

the New West

DESIGN. DEVELOPMENT. COMMUNITY.

preview issue

FROM RUBBLE TO RICHES

WESTERN COMMUNITIES CAPITALIZE ON CLEANUPS

10 DELUXE DEVELOPMENTS

SILOCHIC



The former Champion Sawmill site in Missoula, Mont.

Western Development, Deluxe

BATTLE MOUNTAIN, MINTURN, COLORADO



PRINCIPALS: Ginn Resorts, Florida, developer; VAG, Avon, Colo., architects; HDR, Omaha, Neb. and Gamba Engineering, Glenwood Springs, Colo., engineers

SPECS: Hoity toity private ski-and-golf club, built from scratch down the road from Vail (on a Superfund site). Developers plan 1,700 units, including 500 single-family homes, on 5,400 acres atop an old mine. Skiing on 1,200 acres. LEED-certified buildings, plus, of course, mine cleanup.

STATUS: Things are way preliminary. Don't expect the first homes until 2011.

P.S. Its size and exclusivity won't please neighbors in Minturn, but the Superfund touch is nice.

CHACO CANYON, KANAB, SOUTHERN UTAH, JUST A FEW MILES FROM THE ARIZONA BORDER



PRINCIPALS: Savage Point Inc, Kanab, Utah, Milo McCowan, developer; Dos Pollos, LLC, Milo McCowan, investor; Mesa Design, Texas, architects

SPECS: Perhaps the first Western development where the biggest attraction is the preservation of archeological ruins. The 275-acre site has 2,000-year-old Anasazi settlements, and McCowan envisions an active dig and a museum right next door to the homes. Up to 700 units will be built on sites up to ½ acres in size.

STATUS: The first product is anticipated in 2010.

P.S. Archeological preservation is an interesting amenity, but will people dig it?

COMMONWEALTH HEIGHTS AT RIDGEGATE, LONE TREE, COLORADO

PRINCIPALS: Keith Simon, Coventry Development Corp., developer; RidgeGate Investments, Lone Tree, Colo., owner; High Point Investments, Century Communities, New Town Builders and the Colorado Center for Reproductive Medicine, partners

SPECS: Hip Denver Lower Downtown mixed-use vibe comes to the suburbs in the form of the Commonwealth Heights, a 25-acre, \$200 million development including houses, townhomes, apartments, condos, a medical center and what Simon calls "ma and pa shops" catering to locals. Residences include swanky and less swanky.

STATUS: Under construction. Home sales to start in mid 2008

P.S.: Move over New Urbanism, this is New 'Burbanism

IDAHO CLUB, 7 MILES FROM SANDPOINT, IDAHO

PRINCIPALS: Pend Oreille Bonner Development, LLC, developer; Chip Bowlby, Thomas Merschel and Chuck Reeves, principals

SPECS: 400 homes with a Jack Nicklaus golf course and waterfront make this the most notable project in booming Bonner County.

STATUS: Construction began summer 2007. The golf course could open as early as late 2008 and the waterfront phase awaits approval.

MT. HOLLY CLUB, NEAR BEAVER, UTAH.

PRINCIPALS: Developers: Stephen Jenson, Ares Funding; Craig Burton, CPB Development, Holladay, Utah; Nicklaus Design, golf course design (Jack Nicklaus became a founding member); Ted Ligety, Gold Medalist and director of skiing



SPECS: Lavish "gated, guarded and private" mountain resort development on 2,000 acres abutting National Forest land boasting "Utah Powder" and "Nicklaus Golf." Claims to be the world's only private resort with golf course properties that is also ski-in/ski-out. Plans include 1,200 units from luxury condos to large estates, plus a village. Lot prices range from \$1.5 million to \$6 million. All residences come with the "finest NEV (neighborhood electric vehicle) available."

STATUS: The first phase is approved and the sale of lots and homes is underway.

P.S. A Yellowstone Club wannabe, but "just a short jet ride away" from Las Vegas.

SADDLEHORN, NEAR BIGFORK, MONTANA



PRINCIPALS: Doug Averill, Jim Frizzell, owners; Architects: George Gibson Architecture, Bigfork, Mont.; Fullerton Architects, Kalispell, Mont. and Coeur d'Alene, Idaho; Scott Elden, Elden Creative, Whitefish, Mont.; Contractors: General One Contractors; Montana Build Inc., Paul McElroy; Wind Dancer Construction, Kirk Leopold; Mike Frazier, lead engineer

SPECS: Saddlehorn plans include 320 homesites, a mix of cabins, camps and cottages. Developers want homes with small footprints and have given residents the option of giving up that extra square footage by using cottages for guest rooms. Amenities include a Mountain Lodge, equestrian centers and a marina. Homesites prices range from \$250,000 to \$850,000. LEED certification expert on site.

STATUS: Phase 1 is under construction. Phase 2 has been submitted for final plat approval with construction slated for late next year. Twenty-six homesites have already been sold after going on the market in May of last year.

P.S. A key amenity is a 110-year-old trapper's cabin, renovated to platinum LEED standards, for the Saddlehorn's welcome house.

SAND CREEK RANCH CONSERVATION COMMUNITY, 3 MILES NORTHWEST OF BUFFALO, WYOMING

PRINCIPALS: Sand Creek Company and John and Carol Jenkins, developers, investors; Foley Group, Billings, Mont., master planner; John Jenkins, lead contractor



SPECS: 99 ranch interests on 835 acres. Homeowners own the ranch as stockholders in a non-profit. Developers require dark sky lighting to avoid light pollution. A 508-acre conservation easement is at the heart of the ranch, leaving a total of 700 acres open total and only 100 acres in development.

STATUS: Ranch interests are on sale now, with construction on infrastructure slated for early 2008.

P.S. Might be the coolest planned development we've seen yet.

ILLAHEE, WALLA WALLA, WASHINGTON

PRINCIPALS: Abito (formerly Pennbrook), Bend, Ore., developer; Abito, investor; Edward Weinstein, Weinstein A/U Architects + Urban Designers, Seattle, Wash., architects; Anderson-Perry Engineers, La Grande, Ore. and Walla Walla, Wash., engineers; Abito, contractor

SPECS: Walla Walla's first destination resort. Plans for the 358 acres include a mix of 365 residences and town homes, vineyards and possibly a nine-hole public golf course. Future plans include a boutique hotel and spa and more than 10 miles of public trails.

STATUS: Water rights issues and firm opposition from local organizations delayed this 5-phase project. Construction will begin mid-2008.

P.S. Hey Walla Walla, get ready to "Bend" over.

SKYLINE FOREST, 15 MILES WEST OF BEND, OREGON

PRINCIPALS: Fidelity National Timber Resources, developer; Design Workshop, Colorado, architects; WHPacific, Engineer

SPECS: Between 500 and 1,000 "green" homes on 7,000 acres.

STATUS: On the drawing board. Legislature will consider zoning request in 2009. Fidelity has plans to meet with locals.

P.S. Fidelity is promising to give 28,000 nearby acres to a local land trust organization.

TAMARACK RESORT, DONNELLY, IDAHO (New hotel and club)



PRINCIPALS: Agassi Graf Development LLC, developer, Fairmont Tamarack hotel; David Disick and Bayview Financial L.P., principal, Élan Tamarack (private residential club)

SPECS: Resort is up and running full bore. The full plan includes 2,043 homes as well as hotel and conference facilities. Eight phases have closed and 673 residential units, from condos to chalets, have been sold. 2008 means more build out.

STATUS: The six buildings of a European-village area will be complete in late 2008, early 2009. The Élan Tamarack, a 60-unit private residence club will go under construction in 2008, and ground for the Fairmont Tamarack hotel will be broken in spring 2008, with completion anticipated in 2010.

P.S. Tamarack is giving Sun Valley a run for its money.