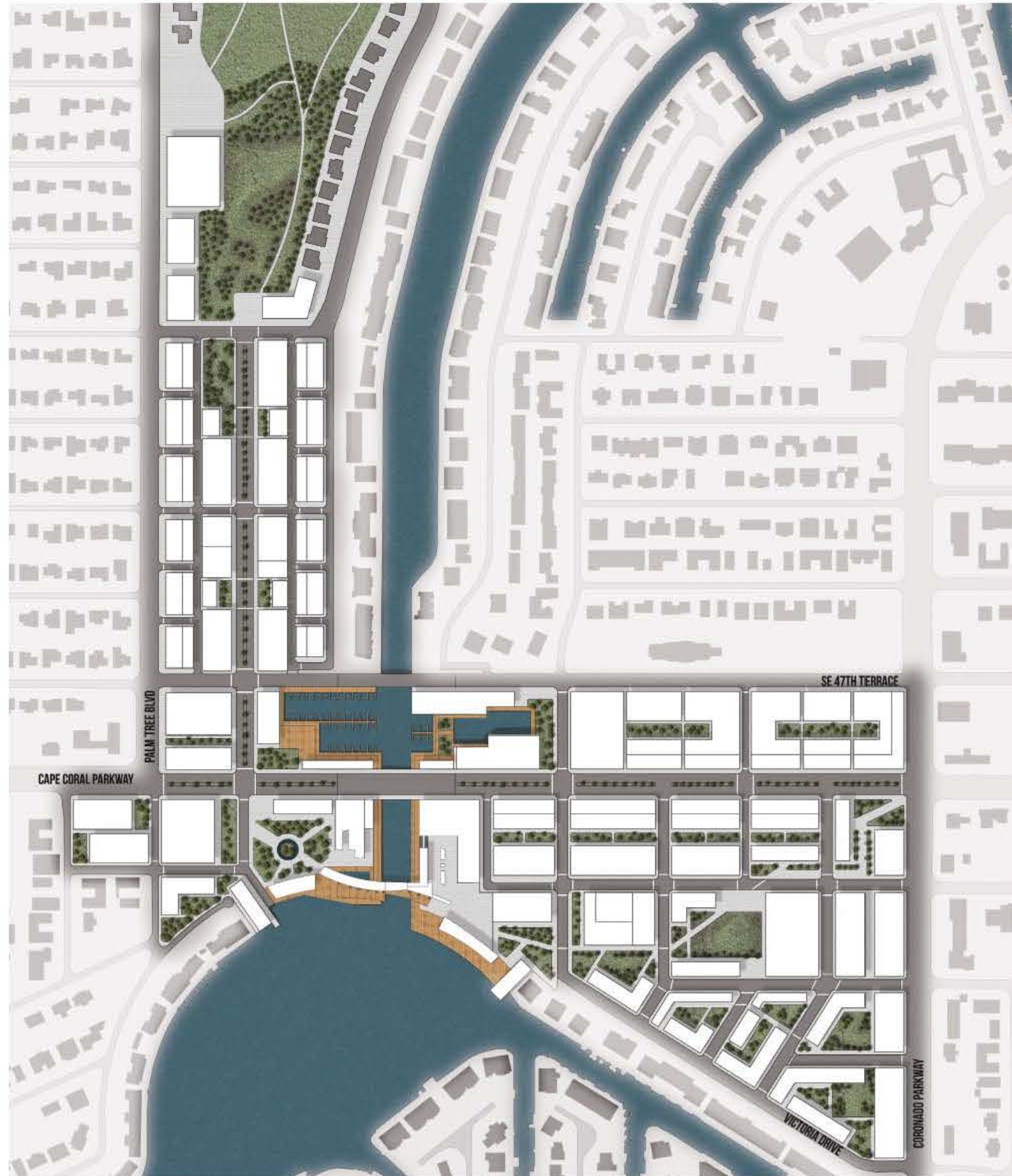


ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

BRIDGING the GAP

MASTER PLAN @CapeCoral



DEFINING THE DISTRICTS

THE PARKWAY

Located 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.

BIMINI SIDE

The main residential district, just south of The Parkway, provides new Coraleans with an upscale living option within close proximity to all of the amenities that the new town center will provide.

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.

CROSS CAPE

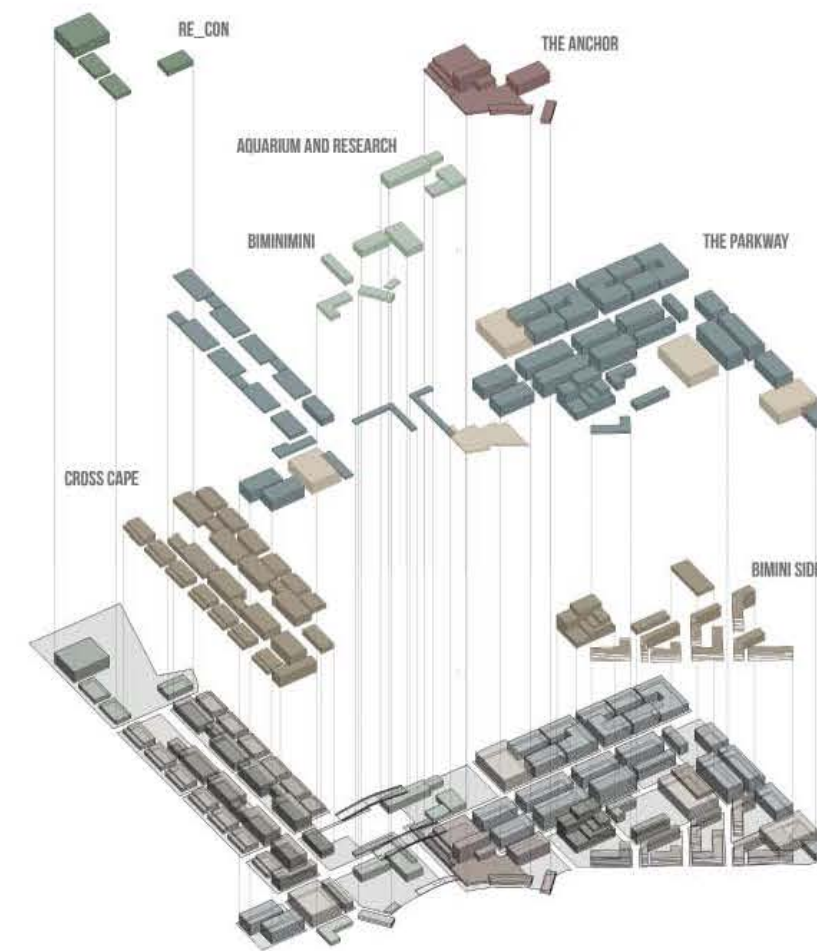
This live-work district gives Cape Coral a new and exciting modern lifestyle showcasing the option to work within or within close proximity to home.

RUBI COVE

Rubi Cove is home to Rubi Cove Marina, Bismarck, 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.

RE_CON

Re-Con is the renovation of the city's old defunct golf course bringing new life and outdoor activity to the center of Cape Coral.



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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

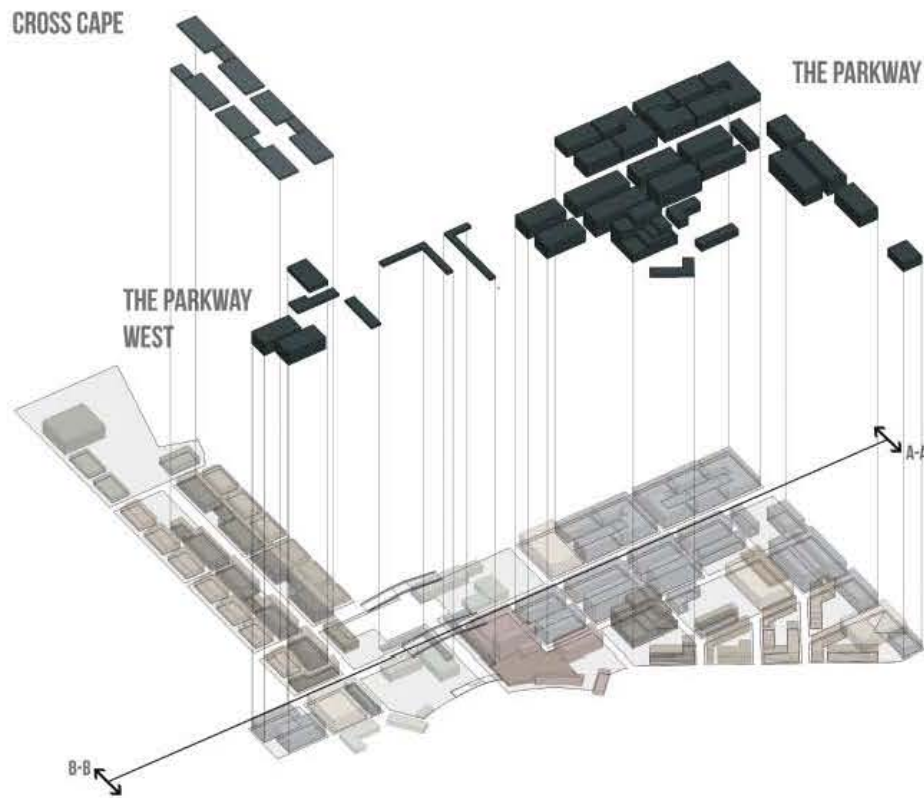
1. THE GREENWAY
2. PARK WEST
3. THE GATES
4. BIMINI GRANDE HOTEL



MASTER PLAN



THE GAP APP



CROSS CAPE

Cross Cape's 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, vertically has allowed this area to develop into a commercial hub, housing almost 1.8 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.

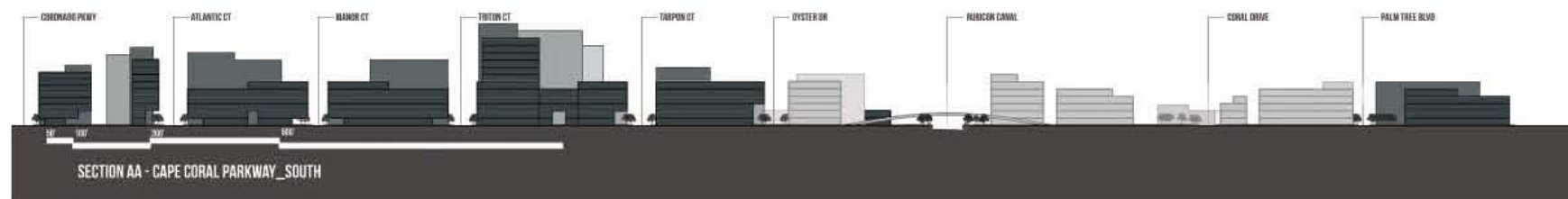
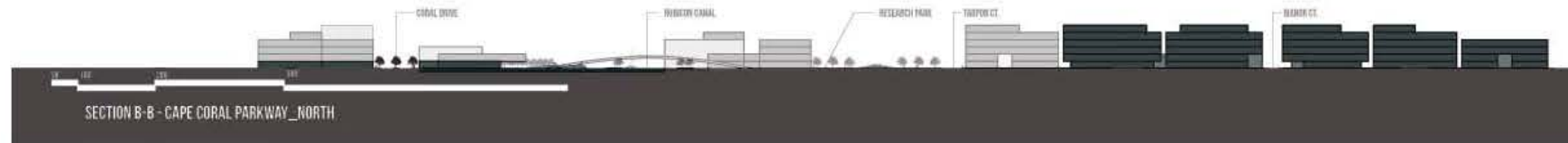
The first piece of this district is a nearly 300,000 square foot hotel pond to promote major and minor tourism as well as family visitors. The hotel can be considered a money-generator for the area, close to multiple parks and outdoor activities, and located just east of the The Anchor Entertainment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



CAPE CORAL PARKWAY - CORONADO PARKWAY INTERSECT



CAPE CORAL PARKWAY PROPOSED



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BRIDGING the GAP

RESIDENTIAL

@CapeCoral

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

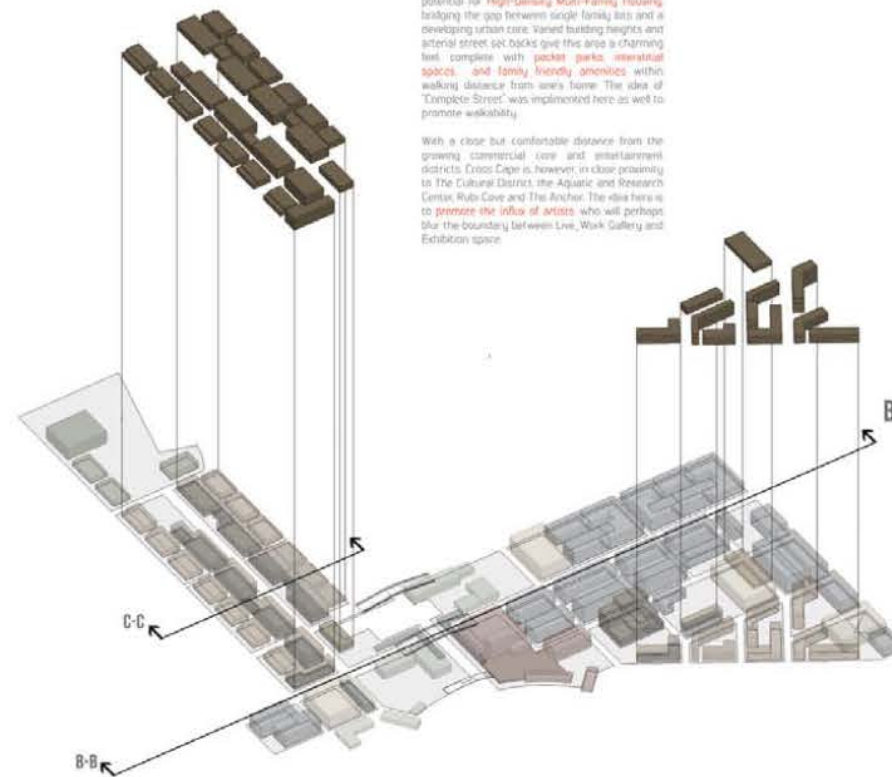


THE GAP APP



MASTER PLAN

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 setbacks give this area a charming feel, complete with pocket parks, **recreational spaces**, and **family friendly amenities** within walking distance from one's home. The idea of "Complete Streets" 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, Ruler 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 "living downtown" feel. Bimini Side consists of a collection of **High-Density Mixed Use and Luxury Apartments, Homes, and Town Homes**, 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 priority 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 towers will become the **sustainable, green-living hot spots** 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 a touch with through the **GAP APP**.

BIMINI SIDE

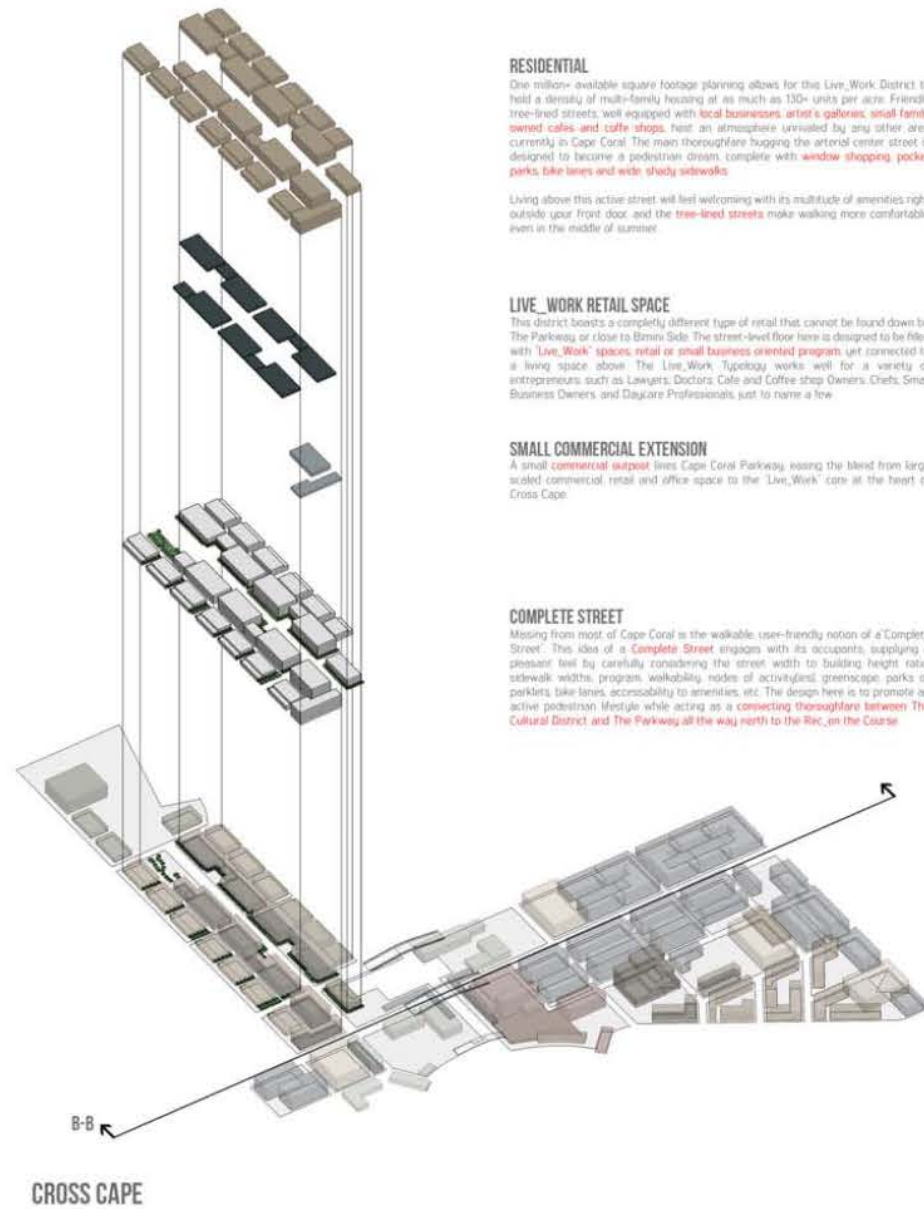


SECTION B-B - CAPE CORAL PARKWAY_NORTH

ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

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 the Live_Work District to hold a density of multi-family housing of 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, have an atmosphere savored 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

The 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.

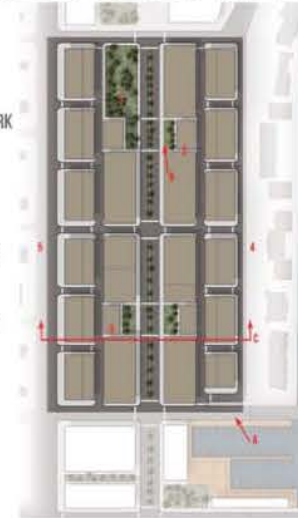
COMPLETE STREET

Moving from most of Cape Coral is the walkable, user-friendly notion of a Complete Street. The idea of a Complete Street engages with its occupants, supplying a pleasant feel by carefully considering the street width to building height, note sidewalk widths, program, walkability, modes of activity, green space, 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 Ric, on the Course.



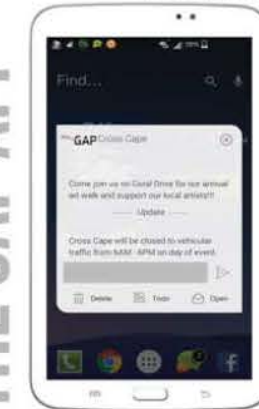
CROSS CAPE

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



MASTER PLAN

THE GAP APP

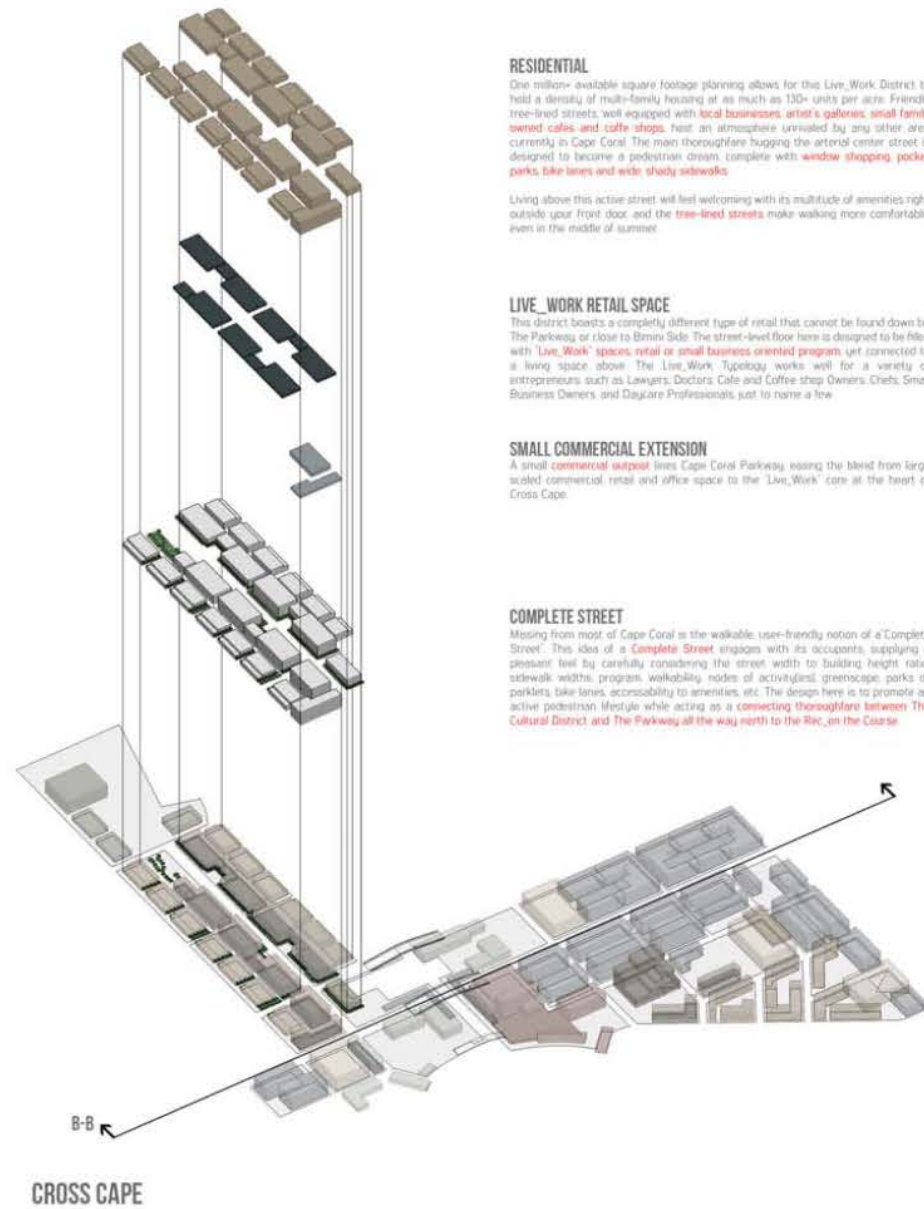


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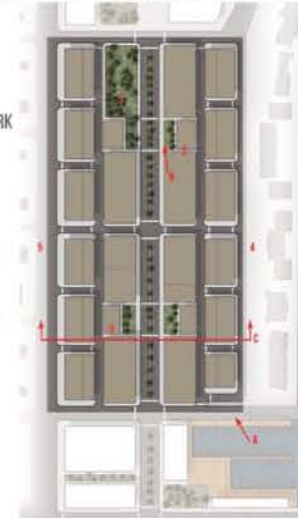
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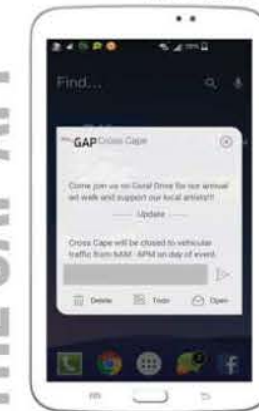
CROSS CAPE

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