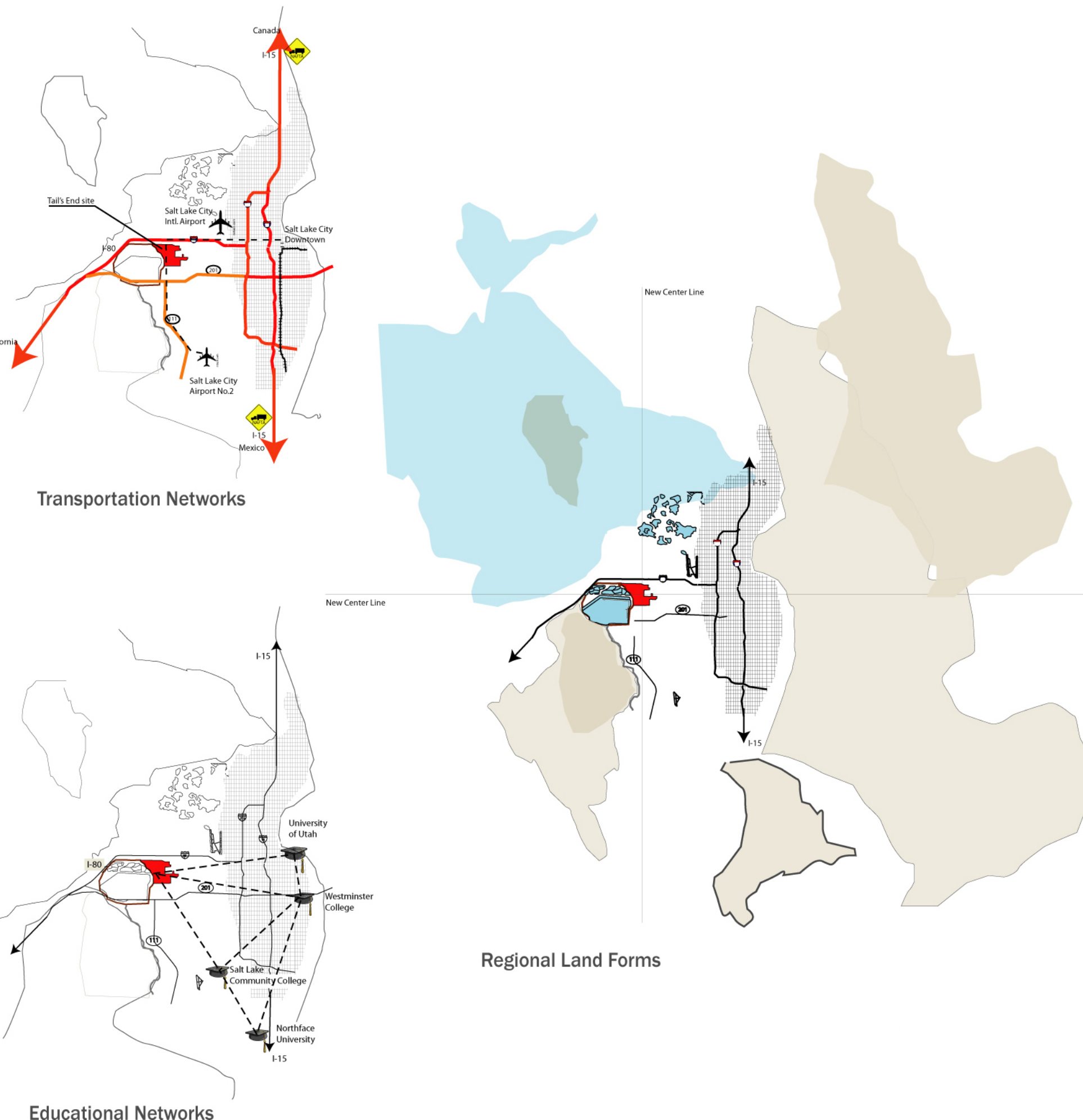


In Form

Centuries of travel and flow embed landscapes with inherent cultural and ecological identities. Greenfield developments present a unique opportunity to reclaim these lost histories.

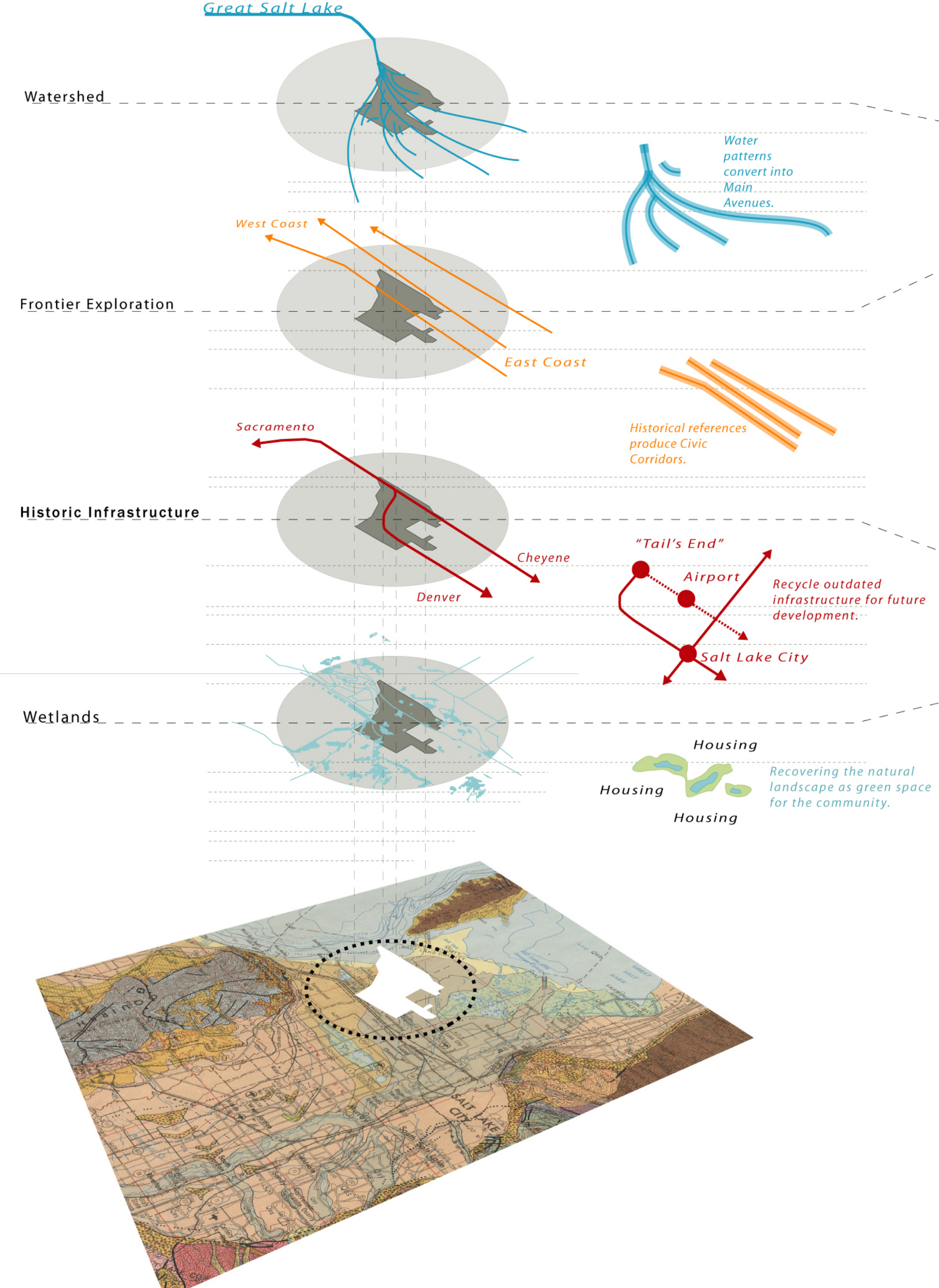
Watercourses, rail-lines, frontier tracks, collecting ponds: the apparent emptiness of the Northwest Planning Area actually offers rich traces of a vital cultural and ecological past upon which to found future development. Existing land use, conservation patterns and historical movements provide the beginnings of "Tail's End", and these specific site conditions play a crucial role in our development strategy. To establish a sense of community, we propose structuring future growth according to inherent site logics. "Tail's End" provides a unique opportunity for scaleable and feasible greenfield development.



Regional Analysis : Recentering "Tail's End"

Groundwork

The adaptable "Tail's End" community growth plan makes use of historic ecological and cultural orders to organize a sustainable development that operates at the regional and local scales. Pre-existing water patterns guide the main avenue structures that feed into mixed-use neighborhoods, shaping community open spaces while funneling storm water into reclaimed wetland imprints. Embedded cultural identities established along known historic routes of frontier exploration guide planned cultural and civic corridors. Abandoned infrastructures recycled as transport connectors posit "Tail's End" within the global context. Overlapped, these logics form the structural and programmatic guides for this greenfield development.



Attract

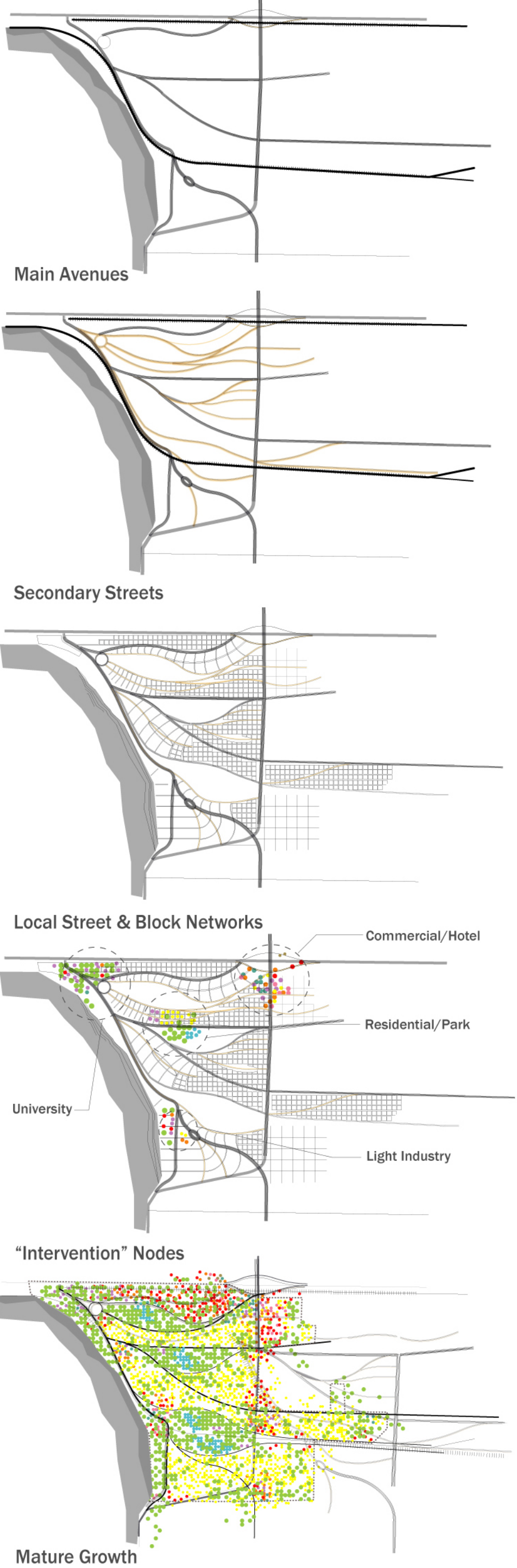
In this phase, site logics point to programmatic "intervention" nodes that will serve as catalysts for future development in the area. Our phased development plan anticipates long-term growth strategies enhanced by open space corridors and services attracting populations of varying ages, interests and incomes. Inserted residential and commercial densities require extensive infrastructural and programmatic systems. Greenways connect these networks and anchor the "Tail's End" community around a chain of collecting ponds—visual imprints of the sustainable site strategy. Within 25 years, "Tail's End" will grow to a robust community, embracing anticipated growth in the Greater Wasatch area.



Adapt

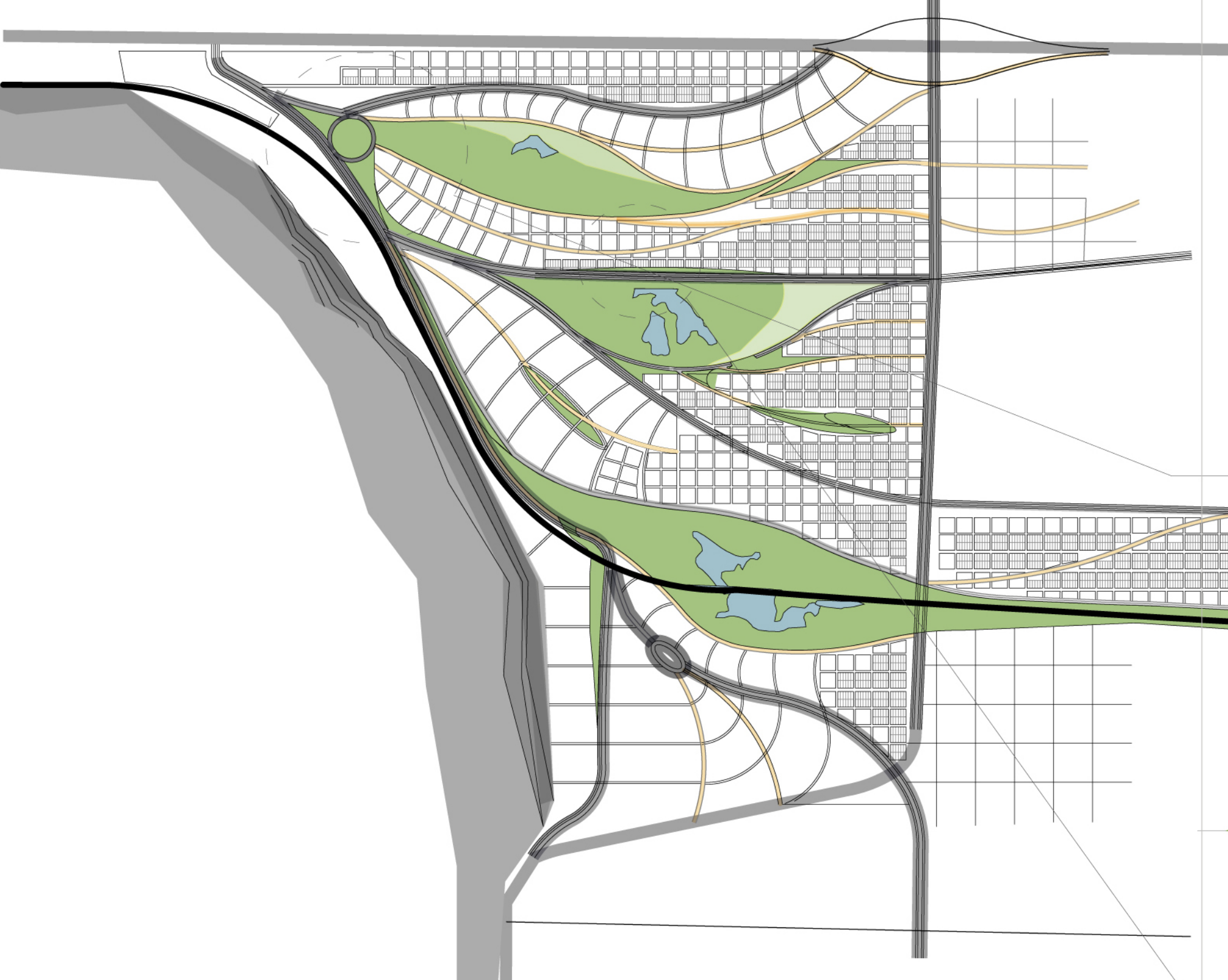
Site interventions initiate the process of community growth and programmatic development. Embedded site logics point to four initial intervention nodes. Each node connects to extensive transportation networks, encouraging connections through regional trails and rail systems. Commercial and educational programs concentrate along active transportation nodes. Residential programs center around both corridors of open space and places of diverse use and mixed densities.

Process Diagrams



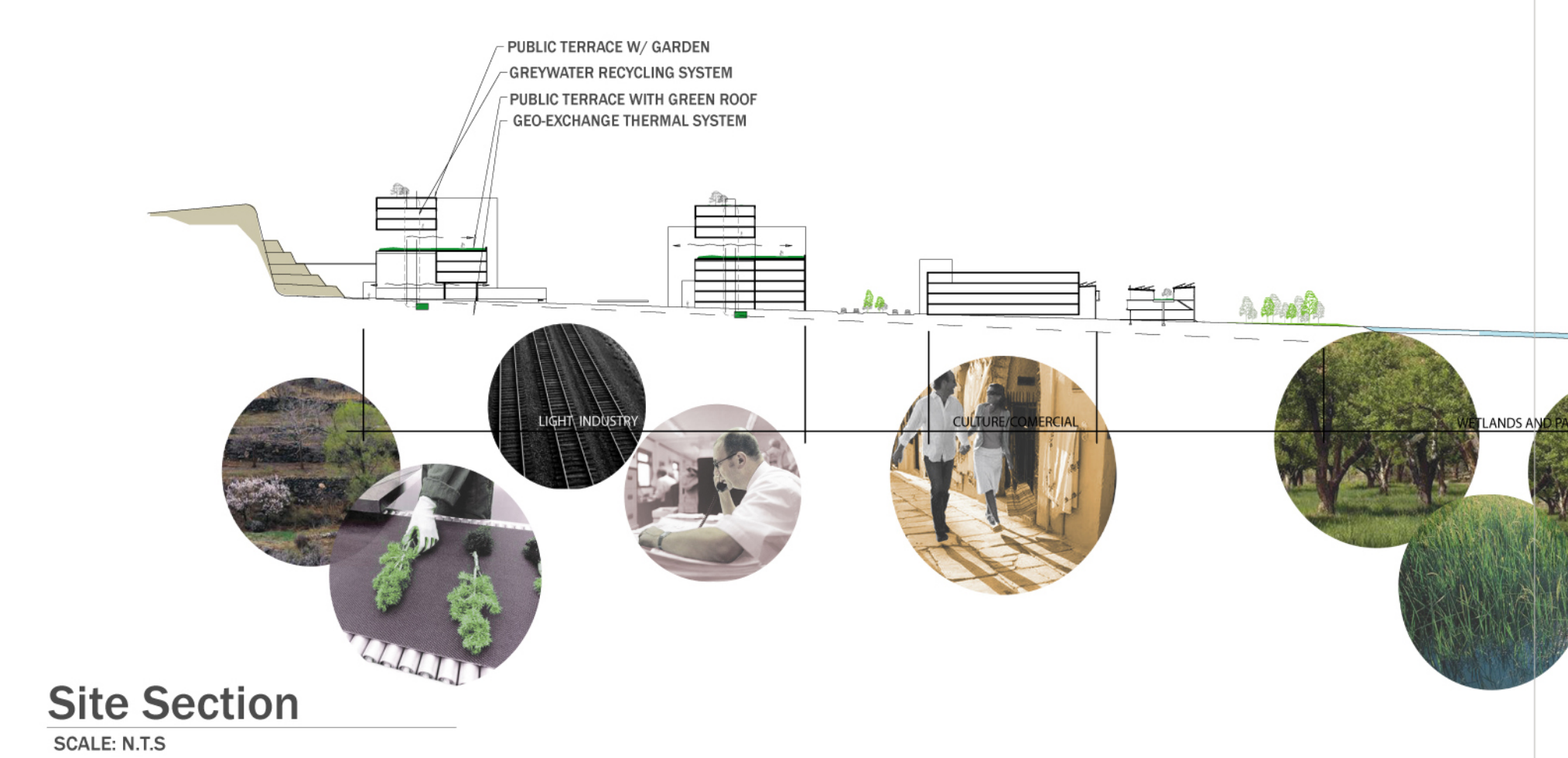
Master Plan

SCALE: N.T.S.



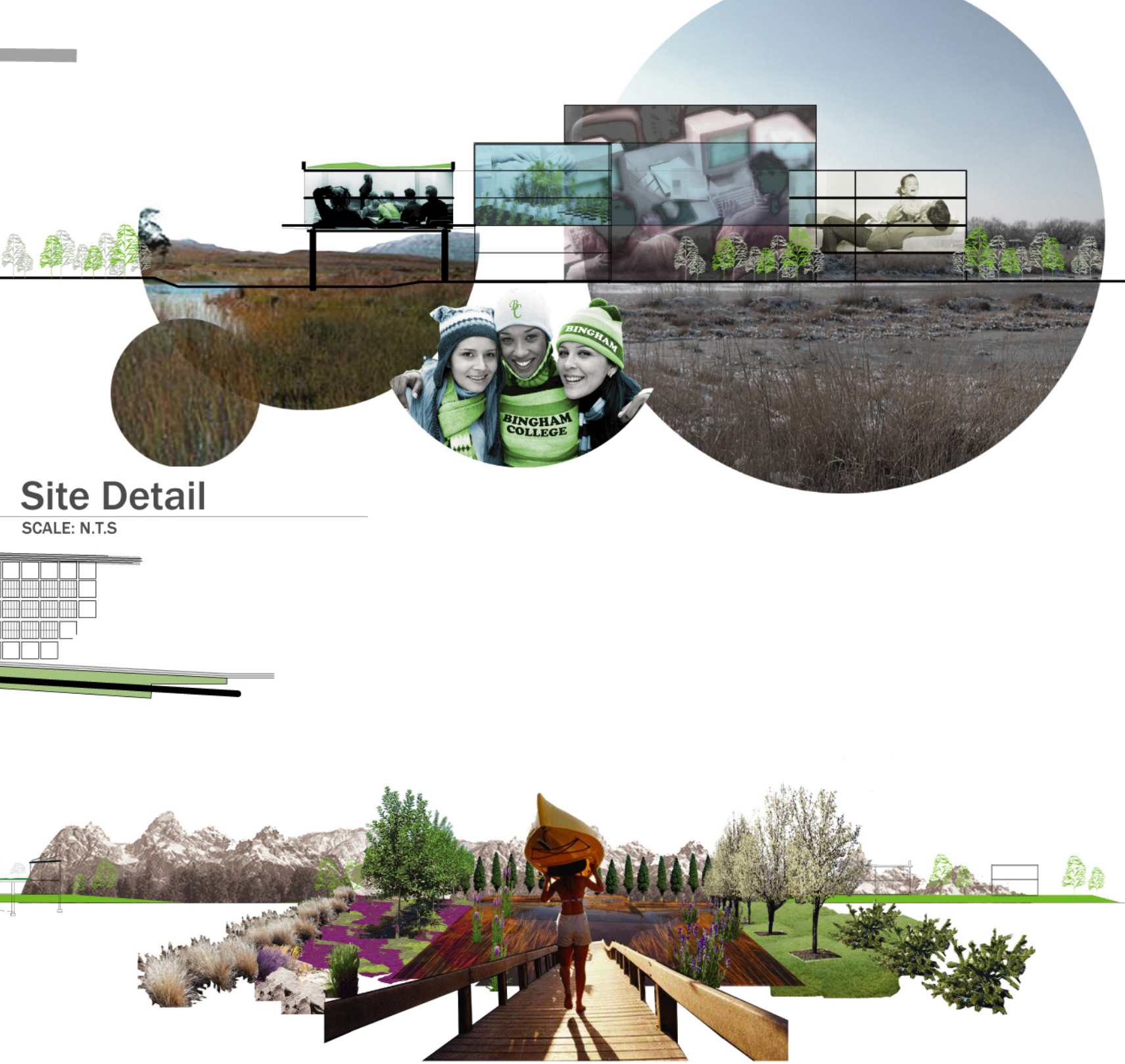
Site Section

SCALE: N.T.S.



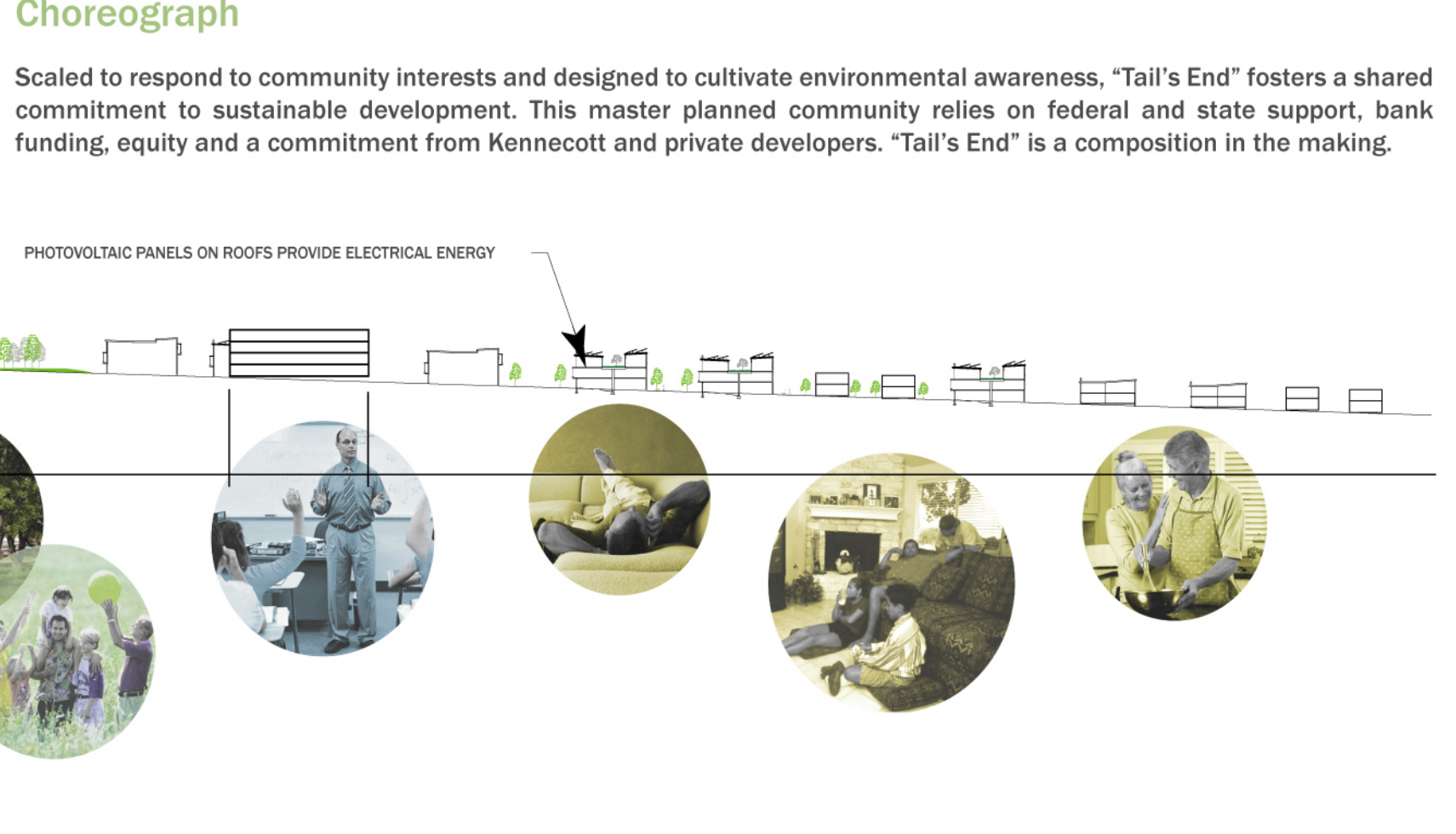
Site Detail

SCALE: N.T.S.

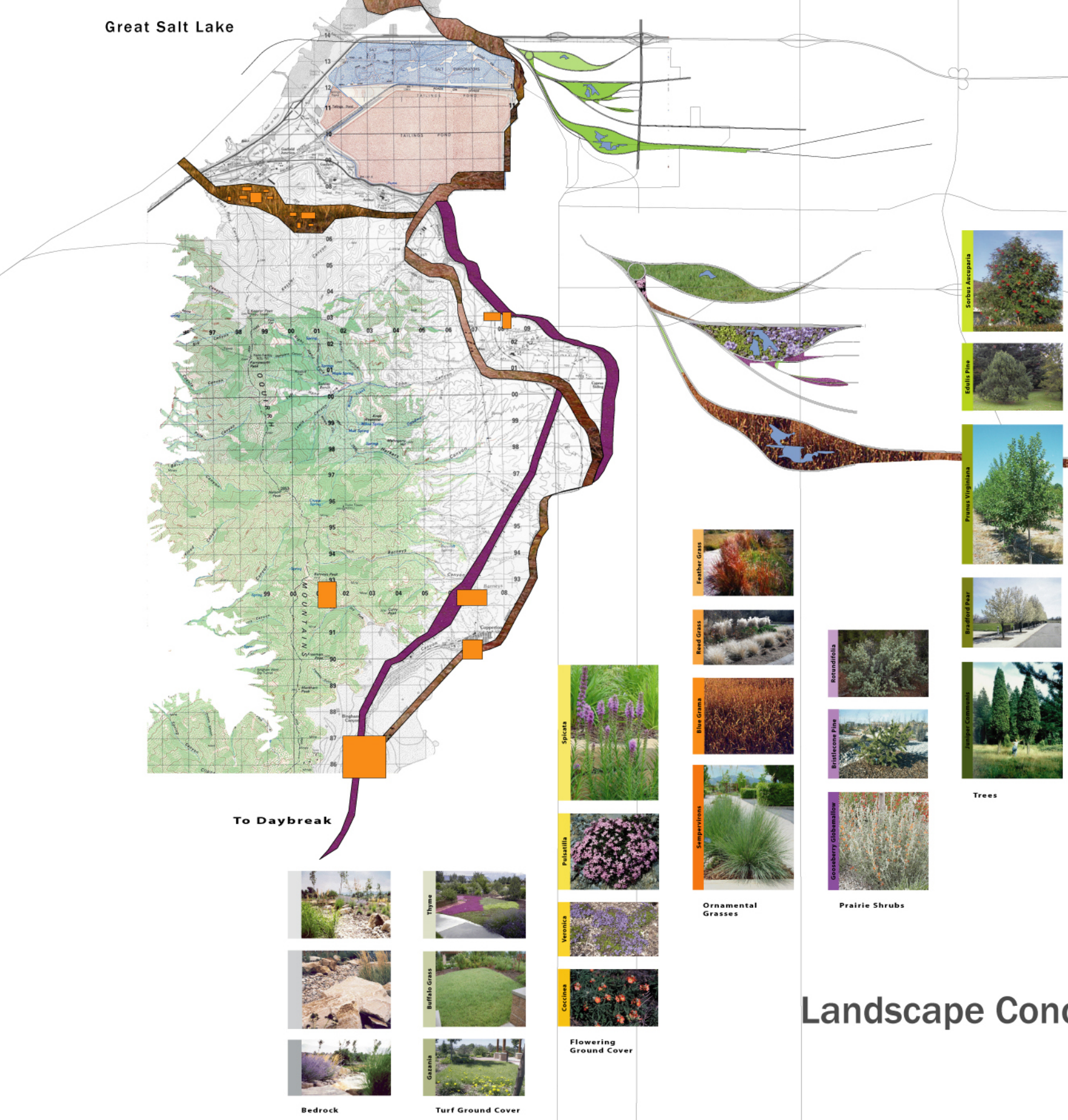


Site Detail

SCALE: N.T.S.



Landscaping Concepts



Marketing Analysis

