

Imperial 41 Update

February 25, 2025



Project Status

- Bulkhead wall permit in review.
- LDO Permit in review.
- SFWMD Permit in review.
- D.O. Permit in review.
- Anticipated site work commencement, July 2025.
- Anticipated building commencement, November 2025.

Design Principals

EXPERIENCE PRINCIPLES

BARRON COLLIER | CARRIET
DOWNTOWN BONITA

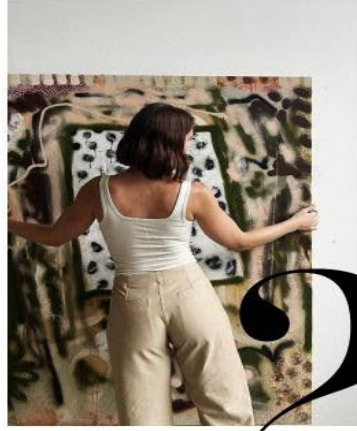


1

River Heartbeat

The Imperial River has acted as the pulse of Bonita Springs since the beginning, flowing through and connecting the community. Our design will incorporate its spirit through thoughtful art, textures, and flowing architectural elements. This will celebrate the river as the heartbeat of our development, creating spaces that inspire tranquility and movement.

- + MATERIAL PALETTE
- + BUBBLE WATER TAP



2

Art + Culture

Bonita Springs is home to a rich artistic legacy, which we plan to spotlight throughout. From rotating gallery walls to curated local artwork, we aim to foster creative expression. These elements will create spaces that inspire, engage, and immerse residents in the artistic identity of the area.

- + CRAFT SHARE
- + ROTATING ART GALLERY
- + SPEAKEASY MOOD



3

Work Well

Designed to balance functionality and creativity, our coworking spaces feature lush greenery, comfortable seating, and versatile layouts. These spaces promote efficiency and collaboration, encouraging productivity while staying connected to the natural environment.

- + COWORKING
- + FLEX CONTENT STUDIO



4

Joyful Heritage

We celebrate Bonita Springs' heritage through storytelling, vibrant design, and engaging experiences. By creating playful moments—whether through art installations, cultural programming, or interactive spaces—we aim to evoke a sense of joy for everyone.

- + SHELL DESIGN STORY
- + DESIGN STORY ELEMENTS

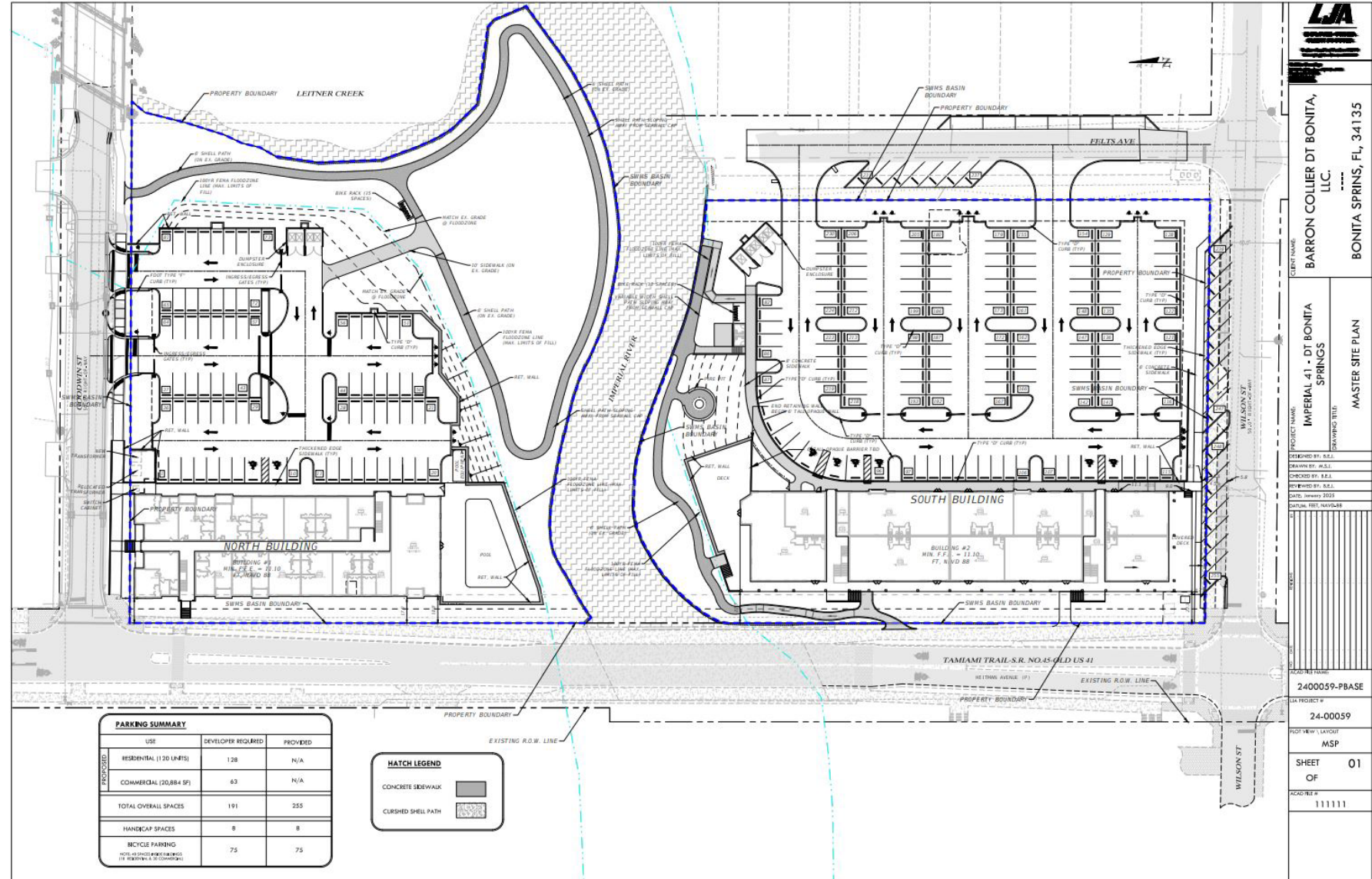
Looking Southeast



Kayak dock subject to future ACOE Approval. South park landscaping removed for illustration purposes.

Redevelopment Highlights

- 120 Apartments.
 - 19,000 S/F of commercial/retail space.
 - Two designated public parks.
 - Public bike racks.
 - Public restrooms.
 - Public Fire pit.
 - Public parking.
 - Public kayak dock.
-
- Kayak dock subject to future ACOE approval.



North Building looking North



Landscaping subject to Bonita Spring Utilities Approval

South Building looking South



Landscaping removed for illustration purposes.

South Building looking North



Additional landscaping removed for illustration purposes.

Questions



Landscaping subject to Bonita Springs Utilities approval.