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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



#### 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 Stringray Lagoons are fun ways for kids to learn and engage with issues on a localized level.



#### UN-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 entering 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.

### RESEARCH FACILITY FOR SUSTAINABLE PRACTICE AND QUALITY OF LIFE



#### FOCUS 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, Coralian 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 tourists 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.



#### OPEN CANAL WATCH A HOME

Canal Watch is an organization geared towards monitoring the water conditions of the canal system and Dimira 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 "let's 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.



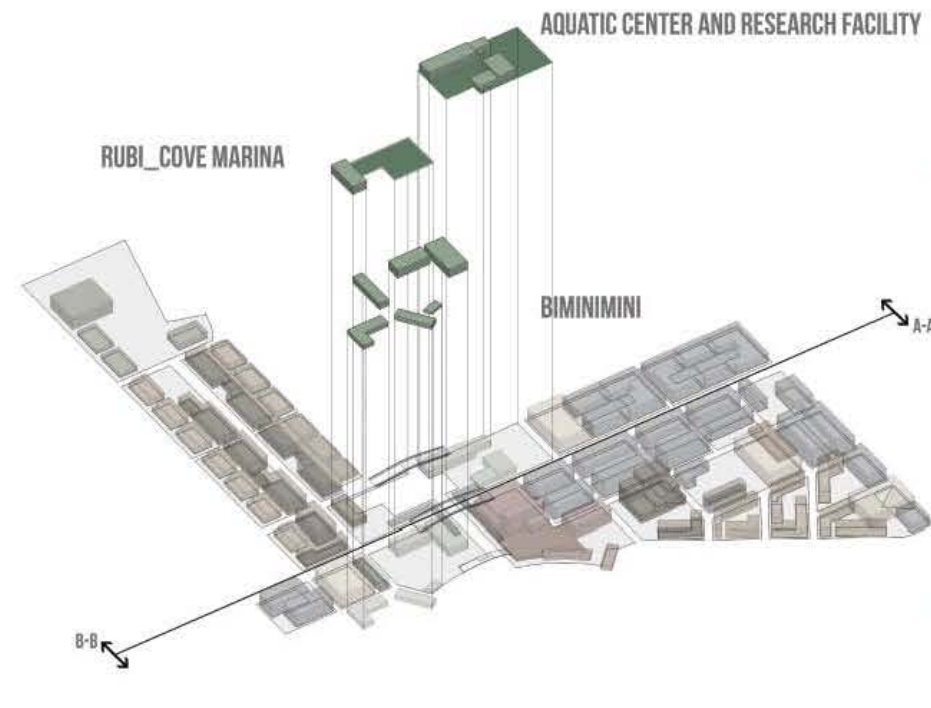
#### PROMOTING OUTSIDE FUNDING

The Cape Coral Basin Rehabilitation Project has become much more than the original polishing 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, greenspace, 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 used in place in order to sustain a healthy marine ecosystem. That forming a valid case for filing for grant money from this commission. On another note, FFWCC 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 Basin's 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 new stop shop for boat, tackle, gear and a quick sandwich on your way out for a day on the water. The Basin Edge Boardwalk and Walking Waters also connect Rubi Cove to The Anchor for night time dancing, drinks and entertainment.



### THE RUBI\_COVE MARINA



# RUBI\_COVE



### MASTER PLAN



### THE GAP APP

