CAPE CORAL BIMINI BASIN NODAL DEVELOPMENT DESIGN STUDIO PROJECT

UNIVERSITY OF SOUTH FLORIDA

usf school of architecture + community design

florida center for community design & research

Cape Coral FLORIDA

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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.

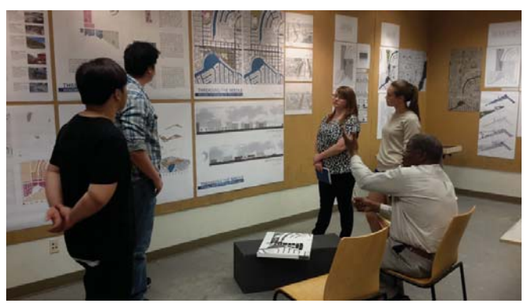
ADDITIONALLY, THE CITY SHOULD PARTNER WITH INSTITUTIONS THAT COULD BE ANCHORS FOR THE DESTINATION. THESE ANCHOR INSTITUTIONS PROVIDE A NEW DRAW, PUBLIC INTEREST, JOBS, AND ECONOMIC BENEFITS, AND CAN BE SUPPORTED THROUGH GRANTS OR PRIVATE INVESTMENT. ESTABLISHING A STRATEGIC PHASING PLAN FOR THE FINAL 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 AND 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

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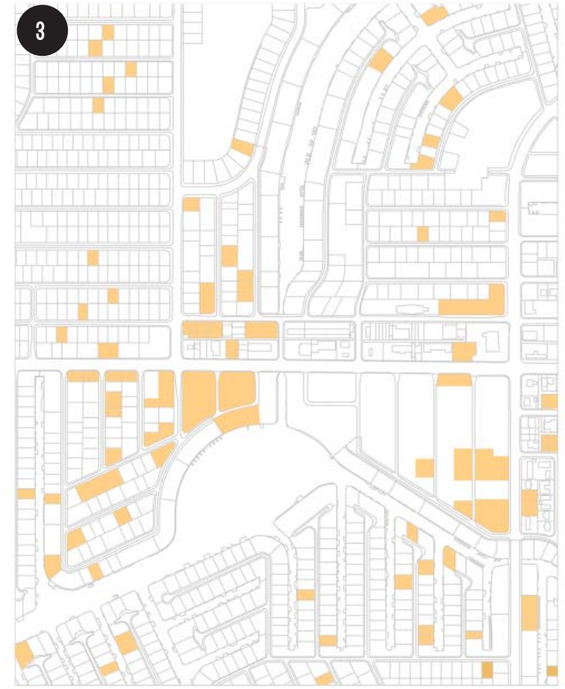
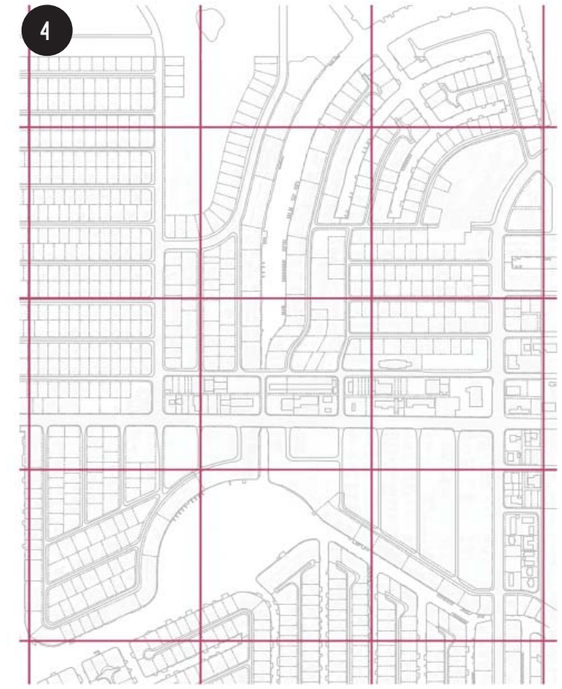
THE GREEN THREAD THAT WEAVES THROUGHOUT THE PLAN IS THE LIFEBLOOD OF BIMINI BASIN. IT PUMPS THROUGH EVERY SPACE PROVIDING SHADE, CLEAN OXYGEN, AND WATER FEATURES. THESE WATER FEATURES COLLECT AND FILTER THE ABUNDANT FLORIDA RAINFALL, AS WELL AS ADDING PEACEFUL SOUNDS AND OPPORTUNITIES FOR PLAY. EVEN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

PARKS + GREEN SPACES

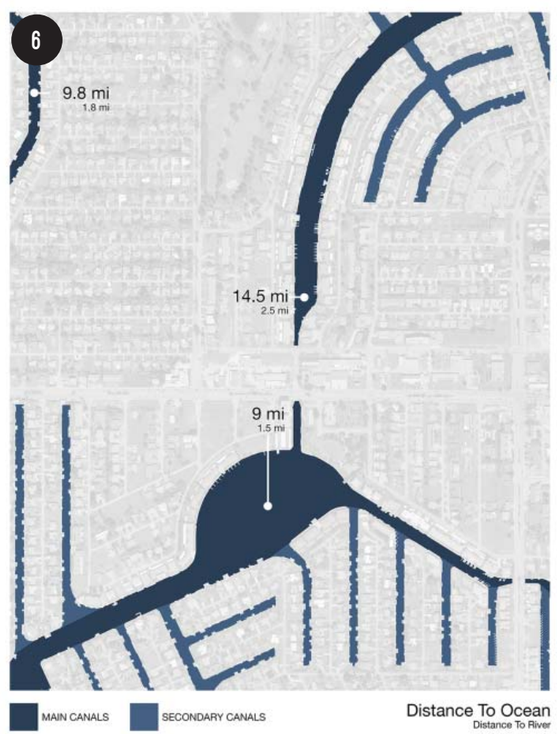
1. 1.2 mile
2. 0.5 mile
3. 1.0 mile
4. 0.4 mile
5. 0.6 mile
6. 0.6 mile
7. 1.9 mile
8. 1.4 mile
9. 1.5 mile



VACANT SPACES



STANDARD WALKING DISTANCE
1/4 MILE



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

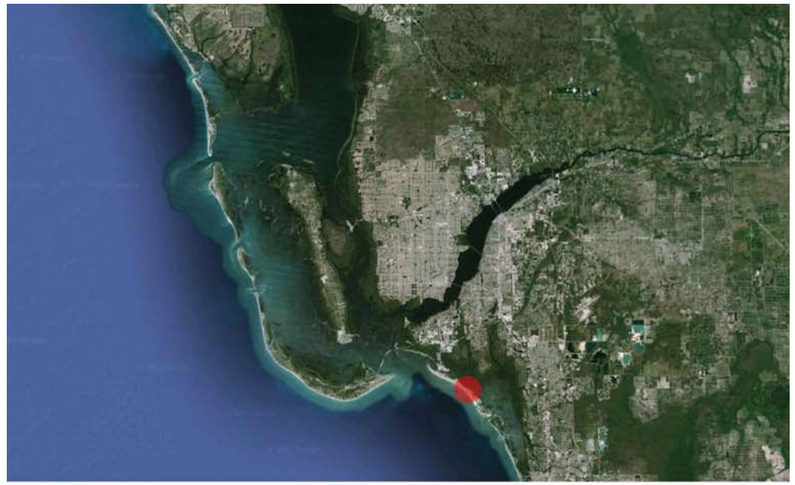
3. OPEN VACANCIES AND LOTS COULD BE USED FOR DEVELOPMENT AND OPPORTUNITIES FOR GROWTH IN THE DOWNTOWN AREA.

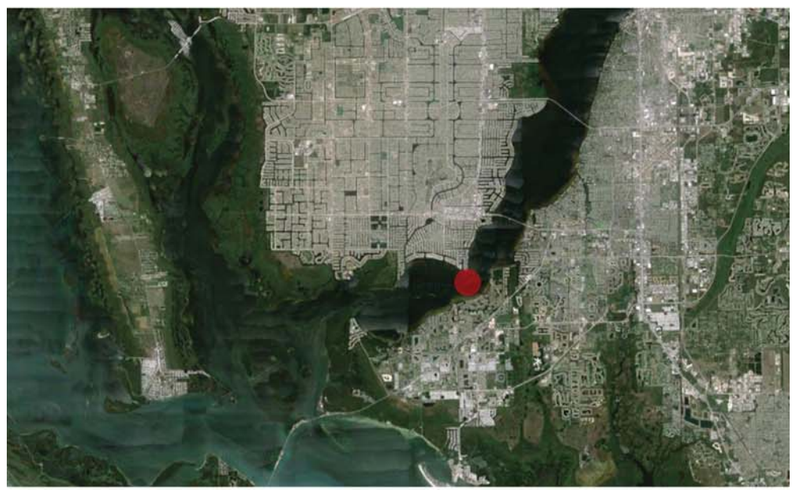
4. WALKABILITY IS AN IMPORTANT PART OF ANY SUCCESSFUL CITY. THE DISTANCE PEOPLE FEEL COMFORTABLE WALKING EFFECTS THE DISTANCES BETWEEN POINTS OF IMPORTANCE AND PAUSE.

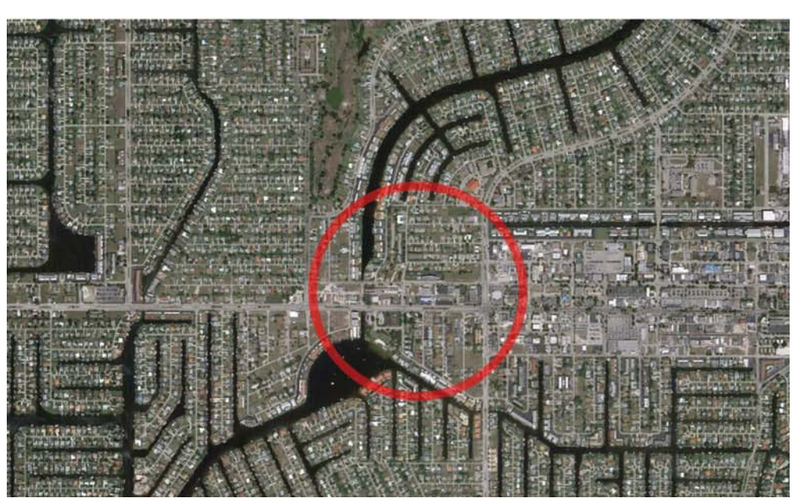
5. DOWNTOWN CAPE CORAL IS DEEPLY ROOTED AROUND RESIDENTIAL AREAS WHICH MAKE UP MOST OF THE CITY.

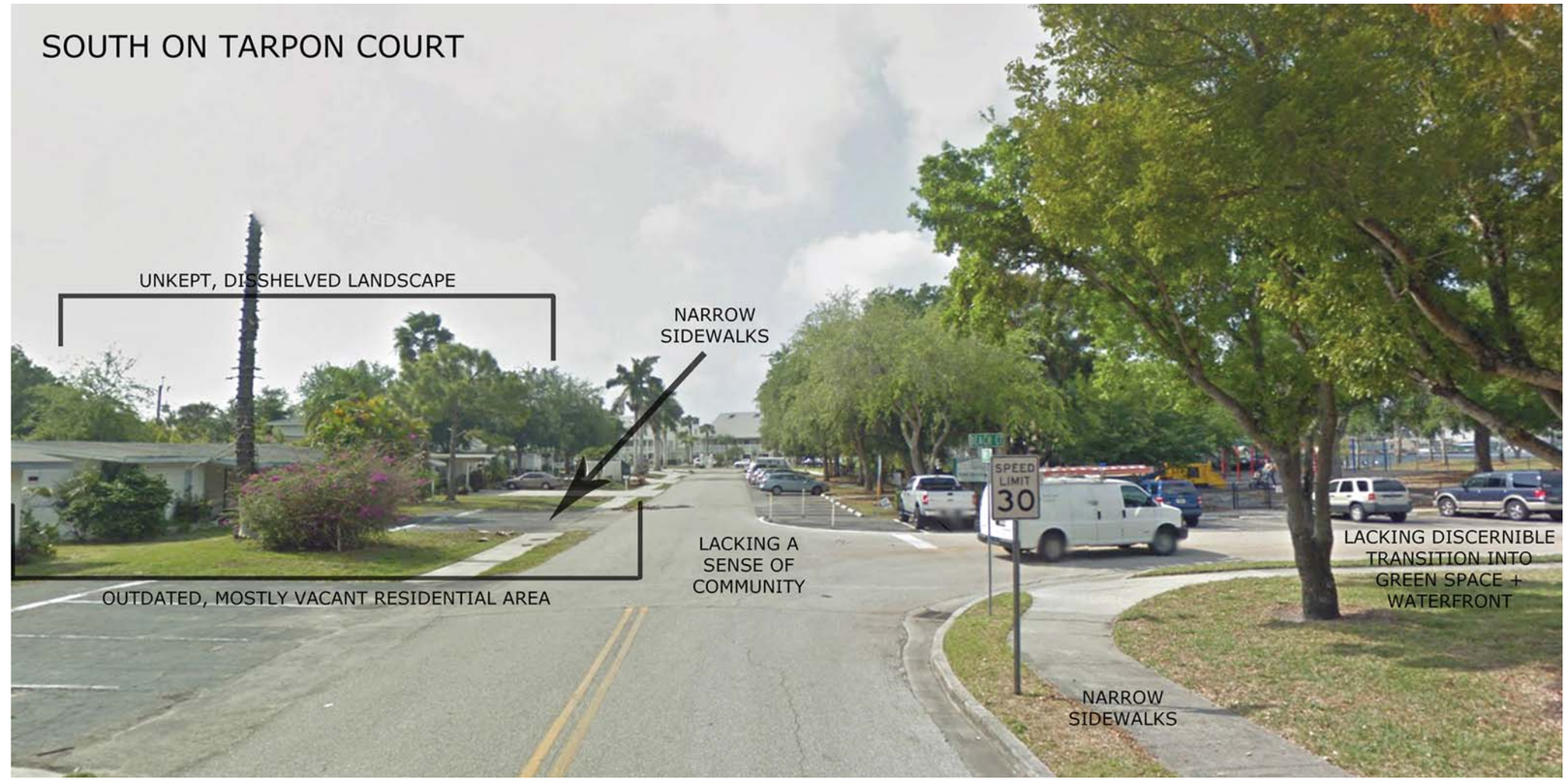
6. CAPE CORAL'S LANDSCAPE IS MADE UP OF CANAL SYSTEMS. SOME OF THESE CANALS ARE INTERCONNECTED AND OTHERS ARE CONNECTED TO THE GULF/RIVER.

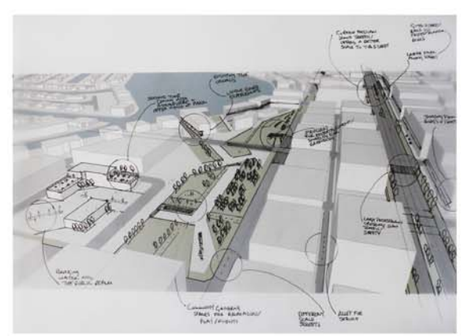
7. CAPE CORAL PARKWAY IS THE MAIN ROAD THAT LEADS OUT OF CAPE CORAL, CONNECTING THE CITY TO OTHER CITIES IN THE AREA. COMMERCIAL AND RESIDENTIAL ROADS FILTER INTO THE PARKWAY.



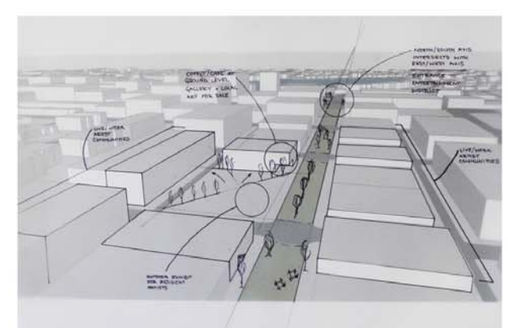




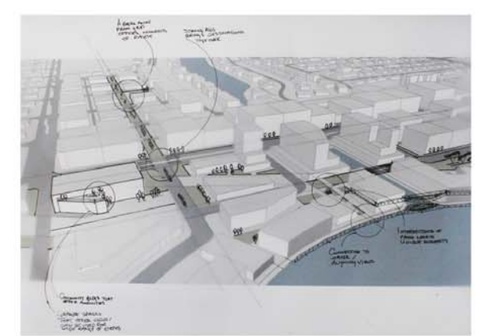




Public Gathering
Community
Destinations
Peaceful
Variety of Retal
Landscape
Visionary



Vacancies
Public vs. Private
Walkabiltiy
Art Festivals



Connection to Water
Live, Work, Play
Cardboard Boat Regatta

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

Manzanares Linear Park
Madrid, Spain
Linear green spaces offer the comfortabilty 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 an unique atmosphere for branding a city.

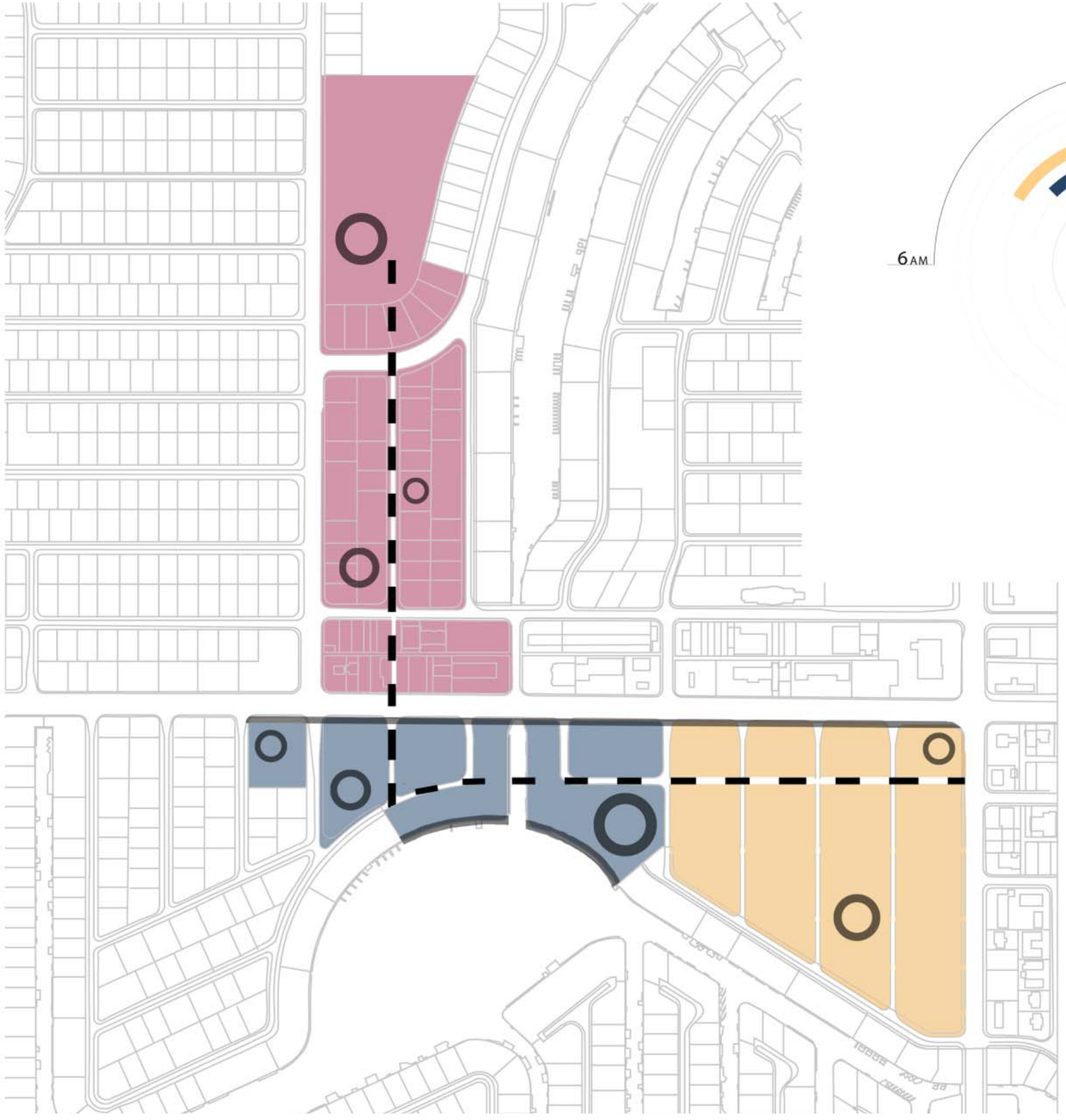
Haight Street Market
San Francisco
Inviting parklets can provide a way to give the streets back to pedestrians.

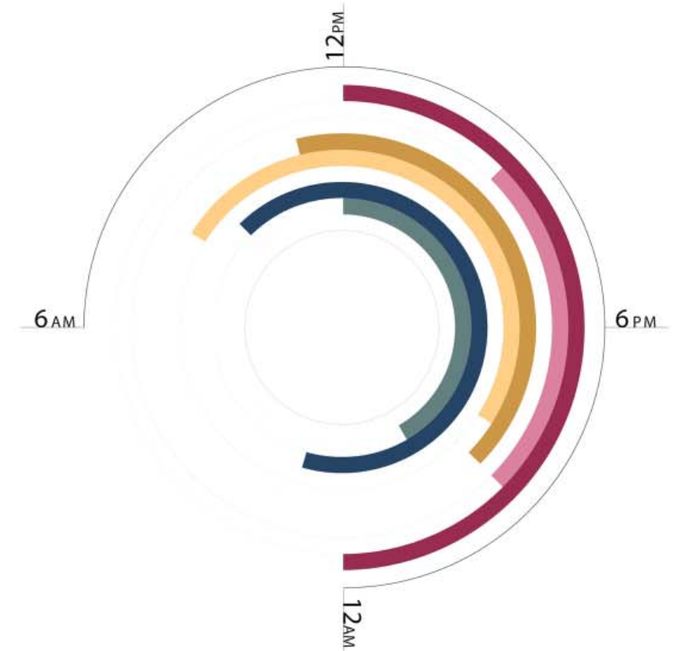
Phoenix Canapy
Phoenix
Shading devices can add to the atmosphere while providing shade from the sun. This feature is very important for public spaces in Florida.

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.

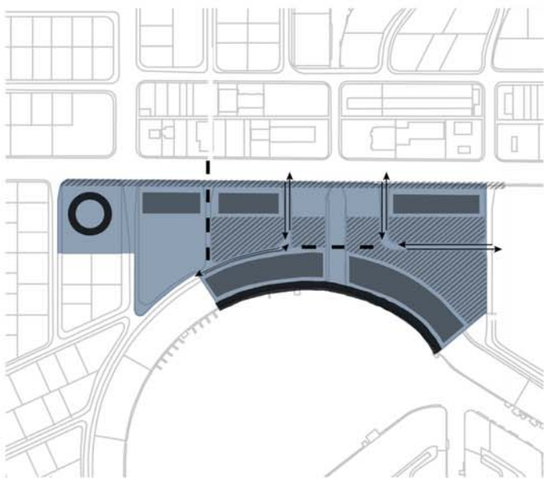
Times I&II Ando
Kyoto, Japan
Tadao Ando created a pleasurable dining experience on the water. This connection to the water acts as a barrier from traffic while still feeling open.

Columbus Circle
New York City
Water can breath life into public spaces. It invites all ranges of people to partake in the enjoymentit can breath.

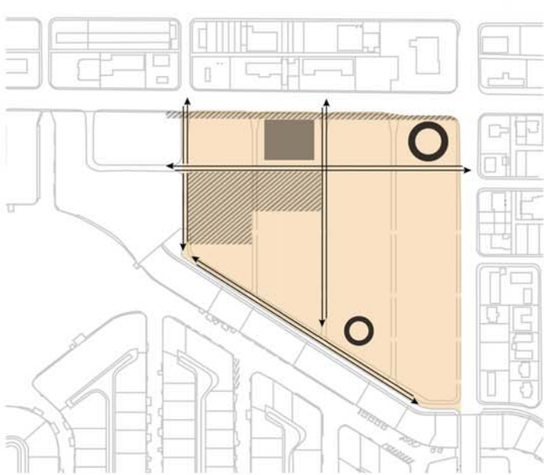




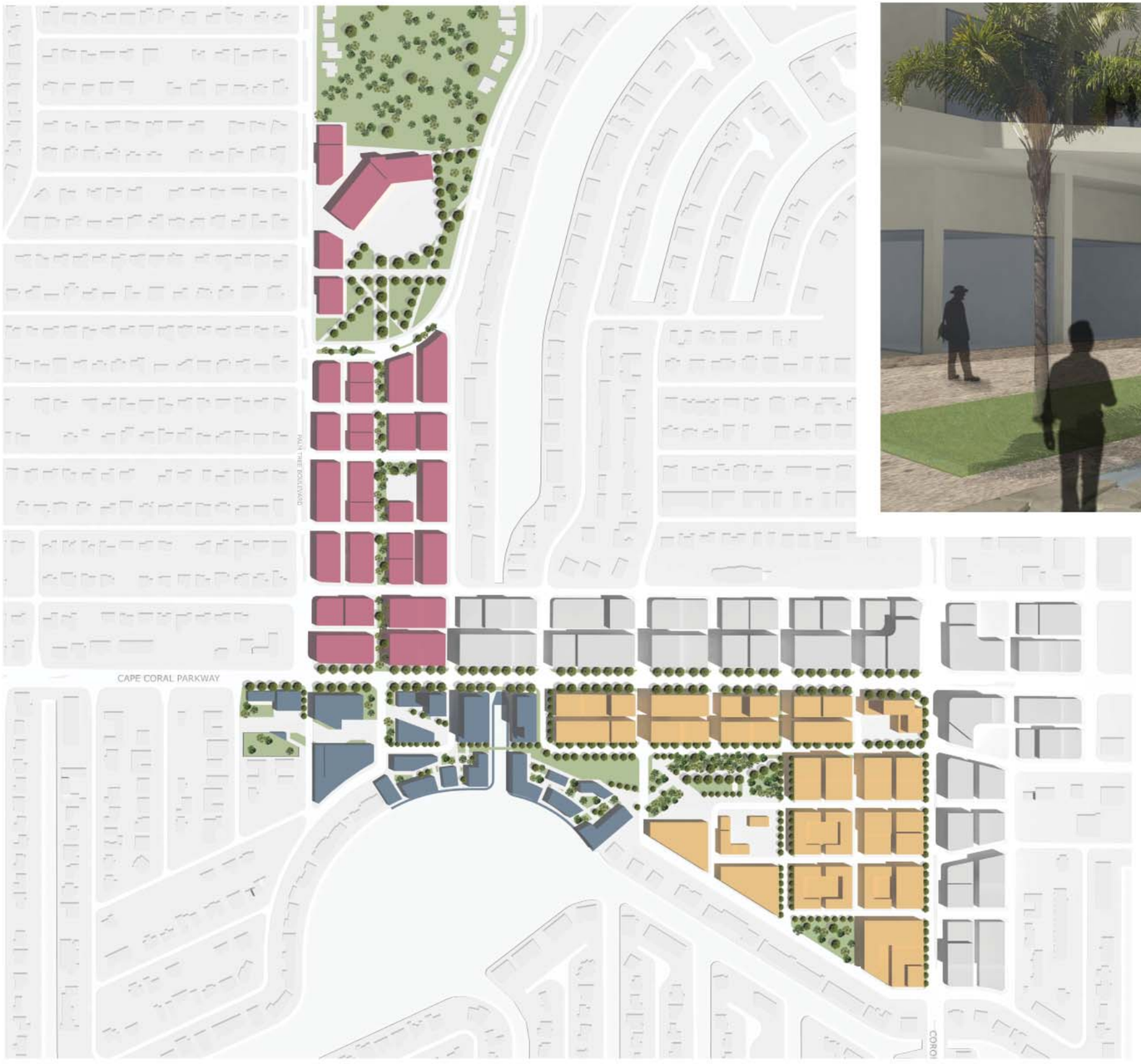
THE EYE SPROUTS NORTH OF THE BIMINI BASIN CONNECTING THE BASIN TO A LARGE URBAN PARK AND CULTURE CENTER THROUGH A SHARED GRID. THIS GRID IS COMPLEMENTED BY THE GREEN THREAD THAT CUTS THROUGH OFFERING BREAKS FROM THE FRAMEWORK IN THE FORM OF UNIQUE MOMENTS FOR BARS, LOCAL ART GALLERIES, AND SMALL POCKET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



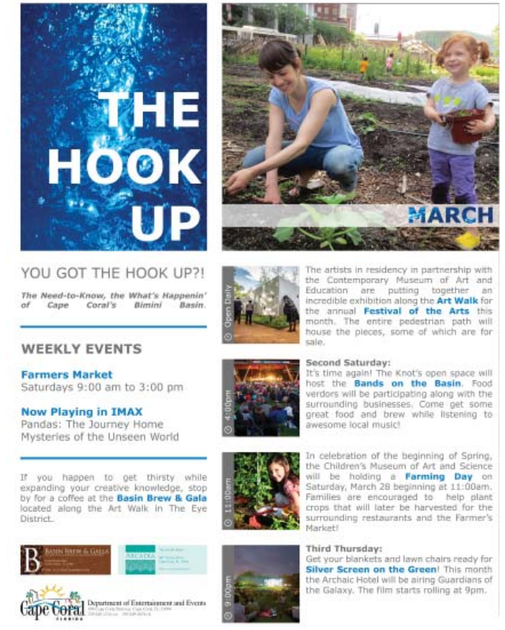
THE KNOT IS THE HEART OF BIMINI BASIN. ITS POSITION HELD ON THE WATER CREATES A UNIQUE ATMOSPHERE FOR DAY AND NIGHT EVENTS. THE OPPORTUNITY TO UTILIZE THE CANALS AND THE BASIN WILL GIVE IT SEVERAL ADVANTAGES FOR ACCESS BY THE RESIDENTS AND VISITORS. AN ACTIVE WATERFRONT WILL DINING AND EVENT SPACE, SUCH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

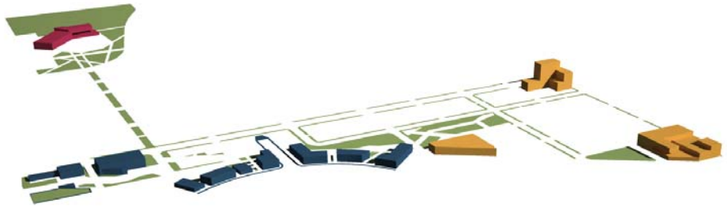


THE HOOK CONNECTS SMOOTHLY TO THE ACTIVE EVENT SPACE ON THE BASIN THROUGH THE GREEN SPINE ALLOWING PEDESTRIANS TO EASILY ACCESS BOTH AREAS. THIS WILL HELP THE HOOK STAY ACTIVE DURING THE WEEKNIGHTS AND WEEKENDS. AN ARRANGEMENT OF RETAIL, RESIDENTIAL, MIXED USE, AND ENTERTAINMENT, SUCH AS MUSEUMS AND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



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





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

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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 enviroment the citizens of Cape Coral can enjoy downtown living without getting lost in a sea of concrete and aphalt. The Cape Coral life could include relaxing on a rooftops 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 buidlings. 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 filteration 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)

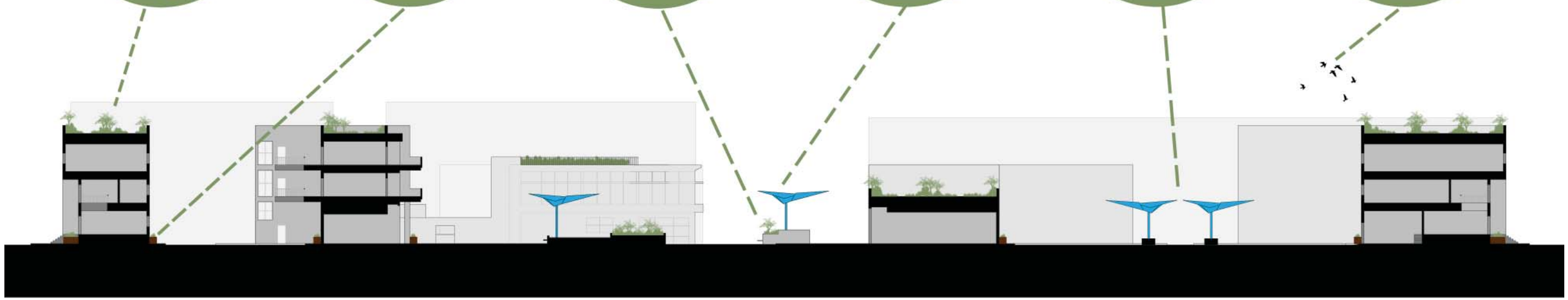
Distributed throughout the public spaces in the city, shading devices provide a more pleasant pedestrian experience along sidewalks and seating areas. These systems can also prime opportunities for water catchment systems and electronic vehicle charging stations.

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 serveral 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

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 litle 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

Grabb 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.

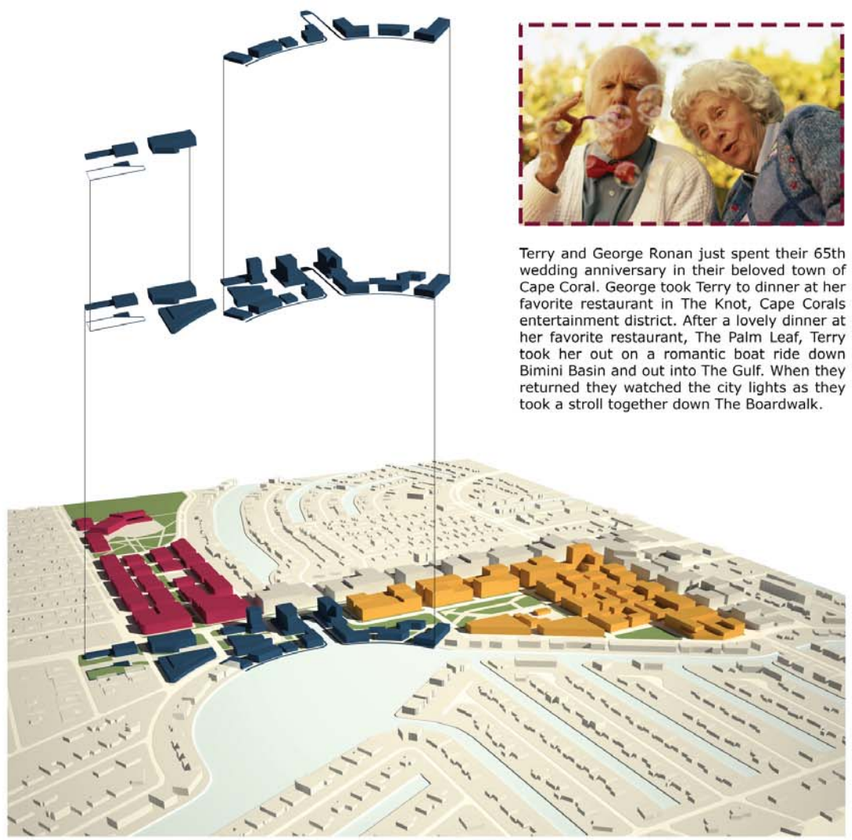
4 THE KNOT'S PARK

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.

STATS

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

SCALE 1″ = 100′



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.

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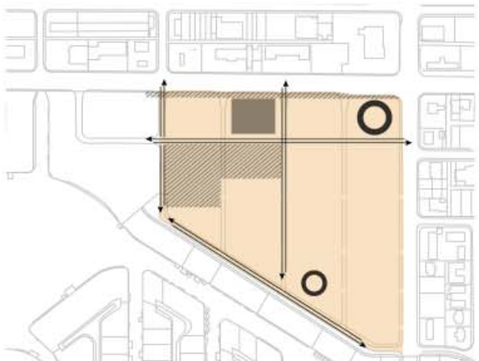


THE HOOK

BIMINI BASIN'S BUSINESS DISTRICT

1 HIGH END RETAIL

High end commericial units that front on Cape Coral Parkway.

2 THE HUB

The transportation spot that will fuel your every communting 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.

STATS

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

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

THE EYE

BIMINI BASIN'S ART DISTRICT

STATS

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

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

1 CONTEMPORARY MUSEUM OF ART AND EDUCATION

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

2 MULTI-FAMILY HOUSING

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

3 LIVE/WORK SPACES

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

4 BASIN BREW & GALLA

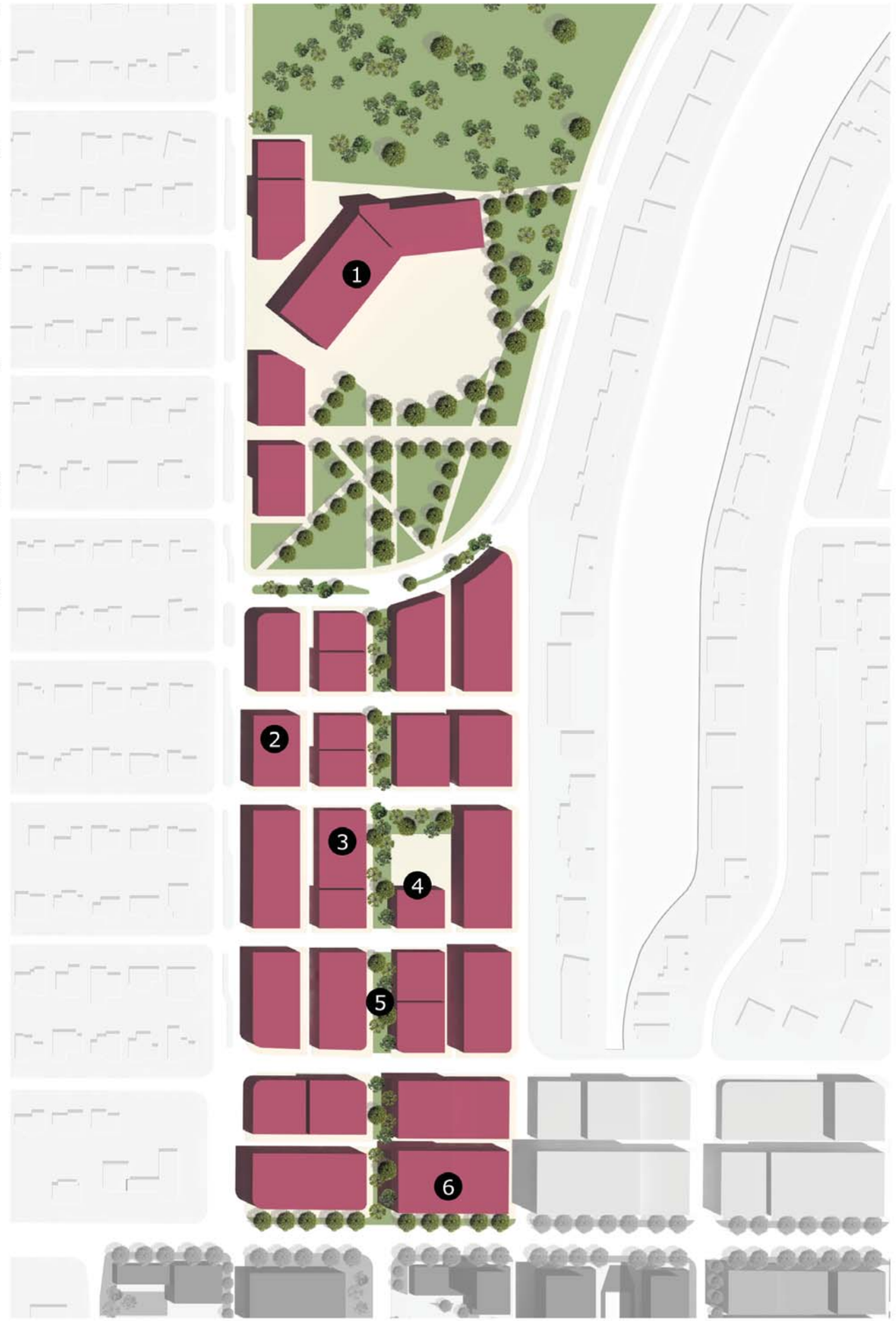
Sip gourmet coffee while rubbing elbows with your favorite local artist.

5 THE ART WALK

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

6 HIGH END RETAIL

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



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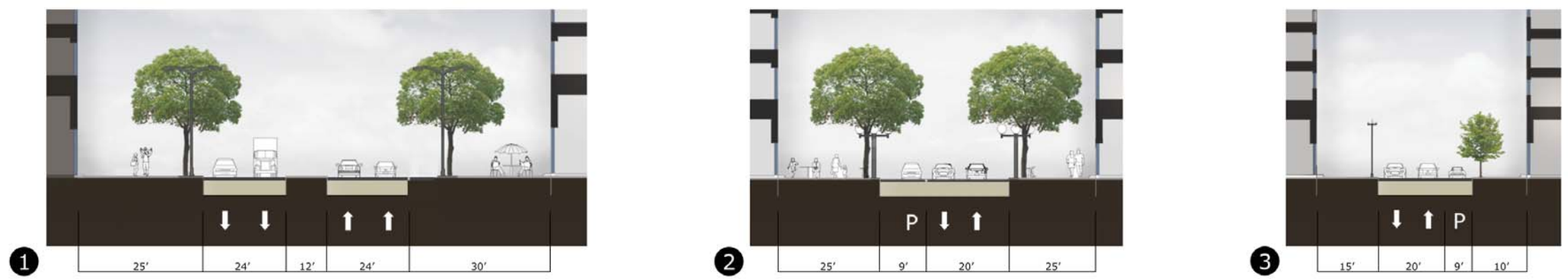
THE RUBICON CANAL IS THE SUBJECT OF MUCH DEBATE. AS VIEWED ABOVE, WITH THE PROPER PLANNING THE RUBICON CAN BECOME AN ACTIVE ROUTE OF TRANSPORTATION THAT BRINGS PEOPLE TO THE HEART OF DOWNTOWN CAPE CORAL. OPENING UP THE RUBICON WOULD ALLOW PEOPLE WITH BOATS, KAYAKS, CANOES, PADDLE BOARDS, AND JET SKIS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

❶ **Primary Street Type**
Cape Coral Blvd.
Linear Park

❷ **Secondary Street Type**
Parallel Parking on Street

❸ **Tertiary Street Type**
Parallel Parking on Street



❹ **One Way Street**
Allows Car Access to Area

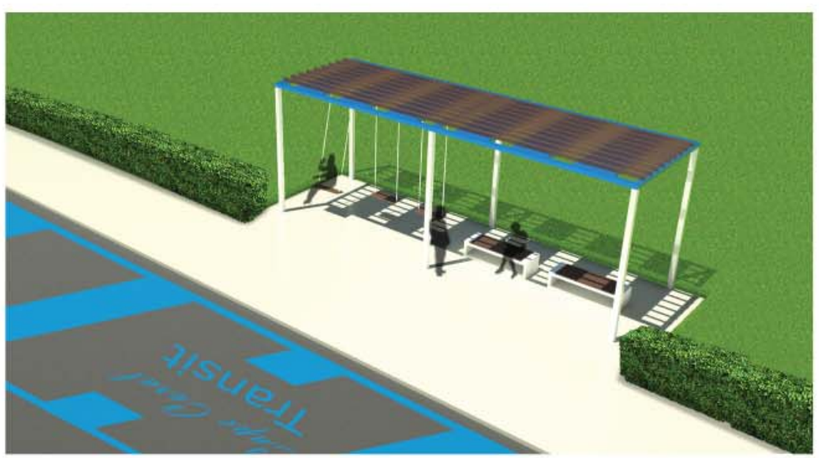
❺ **Pedestrian Linear Park**
Park and Path for Pedestrians
Plazas, Dining, Galleries

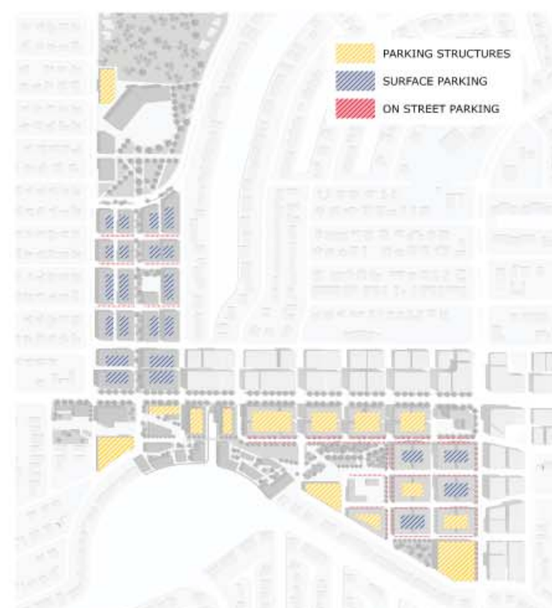
USF UNIVERSITY OF SOUTH FLORIDA

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.

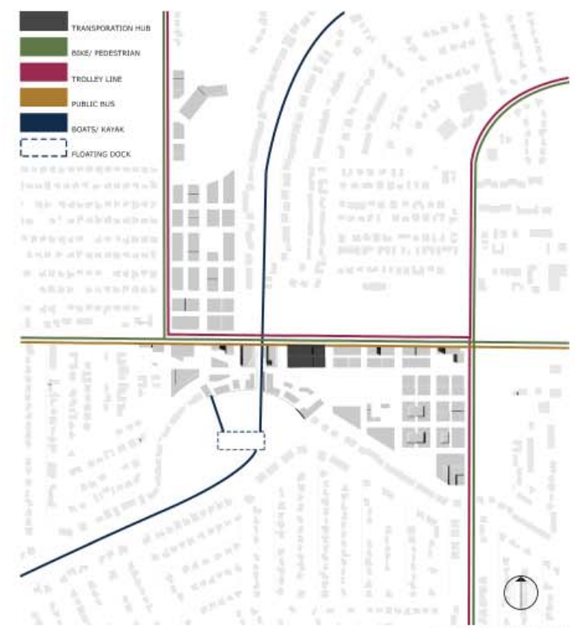
ENJOY WAITING FOR THE BUS OR TROLLEY WITH PUBLIC SWINGS OR YOU CAN JUST SWING WITH A FRIEND WHILE YOU ARE SPENDING TIME WALKING THE GREEN THREAD. THESE SHADED ALTERNATIVES TO BENCHES ARE A FUN WAY TO HANG OUT. THEY ARE ALSO EQUIPPED WITH SOLAR PANELS TO PROVIDE THEIR OWN LIGHTING AT NIGHT.

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

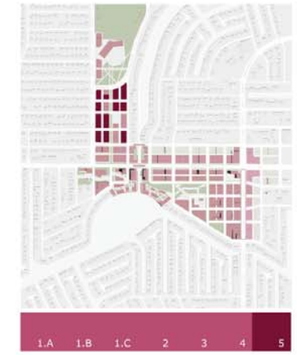
Phase 2 targets finishing the entertainment district, along with continuing infill projects along Cape Coral Pkwy. With the successful development of retail, businesses, and residential buildings, the further expansion of the entertainment district will become necessary. In Phase 4 the development in 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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CHOR

UNIVERSITY OF SOUTH FLORIDA

ASHLEY BARKLEY CRAIG DANIEL ERICK MCGARTLAND CHRISTINE SCHORR

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INTRODUCTION

sa+cd Advanced Design C

Spring 2015

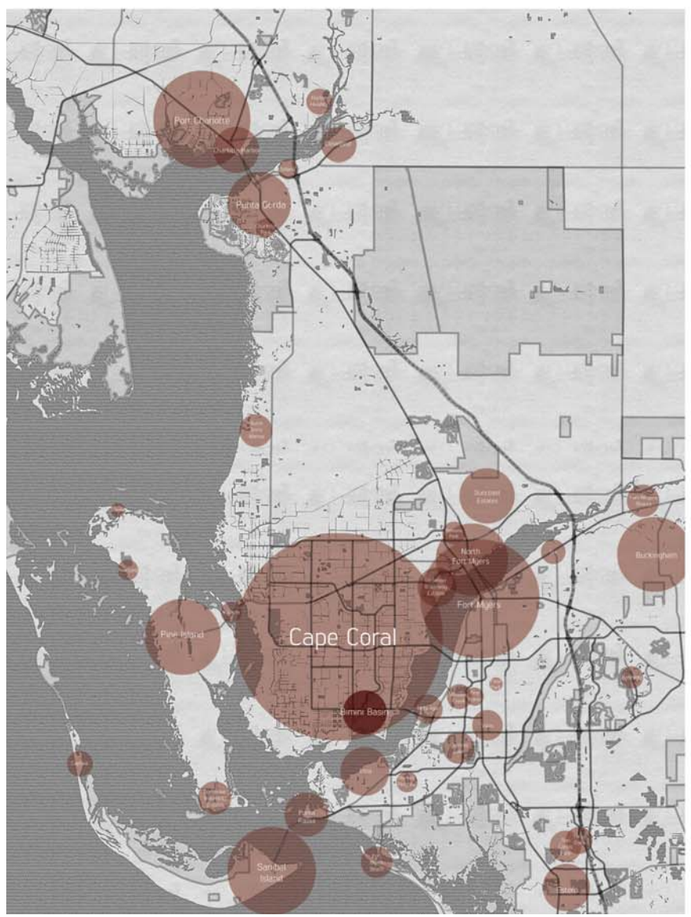
With over 400 miles of canals, Cape Coral provides its residents with the opportunity to make the Florida dream of waterfront living a reality. A sleepy town of winding streets and cul-de-sacs hosts the epitome of modern suburbia: a sprawl of single family homes, few shops, and quiet neighborhood streets. Located on the Western Gulf Coast of Florida, a stone's throw from Fort Myers, Cape Coral is home to approximately 166,000 people, almost a third of which have homes directly on the water. If nothing else, these canals and the boating lifestyle give Cape Coral a unique opportunity for an identity and brandability. Unfortunately, the way the city exists currently, it is not utilizing its resources to its greatest potential.

The residents of Cape Coral are passionate about their city and are willing and eager to help invigorate the community. An open-to-the-public charrette revealed a diverse collection of ideas, hopes and expectations the locals are excited to see implemented within Cape Coral, surrounding the Bimini Basin. Many topics were touched upon, including but not limited to the opening of the Rubicon Canal for boat access, integrating a more pedestrian-friendly/walkable environment, gaining more public access to the waterfront, promoting an active community feel and center, developing an entertainment district and night life, adding the opportunity for more jobs – especially those geared toward young professionals, increasing environmental and sustainability options, creating a destination, identity or brand – geared toward bringing in tourism, implementing an opportunity for environmental education, the addition of a recreational activity center, and providing lush landscaping and shading elements.

The charrette analysis was incredibly beneficial to the success of The Reviving Bimini Basin Project. Speaking to long-time residents of the city opened new doors to design technique, conceptual fabrication and the interpretation of the true wants and needs of Cape Coral itself. After tedious analysis, putting Cape Coral's wishes into architectural terms became much simpler. After deciphering a long wish list, it became clear that this coastal town was hoping for a number of tasks architects handle every day. Clearly, Cape Coral needed: a town center, districts within a larger whole to give residents a geographic identity, connectivity through their existing canals – for boats and other forms of transportation, a contemporary means of community buildings through technology, socialization and integration, a larger job market as well as spaces for businesses, means to stimulate a young professional community, a place dedicated to recreation to promote an active lifestyle, green spaces – both landscaped walking/biking/hiking paths and sidewalks as well as open and programmed park spaces and public activities, walkable streets and traffic calming installations, and most of all a brand or identity to give Cape Coral a basic marketable asset to attract future residents and tourists.

The next step for BRIDGING the_GAP is to fantasize and create what programmatic elements and additions could be tangible and reasonable solutions for providing Cape Coral with a fulfilled wish list. Some of these attributes listed above we have decoded to mean a variety of solutions. Some of the answers to these propositions include: establishing a major hub for the city – including a business district, a cultural district, live-work opportunities, multiple high density residential districts, and a cultural district, geographic identity with a hierarchical organized road system, an entertainment district with bridges and boardwalks connecting across the Rubicon extension making the area more walkable, bridging Cape Coral Parkway and SE 47th Place to allow more boating access through the heart of the new city center, the_GAPAPP – an informative cell phone app to stay up-to-date with happenings around town, an aquarium, eco-research facility, and live work opportunities – to provide a more diverse means of job types, facilities for an active young lifestyle and night life, revitalizing the Bimini Basin waterfront – making it more interactive and user friendly, restoring historic Cape Coral landmarks – ie: The Waltzing Waters, reactivating the defunct golf course, connecting and integrating green spaces and parks to unite the public realm, providing lush landscaping and shady, widened sidewalks, inserting bicycle lanes and paths, planters, benches, parklets, and reducing the width of Cape Coral Parkway while adding on-street parking to calm traffic and promote walkability.

The lifestyle change will be easily noticed, given our intentions. Our goal for Cape Coral is to create a sense of place, a unique vernacular, and to reinvigorate a quiet town to create a destination for tourists, young professionals, businesses large and small, and to give locals a new variety of activities and places to visit and enjoy. Our hope for Cape Coral is to become a lively hot-spot for visitors and residents alike, and to elevate living and visiting Cape Coral a more enjoyable experience for everyone. Please, enjoy our journey. Thank you for reading!



PRECEDENTS STUDIES

HACKNEY, LONDON, UK - THE WHITE BUILDING

Hackney, London has undergone enormous changes since the departure of the Olympic Games in 2012. A surprisingly dilapidated portion of the city, Hackney's residents have taken to the canals for more reasons than one. The White Building, and its adjacent long-abandoned meat packing plant, have become placemakers by providing artists a cheap place to create and display their art work. The White Building provides a great example of a cultural center, providing housing and live-work-display-play type atmosphere for its residents.

KYOTO, JAPAN - TIMES I & II

Tadao Ando was the first architect to create a building purposely interacting with the Takase River Canal with his Times I & II Building(s). While other designers turned their backs on the tiny waterway, with its floating market gondolas and shipping boats, Ando redefined the canal as a selling point for a structure. This building is a good example of how architecture can engage or disengage a builds and its occupants to or from a site.

ST. PETERSBERG, FL - PIER PROPOSAL

The St. Petersberg Pier has been an on-going competition for many of Florida's architects for the past few years. St. Pete has asked for proposals to reactivate and redesign its pier to help re-brand the surrounding area. Although this solution in particular is a bit over-the-top, this example provides a radical option for giving the area a face-lift and promoting tourism as well as local visitors year-round.

SAN ANTONIO, TX - RIVERWALK

San Antonio's Riverwalk is famous for its incredible nightlife, activities, restaurants, shops, and cultural events. This activated water's edge provides a feel associated with place making and identity, a hot-spot for locals, tourists, daytime and nighttime ocupants. The Riverwalk provides a great example of what the shores of the Bimini Basin could be, given proper spatial conditions and programmatic elements.

PROVIDENCE, RI - PEDESTRIAN BRIDGE

This is an example of a publicly activated waterfront, utilizing a pedestrian-only bridge. This bridge gives the occupant an opportunity to interact with the waterfront while allowing a connection to adjacent amenities without having to navigate busy, vehicle dominated streets. Interactive activity points along the way give users an entertaining path above the river.

BOSTON, MA - NEWBURY STREET

Boston's busy Newbury Street is the perfect study for walkable streets that every American city wants. A consortium of mixed-use and residential units that provide a variety of retail, shops, and restaurants for residents and visitors alike on the ground floors. This encourages an active street edge where pedestrians can feel comfortable navigating this city's streets on foot.

AUSTIN, TX - WATER ON THE FRONT

Located close to Austin's busy downtown, the Ann and Roy Butler Hike and Bike Trail creates a permeable, layered edge separating the Colorado River and Sand Beach Park. The multitude of activities that the waterfront provides creates a valuable amenity to the community. This trail gives a convenient place to run, hike, bike, or people-watch. The ambiance created by the river and the water feature adds to the joy of experiencing this space.

VERACRUZ, MX - WATERFRONT PARK

Also located on the Gulf of Mexico the proposal for this Waterfront Park was intended to "bridge the gap" between two adjacent, yet distinct areas in Veracruz. The underside of the bridge becomes habitable, hosting a small cafe, while the dancing water fountain allows its visitors a chance to cool off. The walkway and seating stairs were added later to improve the occupants interaction with the waterfront.

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sacd usf school of architecture + community design
fccd+r florida center for community design & research
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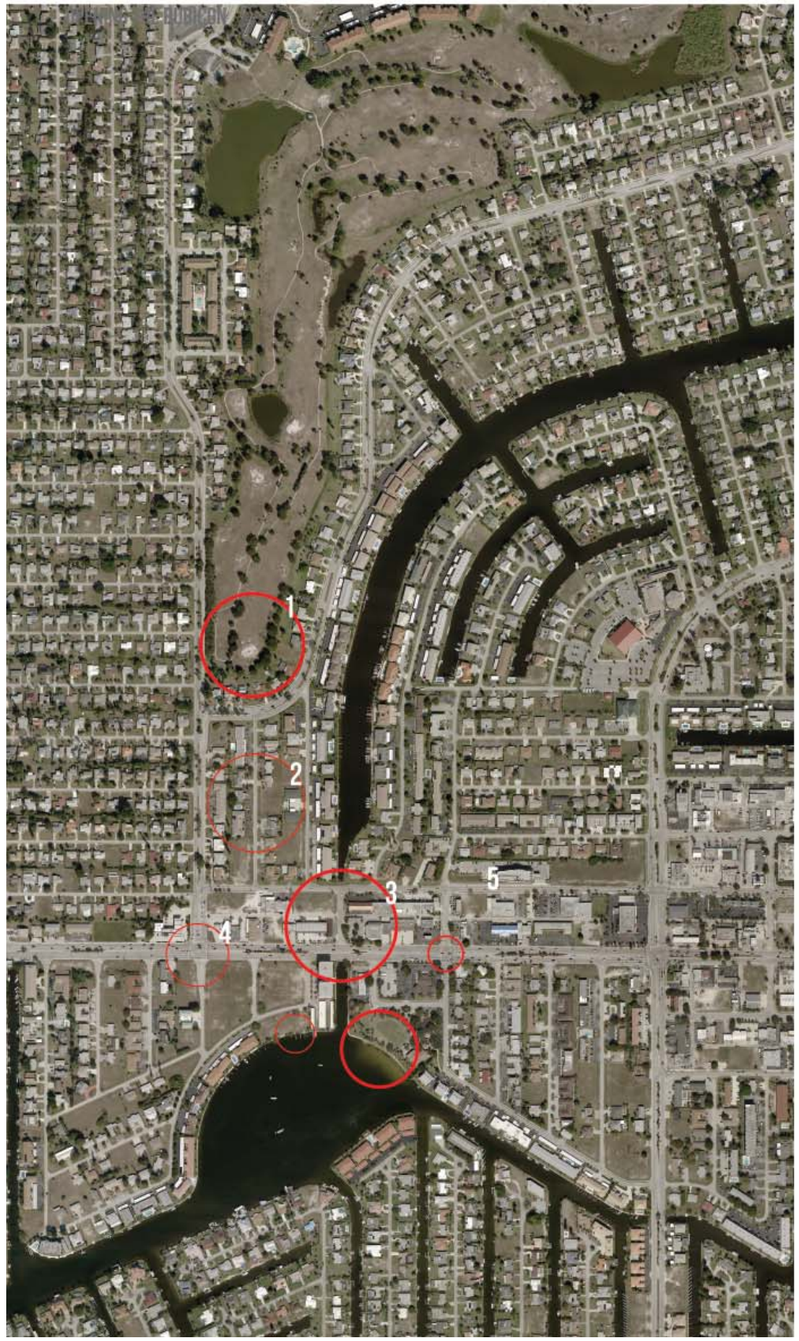
THE GAP MAP



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 that this space hosts 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 Raquetball Courts, Batting Cages, Disk Golf, and Equestrian Facilities.

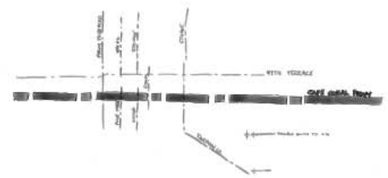
Recreational and Fitness Centers
Mini-Golf, Playgrounds, Dog Parks, Skate Parks, Bike and Fitness Trails, Rope Course, Bumper Car Facilities, Bowling Alleys, and Go-Cart Tracks.

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

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 though a strictly residential area, making it difficult to access from a potential town center.

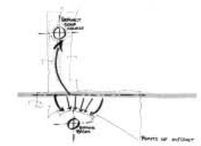
The opportunity here is to create a synergy between the developing Bimini Basin, and liven the area for retail and small business opportunities though mixed use buildings.



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 on 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 Business Potential
A programmed boardwalk along the waters 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

As many of the locals in Cape Coral recognize, Cape Coral Parkway is a large deterent 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 want 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 cities are walkable. Cape Coral is no different.

Budding Business
Retail shops, restaurants, and busines 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.

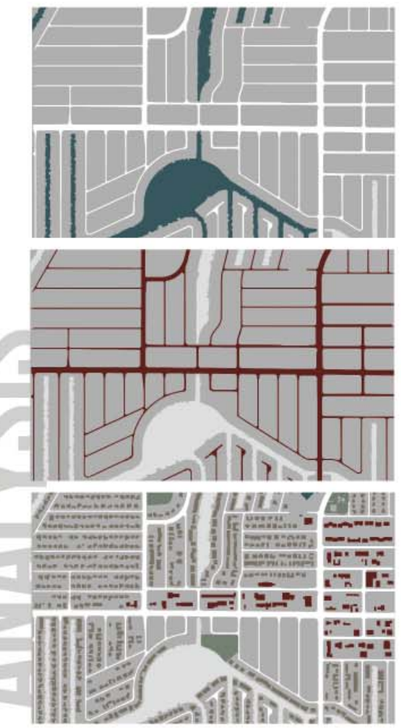
UNTAPPED POTENTIAL

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.

Home 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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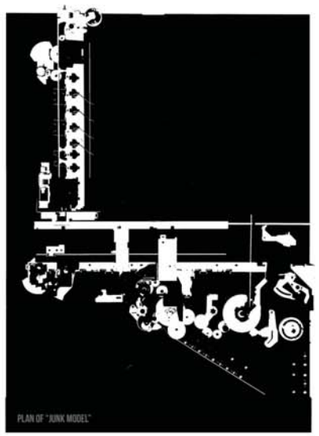
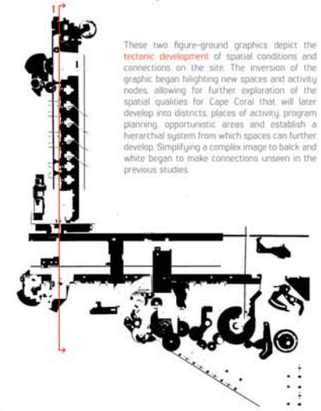
PROCESS

Tectonic Investigation Through Material Exploration

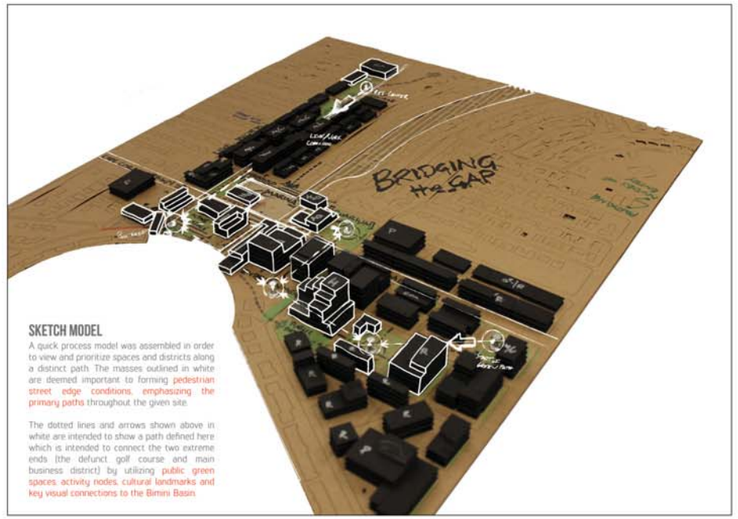


PLAN OF "JUNK MODEL"



PLAN OF "JUNK MODEL"

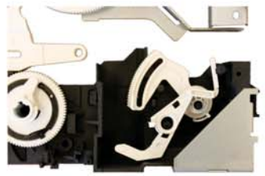
These two figure-ground graphics depict the tectonic development of spatial conditions and connections on the site. The inversion of the graphic began hilighting new spaces and activity nodes, allowing for further exploration of the spatial qualities for Cape Coral that will later develop into districts, places of activity, program planning, opportunistic areas and establish a hierarchial system from which spaces can further develop. Simplifying a complex image to balck and white began to make connections unseen in the previous studies.

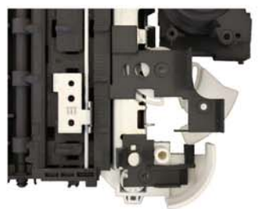


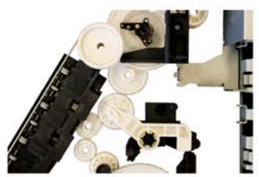
SKETCH MODEL

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

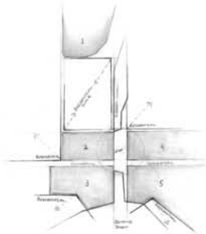


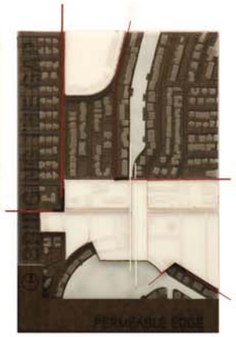




PERMEABLE EDGE

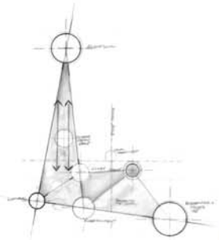
These diagrams analyze the creation of possible disctricts and edge conditions in Cape Coral's Bimini Basin. The organization of districts begin to give this area multiple identities of its own while the edges offer a transition between the new and existing context.





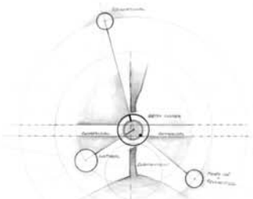
INTERSTITIAL SPACE

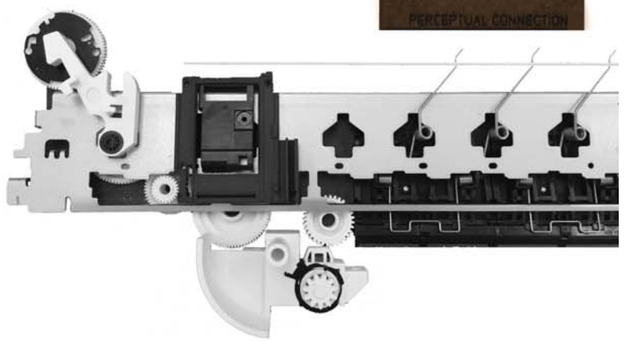
These diagrams analyze the site by identifying nodes of programmatic activation and the space created between these points. This in-between space is made up of secondary programmatic elements and circulation paths that construct a new urban fabric.



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.





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 wholistically. 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.

EXPERIMENTAL SECTION I

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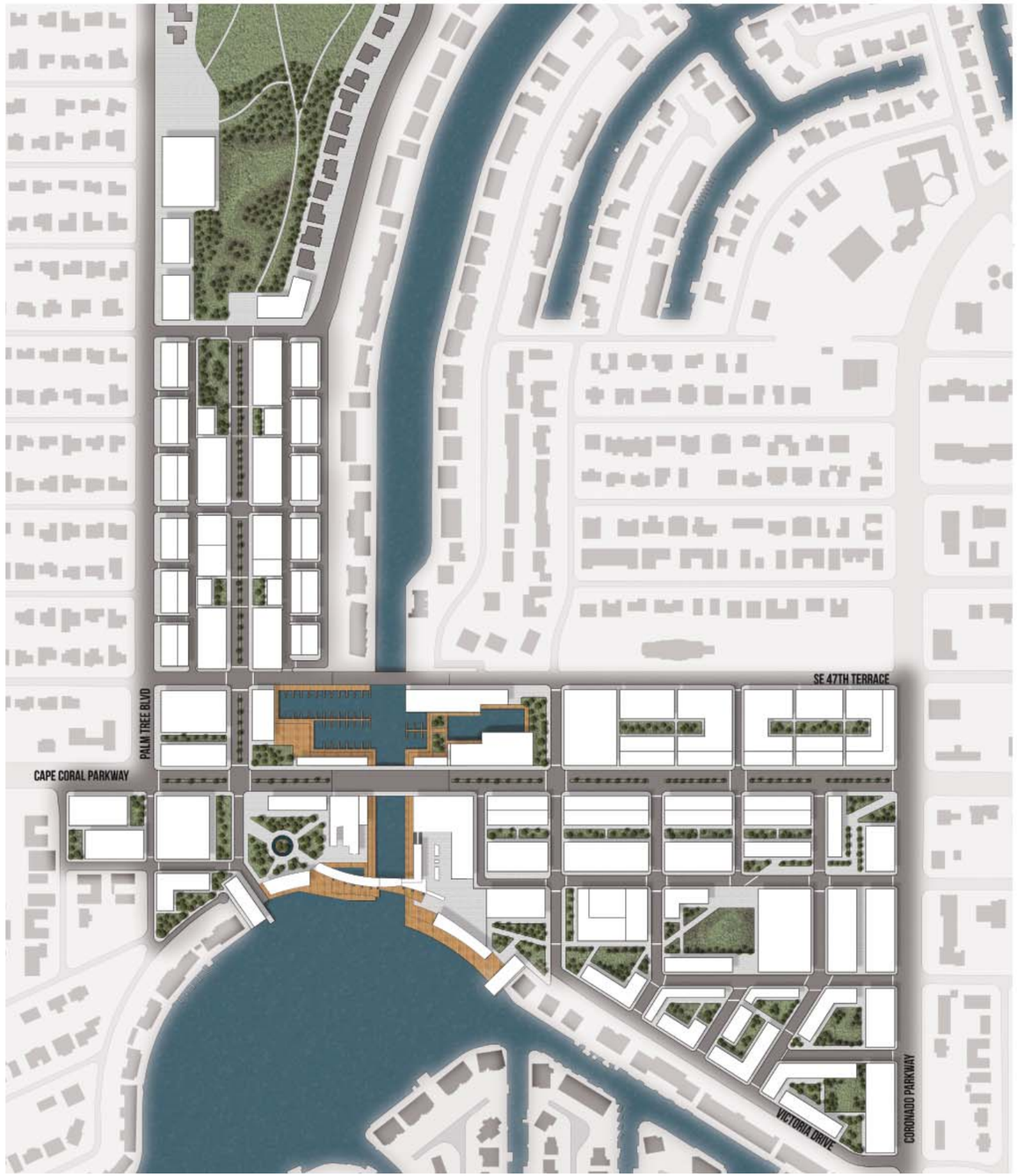
MASTER PLAN



DEFINING THE DISTRICTS

THE PARKWAY
Nestled 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.

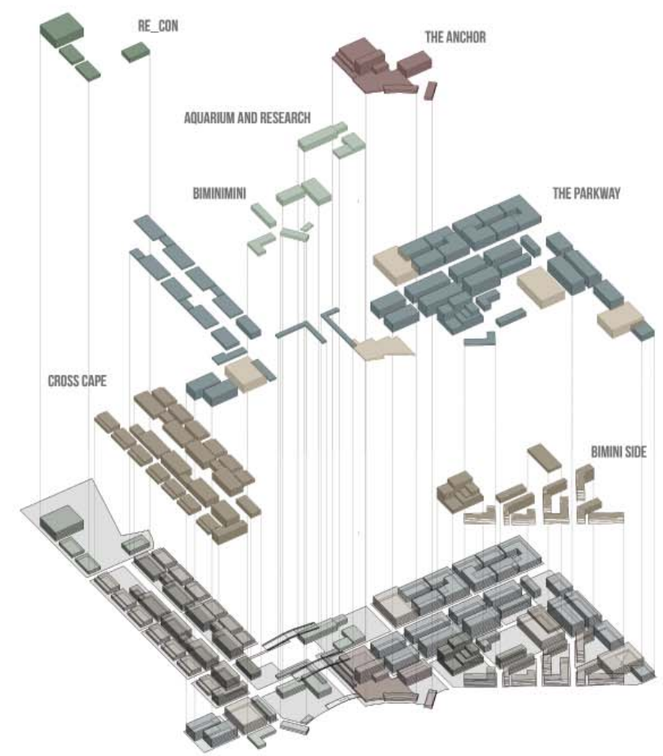
BIMINI SIDE
The main residential district, just south of The Parkway, provides new Corilinians with an upscale living option within close proximity to all of the amenities that the new town center will provide.

THE ANCHOR
The introduction of the new exciting entertainment district will provide Cape Coral with the much anticipated dag 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 Biminimini, 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 this city's old defunct golf course, bringing new life and outdoor activity to the center of Cape Coral.



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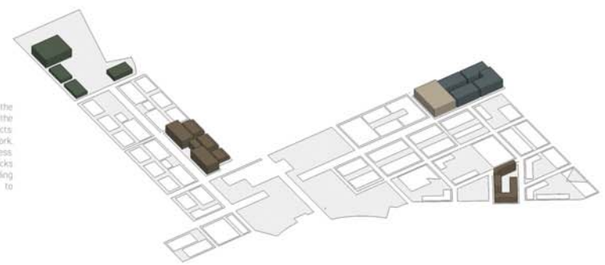
DEFINING SPACES TO CREATE PLACES

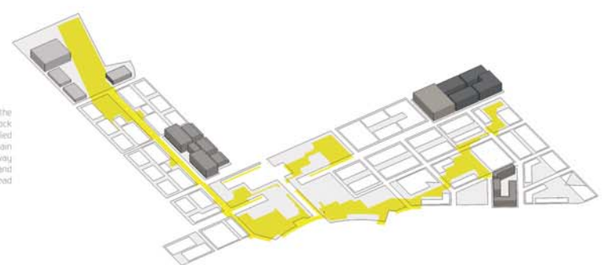
After analyzing what Cape Coral currently has, strategies were developed in order to help identify Cape Coral as a place. Placemaking is an incredibly difficult feature to tackle, compiling block types, building stypes, street room amenities and vernacular all into one.

INTERACTIVE TYPOLOGY AXONOMETRIC



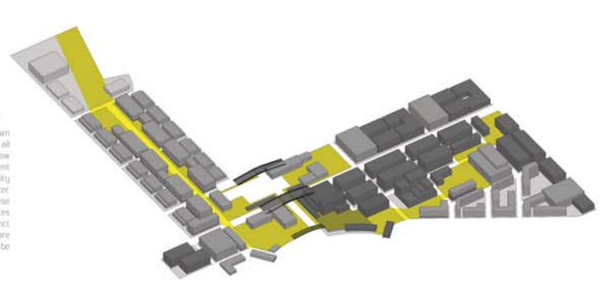
DISTINCTION

This diagram exemplifies the clearest block strategy for the most distinct districts. Programmed Outdoor, Live_Work, Upscale Residential and Business. The negatives 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 common thread throughout the site.

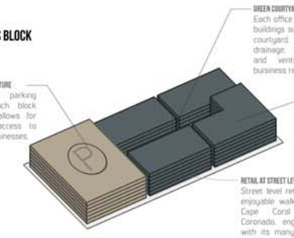


INTERACTIVE TYPOLOGIES

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

TYPICAL BLOCK TYPOLOGIES

BUSINESS BLOCK



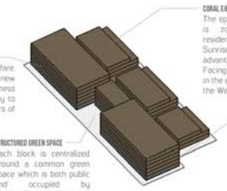
PARKING STRUCTURE
Localized parking around each block structure allows for ease of access to thriving businesses.

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 typeology with green space and minimal set-backs at main corners and streets.

RETAIL AT STREET LEVEL
Street level retail 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 CONDITION
Lining the main thoroughfare, this strategy opens new doors for small business owners with the flexibility to work within close quarters of their growing business.

CORAL EAST - WEST
The opposite side of the alley way is zoned as high density residential. Facing east is Coral Sunrise, designed to take advantage of the morning light. Facing west, Coral Sunset utilizes in the evening glow of the sunset in the West.

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

ALLEY PARKING
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.

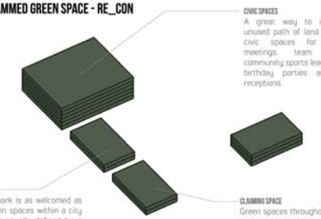
RESIDENTIAL BLOCK - BIMINI SIDE

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.

URBAN DOORS
At 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



CIVIC SPACES
A great way to improve this unused path of land is to include civic spaces for community meetings, team gatherings, community sports league sign-ups, birthday parties and wedding receptions.

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 existence. This series of structures, pavilions, sports arenas, etc. create more of a sense of place to be remembered.

CLAIMING SPACE
Green spaces throughout any project do not have to only include large patches of grass for gathering. The idea of the building in these types of spaces allow for a longer list of diverse activities to occur.

VERNACULAR

ALUMINUM METAL ROOFING
As Florida is pronted to hurricanes and other extreme weather conditions, metal roofing has been popularized statewide. In Cape Coral it fits in seamlessly as a beautifying and sustainable solution.

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

LIGHT WOOD
Woods are a popular choice in the South especially for flooring, lightening up a space and creating a cooler feeling than concrete.

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

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 airy carefree feel of Florida.

TRANSLATING MODERNISM
Metal paneling is an excellent alternative to slate tiling. This translation 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.

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 blur the lines between indoors and nature.

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

BOLD STATEMENTS

Avocado Green

Basin Blue

SE 47TH TERRACE PROPOSAL

CAPE CORAL PARKWAY PROPOSAL

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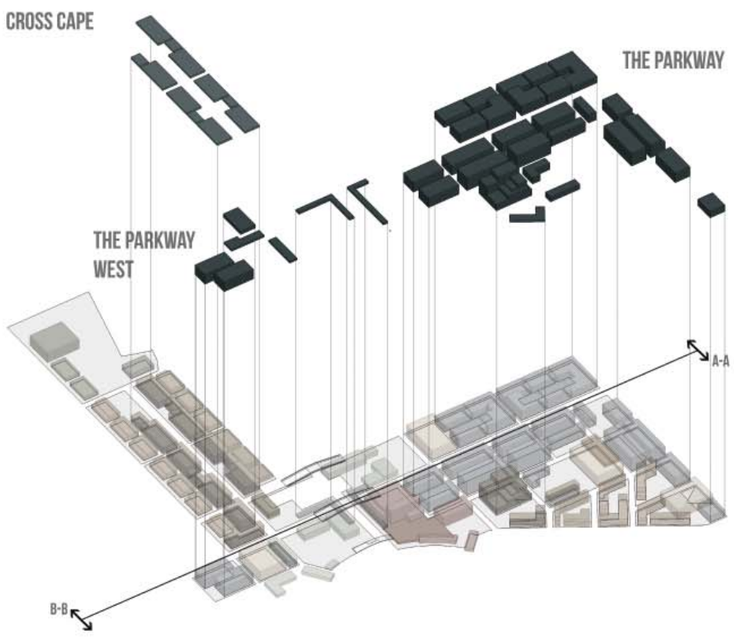
COMMERCIAL CORE

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.

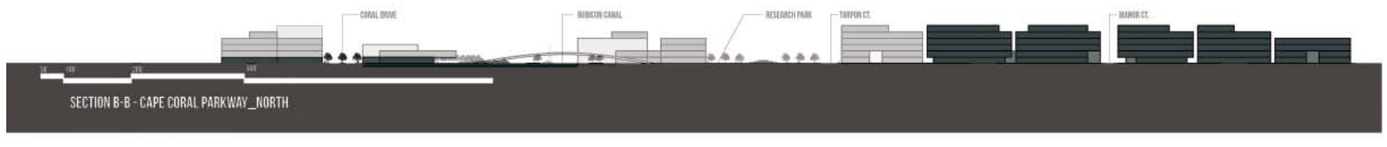
THE PARKWAY

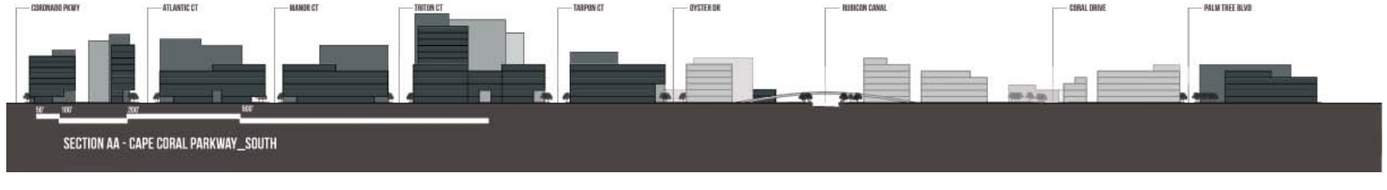
A major concern for current Cape Coral is the lack of available office space. By re-zoning the land closest to the major roads in the area as commercial sites, The Parkway was born to fit the needs of this growing city. Being careful not to overpower existing buildings on the Eastern side of Coronado 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 approximate 2 million square feet allocated in this district has been strategically offered up as spaces for retail, other commercial uses and hospitality type spaces, giving variety and interest to the area. The Parkway also offers a variety of green spaces: major and minor parks and a linear green-way conecting activity nodes within the area.

The final piece of this district is a nearly 300,000 square foot hotel posed 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 and just north of the Bimini Basin itself.

A CAPE CORAL PARKWAY - CORONADO PARKWAY INTERSECTI

B CAPE CORAL PARKWAY PROPOSED





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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

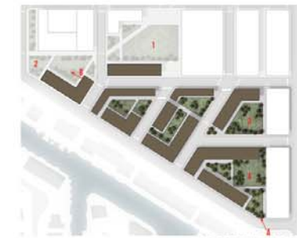
CROSS CAPE

-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

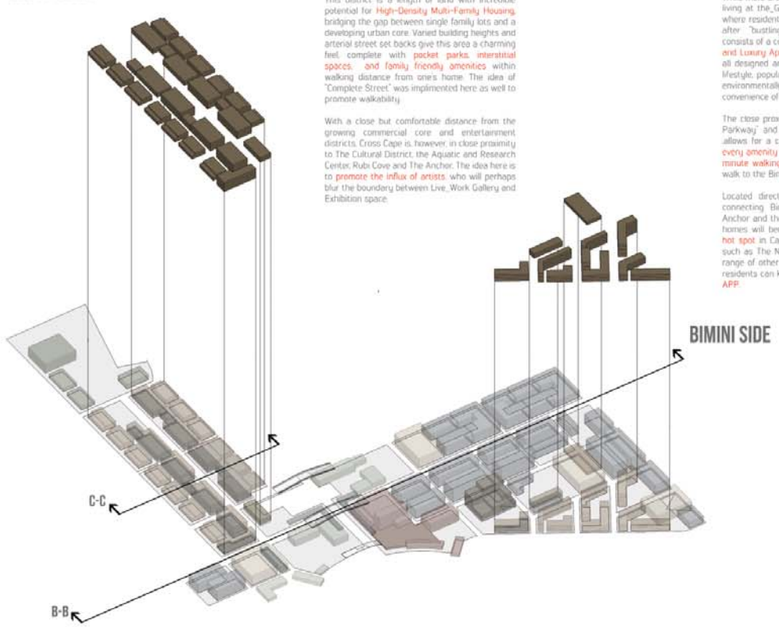


MASTER PLAN

THE GAP APP

A. CLOSE PROXIMITY TO THE ANCHOR

CROSS CAPE



WALKABLE LIVING

This district is a length of land with incredible potential for High-Density Multi-Family Housing, bridging the gap between single family lots and a developing urban core. Varied building heights and arterial street set backs give this area a charming feel, complete with pocket parks, interstitial spaces, and family friendly amenities within walking distance from one's home. The idea of "Complete Street" was implimented here as well to promote walkability.

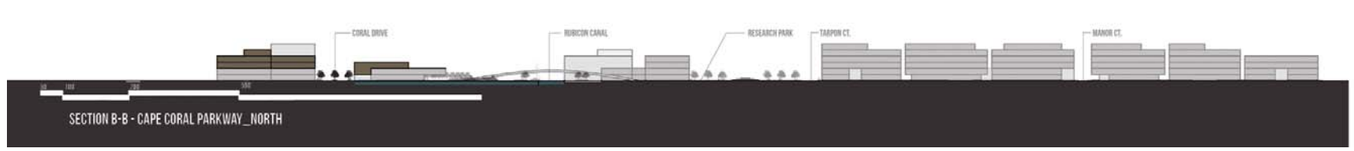
With a close but comfortable distance from the growing commercial core and entertainment districts, Cross Cape is, however, in close proximity to The Cultural District, the Aquatic and Research Center, Rubi Cove and The Anchor. The idea here is to promote the influx of artists, who will perhaps blur 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 "bustling downtown feel". Bimini Side consists of a collection of High-Density Mixed Use and Luxury Apartment Homes and Town Houses, all designed around the sustainable, green-living lifestyle, popular with growing cities today. Here, environmentally concious 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 amenity 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 activites residents can keep i touch with through the_GAP APP.



SECTION B-B - CAPE CORAL PARKWAY_NORTH

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ENTERTAINMENT HUB

- -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

RE_CON THE COURSE

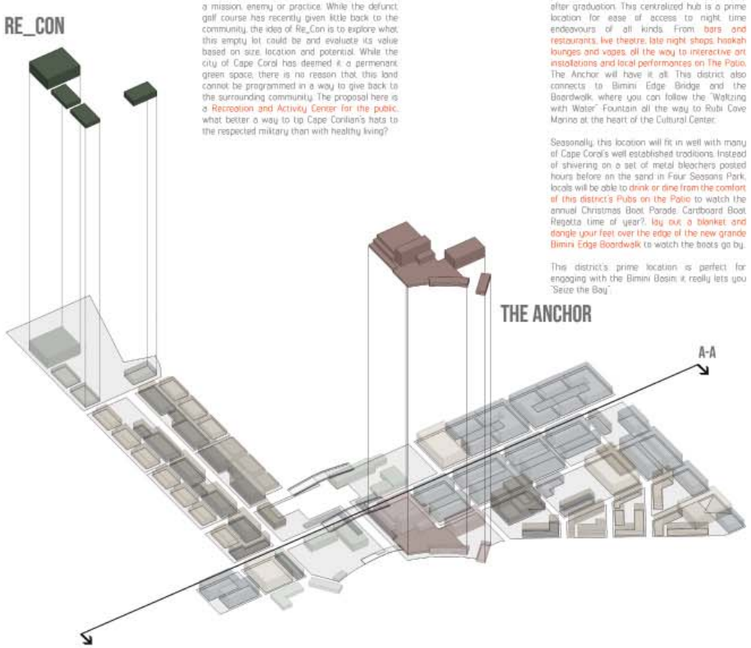
The under-utilized 170 acre plot of land at the center of South Cape is in desperate need of revitalization. "Recon" is a military term used to define explorative processes and the evaluation of a mission, enemy or practice. While the defunct golf course has recently given little back to the community, the idea of Re_Con is to explore what this empty lot could be and evaluate its value based on size, location and potential. While the city of Cape Coral has deemed it a permenant green space, there is no reason that this land cannot be programmed in a way to give back to the surrounding community. The proposal here is a Recreation and Activity Center for the public, what better a way to tip Cape Coriliani's hats to the respected military than with healthy living?

SEIZE THE BAY

Cape Coral's lack of a "downtown district" geared towards night life and other extracurricular activities is no doubt a significant reason young professionals are not flocking to this city promptly after graduation. This centralized hub is a prime location for ease of access to night time endeavours of all kinds. From bars and restaurants, live theatre, late night shops, hookah lounges and vapes, all the way to interactive art installations and local performances on The Patio. The Anchor will have it all. This district also connects to Bimini Edge Bridge and the Boardwalk, where you can follow the "Waltzing with Water" Fountain all the way to Rubi Cove Marina at the heart of the Cultural Center.

Seasonally, this location will fit in well with many of Cape Coral's well established traditions. Instead of shivering on a set of metal bleachers posted hours before on the sand in Four Seasons Park, locals will be able to drink or dine from the comfort of this district's Pubs on the Patio to watch the annual Christmas Boat Parade. Cardboard Boat Regatta (time of year?), lay out a blanket and dangle your feet over the edge of the new grande Bimini Edge Boardwalk to watch the boats go by.

This district's prime location is perfect for engaging with the Bimini Basin: it really lets you "Seize the Bay".



1. THE GREENWAY

The Greenway is a linear park connecting the Anchor Entertainment District to The Parkway, beginning at GreenWay Park, just east of The Patio on the Basin. The Greenway weaves its way through the Residential District Bimini Side pausing at the Green, the "Central Park" of Cape Coral's developing town center. The Green provides a gathering space for visitors and residents, hosting events of all kinds.

Housing on The Green will provide an opportunity for luxury living facilities, as well as an environment allocated for activity and a number of new events for Cape Coral. This area is well integrated with theGAPAPP, informing citizens of new and upcoming events, providing conectivity and bringing Cape Coral's community together as a whole.

2. THE PATIO ALONG BIMINI EDGE

Centrally located, The Patio along Bimini Edge is programmed to allow for a pedestrian experience unrivaled by any other area within Cape Coral's new town center. Placing The Patio adjacent to Bimini Edge provides an ease of access to the Entertainment District, The Anchor, as well as the Aquatic Center and Research Facility, Rubi Cove Marina, Cross Cape, Books on the Basin Public Library and the Community Art Center. Here is also where some of the best views of the Basin can be found.

The Patio can also be home to many new community activities, including farmers markets, art walks, wine and beer tastings, "Pubs on the Patio", boat shows, fishing tournaments, award ceremonies, weddings and receptions, and so much more.

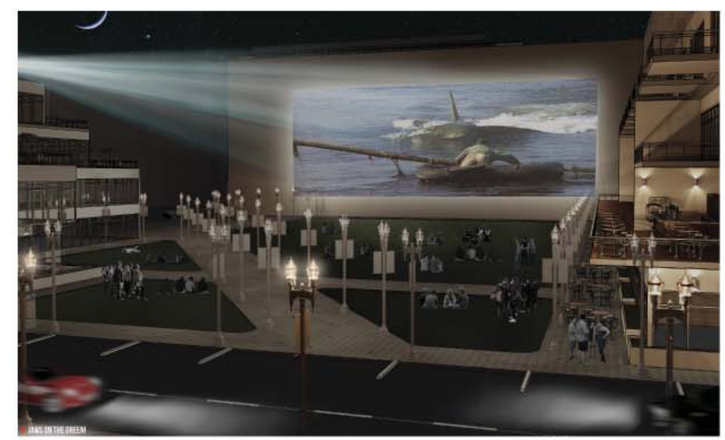
THE ANCHOR

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

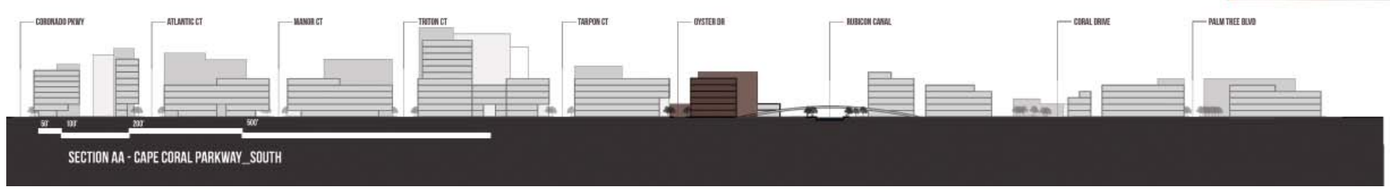
MASTER PLAN

THE GAP APP

BIMINI-UP AT SUNSET



DINE ON THE GREEN



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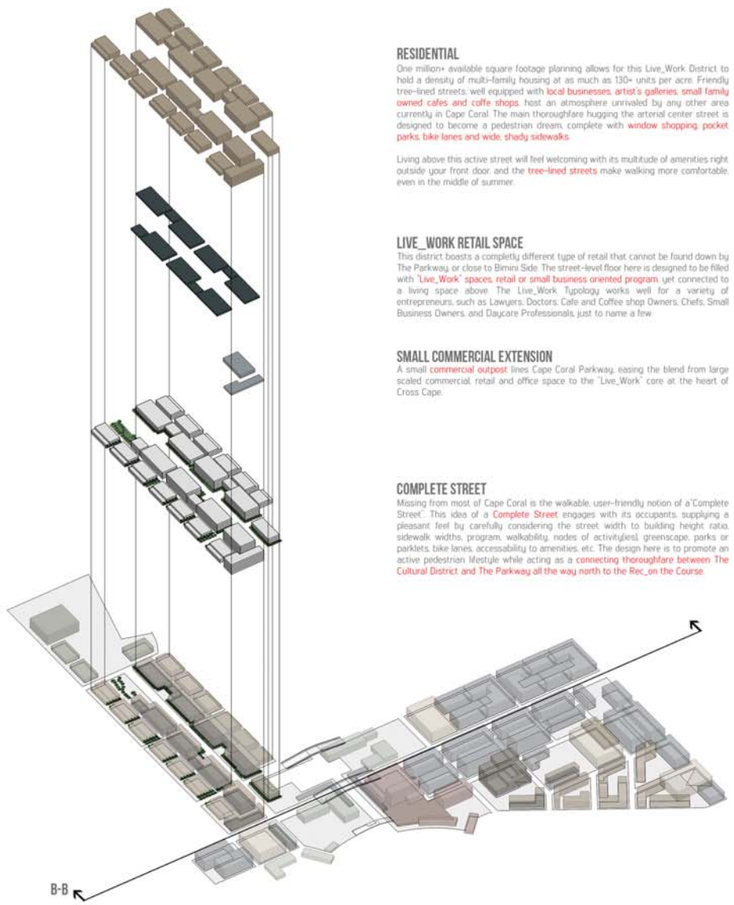
LIVE_WORK POTENTIAL

-Potential for 337,400 sqft of Live-Work Residences

-1,202,000 sqft available for Additional High-Density Townhomes and Apartments



CROSS CAPE

RESIDENTIAL

One million+ available square footage planning allows for this Live_Work District to hold a density of multi-family housing at as much as 130+ units per acre. Friendly tree-lined streets, well equipped with local businesses, artist's galleries, small family owned cafes and coffe shops, host an atmosphere unrivaled by any other area currently in Cape Coral. The main thoroughfare hugging the arterial center street is designed to become a pedestrian dream, complete with window shopping, pocket parks, bike lanes and wide, shady sidewalks.

Living above this active street will feel welcoming with its multitude of amenities right outside your front door, and the tree-lined streets make walking more comfortable, even in the middle of summer.

LIVE_WORK RETAIL SPACE

This district boasts a completly different type of retail that cannot be found down by The Parkway, or close to Bimini Side. The street-level floor here is designed to be filled with "Live_Work" spaces, retail or small business oriented program, yet connected to a living space above. The Live_Work Typology works well for a variety of entrepreneurs, such as Lawyers, Doctors, Cafe and Coffee shop Owners, Chefs, Small Business Owners, and Daycare Professionals, just to name a few.

SMALL COMMERCIAL EXTENSION

A small commercial outpost lines Cape Coral Parkway, easing the blend from large scaled commercial, retail and office space to the "Live_Work" core at the heart of Cross Cape.

COMPLETE STREET

Missing from most of Cape Coral is the walkable, user-friendly notion of a "Complete Street". This idea of a Complete Street engages with its occupants, supplying a pleasant feel by carefully considering the street width to building height ratio, sidewalk widths, program, walkability, nodes of activity(ies), greenscape, parks or parklets, bike lanes, accessability to amenities, etc. The design here is to promote an active pedestrian lifestyle while acting as a connecting thoroughfare between The Cultural District and The Parkway all the way north to the Rec_on the Course.

A. CROSS CAPE RESIDENTIAL

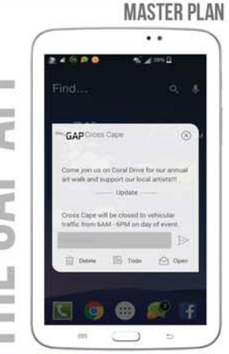
B. CORAL DRIVE - NORTH

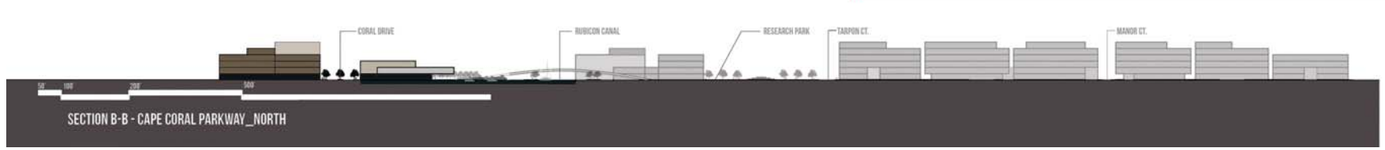
C. LIVE_WORK SECTION PERSPECTIVE

CROSS CAPE

MASTER PLAN

THE GAP APP





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CULTURAL CENTER

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

UN-TAPPED JOB POTENTIAL

While large sea animals entertain the masses, drawing tourism and bringing in an out-sourced cash flow, there is always a team of dedicated professionals working diligently behind the scenes. By 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 manor, an Aquarium will bring in many jobs requiring a higher education, such as: Researchers, Scientists, Marine Veterinarians, Curators, Marine Biologists, and many more.

STUDENT INVOLVEMENT

Aquariums along with their research centers can provide locations for satellite schools from colleges and universities from all across the globe, attracting young adults to come into close contact and hands on research without the need to travel to far-away places for their education. By implementing a higher level of education program into the heart of Cape Coral's Cultural District, students, graduate students and young professionals will have reason to come to Cape Coral. The sister neighboring Research Center, along with a newly revitalized standard of living in this area will encourage them to stay.

RESEARCH FACILITY FOR SUSTAINABLE PRACTICE AND QUALITY OF LIFE

FGCU 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 Coralinian 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 recieve funding from outside sources to aid with completion of this project.

DIVING CANAL WATCH A HOME

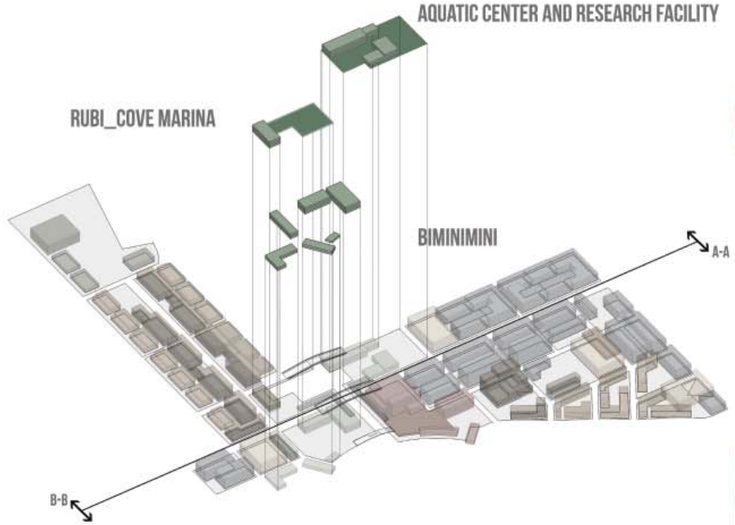
Canal Watch is an organization geared towards monitoring the water conditions of the canal system and Bimini Basin in Cape Coral. As of now, they are mostly a group of volunteers aiming to educate the community on emergency preparation, organizing trash clean-up crews, building sustainable designs in their own backyards and other DIY 'save the environment' type endeavours. 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 Bimini Basin Rejuvination Project has become much more than the original polishing of Four Freedoms Park. This scheme, to open the Rubicon Canal on 2 major thoroughfares, addition of millions of square feet of office space, retail, business, hospitality, recreation, 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 laid in place in order to sustain a healthy marine ecosystem, thus 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.

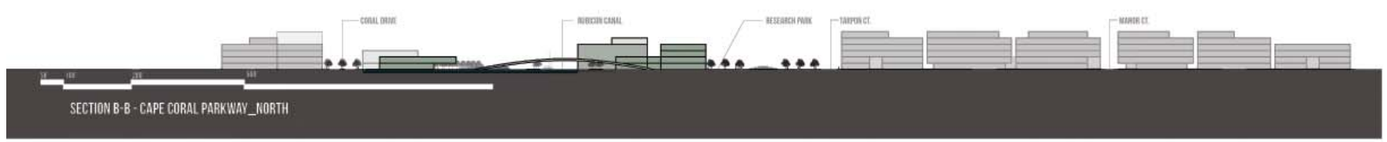
AQUATIC CENTER AND RESEARCH FACILITY

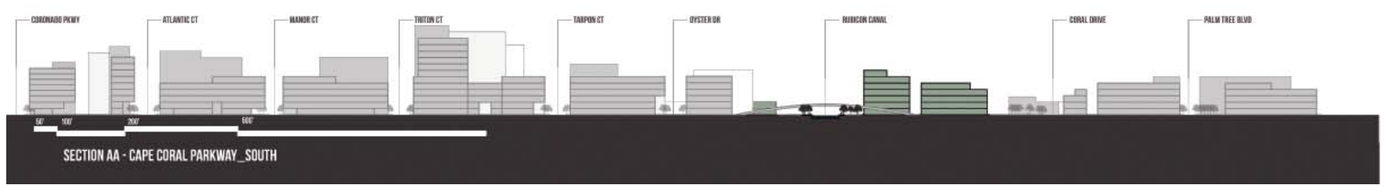


THE RUBI_COVE MARINA

PROMOTING BOATING ACCESS TO THE HEART OF A NEW CITY CENTER

Getting to and from the Bimini 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 sandwich on your way out for a day on the water. The Bimini Edge Boardwalk and Waltzing Waters also connect Rubi Cove to The Anchor for night time dancing, drinks and entertainment.





RUBI_COVE

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

MASTER PLAN

THE GAP APP

VIEW OVER RUBI_COVE

BOARDWALK AT THE PATIO

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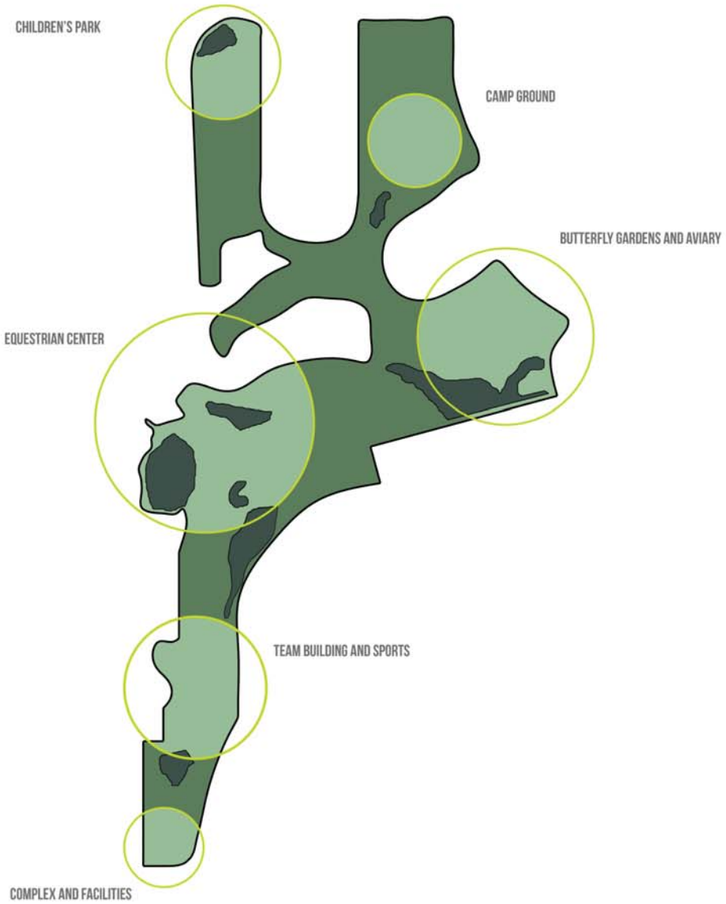
ACTIVITY NODE

-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



EQUESTRIAN CENTER

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.

UN-TAPPED 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 potential, and a new skill market. Some examples of this could be: camp counselors, Equine Massage 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 mini-Coralites through educative and skill perfecting means is a great way to tie locals to their community from a young age. Horseback Riding lessons are a dream for many youngsters, while also promoting a healthy, active lifestyle: excecise, being outdoors, responsibility and most of all: fun.

TEAM BUILDING AND SPORTS

TEAM BUILDING OPPORTUNITIES
While the defunct golf course has become the definition of potential for activities in Cape Coral, it also posseses 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 troupes, 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.

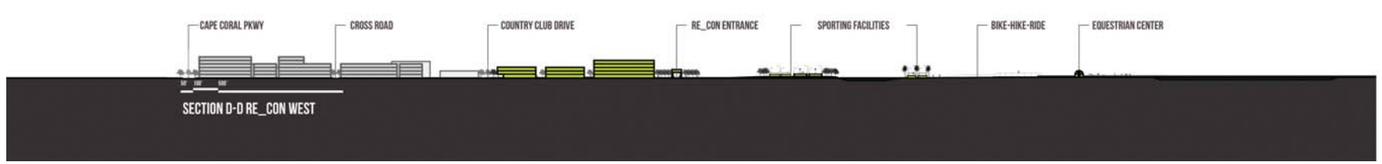
COMMUNITY GARDENS
Gaining popularity world-wide is the idea and implementation of Community Garden spaces. While the newly coined term "Urban Horticulture" usually promotes the use of in between or wasted spaces (usually between buildings, as seen left), Cape Coral has the proper acreage to employ a 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 greenspace, 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 programatic elements within the designated park itself. Some of these spaces could include sports oriented areas, such as: Disk Golf, Paintball, Baseball, Cricket, Football, and Soccer Fields, Basketball, Badminton, Tennis, Raquetball 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, Aviaries, 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 enlies 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. 4H 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 Hike-Bike-Ride Trail, bike-riding will be a safe and fun activity for everyone! A secondary attribute of this trail could be a safe conection 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, Rubi Cove Marina, The Anchor, Biminimini, and all the way down to Bimini Side, and The Parkway.

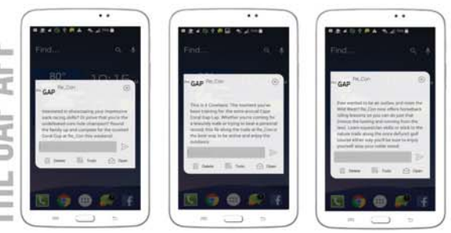


SECTION D-D RE_CON WEST

RE_CON

MASTER PLAN

THE GAP APP



TRAIL RIDE AT RE_CON

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STAYING CONNECTED

STAY CONNECTED TO YOUR WORLD

Continuous Internet Access through Wifi 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, Corilians never need to fear of missing out on an

KEEP TRACK OF HOT EVENTS AROUND TOWN

By staying connected through Wifi, 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 aquiring 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.

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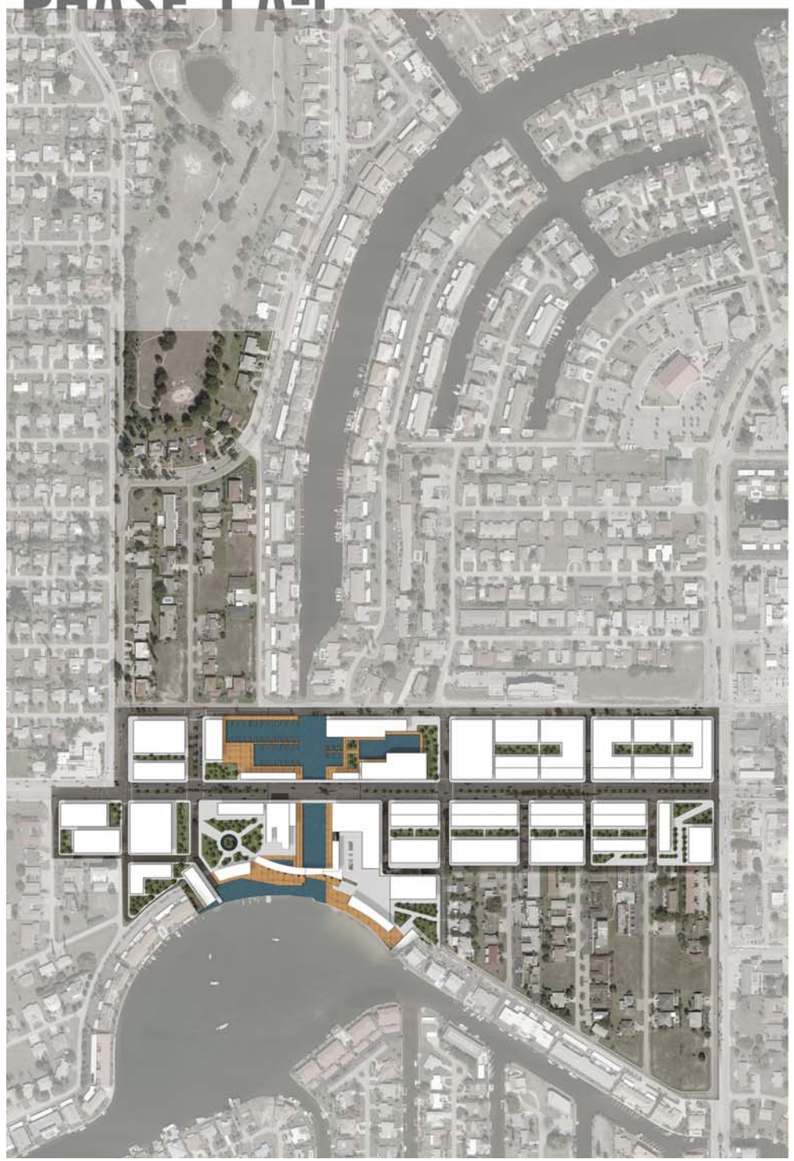
PHASING STRATEGY

PHASE 1 A-C



PHASE 1A

PHASE 1 A, 2 - 5 YEARS

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

This phase also lays down the infrastructure appropriate for Phase A 1 – 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 add ressed in Phase 1A.

PHASE 1B

PHASE 1 B, 3 - 7 YEARS

Phase 1 B 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 dredging of the Rubi_Cove Marina and small outlet allocated for the Research Center to improve accessability 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 Waltzing Waters Fountains and the remainder of the Boardwalk to spur pedestrian access.

PHASE 1C

PHASE 1 C, 5 - 10 YEARS

Phase 1 C is the last portion of Phase 1. This is the projected outcome from private development after Phase 1 A and B set the tone for the growing city center in Cape Coral.

Since Phases 1 A 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 squarefeet 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 places to reside as is, Bimini Side adds residents to the new town center, providing a small-downtown feel for those who chose to work 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, Cross Cape. 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.

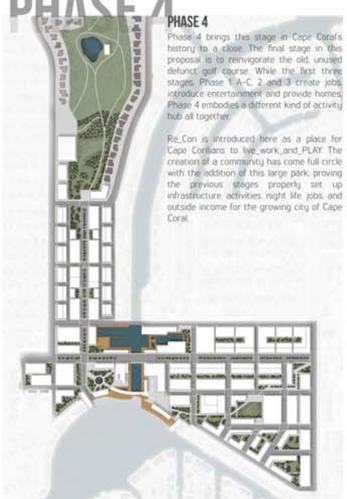
Many Millenials are adapting to the idea of walkability, sending them to large cities. By creating a young-adult's dream of a pedestrian city with a small town feel, now complete with jobs and opportunities aquired from previous phases, Millenials will flock here in search of the perfect balance between urban and small town.

PHASE 4

PHASE 4

Phase 4 brings this stage in Cape Coral's history to a close. The final stage in this proposal is to reinvigorate the old, unused defunct golf course. While the first three stages, Phase 1 A-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 Corlians to live_work_and_PLAY. The creation of a community has come full circle with the addition of this large park, proving the previous stages properly set up infrastructure, activities, night life, jobs, and outside income for the growing city of Cape Coral.



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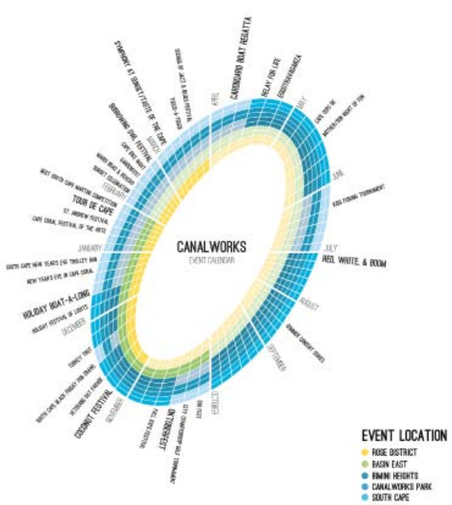
CANAL WORKS

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

KAYLA BAKER JOSH FRANK YIKI WANG GENEVIEVE FRANK JOE CAIAZZA



PROJECT OVERVIEW

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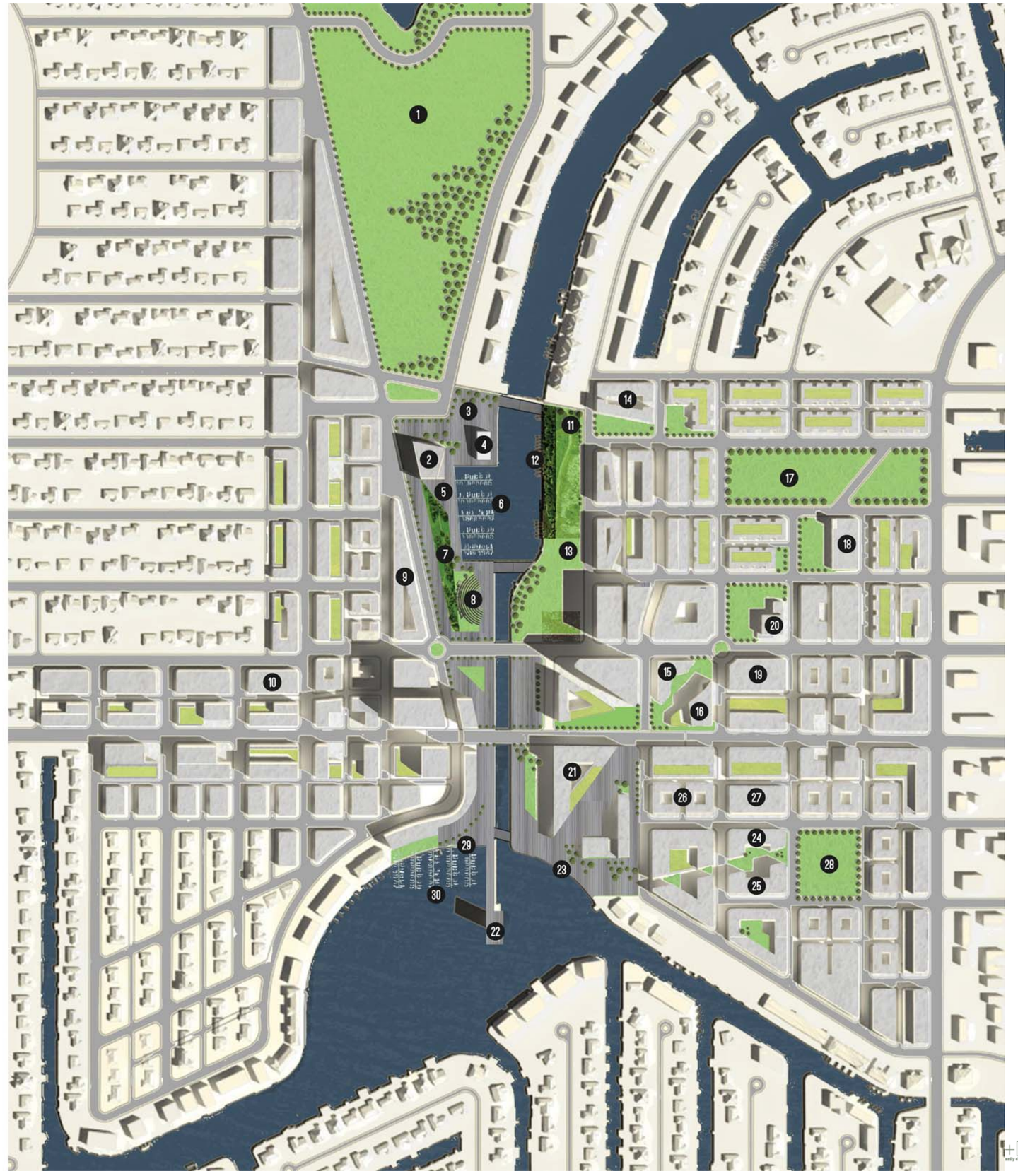
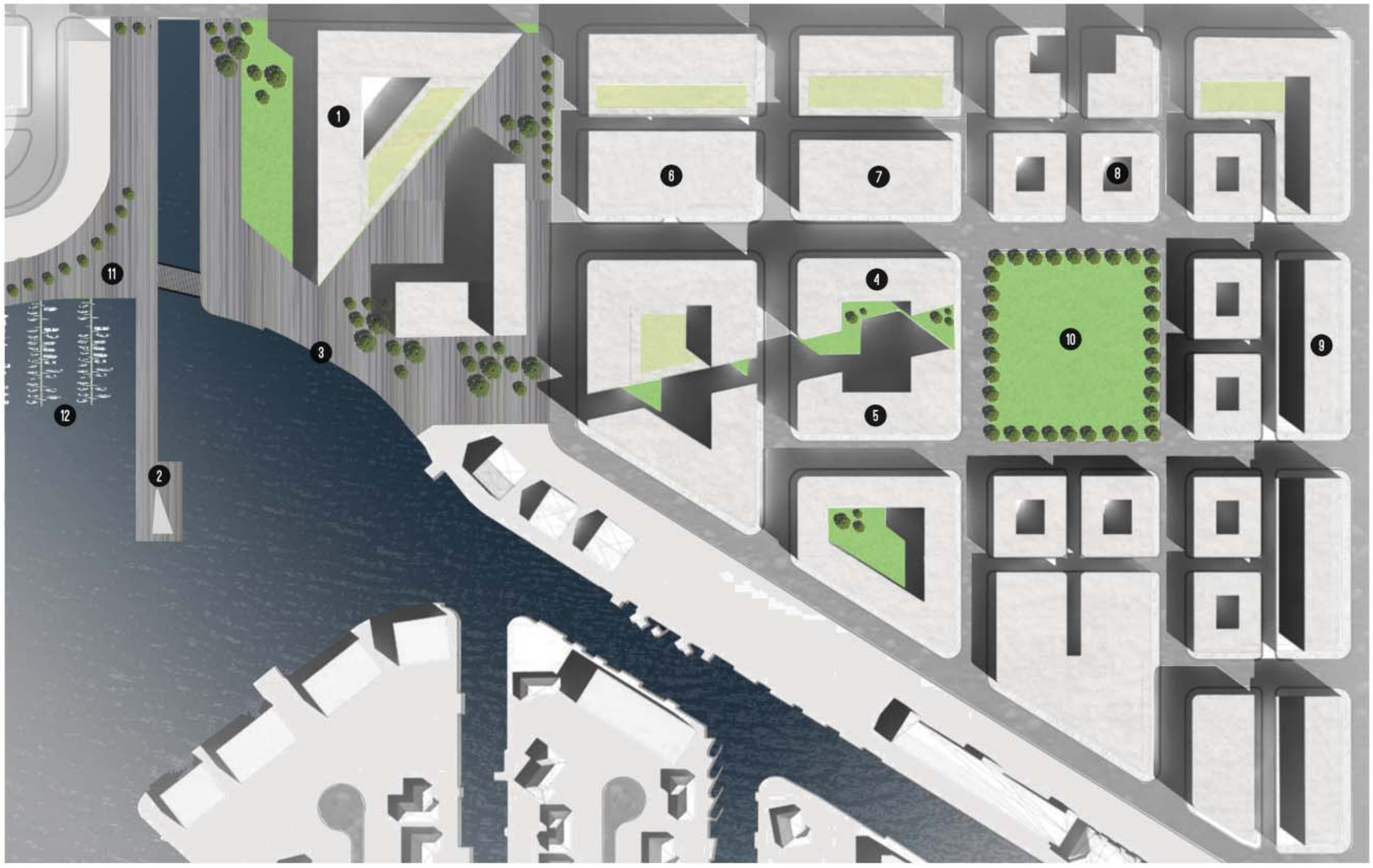
SITE PLAN

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.



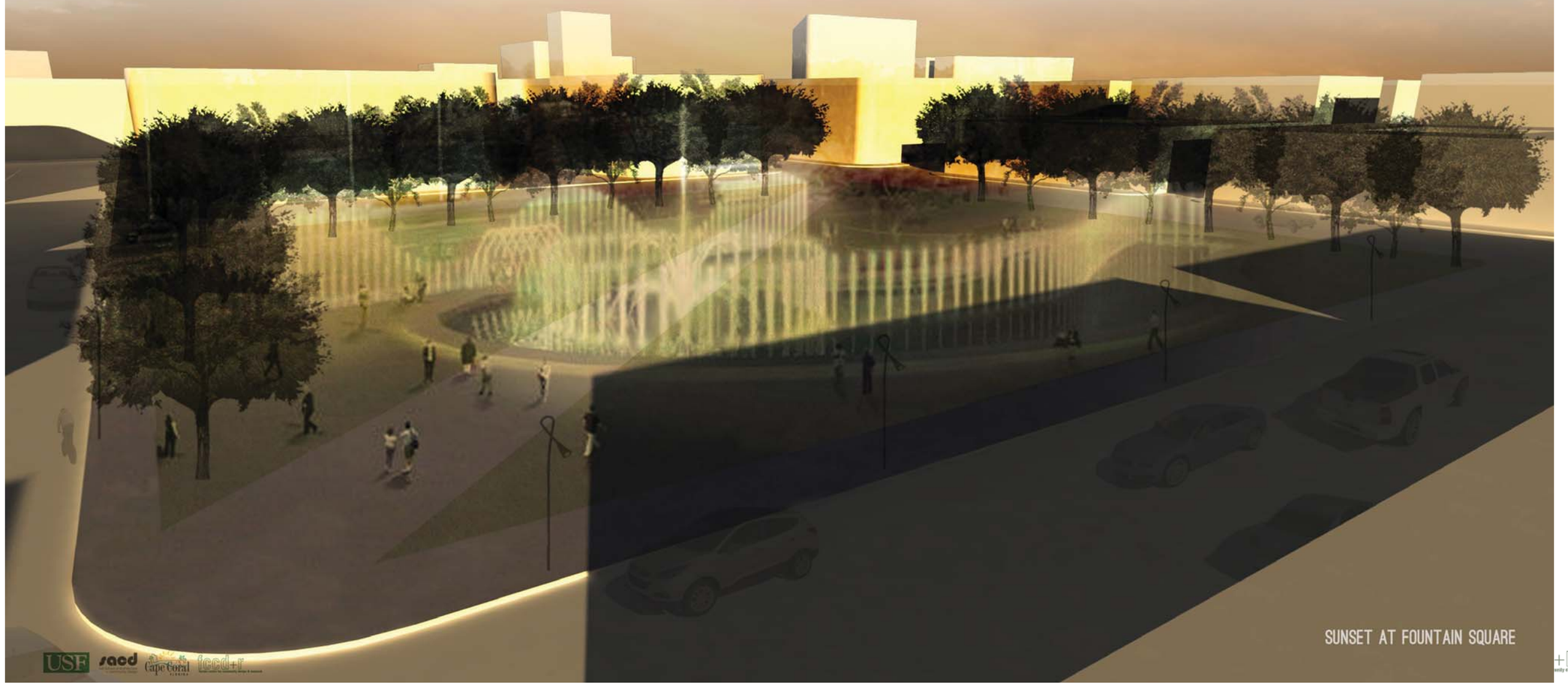
1. BOUTIQUE HOTEL/CRAFT BREWERY
2. OBSERVATION TOWER
3. BOARDWALK
4. ART MUSEUM
5. CHILDREN'S MUSEUM
6. PUBLIC PARKING GARAGE
7. ORGANIC GROCERY STORE
8. MIXED USE RESIDENTIAL
9. OFFICE SPACE
10. FOUNTAIN SQUARE
11. KAYAK RENTAL
12. SOUTH MARINA

USF saed Cape Coral fccd+r

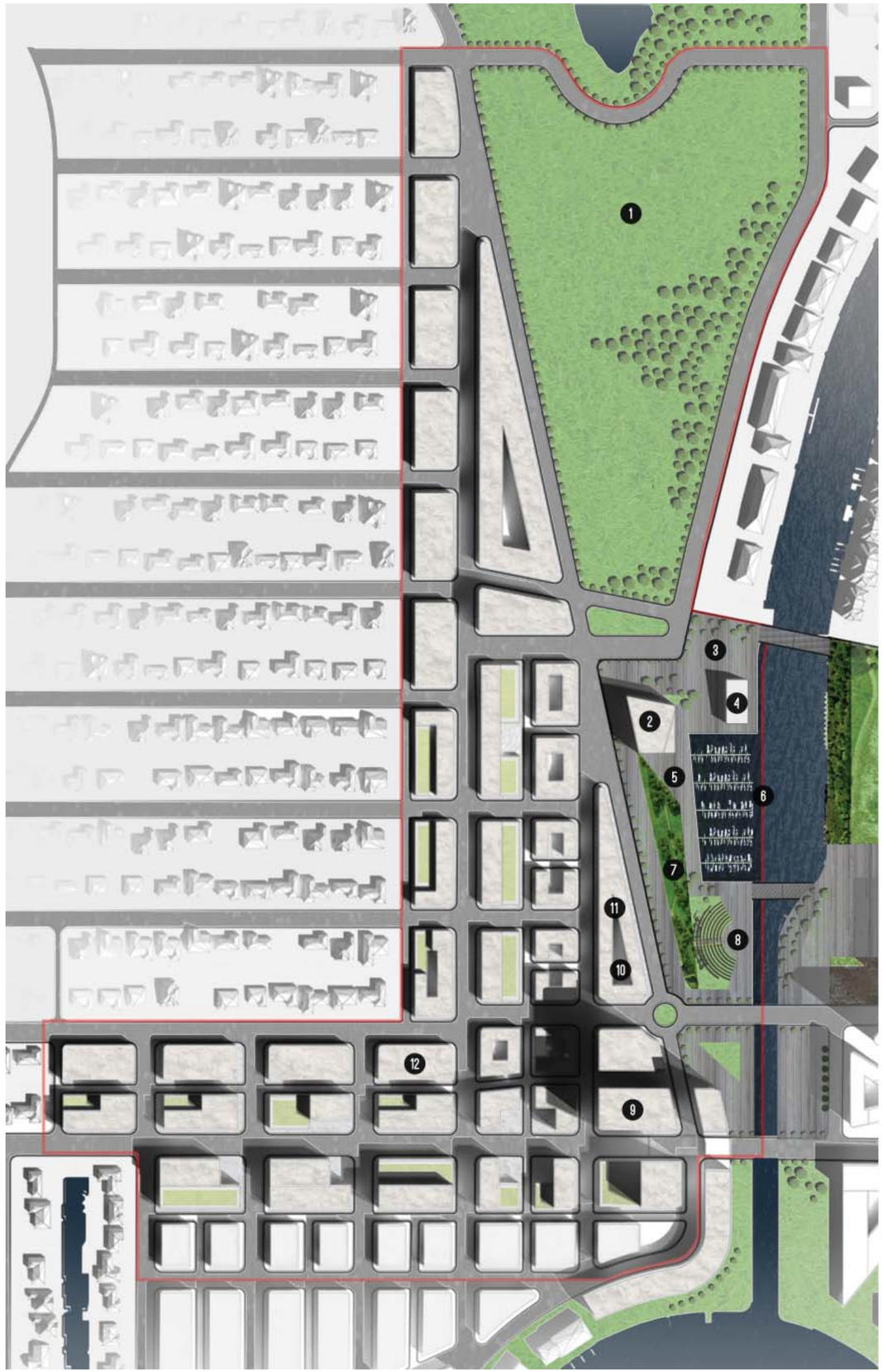
"WE ALWAYS COME DOWN TO BASIN EAST IN THE EVENING. THERE ARE SO MANY RESTAURANTS AND BARS ALONG THE BOARDWALK, WE ALWAYS HAVE SOMEWHERE DIFFERENT TO GO. MY FAVORITE IS THE OYSTER GRILL. THEY GET A LOT OF THEIR FISH FROM THE LOCAL FISHERMEN, SO IT'S NICE TO FEEL LIKE YOU'RE SUPPORTING THE COMMUNITY. ALL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



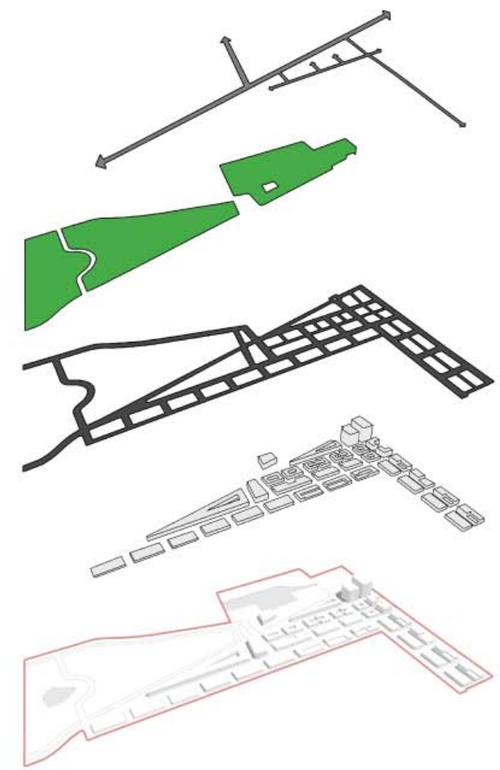
SUNSET AT FOUNTAIN SQUARE

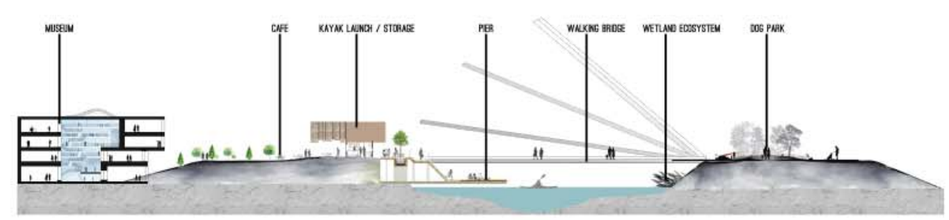


THE ROSE DISTRICT

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 ACCOMODATE A NEW MARINA THAT ALLOWS QUICKER ACCESS TO AMENITIES FOR BOATERS. THE CANAL WORKS PARK INCLUDES AN ARBORETUM, BOTANICAL AND BUTTERFLY GARDENS, A SCULPTURE GARDEN, CAFE, AND SPORTS FACILITIES.

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

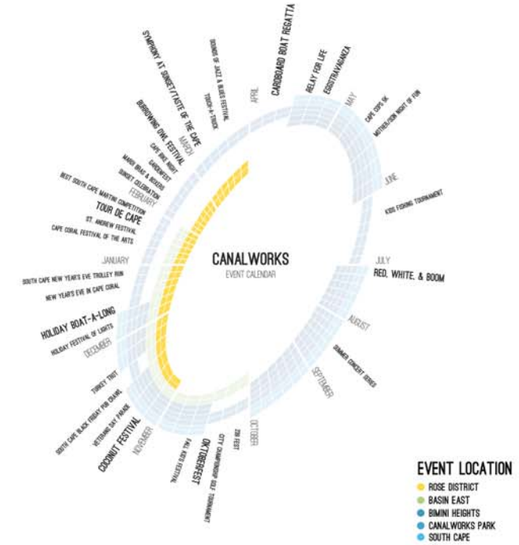


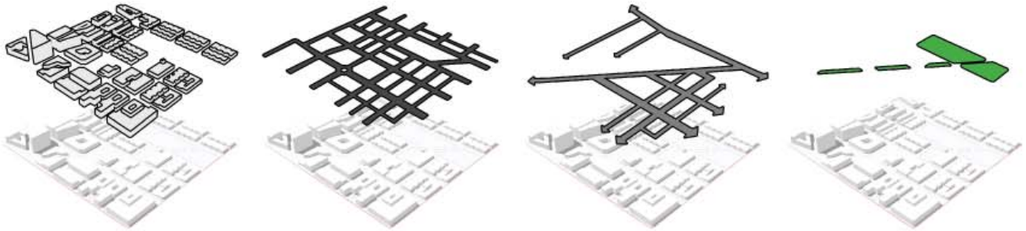


"I LOVE LIVING IN THE ROSE DISTRICT. MY OFFICE MOVED TO CAPE CORAL FROM FORT MYERS A YEAR AGO. I BOUGHT A CONDO JUST 3 BLOCKS NORTH OF HERE SO I WOULDN'T HAVE TO COMMUTE. WALKING TO WORK IS ONE OF THE HIGHLIGHTS OF MY DAY."

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

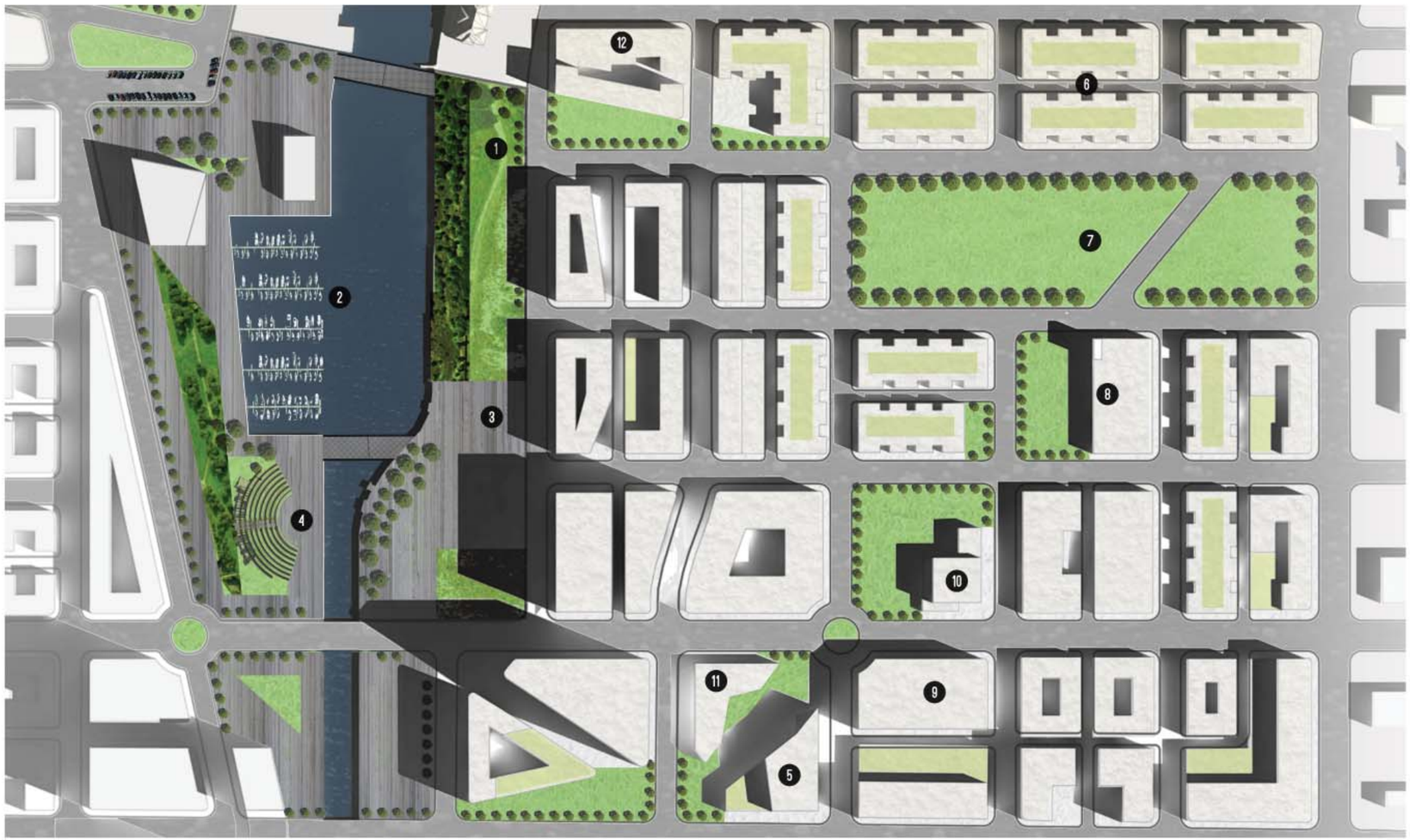
"IT'S REALLY NICE HAVING A MARINA SO CLOSE TO ALL THE ACTIVITIES IN THE DISTRICT. I HAVE TWO KIDS--BOTH UNDER 4--AND MY WIFE AND I CAN RIDE OUR BOAT DOWN HERE AND DOCK IT. THE MOVIE THEATER AND ARCADE ARE ONLY A 5 MINUTE WALK AWAY."





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

USF sacd Cape Coral fccd+r

"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 AWE-SOME 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

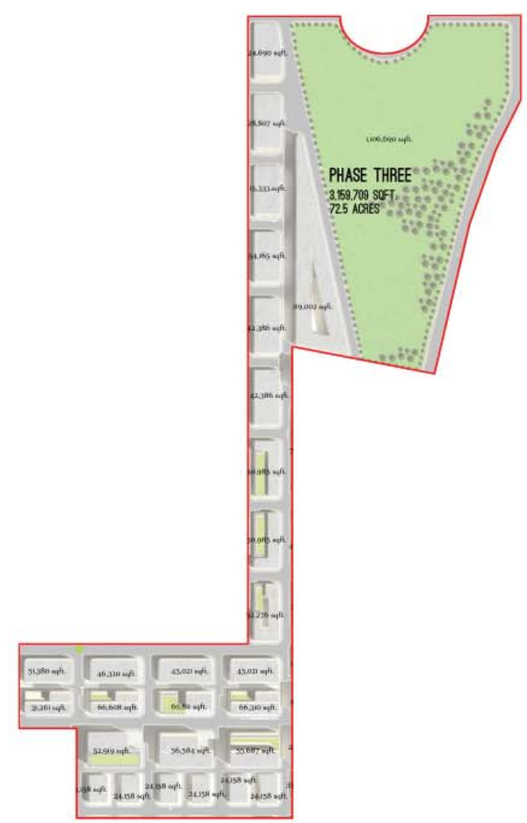
1. LAND AREA: 103.7 ACRES
2. DEVELOPMENT PROGRAM:
    A. OFFICE SPACE: 54.0 ACRES
    B. RETAIL: 12.0 ACRES
    C. RESIDENTIAL:
        I. CONDOMINIUMS: .77 ACRES
    D. HOSPITALITY: 260 ROOMS
    E. ENTERTAINMENT: 5.30 ACRES
3. INFRASTRUCTURE AND WATERFRONT AMENITIES:
    A. PUBLIC MARINA: 48 SLIPS
    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

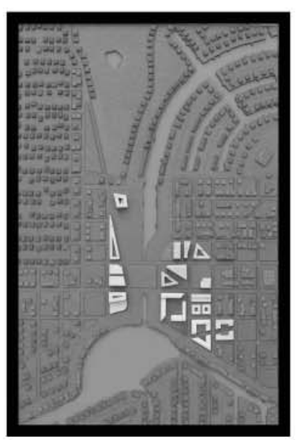
PHASE THREE PROJECT STATISTICS

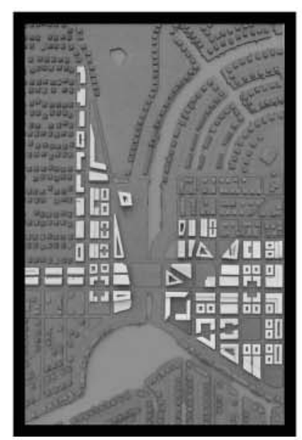
1. LAND AREA: 72.5 ACRES
2. DEVELOPMENT PROGRAM:
    A. OFFICE SPACE: 5.50 ACRES
    B. RETAIL: 9.30 ACRES
    C. RESIDENTIAL:
        I. CONDOMINIUMS: 5.9 ACRES
        II. RENTAL APARTMENTS: 2.5 ACRES
3. PARKING SPACES:
    A. ON-STREET: 2.68 ACRES (665 SPACES)
    B. GARAGE: 1.0 ACRES (150 SPACES)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

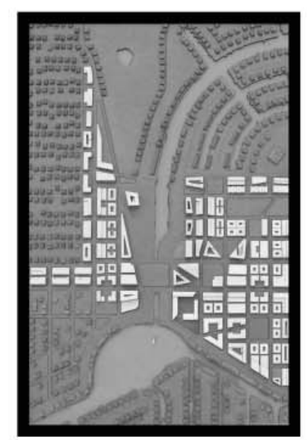


BLOCK DEVELOPMENT STRATEGY

TIMELINE & PHASING







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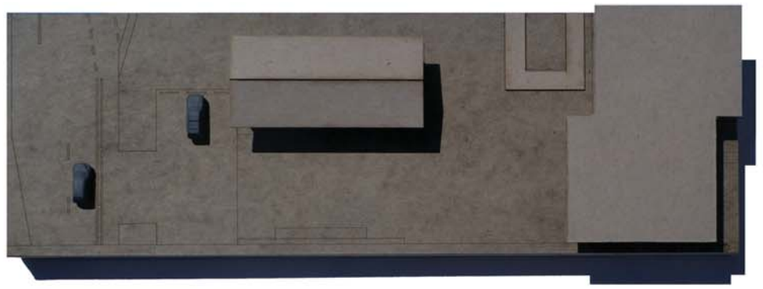

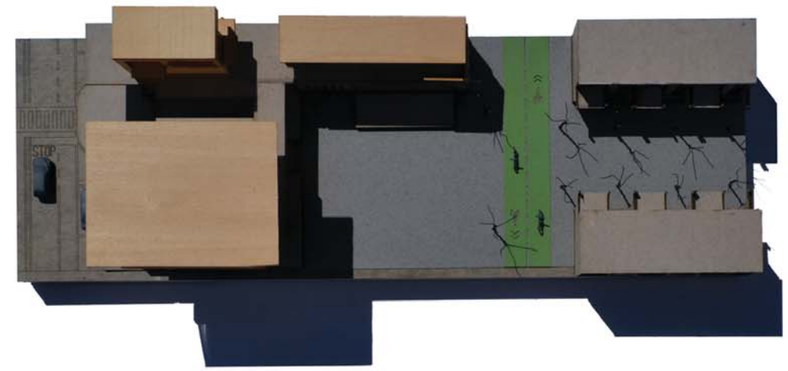

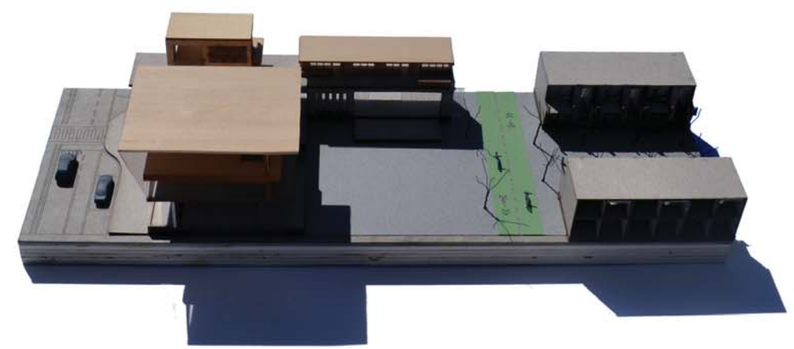

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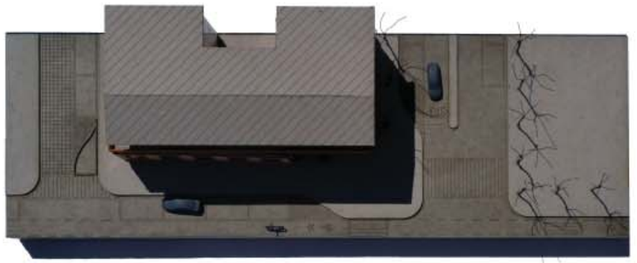

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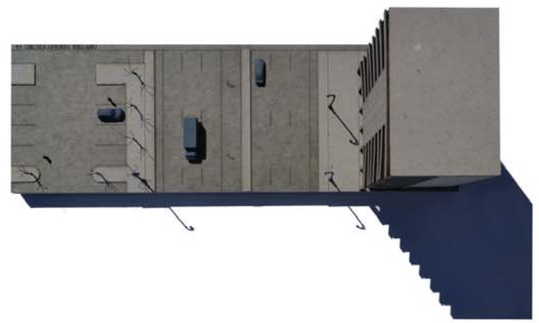

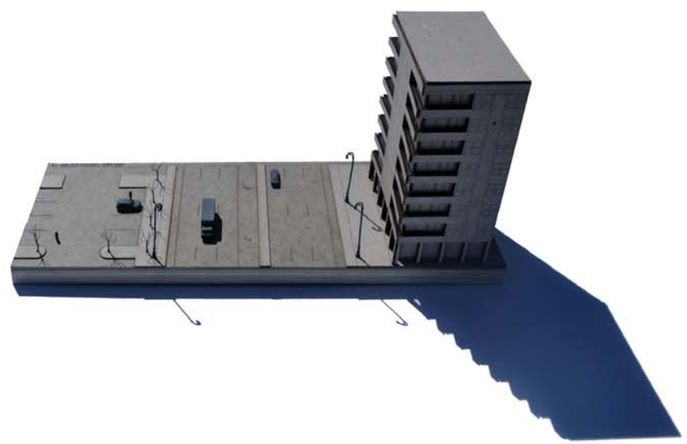

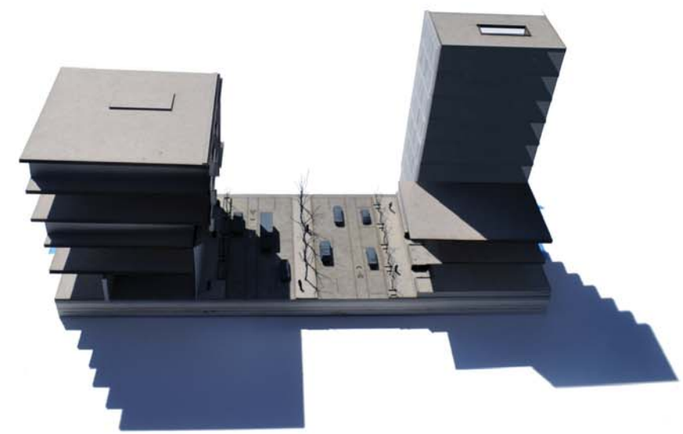

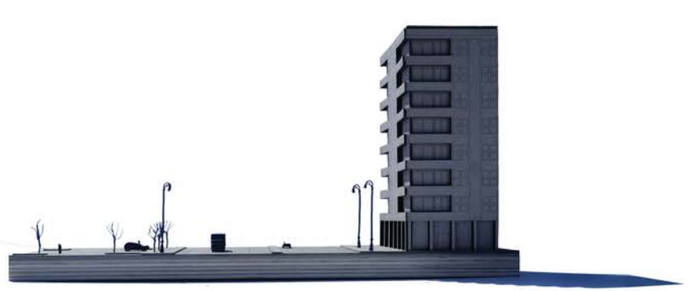

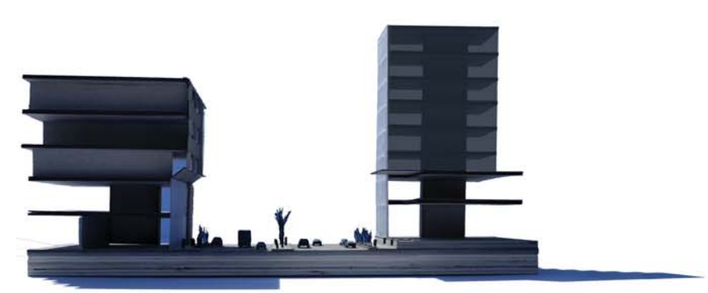

APPENDIX

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/

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/

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

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

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

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

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

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/

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

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

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
CAPE CORAL CITY COUNCIL
JOHN SZERLAG, CITY MANAGER
DANA BRUNETT, DIRECTOR, CAPE CORAL EDO
& CITIZENS OF CAPE CORAL

UNIVERSITY OF SOUTH FLORIDA SCHOOL OF ARCHITECTURE & COMMUNITY DESIGN

PROFESSOR TARYN SABIA
PROFESSOR TRENT GREEN
KAYLA BAKER
ASHLEY BARKLEY
JOSEPH CAIAZZA
SHAOFAN CHEN
CRAIG DANIEL
GENEVIEVE FRANK
JOSHUA FRANK
CARMEN LEE
ERICK MCGARTLAND
CHRISTINE SCHORR
EMILY THOMAS
YU WANG
ZACHARY YARNELL