

TORTUGA DUNES

MUSTANG ISLAND, TEXAS



P A T T E R N B O O K
S U B J E C T T O C H A N G E

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Character

Tortuga Dunes is a newly constructed coastal community located on Mustang Island on the Texas Coast. The character of Tortuga Dunes is derived from the Coastal Village and displays architectural elements commonly found in the architecture of Charleston, the West Indies, and other historical coastal environments. It is deliberately designed to incorporate the regional character of the Texas Coast, from the design of its buildings and landscape to the details and materials selected for use in planting, and the construction of pathways and amenities.

The beach is the primary element creating the sense of place at Tortuga Dunes. Open space and view corridors line the streets, opening the community to the Gulf of Mexico and bringing the beach and its natural landscape into the community. Residents and guests will be able to enjoy the coastal character from the privacy of their own homes or engage it from within the numerous amenities and open spaces. Homes and public buildings constructed with strong traditional and vernacular architecture, as well as the use of indigenous materials, reinforce the relationship with the local environment. The following pages give examples of precedents that help shape the design of Tortuga Dunes.

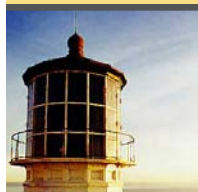




Architectural Precedents

Historic neighborhoods and homes with regional context to the area were carefully studied in order to derive a style for the homes at Tortuga Dunes. These styles have been adapted to reflect the local character, and the following Architectural Precedents provide the foundation for these development standards.

- Reflect the architectural heritage of the coastal villages of the gulf coast. Exemplify these styles in the public and residential buildings as a distinctive imaging and place-making stratagem for the development.
- Appropriate building massing is important in creating character and appeal in the community and will be developed through the use of a variety of placements for roof planes, porches, covered terraces, and fireplace elements.
- The first floor of all residential buildings shall be high in finish with strong focus on detail, spatial intimacy, and gathering spaces.
- A primary tool to define the coastal style will be color. Light, natural colors and indigenous materials will be used to blend the natural and man-made community elements.
- Sustainability shall also be considered in the design of all buildings and exterior spaces at Tortuga Dunes.



Tortuga Dunes Plan

The Tortuga Dunes Master Plan is developed around a series of open space parks and amenity features that tie the community, both visually and physically, to the seashore. These open space park corridors, located along the landscape roadways within Tortuga Dunes, create animated community gathering spaces with direct access to the beach. Linking parks and amenity spaces together with sidewalks and trails creates a recreation network binding the community together.

