

PLANNING



CONFERENCE 2001

SPECIAL CONFERENCE ISSUE

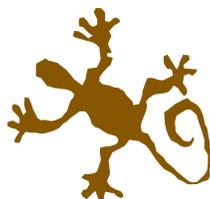
BUILDING A SENSE OF COMMUNITY IN SUBDIVISION DESIGN: “MORE DUCT TAPE — I THINK IT’S WORKING!”

*Charlie Deans, AICP and Irene Ogata, RLA
Principals, Planners Ink*

In the previous article on Sustainable Communities, seventeen elements were identified as potential “building blocks” to serve as a starting point for creating sustainable communities. That list is not inclusive of all possible elements involved in building a sense of community in new subdivisions. It doesn’t mean that a cohesive “sense of community” will emerge simply by incorporating these elements. Creating “community” is experiential; it is not easily measurable like BTUs, gallons per minute or vehicle miles traveled. Creating community with a sense of place is more art than science.

We all have a sense of what we think comprises a great community. It is neighborliness, walkability, clean air and water, adequate green/open spaces, diverse population and culture, thriving commercial businesses serving both neighborhood residents and the surrounding community, access to employment opportunities and a feeling of personal safety for all members of the community. We are continually experimenting in how to get there. Community building is a dynamic process, and will be continually evolving.

It is easy to identify the obstacles to what prevents creating great communities. One obstacle is the complexity of designing the subdivision. Attempting to incorporate sustainability elements



can be a daunting task, and in some cases involve conflicting issues and the need to make trade-offs. In addition to dealing with design issues, the planner/ developer is faced with the local jurisdiction’s subdivision standards...road widths, turning radii, sidewalk and curb design, line of site triangles, and fire and emergency service provisions. Too often a subdivision that was originally designed for the pedestrian is re-designed to accommodate solid waste or transportation needs. It’s been difficult to convince them that sustainable communities produce less waste and require less maintenance.

Another obstacle is the lack of acceptance of non-conventional approaches, by developers and financial institutions particularly for larger production homebuilders. Banking institutions are not high-risk takers and understandably are cautious in financing something different when there is no track record of buyer acceptance. On the other hand, there’s no track record because the average homebuyer hasn’t had other choices.

In overcoming these obstacles, a few developers have had successes and made incremental steps toward change. Progress is now measured on the small successes in new developments occurring in the last few years, by a handful of developers that

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CONFERENCE OVERVIEW

by Frank P. Behlau, AICP

The Arizona Planning Association's annual state conference provides many opportunities to learn what's new, what's tried and what's true in planning Arizona. This year is no exception, as the 2001 Annual Conference is designed to provide fresh **Perspectives on Planning** for Arizona's planners through the conference program's selection of sessions, speakers, panelists, mobile workshops and other activities.

AzPA membership now is over one thousand, making our Chapter one of the larger chapters in the nation. The Conference will bring together many of Arizona's private and public sector planning practitioners, planning commissioners, educators, land-use attorneys, design professionals, students, and other members of the state's planning community. Interest in the 2001 Annual Conference is running high and the Conference Co-chairs anticipate a good chunk of AzPA's membership to be in attendance.

New this year is a fully developed website devoted to Conference information with periodic updating (click on "Conference 2001" on the main menu at www.azplanning.org). Here you will find the informative Conference At-A-Glance; convenient website links to places and organizations of interest to Conference attendees; further information on the Pre-Conference Workshop; a comprehensive listing of Conference

sponsors, complete with hyperlinks to their own organization's websites (as available); information on joining as a Conference sponsor; and registration forms for when you've given away your own copy of the brochure.

Conference program issues range from pre-history to the 21st Century; from regulating to visioning; from the border with Mexico to the Navajo Reservation; from revitalizing downtowns to master-planning new communities. You will hear from and can share your perspectives with fellow planning professionals, participants and observers.

Fun is a part of the conference program as well. The nine-hole "Planners' Shoot-Out" Conference Golf Tournament is scheduled for Friday, September 14, starting at 8 A.M. (don't forget to register by Friday, September 7). That evening, the University of Arizona School of Planning, in association with the planning programs at Arizona State University and Northern Arizona University, will host a gala closing reception and celebration at the Sheraton El Conquistador Resort for Conference attendees, planning program alumni and guests. Other exciting events complementing the Conference and your visit are scheduled throughout the three days.

We look forward to seeing you next month!





NUTS AND BOLTS OF OPEN SPACE PLANNING AND ACQUISITION

Pre-Conference Professional Development Workshop
Arizona-Sonora Desert Museum
Wednesday, September 12, 2001, 9 a.m. – 3 p.m.

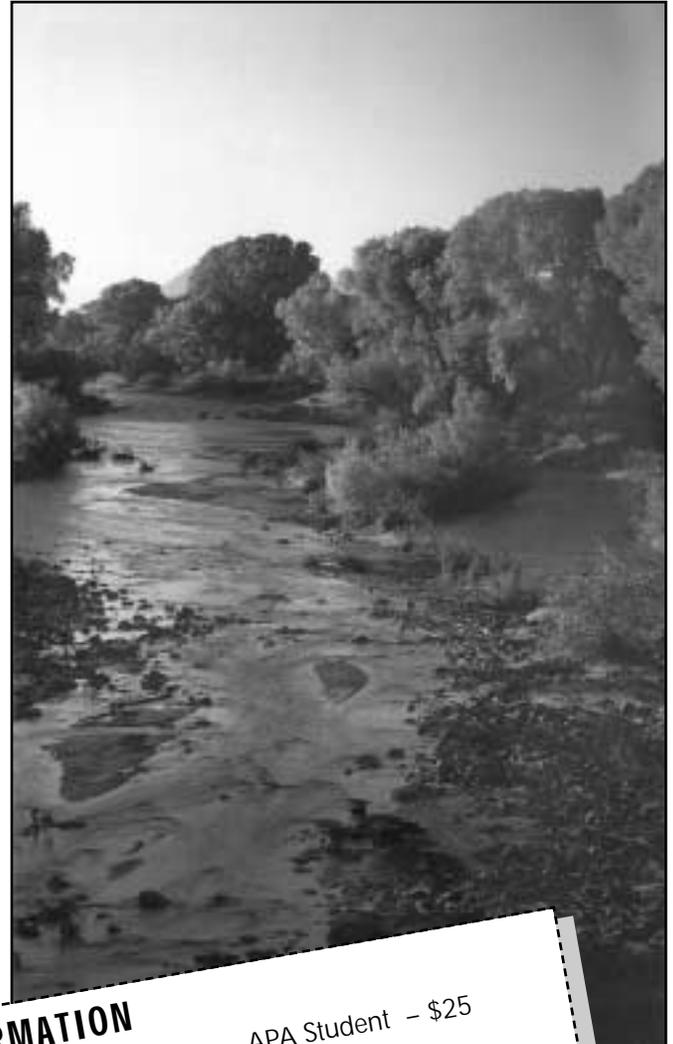
Open space planning and acquisition is one of the hottest topics in planning today. In fact, it is a national movement evidenced by hundreds of successful ballot initiatives across the country. In Arizona, Growing Smarter has recognized open space acquisition as a valid growth management tool. In addition, there is broad public support for retaining Arizona's unique characteristics through the preservation of some of the remaining environmentally sensitive lands.

The pre-conference workshop will be an all-day session, with the focus of the morning session being planning and the focus in the afternoon being acquisition. In the morning, Luther Propst of the Sonoran Institute will be joined by Bob Cafarella, City of Scottsdale, Jim Burke, City of Phoenix Parks and Recreation, and Rafael Payan, Pima County Parks and Recreation.

The afternoon session will feature Eric Love of the Trust for Public Land, Diana Freshwater, Arizona Open Land Trust, Laura Hubbard, The Nature Conservancy, and Bob Cafarella, again, from the City of Scottsdale.

The workshop will feature successful planning efforts as well as case studies in land acquisition.

The session will be at the beautiful Arizona-Sonora Desert Museum west of Tucson. Lunch will be served and is included in the registration fee. Annual planning conference attendees will be able to stay and wander around the museum prior to the start of the opening reception.



REGISTRATION INFORMATION

APA Members – \$65 Non-APA Members – \$75 APA Student – \$25

Name _____

Address _____

City/Town _____ State _____ Zip _____

Phone _____ Fax _____ E-mail _____

Member Non-APA Member APA Student

Please return Registration Form and Check payable to: Arizona Planning Association
10410 N. 31st Avenue, Suite 405
Phoenix, Arizona 85051





CONFERENCE OPENING RECEPTION



The Conference Opening Reception at the Arizona-Sonora Desert Museum kicks off the Conference at sunset on Wednesday, September 12, in spectacular fashion! You will have the opportunity to share in the company of friends and colleagues engaged in all aspects of planning in Arizona while enjoying the sights and sounds of the Desert Museum setting, a Sonoran cuisine appetizer buffet catered from on-site, live music entertainment, and your favorite beverages. We expect that we will be joined by invited guests such as session panelists, writers, politicians, design professionals and representatives of supporting businesses. Guest tickets are \$40 per person and may be reserved through the association office by Friday, September 7th.

Set in the midst of one of the Sonoran Desert's most beautiful and unspoiled areas, the Desert Museum is a world-renowned desert botanical garden, zoo and natural history museum, all in one place. The Opening Reception will be held outdoors, weather-permitting, in the natural setting of the Desert Garden. The Gallery and restaurant complex are available in the event of inclement weather.

You will be able complete your Conference registration at the Desert Museum beginning at 4 P.M., prior to the Opening Reception. Furthermore, the Desert Museum has graciously made available to Conference registrants the opportunity for "early bird" entry, also starting at 4 P.M., to the animal exhibits, gardens and other site features. Indoor exhibits and the gift shop will close at their normal time of 5 P.M.; however, the grounds will remain



open for your viewing until sunset. We anticipate that Desert Museum volunteers will be on-hand in the evening to answer questions and give live demonstrations, such as with tarantulas and other desert fauna.



The Desert Museum can be most conveniently reached from Interstate 10 by exiting west at Speedway. Take Speedway about four miles to where it becomes Gates Pass Road over the Tucson Mountains. Continue west until Gates Pass Road ends at Kinney Road. Turn right onto Kinney and the Desert Museum complex will be about 2.5 miles north, on the west side of the road. (Please note that motor homes and trailers are discouraged from taking Gates Pass Road. The alternative route is the Ina [west]/Wade/Picture Rocks/Sandario roadway loop from the north.)

Group transportation will be provided between the Sheraton El Conquistador Resort and the Desert Museum for those who prefer not to drive themselves. We anticipate that the shuttle vans will be available at the Resort starting at 5 P.M. until about 6 P.M. and will depart the Desert Museum between about 8:30 and 9:30 P.M. **Please note that these are tentative arrangements.** Final arrangements will be based on responses provided with the Conference Registration form. Please check "Conference 2001" on the main menu at www.azplanning.org or contact the association office after August 17 for updated information on shuttle service.





SOUTHERN ARIZONA

by Rebecca Ruopp

A TASTE OF TUCSON AND SURROUNDINGS

Coming to Southern Arizona may be a first for some of you, others may be frequent visitors, and some of us live year-round in this land of sunset and saguaros. But whether new, a transplant, or a native, it's always good to stop and consider your surroundings. They are, after all, the palette of planners, with their natural, built, and social hues.

Close your eyes and imagine living in a pit house, at the foot of the dark mountain (Chuk-son), and waking up every morning not to plan, but to farm the valley. Welcome to Tucson—in the first century A.D.

The Spaniards arrived in the 1500s and designated the village at the foot of the mountain, "San Agustin del Tucson." In the 1700s, they laid out the Presidio de San Agustin del Tucson, which is today the site of extensive archaeological investigation in conjunction with Tucson's major downtown development project, Rio Nuevo.

The Spanish flag flew over the village of Tucson until Mexico gained independence from Spain in 1821.

In 1854 Tucson became part of the United States and Anglos began to settle in Tucson. By the 1860s, Tucson had approximately 600 residents. When the Civil War broke out, Tucson spent a brief period under the Confederate flag, until a strong force from California took possession of Tucson for the Union.

Arizona received territorial status under President Lincoln in 1863, and in 1867 Tucson became the territorial capital, which lasted for a decade. By 1880, when the first train arrived in Tucson, the population had grown to 7,000. Urbanization was underway, and in 1881 the first telephone exchange was installed, followed by the first street lights in 1882.

In 1885, the Thirteenth Territorial Legislature appropriated \$25,000 to establish a university in Tucson, with the condition that the town provide 40 acres of land for the campus. An enterprising regent talked a pair of professional gamblers and a saloonkeeper into donating the land, and thus the University of Arizona was born. (*Question for planners: Does the source of the donation raise an ethical issue or do the ends justify the means?*)



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SOUTHERN ARIZONA, *Continued from page 5*

By the early 1900s electric streetcars were carrying passengers from downtown to the university. In the early 1930s, the streetcars were replaced with gas powered buses. Today, public transportation in Tucson continues to be provided by buses. The historic Old Pueblo Trolley, which operates in the 4th Avenue area on the weekends, is the only active "rail" in the city.

By the time Arizona became the 48th state in 1912, Tucson's population had increased to over 13,000. For the next thirty years, Tucson grew slowly, with the arid climate attracting people for their health. When Davis Monthan Air Force Base was designated as an Army Air Corps Base just prior to World War II, the city began to grow more rapidly. Servicemen and their families became permanent residents, and by 1960 the population had climbed to 55,000 within the city and over 118,000 in the metropolitan area. With increasing tourism, the relocation of high tech industries, and the migration of retirees to this Sunbelt area, Tucson's population continued to soar. Today it is one of the fastest growing cities in the United States (*and a real challenge for planners*).

THINGS TO DO AND PLACES TO GO

Tucson is a city of museums that can fill the gaps in the short history above. Among the museums is the Arizona-Sonora Desert Museum, which the *New York Times* and many others have referred to as one of the most distinctive living museums in the United States. (*This is one "museum" you will enjoy by moonlight at our Conference opening reception.*) Additionally, there is the Flandrau Planetarium, with its Star Theatre; the Center for Creative Photography, which houses the world's most extensive collection of twentieth-century photography; the historical museum at the Mission San Xavier del Bac (*a destination of one of the conference mobile workshops*); the De Grazia Gallery in the Sun; the Tucson Museum of Art; the Arizona Historical Society, which is the major historical facility of the Southwest and the state's oldest cultural institution; the Arizona State Museum, which was established in 1893 as a Territorial Museum "for the collection and preservation of the archaeological resources, specimens of the mineral wealth, and

the flora and fauna of the Territory;" the University of Arizona Museum of Art; the Pima Air Museum, housing the third largest collection of historic aircraft in the world; the Tucson Botanical Gardens, and so many others.

Tucson also has more than a half dozen historic districts listed in the *National Register of Historic Places*, many of which are in the downtown/university area and make good self-guided walking tours. These districts include a mix of architectural styles, including Sonoran, Territorial, and Victoriana. (*Some of these are included in a mobile workshop stop.*)

Tucson, lying in the desert and surrounded by mountains, offers a host of active and passive recreational opportunities. The Santa Catalina Mountains to the north will be the back drop for the Conference; the Santa Ritas to the south are the location of Mt. Wrightson, the highest nearby peak at 9,453 feet; the Rincon Mountains to the east include over 70 trails through 58,000 acres; and the Tucson Mountains to the west provide the background for many magnificent sunsets. There are many special places in the area that provide excellent examples of desert flora and fauna, including Saguaro National Monument East and West, Tohono Chul Park, Sabino Canyon, and the Tucson Mountain Park

Several communities lie within the larger Tucson metropolitan area. Northwest of Tucson is Oro Valley, the beautiful location of our Conference, and the gateway community to the Catalina State Park. Oro Valley, which was incorporated in 1974, has grown from 2.6 square miles to 31 square miles and has a population of approximately 30,000. Farther northwest of Tucson is Marana, a town of over 70 square miles and 14,000 people. Marana is the home of the Tucson Soaring Club that takes advantage of the thermals to allow brave souls to glide at 10,000 feet above the breathtaking landscape. Bordered by Tucson on all sides is the one-square-mile City of South Tucson. Continuing south of Tucson is the recently incorporated Town of Sahuarita, and the unincorporated community of Green Valley, which includes a large retiree population.

The Tohono O'Odham Nation covers a large area west of Tucson. The Kitt Peak Observatory, at an

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SOUTHERN ARIZONA, *Continued from page 6*

elevation of 6,785 feet, is located within the reservation, and to the south is Baboquivari Peak at 7,730 feet, which is considered a sacred place by the Tohono O'Odham Nation.

South toward Nogales is Madera Canyon, a haven for birdwatchers; Tubac, the site of an old presidio and today an artists' colony with the logo "Where art and history meet;" and the Tumacacori National Monument, which features the remains of a large adobe mission built in the early 1800's.

Northeast of Nogales is Patagonia in whose vicinity are some of Arizona's best cattle and horse lands. One of the many features of this area is the Nature Conservancy's Patagonia-Sonoita Creek Sanctuary, an over 300-acre wildlife preserve along the Sonoita Creek in which more than 275 species of birds have been sighted.

In the southeast corner of Arizona is a drive sometimes referred to as the "Cochise Trail," named after the Chiricahua Apache Chief. A few of the many sites along the way include Tombstone, originally the site of a rich silver mine called Lucky Cuss Mine; Sierra Vista, which evolved from a service center for Fort Huachuca, and is now the fastest growing community in Cochise County; Bisbee, a former mining town, now a nationally recognized artist community; and Douglas and its sister city in Mexico, Agua Prieta, which accommodated the expansion of the mining industry from Bisbee. Douglas is where Pancho Villa

rode his horse up the main staircase of the historic Gadsden Hotel at the turn of the last century.

North of Douglas are the **Chiricahua** Mountains and the Chiricahua National Monument, which has excellent examples of rock erosional features formed by volcanic rock, fractured by slow uplift and then eroded into unusual shapes.

Traveling due east of Tucson is Benson, another town that grew with the arrival of the railroad. Further east is Willcox, which began as a construction camp for the Southern Pacific Railroad and then became a supply and shipping location for local ranchers. The Willcox Playa, a giant lake bed that covers 50-60 square miles, is the winter home for up to 10,000 sandhill cranes and some ducks and geese. In the Benson and Willcox vicinity is the Amerind Foundation, founded in the late 1930s to increase the knowledge of American Indian cultures, and Kartchner Caverns State Park, which is the exciting destination of the Conference's final mobile workshop.

This is just a taste of the area. **If we have left out your favorite place, e-mail us and we will post it on our "Favorite Place" bulletin board at the Conference.** We will also have a bookseller at the Conference with a selection of titles that will provide you with more in-depth information about the area. And, all of us "locals" look forward to being unofficial travel planners and tour guides.

IN HONOR OF JAMES W. HAWKS

by Debra Stark

James W. Hawks, 79, of Sun City died July 4, 2001, in his home. Mr. Hawks was a lifetime member of the American Planning Association and American Institute of Certified Planners. He had a long productive career as a professional planner, most notably in the state of Minnesota.

Mr. Hawks is best known to the Arizona Planning Association for his position as a Maricopa County Planning Commissioner for eight years. During his tenure on the Commission, Maricopa County was

involved in several complex issues such as the development application for Anthem and the approval of the West Side Military Airport Land Use Plan (for Luke Air Force Base).

I was a staff member at Maricopa County while Mr. Hawks was a Commissioner. He was a valued friend. I think it is safe to say no one could argue with his knowledge and passion for the profession of planning. He was a valuable member of the Commission and will be missed by all of us who knew him.



CONFERENCE SPONSORSHIP OPPORTUNITIES

The 2001 Conference Planning Committee has made \$30,000 the fund-raising goal this year for reinvestment in AzPA programs and activities and for help in defraying Chapter costs associated with the conference. We ask you to rise to the challenge!

Sponsorship provides additional exposure to Arizona's planning community for companies, organizations and individuals engaged in planning or related professional activities. The Conference Sponsorship Program is structured to enable participation at all levels of preference and ability.

The general Conference Sponsorship Program offers seven levels of participation opportunities with commensurate AzPA promotions of your support. The traditional Exhibitor Sponsorship Program provides Gold and Silver levels for exhibiting project information at the Planners' Bazaar and during the Conference. Tabletop exhibits are available for public agencies and non-profit organizations to display new program information while also participating in sponsorship.

Another traditional and popular means of showing support is the Annual Conference Golf Tournament. This year's nine-hole "Planners' Shoot-Out" tournament provides the opportunity to get your name in front of players by donating logoed balls, caps, tees, water bottles, etc., or by helping stock the players' "goody bags." Sponsorship of the breakfast, team prizes and other related events are welcome as well!

Finally, the Planners' Bazaar will include a Silent Auction and Door Raffle. We are requesting the donation of a gift or service that can be added to the event. Contributors of auction items will be acknowledged by a placard placed with the item, while donations of raffle items will be noted on a poster displayed at the Planners' Bazaar.

All Conference Sponsorship Program and Exhibitor Sponsorship Program support will be acknowledged on the Conference website by name and logo (as available). Information and forms on sponsorship opportunities are available at either "Conference 2001" on the main menu at www.azplanning.org or through the association office. Please contact Colleen Stoetzel at 520.795.1000 to arrange for a donation to either the Silent Auction or the Door Raffle.

TUCSON'S TICET TO RIDE



Even if you don't make it to downtown Tucson during the 2001 Arizona Planning Association Annual Conference, you've got a TICET to ride. T.I.C.E.T. is Tucson Inner City Express Transit, a program of the City of Tucson Department of Transportation and ParkWise, the City's enterprise funded parking program to enhance accessibility to downtown destinations and employment centers. The City owns the shuttle vans, commissions artists to design bold works of art with the van as canvas, and a private transportation firm provides courteous operators under contract to the City. The rolling works of art follow three routes throughout the downtown area on 10 to 30 minute headways.



During the conference, ParkWise has made shuttles normally used for peak travel times available for several of the mobile workshops. If you don't get the chance to ride, make sure and take a look, the TICET shuttle vans have become a prized commission for area artists and are visible proof that imagination and vision can be combined with functionality.





SOUTHERN ARIZONA TRIVIA QUIZ

Enter the Southern Arizona Trivia Quiz by answering the following questions and dropping off this page or a photocopy at the Conference registration table. If you can't make the Conference—which we sincerely hope is not the case—you may enter the drawing by sending or faxing your answers to Southern Arizona Trivia Quiz, 10410 North 31st Avenue, Suite 405, Phoenix, AZ 85051 (FAX number 602-789-9126) for receipt no later than Monday, September 10, 2001. Entries with all correct answers will be included in a drawing to be held at the Conference on Friday, September 14th. Prizes will be surprises from Southern Arizona.

Nickname for Tucson?

What name were the Tohono O'odham formerly known by?

People who farms area of the Salt River and Gila valleys?

Border town whose name means "walnuts" in Spanish?

Mexican town whose name means "dark water"?

What cactus has a variety know as "jumping cactus"?

A predatory relative to the raccoon?

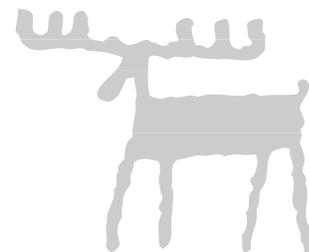
Desert or chaparral tree that means "little apple"?

Town east of Tombstone in which copper and turquoise were once mined?

State park that was the scene of the only Civil War battle in Arizona?

The National Monument that is a Father Kino mission south of Tubac?

National Park, east of Tucson, that has 50,000 acres of giant cactus?



Large swallow, seen in southern Arizona in the fall?

The location of an observatory operated by the University of Arizona?

Location near Tucson of the Smithsonian Observatory?

Popular mountain for skiers near Tucson?

Home of the endangered red squirrel near Tucson?

Valley that follows the river northwest and southeast of Benson?

County in which both Bisbee and Douglas are located?

Lake northeast of Nogales?

"Songs" in Spanish?

"Marketplace" in Spanish?

Rodeo event that involves a dogger and a hazer?

Commander at the Tubac Presidio (Juan Bautista de _____)?

Fort in Tucson that is a museum of frontier life?

Fort near Sierra Vista that is still an active military post?

Formal name for "A" Mountain in Tucson?

What Indian words is Tucson a contraction for and what do those words mean?



ORO VALLEY Growing in the Shadow of Pusch Ridge

by Bryant Nodine, AICP

Welcome to the Town of Oro Valley, the site of this year's state APA conference. Oro Valley is formed by the confluence of Big Wash and the Cañada del Oro Wash six miles north of the Tucson city limits. It sits at an elevation of 2,600 feet, covers over 31 square miles and has a current population of nearly 30,000.

In 1974 a small group of citizens living around a country club incorporated to avoid annexation by the City of Tucson. By 1990, with beginnings of the age-restricted, Del Webb Sun City development, there were 7,000 persons in the town. Then, in the mid-1990s, Oro Valley boomed. It had the highest growth rate of any community in the state and one of the fastest growth rates in the nation. Now, the town is maturing: Growth is leveling off, the population is getting younger as family housing is added to age-restricted housing, and commercial development is following in the heels of the roof tops. In 1997, the town permitted less than 10,000 square feet of commercial development (that was a record high); by this June another 1.5 million had been permitted including a 400,000 square foot Ritz resort. Another 1.5 million square feet of commercial development is in the review process. The largest current commercial development proposal involves restoring over 60 acres of agricultural land back to a riparian mesquite bosque.

This approach to development typifies the expectations of the town. Its motto is "A Community of Excellence," and its citizens expect high-quality, environmentally sensitive development. In fact, the environment, below the rocky crags of Pusch Ridge, is the reason many of them moved to the town.

Early visitors came for the water at George Pusch's steam-driven well site. Now many visitors come for golf in one of the four 18-hole golf courses (call the El Conquistador CC or the Golf Club at Vistoso for reservations). Others go hiking and mountain biking in Catalina State Park. A series of hiking trails start at the end of the state park road and follow Romero Creek—if it rains, look for the swimming holes below the large green rock. The 50-year trail is one of the best in the area for mountain biking, especially Deer Camp loop and the "chutes" at the northern end.

Road biking is good almost everywhere but especially from the conference site north on Oracle Road

to the Rancho Vistoso Boulevard loop. The town recently started an aggressive program of bicycle and pedestrian facility development. The 2.5-mile Lambert Lane multi-use path is a good example of this. The town is expanding other recreational opportunities. In the last few years, Oro Valley added three park sites. One of them, CDO Riverfront Park, has been developed and another was expanded to become a part of the 213-acre Naranja Town Site. That site is now being master planned for a variety of uses, which may include parks, a cultural center, and municipal buildings.

So enjoy the conference AND take some time to enjoy the area. To find out more check out the Oro Valley web site at <http://www.ci.oro-valley.az.us/default.asp>. Maps are available at <http://198.182.65.100/mwfs/orovalley.mwf>.



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BUILDING A SENSE OF COMMUNITY, *Continued from page 1*

have been willing to risk building something different and have enjoyed market success.

Some lessons identifying the “building blocks” of great communities are in the design approaches of “intentional communities.” These include developments such as retirement communities, and more recently, co-housing projects. These communities have been developed for the purpose of achieving a particular “sense of place.”

Design concepts in retirement communities involve creating opportunities for social interactions. This may include pathway networks, recreation centers with extensive activities and public spaces, and a sense of security through design. The social-economic design includes age restrictions and, to an implied degree, income restrictions. A shortcoming of these communities, usually developed by large production builders involving conventional financing, is that the housing design leads to garage door dominance of the streetscape and homogeneity of the homes.

Co-housing developments are formed by a group of individuals with a common lifestyle vision. This vision includes respect for social-cultural diversity, environmental surroundings, and a strong sense of responsibility to community. They basically become their own developer in order to create a community within the parameters of co-housing principles. These design principles involve strong pedestrian-orientation where the auto is secondary, clustered/attached single family residences, a common house with kitchen and meeting rooms, and pathways designed for social interactions and safe-viewing from the homes. These physical design decisions are born from an organizational structure based on a diverse consensus-oriented membership. The ideal co-housing community size ranges from 28 to 38 residences.

Lessons on good community design can also be found in neighborhoods built prior to the post-war housing and automobile boom. These jewels currently exist in all our communities. They tend to be the older neighborhoods still vibrant and in demand in the housing real estate market. Front porches,

tree-lined sidewalks, alleys, homes built to the street, building diversity in styles and sizes, small parks integrated into the neighborhood, all contribute to creating character and community.

So how can some of these lessons and principles be integrated into new subdivisions designed with the right “intentions”? As planners, we have begun to celebrate and recognize successes, and continue to challenge ourselves toward defining what constitutes a diverse and regionally-appropriate “sense of place” for our communities.

One example is Village Homes in Davis, CA, a pioneering community that took the auto out of the picture, created community open space and garden areas, used pathways instead of streets, and natural drainages and ponds instead of channels. It stands as the enduring village concept that still maintains a waiting list of buyers.



Thumbnails of more recent built examples, all located in Tucson, include:

Los Posadas, a Hope VI HUD housing redevelopment project in an older neglected neighborhood. Architectural design incorporates a variety of housing styles in a traditional neighborhood plan. Design elements include pedestrian pathways linking residential blocks, pedestrian-oriented streetscape, narrower streets, front yards with porches, and also redevelopment of a community center, elementary school and city park. All of these design elements create opportunities for a ‘sense of place,’ and to provide for better social services and economic opportunities for the residents.



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BUILDING A SENSE OF COMMUNITY, *Continued from page 11*



Armory Park del Sol

Armory Park del Sol illustrates an interspersed variety of lot widths and housing types, with front porches facing onto a 40' landscaped pathway, auto access to the rear, and strong connectivity of the streets and pathways to the surrounding historic

neighborhood. Each home is solar-powered and is ADA accessible. The development also integrates affordable homes within the neighborhood.

Adobes del Bosque represents a neighborhood that reduces the "garage-scape" by using sideyard garages, places the home up to the street, eliminates vertical curbs, narrows the street widths, blends the sidewalk and street to create a "shared street" concept providing greater walkability, and uses natural-colored materials for a "rural" ambience. This project also incorporates water harvesting and ponding techniques that have regenerated a mesquite bosque that was in severe decline due to water stress. It is an example of how new devel-



opment can restore a natural environment.

Sonoran Co-housing shows what a group of motivated individuals with a strong sense of community and commitment can accomplish. Interior pathways, parking on the perimeter, water harvesting and a

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BUILDING A SENSE OF COMMUNITY, *Continued from page 12*

large common house create a sense of place and community that each resident had a hand (literally!) in developing.

Civano is a sustainable-oriented development that is supported by testimony from its residents on its strong sense of community; the best sign of success. There are diverse home designs, with front porches and rear garages, close to the street, extensive native landscaping, and a neighborhood center as the focus. The significance of Civano is that as a large master-planned community of production homes, it offers a viable alternative to the conventional auto-oriented subdivisions that have prevailed since



the 1960s.

There are other examples of developments that provide "building blocks" of community. The "compound" designs of communities in New Mexico, such as the Garcia neighborhood

in Santa Fe, offer community-creating elements that can be incorporated into new subdivisions. Another co-housing development in Tucson, Milagro, in the ground-breaking stage, also incorporates the principles of co-housing communities, with a strong orientation toward sustainability and regenerative development.



As planners designing future communities, we can only provide the opportunities to create great communities. Communities become great because of their residents, the people, how they live, work, play and nurture the environment. Communities are taking a holistic approach to planning, recognizing the interdimensional aspects of community planning (i.e., social, physical and economic impacts). We can continually educate ourselves by recognizing these success stories that, in their own way, respond to their natural and cultural "place" to create a sense of community for their residents. They can serve as examples of subdivisions that utilize an "intentional community" approach to their planning and provide seeds for invoking change. And, most importantly at this time, they have enjoyed buyer acceptance in the marketplace.

"If you build castles in the air, your work need not be lost; that is where they should be built. Now put the foundations under them."

—Henry David Thoreau

