



Organic development patterns on the peninsula should preserve the existing palm groves and enhance the transition between the buildings and the Resaca



Vistas from Campus to the peninsula should include the palm tree skyline. Buildings should be lower than the Palm Canopy



## Peninsula Zone Guidelines - Palm Groves

The palm groves on the Peninsula provide a unique site amenity that should be preserved. Some areas of dense native palm tree growth still occur on the peninsula and development should be shaped around the groves. The resaca and the palm groves combine to create an excellent environment for student housing and limited mixed use development.

Palm trees and groves enhance the transition between buildings and the Resaca and are very appropriate at the edge of the water. The canopy of the palm groves should also be the tallest elements on the peninsula so that vistas from campus to the peninsula include a skyline transition of palms and not buildings.

### Guideline

Development of buildings and parking at the peninsula should be shaped to preserve the existing Palm Groves. New development should use the palm groves as passive site amenities and recreation areas.

*Palm groves on the peninsula should be preserved.*

*The palm groves on the peninsula provide opportunities for passive recreation and add to the character of the neighborhood created for student housing. The edge of the resaca is also enhanced by the palm trees.*



Two story buildings with one story arcade at the pedestrian level



## Peninsula Zone Guidelines - Building Height

### Building Height on the Peninsula

The peninsula has been designated by UTB/TSC as a housing area to support and enhance campus life and provide low to moderate cost student housing. The location is unique because it is separated from campus by the resaca. This provides unique opportunities for the creation of a student centered community. The existing buildings are one, two and three story structures. The residential neighborhood created by this scale of building is appropriate for future development and replacement buildings on the peninsula. The top of the palm groves and palm alleys that line University Boulevard tower above the buildings.

### Open Space

The spaces between buildings are very important for amenities associated with university and college housing. These spaces should be designated as gathering spaces and future development should consider the relationship of open space to building height. A recommended ratio of 1:2 (building height to open space) should be the maximum requirement.

***New buildings on the peninsula should be no more than three stories or 35 feet.***

***Open spaces should be planned between buildings for building student collegiality.***

***These spaces may be used for pools, informal gathering, lawn areas or palm groves.***



Mixed use plaza with vista across resaca to campus ( South Building) and opening to University Boulevard in the foreground

## Peninsula Zone Guidelines - Mixed Use and Community

Housing developments on the Peninsula will be most successful if they include some other uses. Gathering spaces for students and student centered retail spaces could add significantly to the character of the neighborhood at the peninsula.

The character of development on the peninsula must be carefully planned to relate to the campus areas across the resaca. The relationship of the mixed use plaza areas to the resaca and secondary paths and bridges will add to the success of these spaces. Public spaces for informal gatherings and passive interaction are important in building a sense of collegiality among students.

Space for student service related retail should be planned within these gathering spaces to enhance student life and provide convenient access to these services by students and visiting public. The proximity of University Boulevard will also support mixed use on the peninsula.

### Guideline

Housing developments on the peninsula should include student related services and retail. These elements should connect to campus across the resaca and also take advantage of traffic on University Boulevard.

*The Peninsula should develop into a neighborhood that supports students and builds collegiality.*

*Mixed use development on the Peninsula should provide casual meeting and social spaces. These are supported by student centered mixed use development.*