

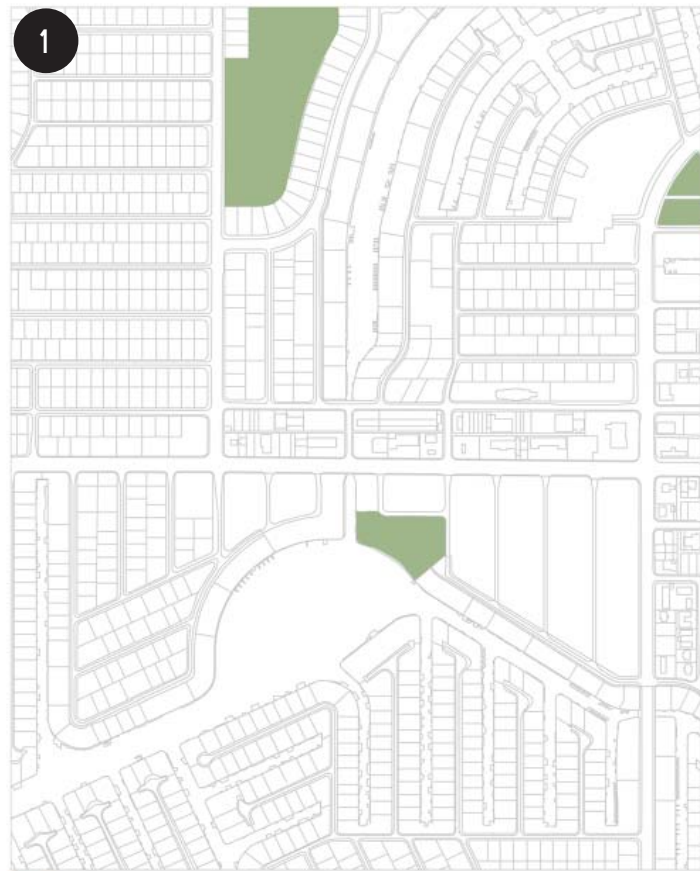
THREADING THE NEEDLE

WEAVING WATER INTO THE URBAN FABRIC





THE GREEN THREAD THAT WEAVES THROUGHOUT THE PLAN IS THE LIFEBLOOD OF BIMINI BASIN. IT PUMPS THROUGH EVERY SPACE PROVIDING SHADE, CLEAN OXYGEN, AND WATER FEATURES. THESE WATER FEATURES COLLECT AND FILTER THE ABUNDANT FLORIDA RAINFALL, AS WELL AS ADDING PEACEFUL SOUNDS AND OPPORTUNITIES FOR PLAY. EVEN THOUGH CAPE CORAL IS ALREADY ENCOMPASSED WITH WATER, THESE WATER FEATURES BEGIN TO ACTIVATE THE PUBLIC RELATIONSHIP WITH THE WATER. THE WALKABILITY OF THE GREEN THREAD ALSO CUTS DOWN ON AUTOMOBILE DEPENDENCY REDUCING NOISE AND AIR POLLUTION, ALL WHILE PROVIDING A HEALTHIER, HAPPIER LIFESTYLE. ASIDE FROM THE OUTDOOR REALM, AN ARRANGEMENT OF RETAIL, RESIDENTIAL, MIXED USE, AND ENTERTAINMENT, SUCH AS MUSEUMS AND THEATERS, LEND TO A WIDE RANGE OF POSSIBILITIES FOR GROWTH THAT ESSENTIALLY BECOME A SOPHISTICATED LIVE, WORK, PLAY ENVIRONMENT.



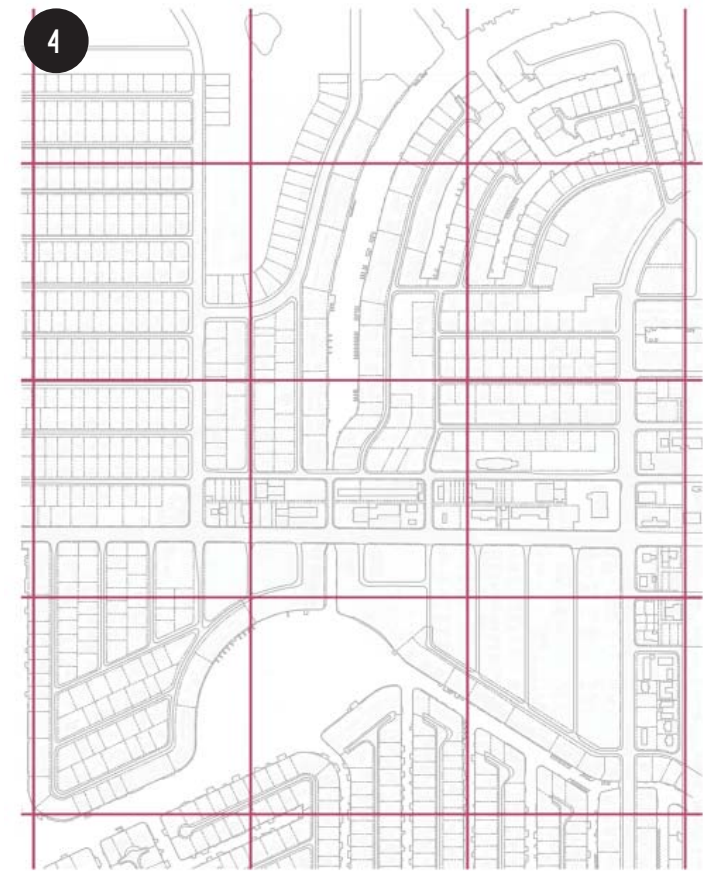
PARKS + GREEN SPACES



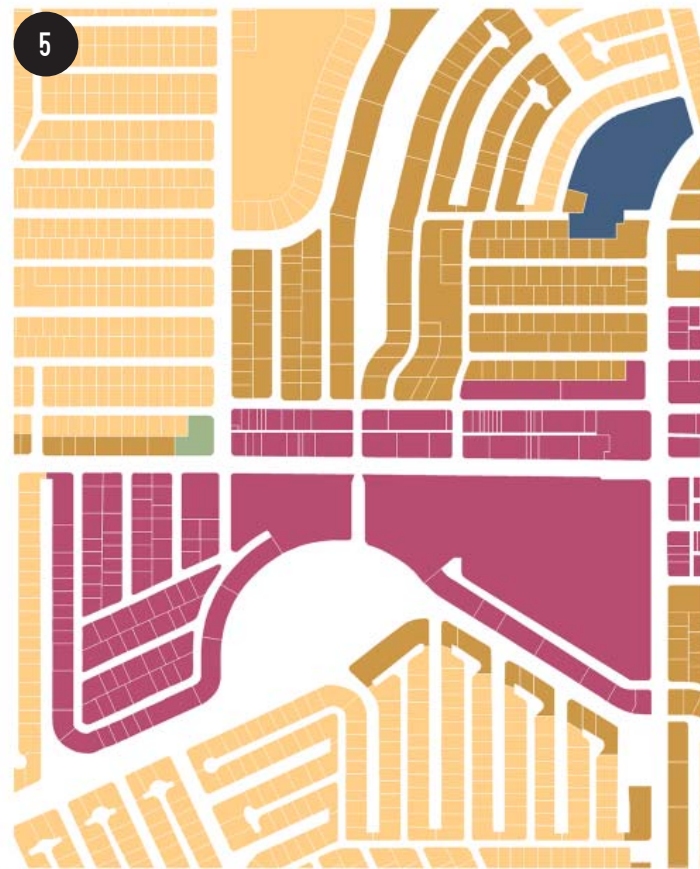
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4. 0.4 mile
5. 0.6 mile
6. 0.6 mile
7. 1.9 mile
8. 1.4 mile
9. 1.5 mile



VACANT SPACES



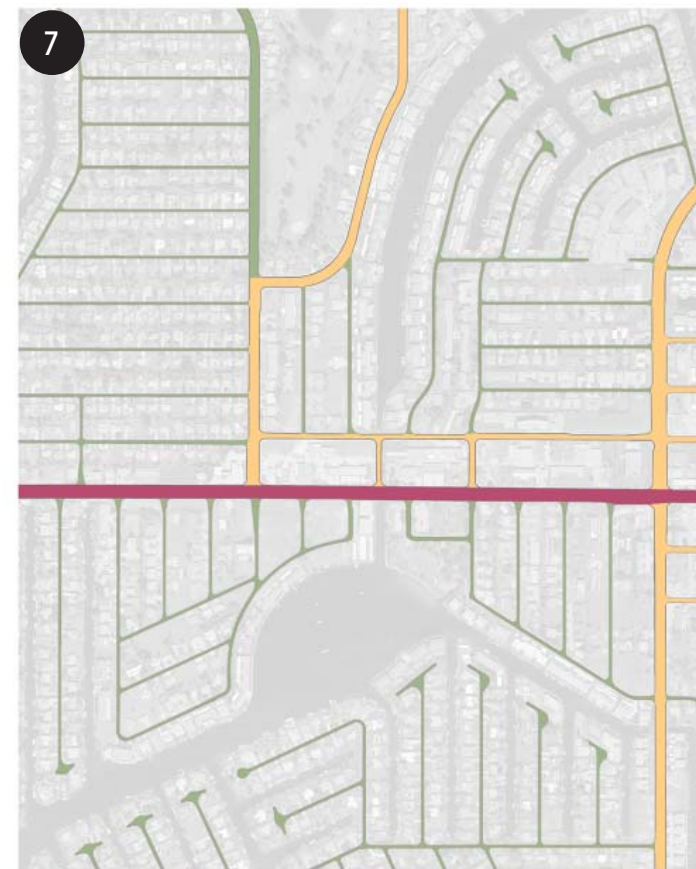
STANDARD WALKING DISTANCE
1/4 MILE



South Cape Downtown District
R-1B Single Family
R-3 Multi-Family
C-1 Pedestrian Commercial
Place of Worship



MAIN CANALS
SECONDARY CANALS
Distance To Ocean
Distance To River



MAIN ROADS
SECONDARY/COMMERCIAL ROADS
NEIGHBORHOOD ROADS

1. LIMITED GREENSPACE FOR ENJOYMENT OF OUTDOOR ACTIVITIES. DISCONNECT FROM GREEN SPACE TO GREEN SPACE MAKES FOR TRAVEL BETWEEN SPACES DIFFICULT.

2. DISTANCES FOR RESIDENTS TO TRAVEL AND MEANS OF TRAVEL IN ORDER TO REACH THE PROPOSED DOWNTOWN CENTER OF CAPE CORAL

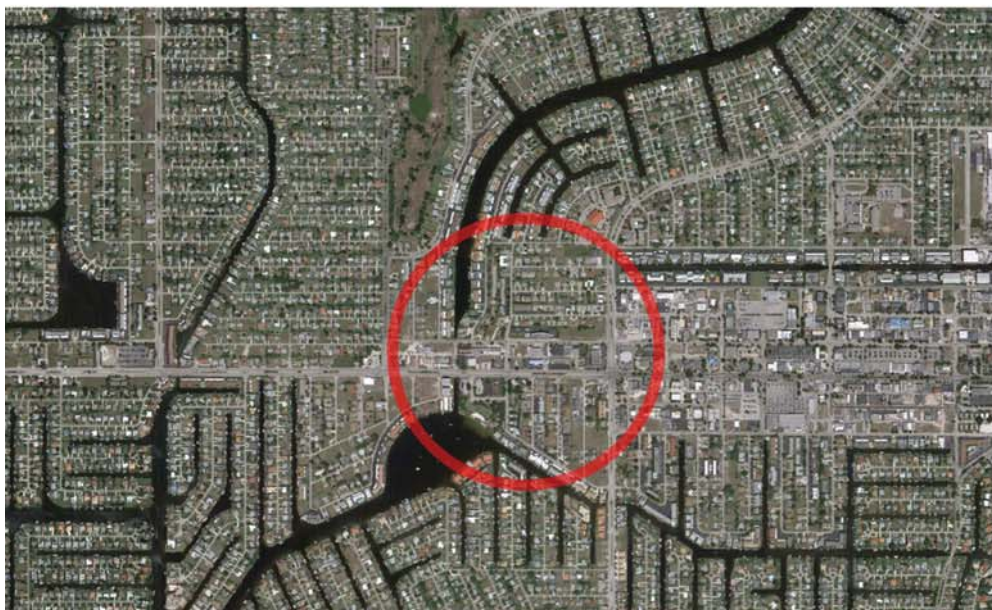
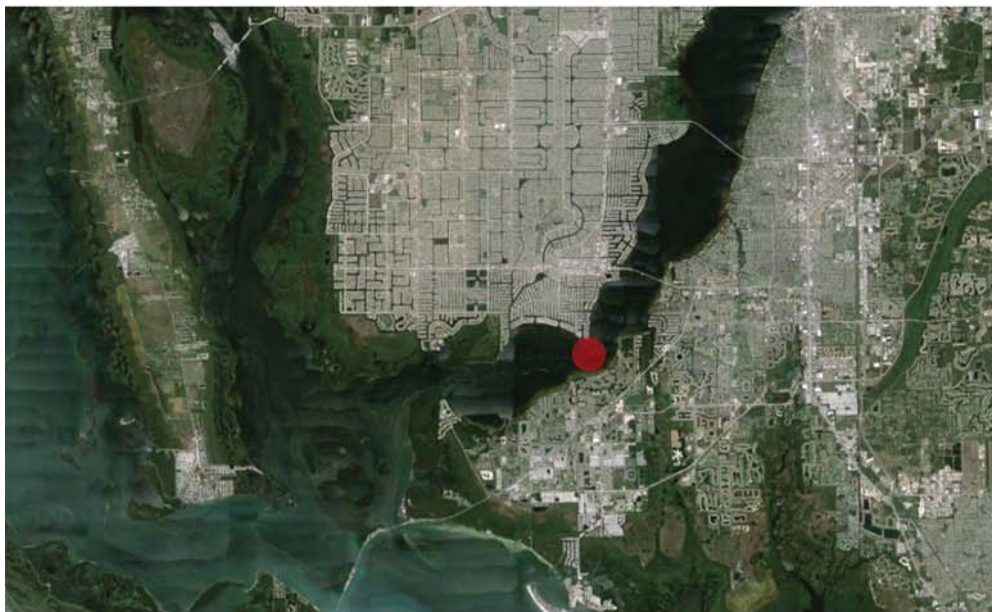
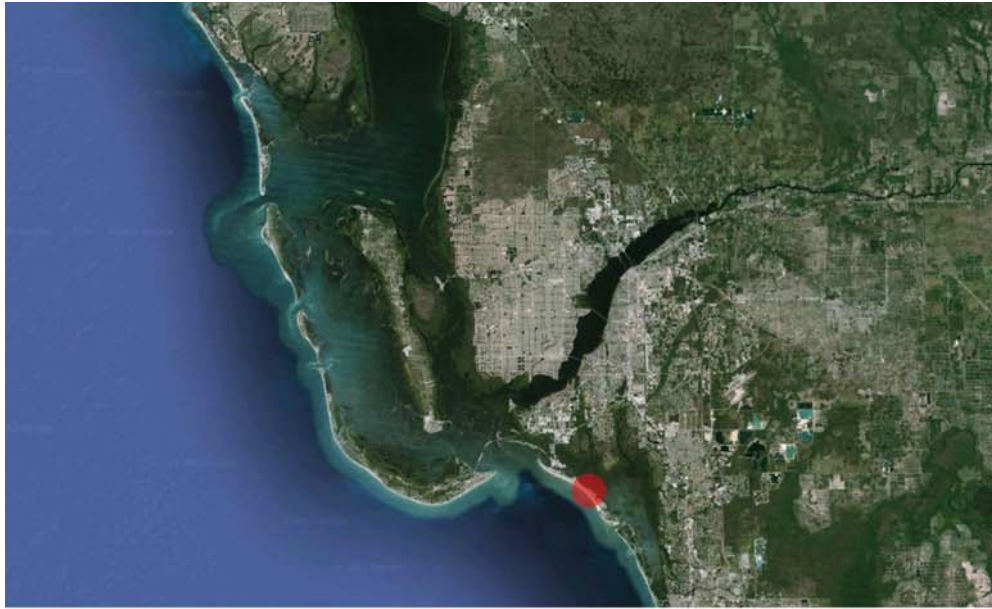
3. OPEN VACANCIES AND LOTS COULD BE USED FOR DEVELOPMENT AND OPPORTUNITIES FOR GROWTH IN THE DOWNTOWN AREA.

4. WALKABILITY IS AN IMPORTANT PART OF ANY SUCCESSFUL CITY. THE DISTANCE PEOPLE FEEL COMFORTABLE WALKING EFFECTS THE DISTANCES BETWEEN POINTS OF IMPORTANCE AND PAUSE.

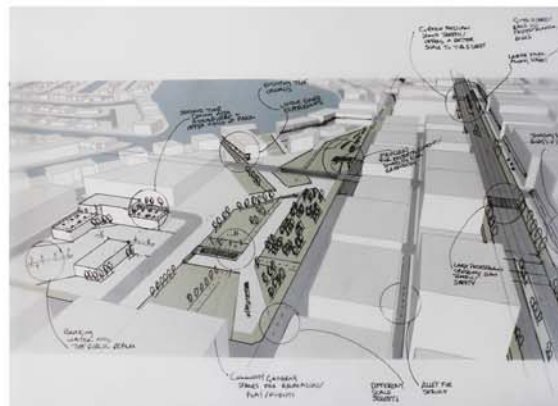
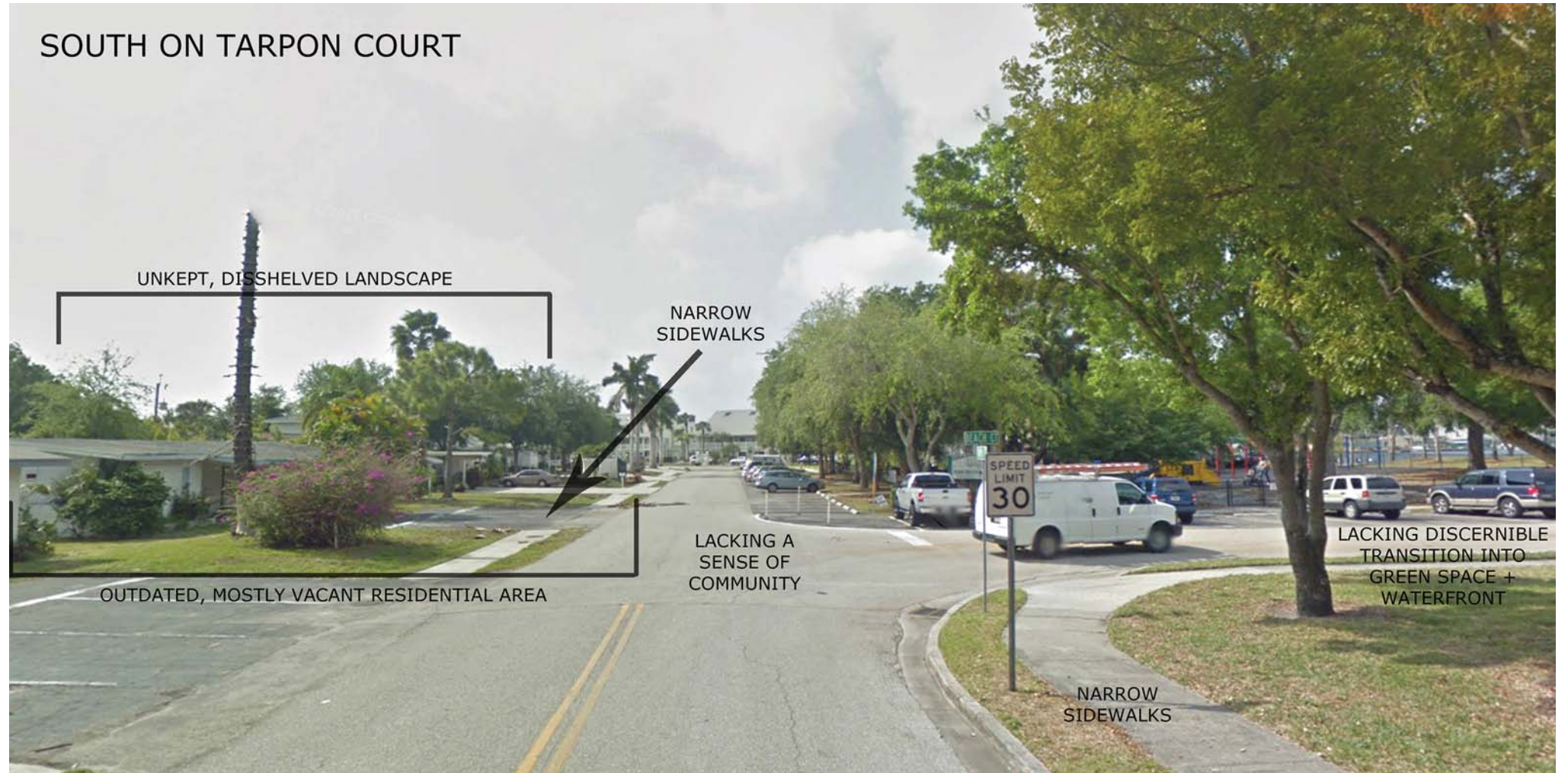
5. DOWNTOWN CAPE CORAL IS DEEPLY ROOTED AROUND RESIDENTIAL AREAS WHICH MAKE UP MOST OF THE CITY.

6. CAPE CORAL'S LANDSCAPE IS MADE UP OF CANAL SYSTEMS. SOME OF THESE CANALS ARE INTERCONNECTED AND OTHERS ARE CONNECTED TO THE GULF/RIVER.

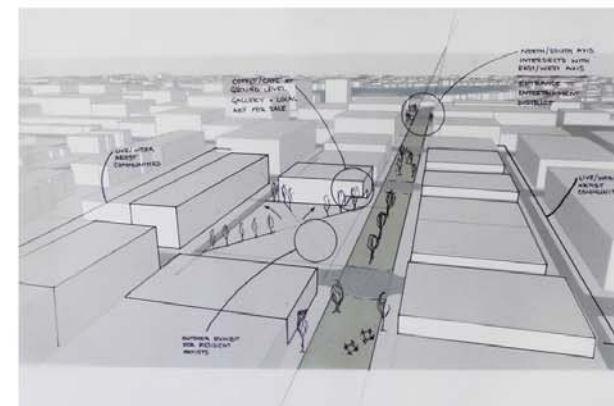
7. CAPE CORAL PARKWAY IS THE MAIN ROAD THAT LEADS OUT OF CAPE CORAL, CONNECTING THE CITY TO OTHER CITIES IN THE AREA. COMMERCIAL AND RESIDENTIAL ROADS FILTER INTO THE PARKWAY.



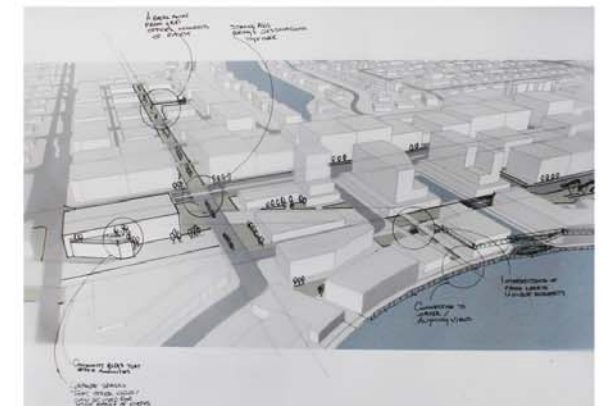
SOUTH ON TARPON COURT



Public Gathering
Community
Destinations
Peaceful
Variety of Retail
Landscape
Visionary



Vacancies
Public vs. Private
Walkability
Art Festivals



Connection to Water
Live, Work, Play
Cardboard Boat Regatta

CAPE CORAL'S BIMINI BASIN AREA IS A PRIME LOCATION FOR DEVELOPMENT. ITS PROXIMITY TO THE WATER AND OTHER AMENITIES, SUCH AS THE GOLF COURSE, PROVIDE GREAT OPPORTUNITIES FOR CHANGE. WITH THE DEVELOPMENT OF A STRONG CONNECTION THAT BRINGS ALL OF THE DESIGNATED AREA TOGETHER INTO A COHESIVE FUNCTIONAL DOWNTOWN, THE BIMINI BASIN HAS THE POTENTIAL TO BE A POWERFUL PRESENCE FOR THE HEART OF CAPE CORAL. THE PRESENCE OF A GREEN THREAD MOVING ALONG THE SITE COMPOSED OF ENTERTAINMENT AND PUBLIC SPACES ALLEVIATES THE GRID BY INCORPORATING KEY POINTS OF INTEREST AND MOMENTS OF REST AND PLAY.

Manzanares Linear Park
Madrid, Spain

Linear green spaces offer the comfortability of a park while moving through the city. With comfortability along the street, pedestrians are more likely to stay out longer.



Paley Park
New York City

This is a great example of a pocket park. These moments of pause tucked away in cities, are great for relaxation and gathering.



Director Park
Portland

Community gathering spaces are the heart of downtown areas. They host public events and create a unique atmosphere for branding a city.



Haight Street Market
San Francisco

Inviting parklets can provide a way to give the streets back to pedestrians.



Phoenix Canapy
Phoenix

Shading devices can add to the atmosphere while providing shade from the sun. This feature is very important for public spaces in Florida.



Elevated Street
New Orleans

Having paths and seating on a second level can add to the dynamic of a street by giving it diversity on the vertical plane.



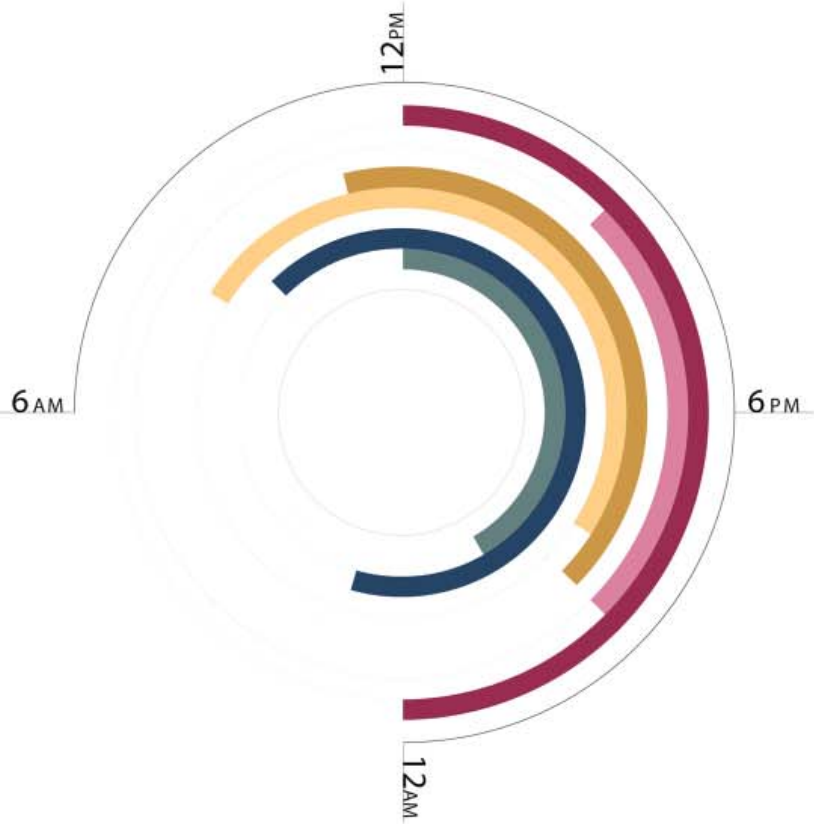
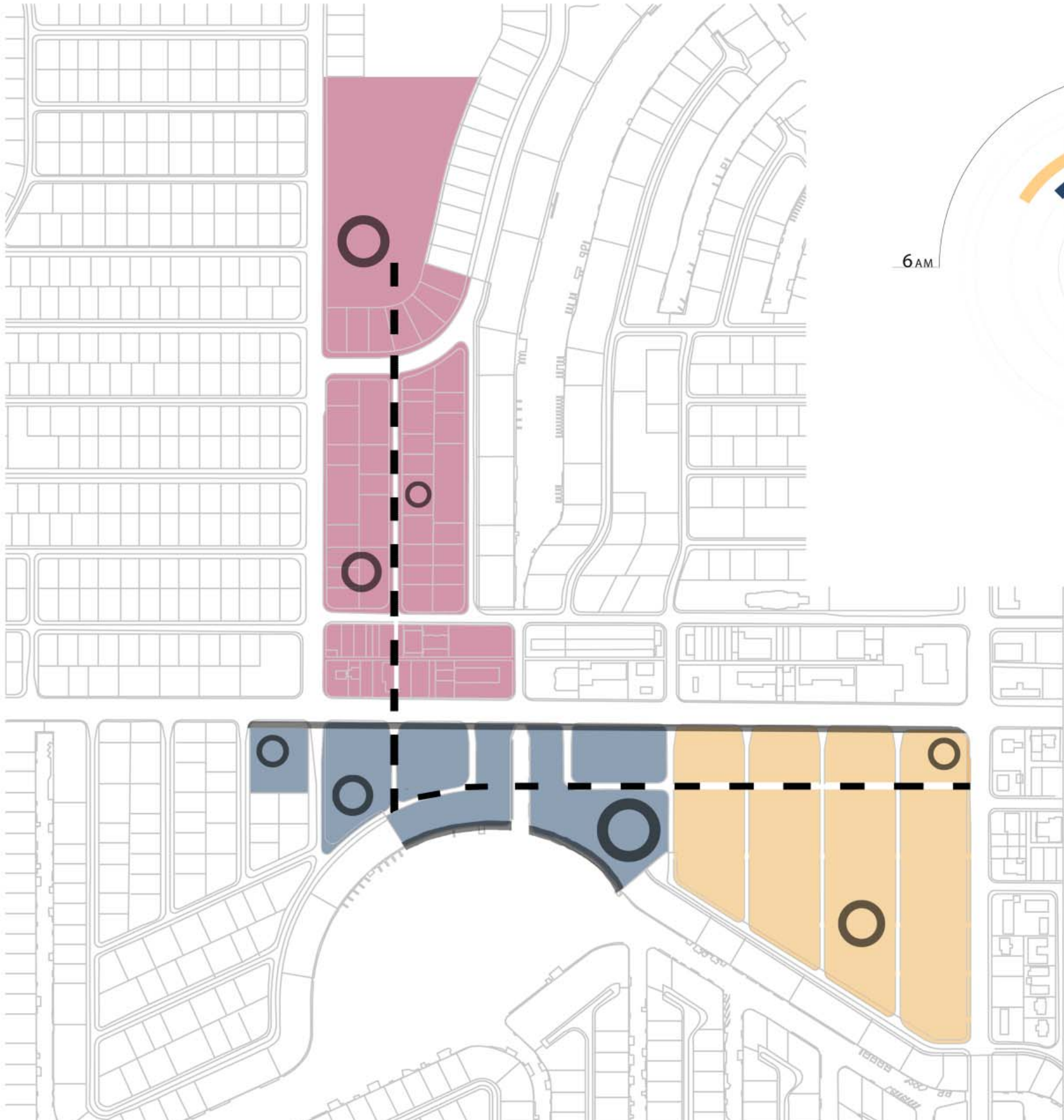
Times I&II Ando
Kyoto, Japan

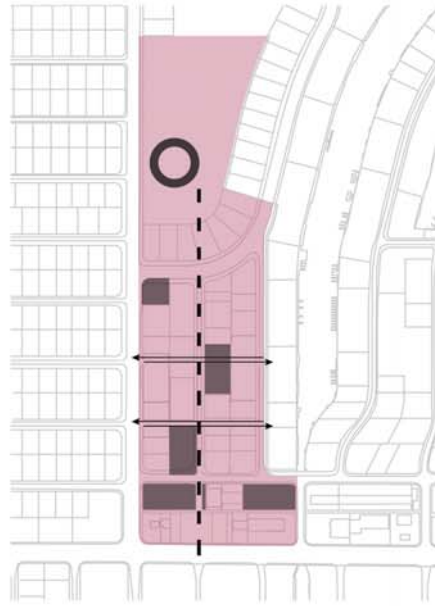
Tedao Ando created a pleasurable dining experience on the water. This connection to the water acts as a barrier from traffic while still feeling open.



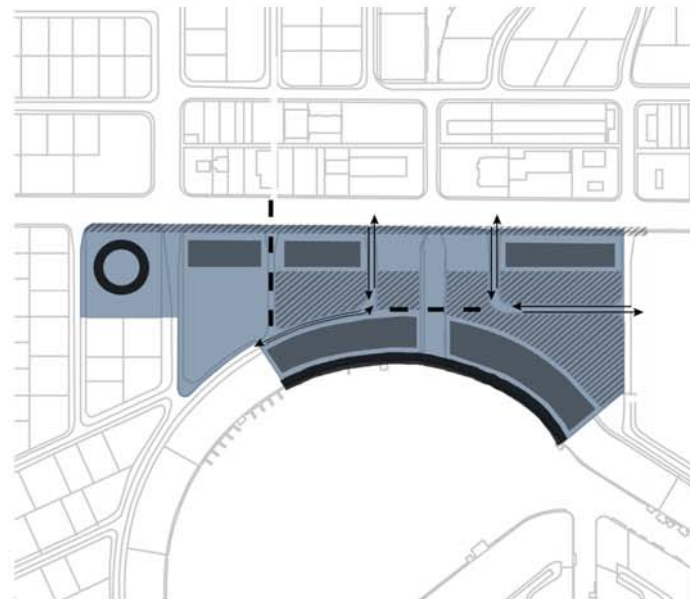
Columbus Circle
New York City

Water can breath life into public spaces. It invites all ranges of people to partake in the enjoymentit can breath.

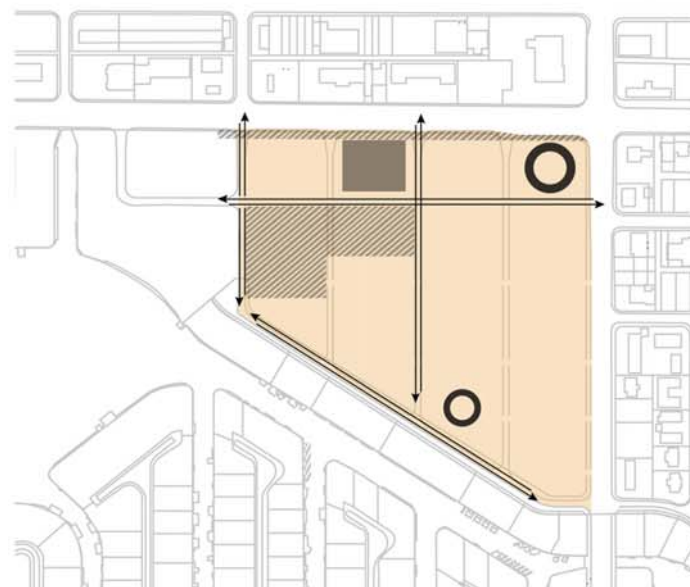




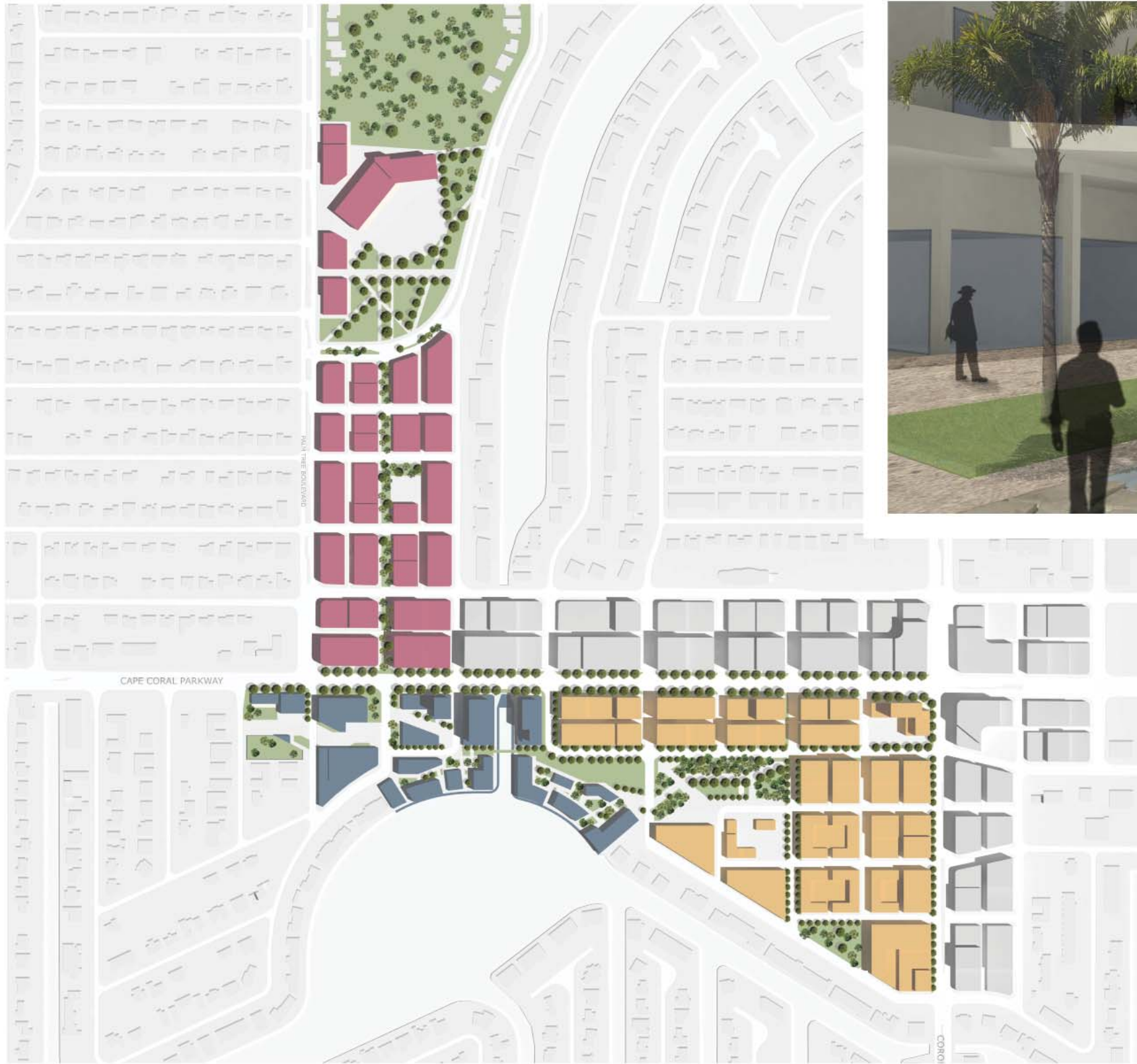
THE EYE SPROUTS NORTH OF THE BIMINI BASIN CONNECTING THE BASIN TO A LARGE URBAN PARK AND CULTURE CENTER THROUGH A SHARED GRID. THIS GRID IS COMPLEMENTED BY THE GREEN THREAD THAT CUTS THROUGH OFFERING BREAKS FROM THE FRAMEWORK IN THE FORM OF UNIQUE MOMENTS FOR BARS, LOCAL ART GALLERIES, AND SMALL POCKET PARKS. THE EYE BORDERS THE BEGINNING OF CAPE CORAL URBAN PARK AND PUBLIC CULTURE CENTER. THIS MIX OF GREEN SPACE AND PROGRAMMED SPACE OFFERS A MUSEUM-LIBRARY HYBRID THAT ACTS AS A COMPOSITION FOR LARGE OUTDOOR EVENT SPACE.



THE KNOT IS THE HEART OF BIMINI BASIN. ITS POSITION HELD ON THE WATER CREATES A UNIQUE ATMOSPHERE FOR DAY AND NIGHT EVENTS. THE OPPORTUNITY TO UTILIZE THE CANALS AND THE BASIN WILL GIVE IT SEVERAL ADVANTAGES FOR ACCESS BY THE RESIDENTS AND VISITORS. AN ACTIVE WATERFRONT WILL DINING AND EVENT SPACE, SUCH AS BANDS ON THE BASIN, CREATES A UNIQUE EXPERIENCE. ITS CONNECTION TO THE OTHER DISTRICTS ALLOWS THE BASIN AREA TO BE A CENTRALIZED HUB IN WHICH THE GREEN THREAD ACTS AS AN ARTERY GIVING LIFE TO THE URBAN CORE.



THE HOOK CONNECTS SMOOTHLY TO THE ACTIVE EVENT SPACE ON THE BASIN THROUGH THE GREEN SPINE ALLOWING PEDESTRIANS TO EASILY ACCESS BOTH AREAS. THIS WILL HELP THE HOOK STAY ACTIVE DURING THE WEEKNIGHTS AND WEEKENDS. AN ARRANGEMENT OF RETAIL, RESIDENTIAL, MIXED USE, AND ENTERTAINMENT, SUCH AS MUSEUMS AND THEATERS, LEND TO A WIDE RANGE OF POSSIBILITIES FOR GROWTH AND ESSENTIALLY BECOMING A SOPHISTICATED LIVE, WORK, PLAY ENVIRONMENT.



THREADING THE NEEDLE IS ABOUT CREATING A DYNAMIC LIVE, WORK, PLAY ENVIRONMENT IN CAPE CORAL. WITH THREE DISTINCT DISTRICTS, CAPE CORAL WILL HAVE ALL THE AMENITIES THAT ANY SUCCESSFUL CITY NEEDS. THE DISTRICTS ARE DESIGNED TO BE ACTIVE DAY AND NIGHT, WEEKDAY AND WEEKEND. THEY OFFER A VARIETY OF DESTINATIONS AND PLACES FOR COMMUNITY ACTIVITIES. THE MOST IMPORTANT FEATURE IN THIS DESIGN IS THE MOVEMENT OF PEOPLE. THERE ARE MANY THAT FACILITATE THIS MOVEMENT AND INTERACTION, WITH THE MOST DYNAMIC BEING THE GREEN THREAD, A LINEAR PARK SYSTEM THAT CONNECTS ALL OF THE THREE DISTRICTS. ALONG THIS PEDESTRIAN PATH, RESIDENTS AND VISITORS CAN FIND MANY AMENITIES AND KEY DESTINATIONS SEPARATED BY A COMFORTABLE WALKING DISTANCE.

THE HOOK UP

YOU GOT THE HOOK UP?!

The Need-to-Know, the What's Happenin' of Cape Coral's Bimini Basin.

WEEKLY EVENTS

Farmers Market
Saturdays 9:00 am to 3:00 pm

Now Playing in IMAX
Pandas: The Journey Home
Mysteries of the Unseen World

If you happen to get thirsty while expanding your creative knowledge, stop by for a coffee at the **Basin Brew & Gale** located along the Art Walk in The Eye District.

Open Daily

The artists in residency in partnership with the Contemporary Museum of Art and Education are putting together an incredible exhibition along the **Art Walk** for the annual **Festival of the Arts** this month. The entire pedestrian path will house the pieces, some of which are for sale.

Second Saturday:
It's time again! The Knot's open space will host the **Bands on the Basin**. Food vendors will be participating along with the surrounding businesses. Come get some great food and brew while listening to awesome local music!

Open Daily

In celebration of the beginning of Spring, the Children's Museum of Art and Science will be holding a **Farming Day** on Saturday, March 28 beginning at 11:00am. Families are encouraged to help plant crops that will later be harvested for the surrounding restaurants and the Farmer's Market!

Open Daily

Third Thursday:
Get your blankets and lawn chairs ready for **Silver Screen on the Green!** This month the Archaic Hotel will be airing Guardians of the Galaxy. The film starts rolling at 9pm.



THE GREEN THREAD THAT WEAVES THROUGHOUT THE PLAN IS THE LIFEBLOOD OF BIMINI BASIN. THIS LINEAR PARK PUMPS THROUGH EVERY SPACE PROVIDING SHADE, CLEAN OXYGEN, AND WATER FEATURES. THESE WATER FEATURES COLLECT AND FILTER THE ABUNDANT FLORIDA RAINFALL, AS WELL AS ADDING PEACEFUL SOUNDS AND OPPORTUNITIES FOR PLAY. THE WALKABILITY OF THE GREEN THREAD CUTS DOWN ON AUTOMOBILE DEPENDENCY REDUCING NOISE AND AIR POLLUTION, ALL WHILE PROVIDING A HEALTHIER LIFESTYLE.



The city of Cape Coral has a great opportunity to not only create a beautiful addition to their city but also incorporate sustainable features into all levels of construction. By layering these systems into the fabric of the urban environment the citizens of Cape Coral can enjoy downtown living without getting lost in a sea of concrete and asphalt. The Cape Coral life could include relaxing on a rooftop garden and a fresh BLT from the local coffee shop where they grow the lettuce and tomato on their roof all while reducing ground water consumption and energy use.

Integration of Sustainability
throughout the city of Cape Coral



Roof Gardens

Some of the hottest surfaces in a city are the black rooftops found on many of our buildings. These surfaces amplify the Urban Heat Island (UHI) effect. This can be mitigated by replacing these surfaces with roof gardens. Some of the effects include a cooler city and building, improved air quality, storm-water management, waste diversion, and the building provides a new amenity spaces.



Rain Gardens

These small gardens can be incorporated into the city in various locations which includes along sidewalks planters where they collect water from gutter systems and as features in parks. Stormwater runoff can contain concentrations of nutrients including Nitrogen and Phosphorus along with many other contaminants. These small gardens not only beautify the city but act as a natural filtration system before these pollutants make it to the water table. Water catchment systems can be incorporated or the water can be allowed to drain back into the ground.



Shading Devices

(Water Catchment Systems & Electronic Vehicle Charging Stations)

Distributed throughout the public spaces in the city, shading devices provide a more pleasant pedestrian experience along sidewalks and seating areas. These systems can also prime opportunities for water catchment systems and electronic vehicle charging stations.

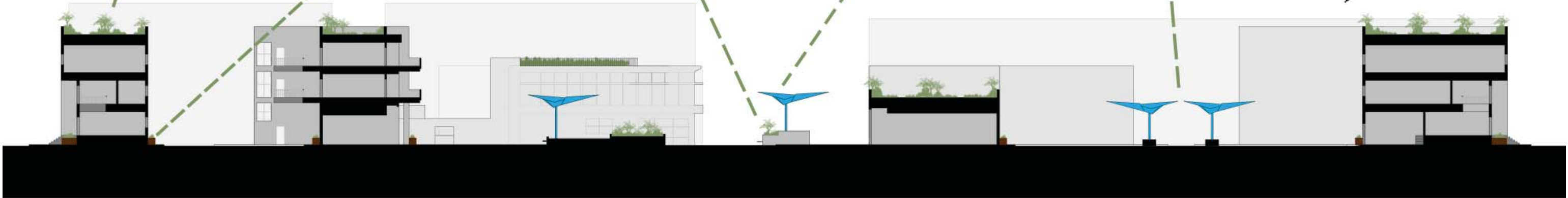
Water Catchment Systems - Benefits include water source for irrigation, less demand on ground water, and a reduction of soil erosion.

Electronic Vehicle Charging Station - Placed in surface parking lots located in the center of several city blocks residents will benefit from free sources of energy for golf carts and electric cars saving them money at the pumps.



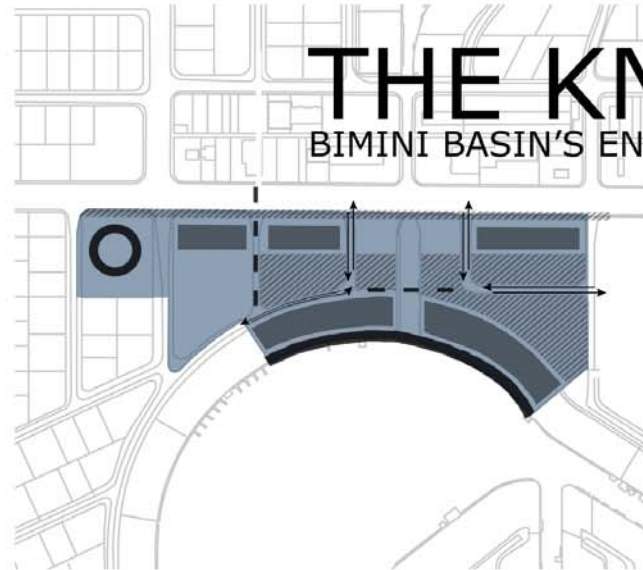
Bird Safe Glass

It is estimated that hundreds of millions of birds are killed in North American due to collisions with glass on buildings. Bird safe glass is a solution to this issue that uses a UV reflective coating which is visible to birds but remains transparent to the human eye.



THE KNOT

BIMINI BASIN'S ENTERTAINMENT DISTRICT



STATS

PARKING - minimum of 1020 spaces
RESIDENTIAL - 148,596 sq ft, approximately 112 units
COMMERCIAL - 205,939 sq ft
COMMUNITY CENTER - 86,751 sq ft

1 COMMUNITY CENTER AND DOG PARK

Whether it be Karate class on Saturday or your wedding day, the Community Center has the venue for you. Don't worry there is even a spot for your dog to have a little fun.

2 MULTI-FAMILY HOUSING

For those of you wanting to be in the middle of the action, having great views of both The Hook Park and Bimini Basin, this is the place for you.

3 BOARDWALK

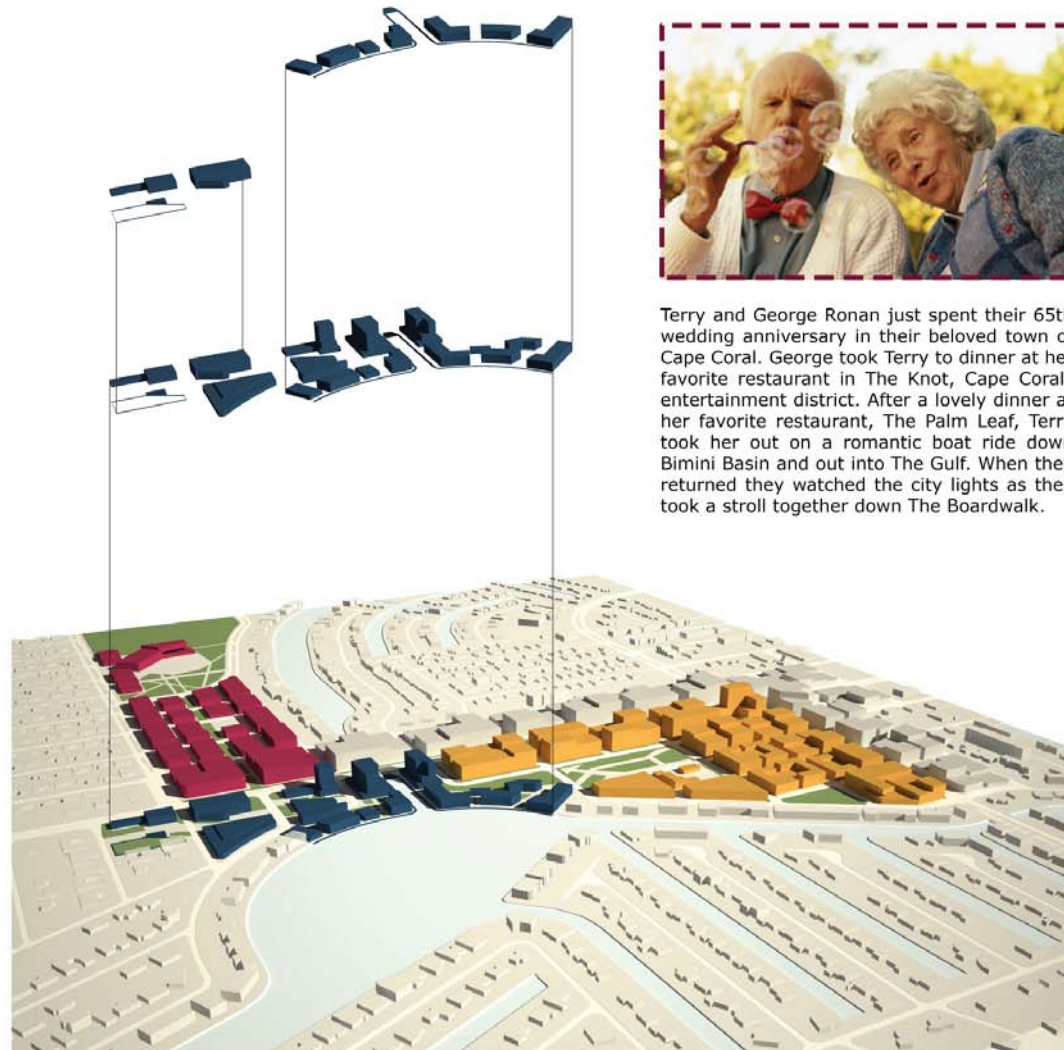
Grab a beer and a new pair of swim trunks all while taking a nice stroll by the water. Don't forget to dance the night away with The Bimini Basin as your backdrop.


4 THE KNOT'S PARK

Come to Band's on the Basin and catch your favorite band's in the Knot's backyard. Be apart of Cape Coral's biggest block party while getting a taste of local food, brew, and tunes.

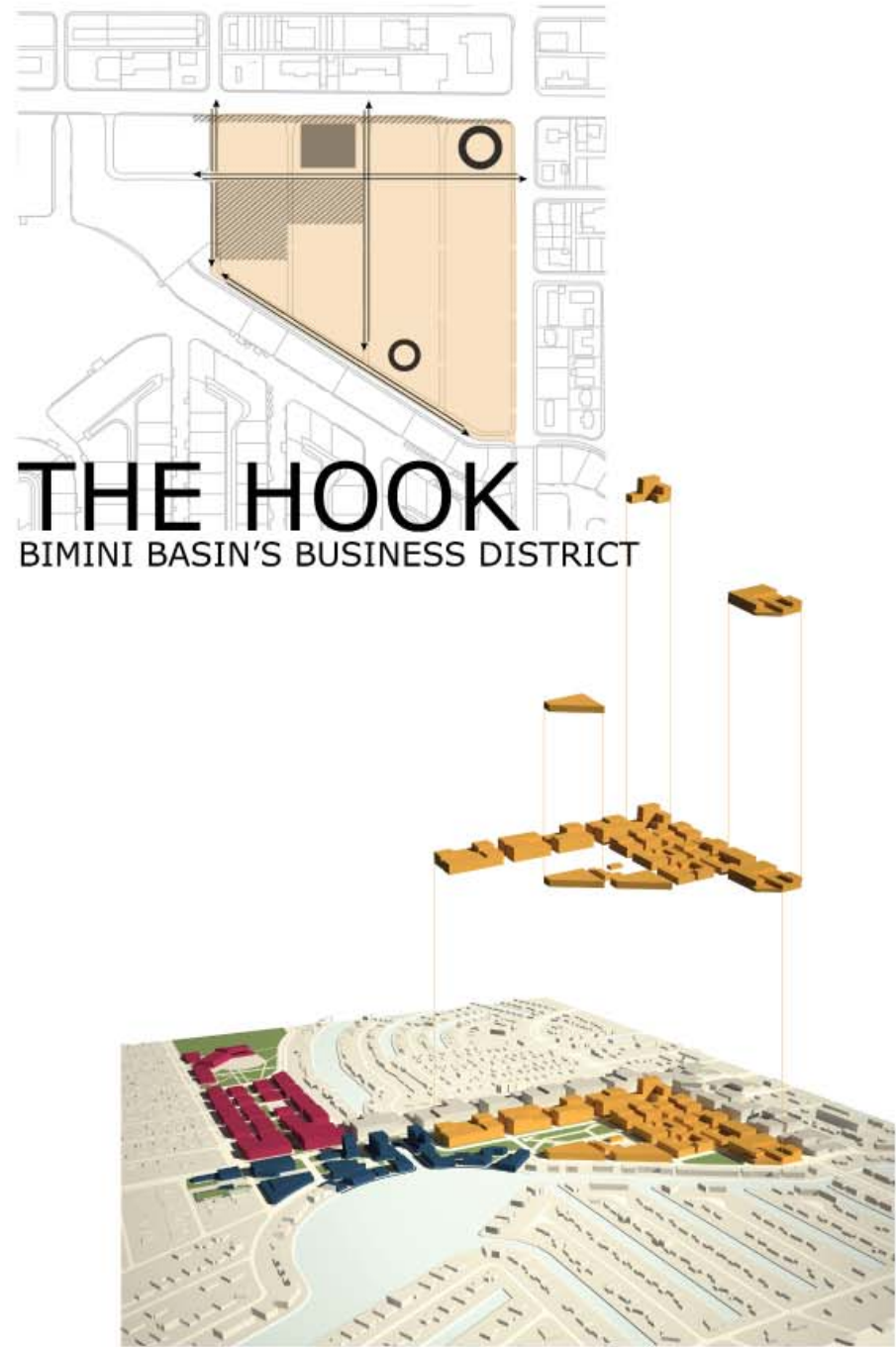


Terry and George Ronan just spent their 65th wedding anniversary in their beloved town of Cape Coral. George took Terry to dinner at her favorite restaurant in The Knot, Cape Corals entertainment district. After a lovely dinner at her favorite restaurant, The Palm Leaf, Terry took her out on a romantic boat ride down Bimini Basin and out into The Gulf. When they returned they watched the city lights as they took a stroll together down The Boardwalk.



SCALE 1" = 100' 





1 HIGH END RETAIL

High end commercial units that front on Cape Coral Parkway.

2 THE HUB

The transportation spot that will fuel your every commuting needs. This hub provides buses, cabs, rental bikes, the list goes on.

3 THE BEACON

This 9-story office space is ideal in the bustling downtown area. Throughout this building are open floor plans, conferences rooms, and Class A offices spaces.

SCALE 1" = 100'



4 THE HOOK'S PARK

A green space dedicated to family fun and those lazy days in the shade.

5 THE ARCADIA

This hotel is a sweet getaway for local and visiting family and friends alike. The central location provides plenty of activities, entertainment, and places for relaxation.

6 TOWNHOMES

Ideal location to live for those craving a walkable lifestyle with work, food, and entertainment within minutes of your front door.

7 CHILDREN'S MUSEUM OF ARTS AND SCIENCE

Bring back the joy of learning at the Children's Museum of Arts and Science. With a wide array of events and weekend workshops, they'll want to come back time and time again.

**S
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PARKING - minimum of 2894 spaces
RESIDENTIAL - 898,139 sq ft, approximately 700 units
COMMERCIAL - 259,344 sq ft
OFFICE - 265,222 sq ft
MUSEUM - 158,890 sq ft



Sean spent the day with his 4th grade class at the Children's Arts and Science Museum in Cape Coral. The kids were in for a surprise when Bill Nye the Science Guy made a guest appearance at the Museum. After learning about impacts make on the environment and some cool science experiments, the kids got to sit in on their own Imax showing, "Panda's the Journey Home." What was Sean's favorite part? "It was really cool seeing the Pandas on the ceiling. Baby pandas are all white they get black spots later!"



THE EYE

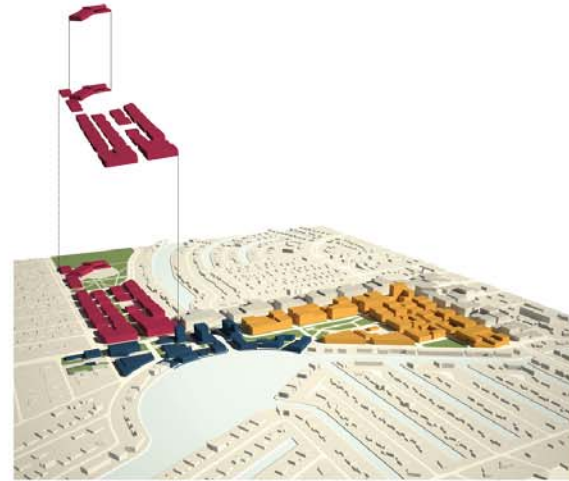
BIMINI BASIN'S ART DISTRICT

**S
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PARKING - minimum of 1640 spaces
 RESIDENTIAL - 473,430 sq ft, approximately 450 units
 COMMERCIAL - 130,209 sq ft
 LIVE/WORK - 86,566 sq ft, approximately 40 units
 MUSUEM/LIBRARY - 210,569 sq ft



Sarah Green has been covered in paint her whole life. As an up and coming artist, Sarah has found The Eye, Cape Corals Art Walk District, to be the perfect place for work and play. With a life style that keeps her connected to her work, while still giving her plenty of exposure, this starving artist has begun to fill her plate. Living above her studio on a pedestrian linear park that supports and connects other artists, Sarah feels at home.



1 CONTEMPORARY MUSEUM OF ART AND EDUCATION

Get your fix on established and up and coming artists or get in on the action at the Cape Coral School of Art.

2 MULTI-FAMILY HOUSING

Want to be engulfed in the Arts? Walk out your front door in a neighborhood full of artsits and their work.

3 LIVE/WORK SPACES

What could be better for an artist than to live and work in an environment composed of Cape Coral's most creative minds.

4 BASIN BREW & GALLA

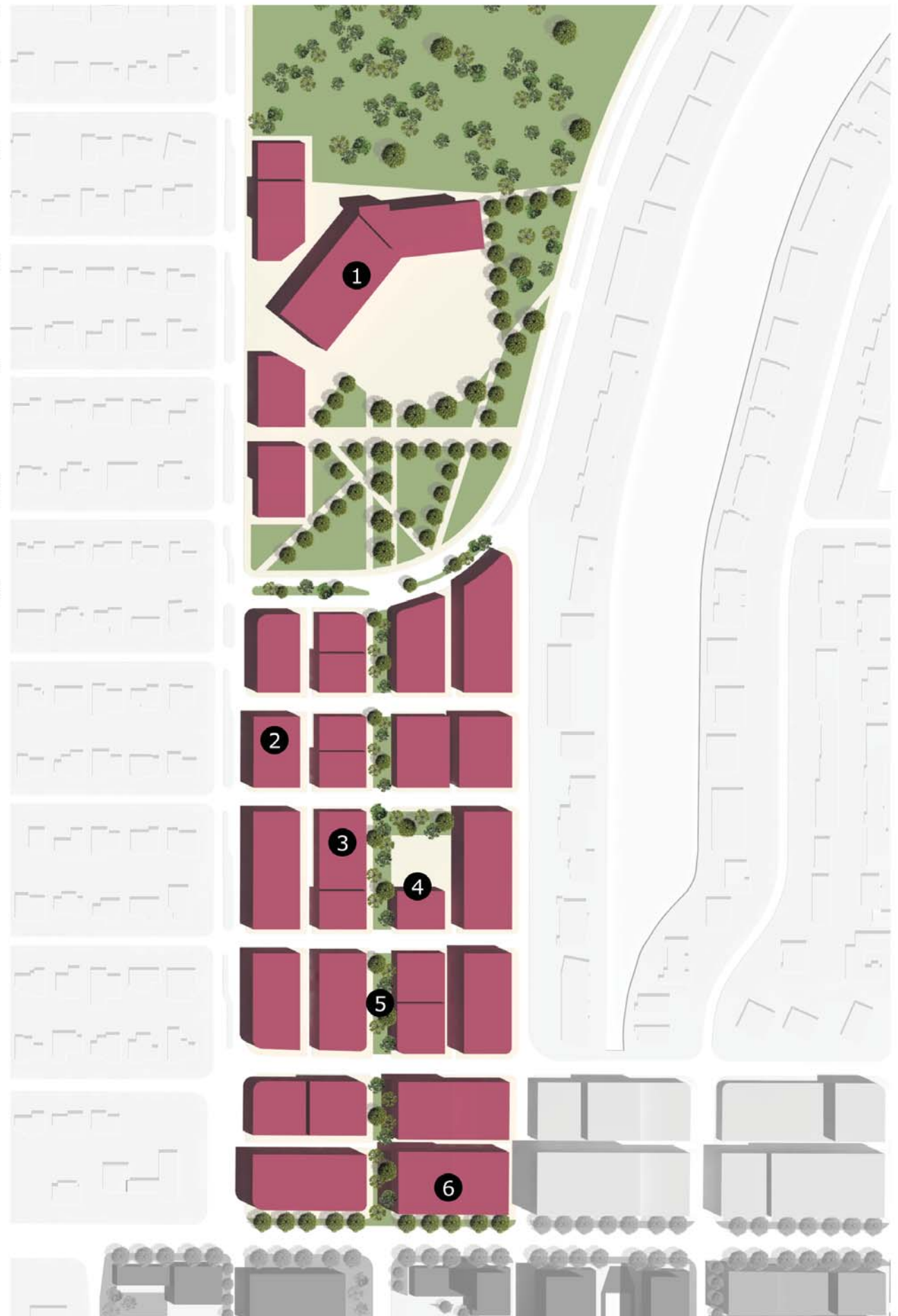
Sip gourmet coffee while rubbing elbows with your favorite local artist.

5 THE ART WALK

Be there each month for Cape Coral's "Eye on the Arts" Art Walk each month when artists step out of their galleries and man the streets.

6 HIGH END RETAIL

Whether it is a night out on the basin or a day out on the boat, make sure you look good.



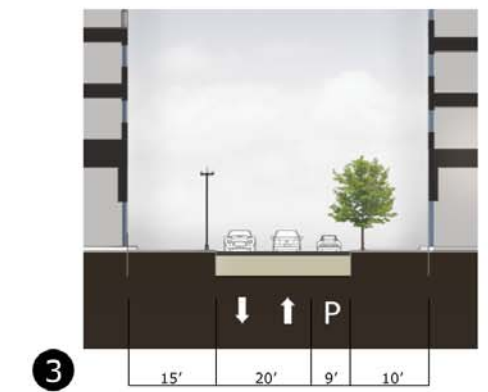
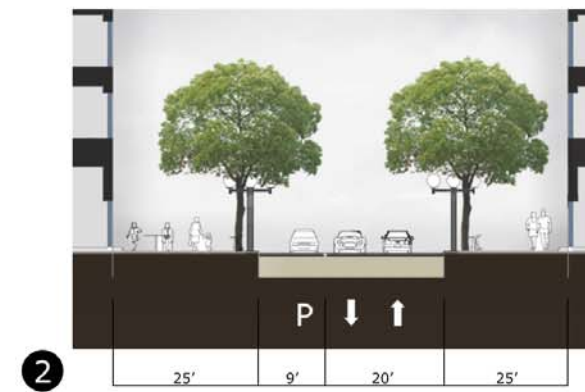
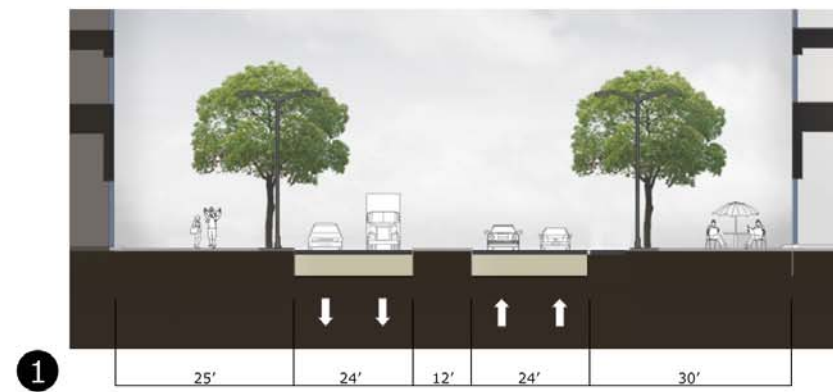


THE RUBICON CANAL IS THE SUBJECT OF MUCH DEBATE. AS VIEWED ABOVE, WITH THE PROPER PLANNING THE RUBICON CAN BECOME AN ACTIVE ROUTE OF TRANSPORTATION THAT BRINGS PEOPLE TO THE HEART OF DOWNTOWN CAPE CORAL. OPENING UP THE RUBICON WOULD ALLOW PEOPLE WITH BOATS, KAYAKS, CANOES, PADDLE BOARDS, AND JET SKIS TO HAVE DIRECT WATER ACCESS TO DOWNTOWN AND THE GULF, AS WELL AS MANY OTHER CONNECTED CANALS. OPENING UP THE RUBICON WOULD ALSO ALLOW FOR THE BOARDWALK ALONG BIMINI BASIN TO EXTEND FURTHER DOWN THE CANAL, LEADING TO A PROSPEROUS PUBLIC WATERFRONT. DRAWBRIDGES COULD BE IMPLEMENTED TO ALLOW FOR TALL BOATING TRAFFIC TO PASS THROUGH. THIS INFRASTRUCTURE OF DRAWBRIDGES ARE SMALLER IN SCALE AND WOULD LESSEN THE IMPACT ON DOWNTOWN PEDESTRIAN MOVEMENT AND BUSINESS. OPENING UP THE RUBICON WOULD HELP TO REVITALIZE THIS AREA AND BRING WATER INTO CAPE CORAL'S ACTIVE PUBLIC REALM.

STEPS MUST BE TAKEN IN ORDER TO CREATE THIS KIND OF VISION. AS THE FINAL PHASE OUTLINED, THE RUBICON CANAL WILL ACT AS THE FINAL FACTOR IN TRANSFORMING CAPE CORAL'S DOWNTOWN. BY CHANGING THE BLOCK ALIGNMENT AND LEAVING THE AREA NEEDED FOR THE BRIDGES AND CANALS OPEN, THIS SPACE COULD ACT AS A PUBLIC GREEN PARK UNTIL CAPE CORAL IS READY FOR THIS ENDEAVOR.



- 1 **Primary Street Type**
Cape Coral Blvd.
Linear Park
- 2 **Secondary Street Type**
Parallel Parking on Street
- 3 **Tertiary Street Type**
Parallel Parking on Street



- 4 **One Way Street**
Allows Car Access to Area
- 5 **Pedestrian Linear Park**
Park and Path for Pedestrians
Plazas, Dining, Galleries

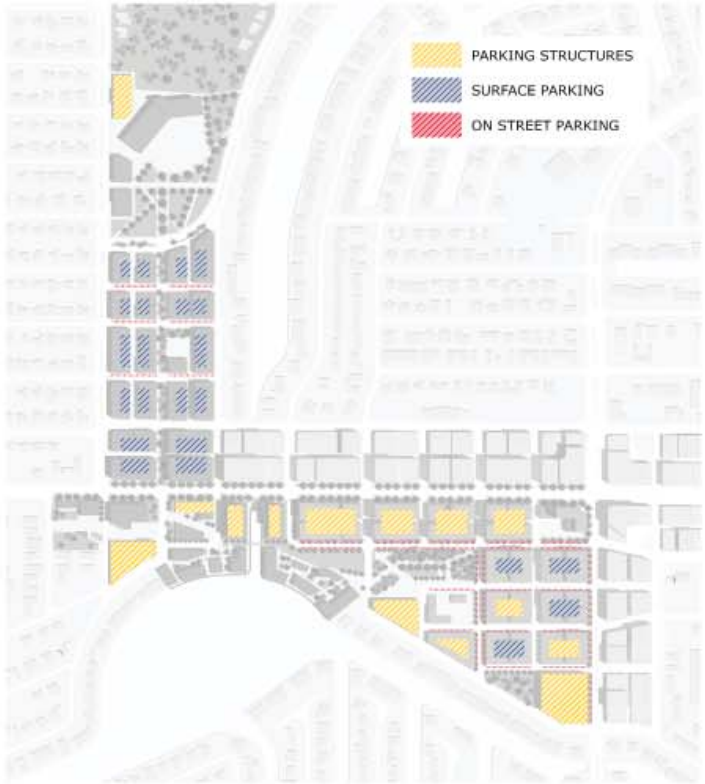
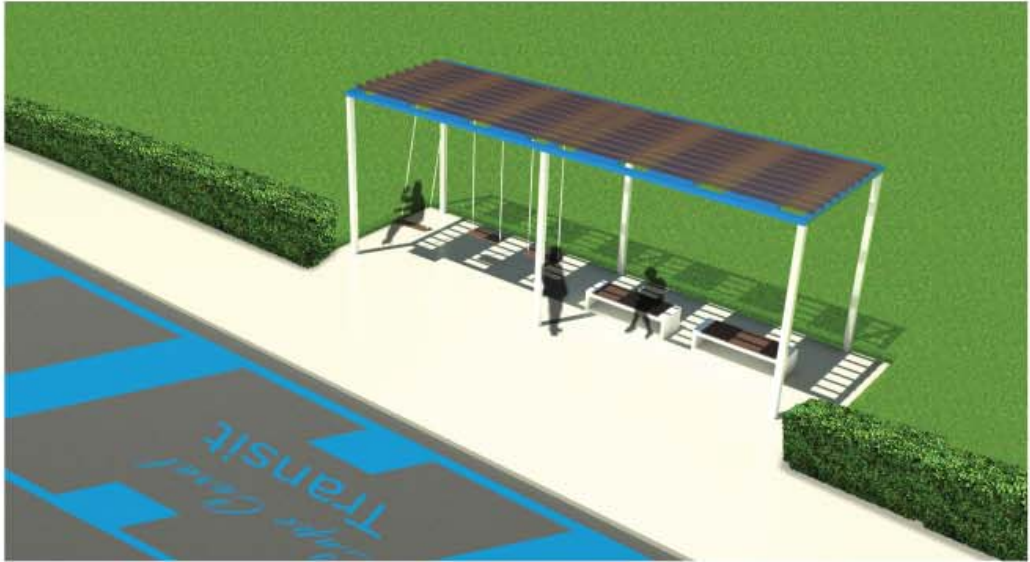


ONE OF THE MOST INFLUENTIAL FACTORS WITHIN AN URBAN ENVIRONMENT IS THE MEANS BY WHICH YOU TRAVEL THROUGHOUT THE CITY. BIMINI BASIN'S TRANSIT HUB IS JUST THAT SOLUTION. THE TRANSIT HUB HOUSES MULTIPLE FORMS OF TRANSPORTATION THAT FEED THIS AREA OF CAPE CORAL. RESIDENTS, VISITORS, OR THE BUSINESS PERSON WILL FIND TAXI SERVICES, RENTAL CARS, AND BIKE SERVICES, THE BUS LOOP, TROLLEY STATION, AND SECURE RESERVED PARKING FOR CUSTOMERS.

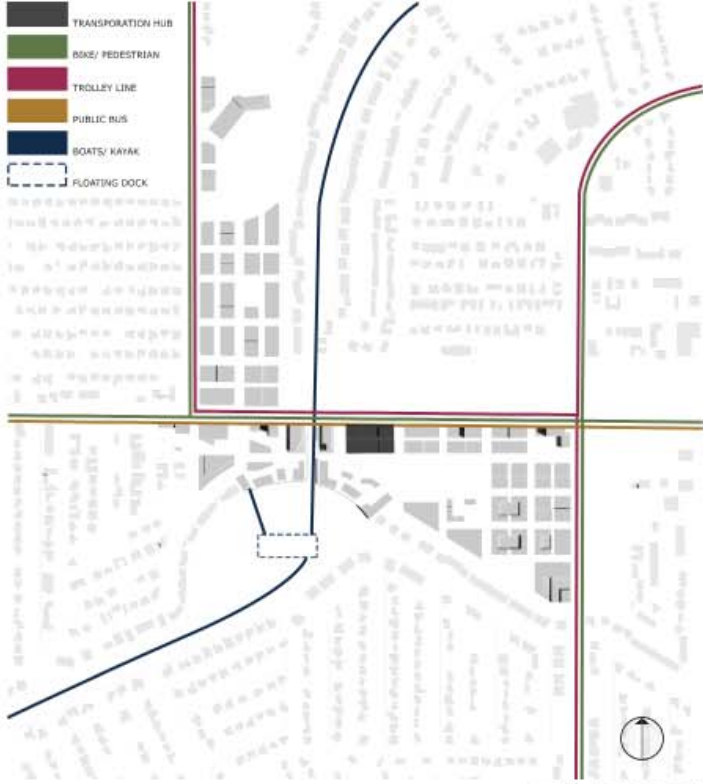
ENJOY WAITING FOR THE BUS OR TROLLEY WITH PUBLIC SWINGS OR YOU CAN JUST SWING WITH A FRIEND WHILE YOU ARE SPENDING TIME WALKING THE GREEN THREAD. THESE SHADED ALTERNATIVES TO BENCHES ARE A FUN WAY TO HANG OUT. THEY ARE ALSO EQUIPPED WITH SOLAR PANELS TO PROVIDE THEIR OWN LIGHTING AT NIGHT.



VIEW OF **TRANSIT HUB**
FACING EAST/ CAPE CORAL PARKWAY



PARKING



TRANSIT



PHASE 1.A

Phase 1.A is the starting off point for a successful downtown area for Cape Coral. It begins with the development of retail and restaurant style spaces on the city owned plot of land that is currently used as a beach along the basin. This area is accompanied by the development of a large green space that can act as a community gathering space. This space can be used to host a farmers market, Bands on the Basin, or any other public event. It sets up a great atmosphere along the basin, ready to begin a boardwalk that will connect people to the water. This phase will be the catalyst for future development in the area.



PHASE 1.B

Phase 1.B begins to develop the area further. It continues with an extension of the large green gathering space creating an active park for all types of residence. This park is bordered by retail shops with business and residential above. This will activate the area providing people with places to shop, eat, and play. The mixed-use buildings will begin to support the retail shops by providing live and work spaces. Further development along the basin will also create a vibrant day and night life. With movement along the boardwalk, people will feel connected to the water as well as access to amenities.



PHASE 1.C

Phase 1.C develops retail and business further in volume and distance. With growing businesses and retail space, there must be residential development to support it. With mixed-use buildings this becomes easily attainable. As changes begin along Cape Coral Pkwy., so do changes to the north and south of the street. To provide access to these developing businesses, a linear park is put in place of existing sidewalks. The changes to Cape Coral Pkwy will result a four lane road that shares transit access with pedestrians, bikes, cars, and public transit. The green spaces developing become



PHASE 2

Phase 2 targets finishing the entertainment district, along with continuing infill projects along Cape Coral Pkwy. With the successful development of retail, businesses, and residential buildings, the further expansion of the entertainment district will become necessary. In Phase 4 the development in this district will have more of a public focus verses the already existing private enterprises. A community center for residence to rent spaces for weddings or club meetings will begin to give Cape Coral a true presence. Other amenities such as a gym and dog park will also help in creating this branding.



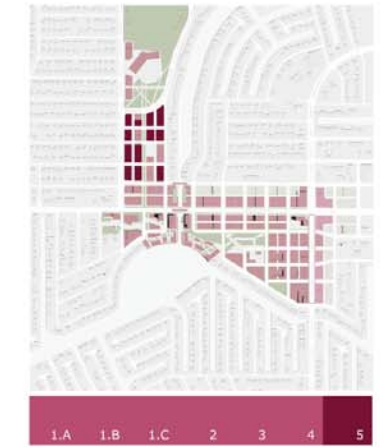
PHASE 3

Phase 3 finishes developing the business district as well as expanding development along Coronado Pkwy. This expansion continues the linear park along the road. It also connects the southern most tip of the Green Thread that connects of all the future development with a walk-able green path full of spaces. This phase also contributes the destination on the southern most tip with a Children's Arts and Science Museum and park. This gives residence a reason to travel along the district, activating the entirety of the district. Residential spaces are also incorporated.



PHASE 4

Phase 4 begins with the development of both the business and entertainment districts completion. The success of the Art Walk is contingent on the pace and method of which it develops. By beginning this process with infill projects a local feel will begin to create the type of life style and atmosphere Cape Coral wants to see in its development. The museum-library-school hybrid will act as a destination at the north end of the Art Walk. This will ensure the movement of people. The continuation of the Green Thread along this pedestrian path will give this area a unique local atmosphere.



PHASE 5

Phase 5 completes the Art Walk district with residential, retail, public space, art galleries, and other unique local trades. The completion of this pedestrian path connects the further developed park to the north and the green thread that weaves life into the urban fabric of Cape Coral's downtown area. With so much development the need for residential spaces will become a necessity. The local feel of the Art District will create a wonderfully dynamic atmosphere for live, work, and play. With the completion of this phase Cape Coral will have a unique downtown feel that will place it with many other successful cities.

PHASING DEVELOPMENT

PHASE 1 IS ESTIMATED TO TAKE WITHIN 5 TO 10 YEARS. EACH PHASE WILL TAKE A VARIABLE AMOUNT OF TIME DEPENDING ON THE NEEDS AND RESOURCES OF CAPE CORAL'S CITY PLANNING.



A long term development plan should consist of further design of the defunct golf course. This plot of land is an asset to Cape Coral residence. The park should be designed with active and passive spaces. These are opportunities for things such as camping, running paths, children's parks, work-out stations, picnic areas, and places for rest. With the development of the Park there are amazing opportunities to create destination places. Like the Museum-Library Hybrid to the south of the park, different areas could develop their own destinations that could contribute to the overall success of the park. These destination points could further lead to the development of neighborhoods that surround them. These opportunities could grow into their own town centers. This would help create distinct neighborhoods. With better connections through the park and neighborhoods it begins to create the opportunity for public transportation.

