

DRAFT

Huerfano Ranch
and Resort



Large Scale Year Round Destination Resort Theming Manual
Huerfano County, Colorado

Table of Contents :

Section 1:

Site Location
Huerfano Ranch and Resort Schematic Plan

Section 2:

Thematic Development

Historical and Cultural Considerations
Navajo Nation Influences

Architecture

Typical Housing
Recent Developments

1. Sandia Casino and Resort
2. The Inn and Spa at Loretto
3. Pueblo El Mirage Golf and Resort

Recreation

Golf Course and Country Club
Parks
RV Park and Camping
Equestrian Park

Community Development

Streetscapes
Visitor/Conference Center
Guest Ranch
Museum

Design Elements

Walkways, Entries, Landscapes
Kiosks and Water Features

Environmental Elements

Wind Farm
Solar Farm

Section 3:

Huerfano Ranch Municipal Airport



Section 1

Site Location:

Regional Vicinity Map	page 1
County Vicinity Map	page 1
Site Specific Vicinity Map	page 1

Schematic Plan:

Huerfano Ranch and Resort Schematic Plan	page 2
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Definition of Development

Huerfano Ranch and Resort is proposed as a "Large Scale Year Round Destination Resort" development. In recent years, these types of communities have grown in popularity in the more temperately mild climates of the country, with many having recently been planned and developed in the U.S. Desert/Southwest, Gulf Coast, and Southeast areas of the country.

Amenities that are often integrated into a Large Scale Year Round Destination Resort master plan may include all or some of the following:

- Casino/Gaming
- Country Club facility
- Hotel Resort and Lodging
- RV Park/Resort
- Guest Ranch
- Residential Development for Sale or Lease
- Dining Establishments
- Retail/Entertainments
- Equestrian Resort
- Golf
- Meeting & Planning Space/Conference Center
- Museum/Theater, Cultural Resource Center
- Observatory

The Huerfano Ranch and Resort development is well suited to the selected site, and lends itself well to being planned as a Destination Resort. The topography is gently rolling, and existing land features – which include a combination of natural water amenities, meadowlands, and expansive Front Range views of the Southern Colorado Rockies. High plains desert landscapes, and ridgelines and bluffs are all natural amenities that we plan to incorporate into the master plan.

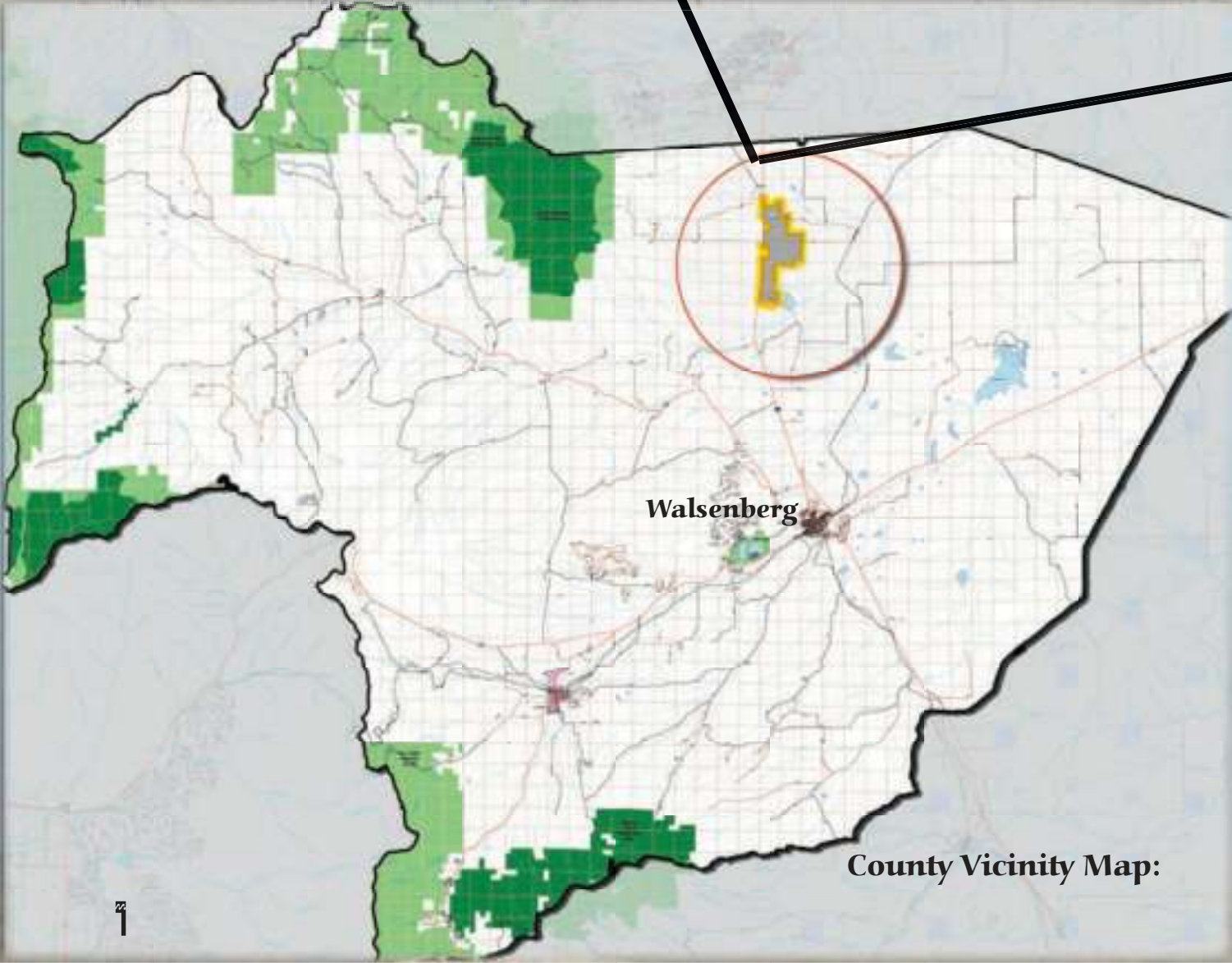
An attractive and comfortable year round climate, adjacent proximity to a major transportation corridor, multiple secondary transportation corridors, proximity to airports with commercial flight availability, and proximity to major Colorado and New Mexico metropolitan areas are also considerations that make the Huerfano Ranch and Resort an attractive location for a Destination Resort.

This Destination Resort Theme Manual is provided as a conceptual overview and development proposal for consideration by Huerfano County officials and the community at large. It includes a Site Schematic Master Plan and architectural theme elements for development of residential and recreational communities that might be included on this site as a Large Scale Year Round Destination Resort.

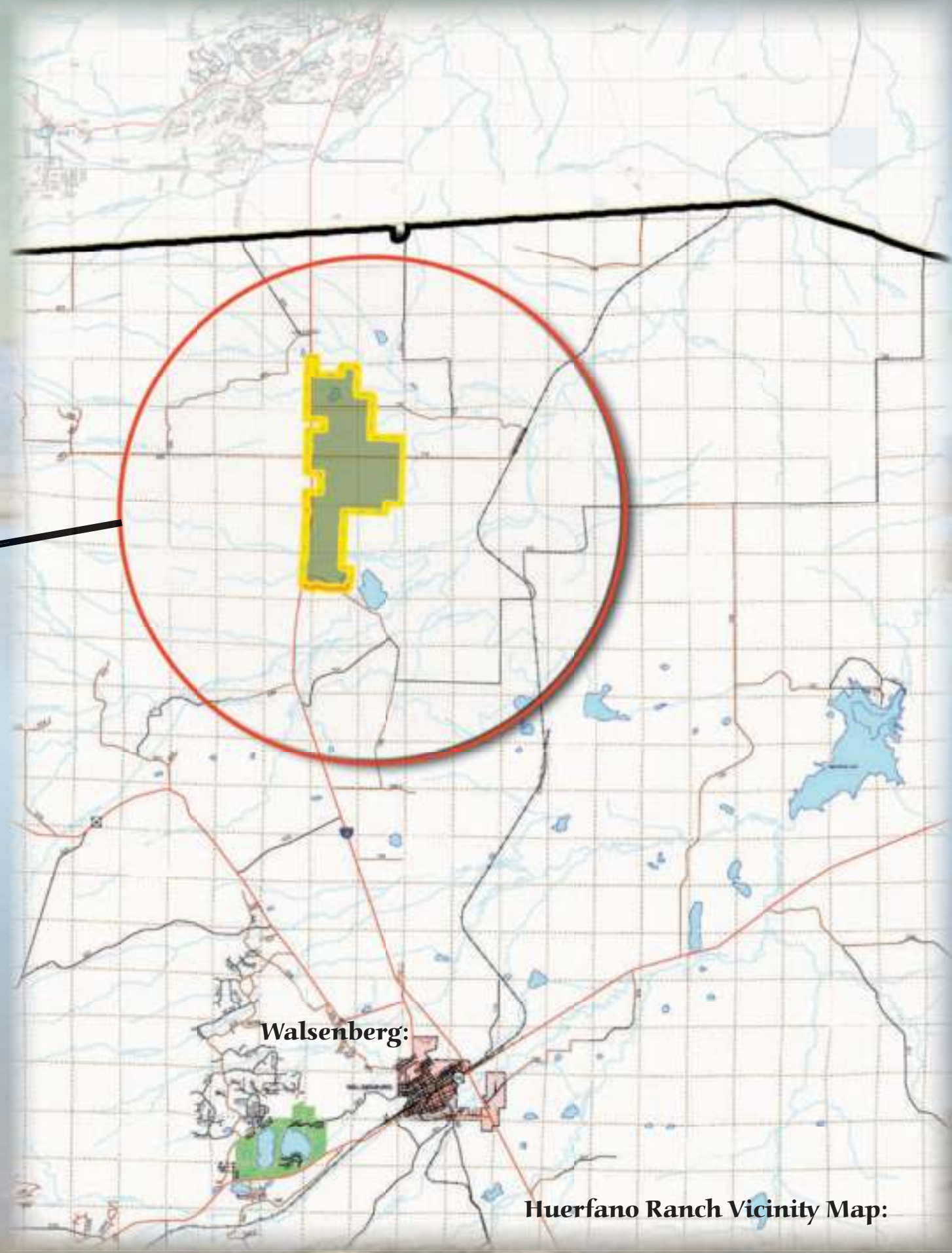
Vicinity Maps:



Regional Vicinity Map:



County Vicinity Map:



Huerfano Ranch Vicinity Map:

Site Schematic Master Plan

Site Legend :

- EVC:** EVENT CENTER/PUBLIC FACILITY
 > Southern Colorado Equestrian and Event Center
 Total AC : 111.90
- RV:** RV PARK/RESORT
 Total AC : 195.38
- PF:** PUBLIC FACILITY
 > Huerfano Ranch Community Center
 Total AC : 36.43 AC
- PRD:** PROPOSED RESIDENTIAL DEVELOPMENT
 Total AC : 895.32
- CC:** COUNTRY CLUB
 Total AC : 82.44
- PC:** PROPOSED COMMERCIAL
 > Dining Establishments, Retail Shops, Shopping Centers, Supermarkets
 Total AC : 413.47
- PRP:** PROPOSED RETAIL/OFFICE PARK
 Total AC : 66.24
- H:** HOTEL DEVELOPMENT
 > General Lodging Accommodations
 > Casino Hotel and Resort
 Total AC : 129.97
- ATR:** AGE TARGETED RESIDENTIAL
 Total AC : 377.04
- MA:** MUNICIPAL AIRPORT
 Total AC : +/- 887.37
- ATR/R:** AGE TARGETED RESIDENTIAL RESORT
 Total AC : 287.17
- EQ/P:** EQUESTRIAN PARK AND RESORT
 Total AC : 312.40
- CG:** CASINO / GAMING
 > Conference Center
 Total AC : 43.32
- MUC:** MIXED USE COMMERCIAL
 > Hotel, Restaurant
 Total AC : 127.84
- OS/P:** OPEN SPACE/PARK
- OS/G:** OPEN SPACE/GOLF COURSE
- OS/WF/SF:** WIND FARM/SOLAR FARM
 Total OS AC : 2739.31
- EXISTING INTERCHANGE**
- FUTURE TRAFFIC CIRCLE**

>> Total Site AC : 6710.44



Huerfano Ranch and Resort
 HUERFANO COUNTY, COLORADO



Section 2

Thematic Development:

Historical Considerations	page 4
Residential Development	page 5
Architectural Development	page 6
• Casino and Resort	
Recreational	pages 7-8
• Golf Course and Country Club	
• Equestrian and RV Resort Park	
Community Development	pages 9-11
• Streetscape	
• Entry Signage	
• Guest Ranch, Hotel Resort, Lodging	
• Visitor Center and Community Center	
• Museum and Conference Center	
Design Elements	pages 12-13
• Landscapes and Structures	
• Kiosks	
• Water Features	
Environmental Elements	
• Wind Generated Energy	page 14
• Solar Energy	page 14

Historical Considerations

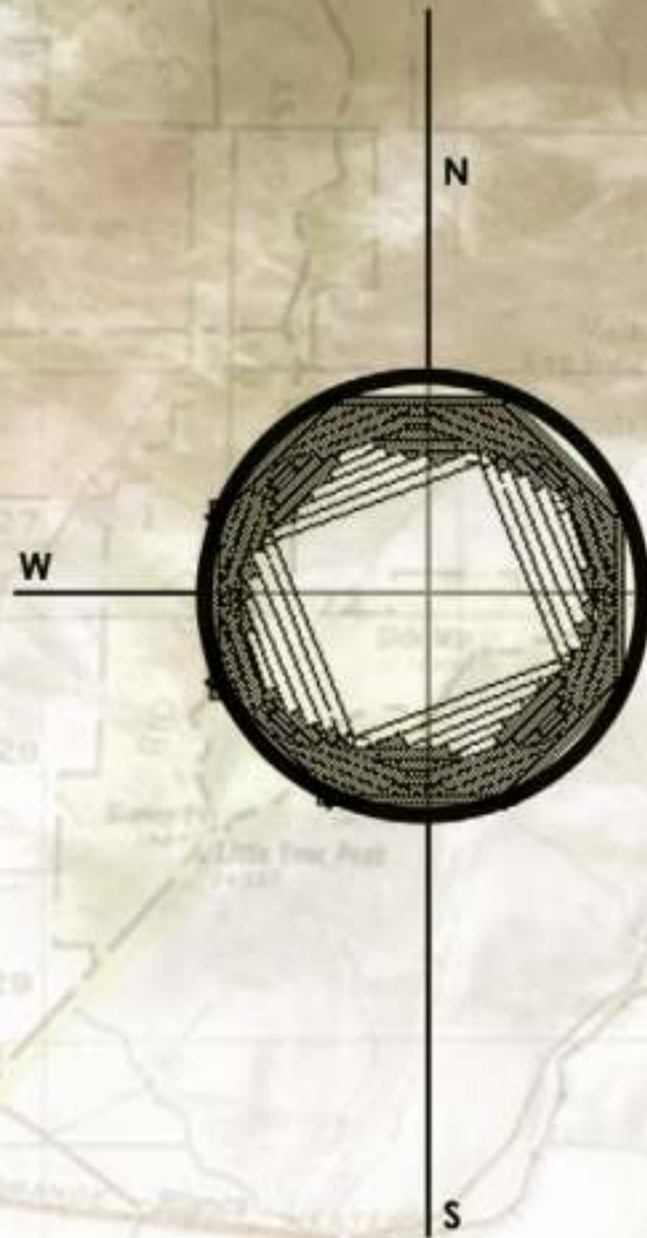
Historical precedents for this project primarily deal with the Navajo Tribe which once roamed the territory. The Navajo "Circle of Life" was the tribe's method of telling time and how to live their way of life. The east would welcome the morning sun, which symbolizes the beginning of life. Buildings would be orientated around the circular cores of the native dwellings called Hogans.



Old Fire pit structure with unique Navajo design elements using wood and shadow

The "hogan" or "kiva", a typical Navajo dwelling, was constructed using a square inner core with a circular outer core. The fire pit would be in the middle, which would represent the heart of the home, the main gathering space.

Buildings and dwellings would be orientated in a clockwise fashion, continuing the circle of life.



Historical Hogan Construction and orientation of the sun directions.



Resemblance of the Circle of Life

Residential Development

Housing

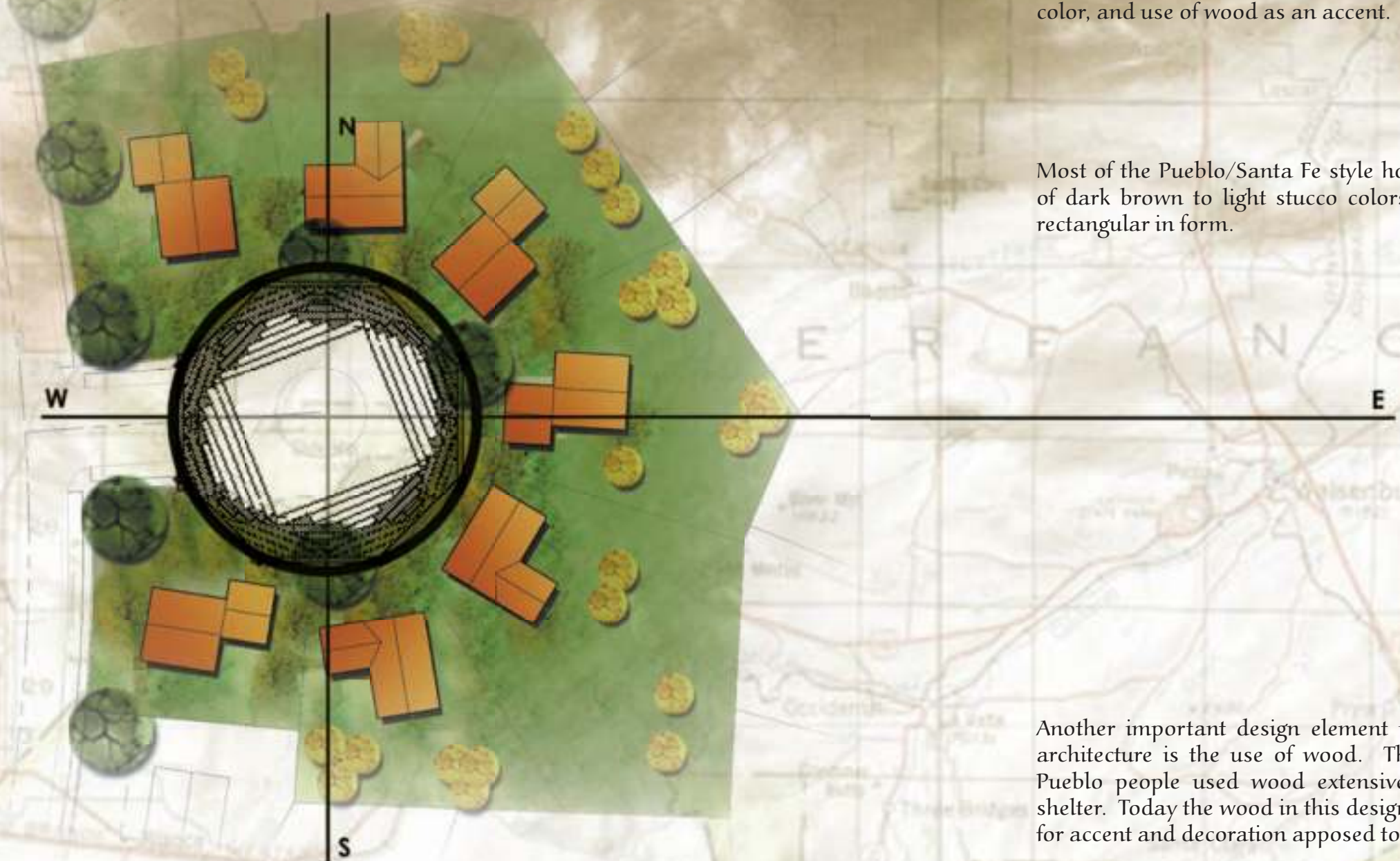
Housing examples combining the Pueblo/Santa Fe style. Notice that in many of these examples there are design elements relating to the Pueblo/Santa Fe style of design, including xeriscape landscaping, color, and use of wood as an accent.



Most of the Pueblo/Santa Fe style homes are made of dark brown to light stucco colors and are very rectangular in form.



Another important design element in this style of architecture is the use of wood. The Navajo and Pueblo people used wood extensively, mainly for shelter. Today the wood in this design style are used for accent and decoration apposed to that of shelter.



HOUSING DEVELOPMENT PLAN:

Huerfano Ranch
and Resort

Architectural

Casino and Resort

The Sandia Casino and Resort in Albuquerque, New Mexico is one of the most recent developments to utilize the Santa Fe style of architecture envisioned for Huerfano Ranch.



The Casino and Resort is both known for their architectural design in reference to the Pueblo/Santa Fe style of architecture found in the region. Full amenities include walking trails, golf course and country club, and hotel and casino.



The Inn and Spa at Loretta is at the forefront of revisioning the Pueblo style of architecture.



Pueblo El Mirage Golf and Resort is another good example using the ancient architecture of the territory.



CASINO AND RESORT PLAN:

Recreational Golf Course Country Club and Resort

A few examples of golf courses found around the eastern and southern parts of Colorado.



GOLF COURSE MASTER PLAN:



Entry drive up to Country Club and golf course.



Rendering of the Country Club looking out over the golf course and picturesque landscape.



Recreational

Equestrian Park, RV Resort Park

Conceptual plan of Equestrian Park with accommodating car and trailer parking. The park will have an outdoor dirt track along with a maintained grass pasture for general equestrian activities.

Other structures proposed include covered horse stables and seating.

Also located adjacent to this area is the RV Resort park. Below is a rendering for the layout of an RV Resort park.



Equestrian Stables with horse track



Aerial perspective of an RV Resort Park located near a golf course.



View of horse on outdoor track



Aerial Perspective of the RV Park and Campground

Entry drive into proposed RV Park and Campground

**Huerfano Ranch
and Resort**

Community Development

Streetscapes
Street Entry Signage

Aerial conceptual plan of a typical streetscape at Huerfano Ranch and Resort.



STREETSCAPE PLANTING PLAN:

This photograph was taken at the site. The tree lined street gives this space the unique characteristic it needs to become an excellent streetscape.



Wide walks open the spaces up for people not only to walk down the street, but to enjoy and relax in them. Vegetative buffers give aesthetic quality and also buffer noise from adjacent traffic.



ENTRY SIGNAGE:

The below image is a plan view of the proposed entry signage. The layout is derived from Pueblo/Navajo forms which resembled the circle. The designs of these ancient people were very geometric, and the below plan is designed to resemble the Pueblo/Navajo form and design.



Entry walk approaching private residence. The Pueblo and Navajo people used geometry for their everyday life. Utilizing basic geometric shapes and forms increases focus on the Pueblo design styles.

The arch was an important aspect of Pueblo style design. Incorporating these historical precedents is a design consideration how entry ways can be planned.

Community Development

Guest Ranch
Hotel Resort and Lodging

Main Arterial Road



Resort Spa and Inn Facilities

Guest Ranch and Lodging Units

Community Conference and Meeting Center

GUEST RANCH AND HOTEL COMPLEX:



Unique structural components and materials used by the ancient Navajo people were introduced at Big Water Visitor and Conference Center in New Mexico.

Bishops Lodge Ranch and Spa in New Mexico. The Guest Ranch uses Pueblo style architecture and is influenced by southwestern style design which typically is square and has many levels.

View of lodging at Bishop Lodge Ranch showing unique architectural style.

Another example of lodging at a guest ranch.

Community Development

Visitor Center
Community Center
Museum

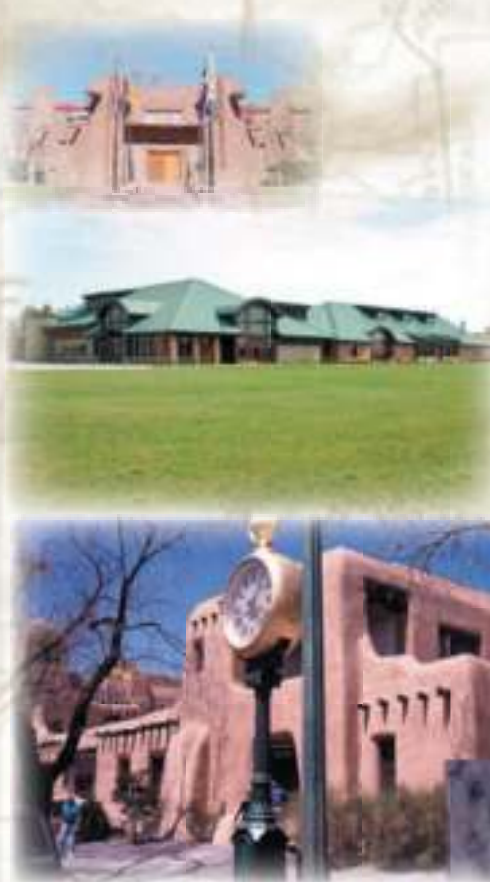
The Museum of Modern Art and History at Sante Fe.
Architecture representing the Pueblo style.



Another view of the museum showing the character of the building



Open Park Space and Viewing Area



Community Center and Visitor Center

Museum Quarters



Huerfano Ranch
and Resort

VISITOR AND CONFERENCE CENTER:

Design Elements

Landscapes

Kiosks

Examples of landscapes and design elements with southwestern resemblance, mainly in the use of wood decor.



Patio with Navajo and Pueblo architectural details such as wooden poles and circular forms.



Examples of landscapes and design elements with southwestern resemblance. Most vegetative areas in southwestern climates are composed of many different varieties of plants with multiple color schemes.



Most southwestern landscapes display large rock formations which are seen in the native landscape of the region.



Images of kiosks that may be used in the parks and in areas where information is to be displayed. These kiosks are primarily made of wood or stucco showing resemblance to the Navajo/Pueblo people and their design heritage.



This design for a kiosk was derived from combining the Pueblo/Santa Fe style of architecture and using them both in a modern way. The base of the kiosk is made of natural stone found in the area.

Design Elements

Water Features

Water Features

A few examples of water features that are of southwestern character. Most of these fountains were influenced by the Spanish. The water features would serve as cooling spaces where people would relax to get out of the heat.

The Spanish passed this down onto the Native people in the area and still today they are used for cooling purposes.

Many Santa Fe/Pueblo water features are small in scale but serve two purposes. The first is to cool an area and the second is for sound. The Spanish were intrigued with water for its sound quality. This is why so many of these fountains are small in scale.



Example of an ornate water feature. These would typically resemble Spanish architecture, which southwestern people were influenced by.



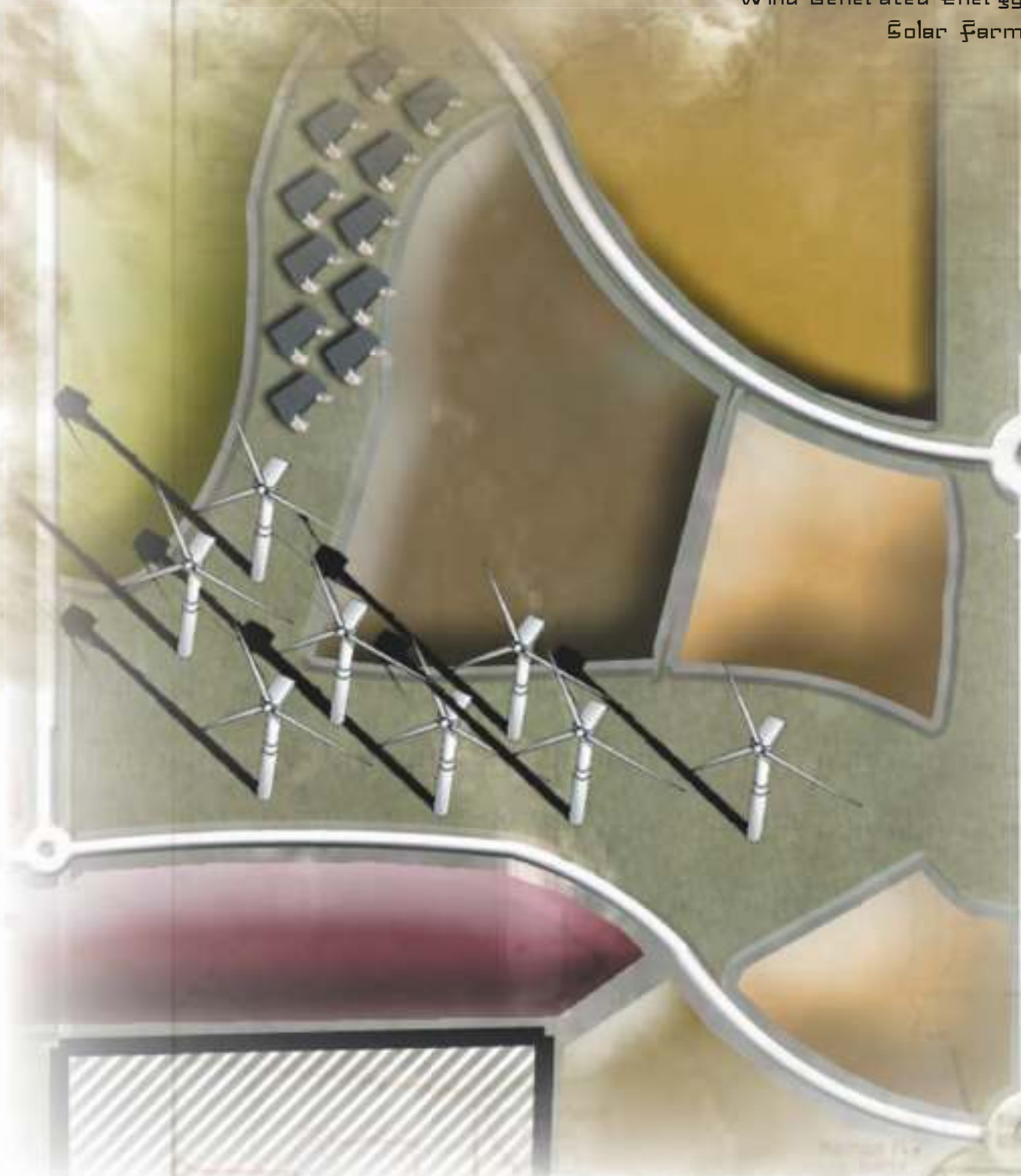
Night photograph of a water feature. Utilizing light on water features at night is a quality that is necessary for site use at night hours.



Another example of an ornate water feature with southwestern style design, strongly influenced by the Spanish.

Environmental Elements

Wind Generated Energy
Solar Farm



WIND TURBINE FARM:



All wind turbines have been proven to be very productive, being able to run at 5 mph winds up to 55 mph. Electricity generated is either output directly to adjacent sites or is stored in generators which can be used at later times.



Wind has proven to be very successful in many states including Colorado. The Ponnequin Wind Farm near the Colorado/Wyoming border south of Cheyenne currently has 44 wind turbines installed which produce 30 megawatts of electricity. One megawatt of wind capacity is enough to supply 240-300 average American homes.



Many solar farms are self sufficient and rarely require much maintenance. Many solar farms across the United States produce enough energy to supply 500-1000 homes per farm.

Regional Airport:

Huerfano Ranch Municipal Airport

page 16

X-wind Runway 8/26

- 2,084' x 35'
- A-1 (Non-Standard)
- Cessna 210



Runway 15R/33L

- 6,750' x 75'
- B-II
- Dassault FAL-20



Runway 15L/33R

- 3,350' x 60'
- B-1 (small)
- Piper Navajo



X-wind Runway 8/26

- 3,000 x 60'
- B-1
- Beech King Air 200



Huerfano Ranch Municipal Airport

A key component to facilitate accessibility for Huerfano Ranch and Resort is the potential for development of a municipal airport.

The proposed Huerfano Ranch Municipal Airport provides for two runways with up to a 7,141' x 75' landing strip, capable of 500+ annual operations for B-II aircraft design (largest size anticipated). This configuration can accommodate aircraft in the Approach Category B (Approach speed less than 121 knots) and Design Group II (Aircraft having a wingspan less than 79').





Greenhorn Wilderness Area
as viewed from across Orlando Reservoir