

**TRUE WEST REVISTED:
AUTHENTIC DEVELOPMENT PATTERNS
FOR SMALL TOWNS AND RURAL AREAS**

**PROMISE FULFILLED OR
DRY MIRAGE?**

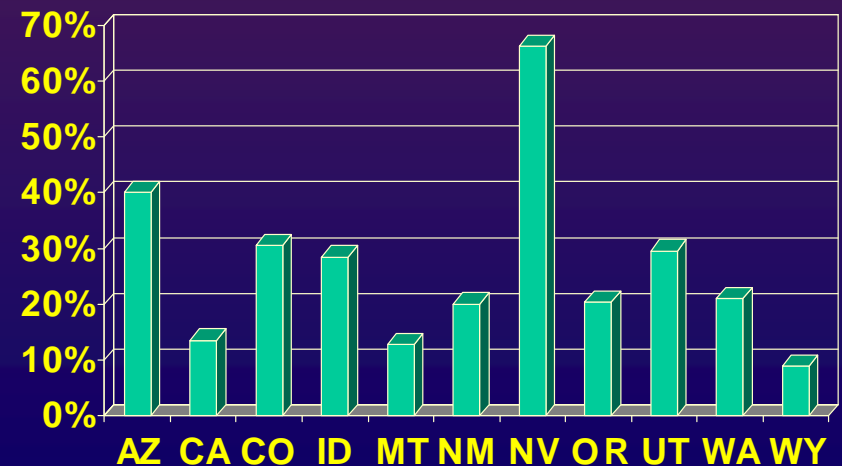


Why We Wrote This Book In 2003

- ❖ West is fastest growing region in the country
- ❖ A mediocre track record responding to growth in the 1990s
- ❖ Growing recognition of natural limits to growth

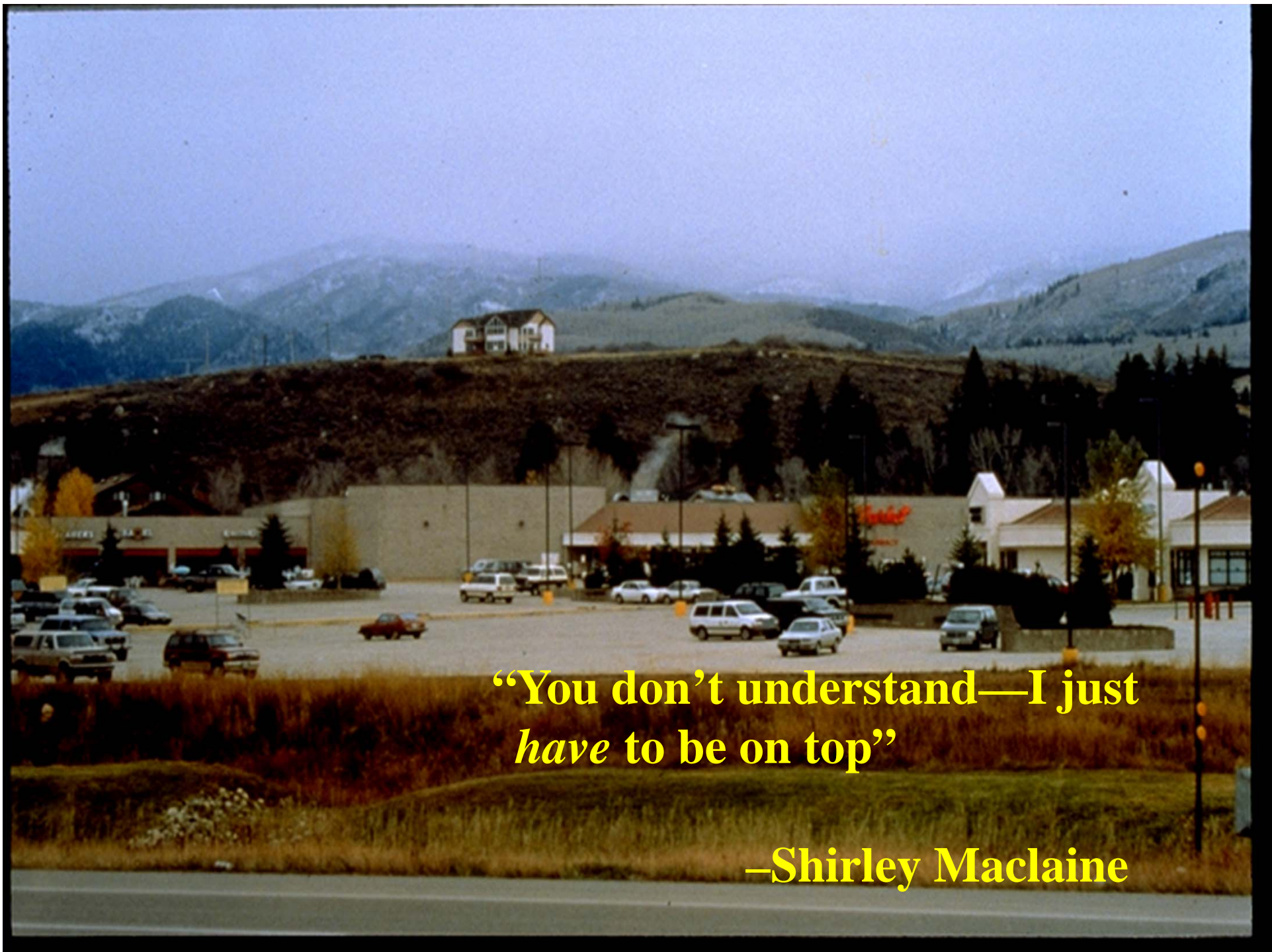


Population Growth, 1990-2000



King of the Cuts





**“You don’t understand—I just
have to be on top”**


–Shirley Maclaine

What—Me Worry About Hazards?



A SLICE OF PARADISE???

Offered by:



**United
Country®**

PREMIER BROKERS

NOW SELLING

**PARADISE
RANCH**

- Sub-irrigated
- Covenant controlled

2 3.72 Acres	3 4.28 Acres	4 4.30 Acres
5 4.19 Acres	6 3.32 Acres	7 3.31 Acres
8 4.17 Acres		

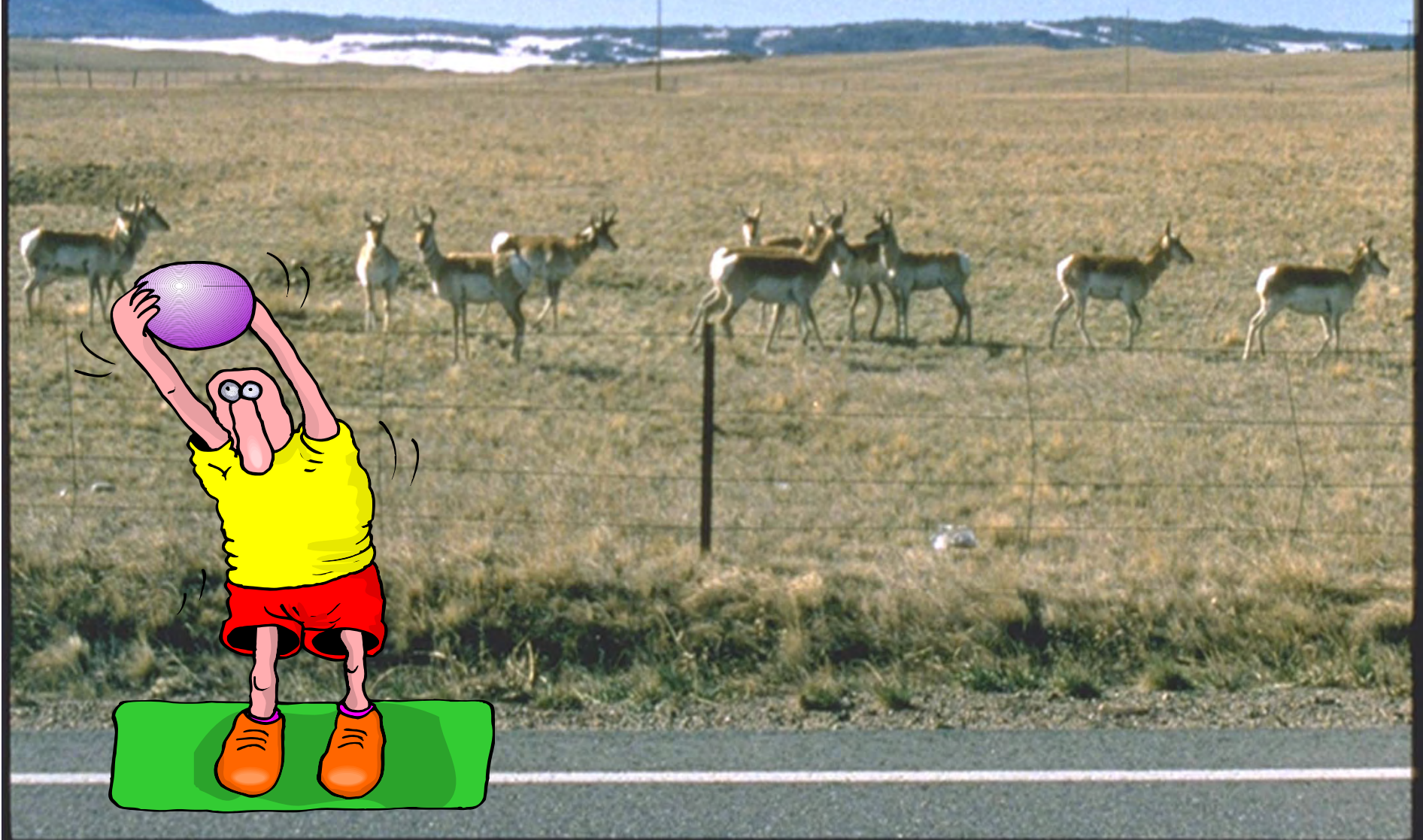
719-539-2512
245 E. HWY 50 SALIDA



**THERE'S SPRAWL IN
THEM THAR
HILLS!!!**

6 20 '99

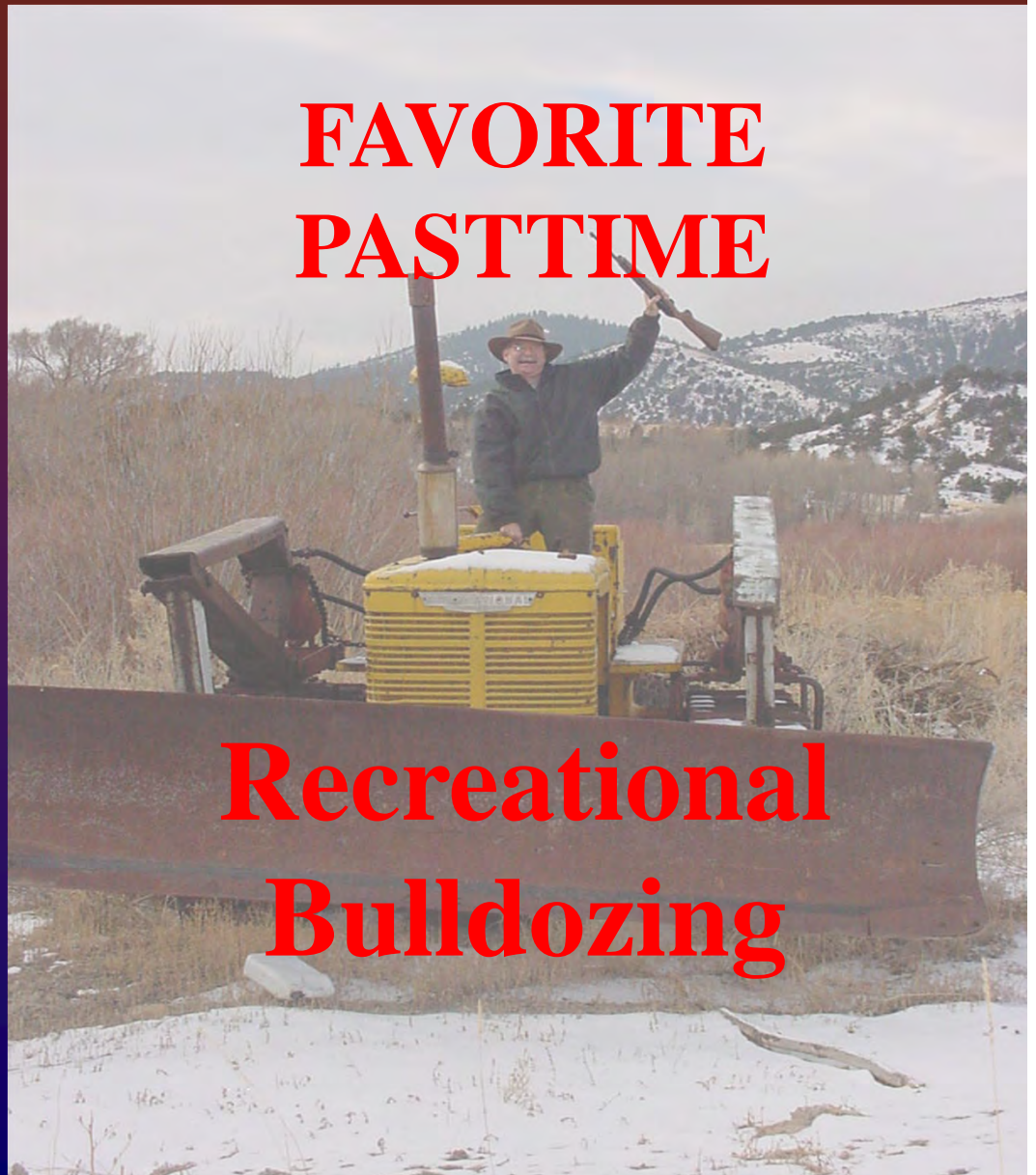
**WHITE MEN CAN'T JUMP:
AND NEITHER CAN ANTELOPE**



**“We are
rearranging the
Alhambra with a
steam shovel, and
we are proud of
our yardage”
--Aldo Leopold**

**FAVORITE
PASTTIME**

**Recreational
Bulldozing**



**CAN WE GO BEYOND THE
LIPSTICK ON A PIG APPROACH?**

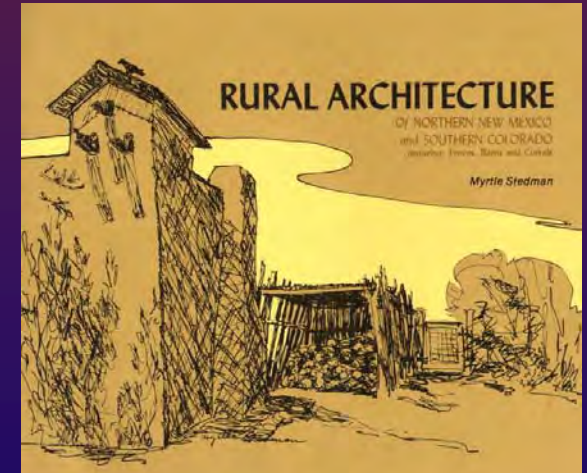
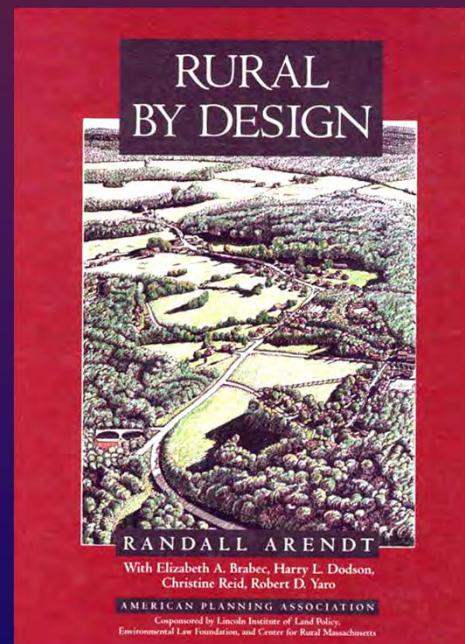


Back To The Future

- ❖ Fastest growing region in the country again
- ❖ New challenges—climate change and sustainability, energy development, cost of growth, politics....
- ❖ Have promising plans and tools worked??

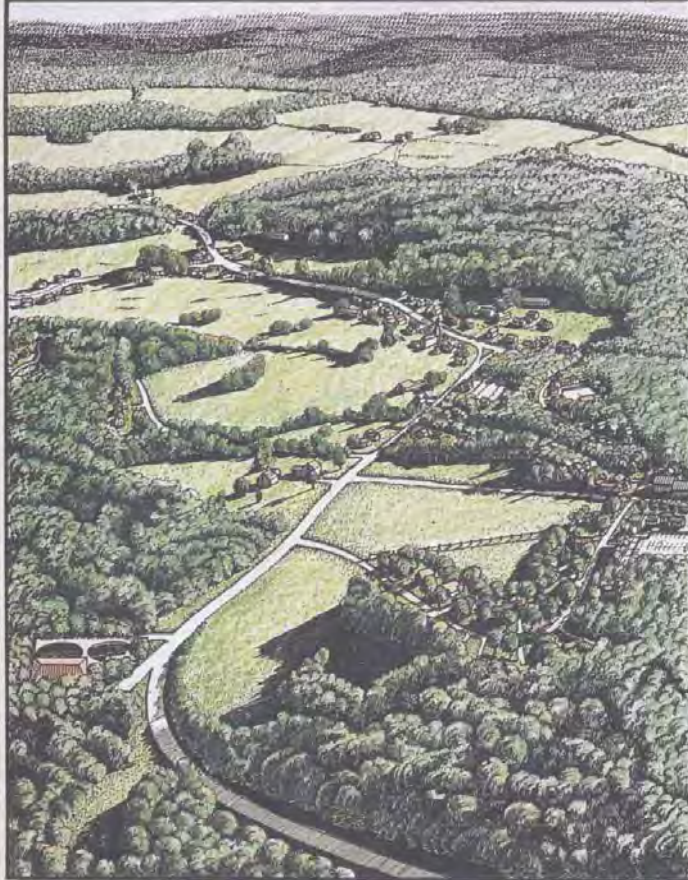


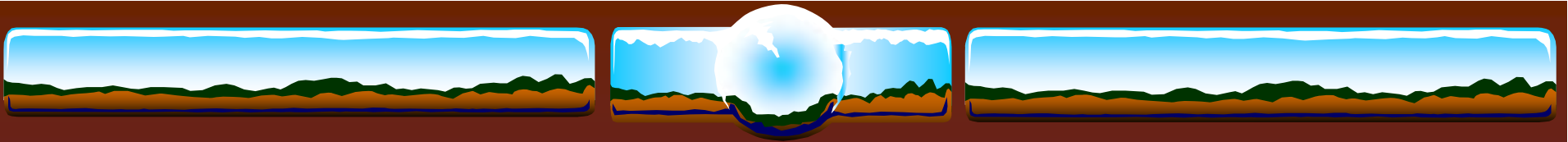
HOW WE GOT STARTED: LOOKING FOR WORTHY PRECEDENTS





EASTERN SOLUTIONS DON'T ALWAYS COMPUTE





HOW THE WEST IS DIFFERENT

- **Climate Extremes—Dry, Hot, Cold**
- **Extensive Federal Ownership**
- **Fragile Environment/Wildlife**
- **Explosive Growth**
- **Wide Open Spaces and Majestic Scenery**
- **Native American, Spanish, Mormon Influences**



OUR RESEARCH APPROACH

- Historical Precedents
- Major Case Studies
- Focused Case Studies





OUR GOALS:

- Demonstrate that development can be done better
- Present simple, systematic way based on historical precedents and modern best practices
- No formulaic answers





HISTORICAL DEVELOPMENT PATTERNS

FOUR MAJOR INFLUENCES:

- 1. NATIVE AMERICAN**
- 2. SPANISH LAW OF THE INDIES**
- 3. RAILROAD TOWNS**
- 4. MORMON TOWN PLANNING**

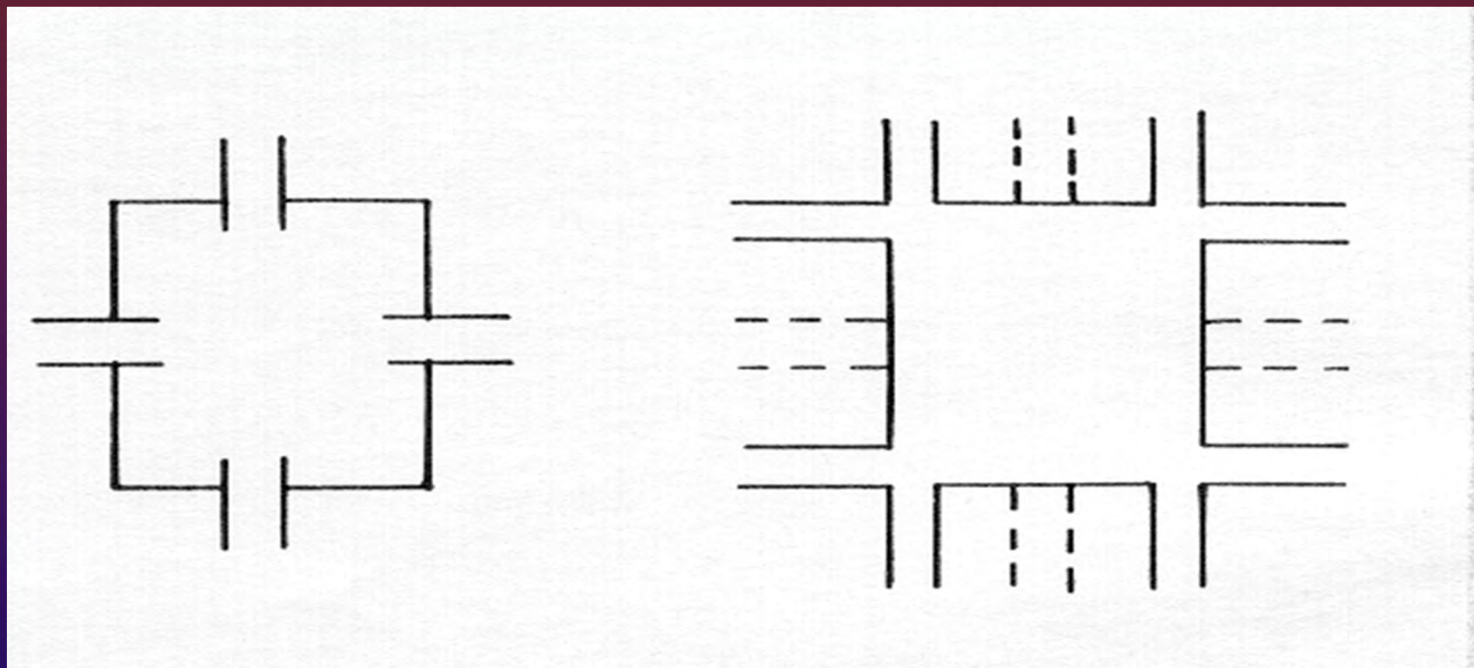
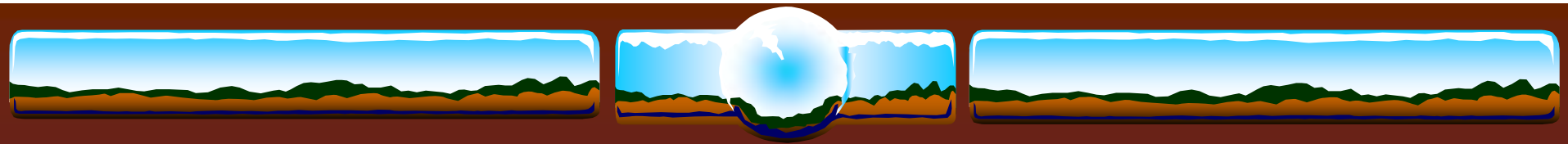
A black and white photograph of ancient cliff dwellings, likely Anasazi or Puebloan. The structures are built into the natural rock formations of a cliff face. The dwellings consist of multi-story buildings with rectangular windows and doorways. The architecture is integrated with the natural rock overhangs. A person is visible standing on a path in the middle ground, providing a sense of scale. The foreground shows a rocky, uneven ground surface.

NATIVE AMERICAN

- ❖ Graceful integration in landscape
- ❖ Human scale
- ❖ Orientation to sun
- ❖ Water conservation
- ❖ Intimate public places

SPANISH LAW OF THE INDIES

- ❖ Focus town on intimate public squares
- ❖ Public squares—design with nature
- ❖ Use grid for sun exposure
- ❖ Use narrow streets for shade
- ❖ Arcades for shelter
- ❖ Consistent building materials/styles



Old World

New World



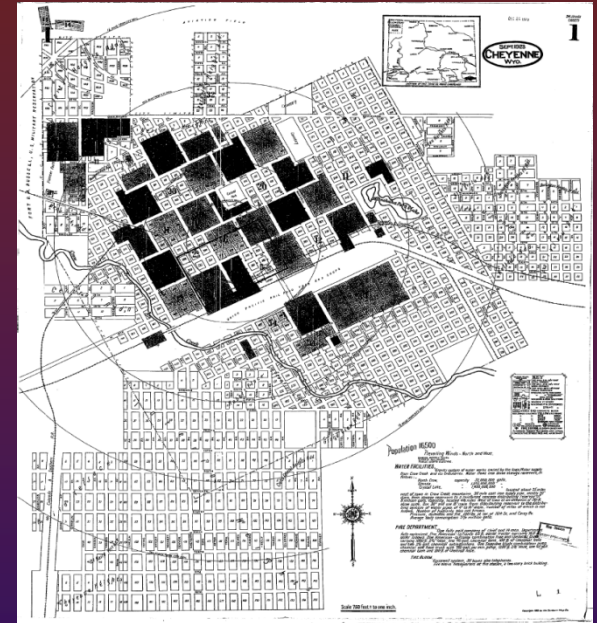
RAILROAD TOWNS AND THE GRID SYSTEM

ADVANTAGES OF THE GRID

- ❖ Unlimited expansion
- ❖ Sun exposure and views
- ❖ Wagon turning radius

DISADVANTAGES OF THE GRID

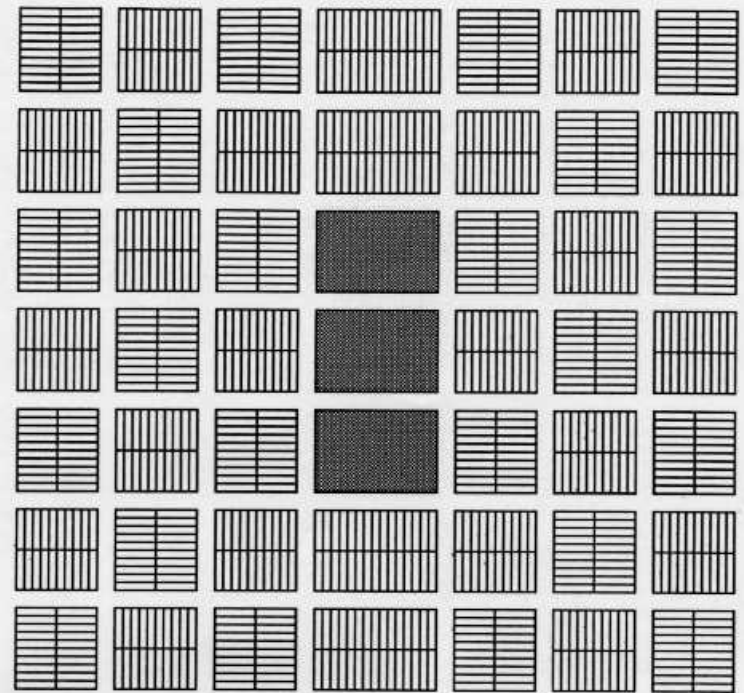
- ❖ Not appropriate for all terrains
- ❖ Lack of respect for environment
- ❖ Can lead to sprawl





MORMON TOWN PLANNING IDEALS

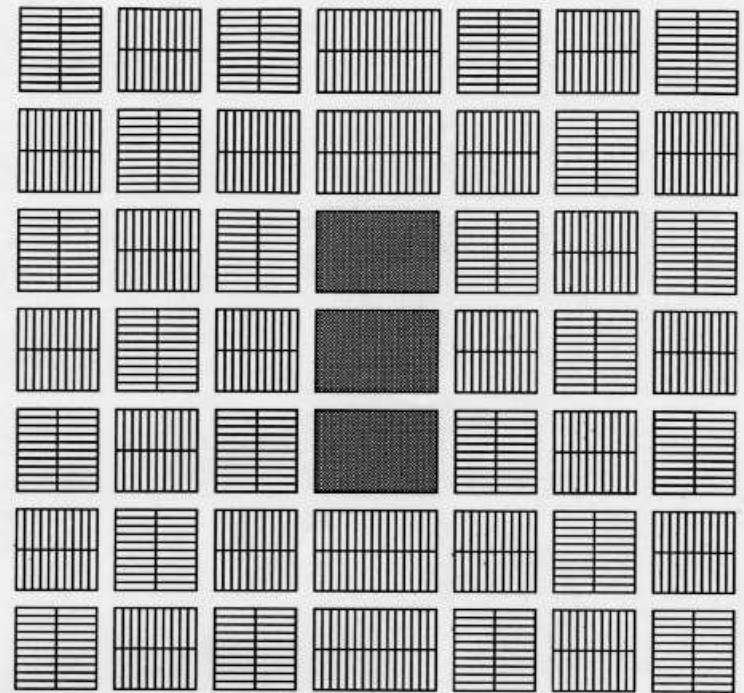
- ❖ Compact, nucleated farming community vs. dispersal
- ❖ Population of 15,000-20,000
- ❖ 1 square mile with 660 X 660 sq ft blocks

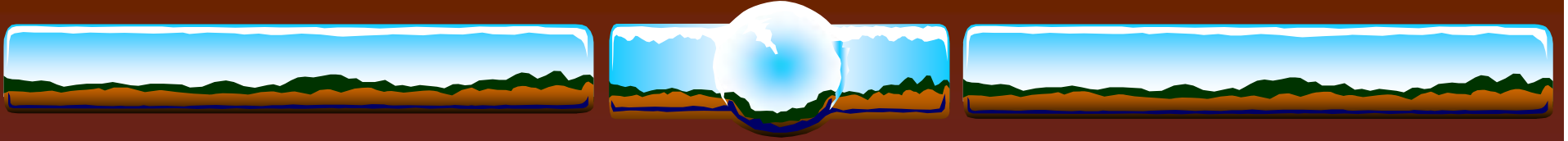




MORMON TOWN PLANNING IDEALS

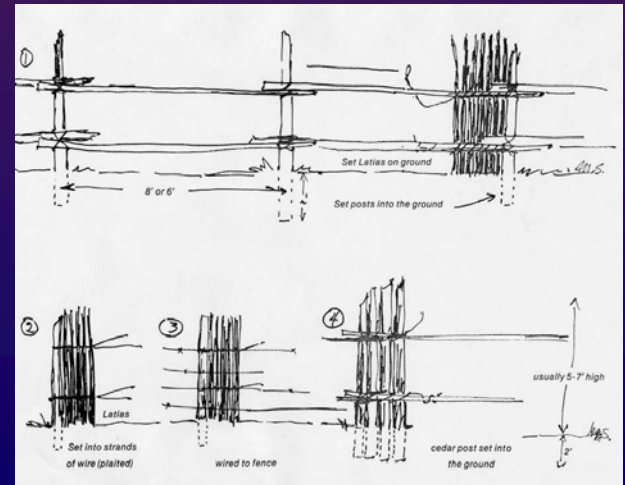
- ❖ Streets 132 feet wide
- ❖ One house/lot and uniform 25-foot setback
- ❖ Houses of brick and stone
- ❖ 3 central blocks for public buildings and temples





HISTORICAL PATTERNS AT SITE LEVEL

- ❖ Clustered building patterns
- ❖ Simple, land-hugging architecture
- ❖ Steeply pitched roofs in mountains; lower profiles in flat/rolling terrain
- ❖ Natural colors—but not always
- ❖ Fencing and other site elements



REVISITING THE CASE STUDIES

❖ 7 Major and 17 Focused Case Studies

❖ Organization:

- Geographic, climatic, social setting
- Regulatory standards and planning processes
- Project description/key elements
- Market success
- Western pattern language lessons





Douglas County Rural Site Plan: Its Rise & Demise

❖ Achievements

- ❖ 14 Rural Site Plans approved in 14 years**
- ❖ 580 exempt lots**
- ❖ 7000 + acres of open space preserved**
- ❖ Lambert Ranch (featured case study) 90% built out, approved with 25% density bonus**



Rural Site Plan Bonus System

*Up to 100% density bonus
(1 unit/17.5 acres):*

- ❖ 67% open space preserved
- ❖ Design standards compatible with natural environment
- ❖ No fencing in conservation easement
- ❖ Paved roads and off-site improvements





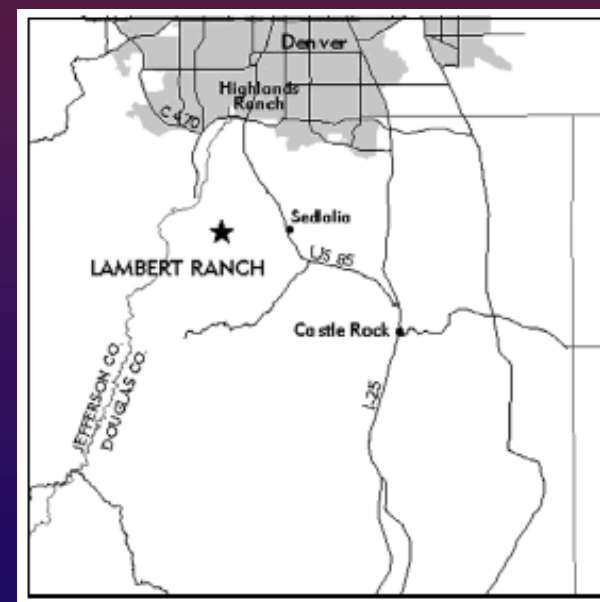
Rural Site Plan Design Considerations

- ❖ Open space and scenic rural landscapes
- ❖ Wetland /riparian areas
- ❖ Critical wildlife habitat
- ❖ Minimize tree, vegetation and soil disturbance
- ❖ Historical and archaeological features



Lambert Ranch

- ❖ 850 acres & 39 home sites
- ❖ 25% density bonus beyond standard 1 dwelling per 35 acres
- ❖ 50% open space
- ❖ No fencing
- ❖ Preserve historic ranch buildings



LAMBERT RANCH RURAL SITE PLAN

DOUGLAS COUNTY, COLORADO

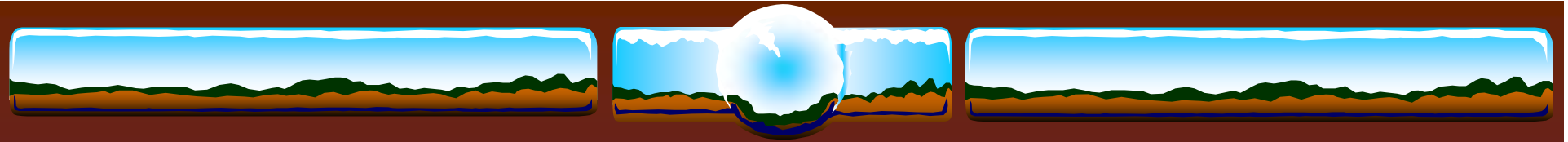
923.44 ACRES 31 RESIDENTIAL LOTS



Unsettling Trends

- ❖ Ever-lengthening approval timeframes
- ❖ Increasing requirements, less predictability
- ❖ Larger properties, more lots, smaller lots
- ❖ Majority sited in western half of county

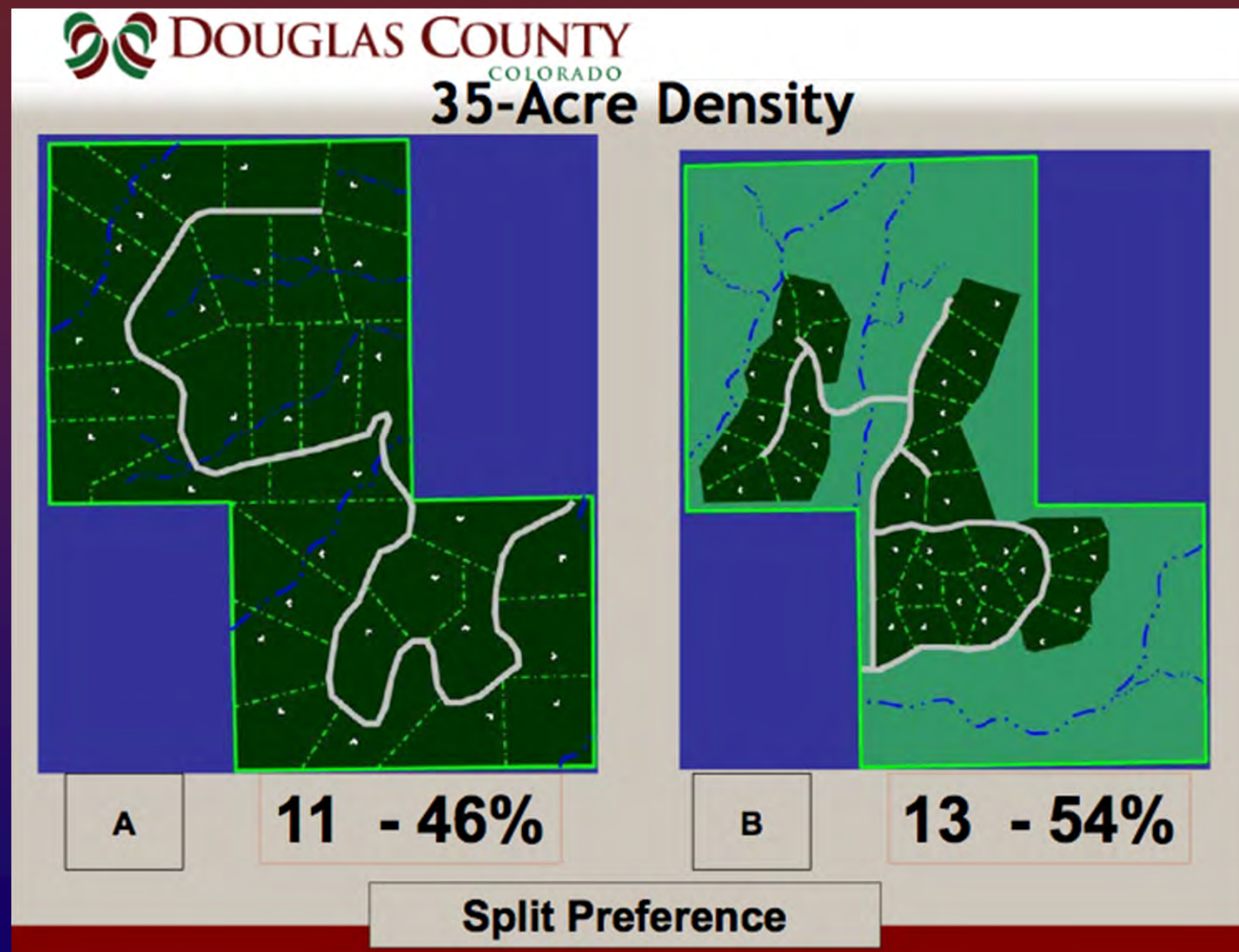




Unsettling Trends

- ❖ **No forum for public input (limited transparency)**
- ❖ **Low build-out rates**
- ❖ **Board vs. staff roles confusing**
- ❖ **Rural character and scale not preserved**

Standard vs. Clustered



Multiple Strategies to Preserve Rural Values

- ❖ Design guidelines, not regulations
- ❖ Scalable standards
- ❖ New rural roadway design standards (gravel for small developments; 5 different cross-section options)
- ❖ Rural residential driveways —3 homes



Multiple Strategies

- ❖ **Single lot wildfire mitigation plan by County Mitigation Specialist**
- ❖ **Rural fire fighting standards for water supplies**
- ❖ **Political direction: incentives and opportunities**
- ❖ **Exemptions simplified**
- ❖ **As-built site improvement plans**
- ❖ **Restrict driveways on prominent landforms**



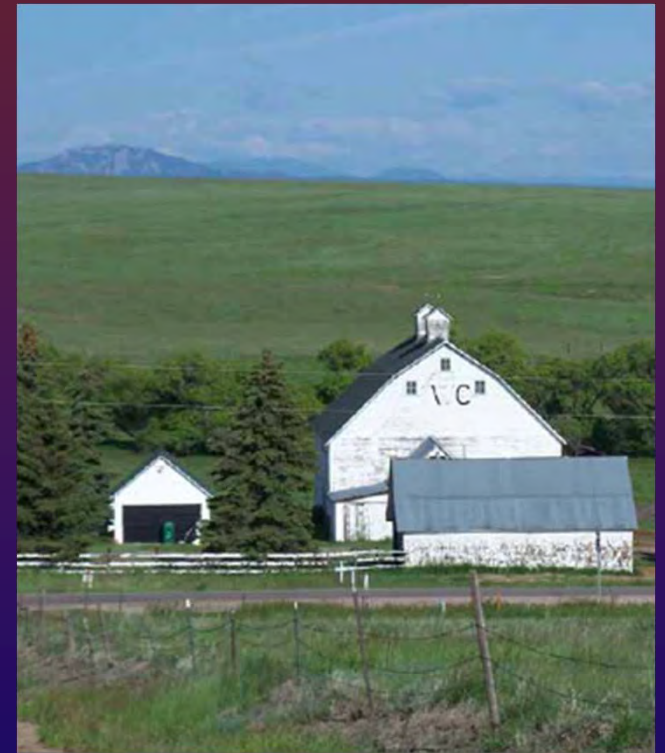
Multiple Strategies

- ❖ **Promote new economic opportunities on larger acreages**
- ❖ **Entertainment events — challenges with bldg. code compliance, access, parking, noise**
- ❖ **Agricultural production — farmers markets and roadside stands, value-added processing**
- ❖ **Hay sales, imported**
- ❖ **Event centers**



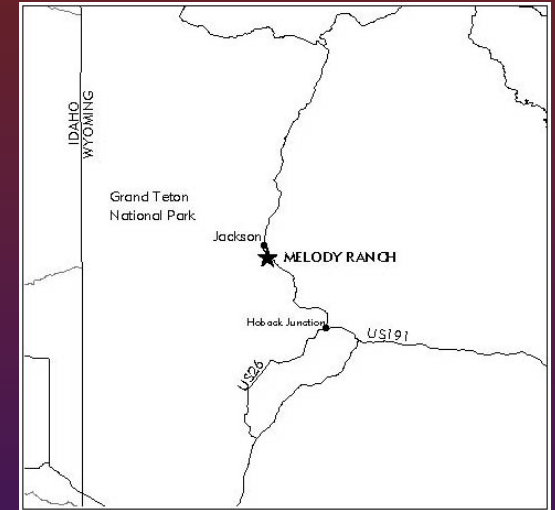
Lessons Learned

- ❖ Long range planning matters
- ❖ Creeping regulatory complexity can kill
- ❖ If it looks, walks, and quacks like a duck, it is a duck
- ❖ Rural is more a state of mind, not a density
- ❖ Solutions demand multiple, coordinated strategies



Teton County/Melody Ranch: Rise of the NIMBYs

- ❖ 90% built out
- ❖ Auto-centricity reinforced: new residents resist scheduled buses
- ❖ Residents oppose commercial services
- ❖ Rise of the NIMBYs: Melody Ranch residents oppose and help defeat two development proposals to the west

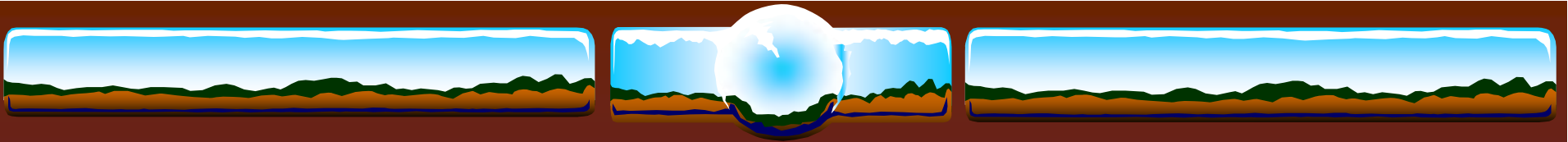




Teton County—Natural Resources Overlay

- ❖ Substantial acreage preserved for wildlife habitat, but no population data
- ❖ Best way to process? Expert analysis & procedural review vs. qualitative analysis by county experts
- ❖ Site specific analysis (landowner concerns) vs. landscape scale (neighbor concerns)
- ❖ Success at site / project level, but verdict not in on landscape scale





Teton County: Scenic Resources Overlay—Lots To Do About BERMS

- ❖ Successful at project/site and landscape level
- ❖ Good job at protecting skylines
- ❖ Difficulty in applying the foregrounding standards
- ❖ Significant time spent discussing berms



Teton County - New Projects Under SRO



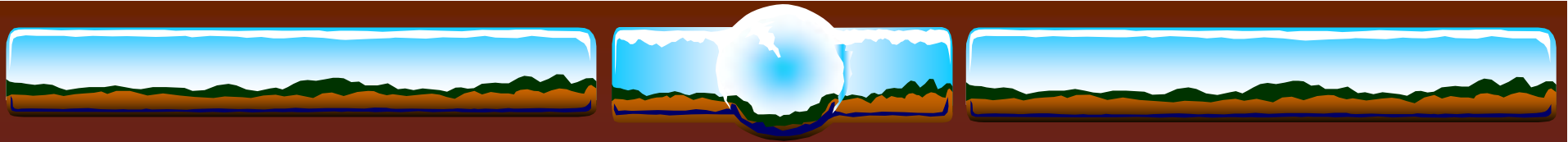
**Shooting Star
golf course and
cabins —berms
under
construction**



Teton County - New Projects Under NRO



South Park Loop Road, Three Creek
Ranch Golf Club with a private Cutthroat
fly-fishing sanctuary



Teton County Lessons Learned

- ❖ Lock in desired outcomes as early as possible-- political dynamics change as new residents settle in
- ❖ Need population data to evaluate success of wildlife protection regulations
- ❖ Landscape scale remains the most challenging
- ❖ Greater clarity on desired outcomes for foregrounding treatments (berm issue)



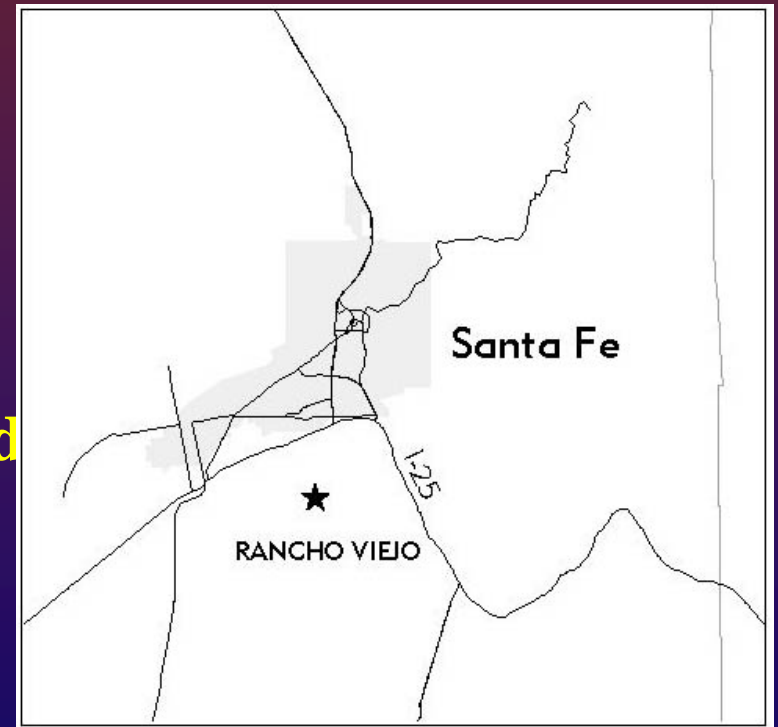
Santa Fe County, NM: Rancho Viejo

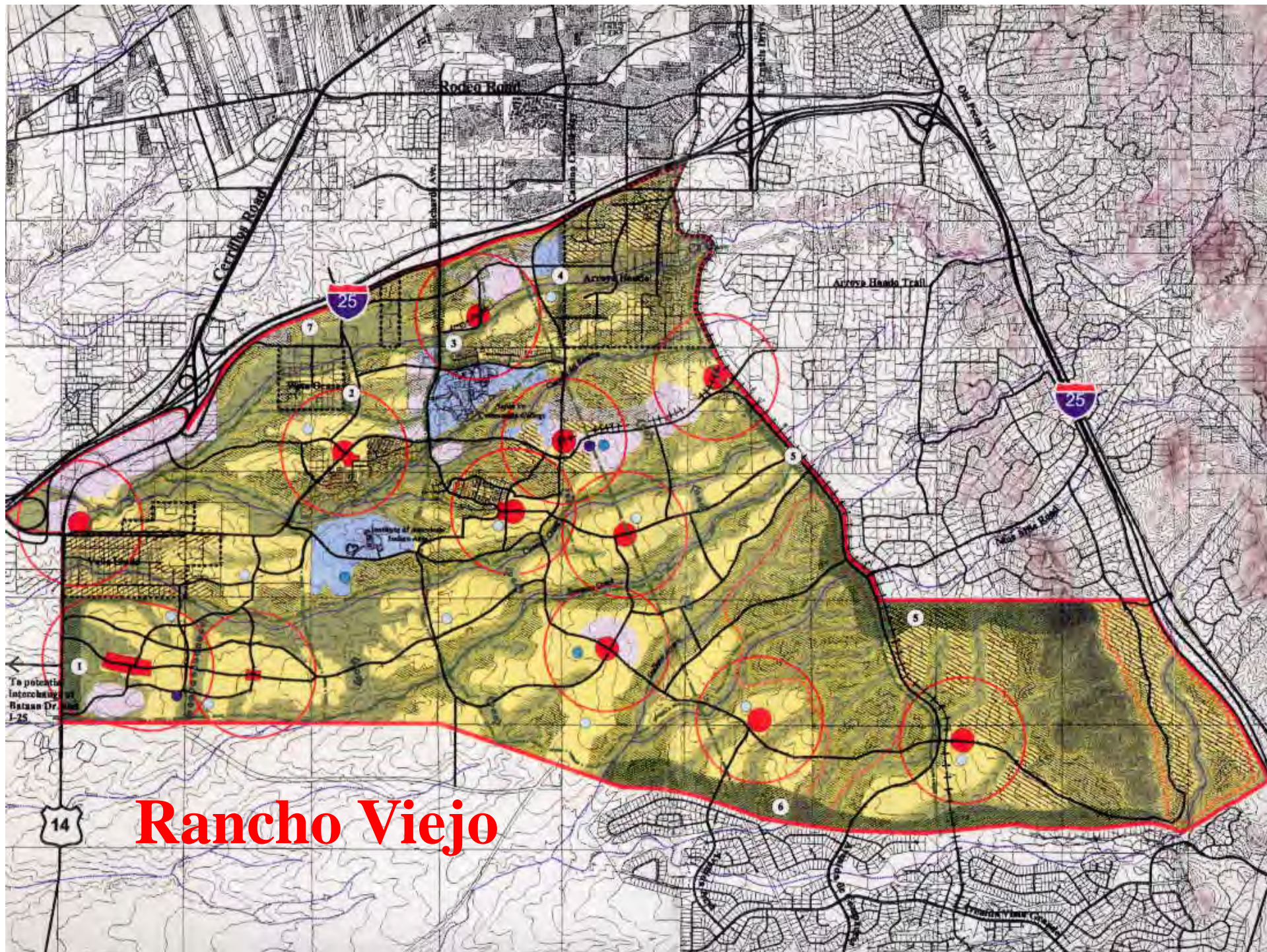
❖ The Place

- ❖ High desert--piñon and sage
- ❖ Economy: tourism, government, second homes

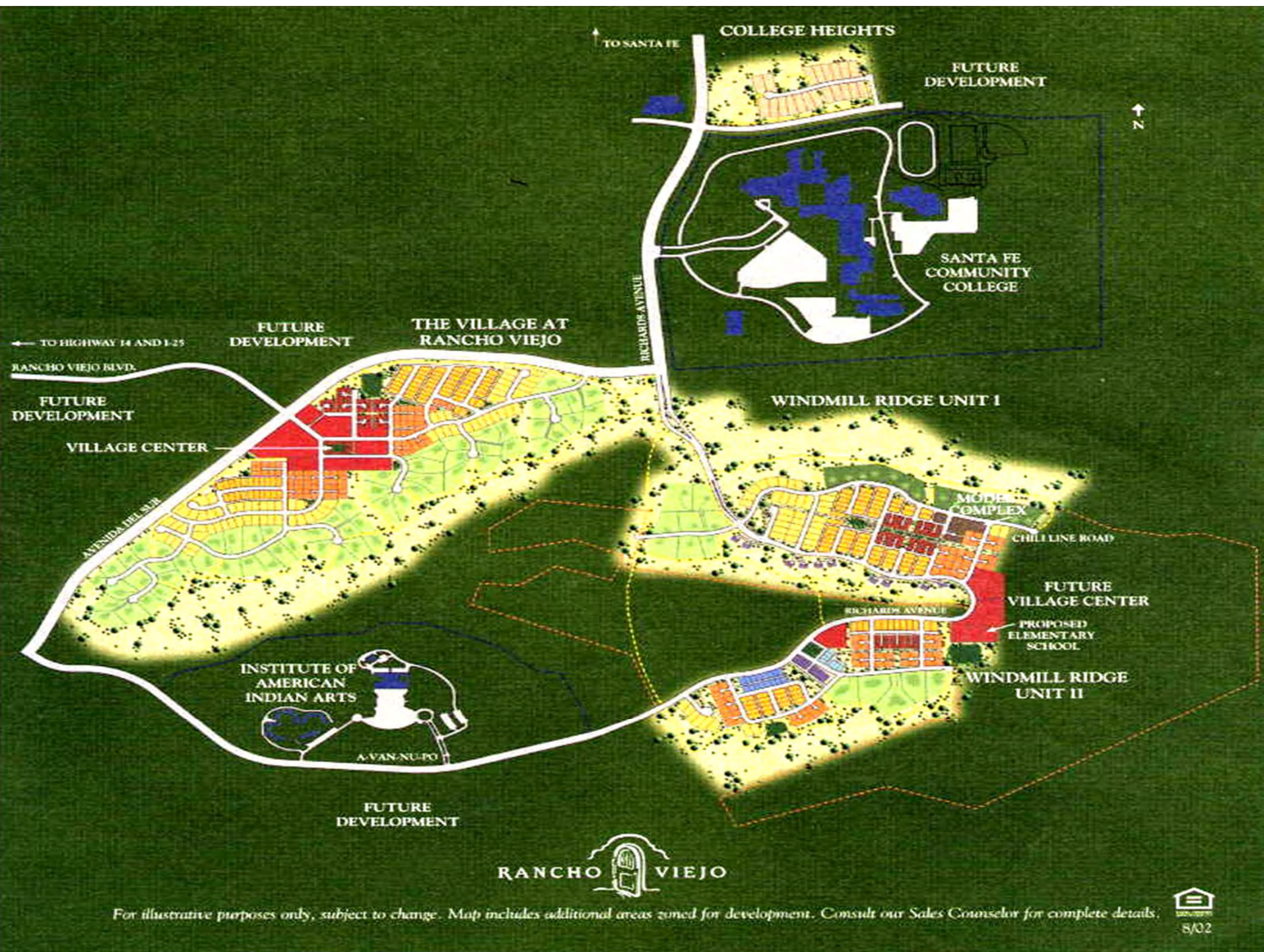
❖ New Ruralism:

- ❖ Alternative To Sprawl—Defined growth areas
- ❖ Mixed Use
- ❖ Open Space With Connections
- ❖ Traditional Design/Landscaping
- ❖ Transportation Options

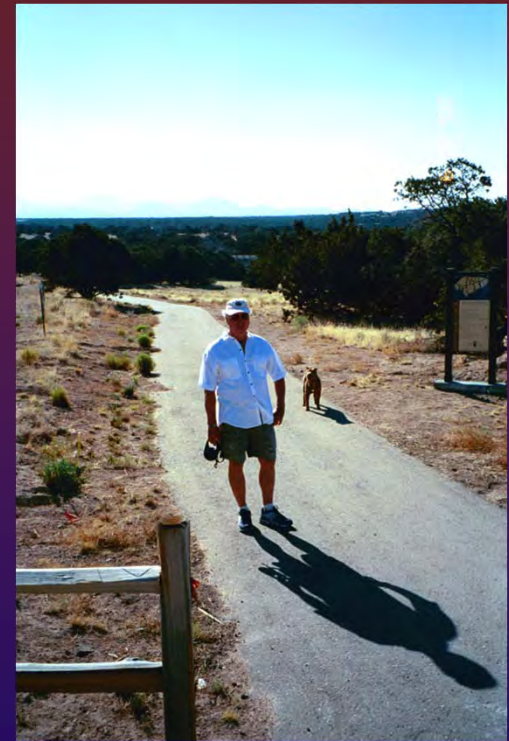




Rancho Viejo



Noteworthy Features



Measuring Success And Lessons Learned

- ❖ Popular residential area--
variety of housing prices and
types
- ❖ Attractive design and water-
conserving landscaping
- ❖ Mixed success with interior
mixed development
- ❖ Infrastructure breakdown--
traffic and water/sewage
- ❖ Most county growth in
Community College District





Measuring Success And Lessons Learned

- ❖ Successful open space and trails and inclusionary housing standards included in new code
- ❖ 2010/15 Sustainable GMP incorporates key elements of CCD: compact, amenities, mixed-use, housing mix
- ❖ Urban growth boundary and proposed code too inflexible—already growth in rural areas.
- ❖ ETC: TDRs and Tea Parties



Castle Rock, CO: Ridgeline Protection



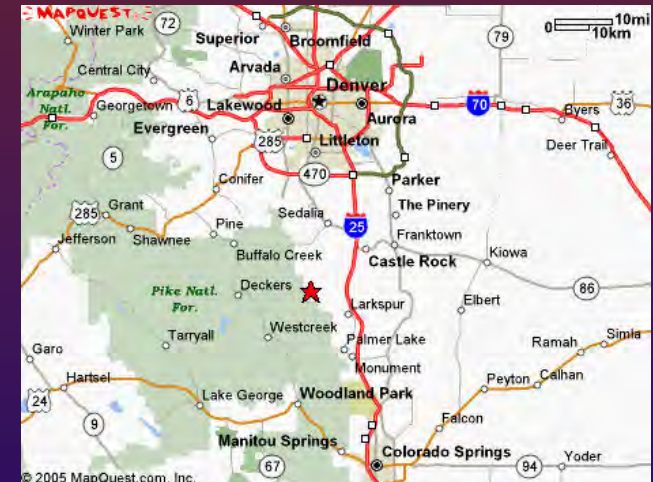
Castle Rock, Colorado

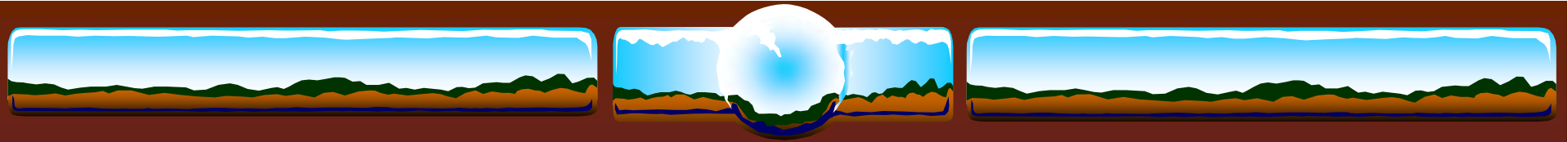
❖ Small town on edge of booming Denver metro area

-- Interstate access

-- Outlet mall

-- Attractive western landscape





Castle Rock, Colorado

- ❖ **Ridgeline/Skyline Protection**
 - ❖ Computer view simulations from 232 viewing platforms
 - ❖ 3 Skyline subareas defined
 - ❖ No-build areas, height limits, and controls on roof colors/materials
 - ❖ Tree planting requirements

Measuring Success/Lessons Learned

- ❖ View maps helped shape new development layout
- ❖ Key ridges protected as open space set asides or parks
- ❖ Tree planting critical-- also helped soften development that had vested rights
- ❖ Variance requests based on use of weather balloons helped fine tune administration



Measuring Success/Lessons Learned

- ❖ Regs needed adjusting for commercial areas, signage, etc.
- ❖ Some gaps between planning and building/zoning
- ❖ No guidebook for colors/materials
- ❖ Tree-planting requirement challenging on small lots





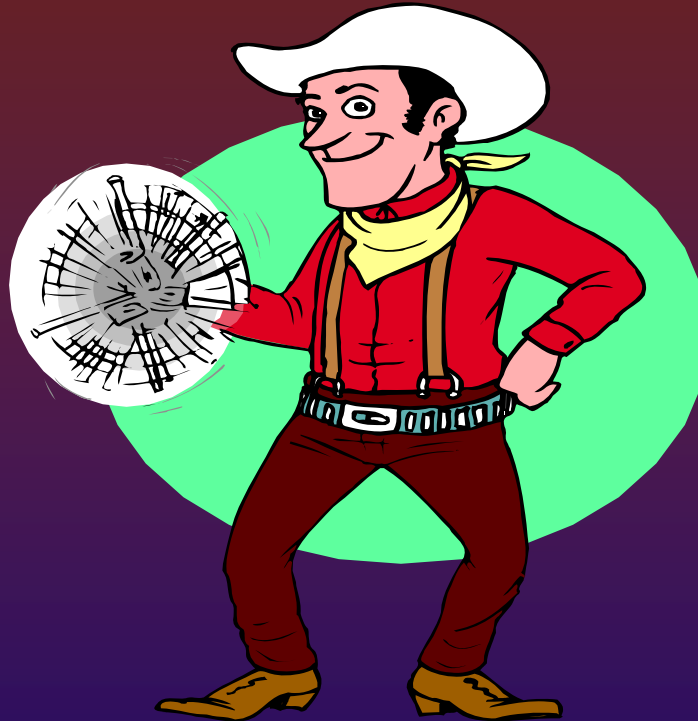
True West Implementation



To plan is heavenly...to
implement divine

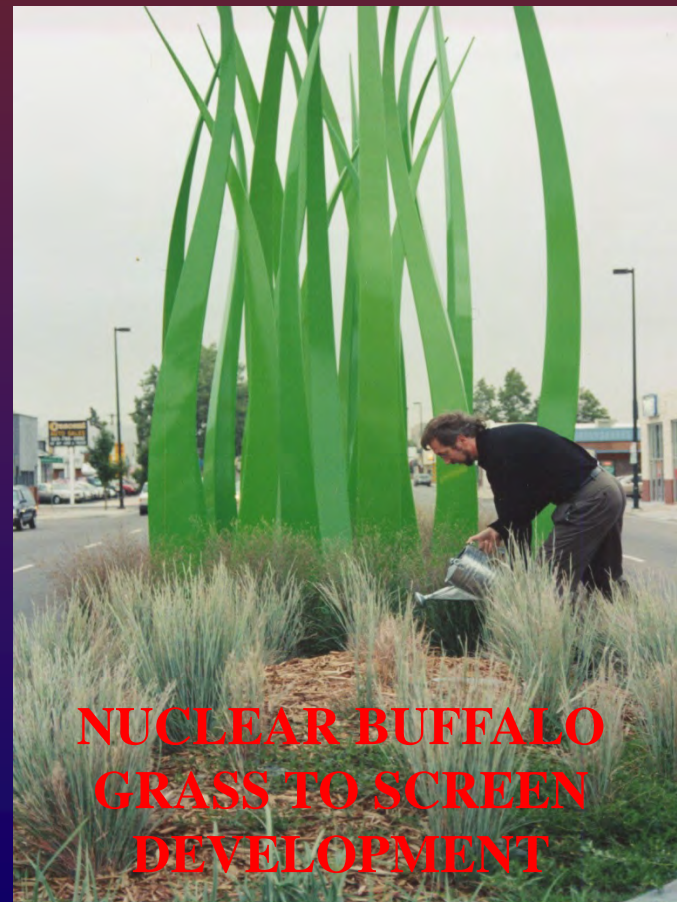
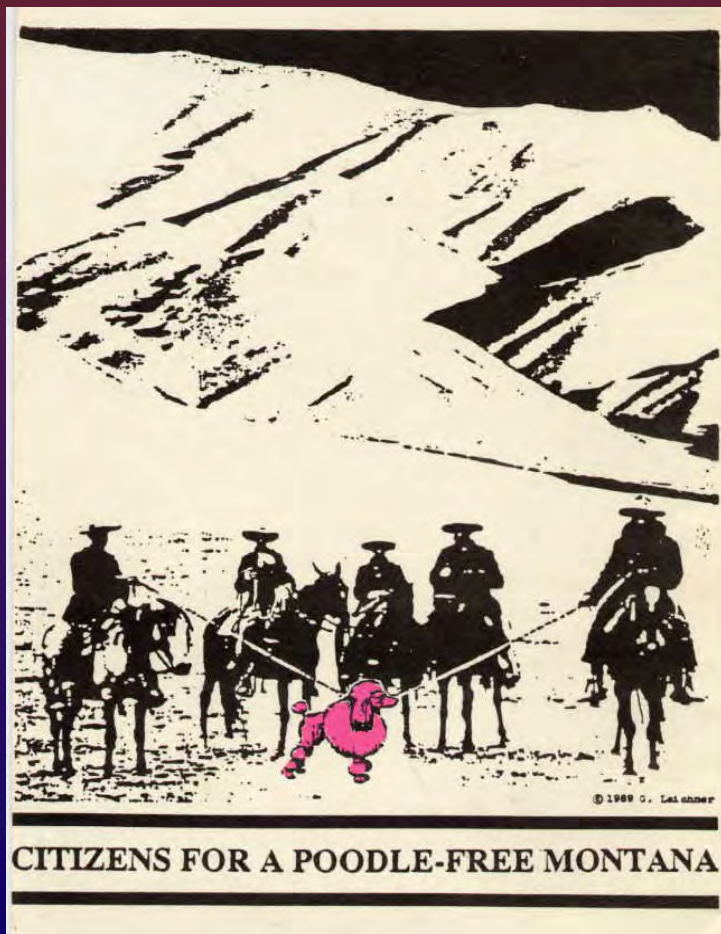


IMPLEMENTATION TOOL BOX



**“In the West, a six-shooter and a smile are
sometimes more persuasive than a smile alone.” -
-Teddy Roosevelt**

EXOTIC TOOLS YET TO BE TESTED



Key Questions

Where did the original homesteaders or Native Americans build?

What architectural features and site elements like fencing are distinctive?

What building materials were used?

How wide are the streets in the center of town and in old neighborhoods?

What role did public spaces and parks play in focusing community life?

What are the traditional building setbacks and heights?

How did these elements work together to form the character of your community?

For each question, identify the key elements that define the community's character.



**TRUE WEST:
TO BE
CONTINUED!!**