Living on Mountain Slopes II
Post Oil Resettlement and in the face of Climate Change.
...this section part of 400 page book.....
Comparing External Contrasting Edens. It might seem a curious departure to go so far afield in this discussion of land reform and radical change to pattern of community, but as Lexington has been used to compare and contrast with Vancouver, why not? The global impacts which are the starting point for the need for planning for change is going to move in waves across the landscape of each continent as the oil and energy factors start migrations in different directions to new settlement not in the same way or degree that climate change, water shortages, grid failure or rising oceans will create shifts. This means the waves of new migration and settlement in Lexington will be out of phase with BC for instance. While BC might be contrasted with the impact on the Canadian Praires for instance, another noted world food production centre, it is more of a parallel for BC to compare to Kentucky from the perspective as new Eden like qualities of both areas in the short term in the eyes of the new migrants from the south, from coastal areas and from collapsing cities and infrastructure. In both cases, during the oil age, neither place has really produced its own food for instance but relied on food from Mexico, Florida and California. In Kentucky, the lush farmland was used to raise non-essential crops like tobacco, racing horses and suburbs, while third tier land in BC was seen as good for cattle and hay as the local demand had not been evident. Given the need for full localization of all basic food crops everywhere in the world, farmland and even now marginal sites will be sought out by the population displaced by the mounting global impacts on our oil age society.

Kentucky as a contrast to BC: (subsection of...)
While in BC we need to be moving new towns to hills and on along the rail lines as quickly as we can, how does it look in other locations in adjusting to unexpected rapid growth from peak oil and climate refugees?

To give a contrast, this picture looks at a part of the USA where the SSP series was taken in 2008: Lexington Kentucky. While the lush farmland and moderate climate of Kentucky can grow almost anything, there has not yet been the demand to do so and the landscape has a tradition, it is given over to bluegrass and race horses, for show and racing and prestige but not much in the way of essential value added crops or any significant industrial uses. This will change as existing food supply areas and coastal cities are lost and higher use is made of all now overlooked arable land.

Compared to the mountainous area of BC, Kentucky and the Midwest is “unfettered”, and relatively, a landscape of a blank canvas.
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Global Perspective: the impacts that differ by region:

The global impacts from no water and growing deserts in Mexico and California will send one cohort into friendlier old Edens like Kentucky of the north east USA Rust Belt. The peak oil dislocation from cities and oil age suburbs will push people out to places like Kentucky looking for access to land. And the rising oceans will force people from the coasts of Florida and Louisiana and Texas at an early stage.

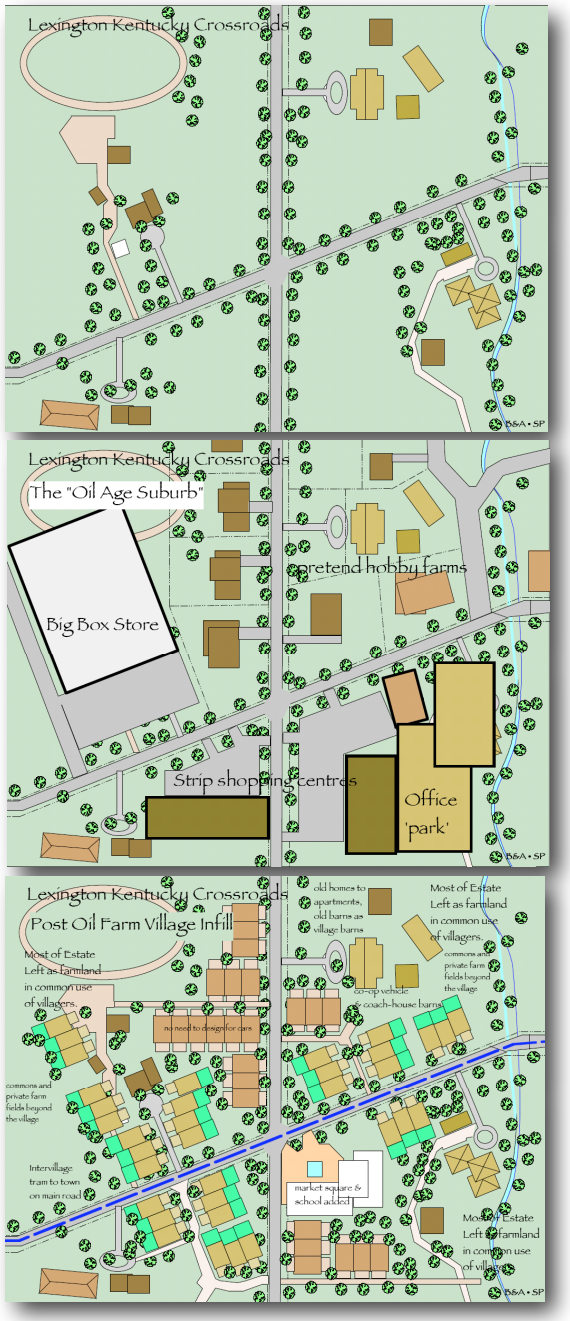
Comparing and Contrasting landscapes under siege:

This suggests that a small state could see a migration of millions, but without the resources to pay for the land in the way we now see the market working. At the same time, the pattern of community based on dispersed single family homes and farms is not sustainable, new patterns closer to traditional and old world settlement have to be found.

The question of whether we should even accommodate refugees of any sort will be debated but overwhelming numbers will make that debate short. We need to make sure the solutions do not try to match current market or newly unworkable solutions.

Considering the node or rhizome pattern, how would the large holdings of Kentucky estates adjust to higher population densities of mostly closer to subsistence farming and still be defendable as a good solution, livable, affordable, productive, sustainable and aesthetically pleasing, if that still even appears in a crisis planning scenario?

Oil age subdivisions of nuclear families



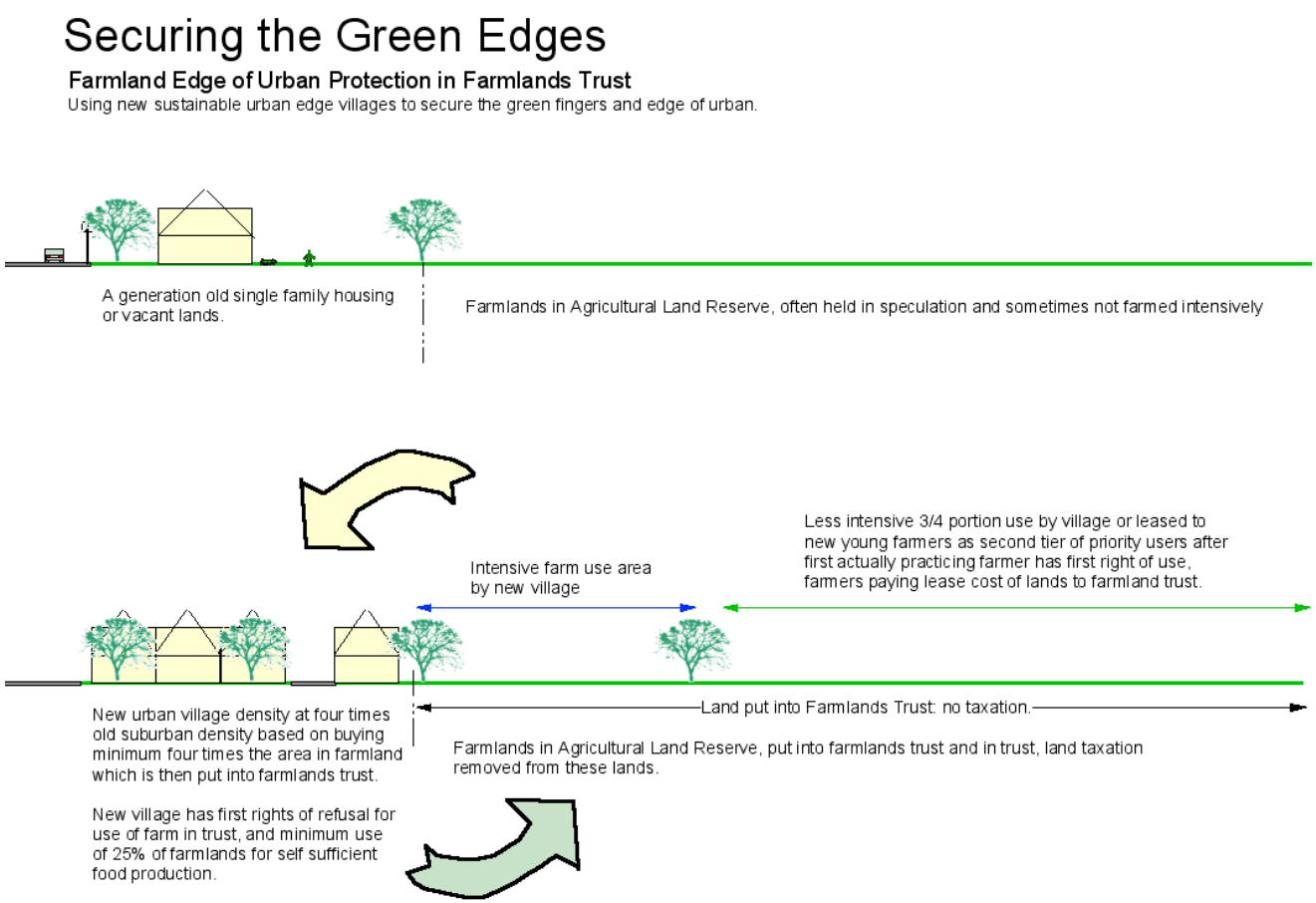
cannot work when the gas and oil are gone, and wasteful mobility and lack of land conservation forces new patterns.

Similar to the BC model, the adaption of the existing form with the least amount of new roadwork and services will be key. We cannot afford the web of services nor do we want to destroy the land or the landscape. We do want to maintain the concept of a house as home and outright ownership of ones house and some garden is essential for social and economic reasons.

The Kentucky example is sociologically important given the symbolism and notions of history attached to the Bluegrass country and spirit, so the conservation and cultural values help to highlight how more than economic value is important to society. (SSP: A Cultural Guide to Cultural Survival.)

The access to arable land however can be marginally separated physically. What is proposed is the application of the node of housing on the road edge of the estate, clustering of a hamlet of houses. Whether the estate is farmed in common or in separate parcels is left open by choice and circumstance.

In this way, a tent to fifty acre estate



would be allowed to add a cluster of ten to twenty new owners housing next to existing roads, and adjoining estates would also cluster their infill housing next to other neighours to form a hamlet of a hundred homes or several hundred families. While the first consideration is to avoid any need to assemble or consolidate, it is in the public interest to do so when a second tier farm has ecological attributes or better class of soils, in which case the combination of sites would provide for clustering of villages on the central and or less arable sites first.

The current large farm in horse country is shown in the top, the second drawing shows the trend in development which has destroyed a growing area of farmland with big box stores, shopping centers and attempts at hobby farms, which is not sustainable. The third shows a post oil farm village infill.

Such a cluster allows for a true village, supporting a local store, school and farmers market. Oil age density is accommodated, doubled but clustered in village form, saving the remaining 80% of the site as farm commons or farm use lots but apart from the village cluster. As there is no need for cars or any gas to drive them, this is a village which now can be serviced by the local rail line added down the main road rights of way.

Based on Christaller and rhizome patterns, seven or so hamlets would support a village centre. In the case of Kentucky, areas near towns serviced by a new local train on existing road rights of ways would allow for post oil sustainable settlement with a minimum of disruption. The density of family farms would make the area self sufficient in all ways as industry de-globalizes and re-localizes to the small towns like Lexington.

How to deal with the oil age planning disaster of the shopping centre that tore the downtown apart is another problem. The fact is it now exists but will suffer decline as the pattern of mobility changes.

To aid in soft landing, the move back into the old town by commerce and new industry needs an augmented conversion of the shopping and strip malls into mixed housing and industrial uses with a minimum of commercial left for what will be a high density new pedestrian core. The link by local train to all other communities will complete the transition but this needs to be all planned and encouraged in a proactive manner rather than leave it all to chance.

This pattern is taken from the Kentucky landscape to compare and contrast many other places suffering the same kinds of oil age planning disasters, but now subject to new and traditional patterns of resettlement.

What is shown for Kentucky can be applied most other places as it is an old world pattern which will help us adapt to making best use of the farmland, with more capacity to carry populations but in a low impact, comprehensive and cooperative mode. It is just not possible to implement the car age engineering, land use, land waste even if we wanted to, the oil and other resources are not there any more and the need to first of all raise food and do it locally, is going to drive a new pattern of community.

This attempt to find a balance and save a historic landscape in the face of new migration will be heightened in rural areas all over the world; in Langley and Surrey in BC, In rural England and France, mountain villages of India and China, when we think there is no place to go, the drive for new consumptions levels including that of land, is going to be faced with this contrasting demand for a short time. We need to turn around the demand and the expectations to pursue the sustainable form of any community we now think can still be developed, before the end of resources cut off all options altogether.

Insert: pictures of similar rural areas suffering similar impacts to the Bluegrass Country.

For those that still deny this line of thinking, given our present condition of human overshoot of planet capacity, at the other

extreme, educated opinion exists that says none of this is possible, that we face a die-off and we have more building capacity than we will ever need again. Even if that is true, most of the buildings exist in the wrong place, the wrong patterns to be sustainable, which still makes it necessary to consider how to adjust for a future culture of sustainable settlement.

The scale down in expectations and consumption can be seen in the new pattern, but for most people this is going to be easier, cheaper, happier and allow for continuation of some form of culture and society in the face of economic reorganization and with mass migration driving new community formation, infill and increase the need for conservation of all resources, starting with the land.

The infill farm village model is similar to the Thorn Hill model of BC, and in some

cases these are interchangeable, except the Kentucky horse country has the extra heritage and social context of the old estates and houses to work around. The design with Nature infill approach in this case means that the old mansions and barns are either left isolated on the landscape still but take on new community or group living functions, or they form the new nucleus of village life as town hall, seniors housing or hospital, although the kind of stand alone specialized land use is not found in pre-oil or post oil affordable economies.

With lifestyle and land conservation, the density per household will increase in a post oil economy, so the unit count or density compared to oil age sprawl will be higher but so will the persons per household as extended families reform, multi-generational household increase and in

combination, the whole village has a threshold population to support local services within walking distance now denied suburban sprawl. Oil and cars had permitted a splitting apart and at great distance, all functions from shopping, work, school and recreation.

For servicing which modern towns have grown to expect, the old world traditions have to be re-learned. There is no economy left for big pipe engineering solutions; water collection and waste water treatment will have to be accommodated in a local village, hamlet or town, not on a regional basis. This also goes for land consumptive roads; local road standards are good enough, village housing does not need full road access as cars do not get to the units as cars are few and rarely in use. The unavoidable addition of local rail or tramway will make up for any need for travel beyond the pedestrian range of daily activity.

The picture of Kentucky Bluegrass shows a hobby farm subdivision laid out and ready for new houses. The picture below it shows the alternate post oil pattern of holding the land for farming and instead infill farm hamlets and villages served by regional rail.

This form and those functions will wither and regroup asa shown. The layouts in these examples are not designs but program drawings showing pattern of community impact. What is not evident but implied in the diagram is the much larger area outside the focus area that remains open and arable, and used by the owner residents of the village. Fee simple ownership of the village home is essential (no strata or common ownership), but the farm areas can be administered as commons or as private active farm areas by the village residents, or any combination of the two. Establishment of a greater commons to take in watercourses, special sites and to create a common protected interconnected green finger for wildlife habitat would be part of the concept.

Kentucky is used as a contrasting example because it does appear to be without constraints in land use compared to mountain areas, yet it has a conservative love of the land which is highlighted in the comparison of the late car age engineered approach versus the learning from the old world approach.

There is a broader reason for going to Kentucky in contrast to BC. In 2008, as part of Lexington's UofK ongoing exchange/ learning from a Green Vancouver, the SSP presentation did compare and contrast Lexington and Vancouver both in scale and directions in sustainability.

Vancouver, as self proclaimed and as sometimes seen by others as a leader, as a city and region in sustainability, has to be careful that a sign at the end of an era, recognizing the need for change is not enough to make the necessary change, and Vancouver is not making those changes and in fact keeps promoting oil age solutions for a post oil economy already having an impact upon us. Vancouver as shown in the World Urban Forum SSP and agricultural Canada presentations has much to learn from the third world. In many ways Lexington is ahead of Vancouver by being behind; it has a downtown, it has a new car shopping centre mass that should have been built downtown, but they are both recoverable.

One thing the disunited and more chaotic governed Vancouver could learn from Lexington is about government economy and scale; Vancouver has dozens of governments and layers of government while Lexington has one city and regional one council government. Not that this is a total solution, as Lexington has a phenomena of strident city and country divide, and a rural versus university split in world view. At least it has a one council in which this gets debated, a forum for going for solutions. In illustration then, Lexington shows to Vancouver how a form of City State or Canton government will help Vancouver improve democratic government and responsible provision of public service.

Vancouver in contrast has political division disguised as consensus, a regional government with appointed, not elected members, and functionally it has multiple bureaucracies providing overlapping and conflicting directions.

This by itself is not even a luxury we cannot afford, but a sheer dysfunctional charade of democracy, both unaffordable and undesirable.

In a longer term, if global carbon loading does not stop at the Kyoto Agreement 2º C target, places like Kentucky will run the risk of also becoming desert like Mexico and also suffering depopulation too. If enough of the right things are done in more places, as suggested, this will also aid in helping slow down carbon loading and global heating. Accelerated and geographically widely distributed real sustainable moves in new patterns of community can only improve the collective global impact for the better.

Beyond the Fringe:
Other case histories: spotlight contrasts:

Learning from the Inuit, Bushmen and Yanamamo.

The Hubris of the Civilized permits notions of superiority over the so called primitives who live simply and close to the land in a 'short, brutal and primitive' fashion. Some governments have taken the responsible protective role to keep civilization away from isolated tribes, as in Brazil to some degree.

As we try to re-establish World Parks and No-Go zones for post modern humanity, we need to recognize it is in the long range best interest of all of humanity that going back to 'primitive' living off the land is a really good idea. Eskimos now die on ice flows as Ski-doo quits, and unlike sled dogs, cannot be eaten. A return to pre-oil basics for the Inuit however is not much of an option now, given the disappearance of the landscape that made winter survival on ice an option; global warming is erasing that option. In places like Tanzania, the Bushmen are in peril and live on a tenth of the land they used to have as overpopulation of local herders push this threat to water and forage into the Bushmen's desert. Under the heading of cultural survival, we need to at least allow for those that want to live with minimal footprint to do so without hounding them down, driving them away or trying to force them back into a society already questionable as survivable or sustainable.

This is a necessary detail to acknowledge and promote as part of the options for a post oil re-settlement. There would have to be rules though, to make sure the original

intent was not met, this cannot be an excuse for new settlement in the wrong place, like a holiday or boot camp, any return to another lifestyle will have to mean going back to settlement areas. As dictatorial and Science fiction as this sounds, it is part of a package of exploring options but within a new framework of cutting back our collective footprint. In some scenarios, some futurists are seriously concerned that these people may be the only ones left standing, which means trying this option is only reasonable.

The reasons for raising this in discussion now, is to set out some law and framework so it is possible, but controlled to avoid environmental disaster contrary to the first intent of setting up World Parks and No-Go Zones. It seems counter productive to allow for this freedom and then set rigid conditions, but if not done, it will not work, or any form of government in the future would outlaw living off the land in natural ways and then hunt down the outlaw families. As Orwellian as that sounds, the conditions we now face with social breakdown and huge human migrations make this scenario very real. This is one of those situations that can quickly escalate into a condition of a frontier war as a permanent tribal condition. Given a very real possibility of the loss of national government existence, power and ability to pay for any form of police or security, this situation is a real issue that should be addressed by strategic planners at every level.

Learning from Anaphiotika

In studies in Athens in 1973, the UBC School of Architecture as part of Professor John Gaitanakis focus on density, made the village of the 18th century stone Masons of Anaphi a focus. In contrast to modern high rises with 30 storeys and a hundred units per acre, this small village at the bottom of the escarpment of the Parthenon, has on one acre, within 1 to two storeys, the same 100 units per acre. Narrow streets and small houses work, even today it is a place people want to live in as well as visit, although most tourists know little about this little part of the Plaka of Athens.

The whole range of Mediterranean house form and community has to be re-studied and reapplied just for adapting to climate change; warmer weather, the need to capture rain water, the need to do local servicing for many reasons, including rising oceans destroying old service lines, treatment plants and water tables. The move to think small, think local in urban servicing is covered in Chapter.....

Insert PIC here...
This example is similar in density to other traditional high density old world housing suffering from misguided oil age high energy use housing replacement.

Hutongs in China. Mistakes in Urban Design.

In Beijing, hutongs are alleys formed by lines of *siheyuan*, traditional courtyard residences.
The Hutong courtyard and street housing of Chinese cities have been bulldozed for high rises that in many cases are not as dense, not as livable, not giving benefits of direct ownership of land, and the high rises also take more energy to build and to heat. The alienation of the population is compounded. This social research area from 1960s to 1990s in Europe and North America has been ignored by the new empire builders and the glory seeking Architects who do not know or appreciate the potentials outside the high rise form. The social impact of losing the courtyard house for the extended family and

forcing singles and couples into nuclear family apartments is something that will have to be corrected by coming back to heritage values and solutions.

The exporting of oil era architectural solutions is a crime; the freeways and suburbs of LA or the high rises of Manhattan are no real gift to Chinese sustainability of the future, yet Architects and planners persist in the sales job. The excesses of the Arab Emirates are a cruel joke given the oil will run out and the buildings will be under water at the bottom and sand blasted from the top soon thereafter.

Triage, Marbleization and Collapse of City and Suburbs:

Patterns of Post Oil Community: a list of the car age planning era of bad solutions to be abandoned:
Master planning, freeways, subdivisions, big pipe engineering solutions, shopping malls, high rises, big box stores, airports, office towers, large institutions, regional churches, arenas, ice rinks and parkades.

Facilities that may be eligible for re-use and recycling as the community radically adjusts its pattern for low energy consumption:
Office towers glass for greenhouses. Warehouse to greenhouse use. Big box as distribution warehouse for localized farm and industry. Strip malls into local new manufacturing of formerly global supplied products. Freeways abandoned for farming, regional rail lines and fish farms. Large houses become apartments and lodge houses for extended families.

This is more than just the Death of Suburbia that James Kunstler predicts. It is about urban triage and marbleization of urban form. Big cities and high density are not sustainable, as the food is not locally available and the oil dependent food supply line will be lost. The very economy of service jobs and non-value added white collar business has to collapse with the end of cheap energy and re-pricing of all goods and services to reflect this, starting with food. Luckily we are over-serviced with buildings so doubling up will accommodate most need for shelter even as oil age white elephant buildings get torn down and recycled for value added uses.

The city as region marbleization reprinted from the SSP manual:
PIC to insert here.

The conversion of the suburban edge via marbleization and with a farm acquisition plan that can work in conjunction with increasing suburbs to sustainable village density on a node and rhizome patterned edge of town.
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