

# DURANGO

*Magazine*

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ECRLOT R005



by Indiana Reed

Lott

Construction is in its infancy, but co-owner and developer Eric Flora continues to hold fast to the vision of building a community that incorporates affordable, elegant density with resource awareness and conservation. He says residents will

find open space and active living options, as well as a "sense of place" and neighborhood food production. Indeed, Flora's dream is no less than a return to "simple living," while capitalizing on current technology.

The guiding plan, or "eco-vision" in place, was conceived

by Flora's architect, David Barrett of Barrett Studio in Boulder, and it remains the touchstone for the physical planning of the Twin Buttes development. A sub-community recently annexed into a municipality, Twin Buttes received approval from the city of Durango earlier this year to build 595 homes on 120 acres, plus build an additional 115,000 square feet of commercial space, 75 accessory dwelling units and 25,000 square feet of civic space. The majority of the remaining acreage will be dedicated to community and commercial organic gardens, rangeland and open space. Surrounding the 305-acre

project, 290 acres of adjacent open space have been deeded to the city as a gift from Edward A. and Florence L. Pauls, parents of Flora's partner and co-owner Glenn Pauls. The city had purchased an adjacent 200 acres known as the Cliffrock parcel in 2009.

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Lott



Barrett Studio Architects

## Twin Buttes cultivates concept of sustainability in eco-village development

Longtime Durangoans know them as "The Sisters" — two nearly identical steep-sided rocky formations rising above the landscape two miles west of Durango. They are also known as the Twin Buttes. Below them rises Twin Buttes of Durango, a 305-acre project, stretching through the riparian

### elegant density with resource awareness

areas near Lightner Creek and up into the forest above Hwy. 160, as part of the new "eco-village," which recently received final approvals to build. The Twin Buttes development has garnered national attention for redefining the upward limits on what is considered "sustainable development."

#### Twin Buttes

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By the summer of 2012, Jeff Perino, project engineer for Twin Buttes of Durango, says work will be underway in what is designated as the West Meadows. This hub is designed as a more "agriculturally rooted" residential and commercial area than its sister development, the Artisan Core, which will have a more urban feel. In the West Meadows, the commercial organic garden is already producing, and more acreage will be added this summer, as well as completion of an access bridge to Hwy. 160.

Work on an eight-mile trail infrastructure within the development is slated to begin with plans to "get the trails established before the houses are built," says Kevin Hall, development director of Durango Parks, Open Space and Trails. The hope is to build a 10-foot-wide paved, multi-use trail through the development following an old railroad grade and to eventually connect the trail system to surrounding networks. The development plans to be linked to the city of Durango's transit system.

As it blossoms, Eric Flora expects Twin Buttes to raise the bar for future green, sustainable developments not just in Durango but across the country. ■

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