

# THE SUSTAINABLE JOURNEY OF BEAUTY

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2014 New Partners for Smart Growth



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# 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

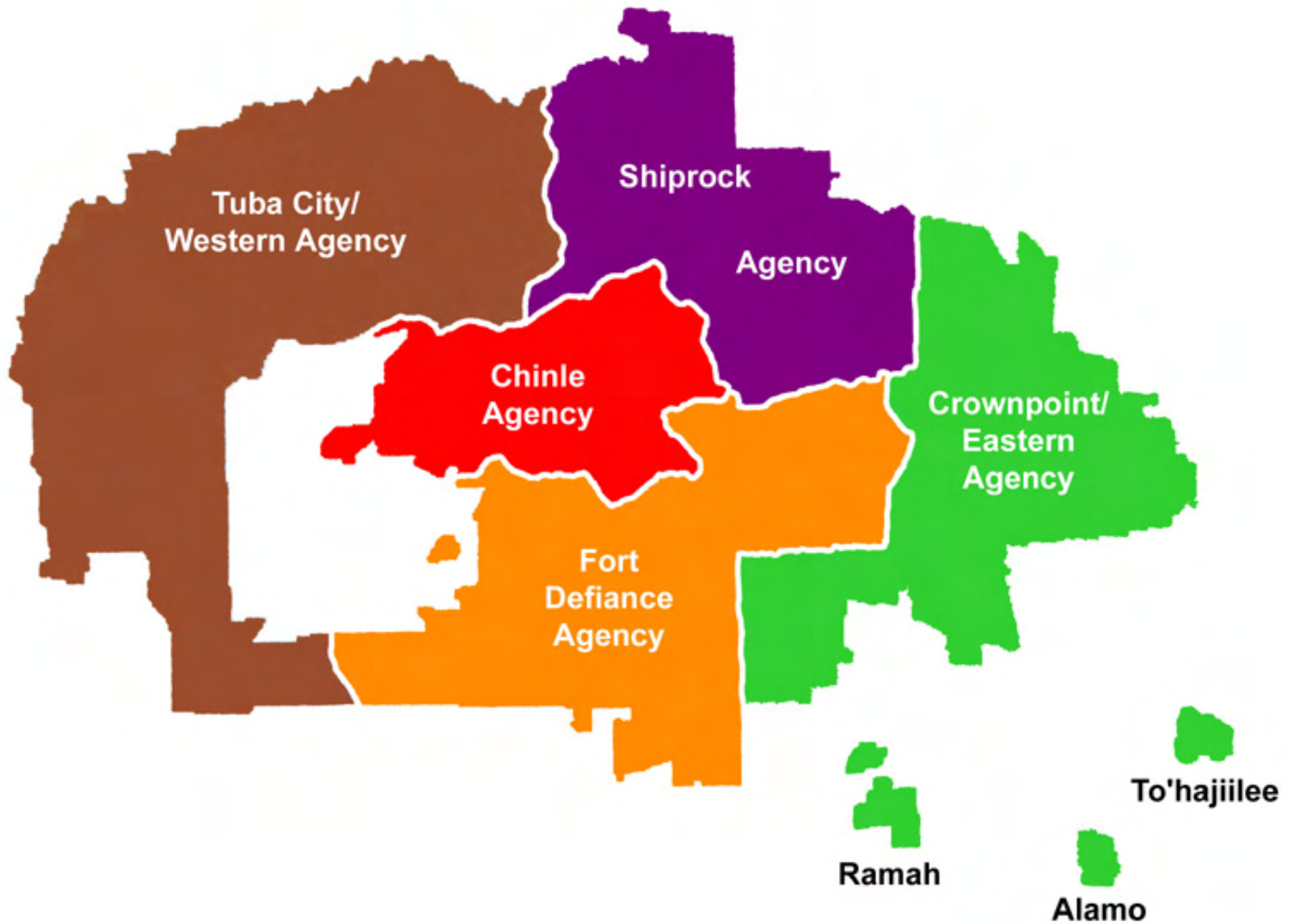
➤ Comprehensive and  
Long term

☐ 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**

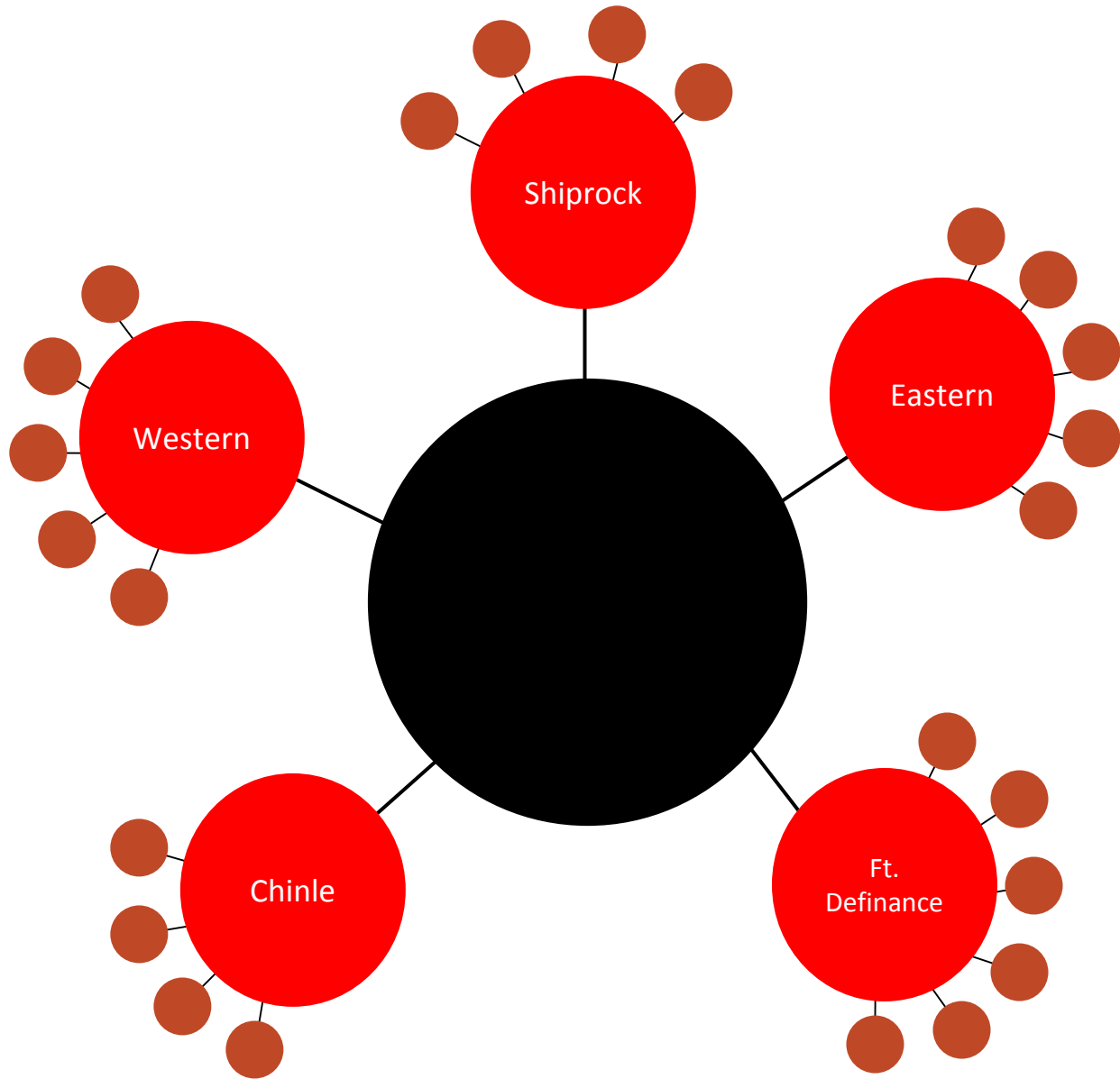


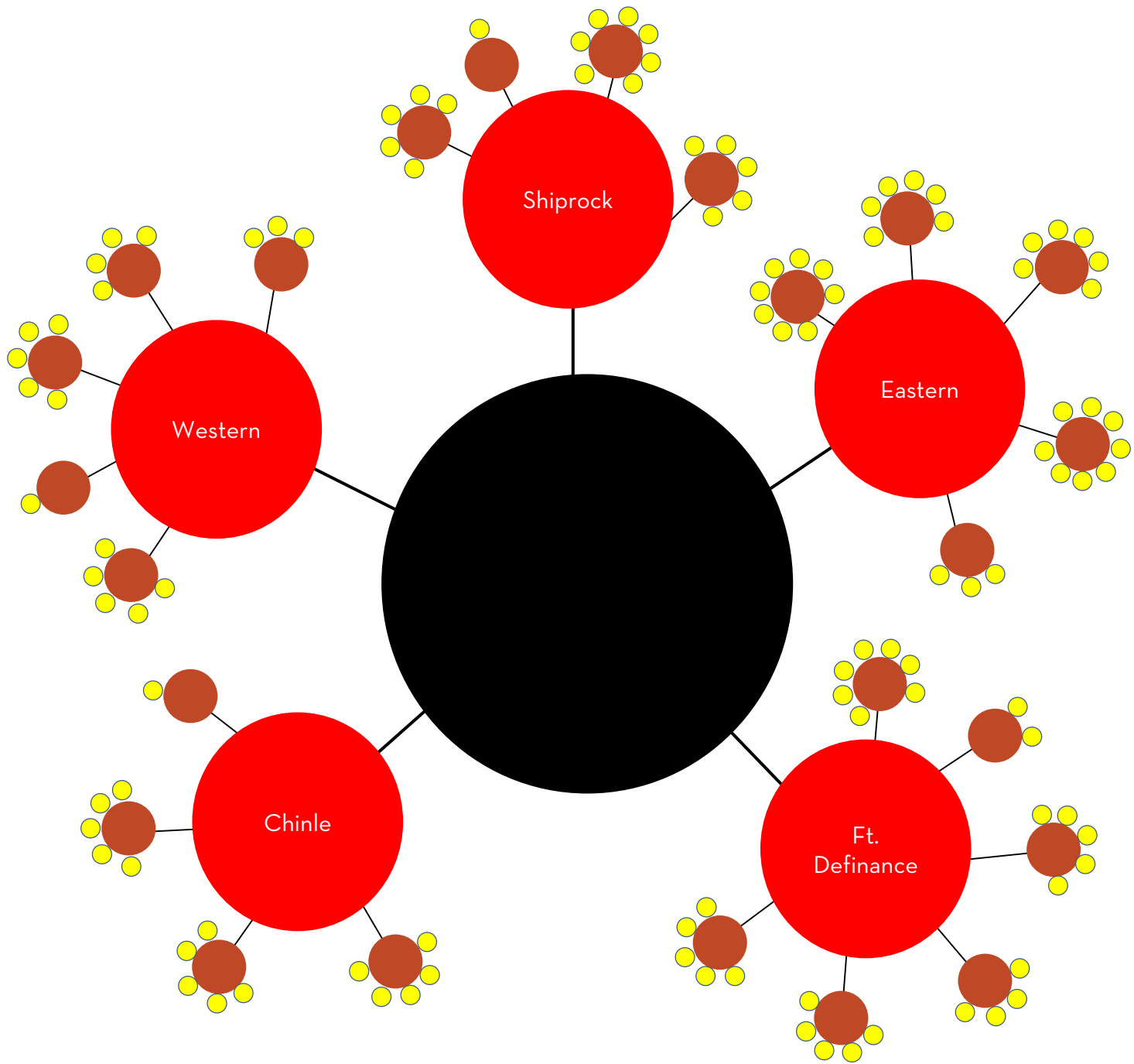
# Ft. DEFIANCE

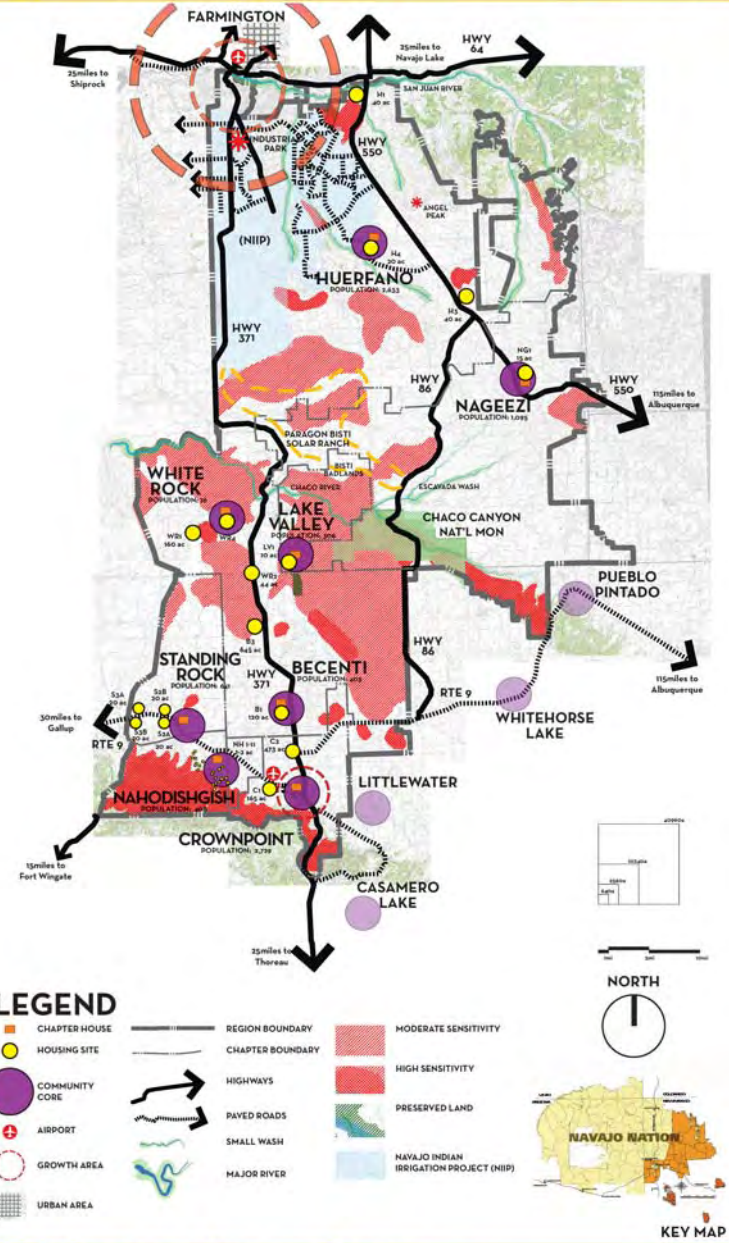


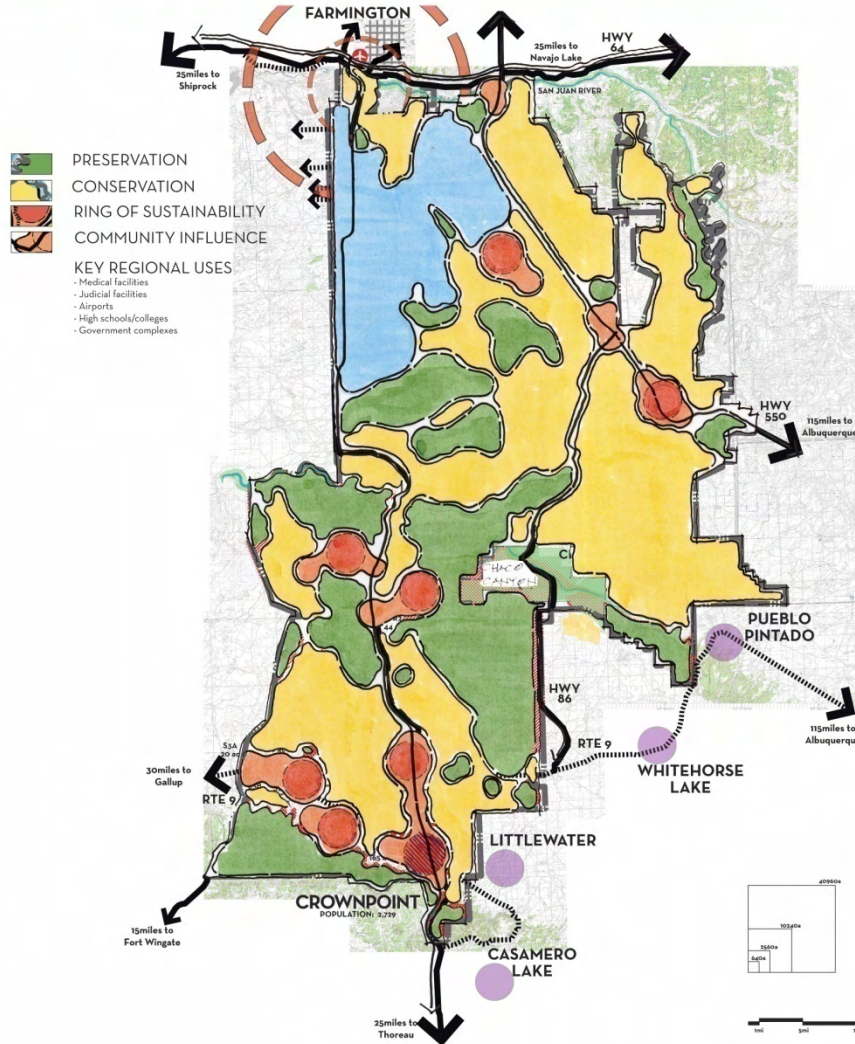


**24 Regional  
&  
110 Chapter  
Sessions**











Site Reconnaissance

# Coppermine Chapter

W3

POPULATION: 590

ACREAGE: 238,901

EST. UNITS: 125

Coppermine Community Based Land Use Plan  
Navajo Nation



# Site Reconnaissance Bodway Gap Chapter

W3

POPULATION: 1104

ACREAGE: 1840

EST. UNITS: 30



# Kabeto Chapter

W3

POPULATION: 1104

ACREAGE: 1840

EST. UNITS: 30







## **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**

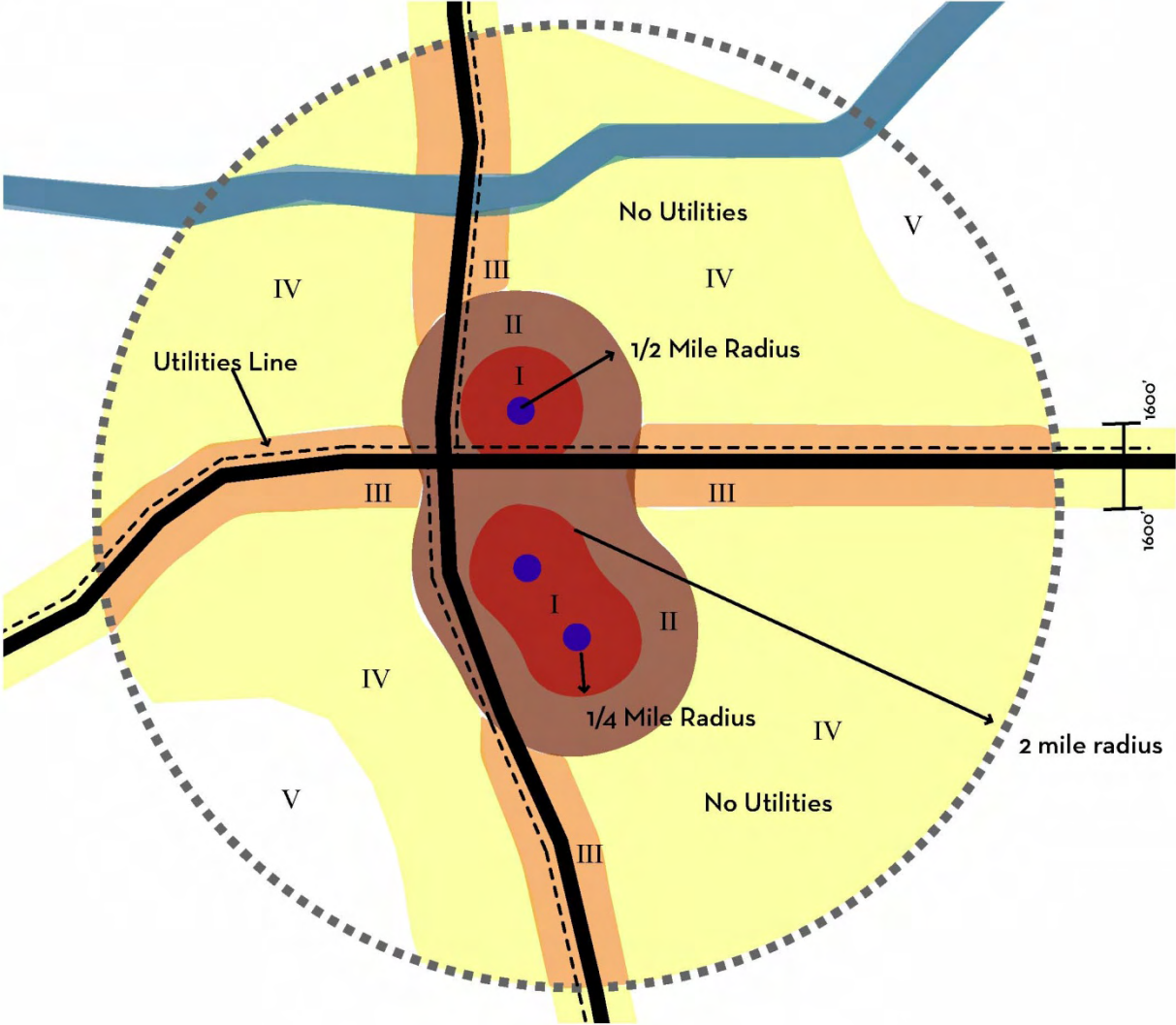
Everything beyond ones own house:

- 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.)

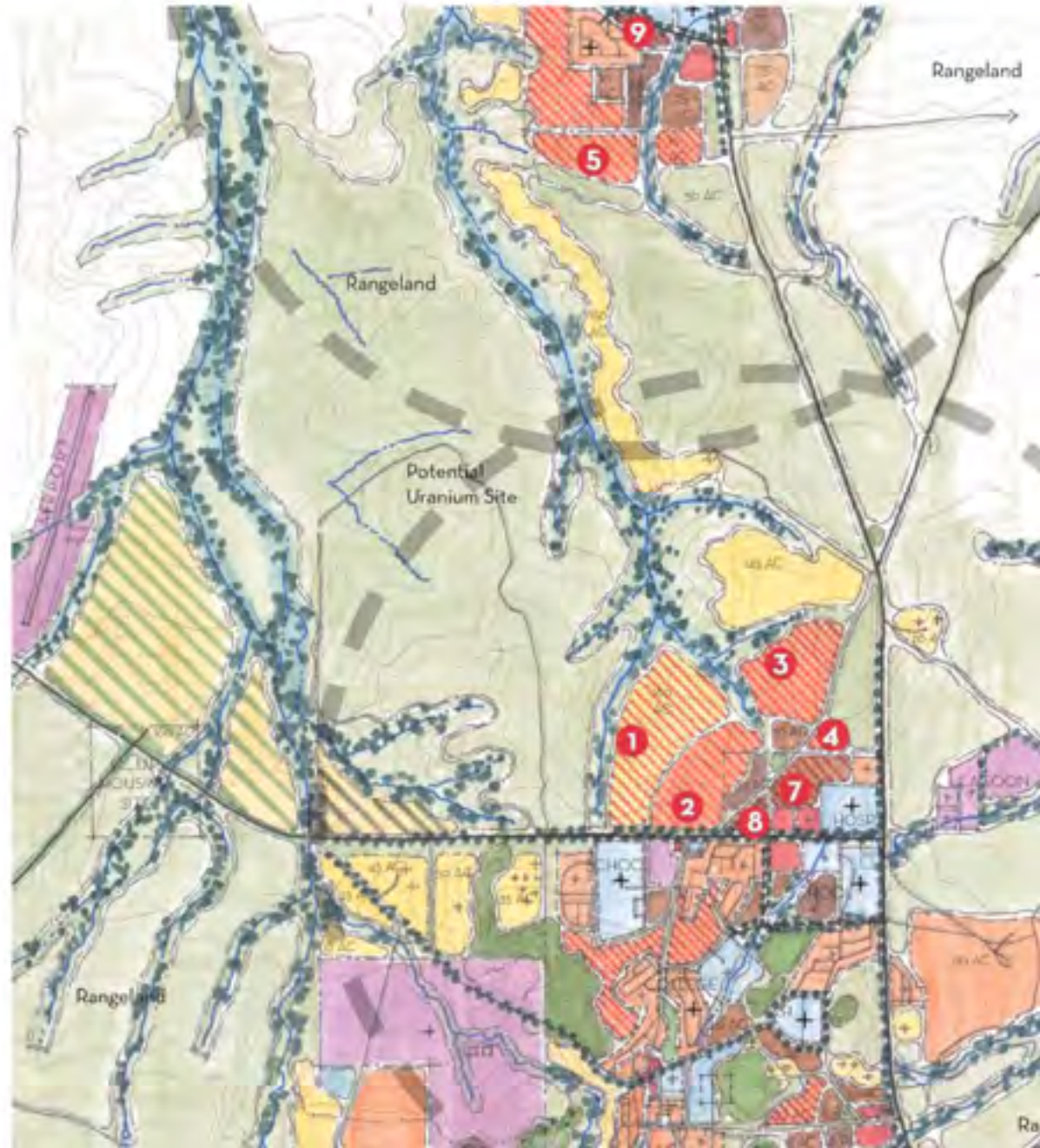




# Conceptual Planning Study - Crownpoint

## 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



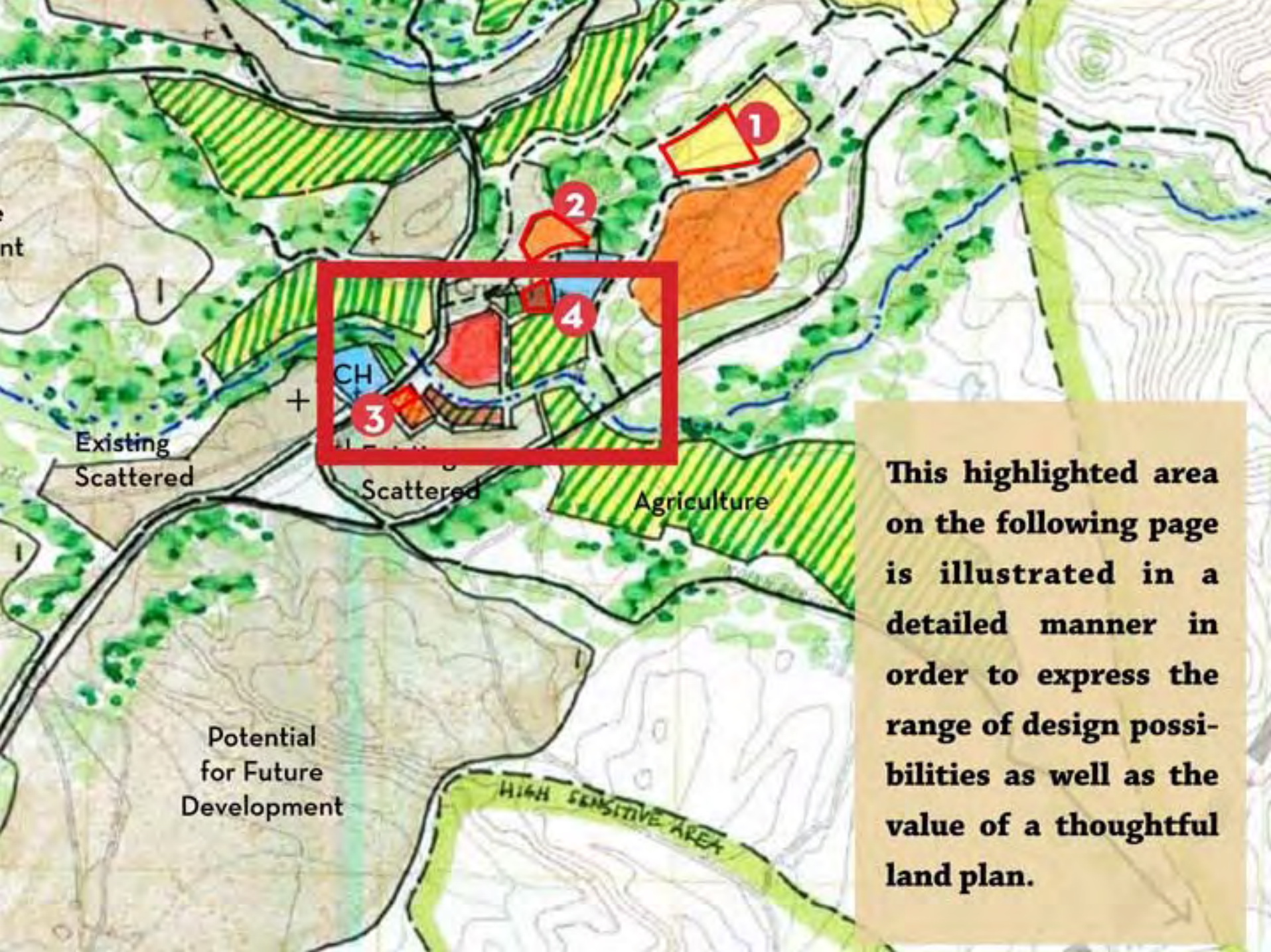
FORT DEFIANCE AGENCY





# 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

23

5

17

12

26

16

14

13

11

21

Main Street

20

6

19

15

9

7

10



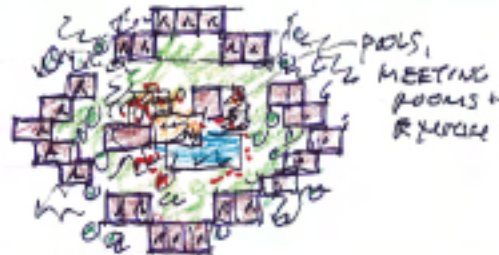
# HOUSING VOTING EXERCISE



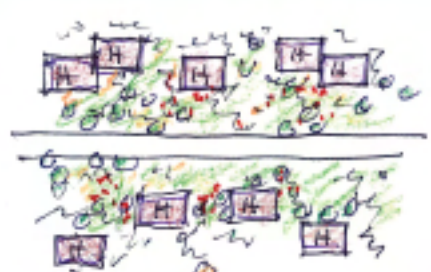
Vote Here



Vote Here



Vote Here



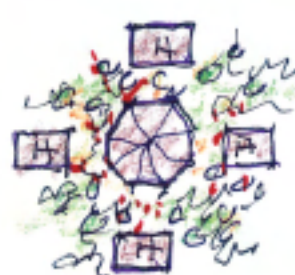
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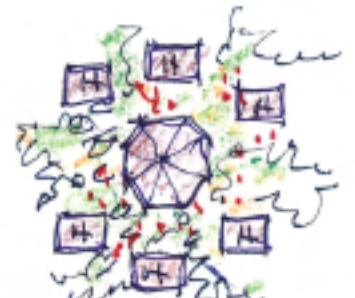
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# Programming Confirmation and Refinement Housing Voting Exercise

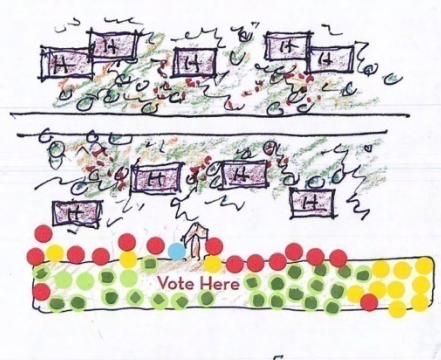
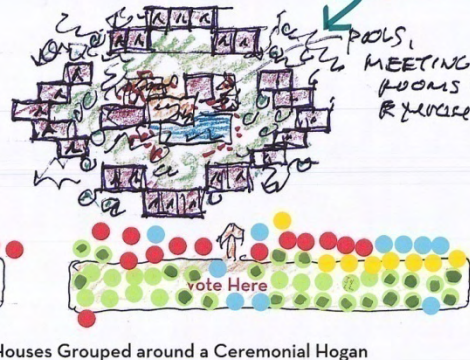
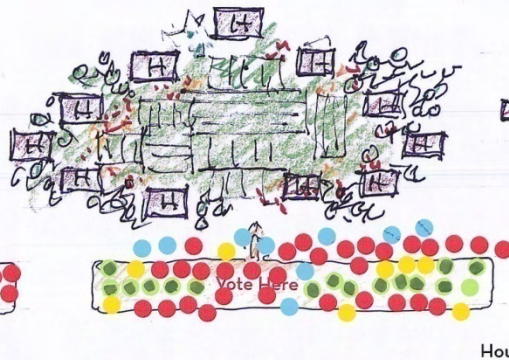
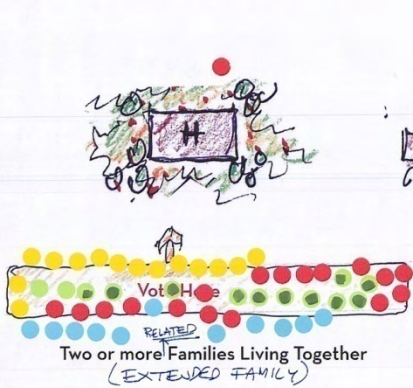
The Single Family House

Farm Community

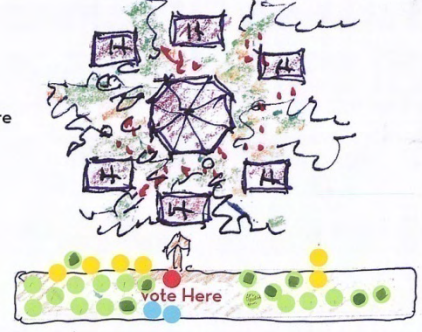
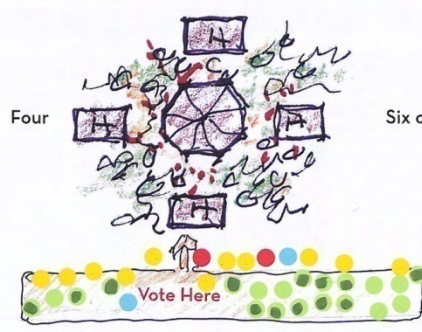
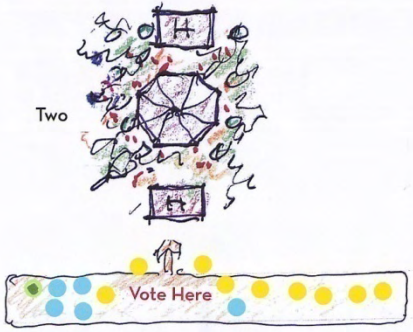
Apartments near Employment

**Elderly Housing**

Houses Along a Street



Houses Grouped around a Ceremonial Hogan



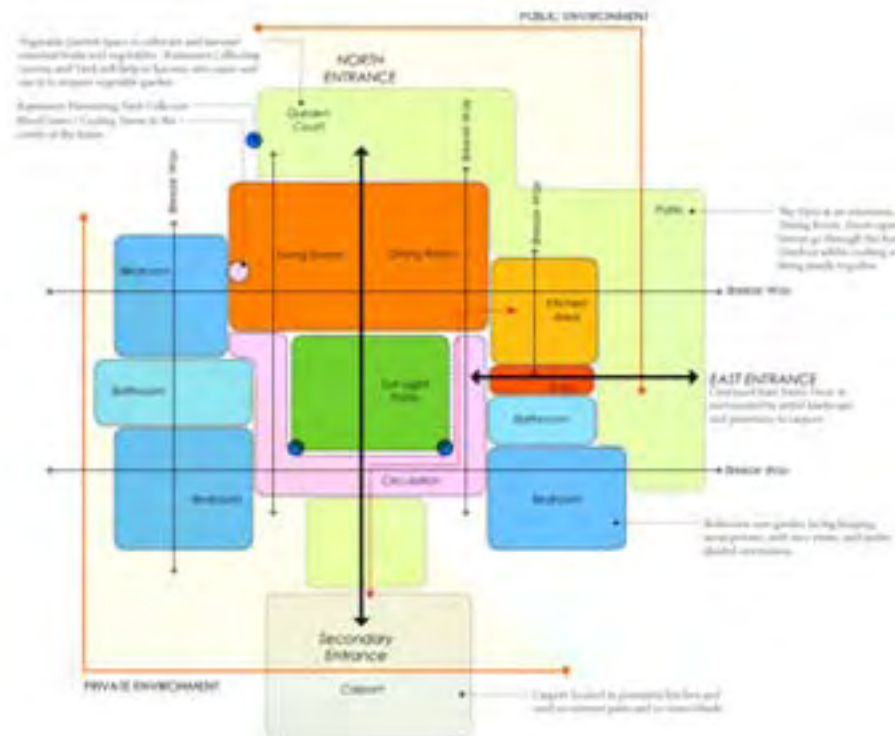
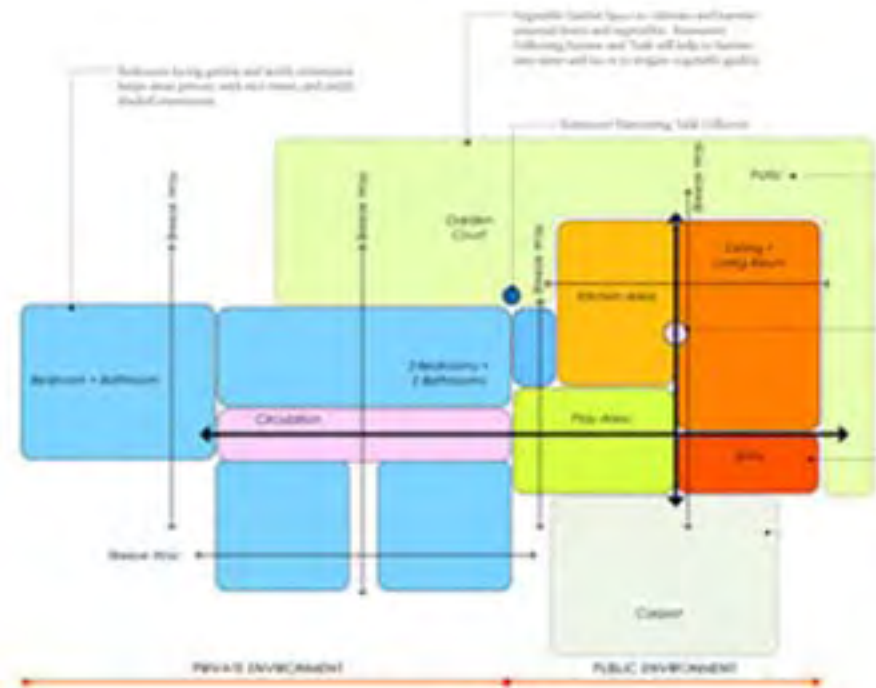
Sustainable Community Plans





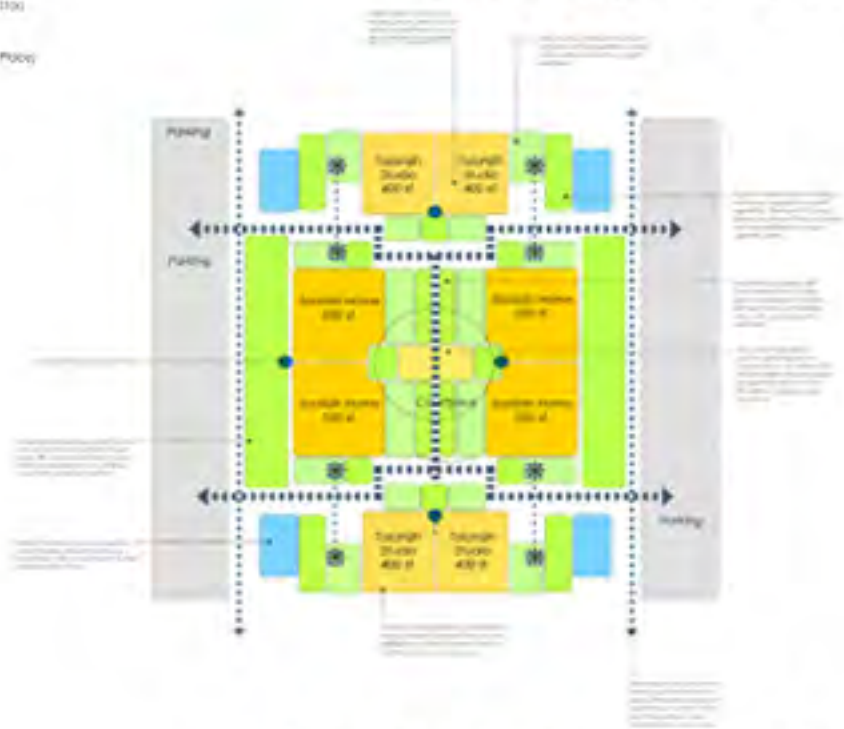






# STUDIO APARTMENTS

- 1st & 2nd Floor Homes (One Bed)  
\*1 on 1st Level  
\*1 on Second Floor
- 1st & 2nd Floor Studios (One Floor)  
\*1 on 1st Level  
\*1 on Second Floor
- 24 Parking Spaces
- Private Terrace / Garden
- Community Garden
- Community Courtyard
- Staircase to Second Level
- ✱ Apartments Front Door
- Elevator / Hoisting  
Rack Collectors



First Floor

# TWO & THREE BEDROOM APARTMENTS

- 1st & 2nd Floor Homes (Two Bed)  
\*1 on 1st Level  
\*1 on Second Floor
- 1st & 2nd Floor Homes (Three Bed)  
\*1 on 1st Level  
\*1 on Second Floor
- 24 Parking Spaces
- Private Terrace / Garden
- Community Garden
- Community Courtyard
- Staircase to Second Level
- ✱ Apartments Front Door
- Elevator / Hoisting  
Rack Collectors



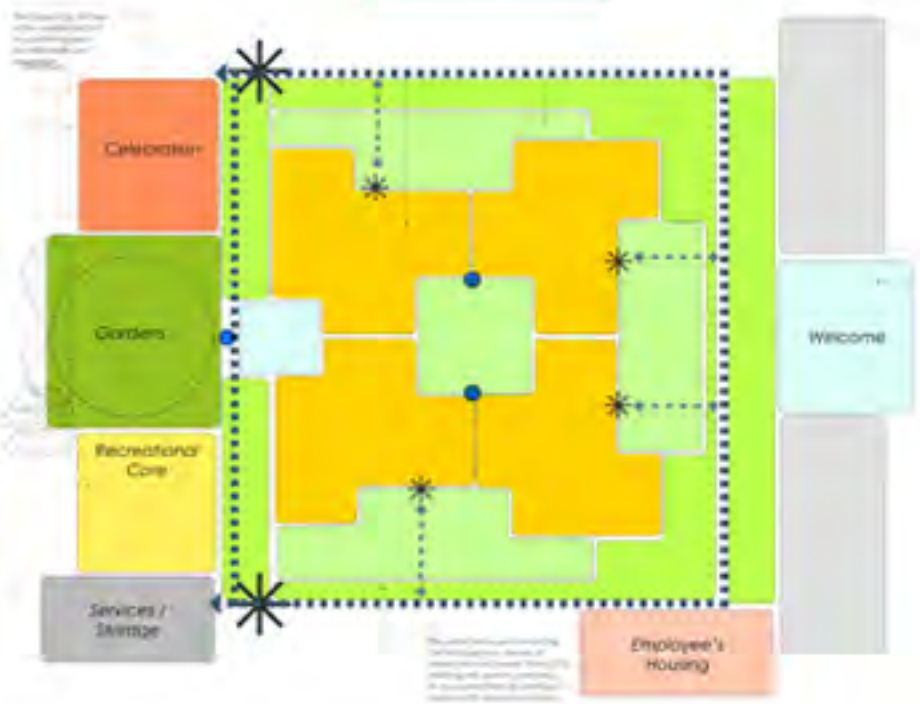
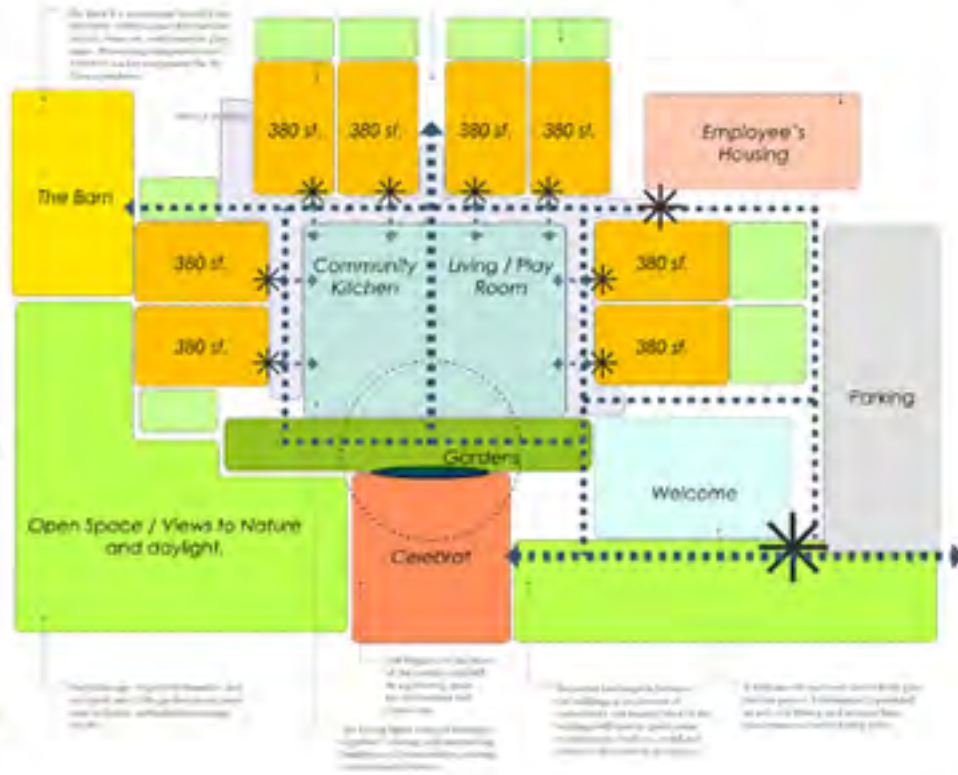
Symmetrical to the upper half





# 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
- Free Pit / Seating Sunset Patio
- 20 +/- Parking Spaces
- Private Terrace / Garden
- Community Gardens
- Vegetable Garden
- Welcome Home
- Employee's Home
- Service /Storage



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



October 2012

  
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# 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.





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2013 Arizona APA Conference



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