

CAPE CORAL BIMINI BASIN NODAL DEVELOPMENT DESIGN STUDIO PROJECT



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INTRODUCTION

TODAY, MANY MID-SIZED CITIES IN THE U.S. ARE SEARCHING FOR WAYS TO BE MORE SELF-SUSTAINING: MANAGE ANTICIPATED GROWTH, INCREASE ECONOMIC DEVELOPMENT, MAINTAIN AND EXPAND INFRASTRUCTURE, ENCOURAGE BUSINESS AND INDUSTRY, IMPROVE COMMUNITY HEALTH, BALANCE ISSUES BETWEEN THE NATURAL AND BUILT ENVIRONMENT, PLAN FOR RESILIENCY, AND PROVIDE A HIGH QUALITY OF LIFE FOR RESIDENTS AND VISITORS. THE CITY OF CAPE CORAL, FLORIDA IS CONFRONTED WITH THESE TASKS. NO LONGER WANTING TO SIMPLY BE A BEDROOM COMMUNITY TO FORT MEYERS, CAPE CORAL IS LOOKING FOR ITS OWN IDENTITY AND VISION FOR THE FUTURE. THE BIMINI BASIN AREA PROVIDES A UNIQUE OPPORTUNITY FOR CAPE CORAL TO CATALYZE DEVELOPMENT THAT WILL LEVERAGE EXISTING CITY ASSETS WITH COMMUNITY ASPIRATIONS. THE BASIN IS IDEAL AS A NODAL DESTINATION FOR A MIXED-USE COMMERCIAL CENTER. THIS CENTER WOULD RADIATE FROM THE BASIN AND CAPE CORAL PARKWAY EXPANDING INTO THE EXISTING FABRIC OF THE LARGELY, SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS.

PROCESS

THREE PROJECT PROPOSALS FOR THE BIMINI BASIN NODAL DEVELOPMENT HAVE BEEN PREPARED BY GRADUATE STUDENT TEAMS FROM THE SCHOOL OF ARCHITECTURE AND COMMUNITY DESIGN AT THE UNIVERSITY OF SOUTH FLORIDA. THE DESIGN STUDIO PROCESS BEGAN WITH A FEASIBILITY STUDY WHICH SUMMARIZED INFORMATION, OBSERVATIONS, AND DOCUMENTATION FROM PREVIOUS PLANS PRODUCED FOR THE CITY OF CAPE CORAL IN RELATION TO THE BASIN AREA INCLUDING THE COMMUNITY REDEVELOPMENT AREA (CRA). AFTER A SITE VISIT TO CAPE CORAL, STUDENTS WORKED WITH RESIDENTS DURING A COMMUNITY CHARRETTE TO GENERATE A LIST OF ATTRIBUTES, ISSUES, AND TRANSFORMATIONS FOR THE ANTICIPATED BASIN DEVELOPMENT. USING THE INITIAL VISIONS FROM THE CHARRETTE TEAMS AS WELL AS INFORMATION FROM THE FEASIBILITY STUDY, THE STUDENTS IDENTIFIED KEY COMPONENTS THAT WOULD ADDRESS CAPE CORAL'S DESIRED NEEDS.



GENERAL RECOMMENDATIONS AND ACTIONS

SHORT TERM

THE COMMUNITY CHARRETTE, OPEN HOUSE DISPLAY, AND FINAL PRESENTATIONS DREW A GREAT DEAL OF INTEREST FROM THE CITIZENS OF CAPE CORAL. A SURVEY OF EACH PROJECT AND CORRESPONDING ATTRIBUTES WAS COLLECTED AFTER THE FINAL PRESENTATIONS. WE ENCOURAGE THE CITY TO CONTINUE TO COLLECT COMMUNITY FEEDBACK THROUGH ADDITIONAL PRESENTATIONS AND WEBSITE PRESENCE, PAPER AND ONLINE SURVEYS, AND SOCIAL MEDIA. A FINAL VISION PLAN COULD THEN BE DEVELOPED BASED ON THIS INPUT, AND ADOPTED AS THE VISION FOR THE BIMINI BASIN AREA.

THE CITY OF CAPE CORAL SHOULD DEVELOP A REQUEST FOR PROPOSAL FOR THE CITY-OWNED PROPERTY OF FOUR FREEDOMS PARK. EACH OF THE STUDENT PROJECTS PROPOSES A DIFFERENT USE FOR THIS SITE BASED ON AN OVERALL PLAN WHICH PROVIDES SUPPORTING DENSITIES, USES, ANCHOR INSTITUTIONS, AND INFRASTRUCTURE. THE CITY SHOULD CONTINUE COORDINATION WITH THE COUNTY AND THE ARMY CORPS OF ENGINEERS TO MOVE FORWARD WITH THE INFRASTRUCTURE IMPROVEMENTS NEEDED FOR THE OPENING OF THE RUBICON CANAL INCLUDING FINANCIAL OBLIGATIONS AND FUNDING OPPORTUNITIES.

ADDITIONALLY, THE CITY SHOULD PARTNER WITH INSTITUTIONS THAT COULD BE ANCHORS FOR THE DESTINATION. THESE ANCHOR INSTITUTIONS PROVIDE A NEW DRAW, PUBLIC INTEREST, JOBS, AND ECONOMIC BENEFITS, AND CAN BE SUPPORTED THROUGH GRANTS OR PRIVATE INVESTMENT. ESTABLISHING A STRATEGIC PHASING PLAN FOR THE FINAL VISION WILL BE NECESSARY FOR IMPLEMENTING COMPONENTS OF THAT VISION SUCH AS PARTICULAR DISTRICTS, THE GOLF COURSE, OR PUBLIC REALM IMPROVEMENTS.

LONG TERM

ESTABLISH PRIORITIES FOR LATER PHASES OF DEVELOPMENT WITH BENCH MARKS. UTILIZE THE BIMINI BASIN NODAL DEVELOPMENT AS AN EXAMPLE FOR CREATING ADDITIONAL ACTIVITY CENTERS WITHIN THE CITY OF CAPE CORAL, FOR INSTANCE, THE NORTH CAPE AREA. ADVANCED ECONOMIC MODELING MAY BE DESIRED IN ORDER TO DETERMINE WHICH ELEMENTS TO PRIORITIZE.

DESIGN STUDIO OVERVIEW

EACH OF THE THREE GRADUATE STUDENT TEAMS DEVELOPED AN URBAN DESIGN "VISION" PLAN WITH ACCOMPANYING DRAWINGS, DIGITAL AND PHYSICAL MODEL THAT DEFINE AN URBAN DESIGN FRAMEWORK. EACH FRAMEWORK ESTABLISHES AN URBAN FORM WITH DISTINCT VISUAL CHARACTER THAT IS UNIQUE FOR CAPE CORAL. PLACE-MAKING IS IDENTIFIED THROUGH PUBLIC REALM FEATURES AND "NEW" VERNACULAR ARCHITECTURE WITH GUIDING DESIGN PRINCIPLES. STUDENTS CAREFULLY CONSIDERED PEDESTRIAN ACCESS, THE WATERFRONT, TRANSPORTATION MODES INCLUDING WATER BORNE, PARKING, HOUSING, COMMERCIAL AND RETAIL SPACE, OFFICE SPACE, HOSPITALITY, PUBLIC AMENITY, STORM WATER MANAGEMENT, AND USE.



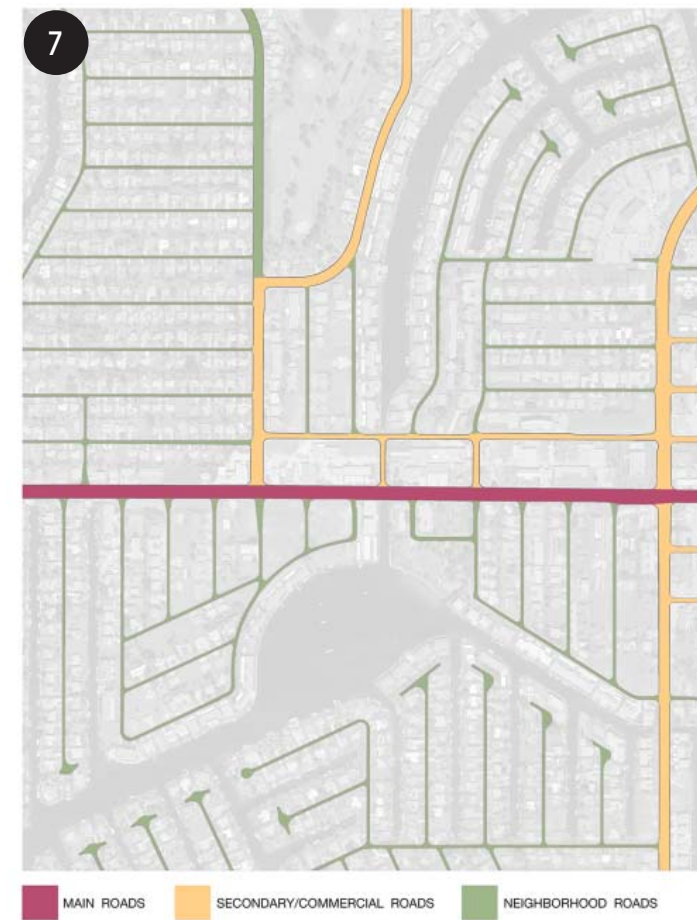
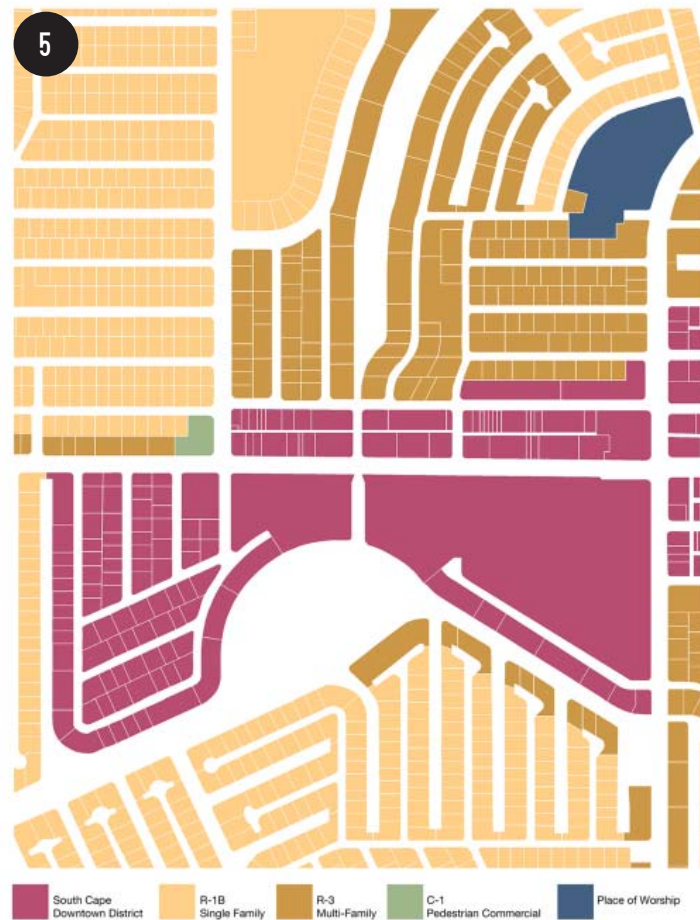
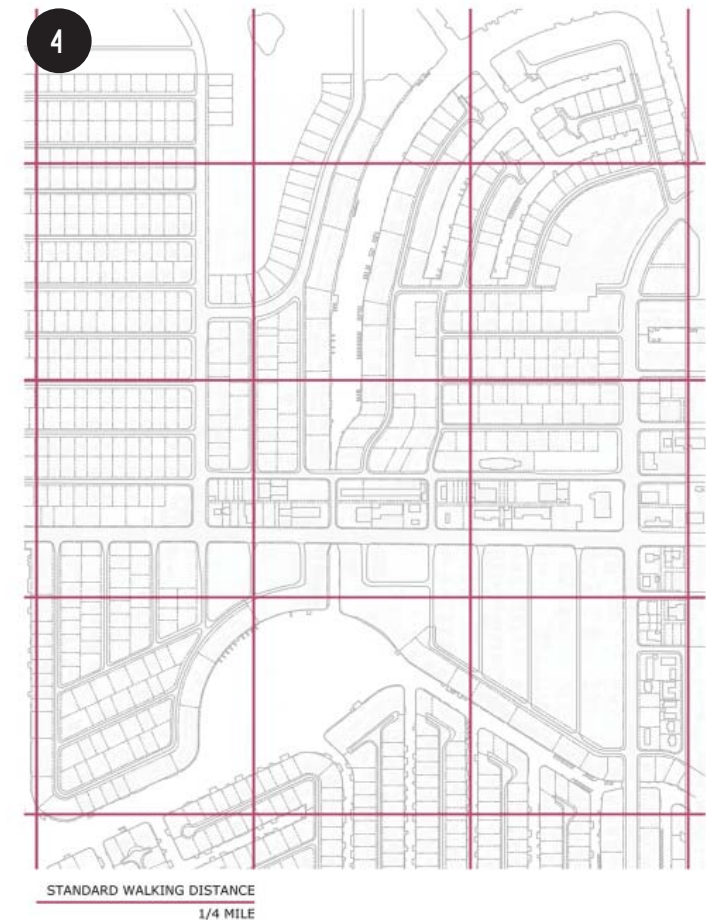
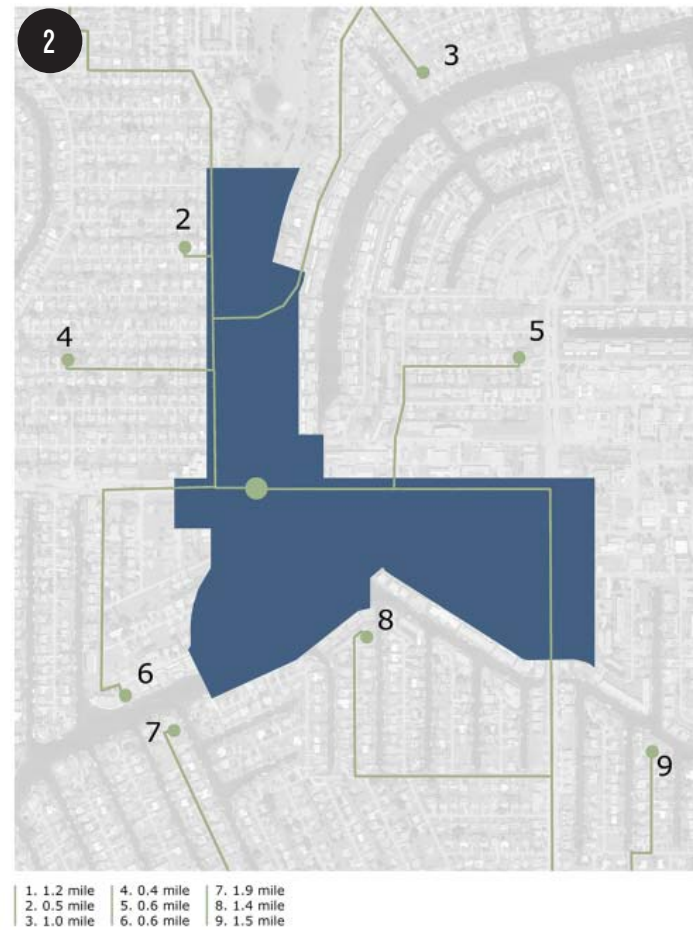
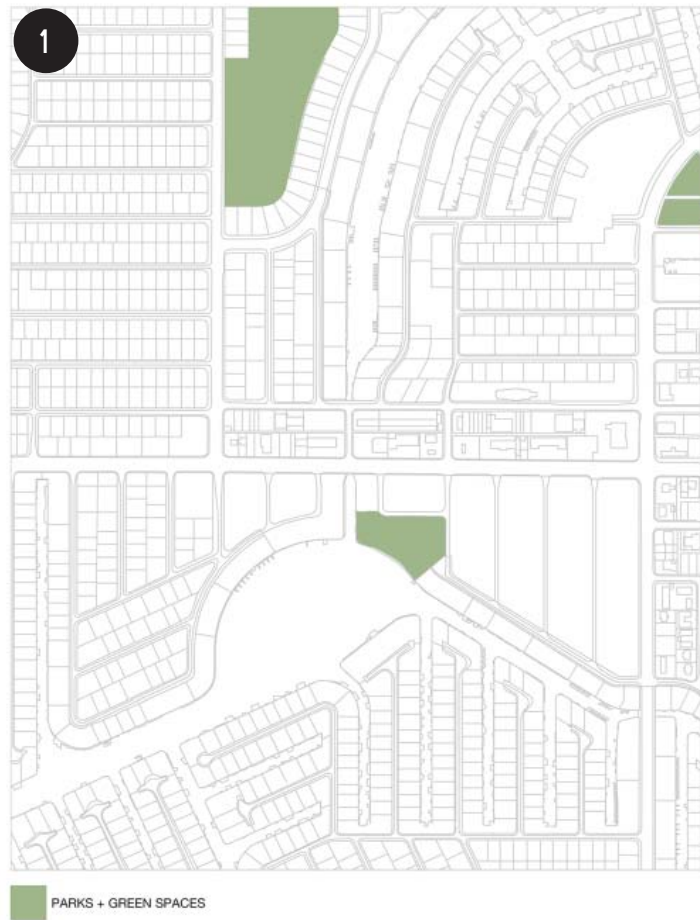
THREADING THE NEEDLE

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.



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

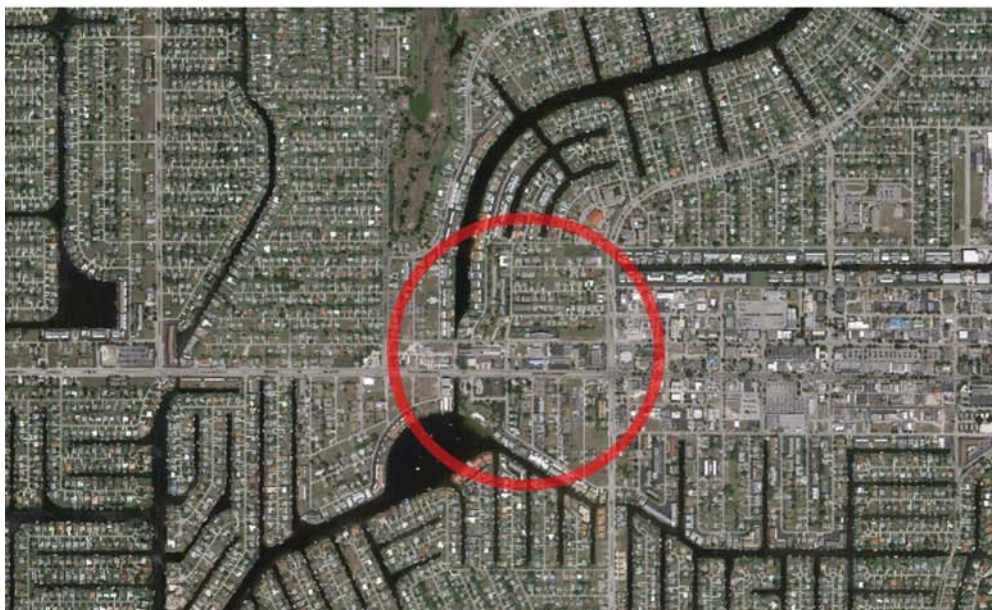
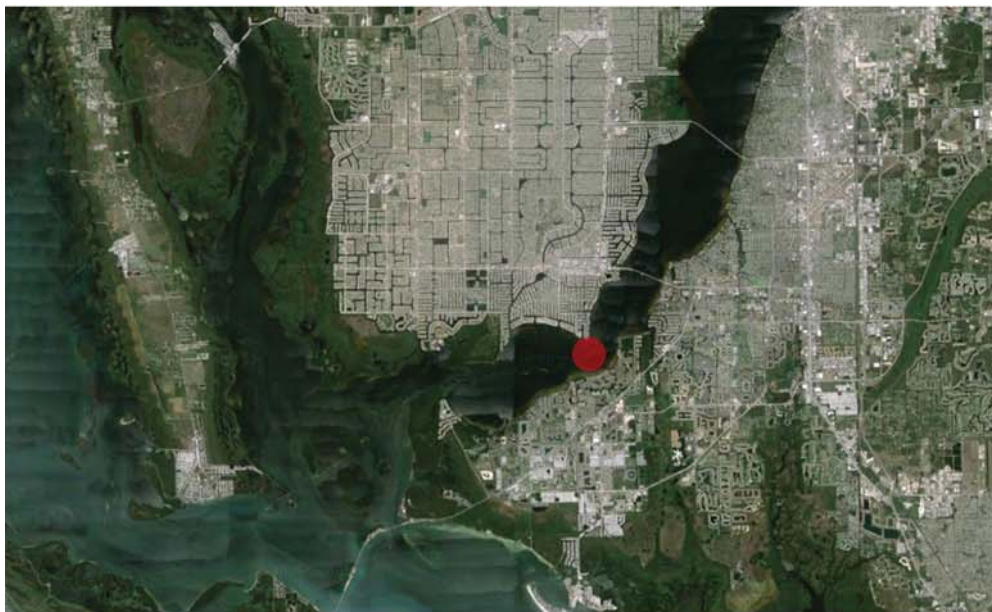
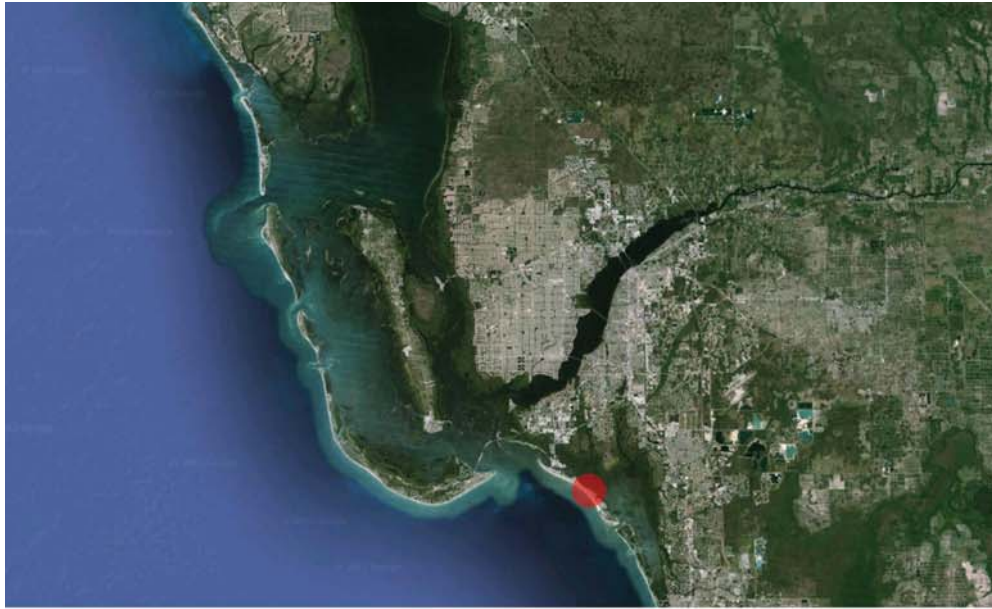
3. OPEN VACANCIES AND LOTS COULD BE USED FOR DEVELOPMENT AND OPPORTUNITIES FOR GROWTH IN THE DOWNTOWN AREA.

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.

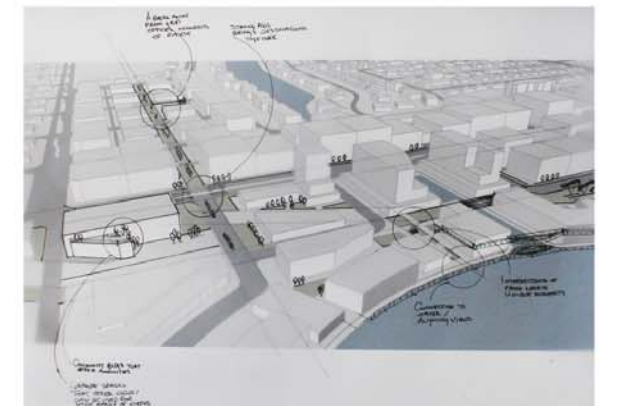
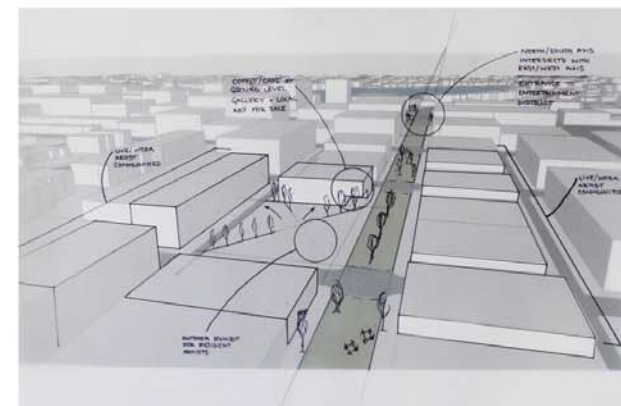
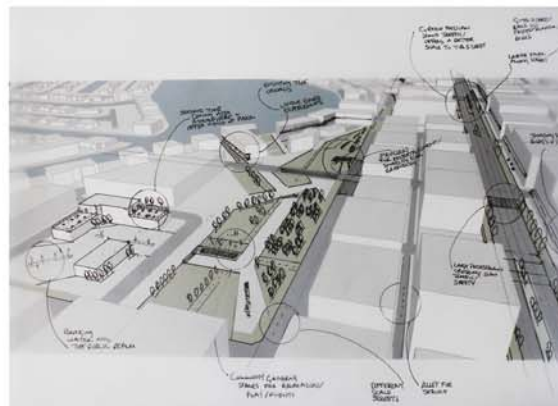
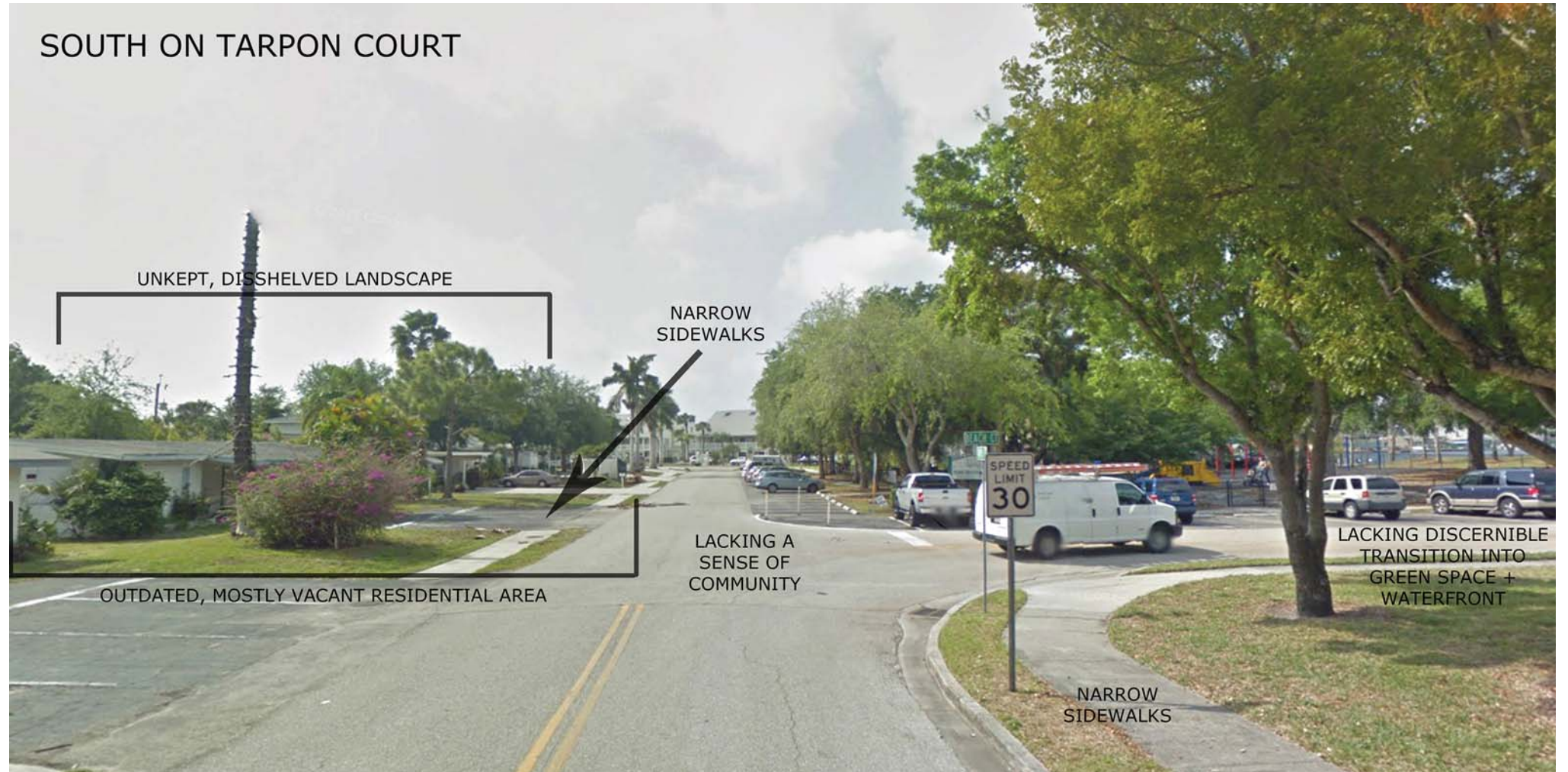
5. DOWNTOWN CAPE CORAL IS DEEPLY ROOTED AROUND RESIDENTIAL AREAS WHICH MAKE UP MOST OF THE CITY.

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



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.



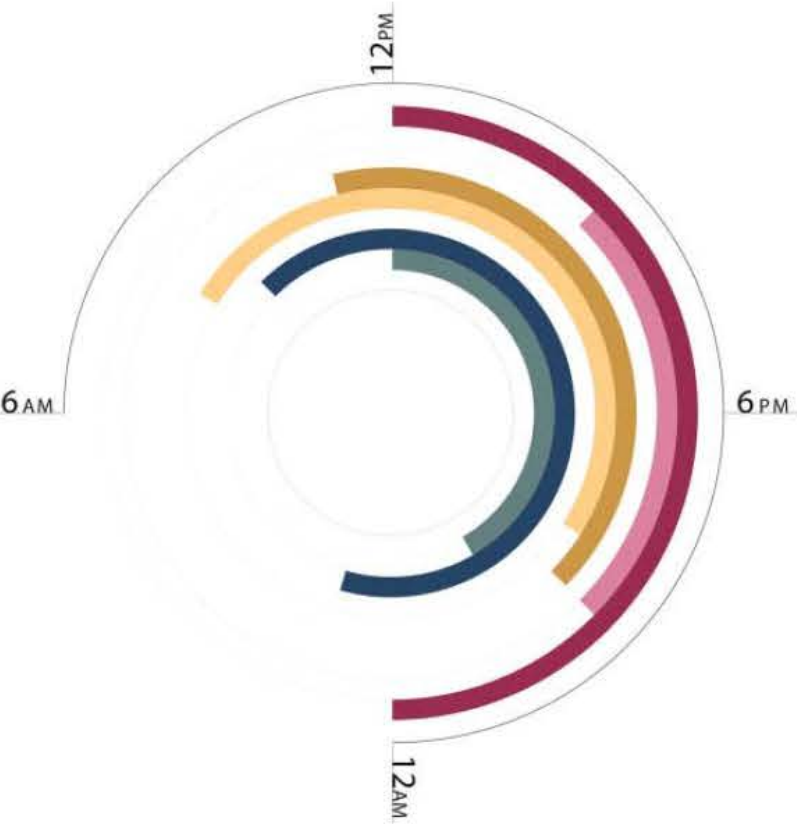
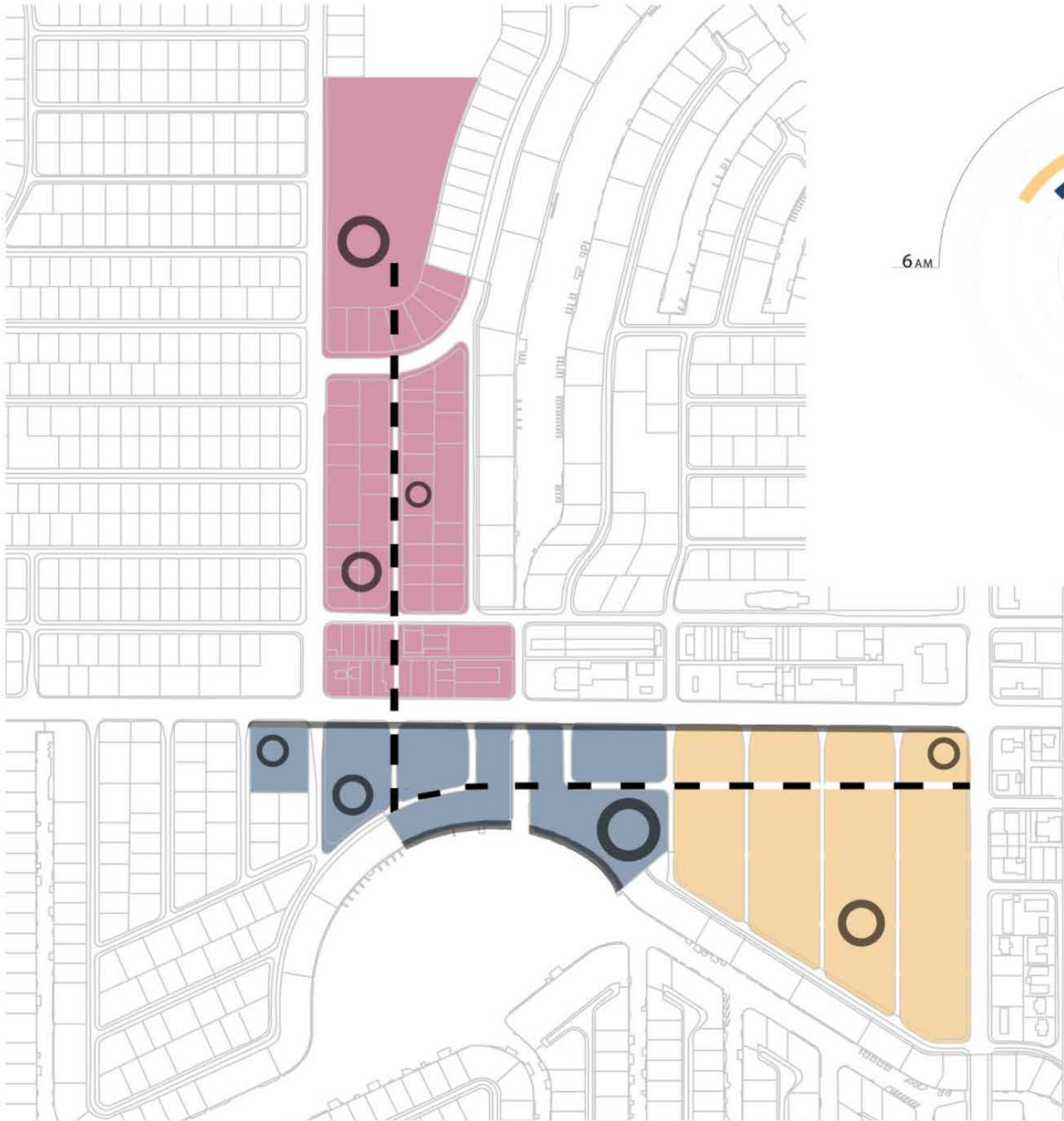
Times I&II Ando
Kyoto, Japan

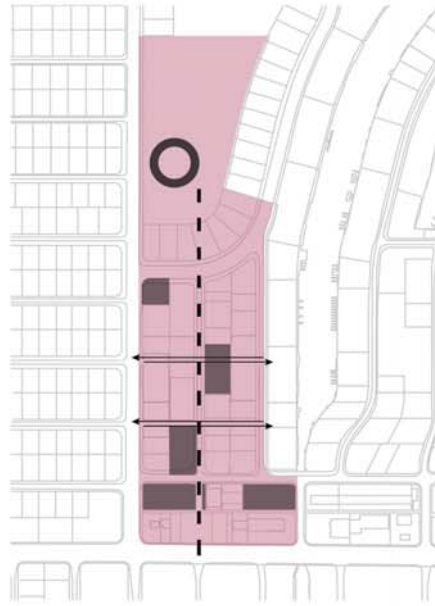
Tadao Ando created a pleasurable dining experience on the water. This connection to the water acts as a barrier from traffic while still feeling open.



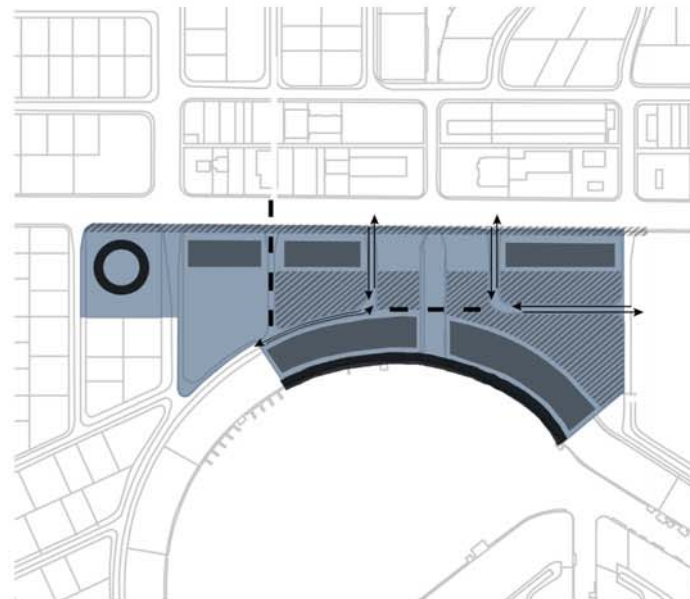
Columbus Circle
New York City

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

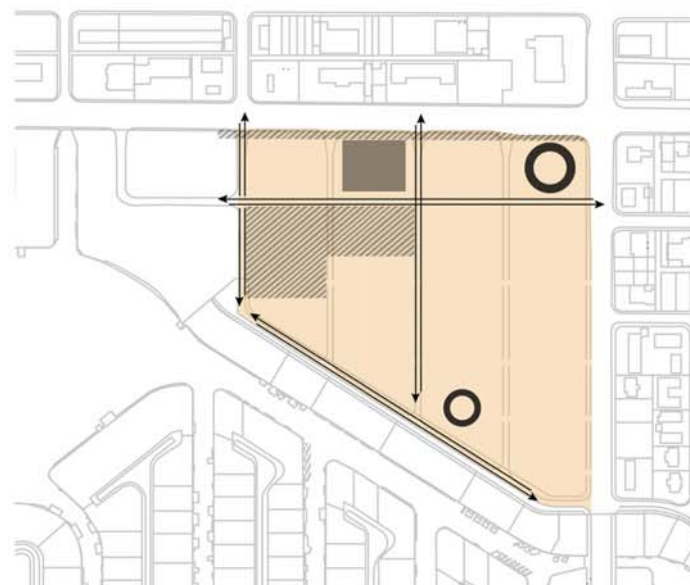




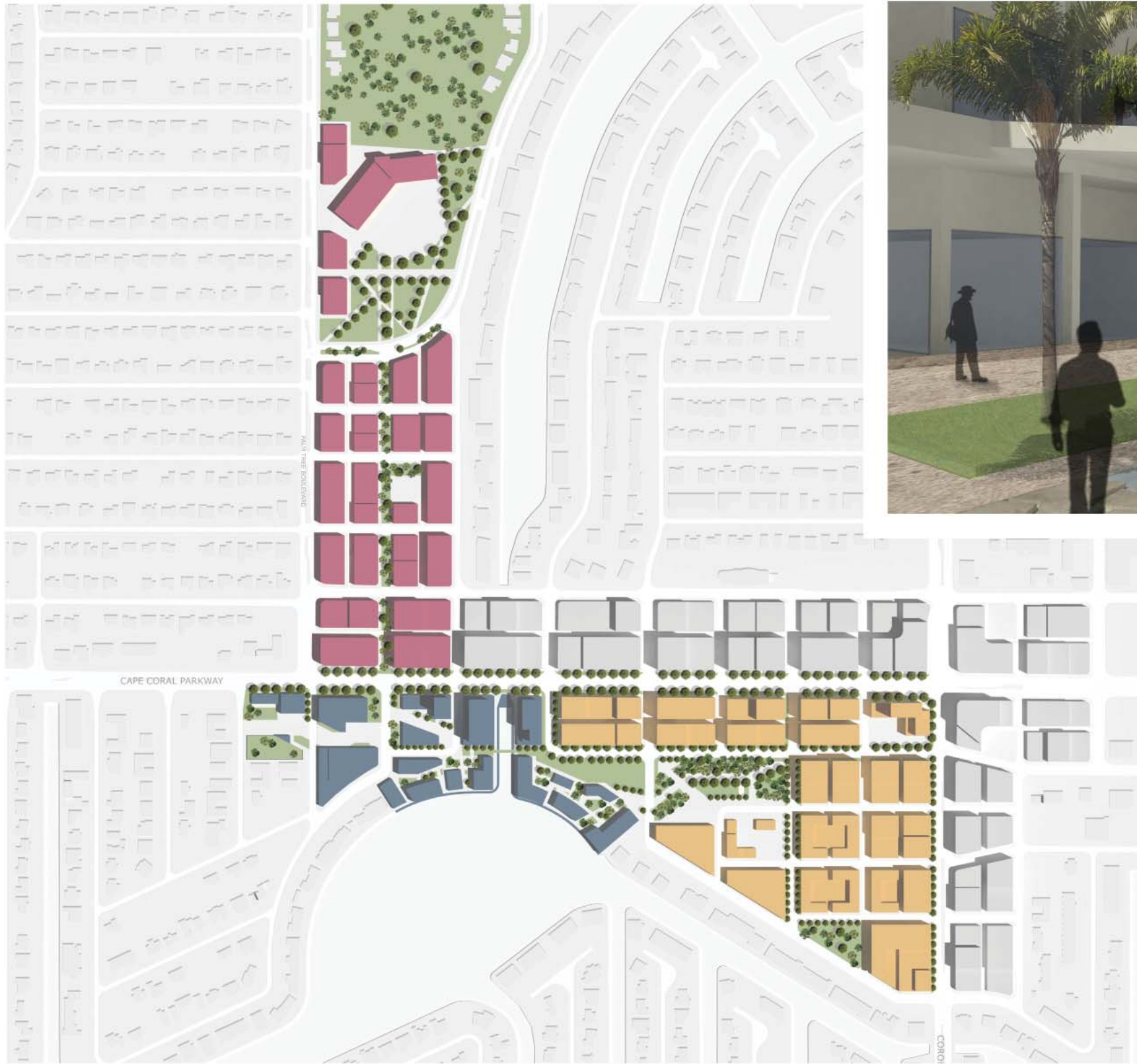
THE EYE SPROUTS NORTH OF THE BIMINI BASIN CONNECTING THE BASIN TO A LARGE URBAN PARK AND CULTURE CENTER THROUGH A SHARED GRID. THIS GRID IS COMPLEMENTED BY THE GREEN THREAD THAT CUTS THROUGH OFFERING BREAKS FROM THE FRAMEWORK IN THE FORM OF UNIQUE MOMENTS FOR BARS, LOCAL ART GALLERIES, AND SMALL POCKET 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.

MARCH

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.

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!

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!

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.



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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.

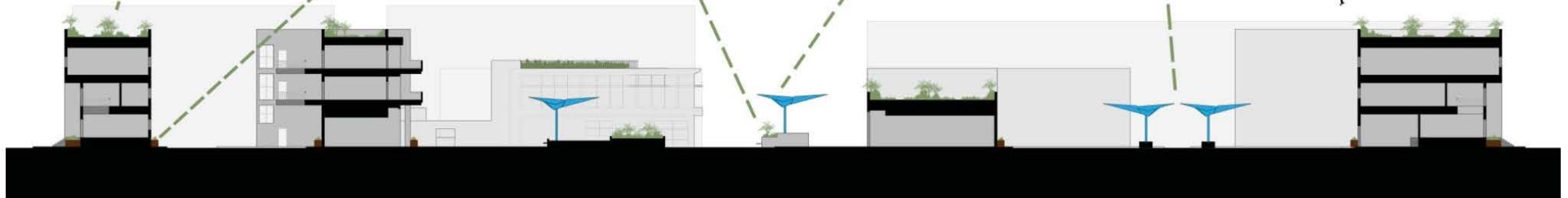
Water Catchment Systems - Benefits include water source for irrigation, less demand on ground water, and a reduction of soil erosion.

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.



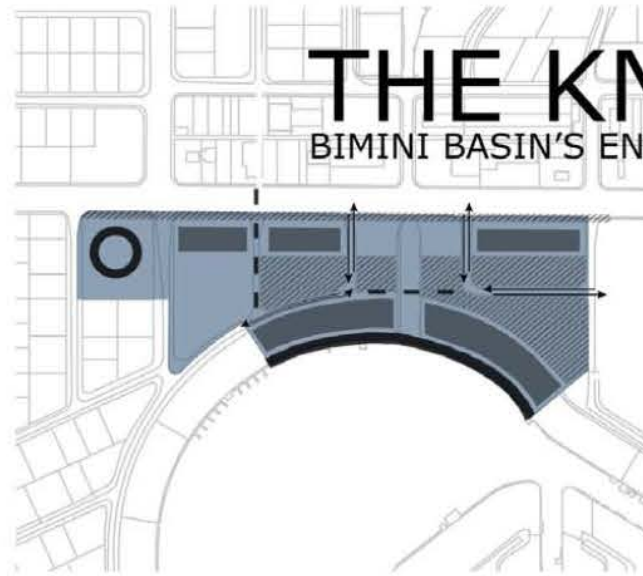
Bird Safe Glass

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

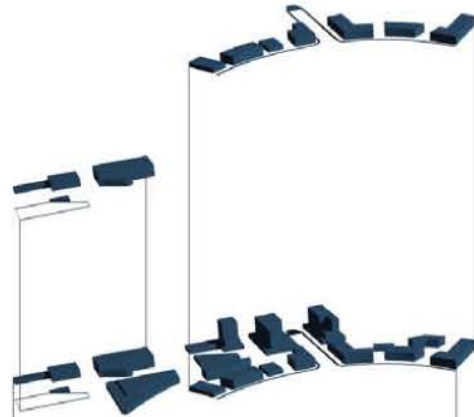
For those of you wanting to be in the middle of the action, having great views of both The Hook Park and Bimini Basin, this is the place for you.

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.

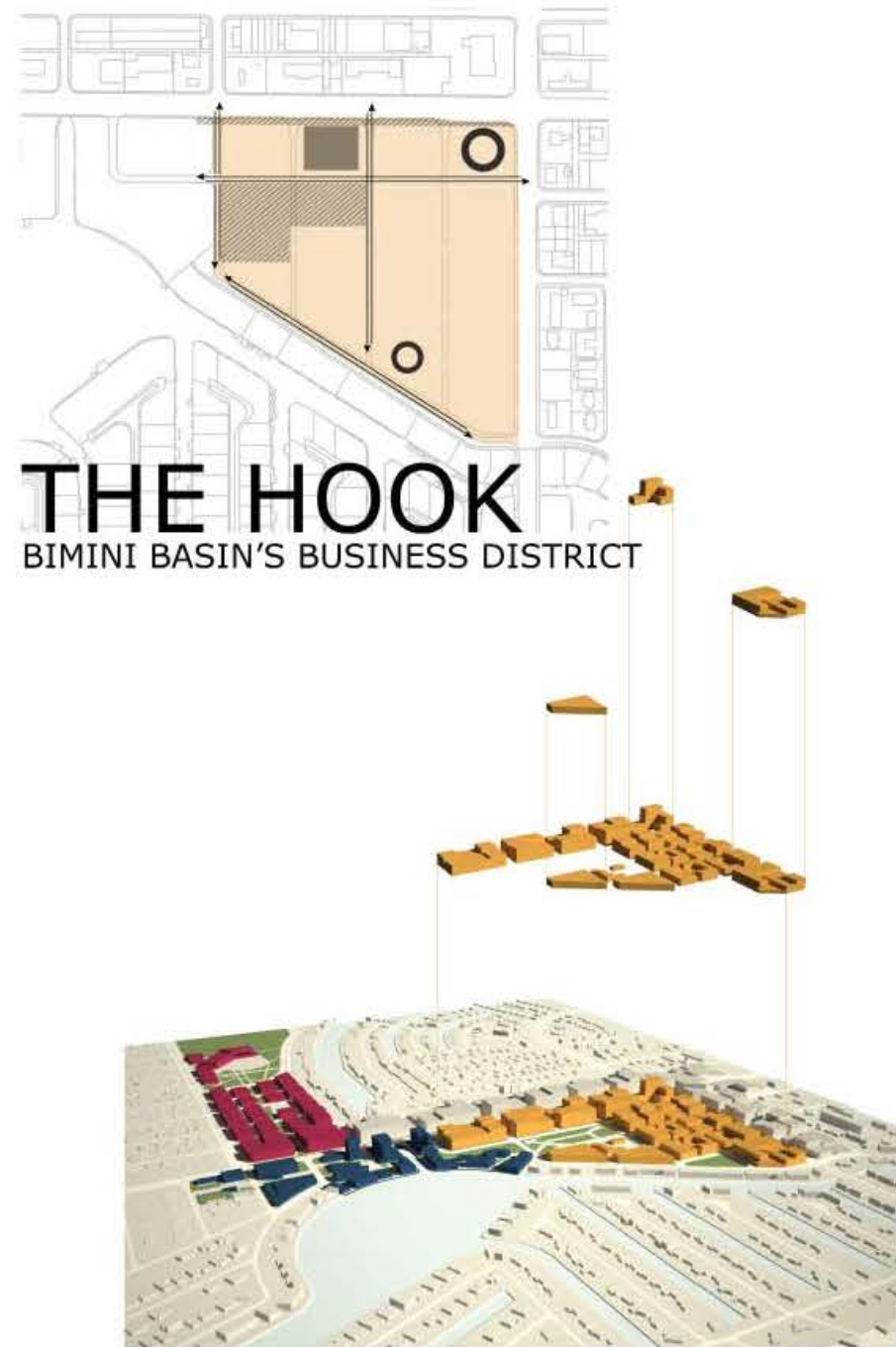


Terry and George Ronan just spent their 65th wedding anniversary in their beloved town of Cape Coral. George took Terry to dinner at her favorite restaurant in The Knot, Cape Corals entertainment district. After a lovely dinner at her favorite restaurant, The Palm Leaf, Terry took her out on a romantic 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'





THE HOOK

BIMINI BASIN'S BUSINESS DISTRICT



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

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 artists 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

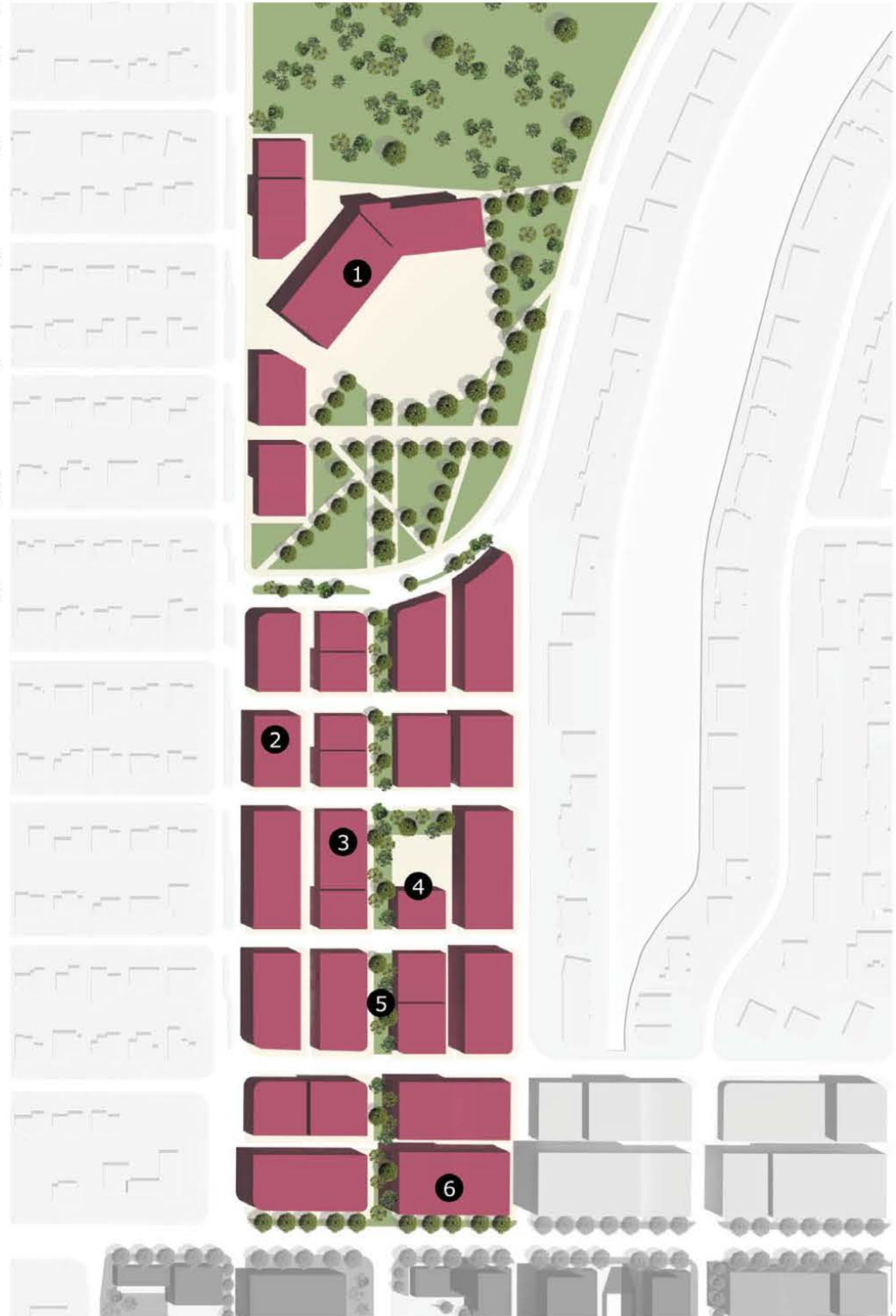
Sip gourmet coffee while rubbing elbows with your favorite local artist.

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.



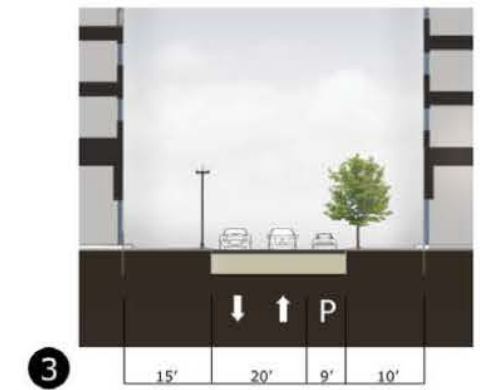
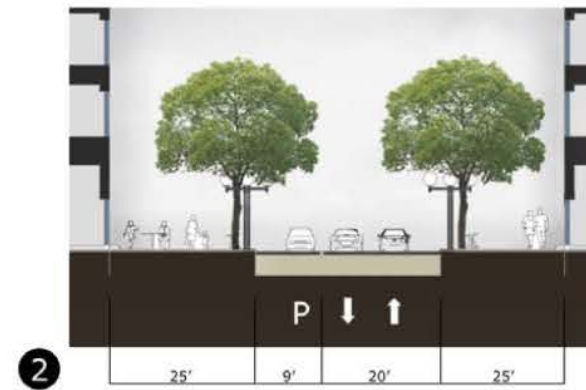


THE RUBICON CANAL IS THE SUBJECT OF MUCH DEBATE. AS VIEWED ABOVE, WITH THE PROPER PLANNING THE RUBICON CAN BECOME AN ACTIVE ROUTE OF TRANSPORTATION THAT BRINGS PEOPLE TO THE HEART OF DOWNTOWN CAPE CORAL. OPENING UP THE RUBICON WOULD ALLOW PEOPLE WITH BOATS, KAYAKS, CANOES, PADDLE BOARDS, AND JET SKIS 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

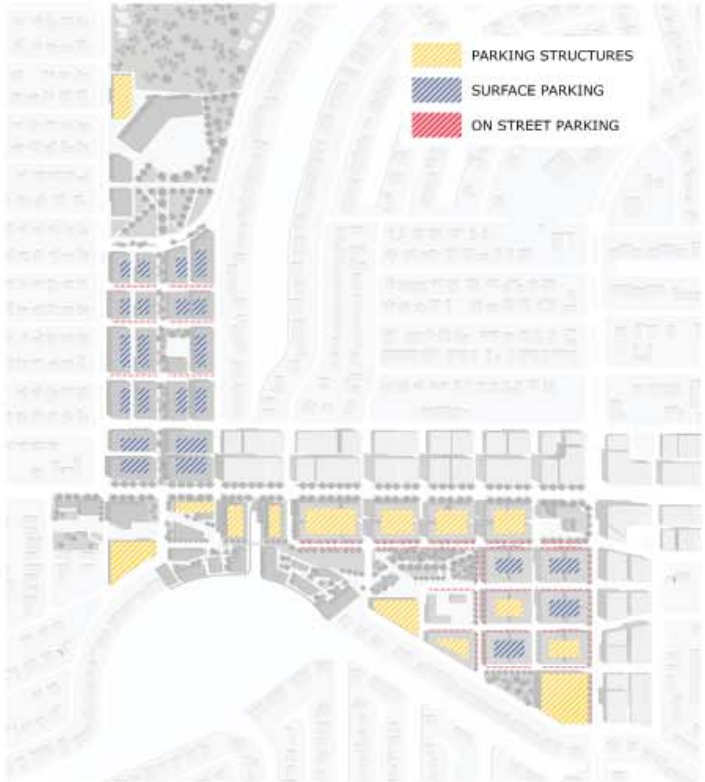
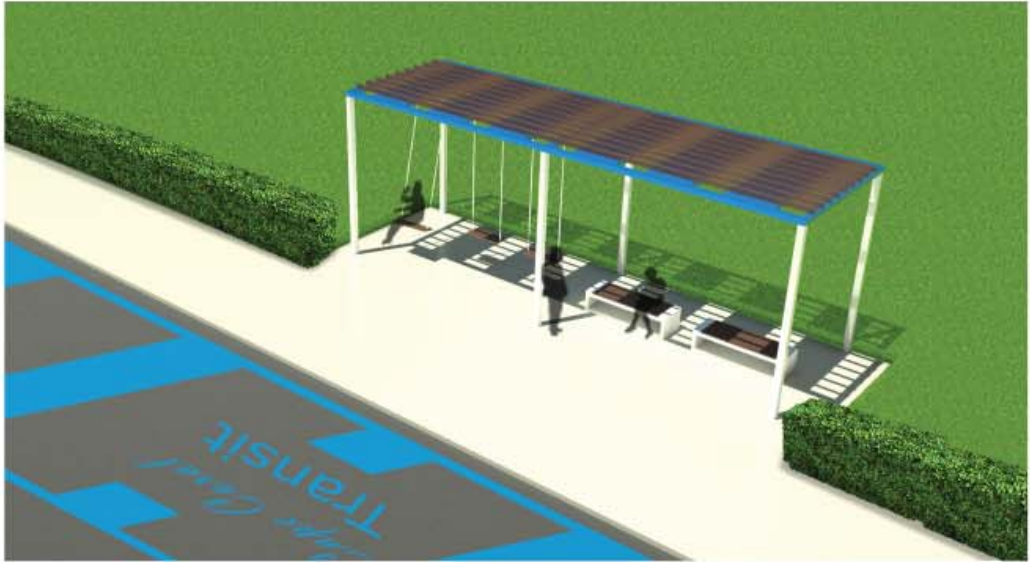


ONE OF THE MOST INFLUENTIAL FACTORS WITHIN AN URBAN ENVIRONMENT IS THE MEANS BY WHICH YOU TRAVEL THROUGHOUT THE CITY. BIMINI BASIN'S TRANSIT HUB IS JUST THAT SOLUTION. THE TRANSIT HUB HOUSES MULTIPLE FORMS OF TRANSPORTATION THAT FEED THIS AREA OF CAPE CORAL. RESIDENTS, VISITORS, OR THE BUSINESS PERSON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

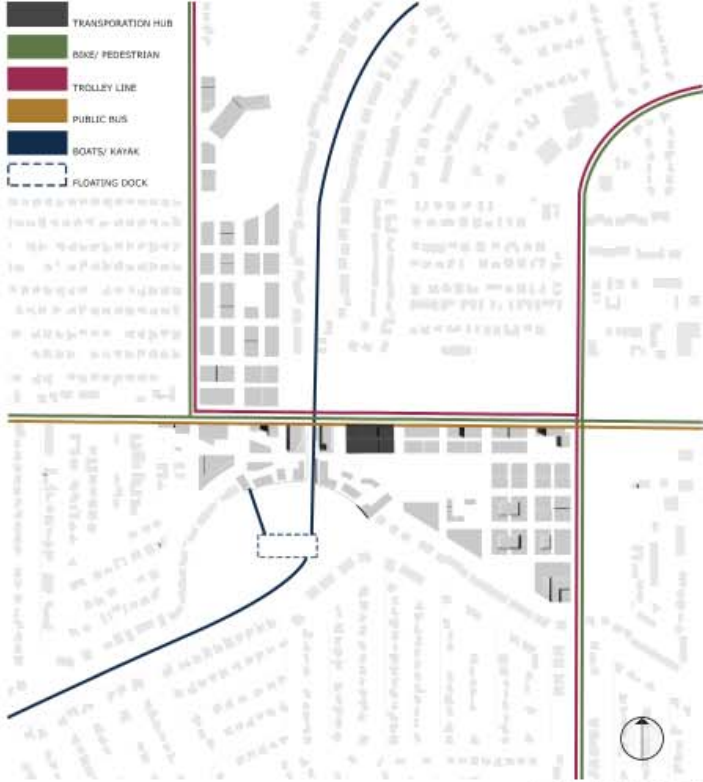
ENJOY WAITING FOR THE BUS OR TROLLEY WITH PUBLIC SWINGS OR YOU CAN JUST SWING WITH A FRIEND WHILE YOU ARE SPENDING TIME WALKING THE GREEN THREAD. THESE SHADED ALTERNATIVES TO BENCHES ARE A FUN WAY TO HANG OUT. THEY ARE ALSO EQUIPPED WITH SOLAR PANELS TO PROVIDE THEIR OWN LIGHTING AT NIGHT.



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.



BRIDGING the GAP

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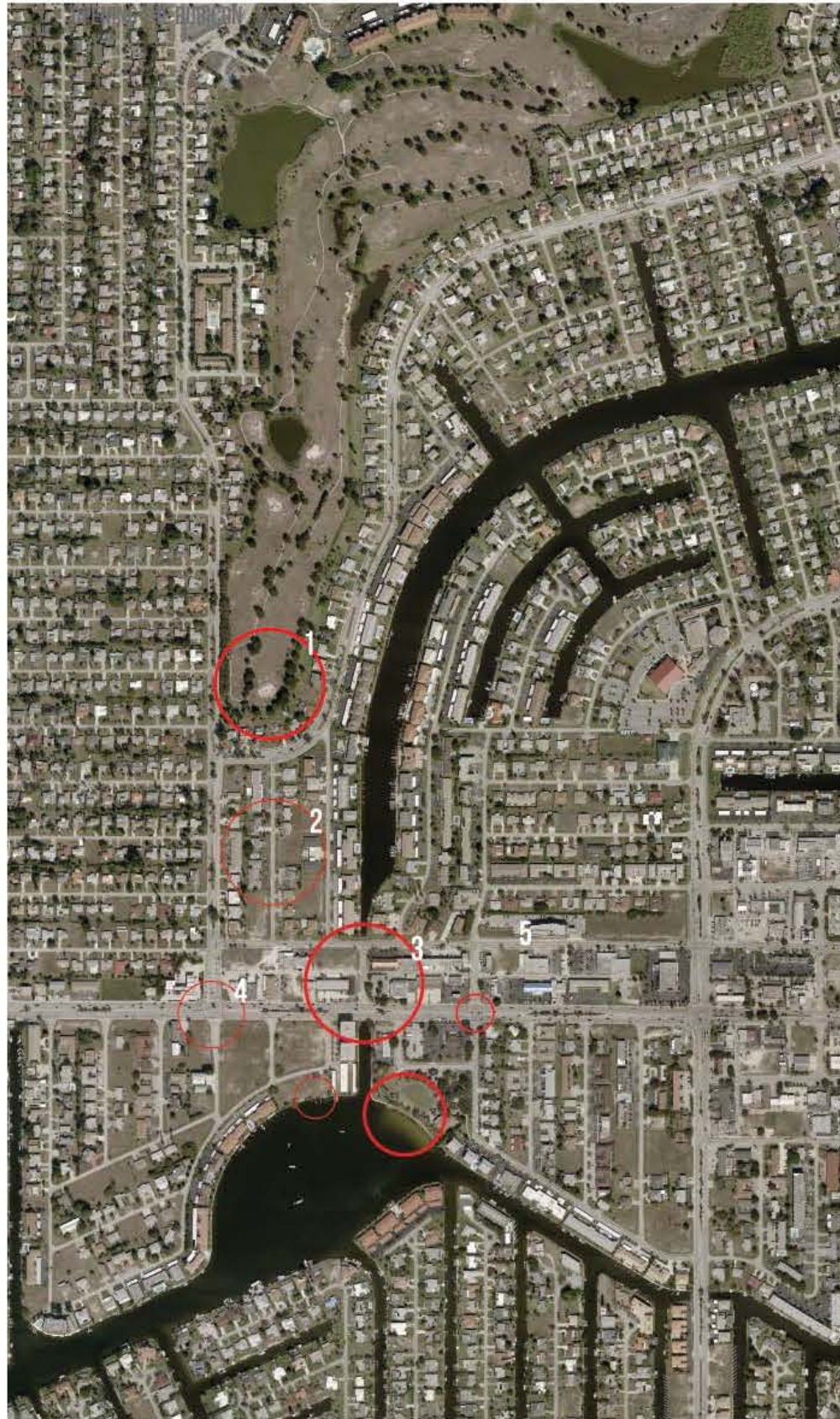


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THE GAP MAP

@CapeCoral



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 for this space 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 Racketball Courts, Bowling, Cages, Desk 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

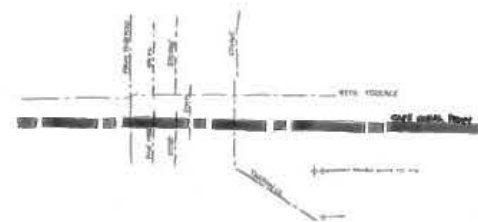
Nature Trails, Botanical Garden, Community Garden, Space, Rose Gardens, Butterfly Garden, or Avianaries.



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.

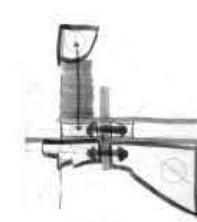
The opportunity here is to create a synergy between the developing Bimini Basin and then the area for retail and small businesses - opportunities through mixed-use buildings.



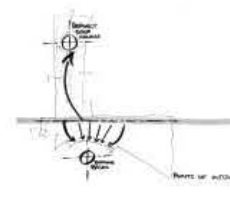
MAJOR-MINOR AXIS



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 in 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 Livelihood 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

For many of the locals in Cape Coral, the main thoroughfare, 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 wall 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 cars are walkable. Cape Coral is no different.

Building Businesses

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.

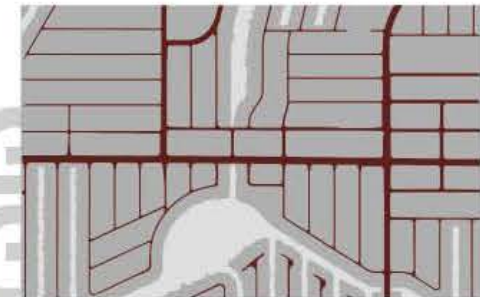
Foot Path Connection

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

Harvest 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

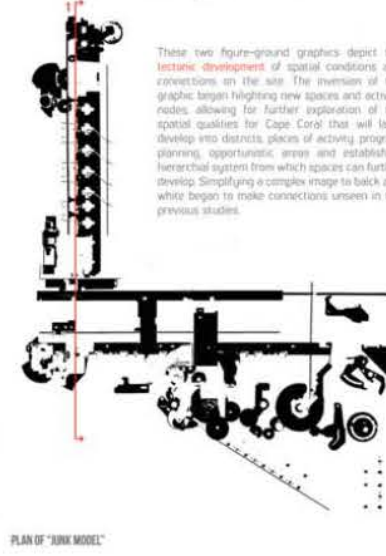
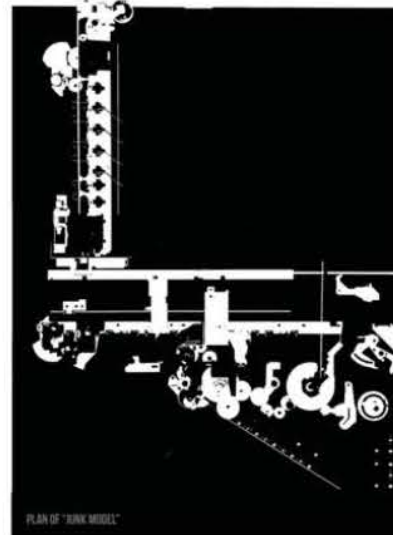


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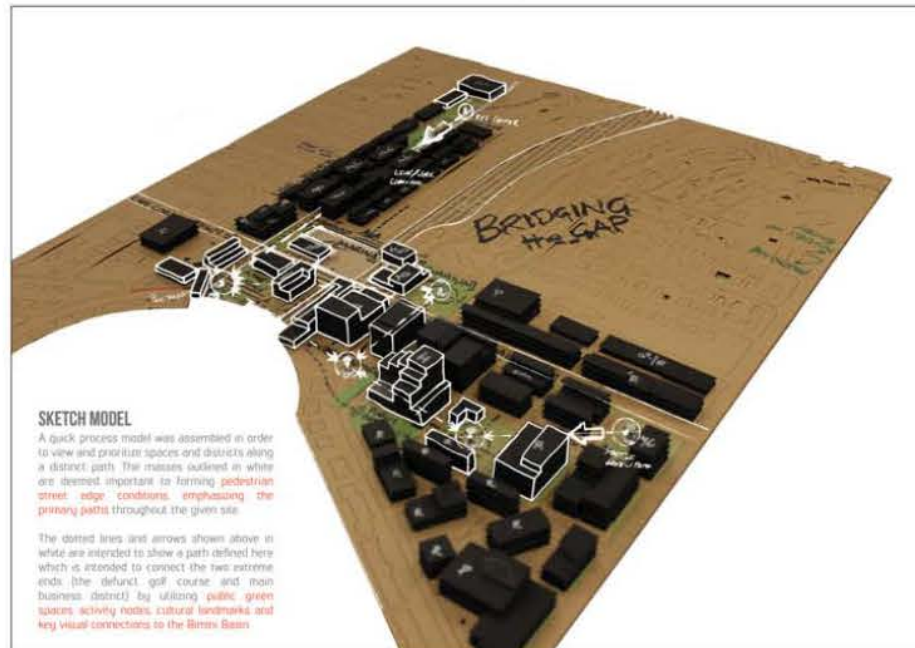
BRIDGING the GAP

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.



SKETCH MODEL

A quick process model was assembled in order to view and prioritize spaces and districts along a distant 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.

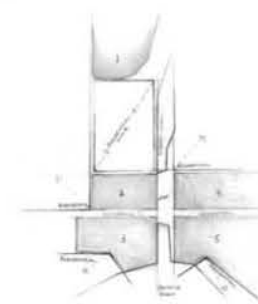
EXPERIMENTAL SECTION

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. 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.



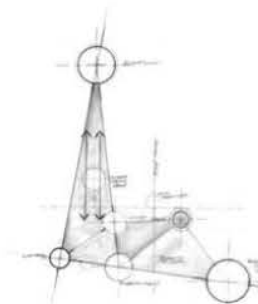
PERMEABLE EDGE

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



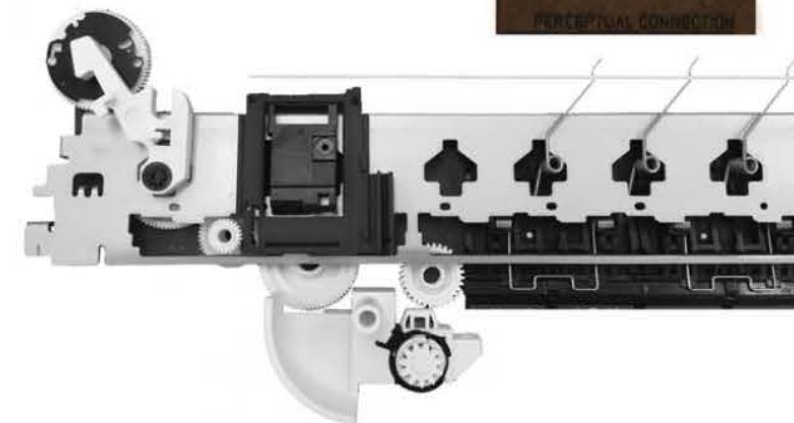
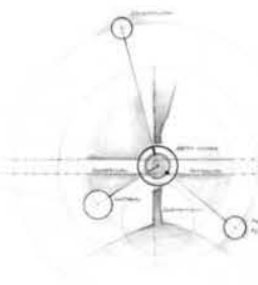
INTERSTITIAL SPACE

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.

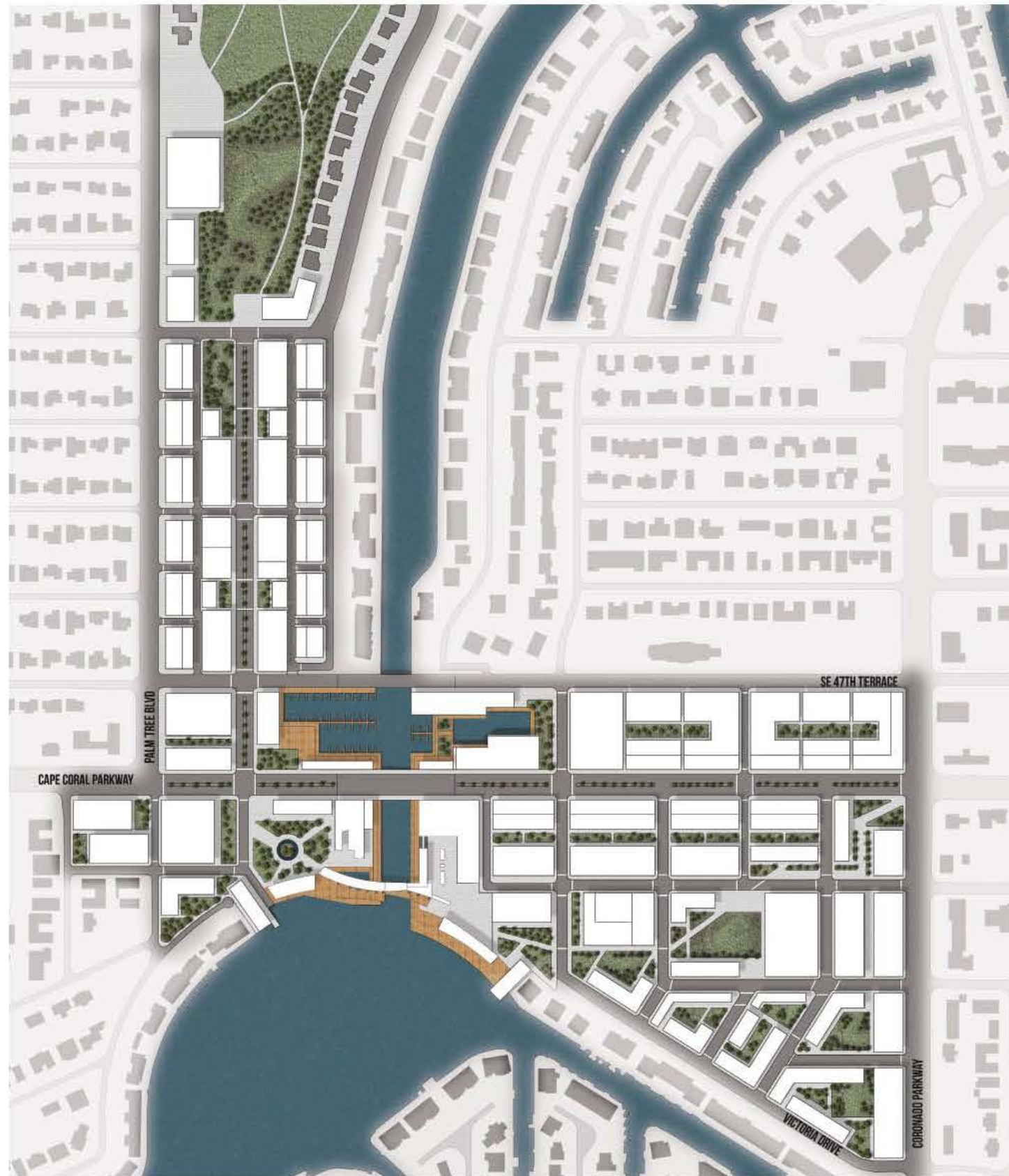


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MASTER PLAN

@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 Corallians 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

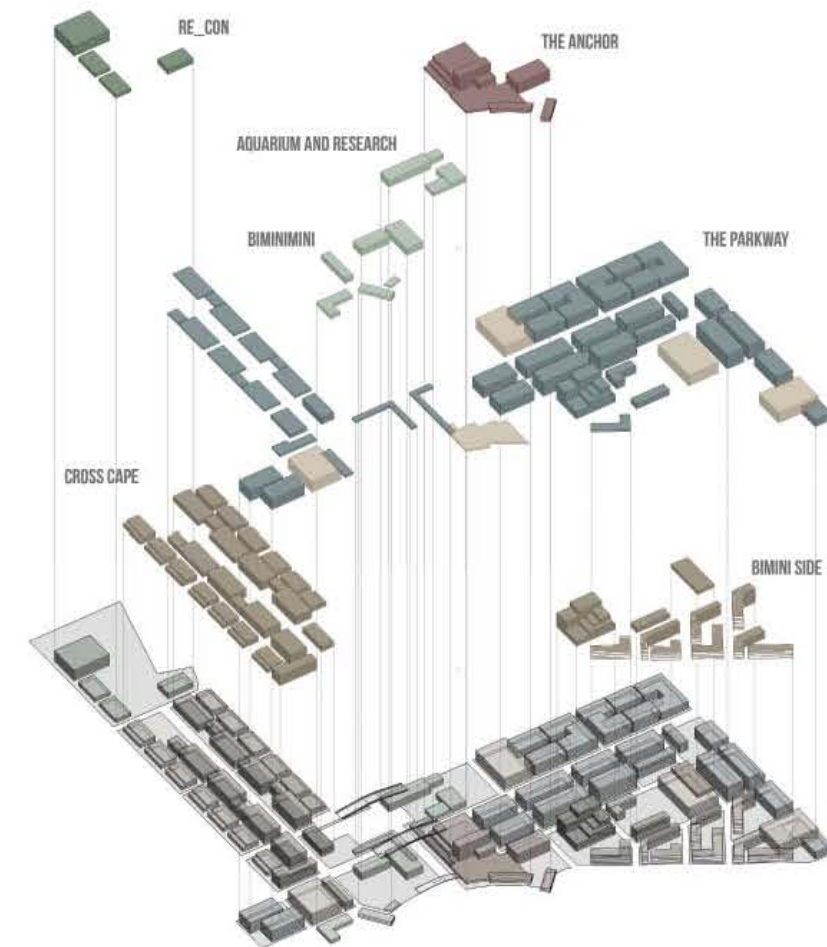
This live-work district gives Cape Coral a new and exciting modern lifestyle showcasing the option to work within or within close proximity to home.

RUBI COVE

Rubi Cove is home to Rubi Cove Marina, 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.

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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PLACEMAKING STRATEGY @CapeCoral

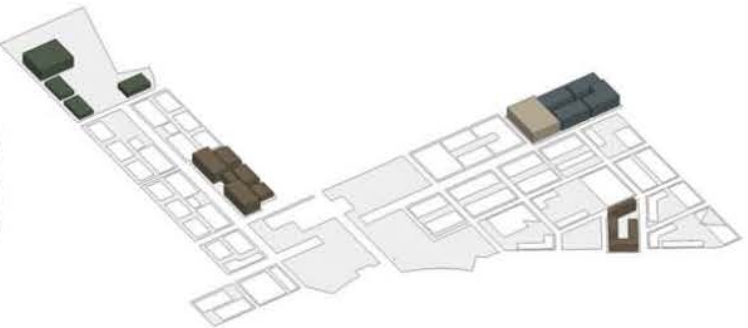
DEFINING SPACES TO CREATE PLACES

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

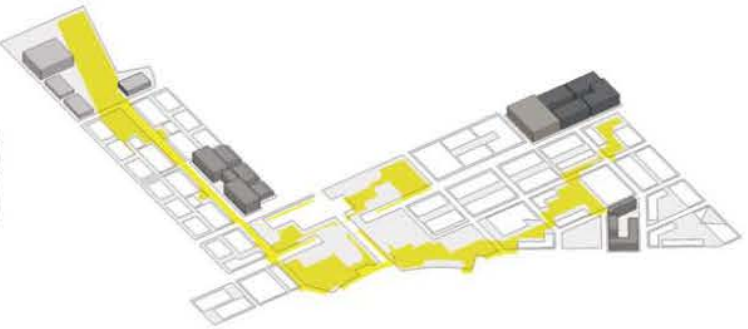
DISTINCTION

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



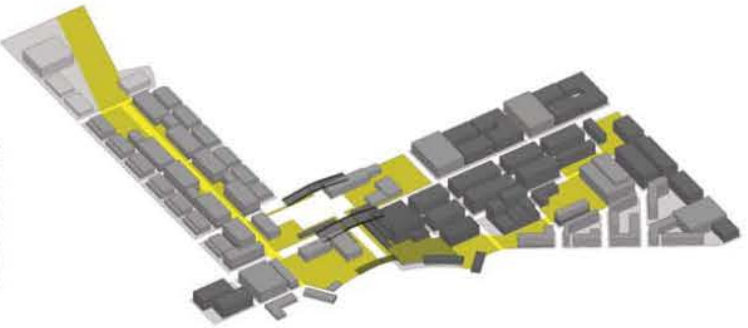
CONNECTIVITY

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 central street throughout the site.



INTERACTIVE TYPOLOGIES

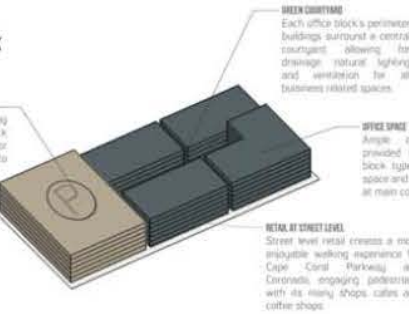
While each district includes its own identity and block strategy type, all of the districts are somehow interconnected in the adjacent areas, creating a seamless fluidity throughout the entire town center. The interconnectedness of these districts and their green spaces implicitly defines a major pedestrian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



TYPICAL BLOCK TYPOLOGIES

BUSINESS BLOCK

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



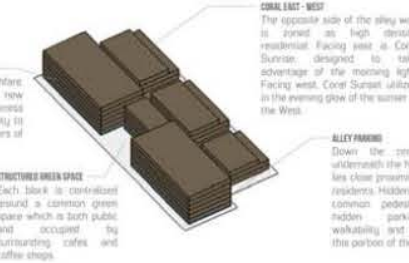
GREEN COURTYARD
Each office block's perimeter buildings surround a central courtyard, allowing for drainage, natural lighting and ventilation for all business-related spaces.

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

METAL AT STREET LEVEL
Street level metal 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 CONDO
Using the main thoroughfare, this strategy opens new doors for small business owners with the flexibility to work within close quarters of their growing business.

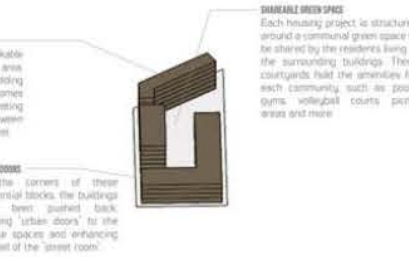


STRUCTURED GREEN SPACE
Each block is centralized around a common green space which is both public and occupied by surrounding cafes and coffee shops.

ALLEYWAY
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.

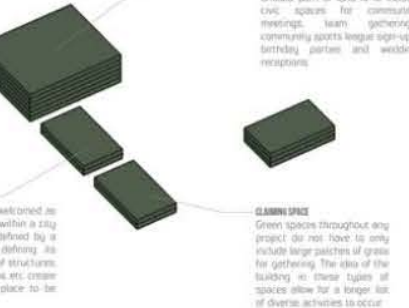


SHAREABLE GREEN SPACE
Each housing project is structured around a communal green space to be shared by the residents living in the surrounding buildings. These courtyards hold the amenities for each community, such as pools, gyms, volleyball courts, picnic areas and more.

SHARED GREEN SPACE
As 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 presence. This series of structures, pavilions, sports areas, etc. create more of a sense of place to be remembered.



GREEN SPACES
A great way to improve the urban park of land is to include civic spaces for community meetings, learn gatherings, community sports leagues, open-air 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 is these types of spaces allow for a large 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 beautiful 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 very carefree feel of Florida.



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



TRANSLATING UNDERGROUND
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.



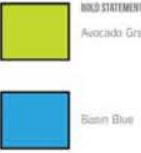
ACCENT PIECE
Light woods, especially for flooring, but also overhead conditions, can add a touch of color and warmth to spaces created for Cape Coral indoor and outdoor uses like the lines between indoors and nature.



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



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



SE 47TH TERRACE PROPOSAL



CAPE CORAL PARKWAY PROPOSAL

ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

BRIDGING the GAP

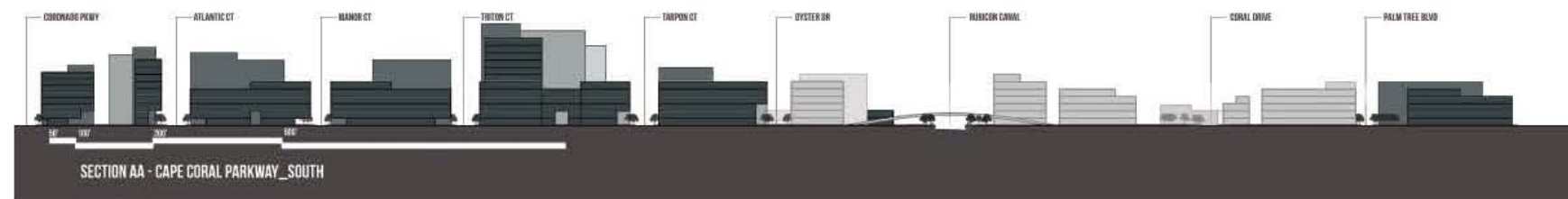
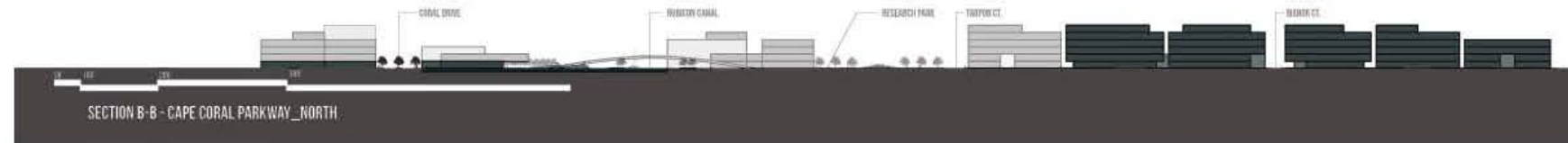
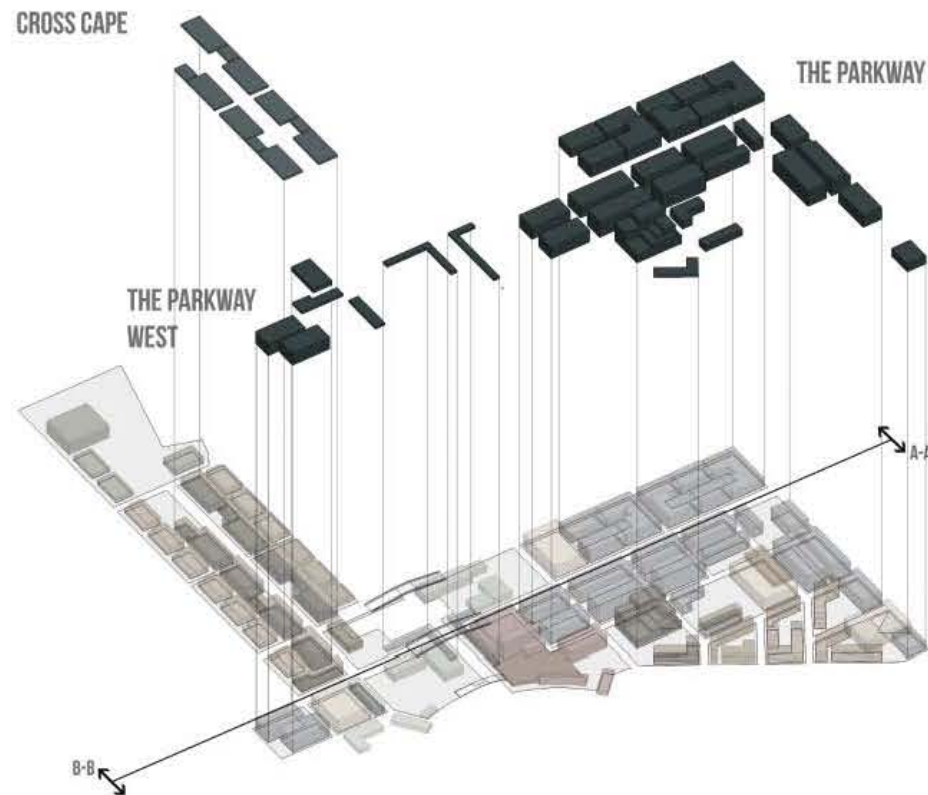
COMMERCIAL CORE @CapeCoral

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 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, vertically has allowed this area to develop into a commercial hub, boasting almost 1.8 million square feet of office space alone. The remainder of the approximately 2 million square foot allocated in this district has been strategically offered up as space 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 INTERSECTION



CAPE CORAL PARKWAY PROPOSED

ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

BRIDGING the GAP

@CapeCoral

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

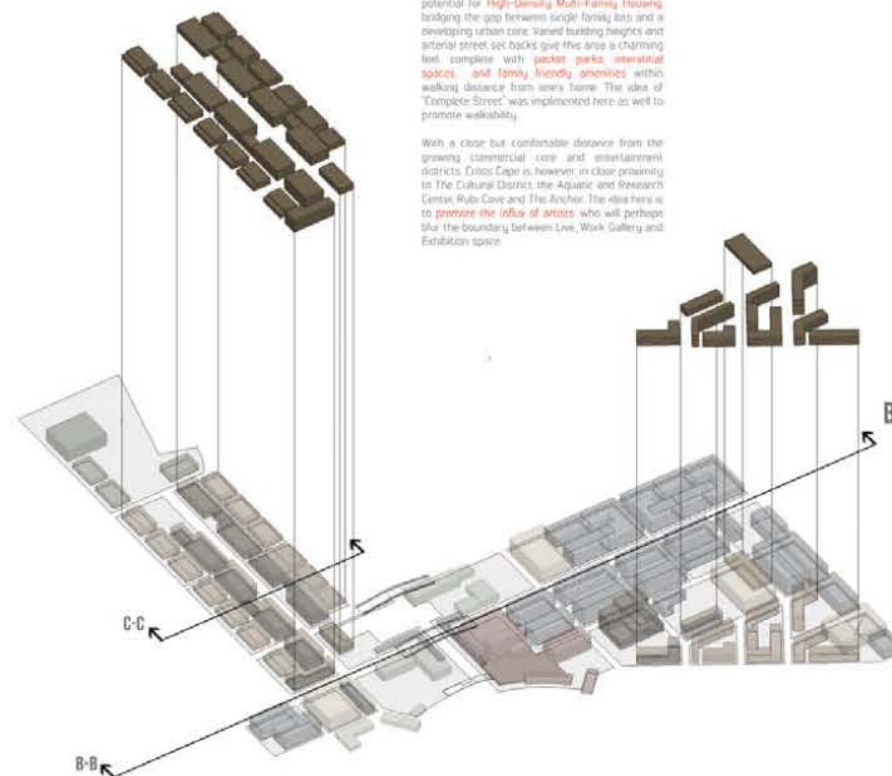


MASTER PLAN

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 interior street set backs 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 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, 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 "bubbling downtown" feel. Bimini Side consists of a collection of **High-Density Mixed Use and Luxury Apartments, 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 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 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 a touch with through the **GAP APP**.

BIMINI SIDE

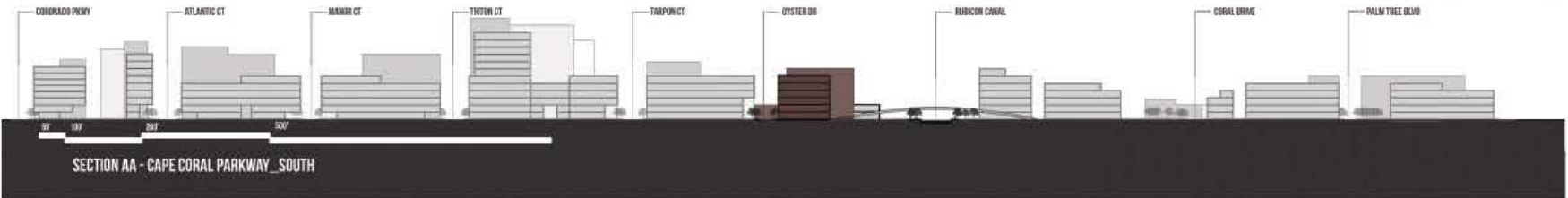
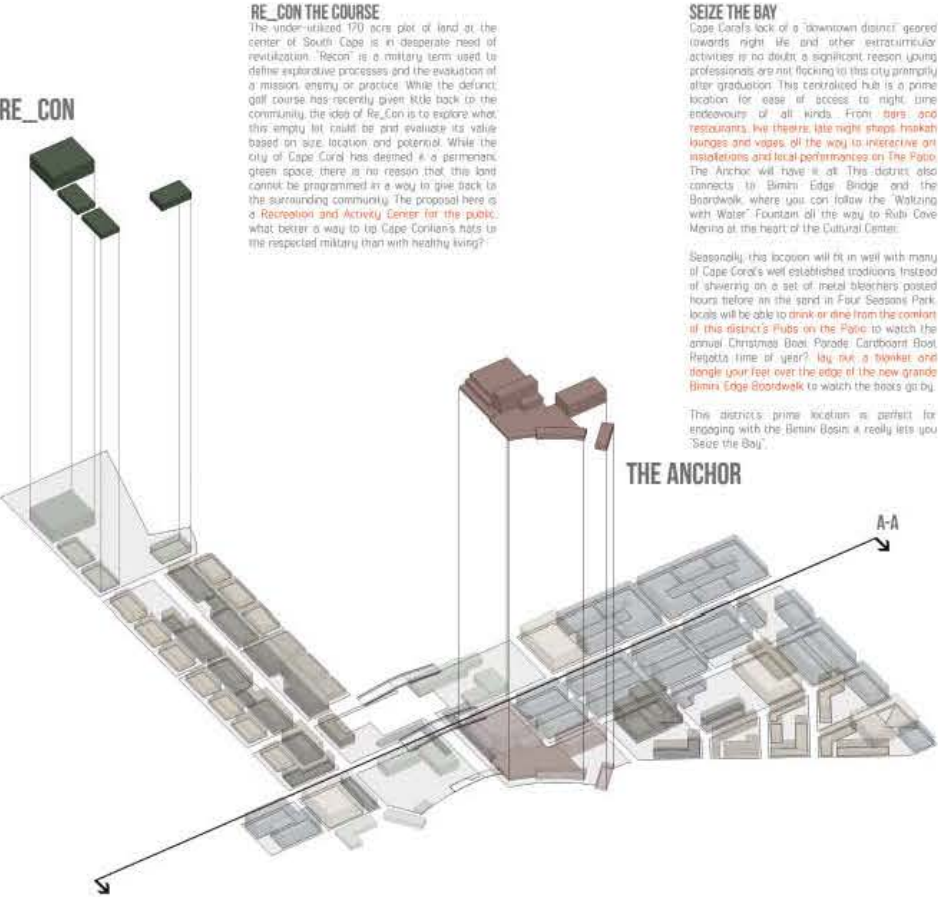


ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

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



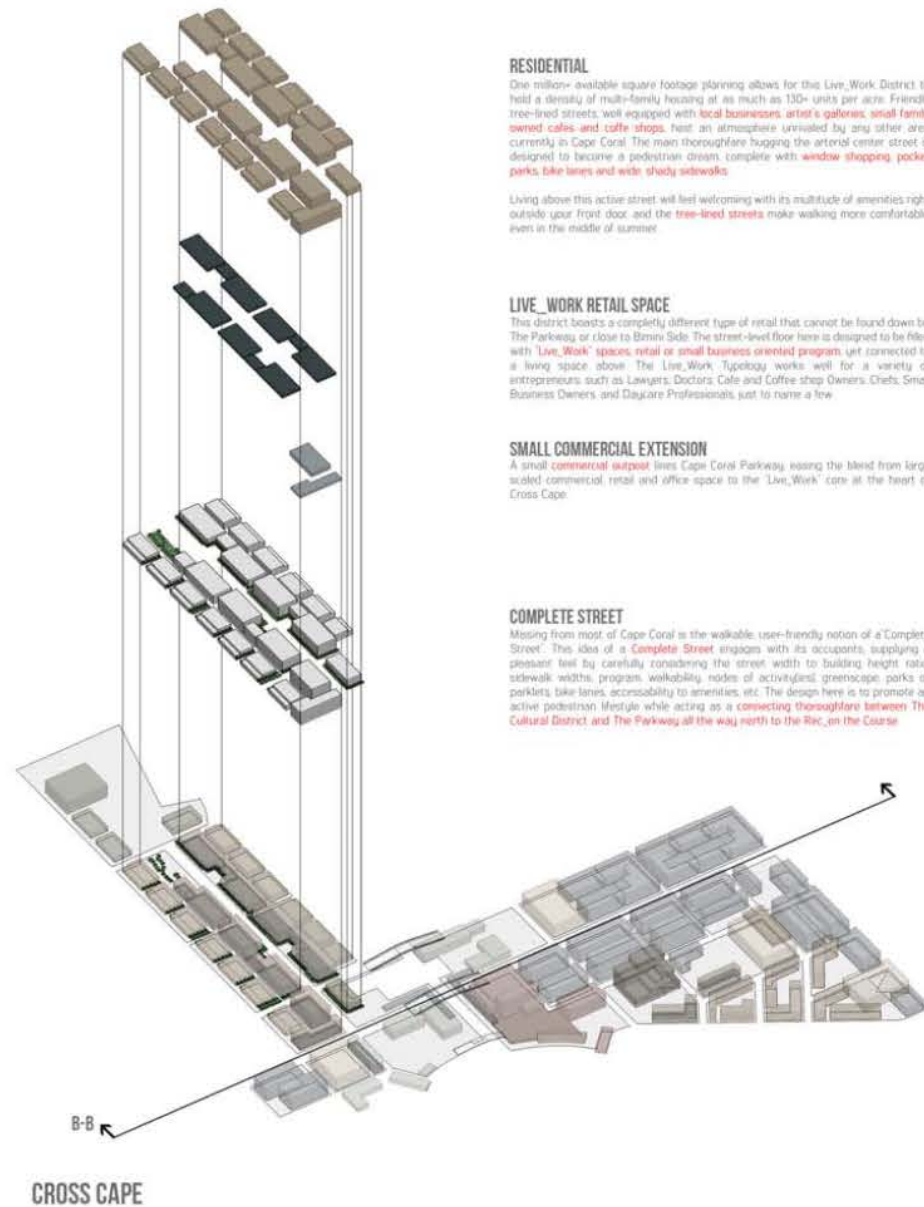
ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

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



A. CROSS CAPE RESIDENTIAL



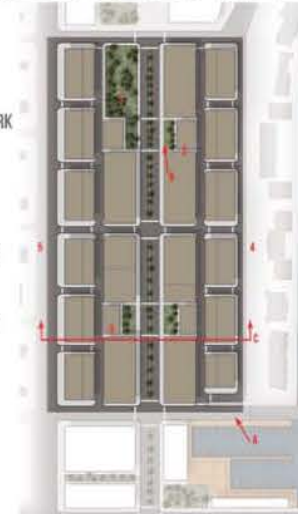
B. CORAL DRIVE - NORTH



C. LIVE_WORK SECTION PERSPECTIVE

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



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 Shallow 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 realized 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 Cape 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 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.



OPENING CANAL WATCH A HOME

Canal Watch is an organization geared towards monitoring the water conditions of the canal system and Glims 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 either 'lily' save the environment, huge 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 Glims Basin Rehabilitation Project has become much more than the original goaling 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 built in place in order to sustain a healthy marine ecosystem. This 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 Glims 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 lunch/dinner on your way out for a day on the water. The Bimini Edge Boardwalk and Walking Waters also connect Rubi Cove to The Anchor for night time dining, drinks and entertainment.

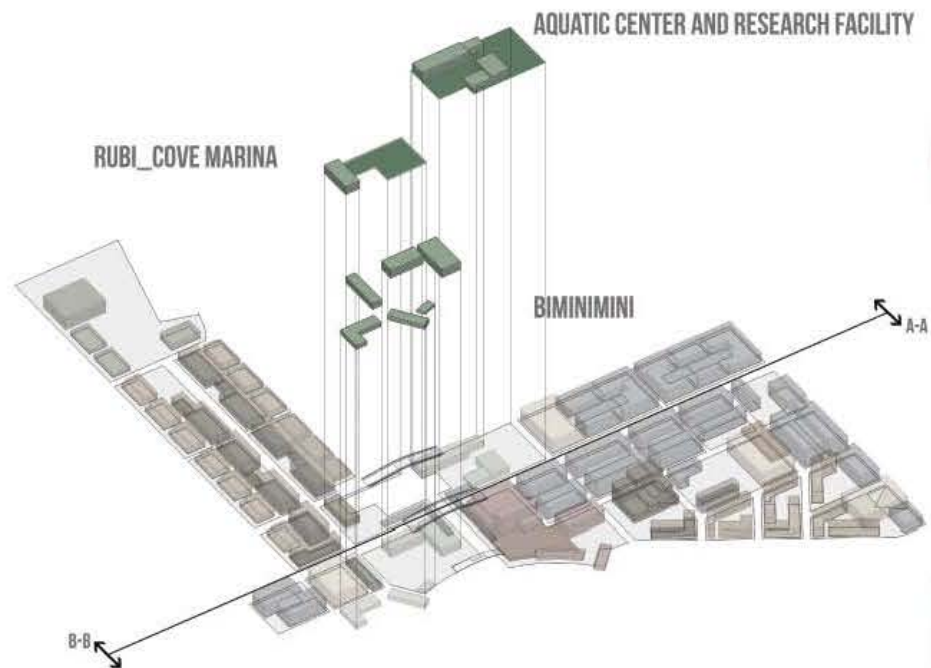
RUBI_COVE



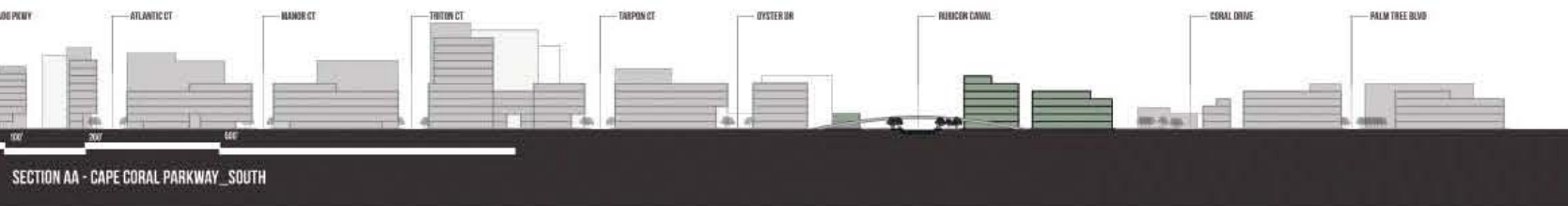
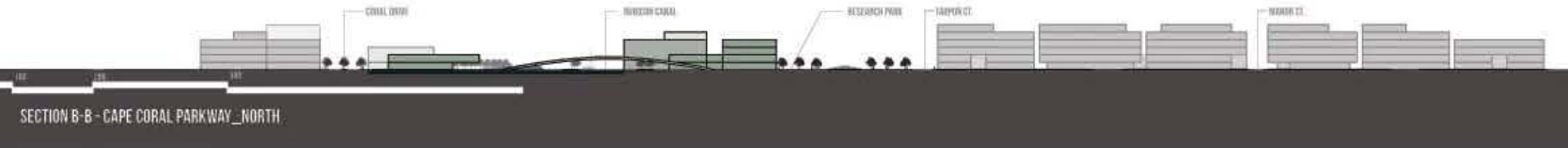
1. RESEARCH FACILITY
2. THE RUBI_COVE MARINA
3. AQUARIUM AND MARINE ENCOUNTER
4. COMMUNITY ART CENTER
5. BOOKS ON THE BASIN LIBRARY
6. RUBICON PARK
7. ART MUSEUM
8. BOAT HOUSE

MASTER PLAN

THE GAP APP



THE RUBI_COVE MARINA



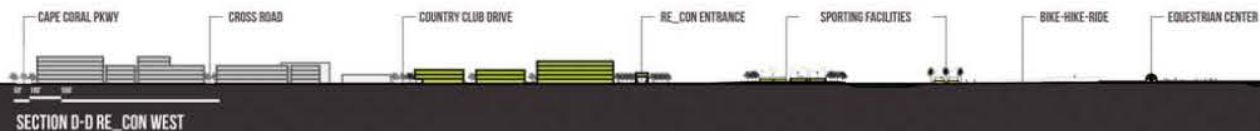
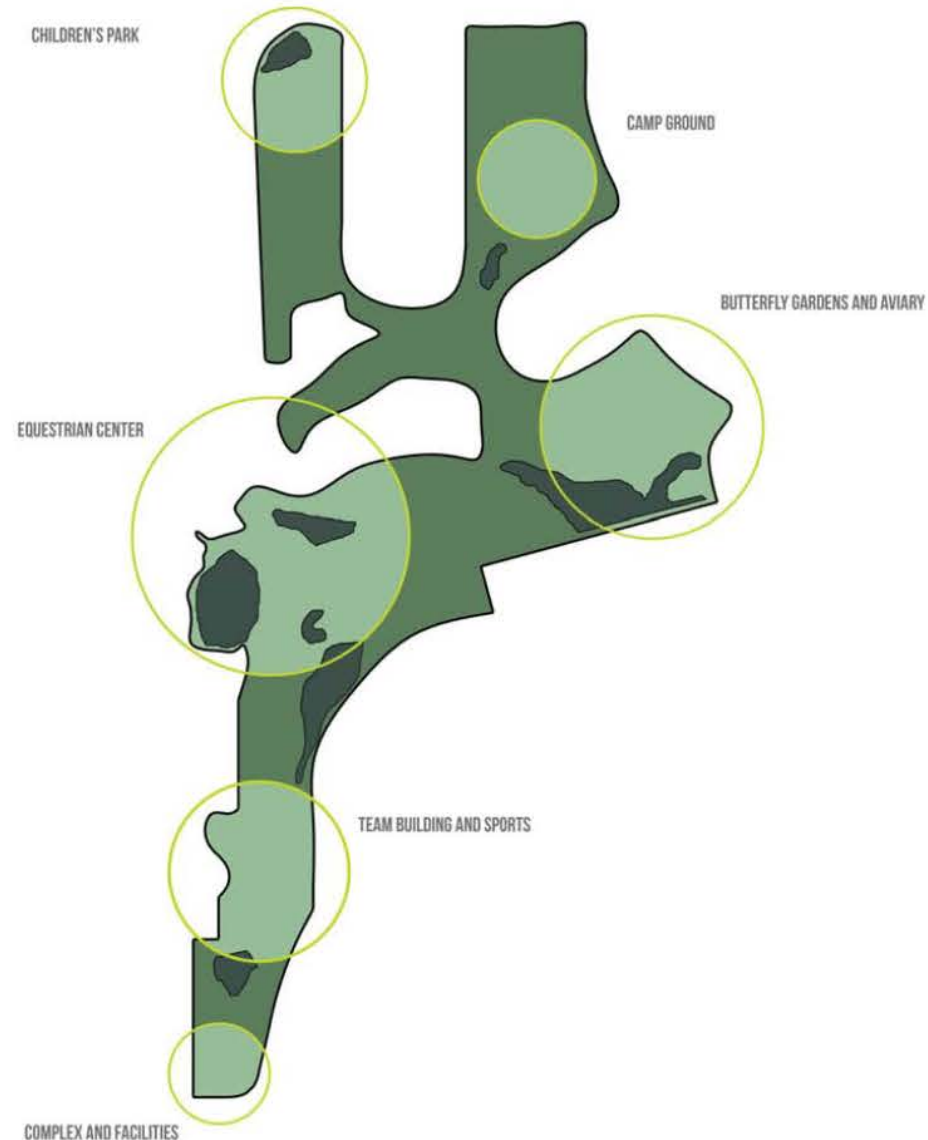
ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

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.



UNTAPPED 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, polo, and a new skill market. Some examples of this could be: equestrian therapists, Equestrian 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 non-Corallites through education and skill perfecting means is a great way to be local 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 AND SPORTS



TEAM BUILDING OPPORTUNITIES

While the distinct 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 triage, 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 advantage 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 green space, 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, Basketball, Cricket, Football, and Soccer Fields, Basketball, Badminton, Tennis, Racquetball and Volleyball Courts, Batting 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, Avian, 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 arises 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. Little league teams from all over the Gulf Coast will now have a place to gather and play for a championship title. All 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 Bike-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

ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

BRIDGING the GAP

STAYING CONNECTED

@CapeCoral

STAY CONNECTED TO YOUR WORLD

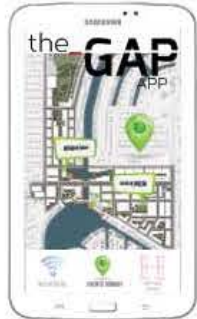


Continuous Internet Access through Wi-Fi Hotspots located throughout public green spaces presents Cape Coral with access to real-time updates through the Gap App.

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



KEEP TRACK OF HOT EVENTS AROUND TOWN

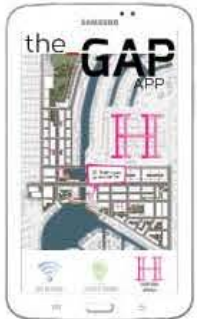


By staying connected through Wi-Fi, residents can enjoy district specific event notifications just from passing by a store or through a park.

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.



BRIDGING the GAP

PHASING STRATEGY @CapeCoral

PHASE 1 A-C



PHASE 1 A

PHASE 1A, 2-5 YEARS

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

This phase also lays down the infrastructure appropriate for Phase 1A-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 1B, 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 bridging of the Rubi Cove Marina and small pier adjacent 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 Walking, Waters, Fountains and the remainder of the Boardwalk to spur pedestrian access.

PHASE 1 C

PHASE 1C, 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 square feet 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 parks, it needs as its Bimini Side jobs 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, across Cape Coral. 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 adapting to the idea of walking, sending them to large cities. By creating a young-adults' 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 the stage in Cape Coral's history to a close. The final stage in this proposal is to reintegrate the old unused defunct golf course. While the first three stages, Phase 1A-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 the large park, proving the previous stages properly set up infrastructure, activities, night life, jobs and outside income for the growing city of Cape Coral.



CANAL WORKS

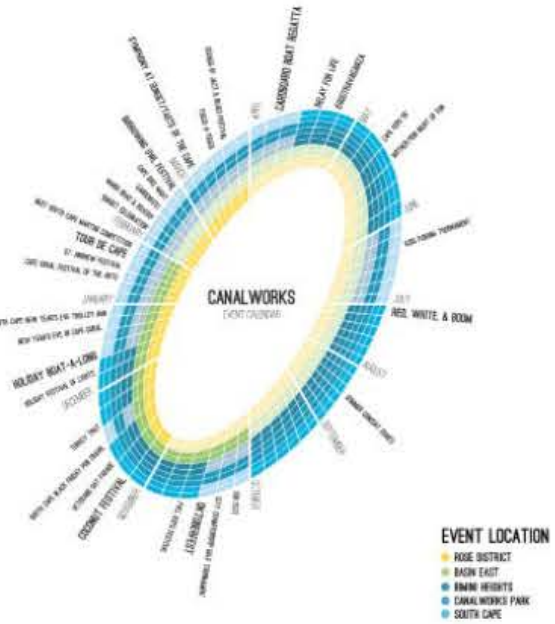
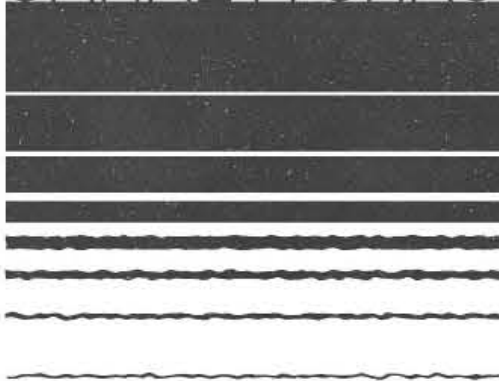




CAPE CORAL IS A YOUNG, VIBRANT CITY WITH TREMENDOUS ROOM FOR GROWTH. HOWEVER, WHAT CAPE CORAL MAY HAVE IN POTENTIAL, IT SEVERELY LACKS IN IDENTITY. CAPE CORAL NEEDS A SPECIAL PLACE THAT DIFFERENTIATES ITSELF FROM THE TYPICAL FLORIDIAN SUBURBAN ENVIRONMENT.

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.

CANALWORKS

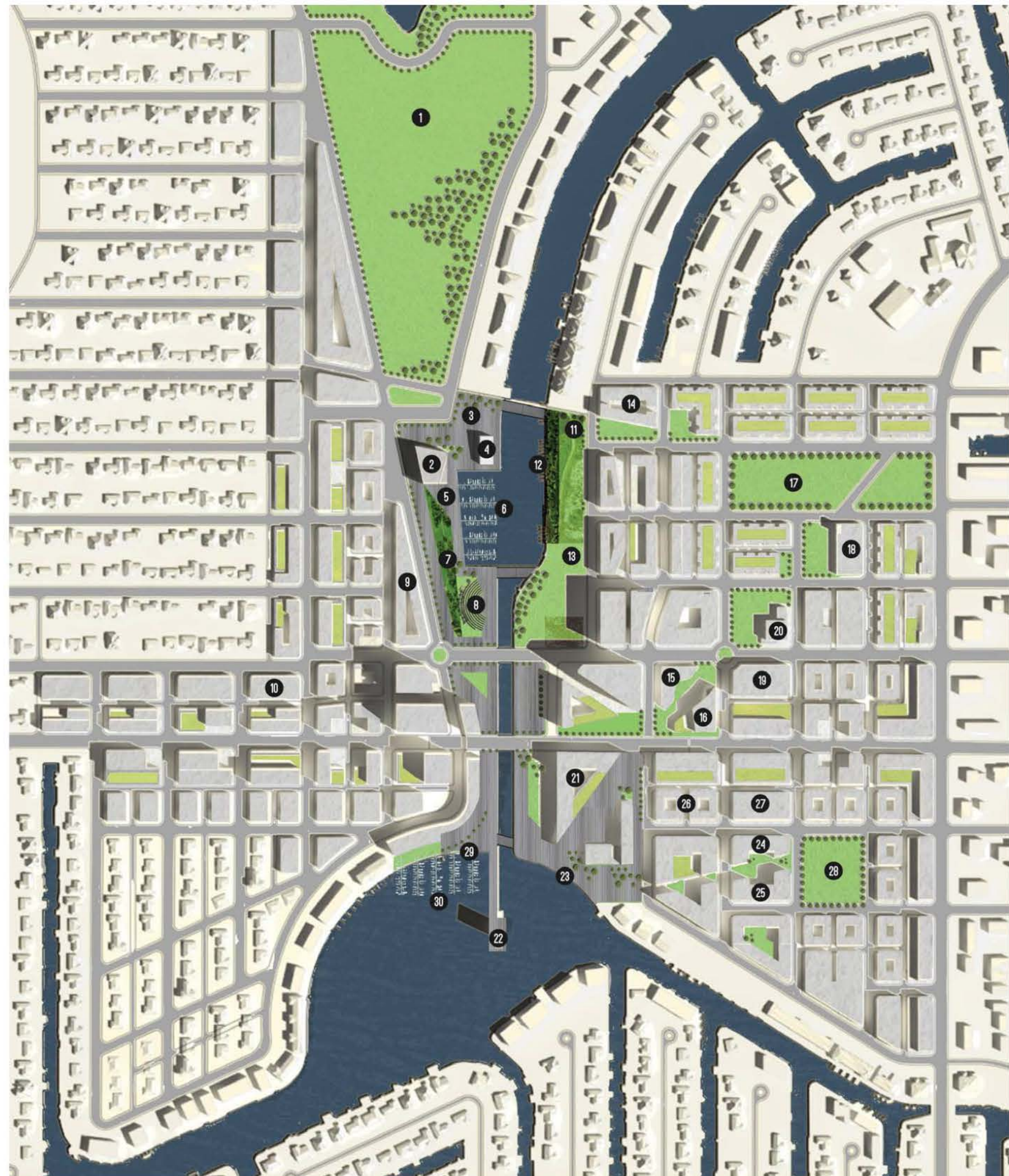


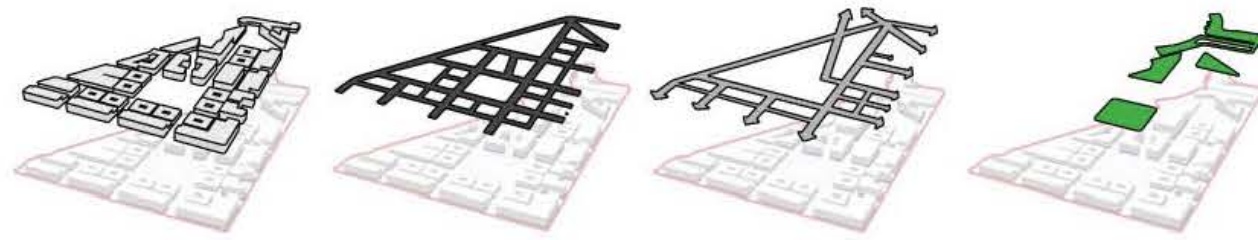
PROJECT OVERVIEW



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





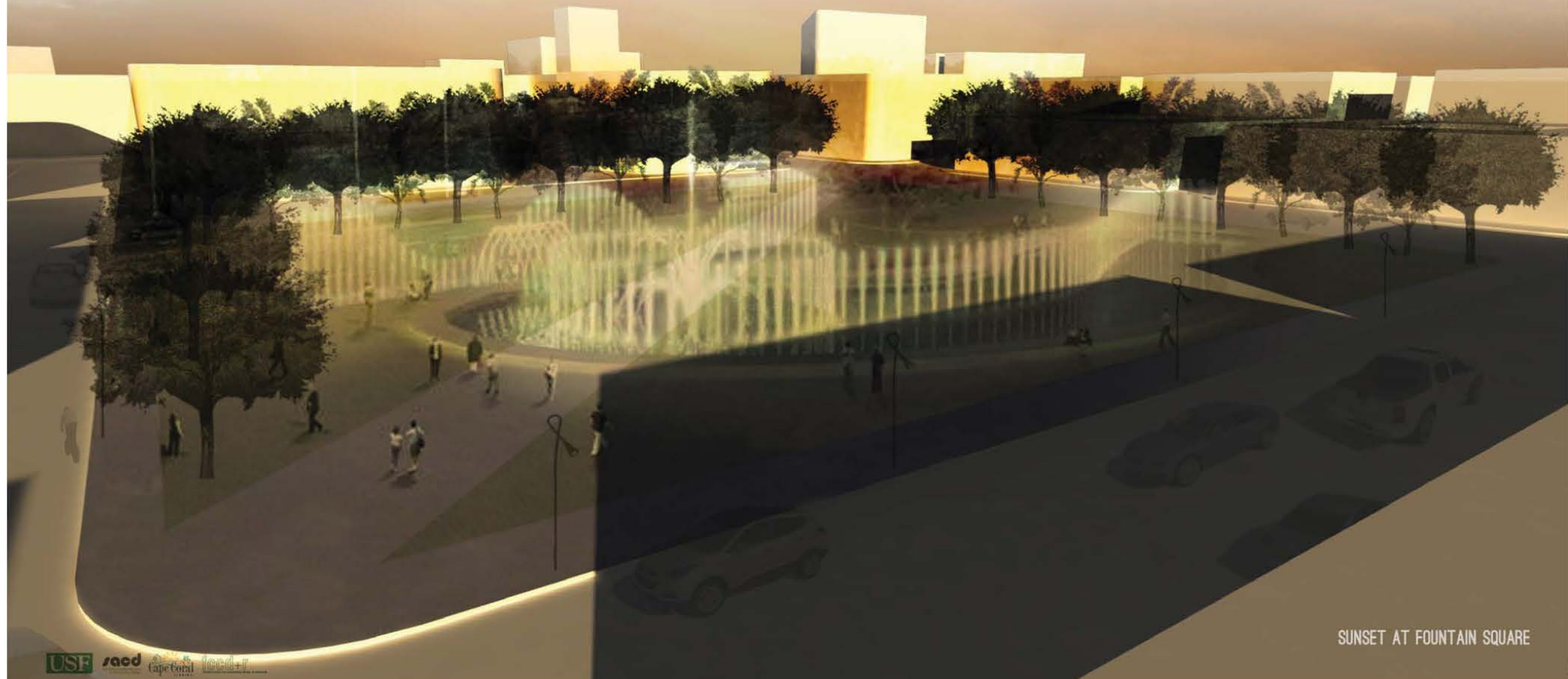
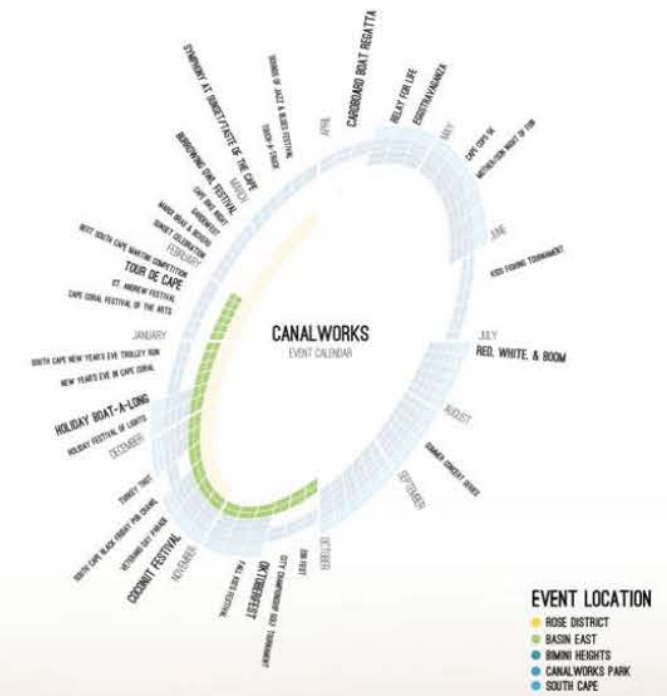
"WE ALWAYS COME DOWN TO BASIN EAST IN THE EVENING. THERE ARE SO MANY RESTAURANTS AND BARS ALONG THE BOARDWALK, WE ALWAYS HAVE SOMEWHERE DIFFERENT TO GO. MY FAVORITE IS THE OYSTER GRILL. THEY GET A LOT OF THEIR FISH FROM THE LOCAL FISHERMEN, SO IT'S NICE TO FEEL LIKE YOU'RE SUPPORTING THE COMMUNITY. ALL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

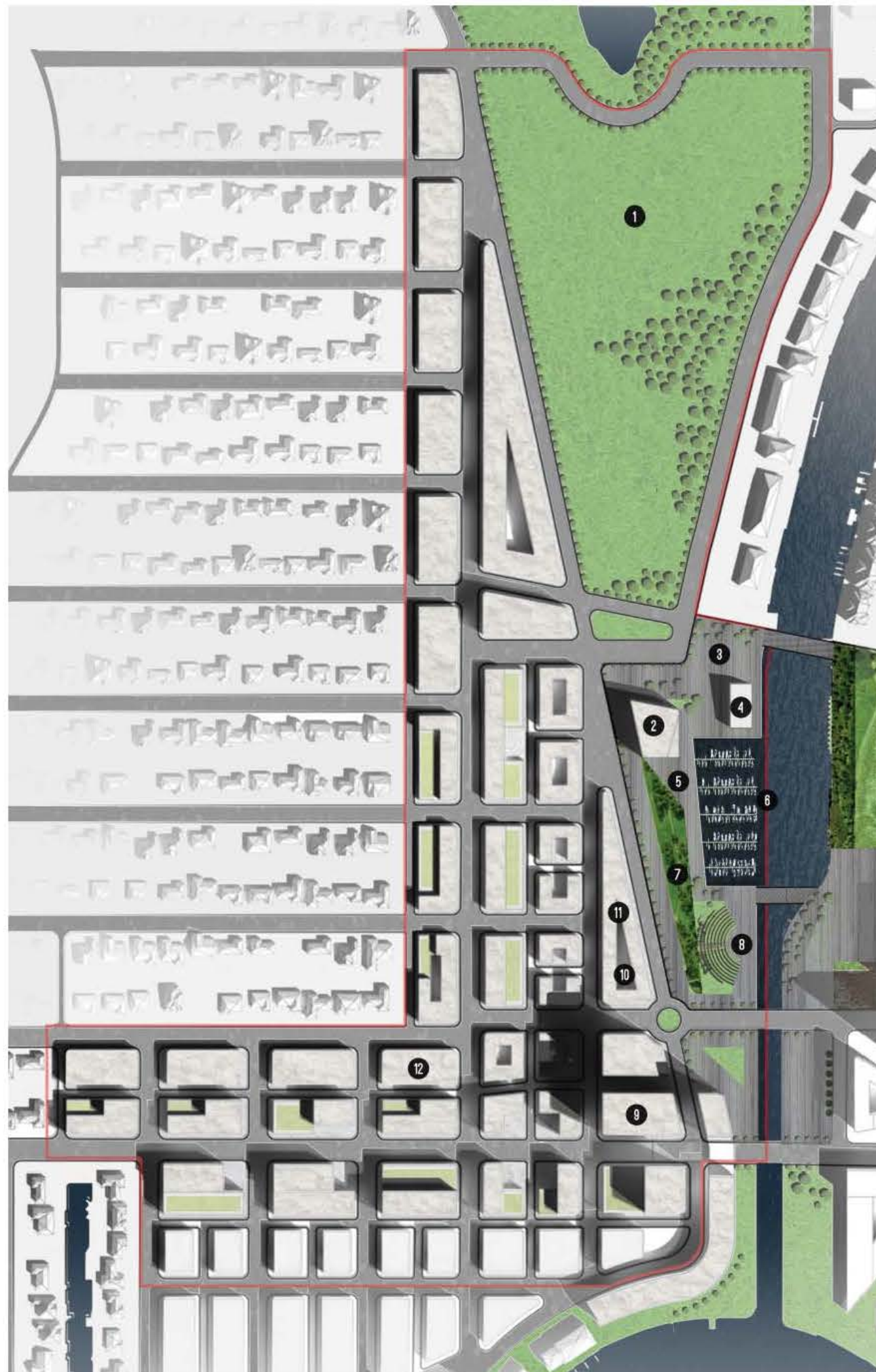


"I WORK AT THE ART MUSEUM, AND IT'S ONE OF THE BEST JOBS I'VE HAD. WE ARE ABLE TO GET NEW COLLECTIONS EVERY FEW MONTHS, SO THE ENVIRONMENT IS CONSTANTLY EVOLVING. WE ALSO HOST PROGRAMS WITH THE LOCAL SCHOOLS TO TRY TO GET THE KIDS EXCITED. IT'S ALWAYS REWARDING WHEN A KID TELLS YOU THAT ONE DAY, WE'LL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

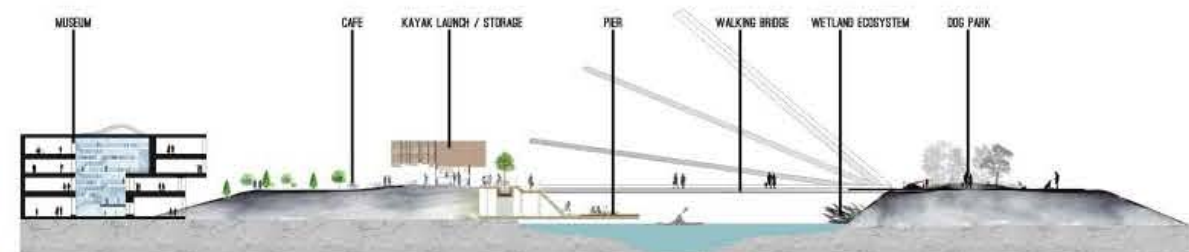
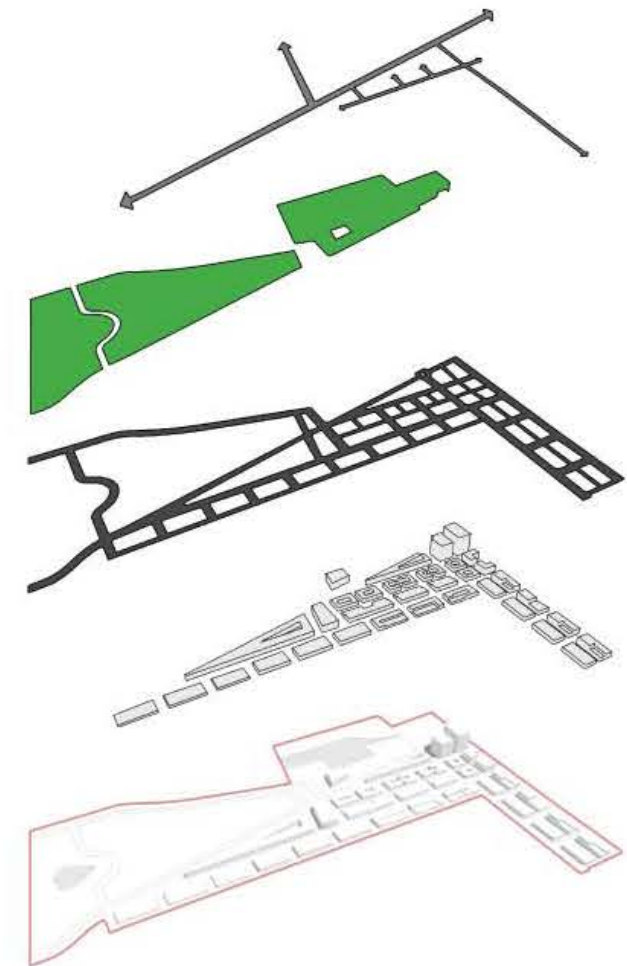




THE ROSE DISTRICT

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





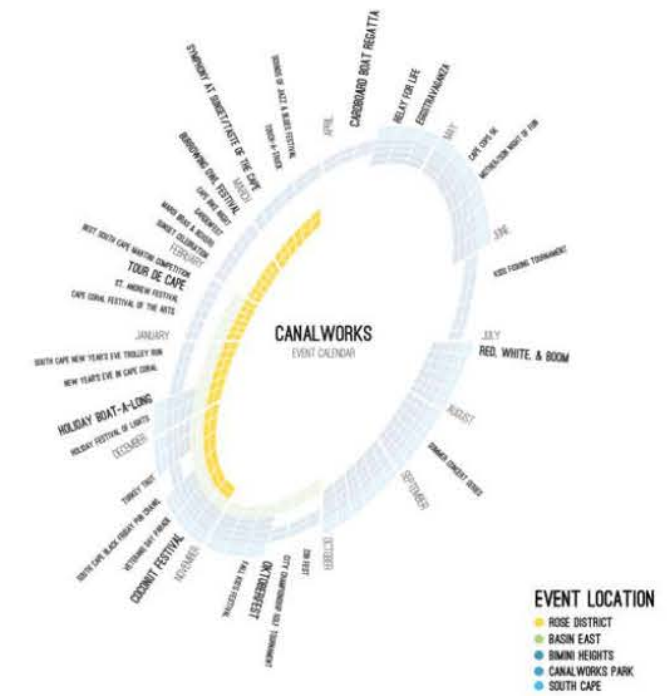
"I LOVE LIVING IN THE ROSE DISTRICT. MY OFFICE MOVED TO CAPE CORAL A YEAR AGO. I BOUGHT A CONDO JUST 3 BLOCKS NORTH OF HERE SO I WOULDN'T HAVE TO COMMUTE. WALKING TO WORK IS ONE OF THE HIGHLIGHTS OF MY DAY."

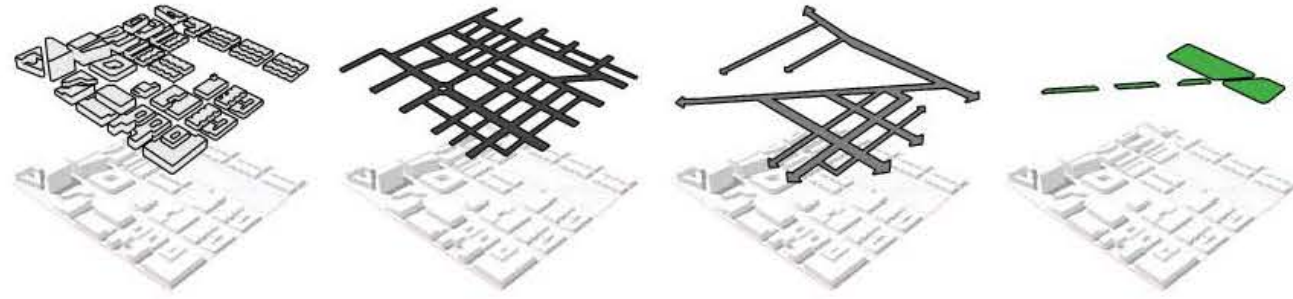


"MY WIFE AND I VISIT THE CANALWORKS PARK EVERY WEEKEND. HER FAVORITE PART IS THE SCULPTURE GARDEN NEXT TO THE ARBORETUM. SHE LOVES PUBLIC ART. AFTERWARDS, WE VISIT THE CAFE. THEY HAVE THE BEST CHICKEN SALAD."



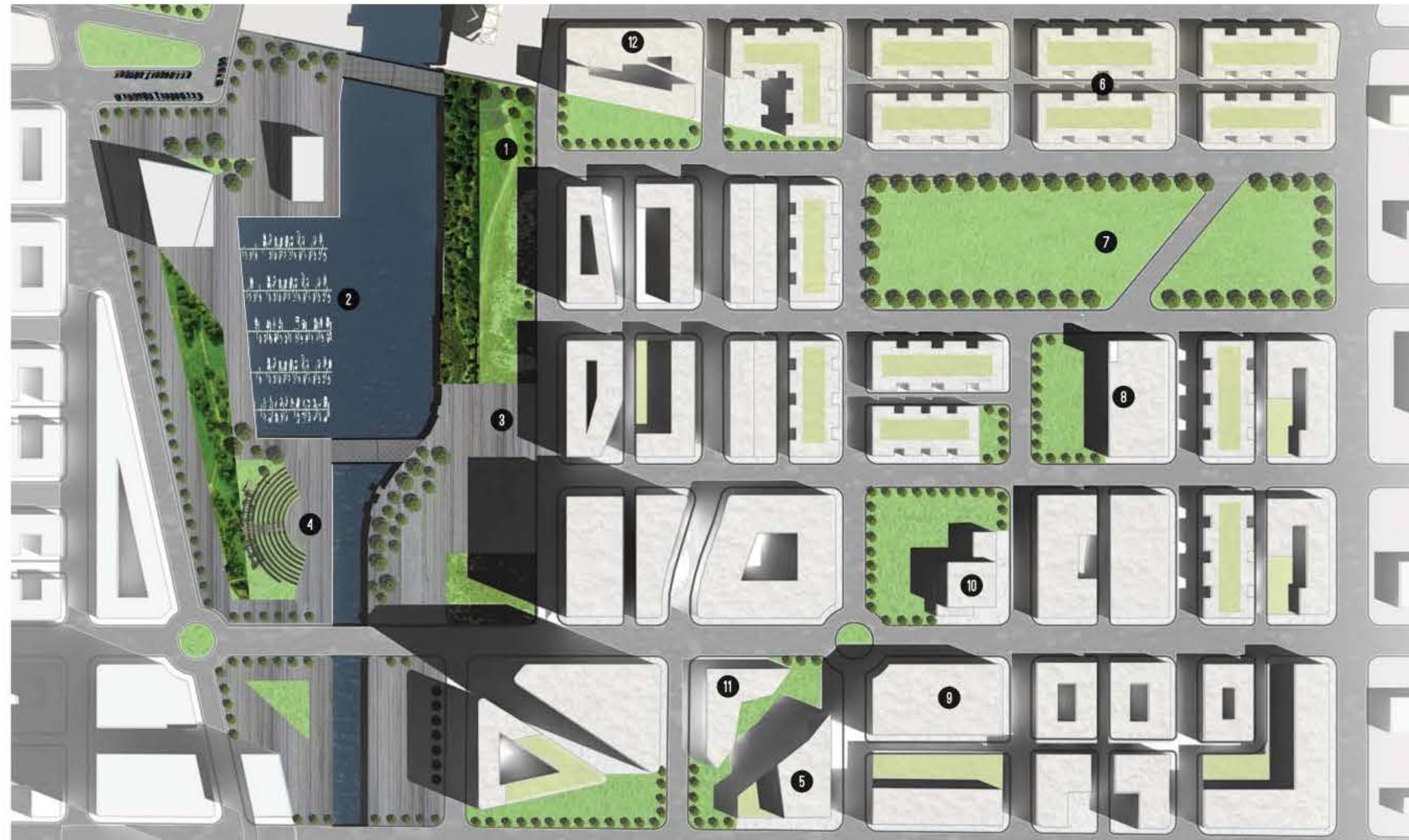
"IT'S REALLY NICE HAVING A MARINA SO CLOSE TO ALL THE ACTIVITIES IN THE DISTRICT. I HAVE TWO KIDS--BOTH UNDER 4--AND MY WIFE AND I CAN RIDE OUR BOAT DOWN HERE AND DOCK IT. THE MOVIE THEATER AND ARCADE ARE ONLY A 5 MINUTE WALK AWAY."





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





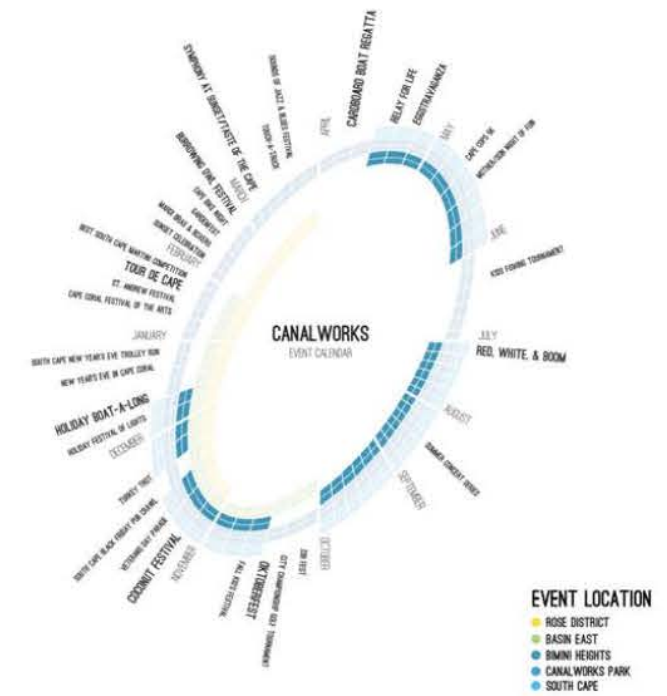
"BIMINI HEIGHTS IS THE PERFECT PLACE TO RAISE MY KIDS. I HATE YARDWORK, SO I ALWAYS LOVED LIVING IN TOWN-HOMES. OURS FACES BIMINI HEIGHTS PARK, AND IT'S PERFECT. I LOVE WATCHING THE KIDS PLAY IN THE PARK WHEN I WALK MY DOG. EVERYONE IS SO FRIENDLY AND HAPPY."



"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



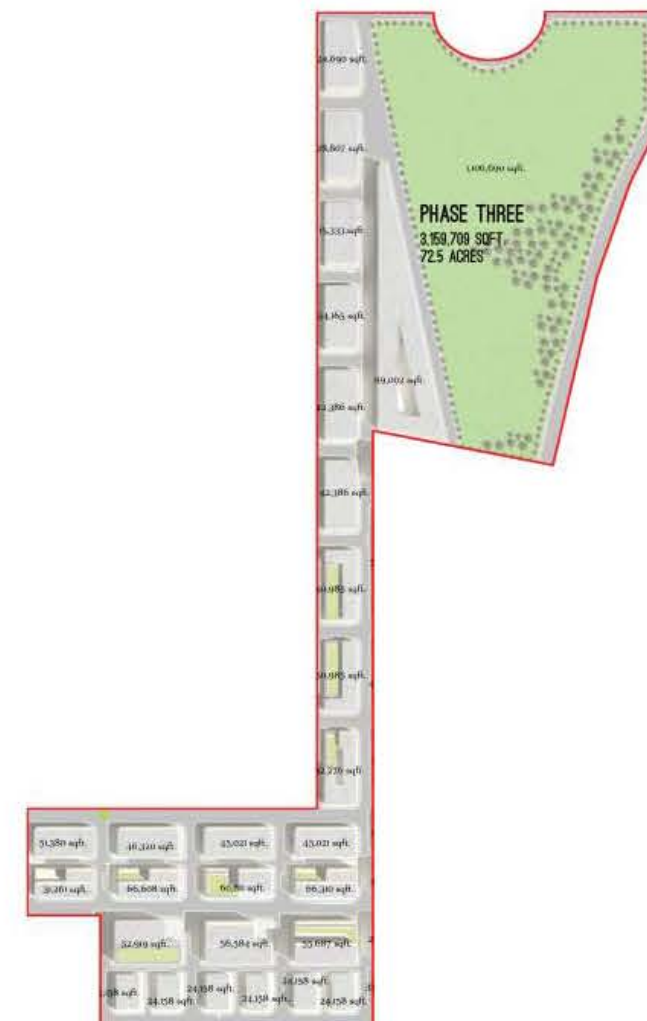
PHASE TWO PROJECT STATISTICS

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. PERMANT 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

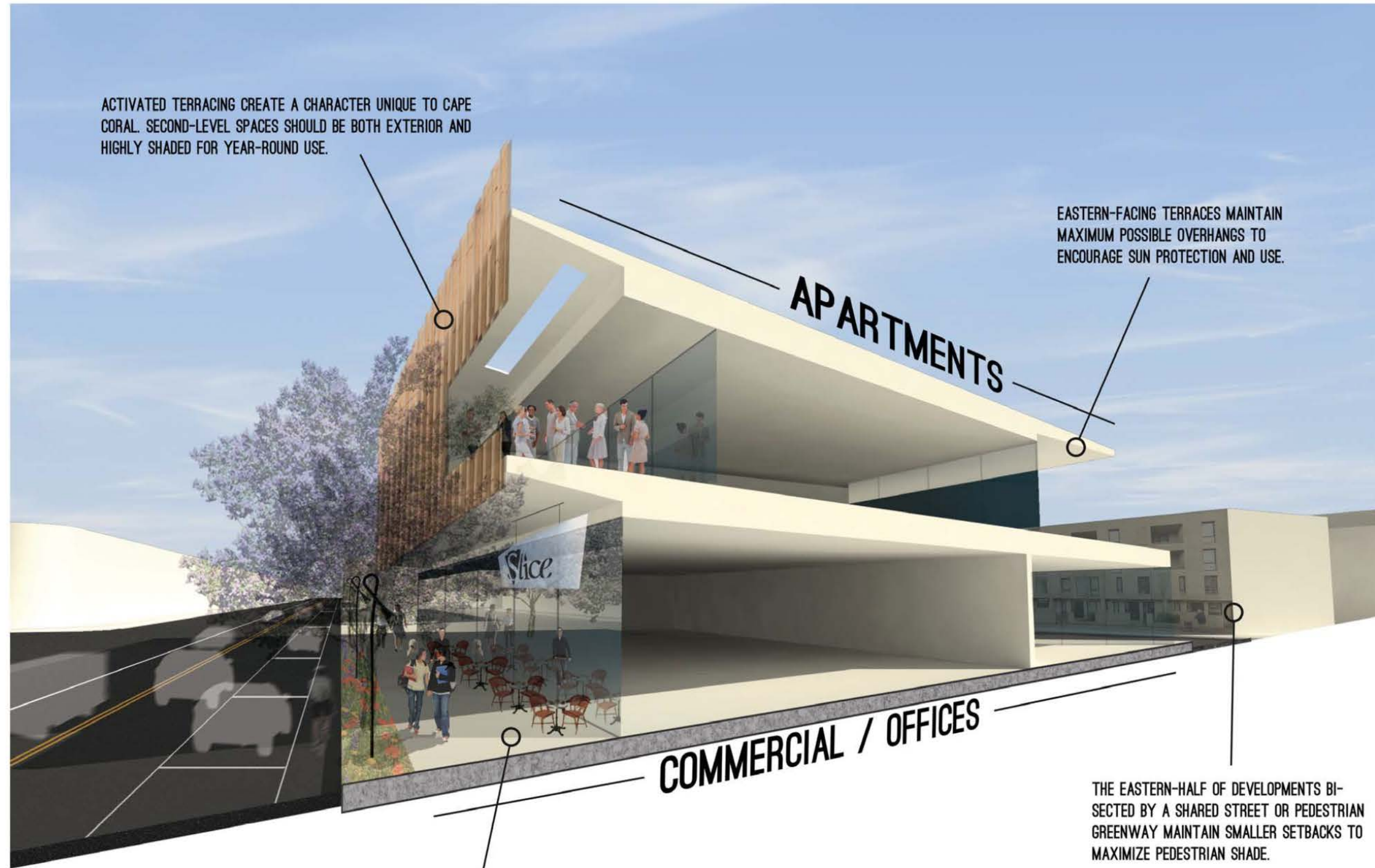


PHASE THREE PROJECT STATISTICS

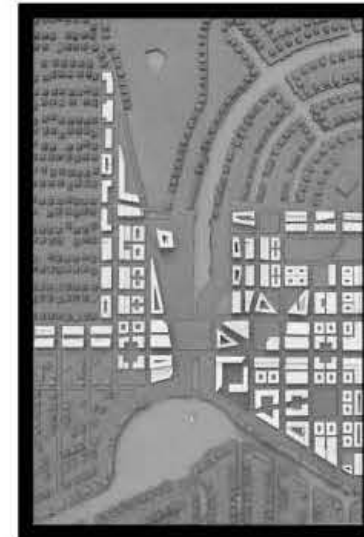
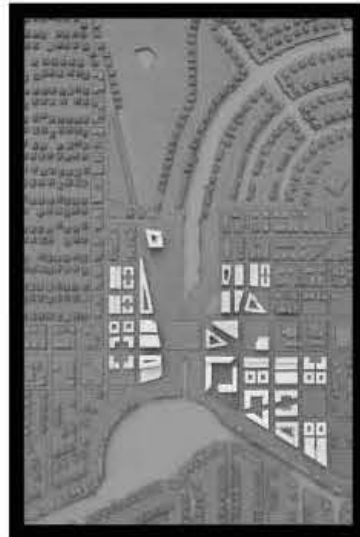
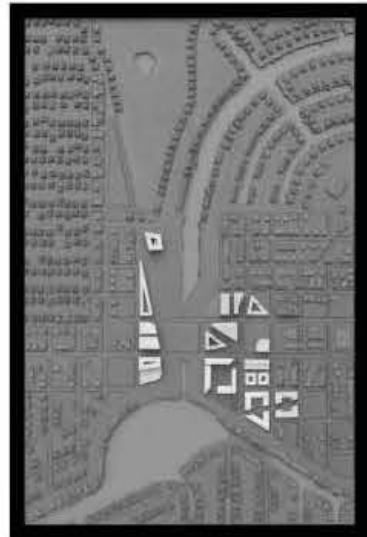
1. LAND AREA: 72.5 ACRES
2. DEVELOPMENT PROGRAM:
 - A. OFFICE SPACE: 5.50 ACRES
 - B. RETAIL: 9.30 ACRES
 - C. RESIDENTIAL:
 - I. CONDOMINIUMS: 5.9 ACRES
 - II. RENTAL APARTMENTS: 2.5 ACRES
3. PARKING SPACES:
 - A. ON-STREET: 2.68 ACRES (685 SPACES)
 - B. GARAGE: 1.0 ACRES (150 SPACES)
4. SUSTAINABLE / RESILIENCY FEATURES:
 - A. PERMANENT JOBS CREATED: 1,618
5. OPEN SPACE TYPES:
 - A. THE COMMONS: 25.40 ACRES



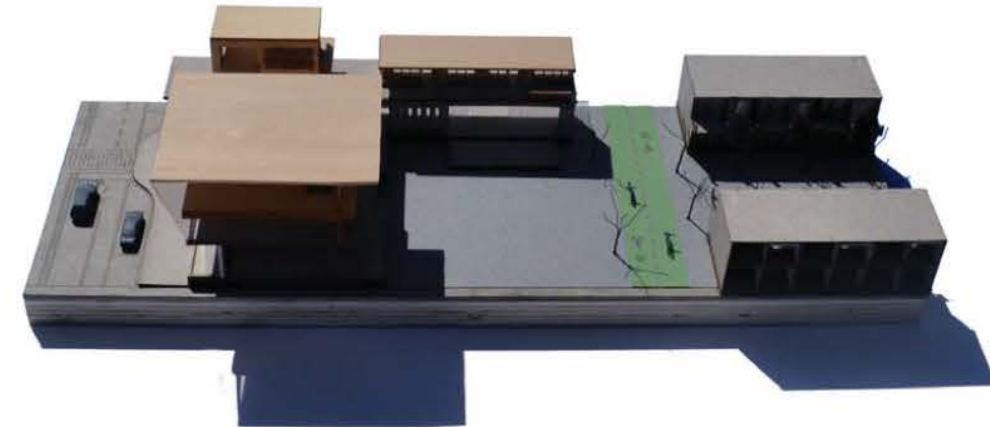
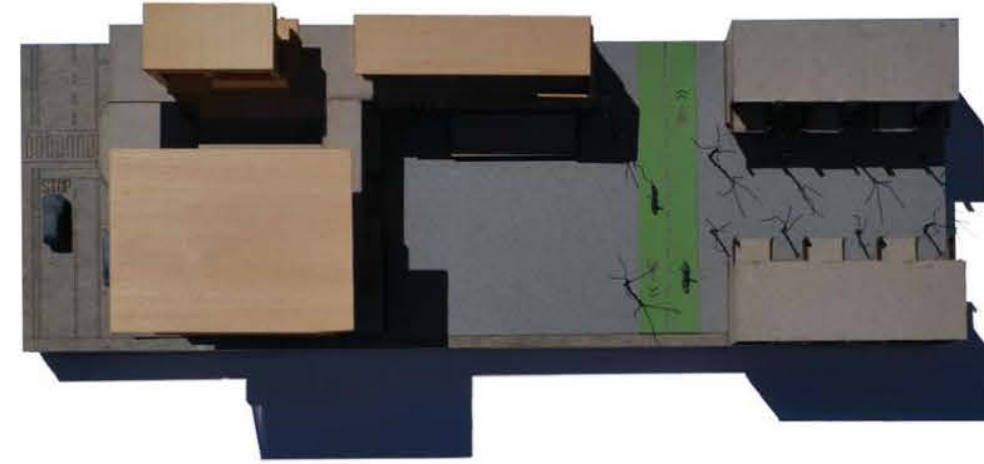
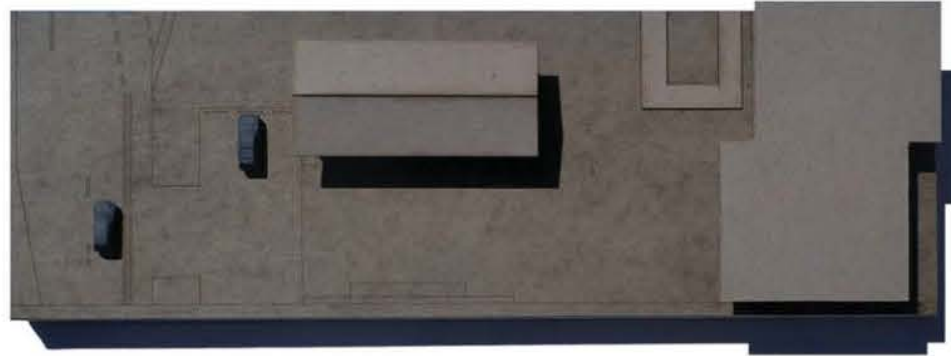
BLOCK DEVELOPMENT STRATEGY



TIMELINE & PHASING



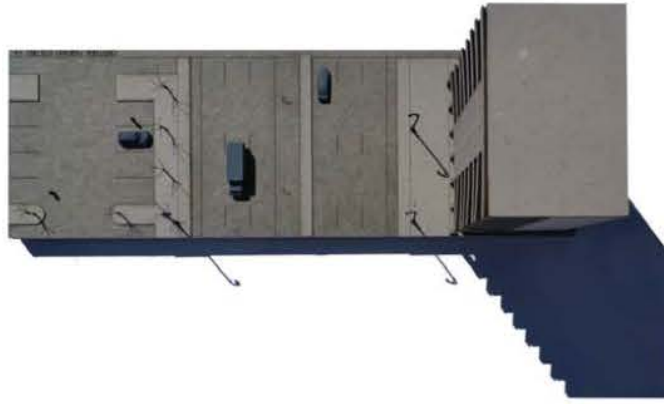
ARCHITECTURAL IDENTITY



ARCHITECTURAL IDENTITY



ARCHITECTURAL IDENTITY



APPENDIX

THE FOLLOWING LIST PROVIDES POTENTIAL FUNDING SOURCES FOR COMPONENTS SIMILAR TO THOSE IN THE PROPOSED VISION PLANS FOR THE BIMINI BASIN NODAL DEVELOPMENT. THE LIST PROVIDES A VARIETY SOURCES, BUT ADDITIONAL OPPORTUNITIES CAN BE FOUND.

THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM PROVIDES GRANTS AND LOANS TO MEET THE GOALS AND STRATEGIES OF THE ADOPTED CONSOLIDATED PLANS (CITY AND COUNTY RESPECTIVELY). ELIGIBLE ACTIVITIES/BENEFICIARIES: FUNDS MAY BE USED FOR ACQUISITION, REHABILITATION, DEMOLITION, CODE ENFORCEMENT COMPLIANCE, PUBLIC FACILITY IMPROVEMENTS, PUBLIC SERVICES (WITH A 15% CAP), RELOCATION, HOUSING SERVICES, HOMEOWNERSHIP ASSISTANCE, ECONOMIC DEVELOPMENT AND TECHNICAL ASSISTANCE.

[HTTP://WWW.HUD.GOV/OFFICES/CPD/](http://www.hud.gov/offices/cpd/)

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION GRANT PROGRAMS TO ENHANCE BOATING ACCESS AND OTHER BOATING-RELATED ACTIVITIES FROM THE FLORIDA BOATING IMPROVEMENT PROGRAM (FBIP)

[HTTP://M.MYFWC.COM/BOATING/GRANT-PROGRAMS/](http://m.myfwc.com/boating/grant-programs/)

FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) IS A STATE COMPETITIVE GRANT PROGRAM THAT PROVIDES FINANCIAL ASSISTANCE TO LOCAL GOVERNMENTS TO DEVELOP AND/OR ACQUIRE LAND FOR PUBLIC OUTDOOR RECREATIONAL. THE MAXIMUM GRANT REQUEST IS \$200,000.

[HTTP://WWW.DEP.STATE.FL.US/PARKS/OIRS/DEFAULT.HTML](http://www.dep.state.fl.us/parks/oirs/default.html)

DEPARTMENT OF TRANSPORTATION ANNOUNCED \$500 MILLION AVAILABLE FOR TIGER 2015, A COMPETITIVE GRANT PROGRAM THAT SUPPORTS INNOVATIVE TRANSPORTATION PROJECTS --OFTEN MULTI-MODAL, MULTI-JURISDICTIONAL.

[HTTP://WWW.DOT.GOV/GRANTS](http://www.dot.gov/grants)

EPA GRANT PROGRAMS AND OTHER FUNDING OPPORTUNITIES

AIR GRANTS: INCLUDES COMPETITIVE GRANT FUNDING ANNOUNCEMENTS FOR PROJECTS AND PROGRAMS RELATING TO AIR QUALITY, TRANSPORTATION, CLIMATE CHANGE, INDOOR AIR AND OTHER RELATED TOPICS.

BROWNFIELDS GRANTS AND FUNDING: EXISTING FACILITIES WHERE REDEVELOPMENT IS COMPLICATED BY REAL OR PERCEIVED CONTAMINATION.

COMMUNITY ACTION FOR A RENEWED ENVIRONMENT (CARE): PROVIDES FUNDING TO BUILD BROAD-BASED PARTNERSHIPS TO REDUCE ENVIRONMENTAL RISKS AT THE LOCAL LEVEL.

ENVIRONMENTAL EDUCATION GRANTS: PROJECTS TO HELP THE PUBLIC MAKE INFORMED DECISIONS THAT AFFECT ENVIRONMENTAL QUALITY.

ENVIRONMENTAL INFORMATION EXCHANGE NETWORK AND GRANT PROGRAM: PROVIDES FUNDING TO DEVELOP AN INTERNET-BASED, SECURE NETWORK THAT SUPPORTS THE ELECTRONIC COLLECTION, EXCHANGE, AND INTEGRATION OF HIGH-QUALITY DATA.

ENVIRONMENTAL JUSTICE: INCLUDES THE EJ COMMUNITY/UNIVERSITY PARTNERSHIP GRANTS PROGRAM AND THE ENVIRONMENTAL JUSTICE THROUGH POLLUTION PREVENTION GRANTS PROGRAM.

NATIONAL CLEAN DIESEL CAMPAIGN GRANTS AND FUNDING: BUILDING DIESEL ENGINE EMISSION REDUCTION PROGRAMS ACROSS THE COUNTRY TO IMPROVE AIR QUALITY AND PROTECT PUBLIC HEALTH.

PEOPLE, PROSPERITY AND THE PLANET: COLLEGE STUDENTS ADDRESS CHALLENGES FROM A WIDE RANGE OF CATEGORIES: AGRICULTURE, BUILT ENVIRONMENT, MATERIALS AND CHEMICALS, ENERGY, AND WATER. THESE CAN BE CHALLENGES FOUND IN THE DEVELOPED OR

DEVELOPING WORLD AND THE SOLUTIONS WILL MOVE US TOWARDS A SUSTAINABLE FUTURE.

POLLUTION PREVENTION GRANT PROGRAM: PROVIDES MATCHING FUNDS TO STATE AND TRIBAL PROGRAMS TO SUPPORT POLLUTION PREVENTION AND TO DEVELOP STATE-BASED PROGRAMS.

SCIENCE TO ACHIEVE RESULTS (STAR) GRANTS AND FELLOWSHIPS: FUNDS RESEARCH GRANTS IN NUMEROUS ENVIRONMENTAL SCIENCE AND ENGINEERING DISCIPLINES THROUGH A COMPETITIVE SOLICITATION PROCESS AND INDEPENDENT PEER REVIEW.

SMALL BUSINESS INNOVATION RESEARCH (SBIR): COMPETITIVELY FUNDS ENVIRONMENTAL TECHNOLOGY RESEARCH AT SMALL BUSINESSES.

WATER GRANTS: INCLUDES THE STATE REVOLVING FUNDS FOR DRINKING WATER AND WASTEWATER, GRANTS FOR WATER POLLUTION PREVENTION AND WETLANDS PROTECTION, AND TRIBAL GRANTS.

[HTTP://WWW2.EPA.GOV/HOME/GRANTS-AND-OTHER-FUNDING-OPPORTUNITIES](http://www2.epa.gov/home/grants-and-other-funding-opportunities)

SMART GROWTH NATIONAL FUNDING OPPORTUNITIES

EPA HAS DEVELOPED THIS GUIDE OF NATIONAL FUNDING RESOURCES TO ASSIST LOCAL AND STATE GOVERNMENTS, COMMUNITIES, AND NON-GOVERNMENTAL ORGANIZATIONS WHO ARE ADDRESSING THE VARIED ASPECTS OF SMART GROWTH. FIND REGIONAL, STATE, AND LOCAL FUNDING OPPORTUNITIES.

[HTTP://WWW2.EPA.GOV/SMART-GROWTH/SMART-GROWTH-NATIONAL-FUNDING-OPPORTUNITIES#ANCHOR6](http://www2.epa.gov/smart-growth/smart-growth-national-funding-opportunities#ANCHOR6)

UNDER THE ENVIRONMENTAL EDUCATION GRANTS PROGRAM, EPA SEEKS GRANT PROPOSALS FROM ELIGIBLE APPLICANTS TO SUPPORT ENVIRONMENTAL EDUCATION PROJECTS THAT PROMOTE ENVIRONMENTAL AWARENESS AND STEWARDSHIP AND HELP PROVIDE PEOPLE WITH THE SKILLS TO TAKE RESPONSIBLE ACTIONS TO PROTECT THE ENVIRONMENT. THIS GRANT PROGRAM PROVIDES FINANCIAL

SUPPORT FOR PROJECTS THAT DESIGN, DEMONSTRATE, AND/OR DISSEMINATE ENVIRONMENTAL EDUCATION PRACTICES, METHODS, OR TECHNIQUES. SINCE 1992, EPA HAS DISTRIBUTED BETWEEN \$2 AND \$3.5 MILLION IN GRANT FUNDING PER YEAR, SUPPORTING MORE THAN 3,600 GRANTS.

[HTTP://WWW2.EPA.GOV/EDUCATION/ENVIRONMENTAL-EDUCATION-EE-GRANTS](http://www2.epa.gov/education/environmental-education-ee-grants)

EPA'S BROWNFIELDS PROGRAM PROVIDES DIRECT FUNDING FOR BROWNFIELDS ASSESSMENT, CLEANUP, REVOLVING LOANS, AND ENVIRONMENTAL JOB TRAINING. TO FACILITATE THE LEVERAGING OF PUBLIC RESOURCES, EPA'S BROWNFIELDS PROGRAM COLLABORATES WITH OTHER EPA PROGRAMS, OTHER FEDERAL PARTNERS, AND STATE AGENCIES TO IDENTIFY AND MAKE AVAILABLE RESOURCES THAT CAN BE USED FOR BROWNFIELDS ACTIVITIES. IN ADDITION TO DIRECT BROWNFIELDS FUNDING, EPA ALSO PROVIDES TECHNICAL INFORMATION ON BROWNFIELDS FINANCING MATTERS.

[HTTP://WWW.EPA.GOV/BROWNFIELDS/GRANT_INFO/](http://www.epa.gov/brownfields/grant_info/)

MARKETING POTENTIAL

"CITY HALL OFFICIALS ARE ASKING PRIVATE COMPANIES TO SUBMIT IDEAS FOR HOW TO POTENTIALLY PUT ADS IN PARKS, BRAND GARBAGE TRUCKS, SPONSOR REC CENTERS, AND MONETIZE OTHER PUBLIC ASSETS."

[HTTP://CLATL.COM/FRESHLOAF/ARCHIVES/2014/12/03/SHOULD-CITY-HALL-PLACE-PRIVATE-BUSINESS-ADS-IN-ITS-PARKS-ON-VEHICLES-AND-OUTSIDE-BUILDINGS](http://clatl.com/freshloaf/archives/2014/12/03/should-city-hall-place-private-business-ads-in-its-parks-on-vehicles-and-outside-buildings)

FREE WI-FI NOW AVAILABLE ALONG THE RIVER IN DOWNTOWN TAMPA

[HTTP://WWW.TAMPABAY.COM/NEWS/LOCALGOVERNMENT/FREE-WI-FI-NOW-AVAILABLE-ALONG-THE-RIVER-IN-DOWNTOWN-TAMPA/2204055](http://www.tampabay.com/news/localgovernment/free-wi-fi-now-available-along-the-river-in-downtown-tampa/2204055)

EXAMPLE RFP'S

HOTEL DEVELOPMENT YBOR CITY COMMUNITY REDEVELOPMENT AREA 1

MULTI-FAMILY RESIDENTIAL DEVELOPMENT YBOR CITY COMMUNITY REDEVELOPMENT AREA 1

ACKNOWLEDGEMENT

WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO GRATEFULLY ACKNOWLEDGE THE FOLLOWING FOR THEIR ASSISTANCE IN THIS PROJECT:

MAYOR SAWICKI
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DANA BRUNETT, DIRECTOR, CAPE CORAL EDO
& CITIZENS OF CAPE CORAL

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JOSEPH CAIAZZA
SHAOFAN CHEN
CRAIG DANIEL
GENEVIEVE FRANK
JOSHUA FRANK
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