

Conclusion

Section 3.04

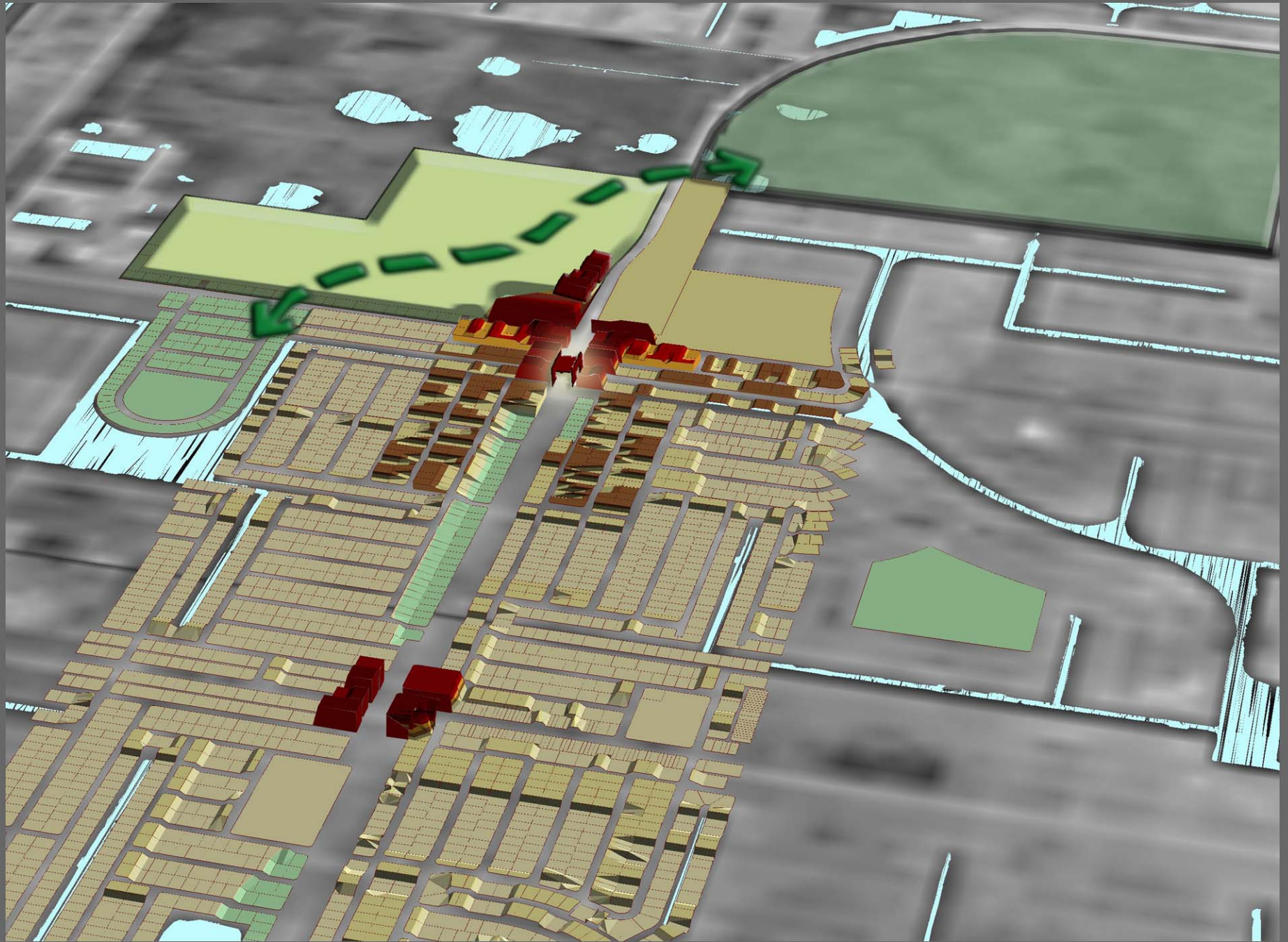


Figure 3.04-1--Vision

The Academic Village will become a cornerstone development in northeast Cape Coral. Located adjacent to the intersection of Kismet Parkway and Del Prado Boulevard, the development is at the first major intersection from the U.S. 41/Interstate 75 northern entry to Cape Coral. It is the first place that Cape Coral can demonstrate its urban village approach to mixed-use retail and its approach to life long community learning as a part of 21st century life in Cape Coral.

As we examined a variety of program footprints, it became clear that two important regional planning concepts merge at this intersection of Kismet and Del Prado. The first important planning opportunity is the intersection of the Jaguar Canal adjacent to Kismet-Del Prado, with its inherent waterfront opportunities. These opportunities make the Kismet/Del Prado intersection a prime location to develop a mixed-use village focused on waterfront dining and recreation. The Academic Village could become a part of this larger community feature. The second concept is the Academic Village as an urban academic village--a campus that does not



Figure 3.05-2—The green-space entry plaza to the Academic Village from the Kismet/Del Prado intersection should be commanding as seen above. From DPZ.



Figure 3.05-3—The edge of the academic village and the edge of the community should meet on both Kismet and Del Prado with places to gather with friends. From DPZ.

look inward on itself; but it looks outward and welcomes all within the community to improve themselves through life long learning. Both of these concepts become opportunities for the Academic Village to become the urban village of 21st century Cape Coral.

The Cape Coral 21st Century urban academic village is the same academic village that Thomas Jefferson envisaged in the 18th Century at the University of Virginia. It is a peaceful green space surrounded by facilities housing teachers and students who mingle and learn in the green space. The 21st Century version recognizes the practicality of urban life and the amenity and open space quality required for urban life to be peaceful yet ripe with opportunity. With this as the backdrop we recommend that the city consider acquiring properties on Kismet Parkway and assuring that the development on this intersection fit the mixed-use pedestrian centric, urban village format, rather than the automobile centric parking lot suburbs of the late 20th Century.



Figure 3.05-4—Open space with in the Urban Academic Village will have amenities for gathering, shade, water-feature, sculpture and these great green spaces will be open to the public. From DPZ.



Figure 3.05-5—The academic village buildings, sitting on quadrangle green-spaces, need a welcoming architecture, not an impersonal, institutional architecture. From DPZ.



Figure 3.05-6—The 5-6 story Academic Village buildings are on the left. Movement into the village will reveal a streetscape like this. From DPZ.



Figure 3.05-7—Even at the earliest stages the community retail should bring the community to the doorstep of the Academic Village. It is important that the architecture and open spaces of the academic village welcome all into the life long learning environment. From DPZ.

Regardless of what programming options develop, the Academic Village should become a smart growth village that presents the best opportunities for its users. We foresee an urban village as

shown in some of these sketches, each from the Duany Plater-Zyberk & Company offices web site. This type of smart growth urban development will allow the Academic Village to set the standard for development in Cape Coral, and will prepare the village to become a true civic landmark for years to come.