WHAT MAKES A GREAT...

CITY
[clusters of neighborhoods form a village or town]
[clusters of many neighborhoods make up a city]
+ Urban places framed by architecture and landscape design that celebrate history, climate and ecology
+ Public and private uses to support a local economy
+ Corridors as regional connectors
+ Interconnected street networks / grid system
+ Walkable, safe and attractive streets
+ Multi-modal transportation alternatives – transit, pedestrian and the car
+ Public spaces and community institutions
+ Location of institutional and commercial uses in neighborhoods and districts
+ Schools located for cycling and walking
+ Conservation and open lands to define and connect different neighborhoods and districts
+ Well distributed park system with nodes in each neighborhood

DISTRICT
[urbanized areas that specialize in a particular activity: residential, arts, commercial, office, parks, mixed-use, entertainment, etc.]
+ Connected with adjacent neighborhoods
+ Connected to transportation systems

NEIGHBORHOOD
[the neighborhood is the building block of the city]
+ Limited in physical size; (5 minute walk from center)
+ Well defined edge and center
+ Diverse in use and population
+ Range of housing types within neighborhoods
+ Integrates multi-modal transportation alternatives – transit, bicycle, pedestrian and the car.
+ Range of parks distributed within neighborhood
+ Activities of daily living within walking distance
+ Supports non-residential uses
COMMUNITY ASPIRATION

CITY LEADERSHIP + STAKEHOLDER INTERVIEW RESULTS

PROGRAM DESIRES

The matrix below represents the number of instances each specific program desire or concern was mentioned during the various meetings with city leadership and community stakeholders.

NW CAPE CORAL + 7 ISLANDS

ENVIRONMENTAL AGENCY INPUT

NW Cape Coral Reuse Plan/Development Plan
Water Quality, Water Quantity and Peak/Point Discharge
Charlotte Harbor Reuse Plan
Water Quality in Matlacha Pass is in a downward trend
Sea Level Rise (1" per decade)
Mangrove loss and decline

COMMUNITY STAKEHOLDERS

Sense of community
Incorporate parks
Improved Tropicana Park
2-3 stories
No interest in housing variety
No interest in affordable housing
No interest in single family housing
Park access
Boardwalk/Beach
Relax
Commercial
Boutique hotel

COMMUNITY ASPIRATION

Waterfront Dining
Park use
Single Family Homes

NW NA SUMMARY // 7 ISLAND SURVEY

(Waterfront Dining: 66.5% of membership)
(Park use: 70% of membership)
(Single Family Homes: 60.5% of membership)
VISION ELEMENTS

PARKS
COMMERCIAL AREAS
CORRIDORS
  Pedestrian
  Automobile
  Bicycle
  Water
COMPLETE STREETS
GATEWAYS
WATERFRONT ACTIVATION
PUBLIC LANDS
INFRASTRUCTURE
VILLAGE CENTER
RECREATION
GREENWAYS
BLUEWAYS
SIGNAGE
IMAGE/THEMING
NEIGHBORHOOD DEFINITION
TRANSPORTATION
**VISION STATEMENT**

To improve the aesthetic quality of physical environment and urban form in the northwest Cape Coral area and to create a stronger sense of place and community identity.

**FRAMEWORK**

- Advance the NW Cape’s District and Neighborhood definition and character by highlighting 15 neighborhoods through gateway signage and landscape improvements.
- Propose six new neighborhood parks, one new community park, and four new pocket parks.
- Enhance the existing grid-street system by applying “complete street” elements within the 100’ R.O.W. collector streets.
- Create the Seven Islands Special District: Marina Village, The NW Cape’s community focal point.
- Create a 250-acre City Enterprise Zone to promote economic and business development and opportunities.
- Utilize the 491 Portfolio parcels for potential land swaps for enhancement of regional basin/sub-basin stormwater treatment, economic development, and recreational opportunities.
- Study surface water quality and quantity enhancements that may include: Low Impact Design standards for residential development, native plants, rain gardens, bioswales, etc.

**VISION PLAN**

- **Lands potentially targeted for surface management areas based on City’s 491 Portfolio Land Exchanges**
- **Accelerate utility expansion program zones N-2 & N-3 in City’s work plan to service 7 Islands District**
NW CAPE VISION PLAN: COMPLETE STREETS, PARKS, + GREENWAY NETWORK

PROPOSED PARKS
EXISTING PARKS
NEIGHBORHOODS
COMPLETE STREETS/GREENWAY
NEW EAST CALOOSA PARKWAY
NW CAPE STUDY AREA

KEY

PARKWAYS (100' R.O.W. COLLECTOR STREETS)
Complete Street Diagram

travel lanes
street trees
sidewalk

rain garden
swale
multi-use trail
planted buffer

PARKWAYS (100' R.O.W. COLLECTOR STREETS)
Complete Street Section/Perspective
NW CAPE VISION PLAN: BRIDGE ENHANCEMENTS

BRIDGE ENHANCEMENT + CLOSURE STUDIES

OVERALL CONCEPT
Bridge improvement and removal were explored as options for increasing large boat and sailboat access to the canals. However, bridge removal would cut off the connectivity established by the existing street grid and limit access to the 7 Islands. There may also be an opportunity to create raised pedestrian and bike access over the canals to retain connectivity while increasing large boat access. Bridge enhancement in the form of a mechanical bridge would maintain connectivity. However, cost would be incurred.

COMMUNITY REACTION
The opinions from the stakeholders were mixed. Many enjoyed the prospect of opening the canals to larger boats, but the limited access to Old Burnt Store Road and the 7 Islands was met with displeasure by others.
VISONING THE 7 ISLANDS

CREATING PLACE

7 ISLANDS AS THE VILLAGE CENTER
Heart, Destination, Beautiful Mixed Use
+ Specialty retail, neighborhood services
+ Boutique Hotel
+ Residential Mix
+ Office
+ Parks
+ Waterfront Activation

NW CAPE MIXED ACTIVITY NODES
+ Neighborhood services
+ Residential mix
+ Office

LANDSCAPE CHARACTER
+ Maintained Coastal
+ Natural Coastal
+ Canopy

491 PORTFOLIO
Used to create development opportunities to create place
VISIONING THE 7 ISLANDS: DESIGN, FORM + CONNECTIVITY

URBAN FORM / PLACEMAKING

COMPATIBILITY: ELEMENTS

SCALE
+ Building height
+ Public realm: Streets, Parks, Urban Plazas
+ Massing

CHARACTER
+ Refined Coastal

USES
+ Residential
+ Commercial
+ Mixed-Use
+ Civic
+ Waterfront Activation
  Urban form associated with waterfront
  Boardwalks
  Pedestrian connections
  Parks
  Boating activity
  Retail: Restaurant opportunities
  Commercial recreation

SUSTAINABILITY

ECONOMIC
+ 491 Portfolio Opportunity

ENVIRONMENTAL
+ Stormwater
+ Connections
+ Restoration

SOCIAL
+ Connections
+ Nodes
+ Neighborhood Centers
+ Parks
VISIONING THE 7 ISLANDS: DESIGN, FORM + CONNECTIVITY

CONNECTIONS

EXISTING GRID
Maintain and enhance (Arterial/Collector/Bridges/Local) + Connectivity, not exclusivity

WALKABILITY
+ Provide sidewalks
+ Integrate trails/take advantage of east/west corridor widths (100’ R.O.W.) and waterfront

PARKS
+ Neighborhood connections to parks
+ Trails and linear parks create green connections
+ Parks along Spreader Canal/7 Islands Area

ENVIRONMENTAL CONNECTIVITY
+ Enhance flow-ways
+ Provide human connectivity to environmental lands/Matlacha pass
+ Land swaps to create and enhance environmental lands

CONNECTIVITY/ACCESS TO NEIGHBORHOOD SERVICES
+ Access to village core
+ Access to neighborhoods

INFRASTRUCTURE
+ Basic utility service: water/sewer, street lights/light pollution
+ Stormwater/drainage
  LID (Low Impact Development Strategies)
  Roadway improvements/Stormwater enhancements

SCHOOLS/NEIGHBORHOOD SCHOOLS
491 PORTFOLIO
+ Used to enhance connectivity opportunities
VISIONING THE 7 ISLANDS: POTENTIAL
**NOTE:**
+ Cross Section illustrates greatest number of floors proposed
+ Overall concept consists of 1, 2, & 3-story buildings

### PROGRAM

#### RESIDENTIAL

<table>
<thead>
<tr>
<th></th>
<th>4.4 du/ac*</th>
<th>16 du/ac**</th>
</tr>
</thead>
<tbody>
<tr>
<td>MF / Condo / Apartments</td>
<td>161</td>
<td>588</td>
</tr>
<tr>
<td>SF / Bungalows</td>
<td>49</td>
<td>49</td>
</tr>
<tr>
<td>Total Units</td>
<td>210</td>
<td>637</td>
</tr>
</tbody>
</table>

* Potential yield with base entitlement
** Potential yield with variances

---

# 7 ISLANDS CONCEPT PLANS

## CONCEPT A

**SECTION**

- Rain garden
- Sidewalk
- Street
- Trail
- Rain garden
- Residential
- Promenade
- Canal
- Buffer

**PLAN**

- Individual lot driveway
- Private edge
- Single family residential
- Complete street
- Original island footprint
- Existing canal
- Tropicana park
- Entry
- Stormwater

OLD BURNT STORE ROAD
7 ISLANDS CONCEPT PLANS

CONCEPT B

SECTION

PLAN

PROGRAM
RESIDENTIAL 490 Units
HOTEL / RESORT 90 Rooms
COMMERCIAL 65,000 SF

AMENITIES
Community Center
Park
Public Marina + Launch
Boat Slips/Marina

NOTE:
+ Cross Section illustrates greatest number of floors proposed
+ Overall concept consists of 1, 2, 3, & 4-story buildings
NOTE:
+ Cross Section illustrates greatest number of floors proposed
+ Overall concept consists of 1-6 story buildings

**PROGRAM**

**RESIDENTIAL**
- MF / Condo / Apartments: 710 Units
- SF / Fish Houses: 71 Units
- Total Units: 781 Units

**HOTEL / RESORT**
- 120 Rooms
- Meeting Space: 75,000 SF
- Amenities

**COMMERCIAL**
- 58,000 SF

**BOAT SLIPS**
- 140 Slips

**AMENITIES**
- Community Center
- Park

**PLAN**

- rental cottages
- resort
- mixed-use village center
- public edge
- townhomes
- enhanced bridge
- private amenity boardwalk
- boardwalk park
- public edge
- beach
- original island footprint
- entry
- tropicana park
- community center
- marina
7 ISLANDS CONCEPT PLANS

CONCEPT D

PROGRAM

RESIDENTIAL
- MF / Condo / Apartments: 924 Units
- SF / Fish Houses: 71 Units
- Total Units: 995 Units

HOTEL / RESORT
- Meeting Space: 25,000 SF
- 240 Rooms

COMMERCIAL
- 45,000 SF

AMENITIES
- Community Center
- Park
- Public Marina + Launch
- Boat Slips/Marina

NOTE:
+ Cross Section illustrates greatest number of floors proposed
+ Overall concept consists of 1-8 story buildings
7 ISLANDS CONCEPT PLANS

CONCEPT E

PROGRAM

RESIDENTIAL  1,269 Units

HOTEL / RESORT
Marina Cottages
Meeting Space
6 Units
35,000 SF

COMMERCIAL
70,000 SF

AMENITIES
Community Center
Marine Museum
Recreational Center
NW Cape Park

22,500 SF
10,000 SF
10,000 SF

NOTE:
+ Cross Section illustrates greatest number of floors proposed
+ Overall concept consists of 1-12 story buildings

NOTE:
6-story mixed-use
village center

complete street

4-5 story mid-rise

11 story high-rise

4-story villas

6-story resort / conference center

4-story village center

village center square

12 story high-rise

boat slips

marina

4-5 story mid-rise

11 story high-rise

community club / civic center

tropicana park

entry, typ.

6-story resort / conference center

village center

rain gardens

bio-swales

enhanced bridge

entry

private docks

demonstration island

public edge

original island footprint

beach

entry, typ.
6-story mixed-use
village center
## Opportunity Matrix

### Elements

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Program</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SF Units</td>
<td>46</td>
<td>0</td>
<td>71</td>
<td>71</td>
<td>0</td>
</tr>
<tr>
<td>MF Units</td>
<td>161*/588**</td>
<td>710</td>
<td>924</td>
<td>1,269</td>
<td></td>
</tr>
<tr>
<td>Towns</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial SF</td>
<td>0</td>
<td>65,000SF</td>
<td>58,000SF</td>
<td>45,000SF</td>
<td>70,000SF</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>0</td>
<td>90</td>
<td>1201</td>
<td>2402</td>
<td>3202</td>
</tr>
<tr>
<td>Max # of Floors</td>
<td>3</td>
<td>4</td>
<td>6</td>
<td>8</td>
<td>12</td>
</tr>
<tr>
<td>Total # of Residential Units</td>
<td>207*/637**</td>
<td>490</td>
<td>781</td>
<td>995</td>
<td>1,269</td>
</tr>
<tr>
<td><strong>Future Land Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning Category</td>
<td>Single Family &amp; Multi-Family by PD</td>
<td>TBD3</td>
<td>TBD3</td>
<td>TBD3</td>
<td>TBD3</td>
</tr>
<tr>
<td>Boat Slips</td>
<td>TBD1</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Structure</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Public Waterside Boardwalks</td>
<td>PRIVATE</td>
<td>YES</td>
<td>PUBLIC + PRIVATE</td>
<td>PUBLIC + PRIVATE</td>
<td>PUBLIC + PRIVATE</td>
</tr>
<tr>
<td>Canals Fill/Dredge</td>
<td>0</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Public Parks</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Potential Property Tax Generation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permit Fees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Connection Fees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
</tbody>
</table>

* Potential yield with existing/base entitlement

** Potential yield with variances

1. Number of slips to be determined by individual lot/unit owners
2. Appropriate categories to be recommended as part of final report
3. Plus 75,000sf of meeting space
4. Plus 25,000sf of meeting space
5. Plus 35,000sf of meeting space
Potential Development Proforma
7 Island District
Concept C

• Program
• MF 710
• SF/Fish houses 10
• Hotel 120 keys
• Meeting Space 75k
• Commercial 58k
• Boat Slips 140
• Land Area 48.18 acres +/-
CONCEPT DEVELOPMENT PROFORMA

• Residential Acquisition cost (average) @18k/unit 14,058,000
• Dredge and Fill 526,500
• Site Work 6,240,734
• Vertical Construction 139,609,170
• Shoreline Construction 10,177,341
• Soft Costs 19,917,753
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Hard Costs</td>
<td>156,553,745</td>
</tr>
<tr>
<td>Total Soft Costs</td>
<td>19,917,753</td>
</tr>
<tr>
<td>Acquisition Costs</td>
<td>14,058,000</td>
</tr>
<tr>
<td>Total Project Costs</td>
<td>196,062,114</td>
</tr>
<tr>
<td>Total Project Revenues</td>
<td>423,443,729</td>
</tr>
<tr>
<td>Net Profit</td>
<td>227,381,615</td>
</tr>
<tr>
<td>Project Costs per Unit</td>
<td>267,115</td>
</tr>
<tr>
<td>Project Profit per Unit</td>
<td>309,784</td>
</tr>
</tbody>
</table>
• Assumed sales @ $265/SF (1,300SF): $344,500 per unit

• Assumed generalized development acquisition costs per unit (raw land, entitled, with infrastructure and dredge/fill): 30k or 23.4MM for project

• Assumed assessed value at 75% for MF units
  • 344,500 per unit
  • Assessed value less Homestead: 220,875
  • Property Tax @ 7.7/1000: 1,700
  • Total annual residential property taxes: 1,700 x 781: 1.3MM