

THE SUSTAINABLE JOURNEY OF BEAUTY

2013 New Partners for Smart Growth



Aneva Yazzie

ajyazzie@hooghan.org

Vernon D. Swaback, FAIA, FAICP

vswaback@swabackpartners.com



Kim Kanuho

kkanuho@swabackpartners.com

NAVAJO HOUSING AUTHORITY



SWABACK PARTNERS

Architects + Planners



“HOUSING OUR NATION BY
GROWING SUSTAINABLE
COMMUNITIES.”

Vision Statement of the Navajo Housing Authority

A JOURNEY OF BEAUTY

THE SUSTAINABLE JOURNEY OF BEAUTY

A **PLANNING MANUAL** for developing
new housing and community initiatives
on the Navajo Nation

Prepared for:
Navajo Housing Authority

FRANK LLOYD WRIGHT'S
SUSTAINABLE INSIGHTS
AND LOVE OF THE
LAND



















➤ Large scale

➤ Citizen Centered

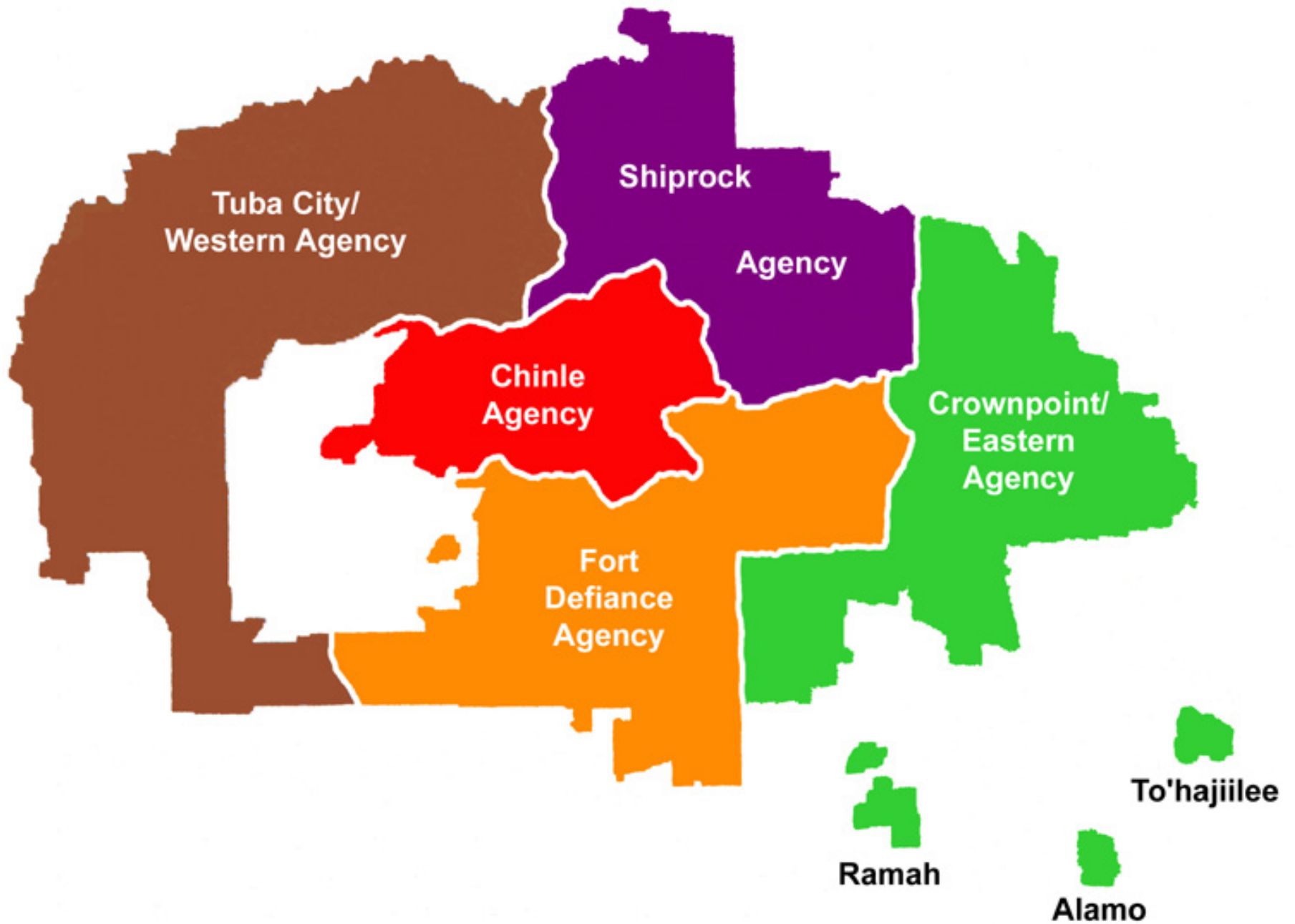
➤ Comprehensive and
Long term

☐ 19 Million Acres

☐ 32,000 or more

Houses

☐ Community Facilities



➤ Coordinating

➤ Listening

➤ Testing Alternatives

➤ Engaging Others

- Planning
- Conceptualizing at all scales
- Architecture

SHIPROCK





WESTERN



CHINLE

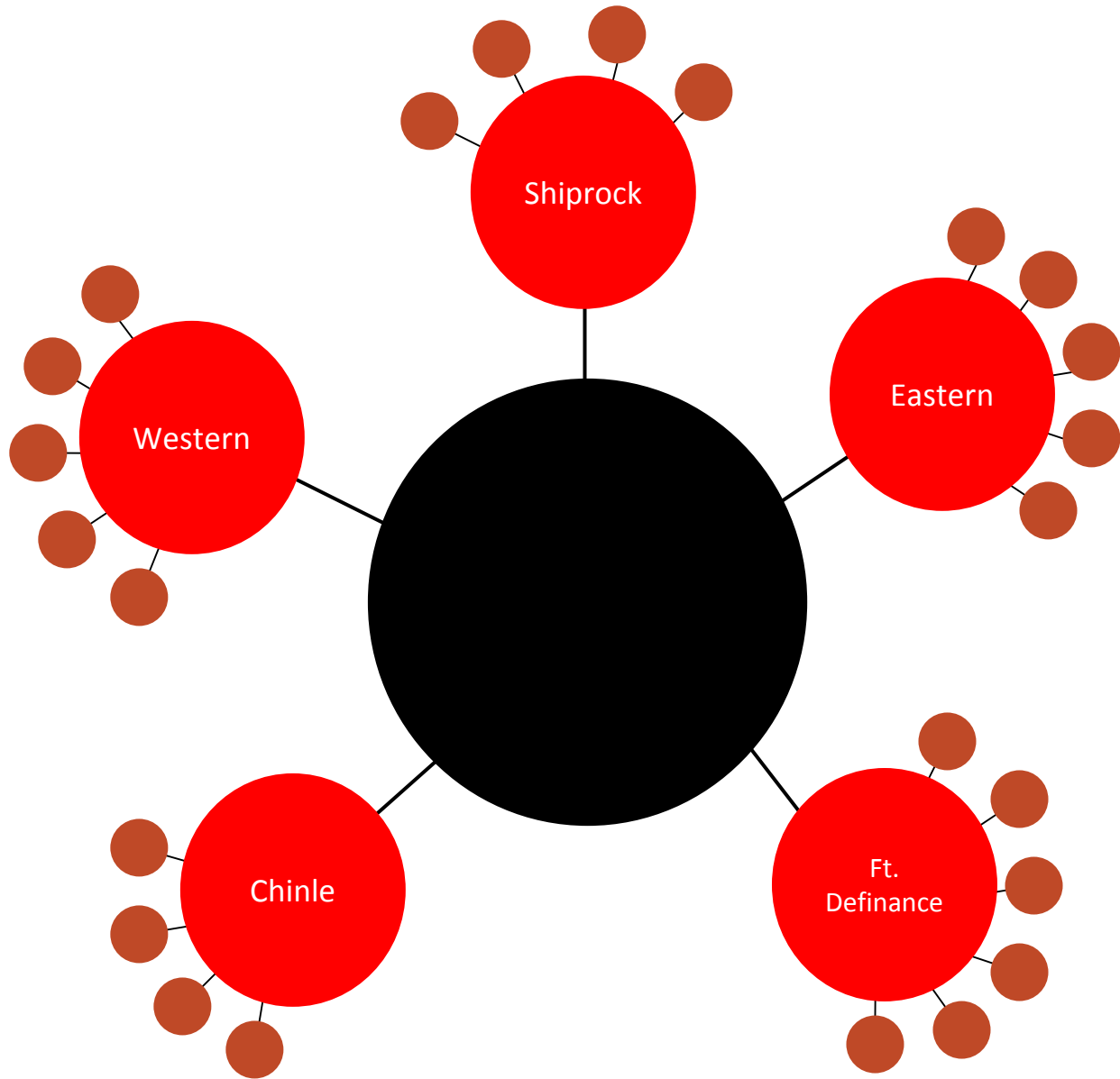


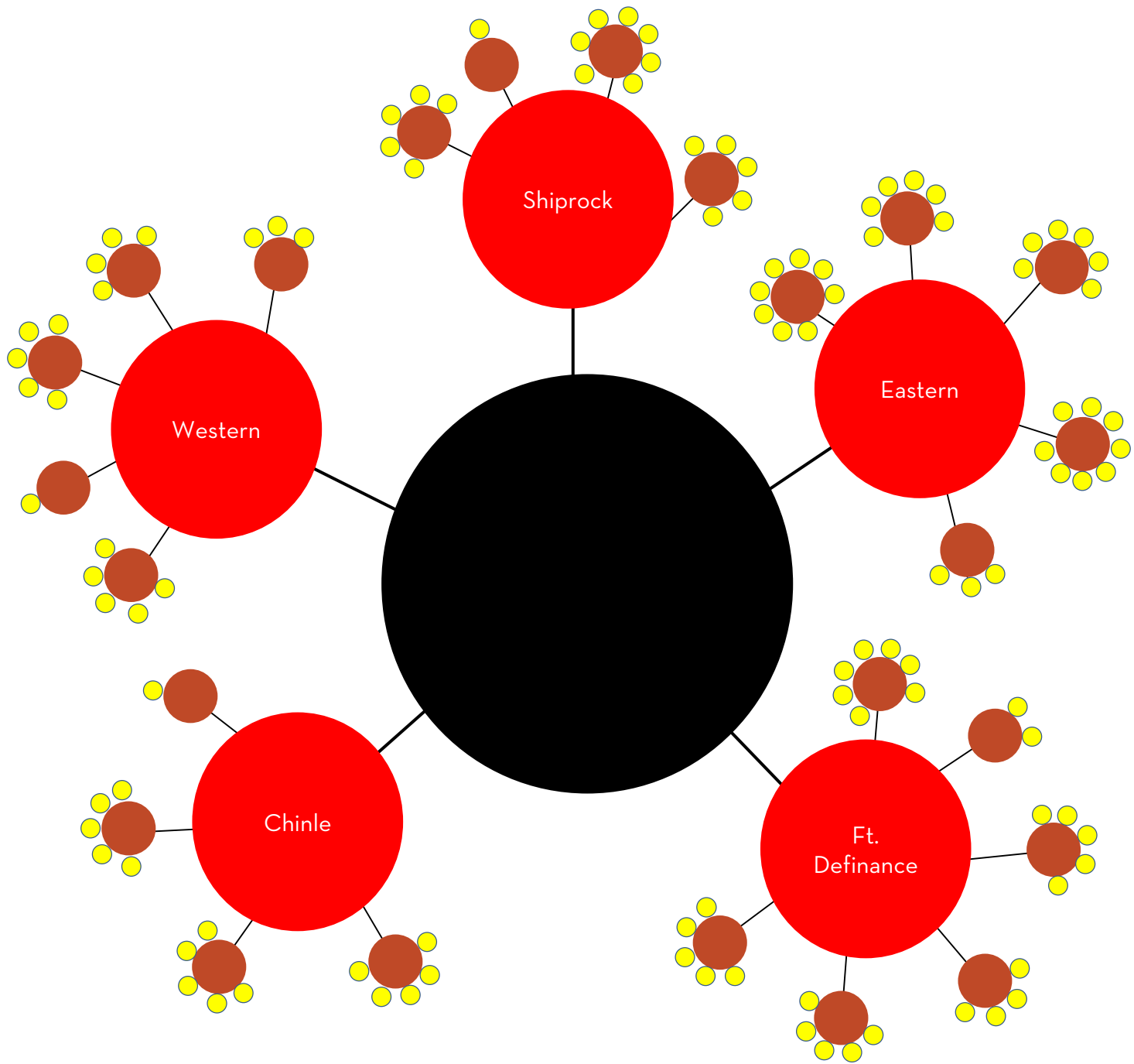
EASTERN

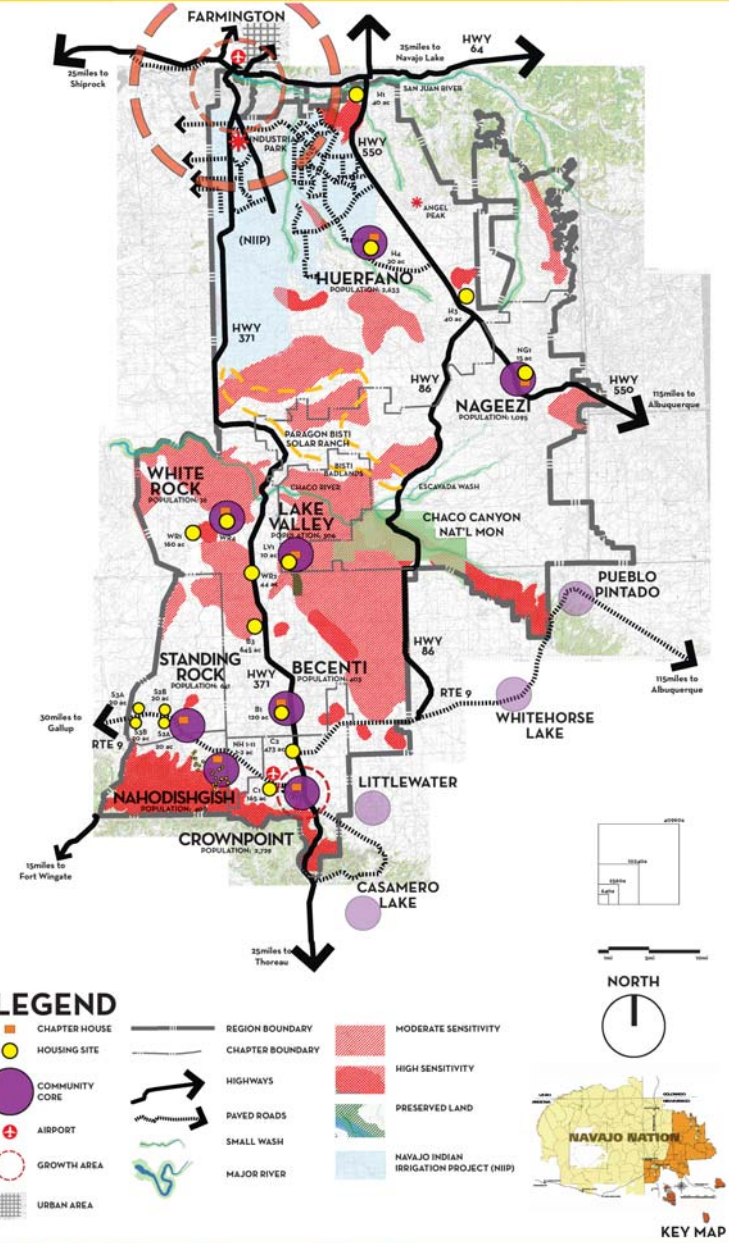
Ft. DEFIANCE



**24 Regional
&
110 Chapter
Sessions**



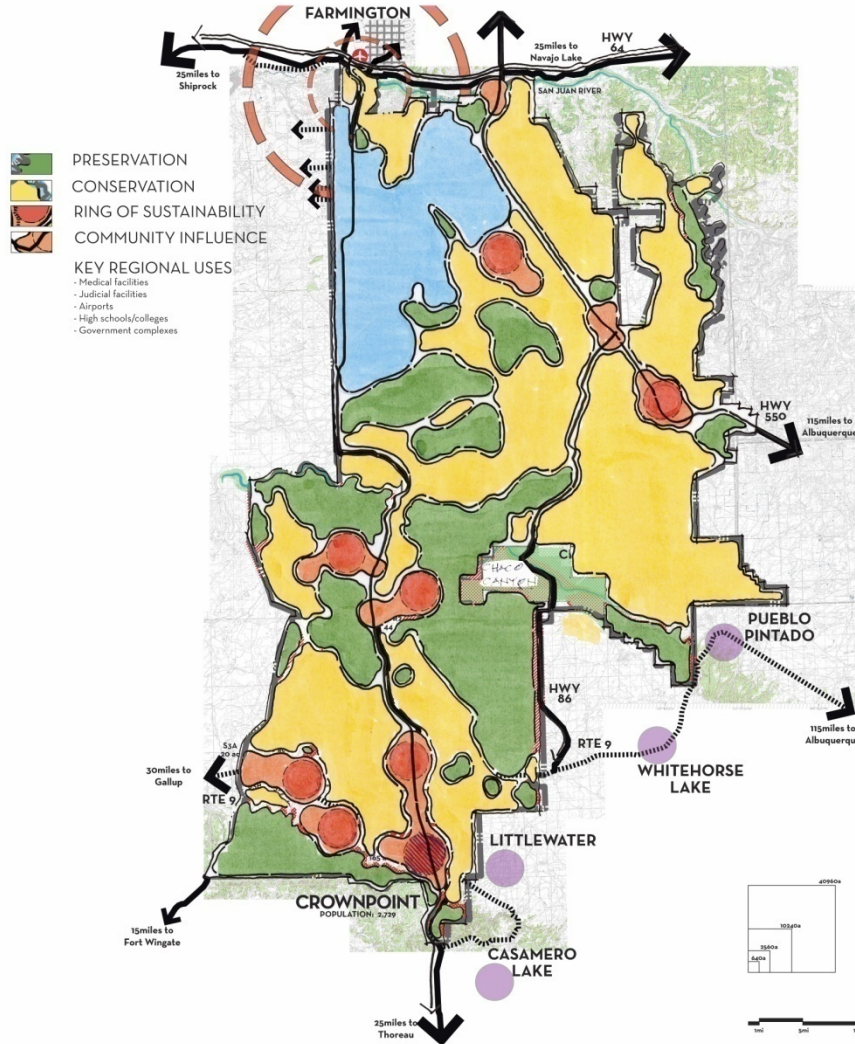




LEGEND

- | | | |
|----------------|------------------|---|
| CHAPTER HOUSE | REGION BOUNDARY | MODERATE SENSITIVITY |
| HOUSING SITE | CHAPTER BOUNDARY | HIGH SENSITIVITY |
| COMMUNITY CORE | HIGHWAYS | PRESERVED LAND |
| AIRPORT | PAVED ROADS | NAVAJO INDIAN IRRIGATION PROJECT (NIIP) |
| GROWTH AREA | SMALL WASH | |
| URBAN AREA | MAJOR RIVER | |





Site Reconnaissance

Coppermine Chapter

W3

POPULATION: 590

ACREAGE: 238,901

EST. UNITS: 125

COPPERMINE COMMUNITY BASED LEAD USE PLAN
Navajo Nation



Site Reconnaissance

Bodway Gap Chapter

W3

POPULATION: 1104

ACREAGE: 15400

EST. UNITS: 200



W3





1. The Navajo Culture

- Strong respect for family and families influence location
- Requires “Breathing Room”
- Care and stewardship for Mother Earth and all living things

2. Basic Physical Infrastructure

Cost to install, operate & Maintain:

- Roadways
- Power Source
- Safe supply of Water
- Trash pick-up and Recycling
- Emergency Services

3. The Creative Community

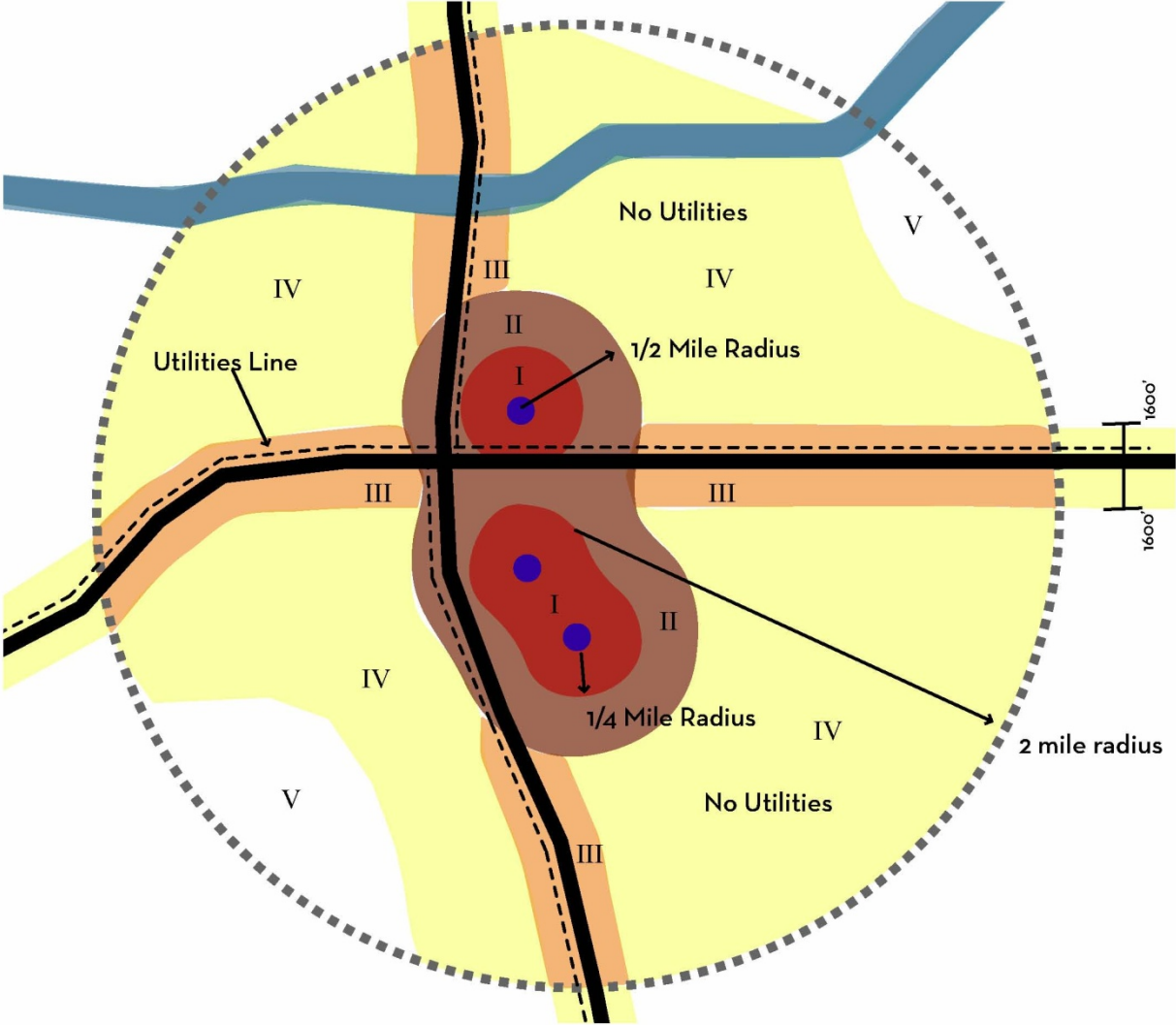
Everything beyond ones own house:

- Employment (work places)
- Education (schools)
- Health care (clinics & hospitals)
- Food (farming & distribution)
- Meetings & Recreation (Buildings & Parks)
- Senior Care (beyond what families can provide)
- Animal shelters (& programs)
- Worker housing (apartments)
- Retail shops, lodging, restaurants

Community Core Area of Influence

Site Analysis Concept

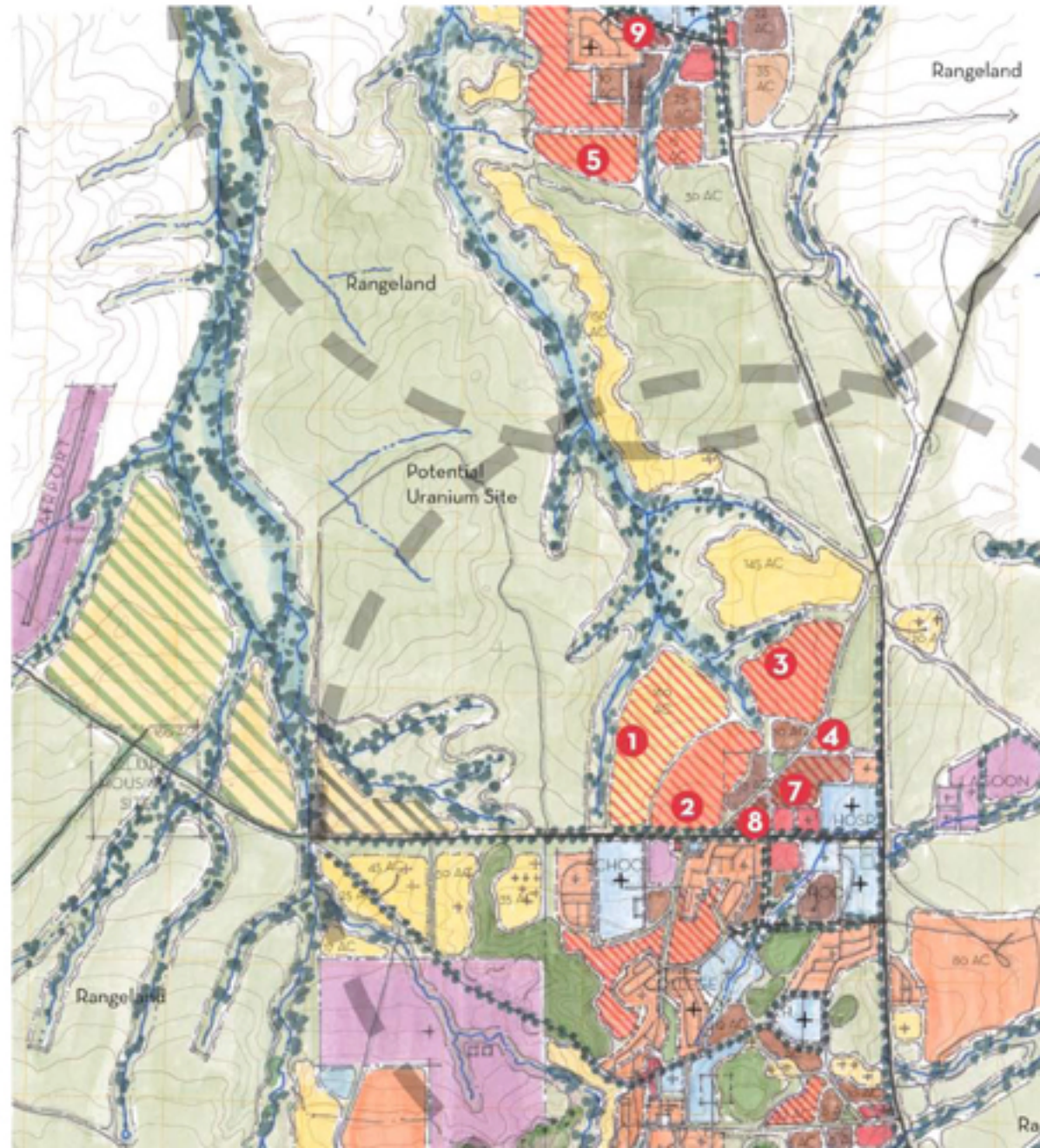
- I Within 1/4 mile from Community Facilities
- II Within 1/2 mile from Community Facilities
- III Within 2 miles of Community Facilities & 1600ft from Utilities
- IV Within 2 miles of Community Facilities but over 1600ft from Utilities
- V Over 2 miles from Community Facilities & from Utilities
- Community Facility (chapter house, school, clinic, etc.)



Conceptual Planning Study - Crownpoint

Legend

-  Existing Components
-  Community Facilities
-  Existing Grazing / Ranches
-  Agriculture
-  Rural/Conservation Housing (610 acres)
-  Orchestrated Neighborhood (152 acres)
-  Senior / Vet. Housing (10 acres)
-  Apartments (work force housing) (15 acres)
-  Community Park
-  Employment / Industrial
-  Retail Commercial
-  Recommended Sites



Housing Need (now 350 units +/-)

Count	Type		Density	Efficiency Factor	Acres
100	conservation	40%	1 acre/unit	.35	135 +/-
75	orchestrated neighborhood	30%	.5 acre/unit	.40	53 +/-
40	senior/vet.	15%	.25acre/unit	.25	13 +/-
40	apartment	15%	.15 acre/unit	.15	5 +/-

Recommended Housing Sites (immediate need)

Map Key	Type	Acres	Units
1	orchestrated neighborhood	22 acres +/-	30
2	senior/ vet.	6 acres +/-	15
3	senior/ vet.	7 acres +/-	25
4	orchestrated neighborhood	21 acres +/-	30
5	conservation	83 acres +/-	70
6	conservation	50 acres +/-	30
7	apartment	5 acres +/-	40
8	orchestrated neighborhood	10 acres +/-	15



Sustain

Kevin

2-BEDROOMS

mm

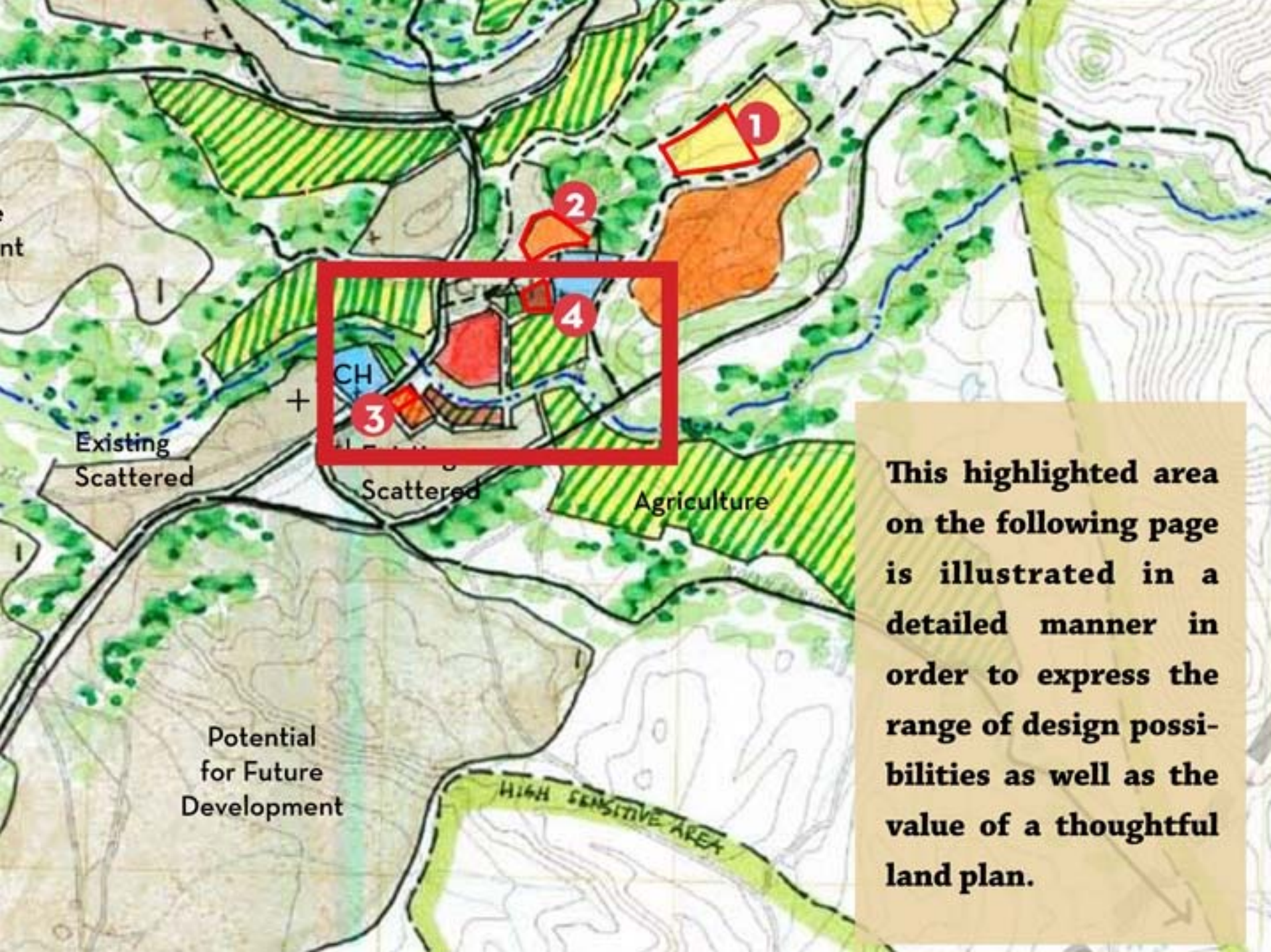
eco

FORT DEFIANCE AGENCY



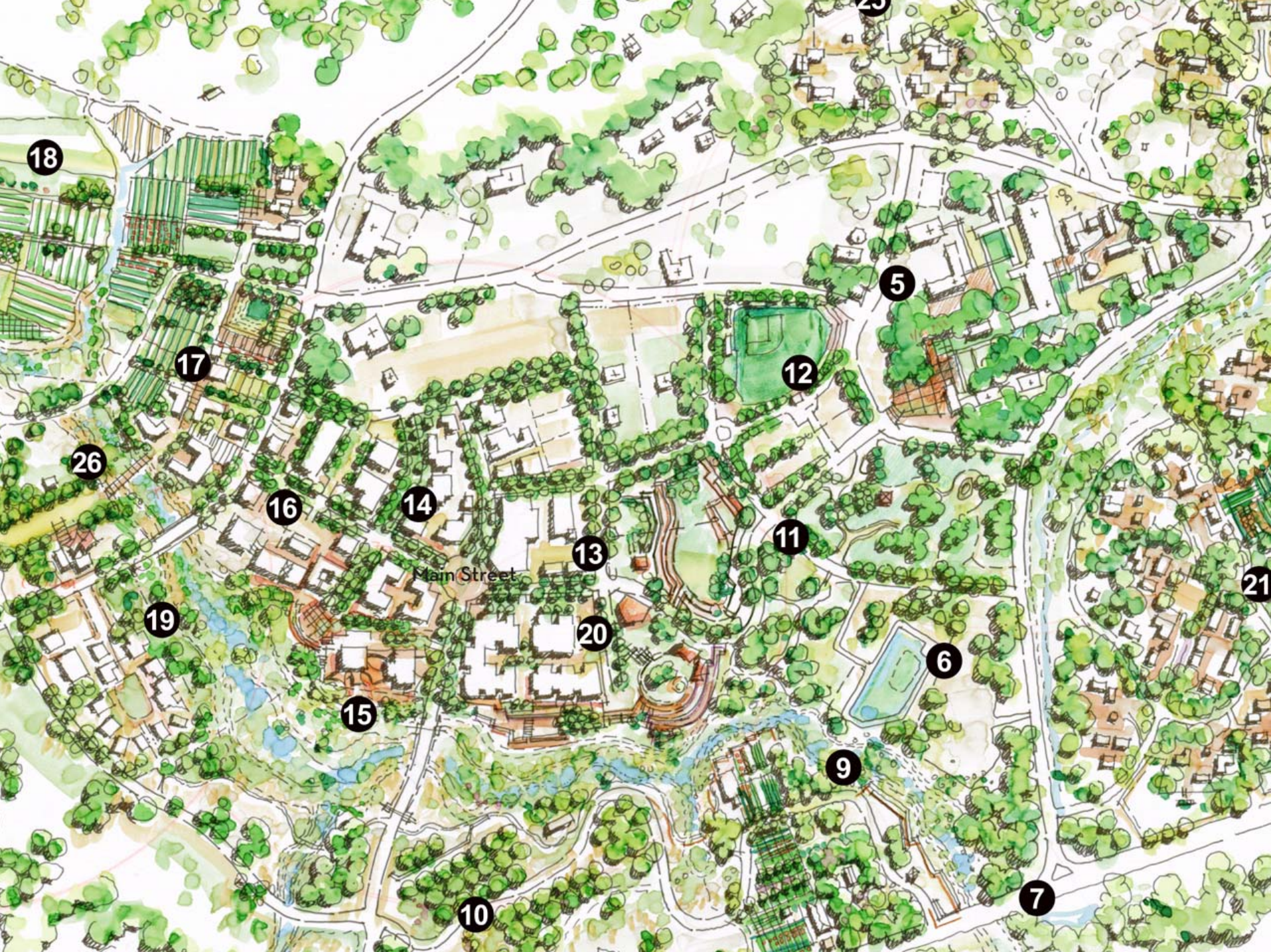
SEAMLESS TRANSITION FROM ANALYSIS TO:

- Public Involvement
- Regional Strategizing
- Local Planning
- Architectural Design
- Design Guidelines



This highlighted area on the following page is illustrated in a detailed manner in order to express the range of design possibilities as well as the value of a thoughtful land plan.

-
- 1 Crystal Chapter House
 - 2 Crystal Senior Citizens Building
 - 3 Headstart Center
 - 4 Community Buildings
 - 5 School
 - 6 Lagoon / Community Utilities
 - 7 Existing Access to the Community
 - 8 Proposed Entrance
 - 9 The Barn / Community Gardens
 - 10 The Orchards
 - 11 Community Park / Amphitheater
 - 12 Ball Field / Parking Lot
 - 13 Cultural Community Building
 - 14 Offices and Government Building
 - 15 Restaurants / Terraced Gardens
 - 16 Retail / Commercial Buildings
 - 17 Agricultural Retail / Farmers Market
 - 18 Agricultural Land
 - 19 Senior / Veteran Housing
 - 20 Apartments
 - 21 Orchestrated Neighborhood
 - 22 Neighbors Vegetable Gardens
 - 23 Neighbors Shared Barns
 - 24 Designed Irrigation System
 - 25 Rural / Conservation Housing
 - 26 Chapter House Lawn



18

25

17

5

26

12

16

14

13

11

21

19

Main Street

20

6

15

9

10

7

HOUSING VOTING EXERCISE



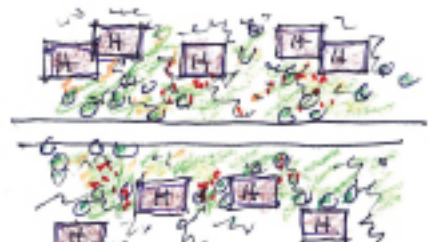
Vote Here



Vote Here



Vote Here



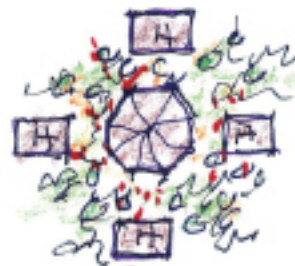
Vote Here



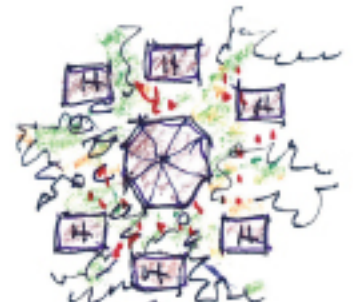
Vote Here



Vote Here



Vote Here



Vote Here

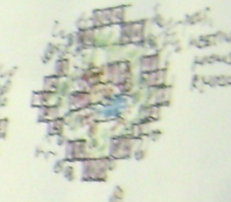


Programming Confirmation and Refinement Housing Voting Exercise

Community Housing Design Sketches

Community Housing Design Sketches

Apartments near Employment



Houses Grouped around a Central Open Space



Community Planning

Programming Confirmation and Refinement Housing Voting Exercise

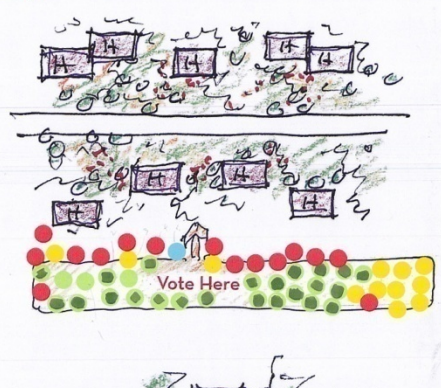
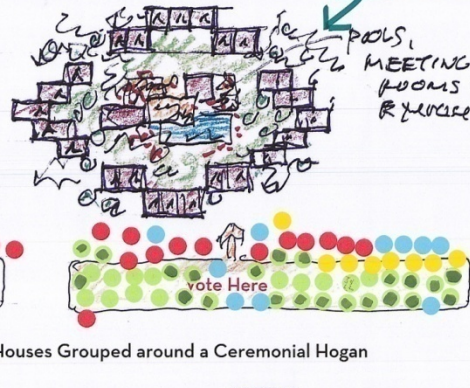
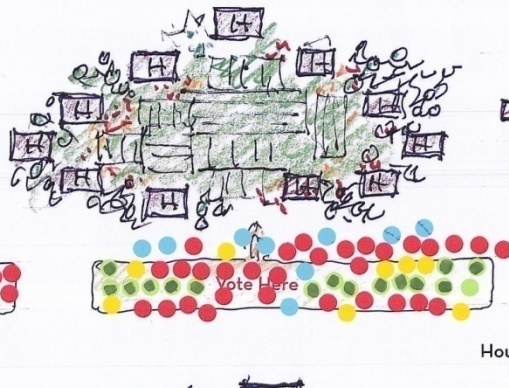
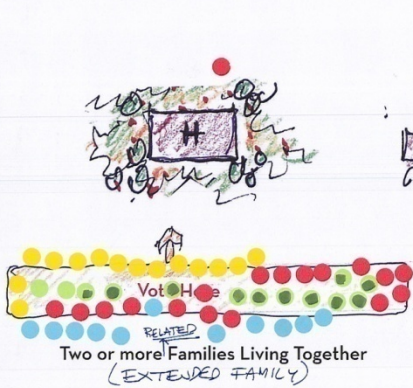
The Single Family House

Farm Community

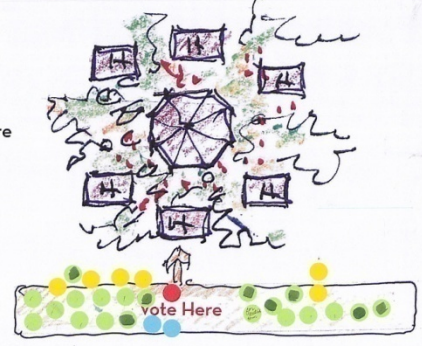
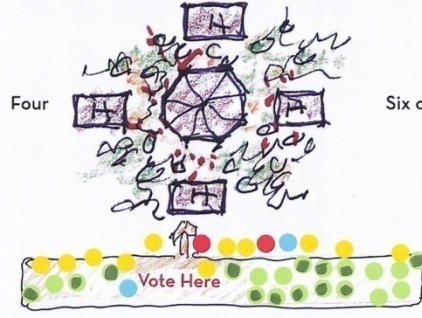
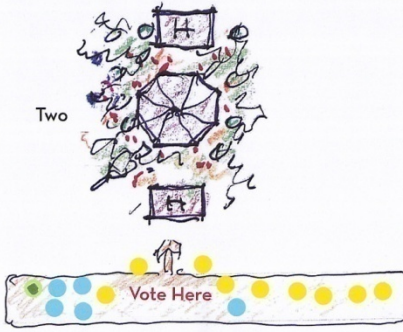
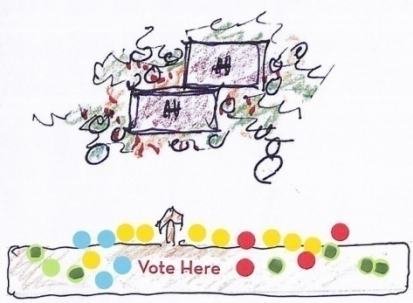
Apartments near Employment

ELDERLY HOUSING

Houses Along a Street

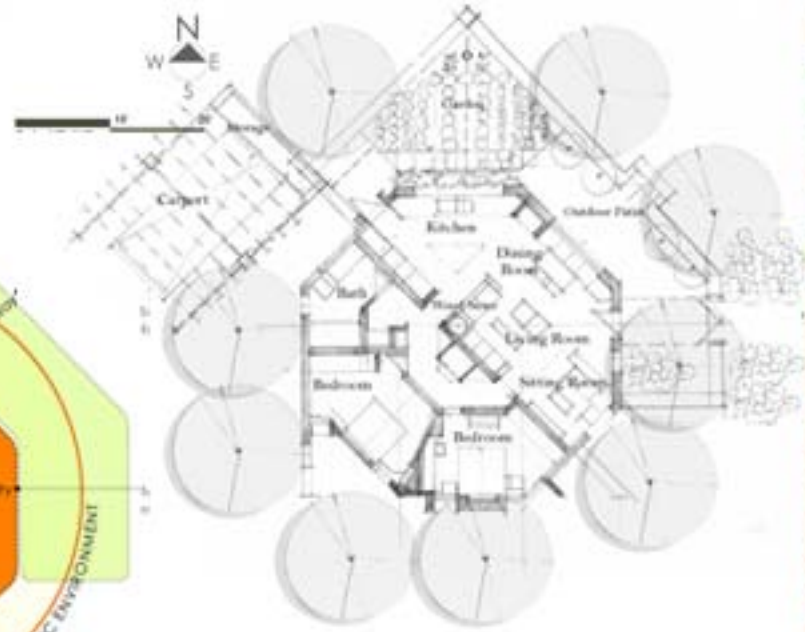


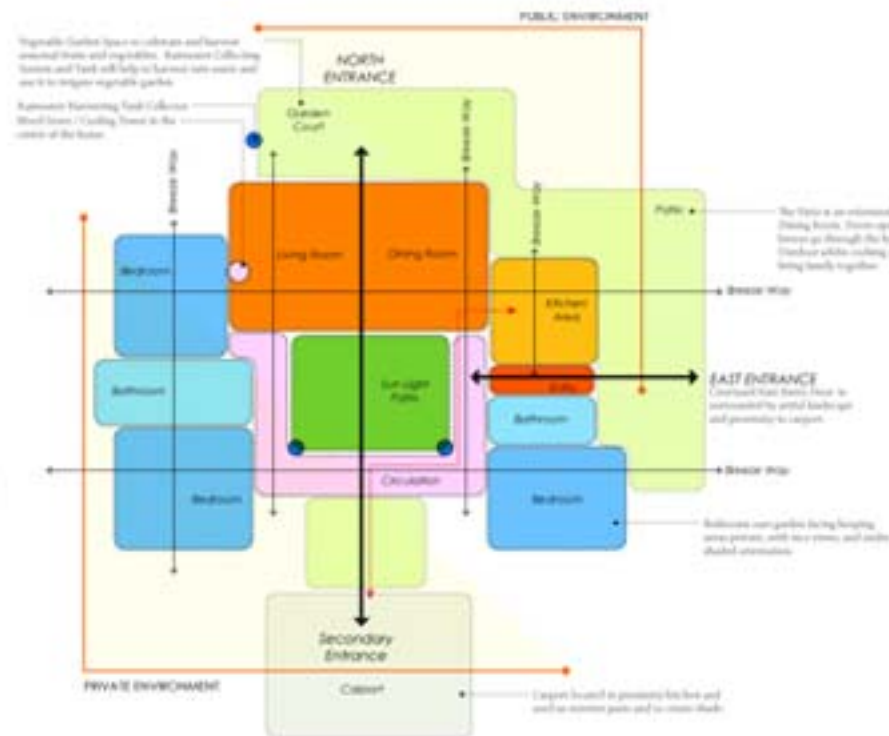
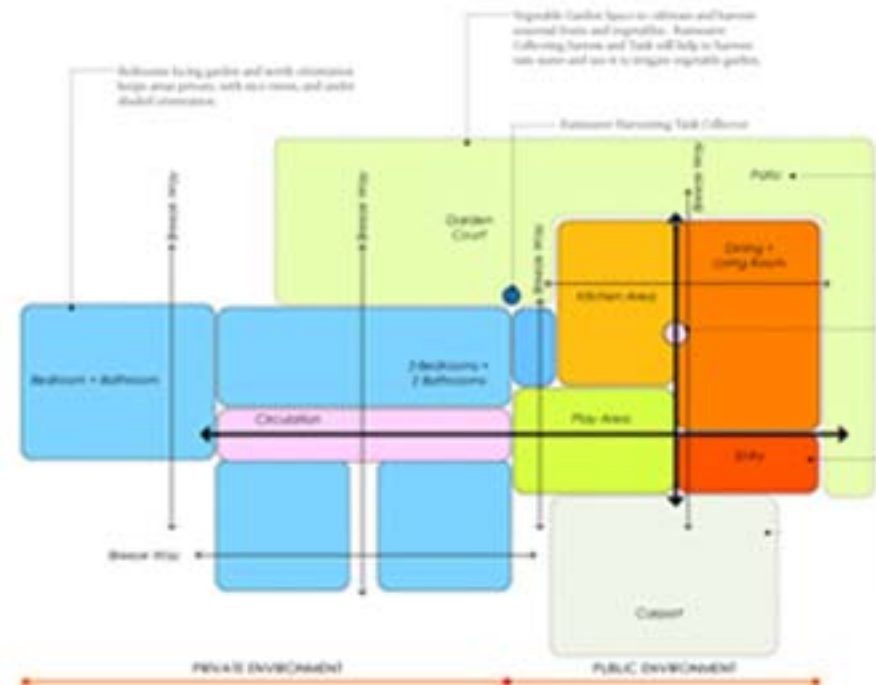
Houses Grouped around a Ceremonial Hogan



Sustainable Community Plans

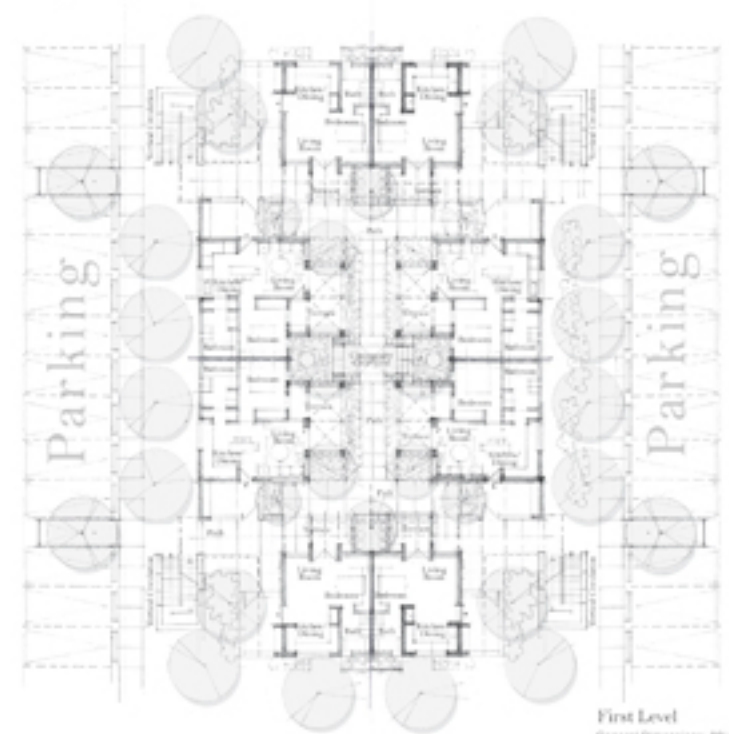
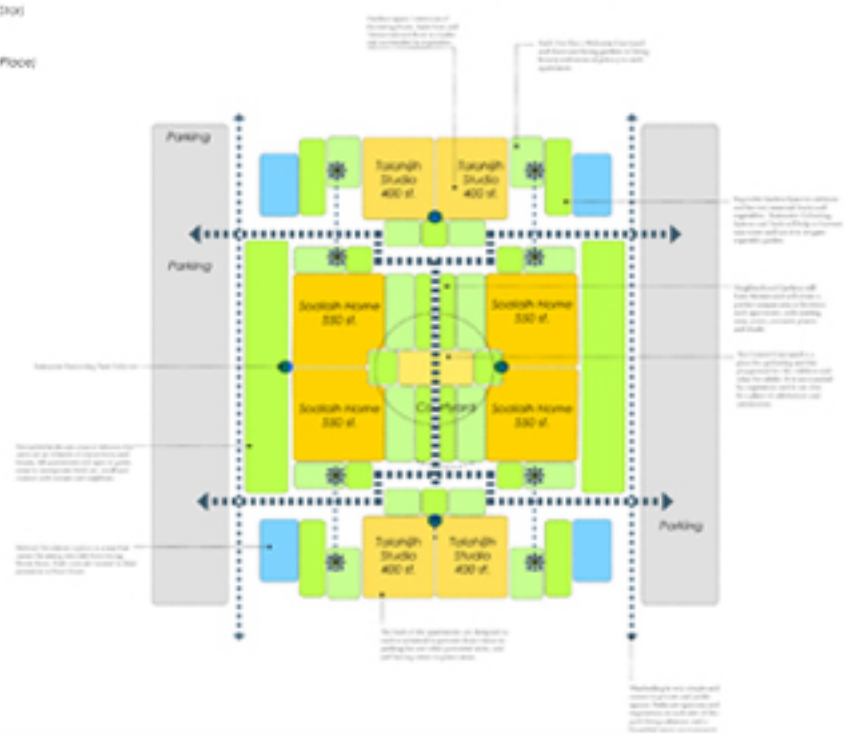






STUDIO APARTMENTS

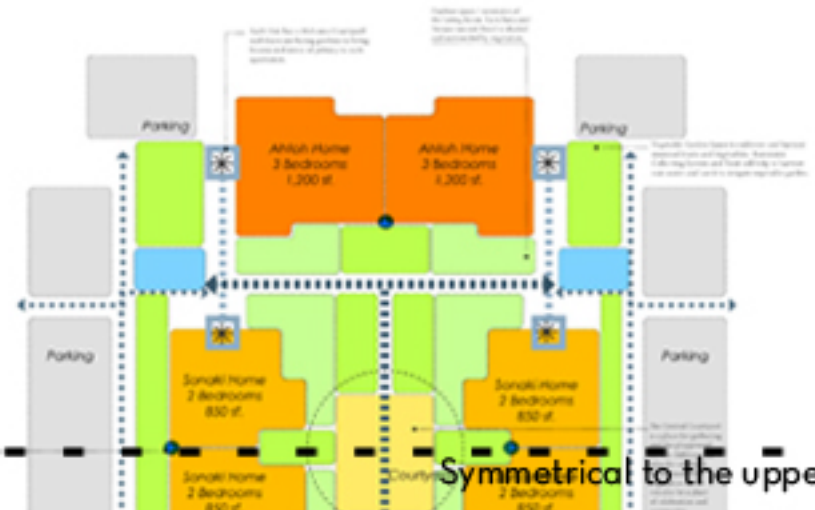
- Total 8 Spanish Homes (One Store)
*4 on First Level
*4 on Second Floor
- Total 8 Spanish Studios (One Floor)
*4 on First Level
*4 on Second Floor
- 36 Parking Spaces
- Private Terrace / Garden
- Community Garden
- Community Courtyard
- Staircase to Second Level
- Apartments Front Door
- Rainwater Harvesting Tank Collector



First Level
General Dimensions: 30 x 140

- Total 8 Anhui Homes (Two Store)
*4 on First Level
*4 on Second Floor
- Total 8 Spanish Homes (Two Store)
*4 on First Level
*4 on Second Floor
- 36 Parking Spaces
- Private Terrace / Garden
- Community Garden
- Community Courtyard
- Staircase to Second Level
- Apartments Front Door
- Rainwater Harvesting Tank Collector

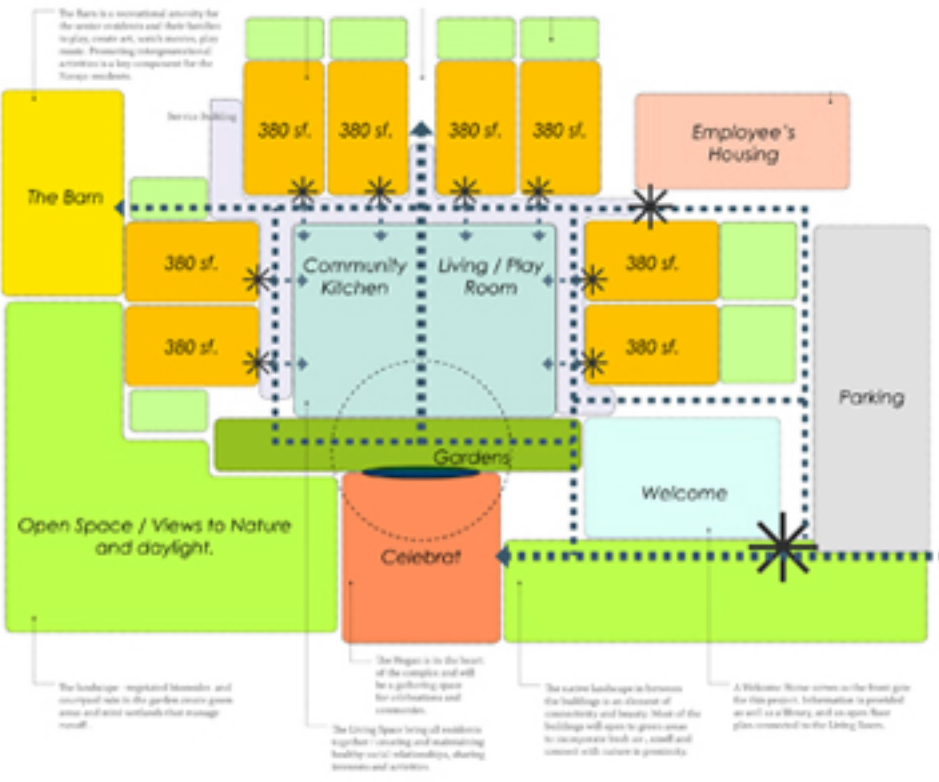
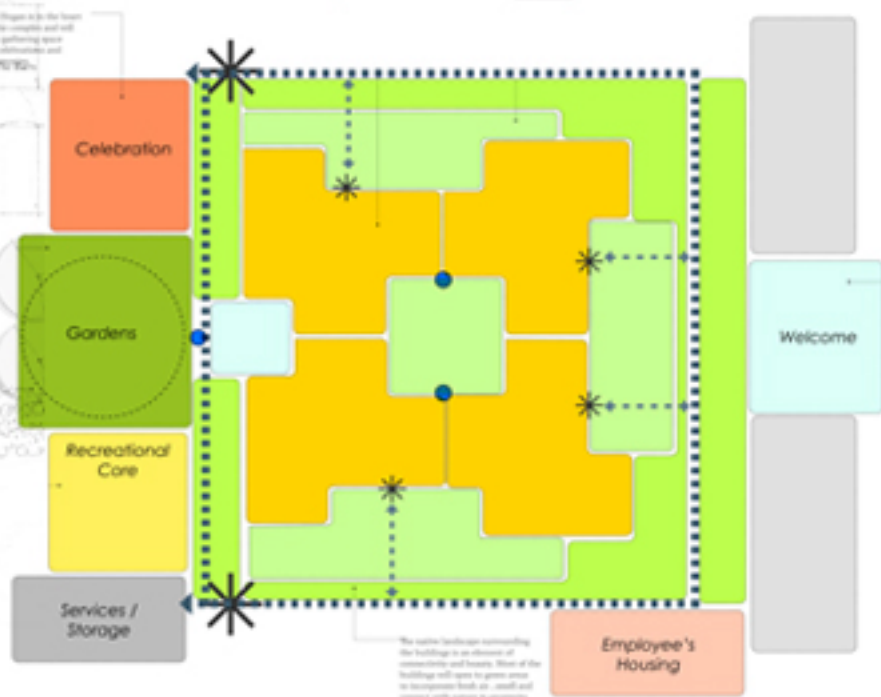
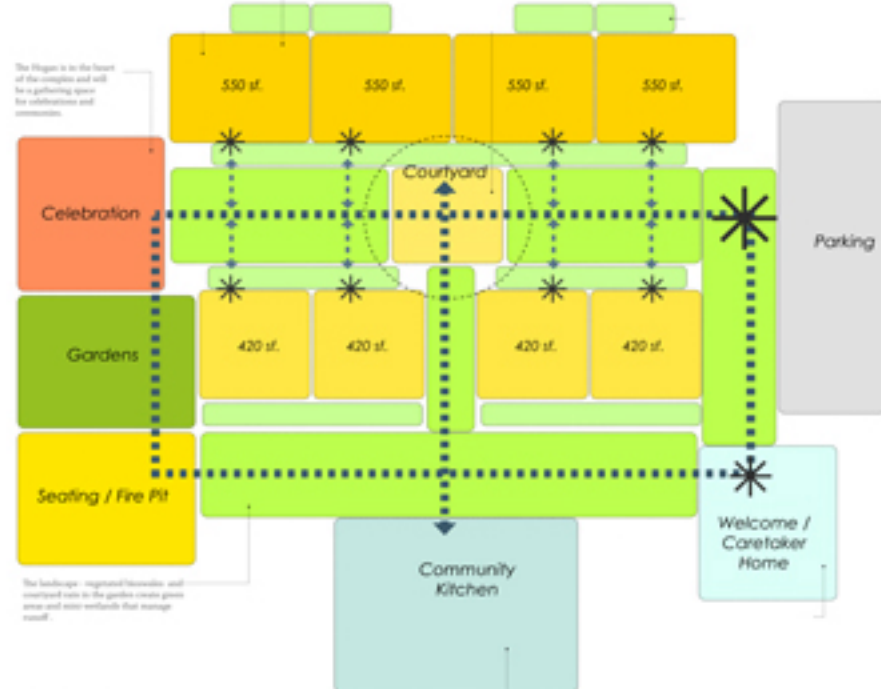
TWO & THREE BEDROOM APARTMENTS



Symmetrical to the upper half

Independent Living, Seniors, and Veterans

- Total 4 Units
550 sf. home for Senior.
- Total 4 Units
420 sf. home for Senior.
- Community Hogan for
Celebration / Ceremonies
- Fire Pit / Seating Sunset Patio
- 20 +/- Parking Spaces
- Private Terrace / Garden
- Community Gardens
- Vegetable Garden
- Welcome Home
- Employee's Home
- Service /Storage



THE SUSTAINABLE JOURNEY OF BEAUTY

A **PLANNING MANUAL** for developing
new housing and community initiatives
on the Navajo Nation

Prepared for:
Navajo Housing Authority

THE SUSTAINABLE JOURNEY OF BEAUTY

A Planning Manual for developing new housing
& community initiatives on the Navajo Nation



October 2012



SWABACK PARTNERS
scottsdale, arizona
www.swabackpartners.com
phone | 480.367.2100

THE SUSTAINABLE JOURNEY OF BEAUTY

Regional Sustainable Community Master Planning Initiative



100 meetings and counting!

A grass roots community effort to provide housing across the Navajo Nation.



THE SUSTAINABLE JOURNEY OF BEAUTY

2013 Arizona APA Conference



Aneva Yazzie

ajyazzie@hooghan.org

Vernon D. Swaback, FAIA, FAICP

vswaback@swabackpartners.com



Kim Kanuho

kkanuho@swabackpartners.com