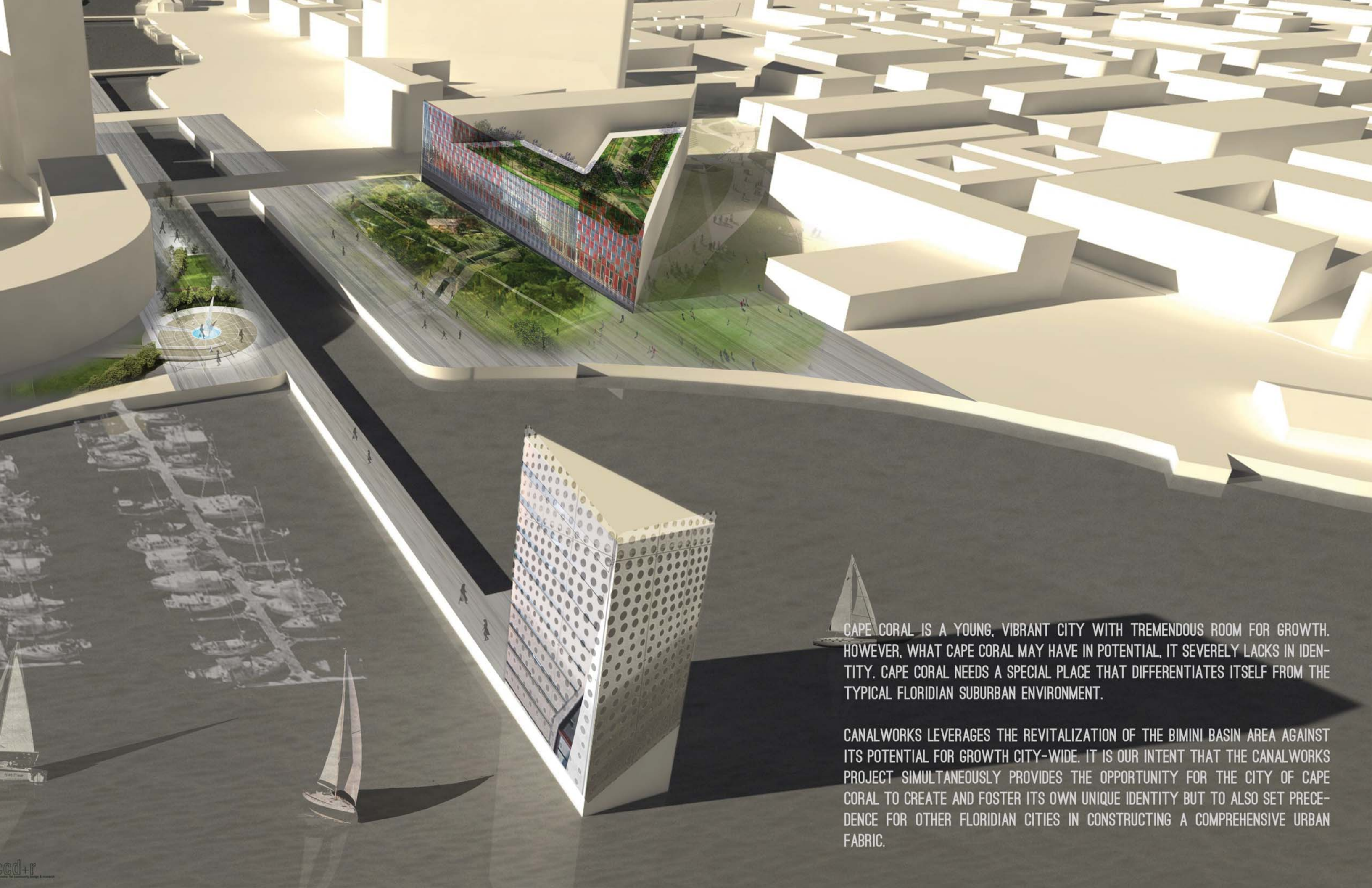




CANAL WORKS

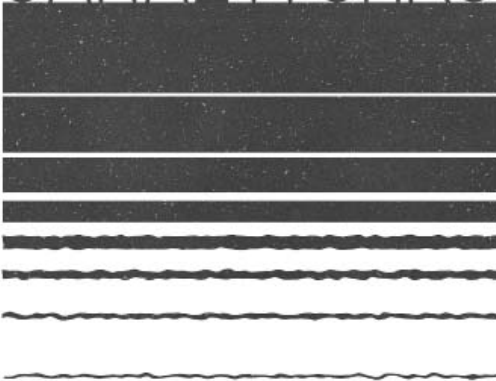




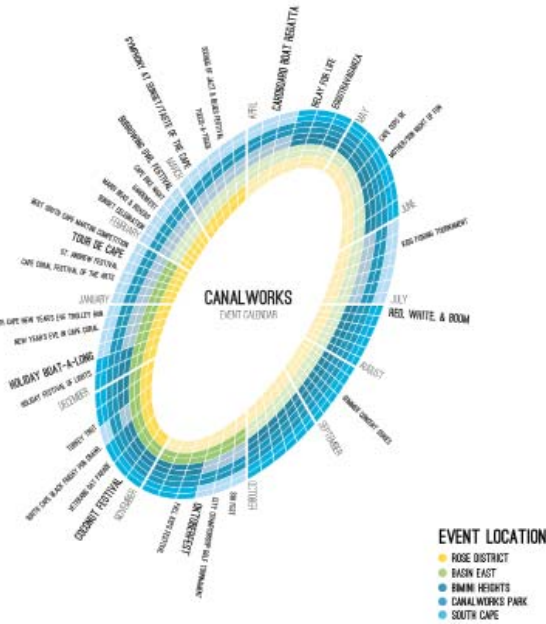
CAPE CORAL IS A YOUNG, VIBRANT CITY WITH TREMENDOUS ROOM FOR GROWTH. HOWEVER, WHAT CAPE CORAL MAY HAVE IN POTENTIAL, IT SEVERELY LACKS IN IDENTITY. CAPE CORAL NEEDS A SPECIAL PLACE THAT DIFFERENTIATES ITSELF FROM THE TYPICAL FLORIDIAN SUBURBAN ENVIRONMENT.

CANALWORKS LEVERAGES THE REVITALIZATION OF THE BIMINI BASIN AREA AGAINST ITS POTENTIAL FOR GROWTH CITY-WIDE. IT IS OUR INTENT THAT THE CANALWORKS PROJECT SIMULTANEOUSLY PROVIDES THE OPPORTUNITY FOR THE CITY OF CAPE CORAL TO CREATE AND FOSTER ITS OWN UNIQUE IDENTITY BUT TO ALSO SET PRECEDENCE FOR OTHER FLORIDIAN CITIES IN CONSTRUCTING A COMPREHENSIVE URBAN FABRIC.

CANAL WORKS

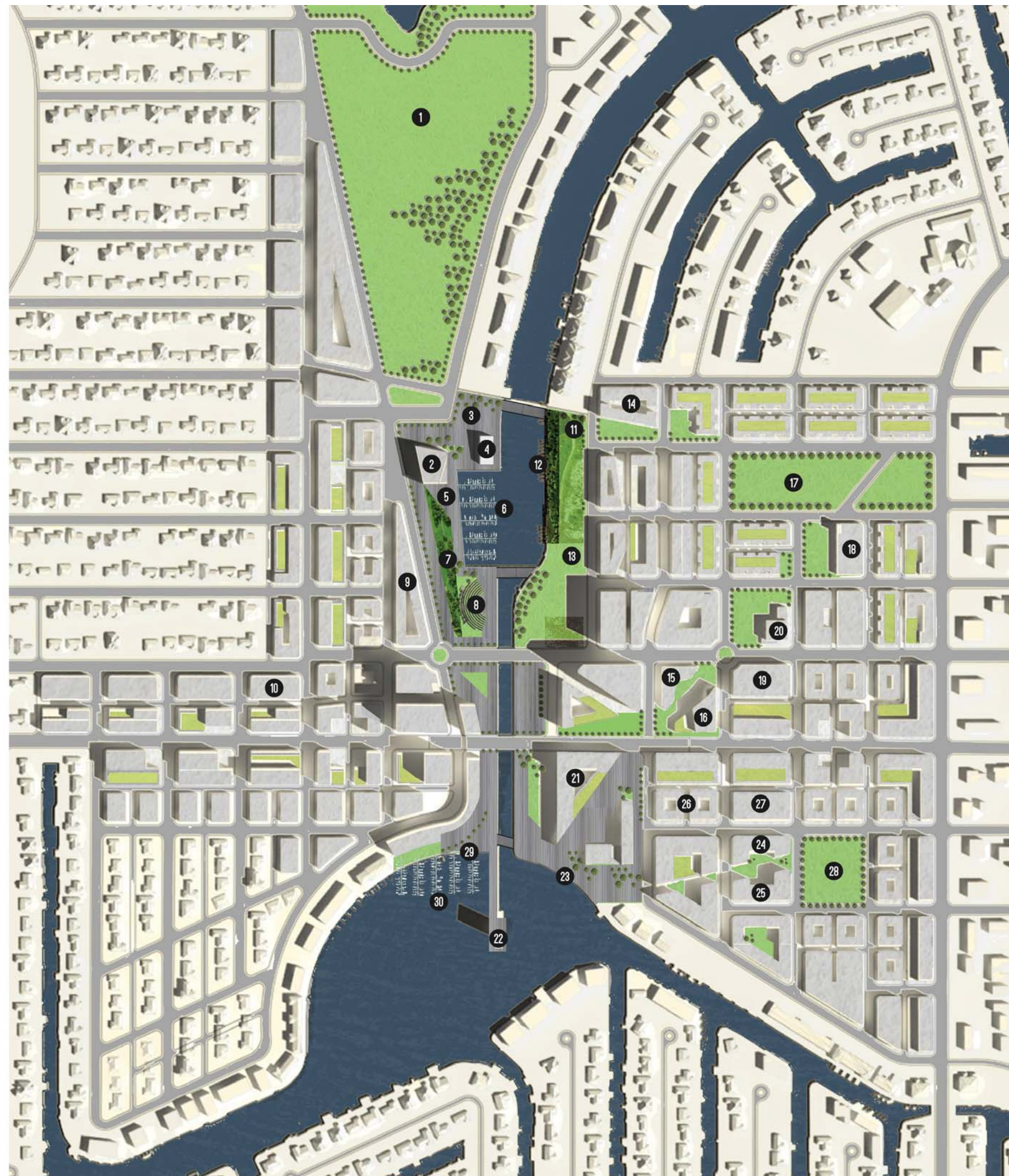


PROJECT OVERVIEW

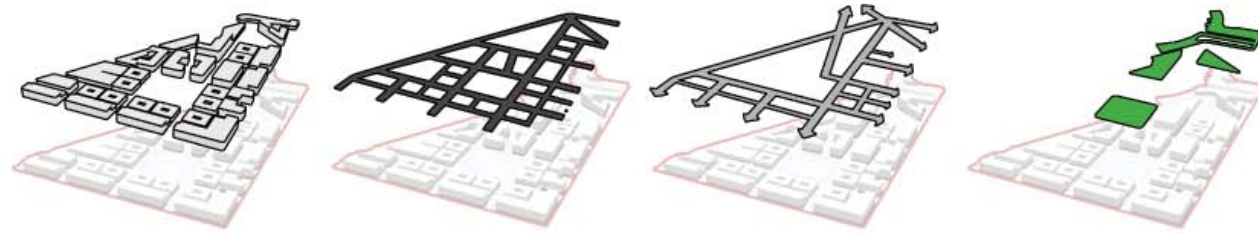


SITE PLAN

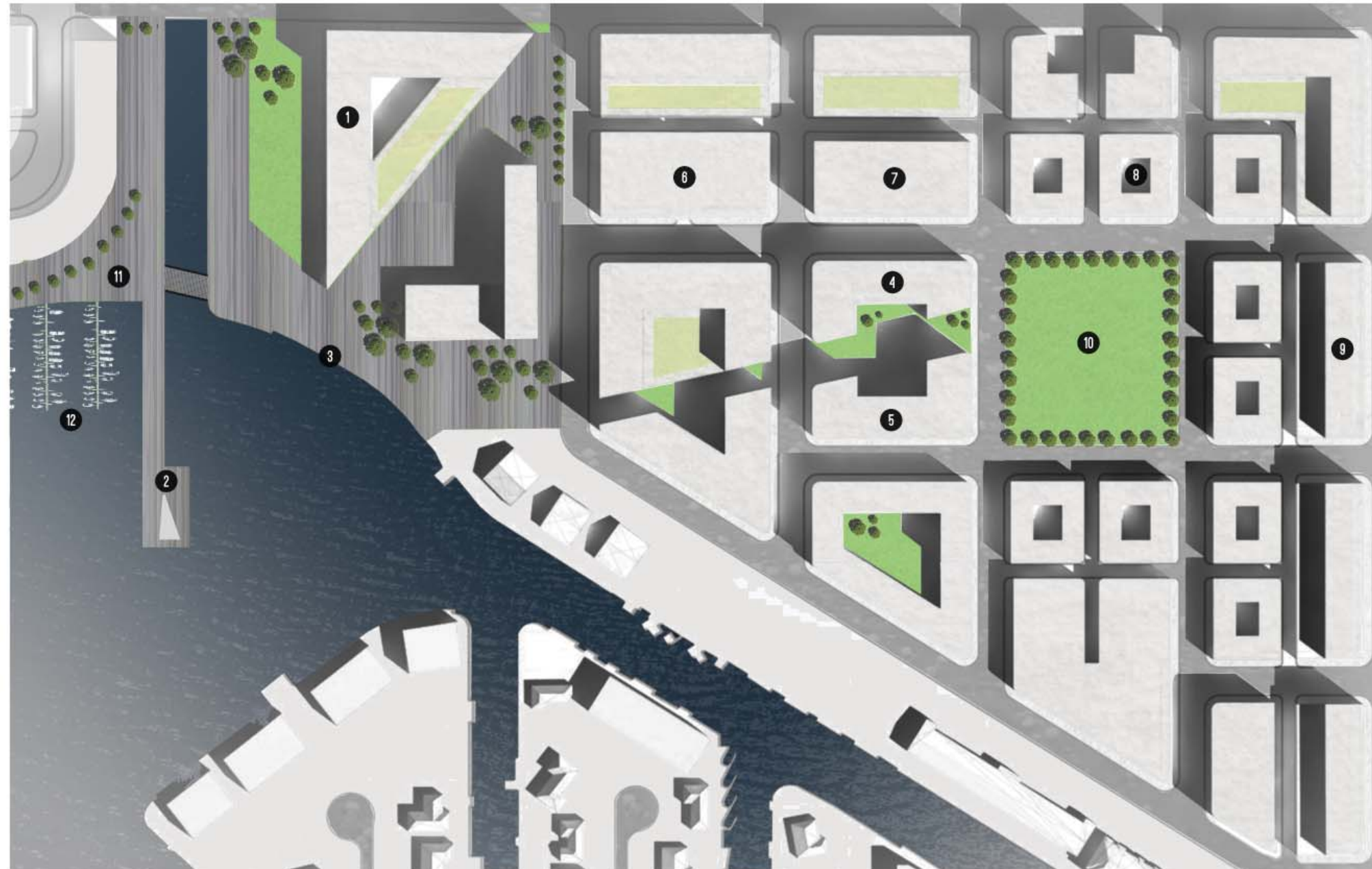
- 1 CAPE CORAL COMMONS / SPORTS FIELDS
- 2 ARBORETUM & URBAN FARM
- 3 SCULPTURE GARDENS
- 4 KAYAK & BIKE RENTAL
- 5 WATERSIDE CAFE
- 6 NORTH MARINA
- 7 BOTANICAL GARDENS & WILDFLOWER WALK
- 8 AMPITHEATER
- 9 MOVIE THEATER
- 10 PUBLIC PARKING GARAGE
- 11 DOG PARK
- 12 BOAT SLIPS
- 13 CHILDREN'S PLAYGROUND
- 14 MIDDLE SCHOOL
- 15 PUBLIC LIBRARY
- 16 TRANSIT HUB
- 17 BIMINI HEIGHTS PARK
- 18 FARMER'S MARKET
- 19 PUBLIC PARKING GARAGE
- 20 HEALTH & WELLNESS CENTER
- 21 BOUTIQUE HOTEL & CRAFT BREWERY
- 22 OBSERVATION TOWER
- 23 BOARDWALK
- 24 ART MUSEUM
- 25 CHILDREN'S ART MUSEUM
- 26 PUBLIC PARKING GARAGE
- 27 ORGANIC GROCERY STORE
- 28 FOUNTAIN SQUARE
- 29 KAYAK RENTAL STATION
- 30 SOUTH MARINA



THE BASIN EAST



THE BASIN EAST WILL BE THE ULTIMATE COMBINATION OF A LIVE-WORK-PLAY LIFESTYLE. BASIN EAST WILL BE THE CENTER OF CAPE CORAL'S ENTERTAINMENT CORE: WITH RESTAURANTS, BARS, RETAIL, OFFICES, AND MUSEUMS. ALL OF THESE SERVICES WILL BE STITCHED TOGETHER WITH MIXED-USE BUILDINGS AND CONNECTED THROUGH PARKS, SHARED STREETS, MULTI-MODAL GREENWAYS, AND PEDESTRIAN ALLEYWAYS. BASIN EAST WILL BE KNOWN AS THE HIP CULTURAL CENTER OF CAPE CORAL THAT WILL ATTRACT VISITORS FROM AROUND THE REGION.



- 1 BOUTIQUE HOTEL/CRAFT BREWERY
- 2 OBSERVATION TOWER
- 3 BOARDWALK
- 4 ART MUSEUM
- 5 CHILDREN'S MUSEUM
- 6 PUBLIC PARKING GARAGE
- 7 ORGANIC GROCERY STORE
- 8 MIXED USE RESIDENTIAL
- 9 OFFICE SPACE
- 10 FOUNTAIN SQUARE
- 11 KAYAK RENTAL
- 12 SOUTH MARINA





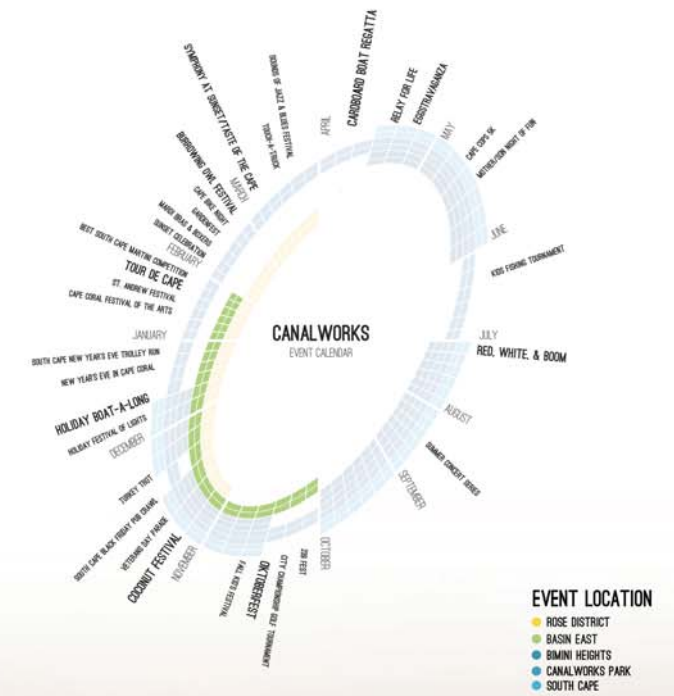
"WE ALWAYS COME DOWN TO BASIN EAST IN THE EVENING. THERE ARE SO MANY RESTAURANTS AND BARS ALONG THE BOARDWALK, WE ALWAYS HAVE SOMEWHERE DIFFERENT TO GO. MY FAVORITE IS THE OYSTER GRILL. THEY GET A LOT OF THEIR FISH FROM THE LOCAL FISHERMEN, SO IT'S NICE TO FEEL LIKE YOU'RE SUPPORTING THE COMMUNITY. ALL OF THE ART ON THEIR WALLS ARE

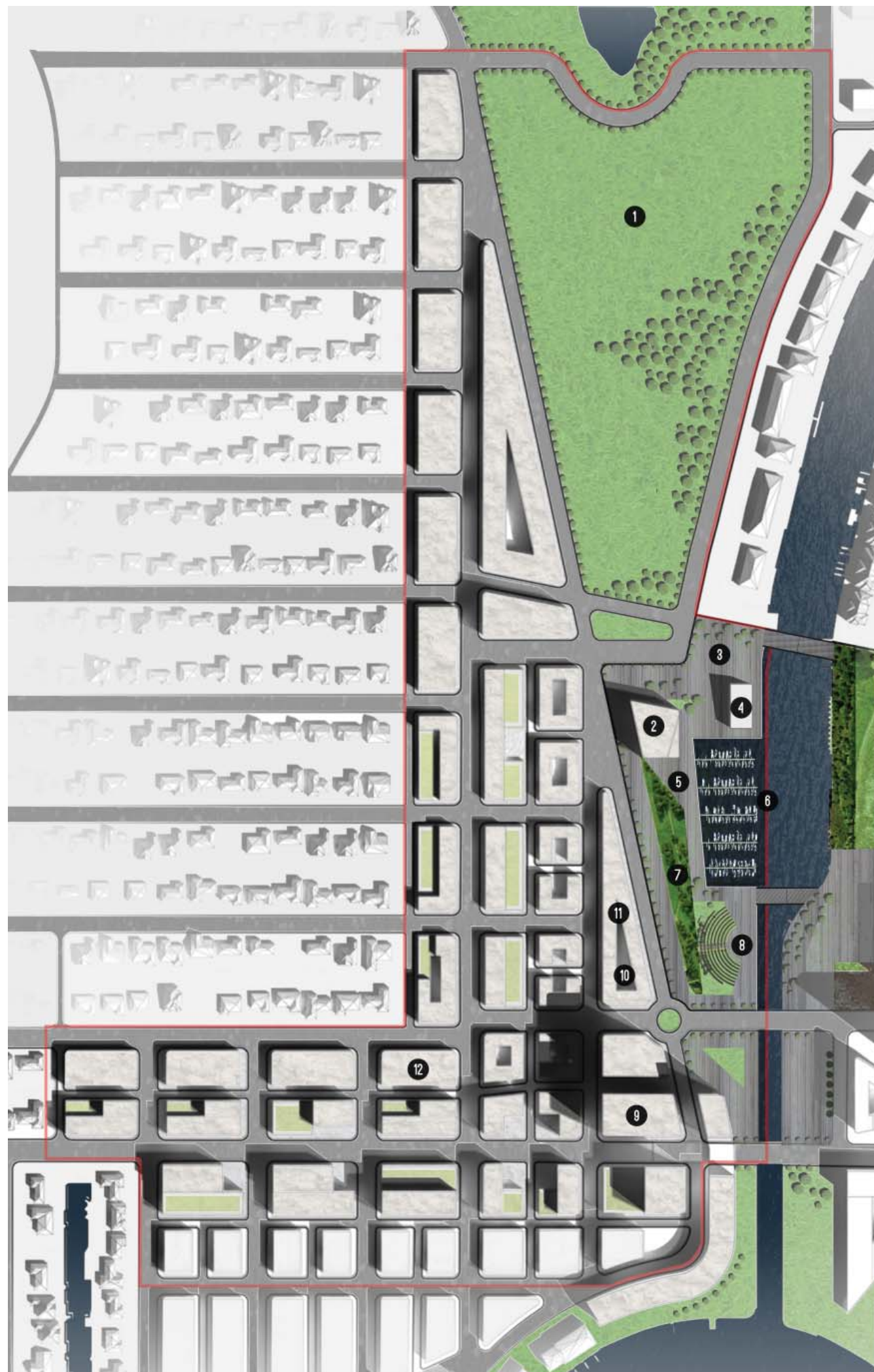


"I WORK AT THE ART MUSEUM, AND IT'S ONE OF THE BEST JOBS I'VE HAD. WE ARE ABLE TO GET NEW COLLECTIONS EVERY FEW MONTHS, SO THE ENVIRONMENT IS CONSTANTLY EVOLVING. WE ALSO HOST PROGRAMS WITH THE LOCAL SCHOOLS TO TRY TO GET THE KIDS EXCITED. IT'S ALWAYS REWARDING WHEN A KID TELLS YOU THAT ONE DAY, WE'LL BE SHOWCASING THEIR ARTWORK."



"MY FAMILY VISITED ME THE OTHER DAY, AND THEY COULDN'T BELIEVE HOW MUCH CAPE CORAL HAS CHANGED. THEY ABSOLUTELY LOVE THE BOUTIQUE HOTEL. THEY SAID IT'S SO NICE, THEY FELT SPOILED! IT WAS EASY, TOO, BECAUSE I LIVE A COUPLE BLOCKS AWAY IN AN APARTMENT ABOVE THE LOCAL BIKE SHOP. I'D MEET MY PARENTS IN FOUNTAIN SQUARE, THEN WE'D WALK AROUND AND VISIT THE OBSERVATION TOWER."

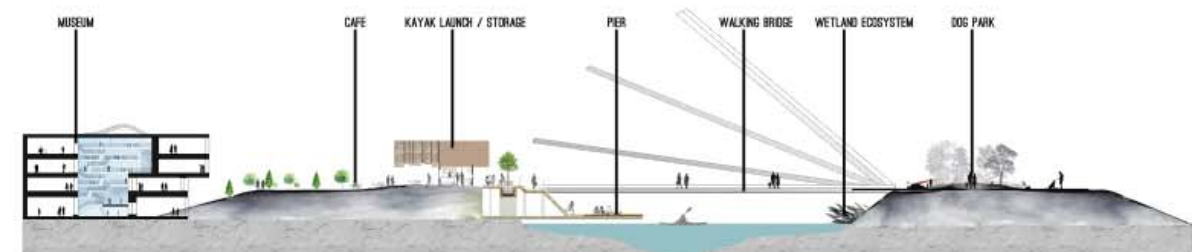
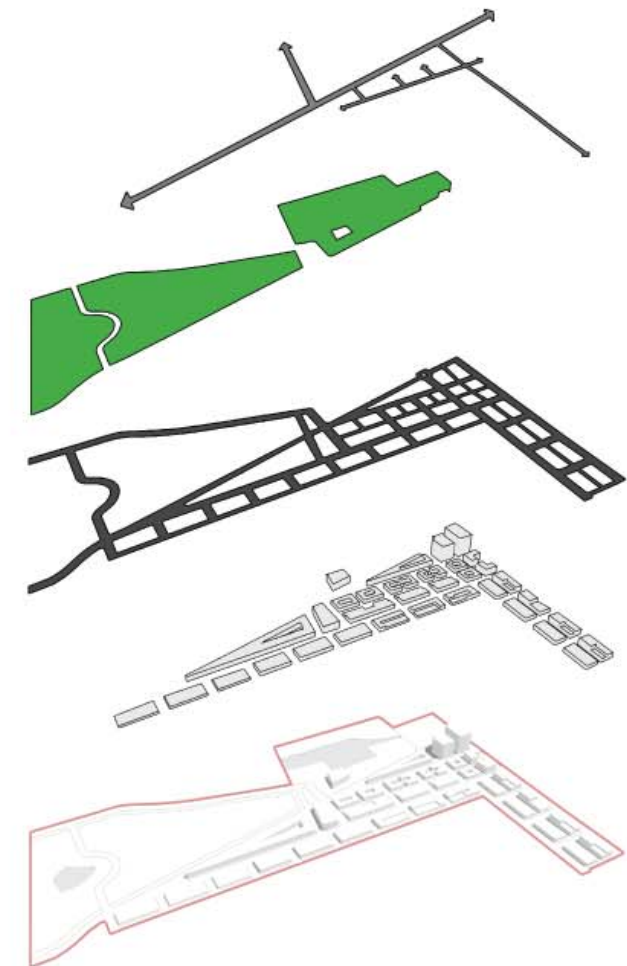




THE ROSE DISTRICT

THE ROSE DISTRICT WILL BE THE KEY COMMERCIAL STRIP WITH A "MAIN STREET" FEEL THAT PROVIDES A SIMPLE THRESHOLD BETWEEN THE ACTIVE URBAN CORE AND THE QUIET, SINGLE-FAMILY NEIGHBORHOODS. THE ROSE DISTRICT RUNS ALONG THE NEIGHBORHOOD CORRIDOR AND WILL HAVE INCREASED DENSITY WITH 2-3 STORY BUILDINGS THAT HOUSE RESTAURANTS, LOCAL OFFICES, AND OTHER AMENITIES FOR THE RESIDENTS. THE ROSE DISTRICT IS DIRECTLY CONNECTED TO THE CANAL WORKS PARK. THE CANAL IS WIDENED NORTH OF 47TH STREET TO ACCOMMODATE A NEW MARINA THAT ALLOWS QUICKER ACCESS TO AMENITIES FOR BOATERS. THE CANAL WORKS PARK INCLUDES AN ARBORETUM, BOTANICAL AND BUTTERFLY GARDENS, A SCULPTURE GARDEN, CAFE, AND SPORTS FACILITIES.

- 1 SPORTS COMPLEX / THE COMMONS
- 2 ARBORETUM & URBAN FARM
- 3 SCULPTURE GARDENS
- 4 KAYAK & BIKE RENTAL
- 5 WATERSIDE CAFE
- 6 NORTH MARINA
- 7 BOTANICAL GARDEN & WILDFLOWER WALK
- 8 AMPITHEATER
- 9 OFFICE SPACE
- 10 MOVIE THEATER
- 11 ARCADE
- 12 PUBLIC PARKING GARAGE





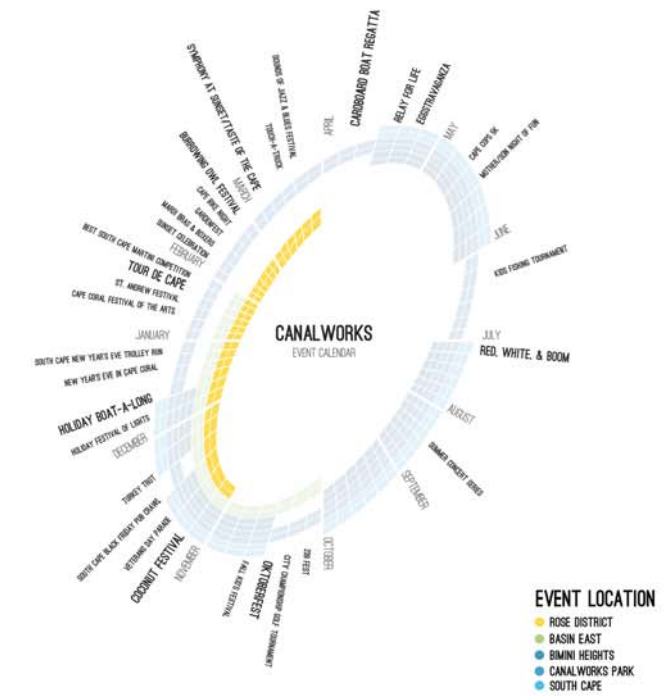
"I LOVE LIVING IN THE ROSE DISTRICT. MY OFFICE MOVED TO CAPE CORAL FROM FORT MYERS A YEAR AGO. I BOUGHT A CONDO JUST 3 BLOCKS NORTH OF HERE SO I WOULDN'T HAVE TO COMMUTE. WALKING TO WORK IS ONE OF THE HIGHLIGHTS OF MY DAY."



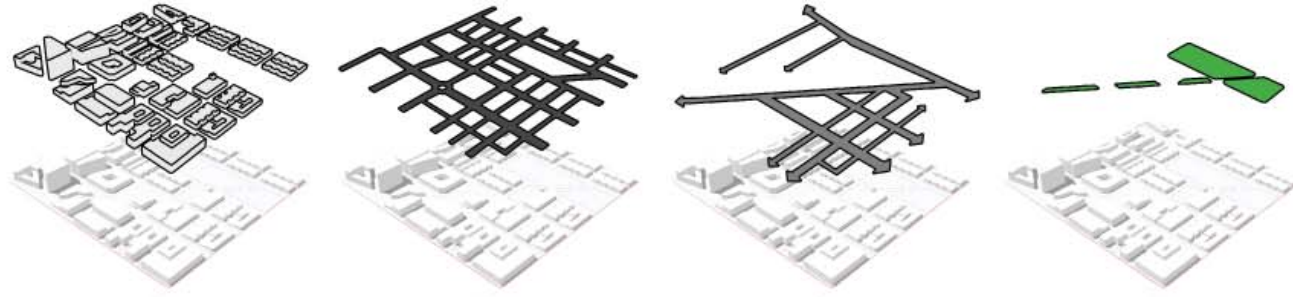
"MY WIFE AND I VISIT THE CANAL WORKS PARK EVERY WEEKEND. HER FAVORITE PART IS THE SCULPTURE GARDEN NEXT TO THE ARBORETUM. SHE LOVES PUBLIC ART. AFTERWARDS, WE VISIT THE CAFE. THEY HAVE THE BEST CHICKEN SALAD."



"IT'S REALLY NICE HAVING A MARINA SO CLOSE TO ALL THE ACTIVITIES IN THE DISTRICT. I HAVE TWO KIDS--BOTH UNDER 4--AND MY WIFE AND I CAN RIDE OUR BOAT DOWN HERE AND DOCK IT. THE MOVIE THEATER AND ARCADE ARE ONLY A 5 MINUTE WALK AWAY."

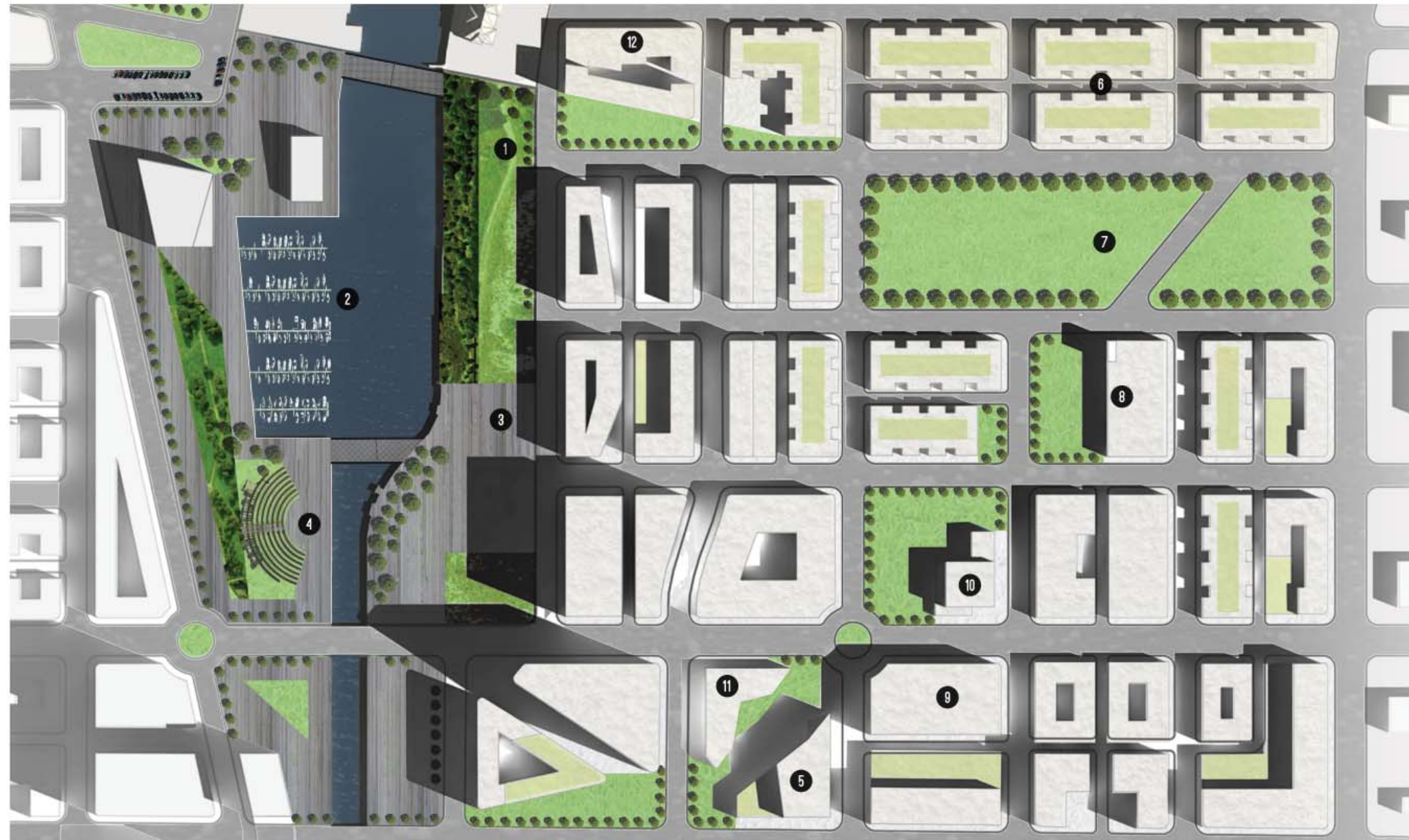


ARBORETUM & CANALWORKS PARK



BIMINI HEIGHTS

BIMINI HEIGHTS WILL BE THE NEW, MULTI-FAMILY RESIDENTIAL NEIGHBORHOOD. LOCATED NORTH OF THE CAPE CORAL PARKWAY, THIS DISTRICT SUPPLIES HIGHER-DENSITY LIVING FOR THOSE WISHING TO LIVE IN AN URBAN ENVIRONMENT. THE RESIDENCES FRAME A LARGE PARK THAT PROVIDES A VIEW AND A PLACE FOR NEIGHBORHOOD ENGAGEMENT AND RECREATIONAL ACTIVITIES. THE LAWN IS DIVIDED BY A LINEAR PARK THAT PROVIDES A VIEW CORRIDOR TO THE OBSERVATION TOWER. AMENITIES ARE SUPPLIED FOR THE RESIDENTS ALONG THIS GREEN BELT THAT ENCOURAGE SOCIAL INTERACTIONS AND ACTIVITIES. THE INCLUSION OF A GYM AND WELLNESS CENTER PROMOTES A HEALTHY LIFESTYLE, A FARMER'S MARKET SUPPORTS LOCAL BUSINESSES, AND LIBRARY OFFERS A QUIET PLACE FOR RESPITE AND GATHERING. THE MELDING OF ALL OF THESE SPACES WILL STRENGTHEN THE DISTRICT OF BIMINI HEIGHTS AND MAKE IT AN IDEAL PLACE TO LIVE FOR BOTH SINGLES AND FAMILIES.



- 1 DOG PARK
- 2 BOAT SLIPS
- 3 CHILDREN'S PLAYGROUND
- 4 AMPITHEATRE
- 5 MULTI-MODAL TRANSIT STATION
- 6 MULTI-FAMILY TOWNHOUSE UNITS
- 7 BIMINI HEIGHTS PARK
- 8 FARMER'S MARKET
- 9 PUBLIC PARKING GARAGE
- 10 GYM & WELLNESS CENTER
- 11 PUBLIC LIBRARY
- 12 MIDDLE SCHOOL





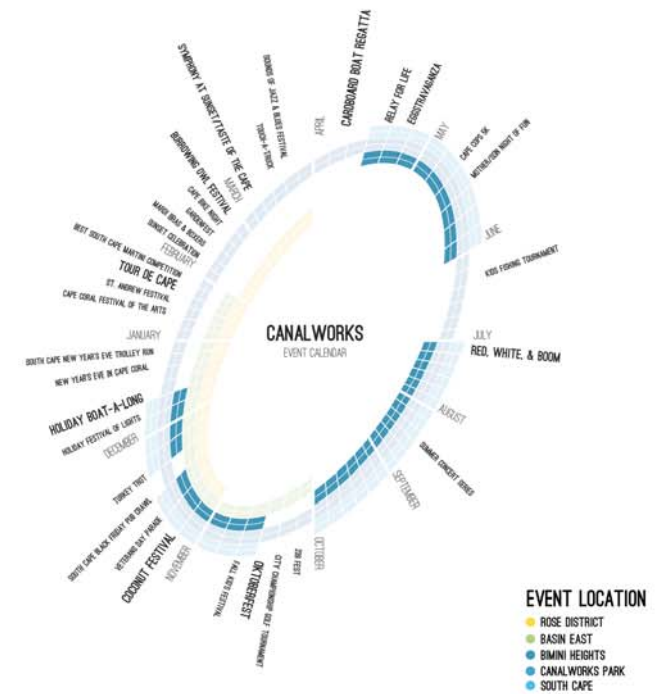
"BIMINI HEIGHTS IS THE PERFECT PLACE TO RAISE MY KIDS. I HATE YARDWORK, SO I ALWAYS LOVED LIVING IN TOWN-HOMES. OURS FACES BIMINI HEIGHTS PARK, AND IT'S PERFECT. I LOVE WATCHING THE KIDS PLAY IN THE PARK WHEN I WALK MY DOG. EVERYONE IS SO FRIENDLY AND HAPPY."



"AFTER I GRADUATED FROM COLLEGE, I WAS LOOKING FOR A CITY THAT MADE ME FEEL AT HOME. I WANTED TO LIVE SOMEPLACE THAT ALWAYS HAD SOMETHING GOING ON, AND HAD A BLOSSOMING JOB MARKET. I FOUND A JOB IN THE BIMINI HEIGHTS AREA RIGHT OUT OF SCHOOL, AND I IMMEDIATELY FELT LIKE I BELONGED."



"I USED TO LIVE UP IN NORTH CAPE, BUT AFTER THE BIMINI HEIGHTS DISTRICT WAS COMPLETED, MY PARENTS BOUGHT A CONDO IN THE AREA. IT'S PRETTY AWESOME BEING ABLE TO WALK TO THE GYM, OR JUST CROSS THE STREET TO GO TO THE LIBRARY TO DO HOMEWORK "



PHASING STRATEGY

PHASE ONE PROJECT STATISTICS

1. LAND AREA: 103.7 ACRES
2. DEVELOPMENT PROGRAM:
 - A. OFFICE SPACE: 54.0 ACRES
 - B. RETAIL: 12.0 ACRES
 - C. RESIDENTIAL:
 - I. CONDOMINIUMS: .77 ACRES
 - D. HOSPITALITY: 260 ROOMS
 - E. ENTERTAINMENT: 5.30 ACRES
3. INFRASTRUCTURE AND WATERFRONT AMENITIES:
 - A. PUBLIC MARINA: 48 SLIPS
 - B. MUNICIPAL PIER: 60 SLIPS
4. PARKING SPACES:
 - A. ON-STREET: 3.10 ACRES (788 SPACES)
 - B. GARAGE: 4.4 ACRES (700 SPACES)
5. SUSTAINABLE / RESILIENCY FEATURES:
 - A. PERMANENT JOBS CREATED: 15,948
6. OPEN SPACE TYPES:
 - A. CANALWORKS PARK: 10.51 ACRES
 - B. TRAILS & GREEN SPACES: 8.91 ACRES
7. OTHER OPEN SPACES:
 - A. BIMINI BASIN ESPLANADE: 1,945 FEET
 - B. RUBICON CANAL ESPLANADE: 2,832 FEET



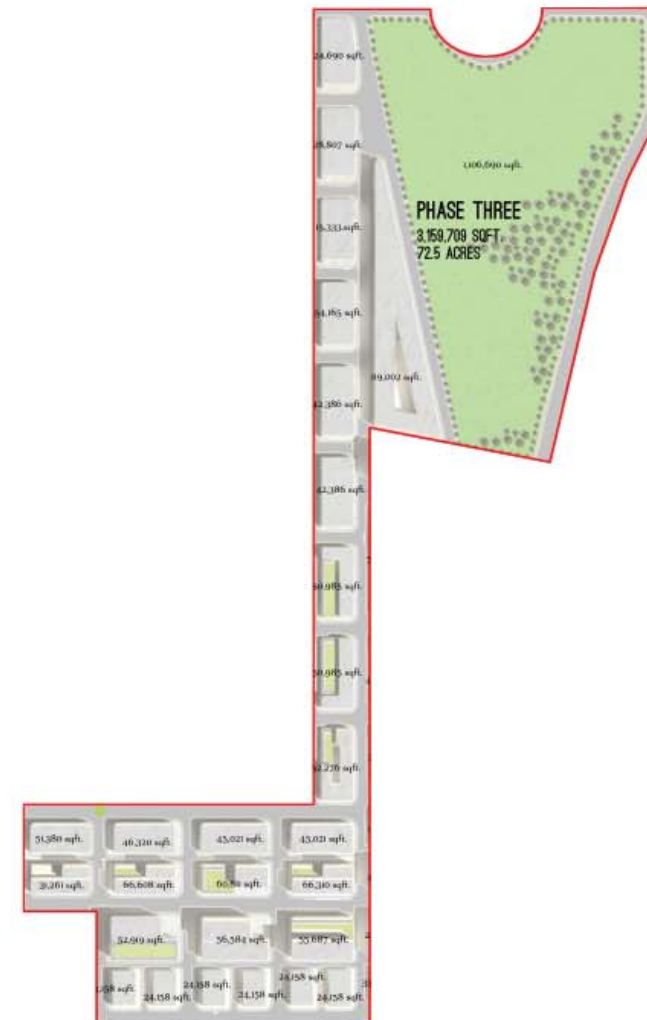
PHASE TWO PROJECT STATISTICS

1. LAND AREA: 81.1 ACRES
2. DEVELOPMENT PROGRAM:
 - A. OFFICE SPACE: 6.50 ACRES
 - B. RETAIL: 11.05 ACRES
 - C. RESIDENTIAL:
 - I. CONDOMINIUMS: 38.2 ACRES
 - II. RENTAL APARTMENTS: 16.3 ACRES
 - D. ENTERTAINMENT: 14.9 ACRES
3. PARKING SPACES:
 - A. ON-STREET: 3.90 ACRES (981 SPACES)
4. SUSTAINABLE / RESILIENCY FEATURES:
 - A. PERMANENT JOBS CREATED: 1,893
5. OPEN SPACE TYPES:
 - A. BIMINI HEIGHTS PARK: 5.85 ACRES
 - B. POCKET PARKS: 2.36 ACRES
 - C. FOUNTAIN SQUARE: 2.59 ACRES

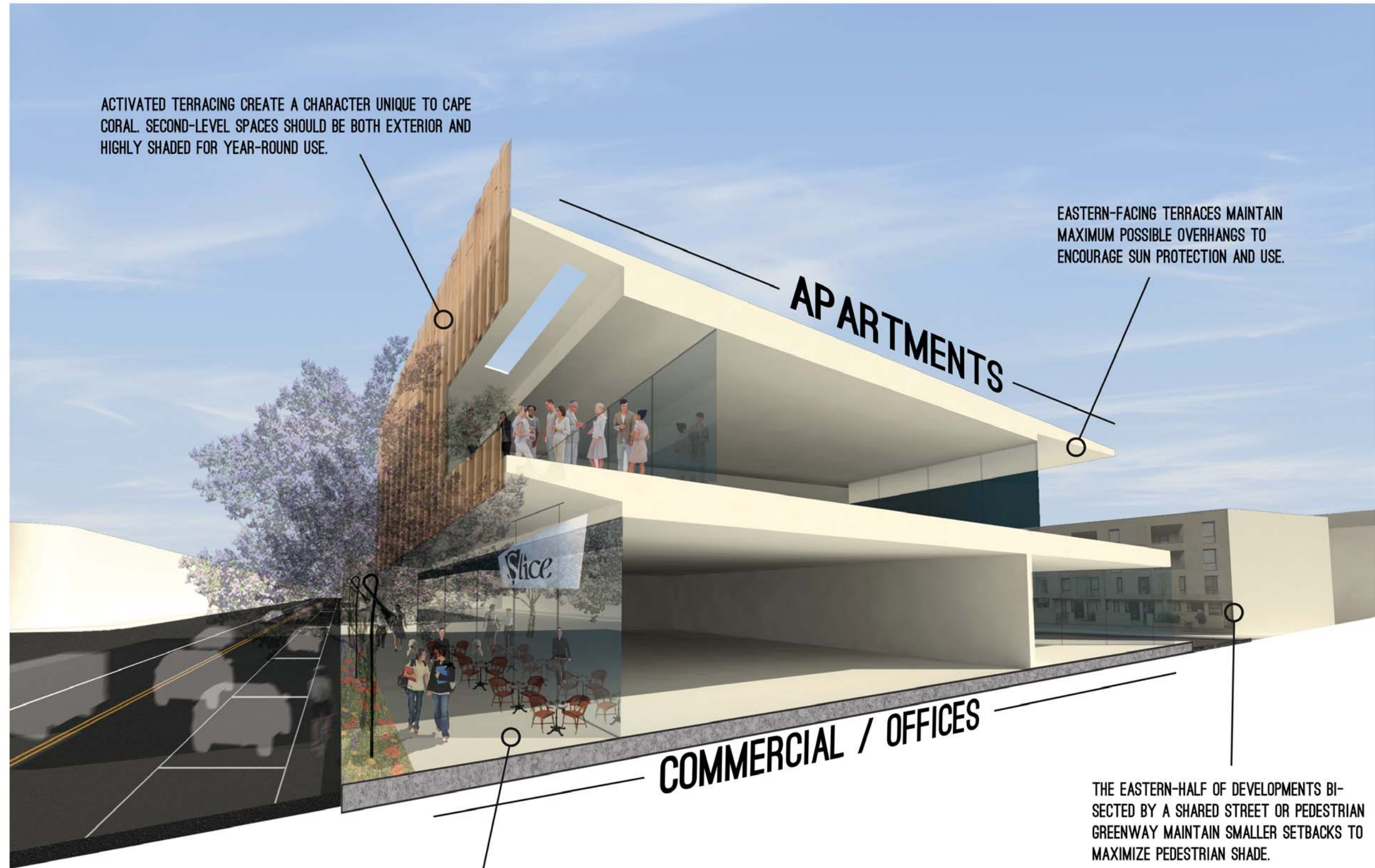


PHASE THREE PROJECT STATISTICS

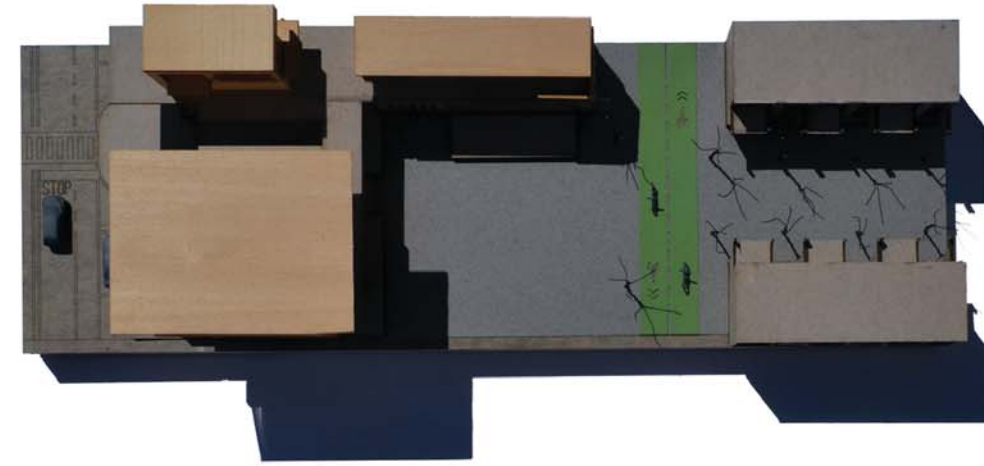
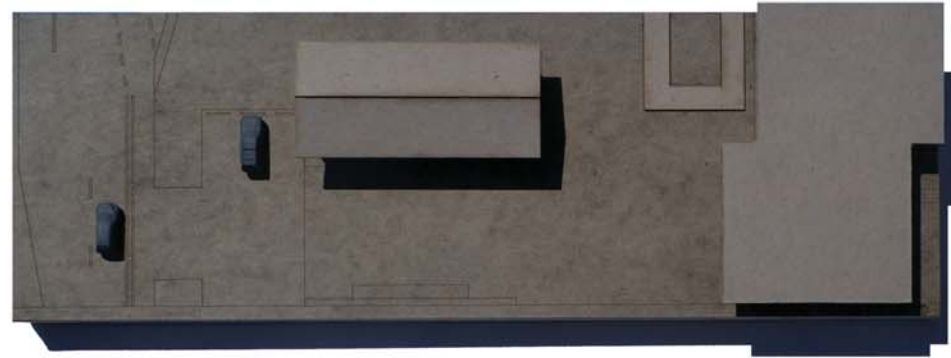
1. LAND AREA: 72.5 ACRES
2. DEVELOPMENT PROGRAM:
 - A. OFFICE SPACE: 5.50 ACRES
 - B. RETAIL: 9.30 ACRES
 - C. RESIDENTIAL:
 - I. CONDOMINIUMS: 5.9 ACRES
 - II. RENTAL APARTMENTS: 2.5 ACRES
3. PARKING SPACES:
 - A. ON-STREET: 2.68 ACRES (665 SPACES)
 - B. GARAGE: 1.0 ACRES (150 SPACES)
4. SUSTAINABLE / RESILIENCY FEATURES:
 - A. PERMANENT JOBS CREATED: 1,618
5. OPEN SPACE TYPES:
 - A. THE COMMONS: 25.40 ACRES



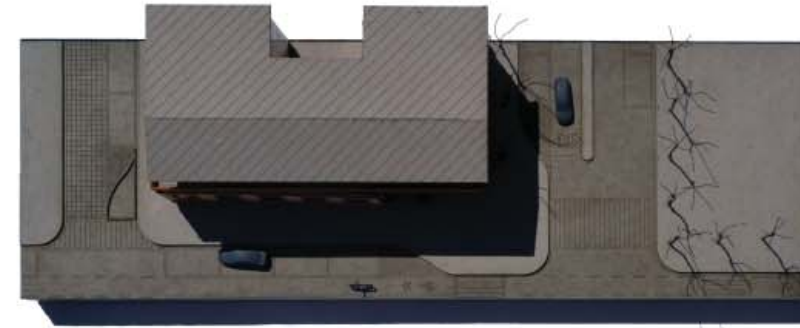
BLOCK DEVELOPMENT STRATEGY



ARCHITECTURAL IDENTITY



ARCHITECTURAL IDENTITY



ARCHITECTURAL IDENTITY

