

Paul Young Ranch

CITATION

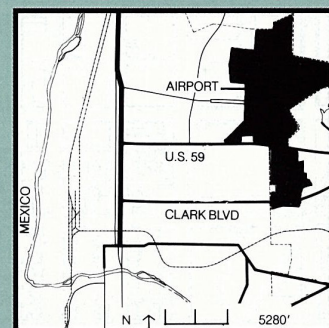
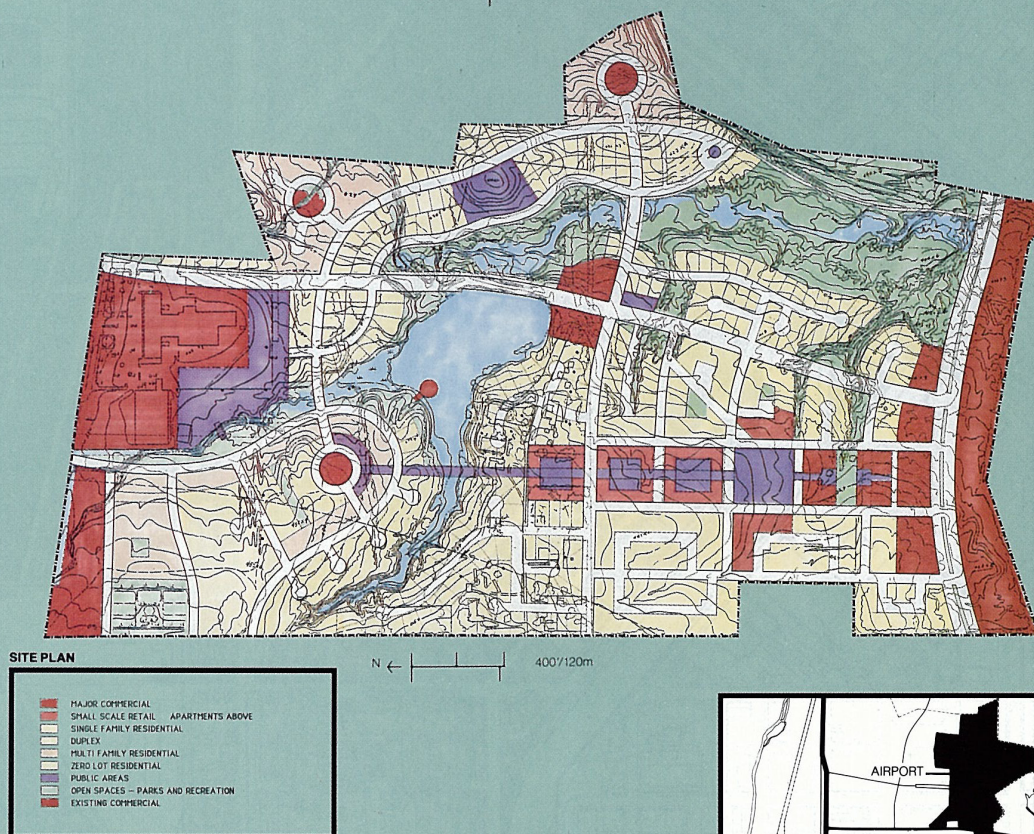
Milosav Cekic

Project: Paul Young Ranch, Laredo, Texas.

Site: 264 acres on the edge of Laredo, near the Laredo International Airport.

Program: Design a self-sufficient community that is primarily residential but also includes commercial and small-scale retail with apartments above, to be built out over the next 5 to 10 years.

Solution: Although the largest portion of the property is to be occupied by single-family residences, this "city within a city" includes a variety of other uses and differing densities. Of the principal land uses, roughly 85 acres are given over to single-family residential, 10 to multi-family residential, 5 to retail with apartments, 22 to commercial, and 66 to parks and recreation. Major commercial functions are concentrated along principal highways on the north and south edges of the property. A high-density spine of mixed retail and residential apartments, which picks up the grid of adjacent city streets to the west, forms the Ranch's north-south "main street." Farther east, away from town, street patterns loosen and density decreases, with single-family "villa estates" lining a natural lake.



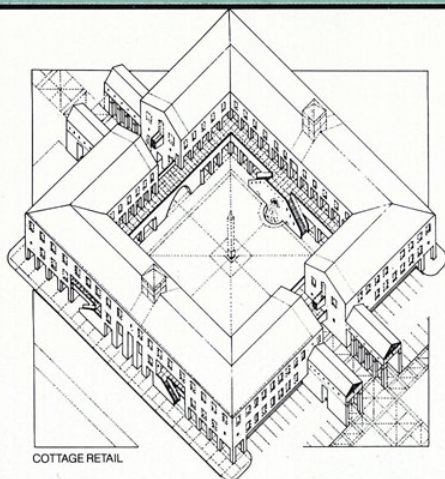
Jury Comments

Calthorpe: The Paul Young Ranch is a nice modification of theories espoused by Leon Krier for an American site. It extends the city grid, accepts traditional arterial commercial development on its edges, and accepts single-family lots; so in a sense, it's very realistic, while also utopian. It embeds in the midst of those traditional pieces a pedestrianized, mixed-use urban core with high- and medium-density housing. It does presuppose, unfortunately, that everybody who lives here gets out on the freeway and goes somewhere else to work.

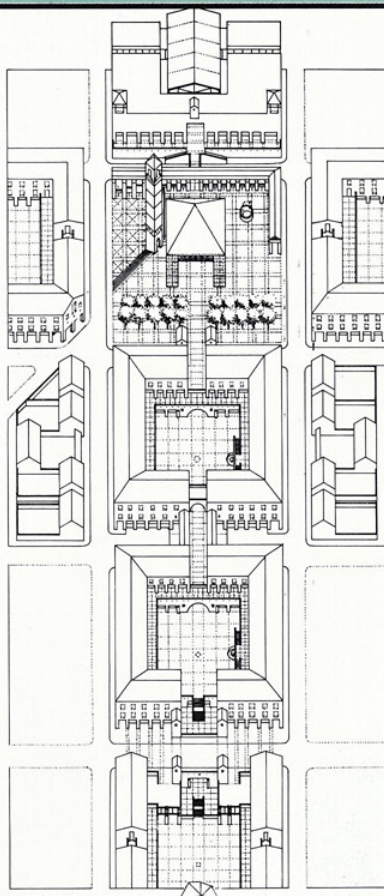
Balmori: It is not a complete town but a bedroom suburb; but

as a residential suburb, it's very good. It has a clear hierarchy: single-family houses are in a more green, typically suburban arrangement, while all the public spaces are set up in a more urban manner. It has a center that is purely pedestrian. The plan does not appear to have dealt with the problem of parking; there is access by street everywhere, but we don't see enough parking.

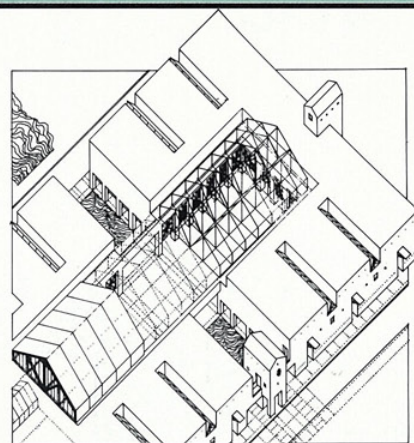
Calthorpe: The developer impulse today is to segregate and create a separate image for each age or client category. Here, however, the age groups are mixed; it's not a homogenous population. The retail section has a walk-in quality; it suggests



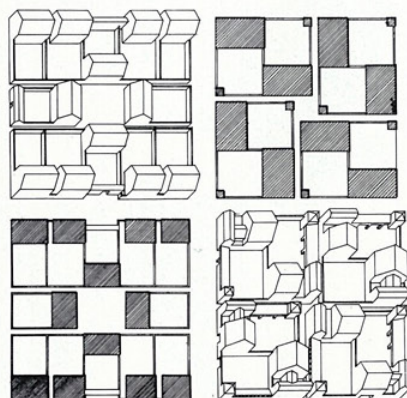
COTTAGE RETAIL



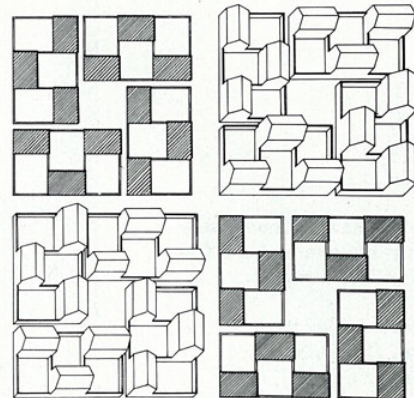
PLAZA/COTTAGE RETAIL



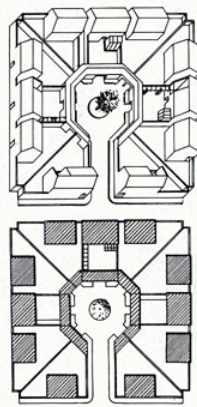
SHOPPING MERCADO



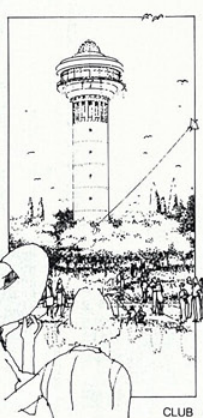
4 DWELLING UNITS/ACRE



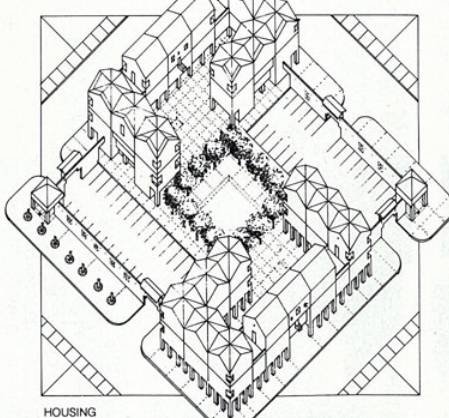
6 DWELLING UNITS/ACRE



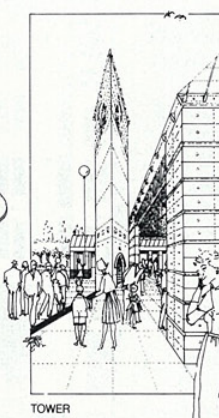
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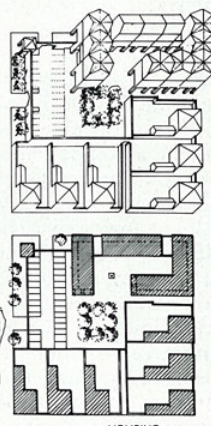
CLUB



HOUSING



TOWER



HOUSING

BLOCK AND UNIT DESIGNS

that residents will walk to the store. And, in providing that downtown destination point as an alternative to the more decentralized suburban pattern, it begins to create the framework for a viable mass transit system for the suburbs.

Balmori: The architectural forms and urban typologies are, however, very derivative of Krier.

Calthorpe: That's okay, because we always reevaluate history, and take the good and eliminate the problematic. The question of derivativeness is peripheral. More important, the scheme weds standard single-family suburban lots with a new idea of a central spine or core.

Architects: Milosav Cekic Architect, Austin, Texas (Milosav Cekic, principal, urban design and planning; Nestor Bottino, land analysis assistant; Buddy Grand, report design).

Renderer: Milosav Cekic.

Client: Armadillo Construction Company, Laredo.