

WILDHORSE RANCH Vision Statement

The vision for the Wildhorse Ranch community is to create a neighborhood to meet the existing needs of the community for attainable housing that is both sensitive to the natural environment while sustainable in its long term impacts. The homes will be designed to push the envelope of energy efficiency and the use of sustainable materials. The community is designed to be in proportion to the pedestrian, both in the size and massing of the buildings as well as encouraging walking and interaction between residents.

We will create a community of 191 homes, with a mix of apartments, townhomes and single-family homes on the 25.8 acre property. Nearly one-half of the property will be preserved in some form of public open space designed to create an open feel while concentrating the developed elements in a compact form in the easternmost portion of the site.

The envisioned infill project will:

- Help meet the housing needs of the City in a manner that will improve the parcel's compatibility with its neighbors, i.e. by reducing the dust, noise and flies inherent with an operational horse ranch;
- Provide lots and homes sized to help meet the City's need for attainable housing for its workforce;
- Implement energy saving design features into the home and community design to maximize solar orientation and water conservation and treatment;
- Incorporate sustainable design features into the design of the homes and the site plan. Use of renewable materials, cutting edge energy efficient design and reducing the amount of impervious surfaces will be used in both the home construction as well as the site infrastructure;
- A community design that incorporates an ornamental orchard open space element that serves as both a transitional zone between the existing neighborhood and a reminder of the agricultural history of the region. Walking and biking trails will encourage residents and visitors to utilize this area for access to the citywide bike trail network for both recreational and commute purposes;
- Be laid out in a manner that will minimize the impact of the new homes on the existing neighborhood, while creating opportunities for interaction between the two;
- Blend the land uses within the community to create a seamless community design, not segregated by income levels or housing type, to create greater neighbor interaction and community building opportunities;
- Include a linear greenbelt connecting the existing neighborhood to the greenbelt and bike under crossing located to the east of the property; and,
- Add 78 affordable and middle income homes to the city's inventory.

The Wildhorse Ranch community is sensitive to the existing neighborhood while providing a compact residential design that will provide housing to meet local demands and needs while raising the bar for energy efficient sustainable neighborhood design.