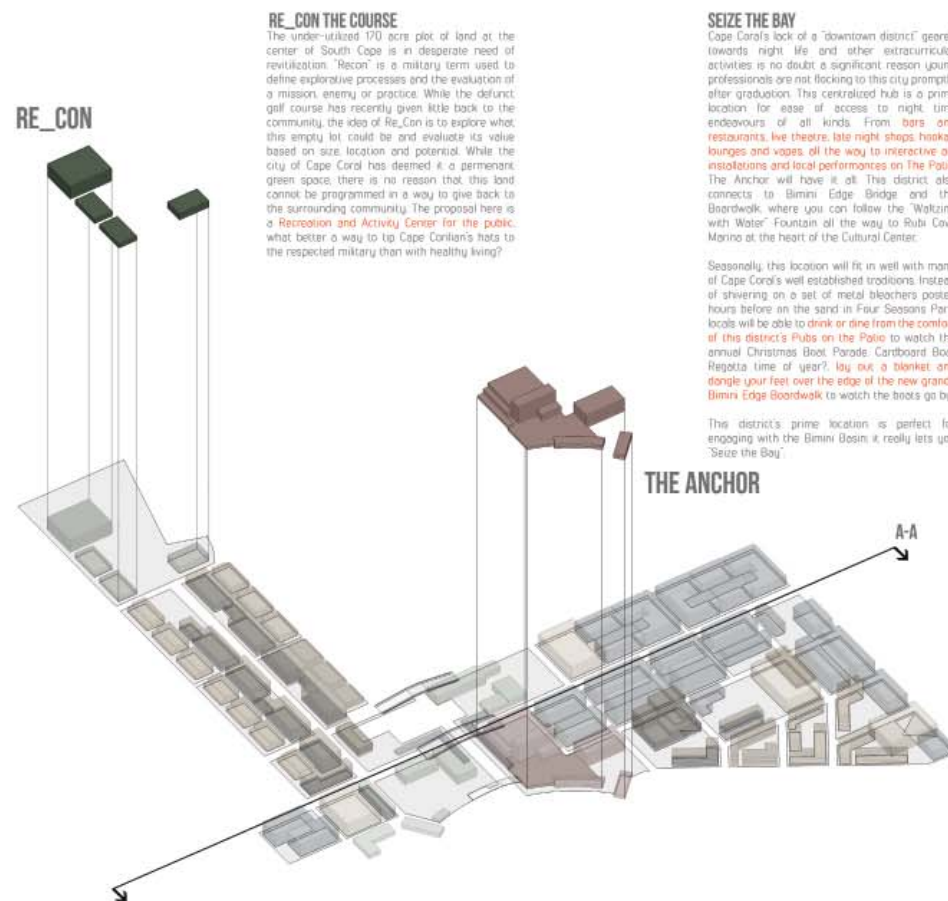


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BRIDGING the GAP

ENTERTAINMENT HUB @CapeCoral

- Potential for 404,750 sqft of Entertainment Space
 - Including: Live Theatre, Bowling, Cinema, Night Clubs, Dancing, Bars, Art Galleries, etc.
- Integration of late-night retail type spaces
- Overlap for special events held by Aquarium and Cultural Center
- River access via Bimini Edge Boardwalk
- Waltzing Waters
- Late Night Entertainment



THE ANCHOR

1. BOWL THE BASIN
2. BIMINI MARKETS
3. BIMINI-UP
4. PLAY THE BAY
5. GREENWAY PARK
6. BIMINI EDGE
7. THE REEF AQUARIUM DINING
8. THE PATIO



1. THE GREENWAY

The Greenway is a linear park connecting the Anchor Entertainment District to The Parkway, beginning at GreenWay Park, just east of The Patio on the Basin. The Greenway weaves its way through the Residential District Bimini Side pausing at the Green, the 'Central Park' of Cape Coral's developing town center. The Green provides a gathering space for visitors and residents, hosting events of all kinds.

Housing on The Green will provide an opportunity for luxury living facilities, as well as an environment allocated for activity and a number of new events for Cape Coral. This area is well integrated with theGAPAPP, informing citizens of new and upcoming events, providing connectivity and bringing Cape Coral's community together as a whole.

2. THE PATIO ALONG BIMINI EDGE

Centrally located, The Patio along Bimini Edge is programmed to allow for a pedestrian experience unrivaled by any other area within Cape Coral's new town center. Placing The Patio adjacent to Bimini Edge provides an ease of access to the Entertainment District, The Anchor, as well as the Aquatic Center and Research Facility, Rubi Cove Marina, Cross Cape Books on the Basin Public Library and the Community Art Center. Here is also where some of the best views of the Basin can be found.

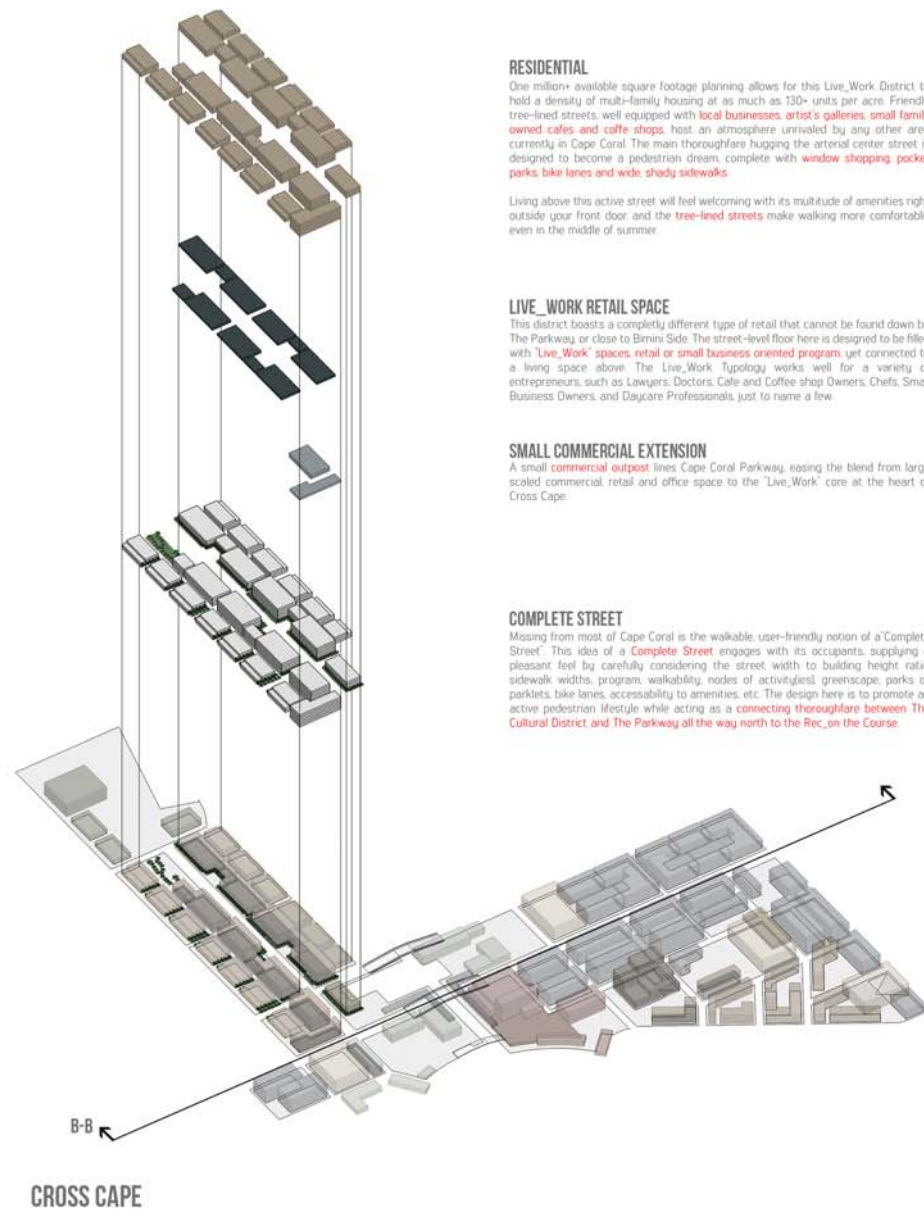
The Patio can also be home to many new community activities, including farmers markets, art walks, wine and beer tastings, 'Pubs on the Patio', boat shows, fishing tournaments, award ceremonies, weddings and receptions, and so much more.

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BRIDGING the GAP

LIVE_WORK POTENTIAL @CapeCoral

-Potential for 337,400 sqft of Live-Work Residences
-1,202,000 sqft available for Additional High-Density Townhomes and Apartments



RESIDENTIAL

One million+ available square footage planning allows for this Live_Work District to hold a density of multi-family housing at as much as 130+ units per acre. Friendly tree-lined streets, well equipped with local businesses, artist's galleries, small family owned cafes and coffee shops, host an atmosphere unrivaled by any other area currently in Cape Coral. The main thoroughfare hugging the arterial center street is designed to become a pedestrian dream, complete with window shopping, pocket parks, bike lanes and wide, shady sidewalks.

Living above this active street will feel welcoming with its multitude of amenities right outside your front door, and the tree-lined streets make walking more comfortable, even in the middle of summer.

LIVE_WORK RETAIL SPACE

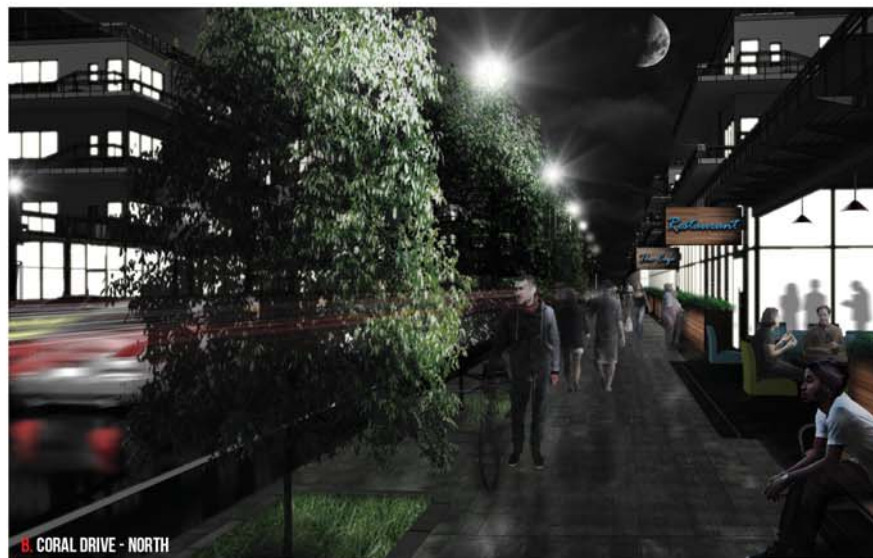
This district boasts a completely different type of retail that cannot be found down by The Parkway or close to Bimini Side. The street-level floor here is designed to be filled with "Live_Work" spaces, retail or small business oriented program, yet connected to a living space above. The Live_Work typology works well for a variety of entrepreneurs, such as Lawyers, Doctors, Cafe and Coffee shop Owners, Chefs, Small Business Owners, and Daycare Professionals, just to name a few.

SMALL COMMERCIAL EXTENSION

A small commercial outpost, lines Cape Coral Parkway, easing the blend from large scaled commercial retail and office space to the "Live_Work" core at the heart of Cross Cape.

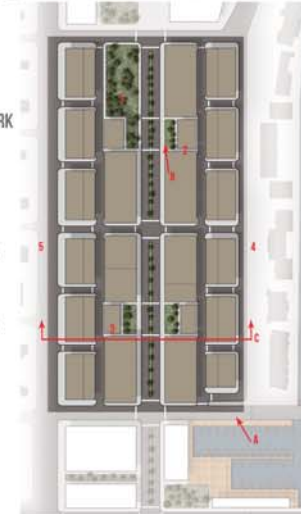
COMPLETE STREET

Missing from most of Cape Coral is the walkable, user-friendly notion of a "Complete Street". This idea of a Complete Street engages with its occupants, supplying a pleasant feel by carefully considering the street width to building height ratio, sidewalk widths, program walkability, nodes of activities, greencape, parks or parklets, bike lanes, accessibility to amenities, etc. The design here is to promote an active pedestrian lifestyle while acting as a connecting thoroughfare between The Cultural District and The Parkway all the way north to the Rec, on the Course.



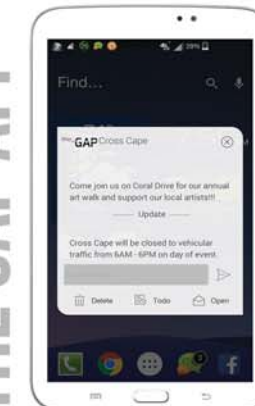
CROSS CAPE

1. NORTH CAPE PARK
2. THE STITCH
3. THE CROSS
4. BIMINI HEIGHTS SUNRISE
5. BIMINI HEIGHTS SUNSET



MASTER PLAN

THE GAP APP



SECTION B-B - CAPE CORAL PARKWAY _NORTH

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BRIDGING the GAP

CULTURAL CENTER

@CapeCoral AQUARIUM AND MARINE ENCOUNTER

AREA TOTALS

-Potential for 448,530 sqft of Cultural Enhancing Program

AQUATIC RESEARCH AND EDUCATION COMPLEX FACILITIES

-Potential 3.5 acres with 148,900 sqft available for Satellite Marine Education and Aquarium Program

RUBI COVE MARINA

-Potential 57,000 sqft available for Boating Program and Hospitality Type Spaces

-75 potential Boat Slips to access Amenities

AQUARIUM AND MARINE ENCOUNTER



RESEARCH FACILITY FOR SUSTAINABLE PRACTICE AND QUALITY OF LIFE



LEARNING OPPORTUNITY

Aquariums can provide more for a community than just a place to visit to view captivating sea life. This Aquarium Marine Encounter could be home to Summer Camps for children of all ages, educating the next generation. A main focus in this facility would be to focus on water quality, Sustainable Practices and Sea Life located specifically around Cape Coral. Touch tanks and Shingray Lagoons are fun ways for kids to learn and engage with issues on a localized level.

ON-TAPPED JOB POTENTIAL

While large sea animals entertain the masses, drawing tourism and bringing in an out-sourced cash flow, there is always a team of dedicated professionals working diligently behind the scenes. By inserting this specifically programmed space, the jobs created by such will spur Cape Coral's economy. While Retail and Commercial spaces will bring in jobs of an everyday nature, an Aquarium will bring in many jobs requiring a higher education, such as: Researchers, Scientists, Marine Veterinarians, Curators, Marine Biologists, and many more.

STUDENT INVOLVEMENT

Aquariums along with their research centers can provide locations for satellite schools from colleges and universities from all across the globe, attracting young adults to come into close contact and hands on research without the need to travel to far-away places for their education. By implementing a higher level of education program into the heart of Cape Coral's Cultural District, students, graduate students and young professionals will have reason to come to Cape Coral. The sister neighboring Research Center, along with a newly revitalized standard of living in this area will encourage them to stay.

FISH SCHOOL OF MARINE BIOLOGY AND SUSTAINABILITY CAPE CORAL CAMPUS POSSIBILITY

Associated with the Aquarium comes another opportunity to engage learning at a higher level and attract a younger Carolinian crowd. With Sustainability Programs and Awareness being at an all time high, the Marine Biology world is not blind to the idea. For the last few decades a large movement associated with cleaning up Florida's waters and Gulf Coast has been underway state wide. The beauty of a School of Marine Science here is for more reasons than one bringing in a younger generation of residents, providing a service to the community - improving the water quality surrounding Cape Coral, revitalizing Marine Life, spreading awareness of sustainability options and practices specific to Cape Coral's needs, attracting tourism and new residents, providing stable jobs for the community and presenting an opportunity to receive funding from outside sources to aid with completion of this project.

OPENDOOR CANAL WATCH A HOME

Canal Watch is an organization geared towards monitoring the water conditions of the canal system and Bimini Basin in Cape Coral. As of now, they are mostly a group of volunteers aiming to educate the community on emergency preparation, organizing trash clean-up crews, building sustainable designs in their own backyards and other DIY "save the environment" type endeavors. The addition of a research facilities could give Canal Watch a home, and a solid foundation of students, faculty and community members willing to get involved with the project, promoting the ecology of Cape Coral's marine connection city-wide.

PROMOTING OUTSIDE FUNDING

The Cape Coral Bimini Basin Rejuvenation Project has become much more than the original goal of opening of Four Freedoms Park. This scheme, to open the Rubicon Canal on 2 major thoroughfares, addition of millions of square feet of office space, retail, business, hospitality, recreation, greenscape, boating access, High-Density Live, Work and Luxury Housing and Amenities is not a weekend project. The funding for this enterprise is expanding, and therefore should require outside help.

With the implementation of the Research Facility for Sustainable Practice and Quality of Life, there presents an opportunity to attract government and or National Association funding. The Florida Fish and Wildlife Conservation Commission, for example, gives out millions of dollars of grant money annually to promote the conservation, ecology and well being of particular species, habitats, water systems, forests, estuaries and vegetative micro- and macro- environments. Cape Coral poses a need for a system and center to be laid in place in order to sustain a healthy marine ecosystem, thus forming a valid case for filing for grant money from this commission. On another note, FRWCC is not the only available outside funding option. There are many environmental organizations with available resources, geared towards incubating and funding new research facilities pertaining to the betterment of the environment as a whole, giving Cape Coral extra options and allowing for a more dynamic, culture oriented design.

PROMOTING BOATING ACCESS TO THE HEART OF A NEW CITY CENTER

Getting to and from the Bimini Basin and all that it has to offer has been challenging for years. The Rubi Cove Marina is nestled between Cape Coral's new iconic bridges, in close proximity to Cross Cape and right in the heart of Cape Coral's new city center. This hub for boat and water enthusiasts will include a floating dock system to dock 75 - 100 boats at a time. Surrounding Rubi Cove are charming shops, restaurants, and marine oriented convenience stores, perfect for a one stop shop for bait, tackle, gear and a quick sandwich on your way out for a day on the water. The Bimini Edge Boardwalk and Waltzing Waters also connect Rubi Cove to The Anchor for night time dancing, drinks and entertainment.

RUBI_COVE

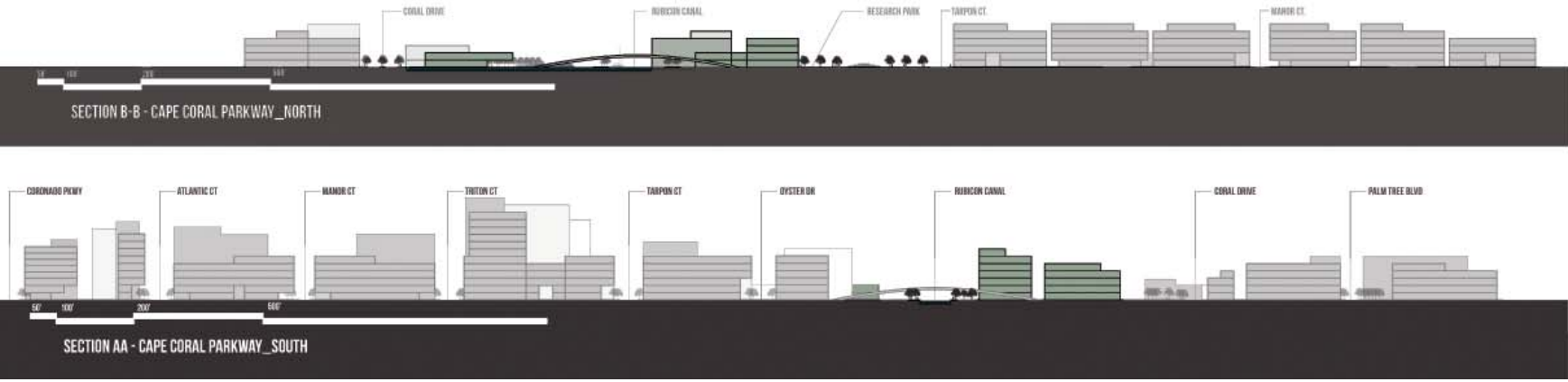
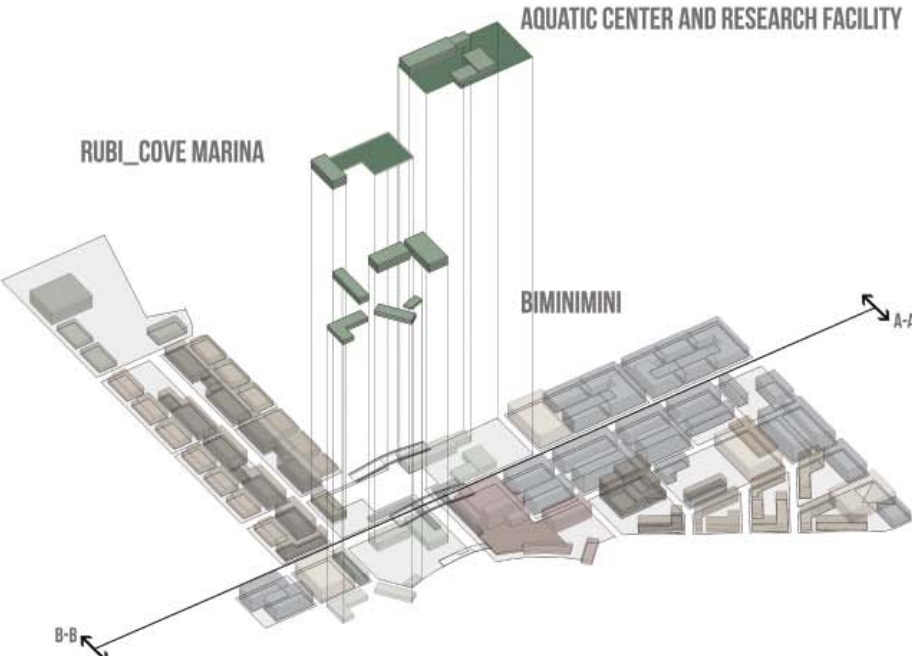


1. RESEARCH FACILITY
2. THE RUBI_COVE MARINA
3. AQUARIUM AND MARINE ENCOUNTER
4. COMMUNITY ART CENTER
5. BOOKS ON THE BASIN LIBRARY
6. RUBICON PARK
7. ART MUSEUM
8. BOAT HOUSE

MASTER PLAN



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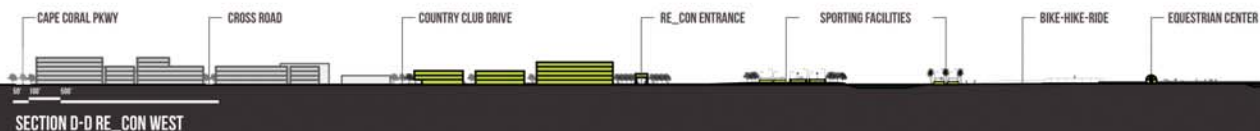
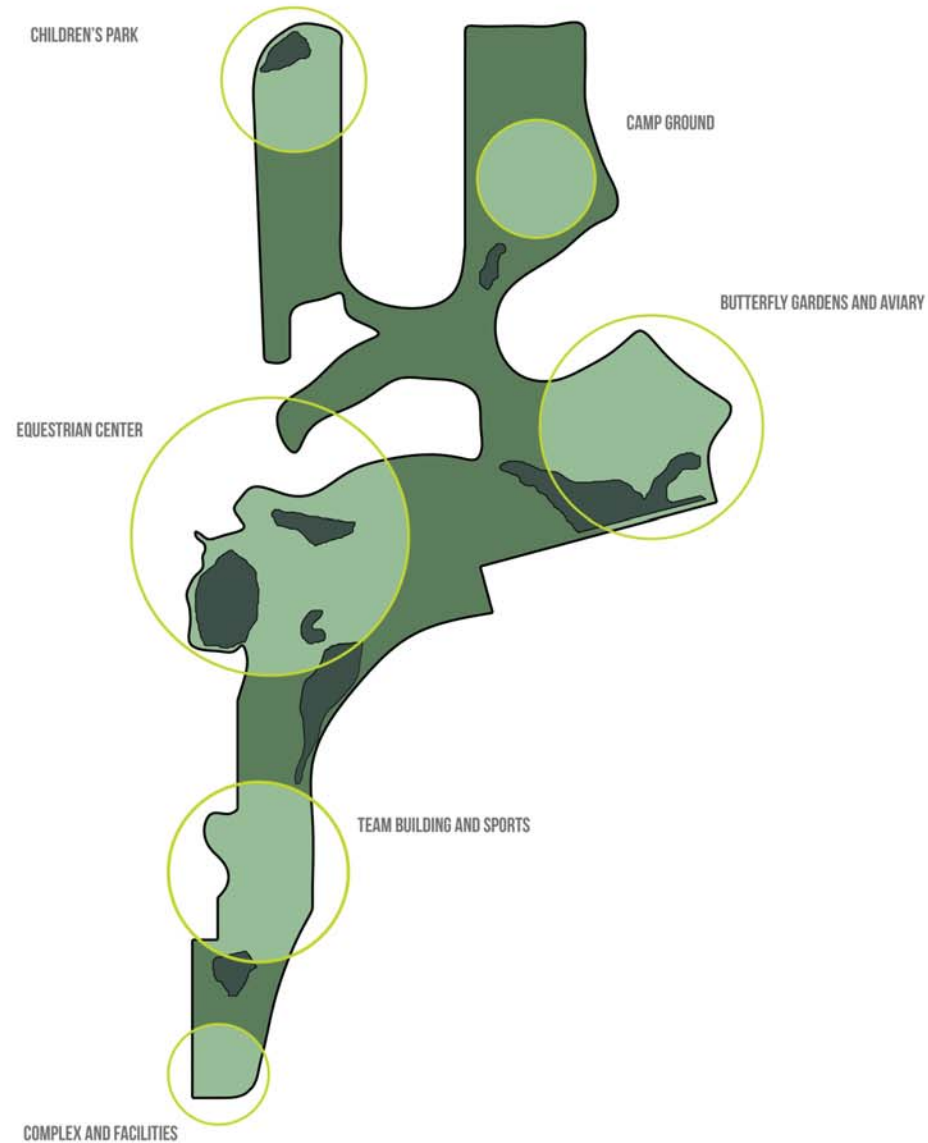
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BRIDGING the GAP

ACTIVITY NODE

@CapeCoral EQUESTRIAN CENTER

- 170 acres of unused green space
- Integration of actively charged spaces for sports arenas, fields, courts, etc.
- Addition of Equestrian Community
- Opportunity for events and competitions



ATTRACTING INCOME

A little known fact, Horseback Riding is the number one most expensive sport in the world today. English style riding in particular. While horseback riding is a fun sport for all ages, professionals tend to be extremely wealthy, and can bring funding for large projects, such as riding facilities complete with show jumping and dressage arenas. The addition of equestrian sports can also give Cape Coral a more diverse level of activities for attracting new members of the growing community.



UN-TAPPED JOB POTENTIAL

Just as the Aquarium and Research Center allows for the introduction of a new job market, a riding facility also presents the opportunity for community involvement, summer camps, education potential, and a new skill market. Some examples of this could be: camp counselors, Equine Massage Therapists, Riding Instructors, Large Animal Veterinarians, Equestrian Specialists, Grooms, Barn Managers, Breeding Specialists and many more. The increase of job potential here will ultimately aid Cape Coral in diversifying it's new community members.



EXPANDING CAPE CORAL'S ACTIVITIES

Cape Coral's lack of variety of activities could be one reason this city's young adults and professionals are migrating elsewhere to settle down and start a family or business. Introducing new and exciting hobbies and careers to mini-Corals through educative and skill perfecting means is a great way to tie locals to their community from a young age. Horseback Riding lessons are a dream for many youngsters, while also promoting a healthy, active lifestyle: exercise, being outdoors, responsibility and most of all fun.



TEAM BUILDING OPPORTUNITIES

While the defunct golf course has become the definition of potential for activities in Cape Coral, it also possesses the manifestation for team building activities. Church groups and businesses commonly use spaces and activities like these to promote a "team oriented environment" amongst group members and employees. Educational Programs as well as colleges and universities often use these types of facilities for annual competition events, as well as ice-breakers for new research teams, marching bands, drum lines, sports teams, cheerleading squads, swim and dive troupes, and theatre groups. The application of this type of programming here allows Cape Coral the proper facilities to attract outside groups and teams like those named above, and also the use of these areas for the community as well.



COMMUNITY GARDENS

Gaining popularity world-wide is the idea and implementation of Community Garden spaces. While the newly coined term "Urban Horticulture" usually promotes the use of in between or wasted spaces (usually between buildings, as seen left), Cape Coral has the proper acreage to employ a large plot of land dedicated to bringing together the community, activating a previously unused space, and educating the younger generations on sustainability and healthy eating practices. The addition of this type of programmed spaces also allows for the golf course to remain open community greenspace, as allocated in the current plan for Cape Coral.



VARIETY OF ACTIVITIES FOR CAPE CORAL

The remaining space on the golf course is prime real estate for a multitude of outdoor activities. Centrally located, this location provides ease of access to any and all programmatic elements within the designated park itself. Some of these spaces could include sports oriented areas, such as: Disk Golf, Paintball, Baseball, Cricket, Football, and Soccer Fields, Basketball, Badminton, Tennis, Racquetball and Volleyball Courts, Bunting Cages, Skate Parks, Rock Climbing and Bouldering Walls, Archery Ranges, and the Equestrian Facilities. Recreational could also be included, allowing for Mini-Golf, Playgrounds, Bumper Cars, and Go-Cart Tracks. And of course, Nature activity and Fitness centers could be included, for example: Dog Parks, Biking and Hiking Trails, Butterfly Gardens, Botanical Gardens, Avianes, Bird Watching Stations, and Petting Zoos. The remainder of the golf course also would be a perfect fit to reintroduce natural Florida fauna, bringing native birds and wildlife back into the area.

CAPE CORAL EVENT CENTER



RE_CON EVENT POTENTIAL

With all of the new program Re_Con has to offer, here enters the opportunity for Cape Coral to host a number of city-, state- and nation wide- events. On a local level, intramural sports teams for all ages can form, bringing together residents from all areas. Lite league teams from all over the Gulf Coast will now have a place to gather and play for a championship title. 4H groups could host horse shows at the arena, inviting other counties to experience Cape Coral and compete. Hosting events here at Re_Con could potentially bring in money, tourism and recognition for the area.



SAFE CYCLING

Cycling is a popular sport throughout Cape Coral. Unfortunately its popularity is not prevalent due to the lack of safe cycling trails. Here at Re_Con, with the installation of a Hike-Bike-Ride Trail, bike-riding will be a safe and fun activity for everyone! A secondary attribute of this trail could be a safe connection for non-motorists, linking the residential neighborhoods on both sides of the park, as well as allowing for an alternate route to access Cross Cape, the Bimini Edge Boardwalk, Ruby Cove Marina, The Anchor, Bimini, and all the way down to Bimini Side, and The Parkway.

RE_CON



MASTER PLAN

THE GAP APP



TRAIL RIDE AT RE_CON

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BRIDGING the GAP

STAYING CONNECTED

@CapeCoral

STAY CONNECTED TO YOUR WORLD



Continuous Internet Access through Wi-Fi Hotspots located throughout public green spaces presents Cape Coral with access to real-time updates through the Gap App.

From Facebook, to email to events all over town, Corikans never need to fear of missing out on an

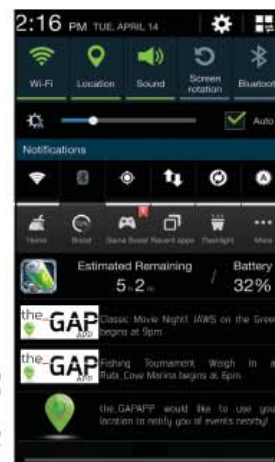


KEEP TRACK OF HOT EVENTS AROUND TOWN



By staying connected through Wi-Fi, residents can enjoy district specific event notifications just from passing by a store or through a park.

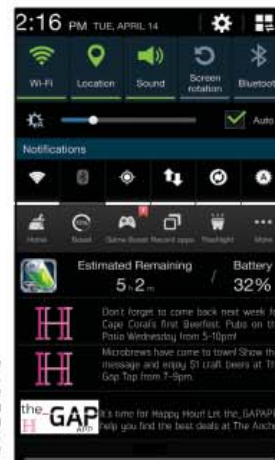
Another feature through the app will allow the user to store the time and date and set reminders for upcoming events.



NEVER MISS 'THE PLACE TO BE'



Connecting Cape Coral is not only good for the residents, but can also promote local business as well. The example here is a new event, which without the app could turn out lack-luster, requiring marketing strategies and acquiring print costs for flyers. By utilizing technology to bring the community together, the GAPAPP provides a quick, modern and sustainable approach to promoting businesses large and small.



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BRIDGING the GAP

PHASING STRATEGY @CapeCoral

PHASE 1 A-C



PHASE 1 A

PHASE 1 A, 2 - 5 YEARS

Phase 1A begins with the beautification of Cape Coral Parkway, readying itself to become one of the most walkable streets in Cape Coral.

This phase also lays down the infrastructure appropriate for Phase A 1 - 3, as well as future phases to come.

Also included in this first step is the building out of the new entertainment district. The Anchor, providing this city with night life and weekend activities as soon as possible.

The beginnings of the Boardwalk linking this entertainment district to places like Bimini and Rubi Cove Marina will also be added in Phase 1A.



PHASE 1 B

PHASE 1 B, 3 - 7 YEARS

Phase 1B starts to nourish the community of Cape Coral as a whole. The development of Rubi Cove means the long-awaited opening of the Rubicon Canal, allowing for more amenities and furthering the connection to the water.

Opening the Rubicon allows for the further dredging of the Rubi Cove Marina and small outlet allocated for the Research Center to improve accessibility and water quality.

Bimini is aimed toward bringing culture and education to the basin. Here lies the opportunity for an Aquarium and Research Aquatic Park, Library and Art Venues as well as Waltzing Waters, Fountains and the remainder of the Boardwalk to spur pedestrian access.



PHASE 1 C

PHASE 1 C, 5 - 10 YEARS

Phase 1C is the last portion of Phase 1. This is the projected outcome from private development after Phase 1A and B set the tone for the growing city center in Cape Coral.

Since Phases 1A and B are geared toward entertainment and activity, Cape Coral is still in need of office space, hospitality venues, and retail spaces for this growing city. With this phase comes the potential for millions of squarefeet of office space and parking, both on street and within structures.

By providing spaces for jobs, a larger workforce will result, creating a sustainable environment for the town center.



PHASE 2

PHASE 2

Phase 2 is complete with the addition of the remainder of the business district. The Parkway and upscale residential district, Bimini Side.

With new places to work come new jobs and people in the workforce. While Cape Coral has a plethora of places to reside as is, Bimini Side adds residents to the new town center, providing a small-downtown feel for those who chose to walk to and from work, restaurants, theatre, coffee shops and night time entertainment options.

This phase also includes the completion of The Greenway, completing the entertainment district and furthering the greenspace connecting The Parkway to Rubi Cove and beyond.



PHASE 3

PHASE 3

Phase 3 brings the addition of the Live/Work district, Cross-Cape. After the completion of phases 1 and 2, the new towncenter surrounding Bimini Basin will shed new light on Cape Coral, attracting new residents and possibly young entrepreneurial types, requiring a diverse range of housing seen here.

Many Millennials are adopting the idea of walkability, sending them to large cities. By creating a young-adult's dream of a pedestrian city with a small town feel, now complete with jobs and opportunities acquired from previous phases, Millennials will flock here in search of the perfect balance between urban and small town.



PHASE 4

PHASE 4

Phase 4 brings this stage in Cape Coral's history to a close. The final stage in this proposal is to reinvigorate the old, unused defunct golf course. While the first three stages, Phase 1 A-C, 2 and 3 create jobs, introduce entertainment and provide homes, Phase 4 embodies a different kind of activity hub all together.

Re-Con is introduced here as a place for Cape Corallians to live, work, and PLAY. The creation of a community has come full circle with the addition of this large park, proving the previous stages properly set up infrastructure, activities, night life, jobs, and outside income for the growing city of Cape Coral.

