

Harmony in the Little Blue River Valley Land Stewardship Plan

Independence, Missouri

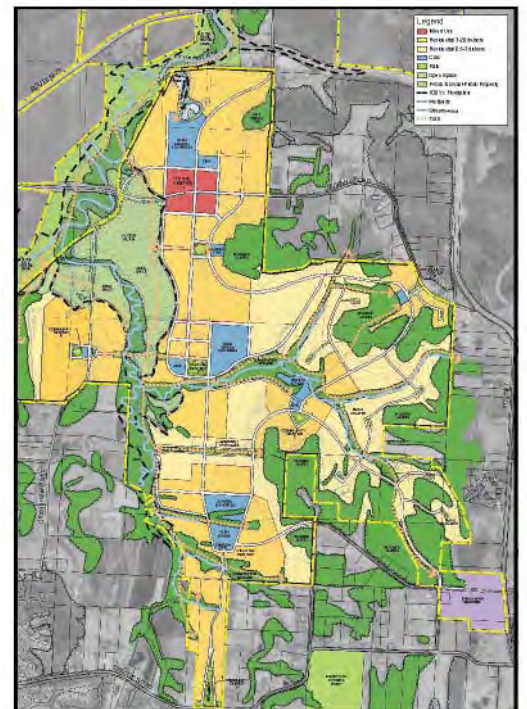


Village One center features a school, church, and library arranged around its plaza. A wooded ephemeral stream is integrated into the school site, offering extra educational opportunities for ecological awareness and understanding local history.

The Little Blue River Valley Plan is based on the principles of land stewardship and community. Existing natural open space features, including stream corridors, floodplain bottomlands, and upslope woodlands are retained to promote wildlife habitat, provide recreational amenities, and foster a sense of connection to nature and the history of this valley. Extensive trail networks, conservation restrictions in sensitive areas, and the clustering of homes in neighborhood pockets will further intertwine the realms of man and nature.

Rural character and public access to open space is maintained by placing streets and housefronts at a greenway's edge, not backyard fences. While much of the former agricultural land will be transformed to community development over time, the rural character will be retained and honored wherever possible. Historic sites and natural amenities become the important cultural centers of the community, be they a park built around the remains of a homesteader's cabin or a school that has a stream corridor nestled into it, allowing education to be tied with the natural processes of this valley.

Harmony's masterplanning was led by Roger Hodges while with Calthorpe Associates



Master Plan - Natural and man-made environments are intertwined to protect sensitive riparian and woodland systems while creating pockets for development.

(Work done at Calthorpe Associates)

Client: Forest City

Program:

- 1,400 Acres
- 12,000 Residents, 4,000 Homes, 200 Jobs

Phase One:

- 400 Acres
- 2,600 Residents, 840 Homes

Link:

- http://www.forestcity.net/properties/live/master_planned_sub_divisions/Pages/crenshaw_village_at_harmony.aspx

Visit: Ground not yet broken

- E Truman Rd & S Crenshaw Rd, Independence, Mo



Village One Illustrative. Key existing features give form to Village One, such as the ephemeral stream corridor that traverses the school site, woodlands that frame neighborhoods, and the Homesteader's Cabin featured in the circular park to the eastern side. (Work done at Calthorpe Associates)

The first phase, approximately 840 homes placed within 1400 acres, incorporates several types of residences with mixed-use village and community centers. A range of homes will be provided to suit the needs of many family sizes, lifestyles, and incomes. Natural features are used to shape development. Mature stands of trees give definition to neighborhood edges as outdoor “rooms.” View corridors through neighborhoods to natural features further a sense of connection.

To further a sense of community, development is organized on a walkable, neighborhood scale, with an identity-making feature at its core. These features range in size from a pocket park where one might meet a neighbor over coffee, to a community center with a meeting house and swimming pool, to a village center plaza where special events and civic functions such as schools, places of worship, or libraries are located.

Residential Components make up the majority of uses in the Little Blue Valley community. Home types and demographics are carefully intermingled to bring together people with different ages, incomes and lifestyles. “Active” uses such as living rooms, kitchens, and generously sized porches are placed to the front, giving “eyes on the street” for safety and a greater sense of activity. Recessing the garage behind the front façade or placing the garage to the rear of the parcel, with either alley or side-drive access, minimizes the impact of the garage on the streetscape.



Crenshaw Village - This village nestles between wooded slopes and a wetland corridor. The old farmhouse and barns are retained for community functions to help maintain connection with the site's past.