

WOODS, PEGGY

From: Welch Thomas D Contractor 30 CES/CERE [Thomas.Welch@vandenber.af.mil]
Sent: Wednesday, November 02, 2005 11:27 AM
To: p_woods@ci.lompoc.ca.us
Subject: FW: PXP consultants pitch housing development plan to audience

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-----Original Message-----

From: Miller, David [mailto:David.Miller@vta.org]
Sent: Wednesday, November 02, 2005 10:05 AM
To: Welch Thomas D Contractor 30 CES/CERE
Subject: RE: E-mail-A-Friend: PXP consultants pitch housing development plan to audience

Tom:

Thanks for the article. I just can't help but wonder where the people who are supposed to live in this "new town" are going to work. If all of them are commuting out of town to work, that puts a significant impact on the road system in serving Lompoc. The motivation here is that an oil company is tapped out in the fields and wants to cash in on a land inventory. Considering that the oil company is from out of state and has no real connection to Lompoc and that they have hired consultants from Costa Mesa and Redmond, Washington, neither of which have any connection to or understanding of Lompoc, is a reason to be cautious about the proposal. Lompoc finds itself in the position of reacting to a proposal rather than comprehensively planning for growth. Since very few large scale developments come to Lompoc and the economy has remained relatively stagnant, local officials and pundits often react in a prematurely enthusiastic manner. This was apparent in the comments from your last article sent quoting the professor at either USC or UCLS who commented on the economic benefits of a larger population in Lompoc. He didn't mention the cost of services to the City, traffic mitigation costs, quality of life issues (parks, service demands, increased traffic congestion, etc.). Growth can be a good thing if well-planned and in the right place geographically, but it can also be destructive if it is not well planned and costs more than it brings in benefits.

An interesting side note. The current growth philosophy embraced by professional planners in the U.S. and internationally is called "smart growth". This development and planning philosophy is characterized by infill development, sustainable growth, pedestrian accessibility (meaning short walks to services by safe pedestrian trail networks), mixed use (often vertically), higher densities (to preserve land resources and encourage walking and transit), development near transit, attractive streetscapes (street furniture, street trees, pedestrian lighting, etc.), attractive plazas and open spaces to encourage public activity and provide an attractive public realm, and neotraditional development patterns, like the old blocks around downtowns were developed. Smart growth residential development principals encourage alleyways with garages and front porches to get pedestrian-friendly front yards and neighborhoods to address the street and encourage safe neighborhoods. I would ask how the proposed development provides for this type of desirable growth. It appears that the oil company is proposing a typical single family suburban subdivision (or series of them), distant from the core of the community, not within walking

distance of services, low density, and the antithesis of smart growth. This will create a community that is internalized and will seek to protect its own interests rather than become integrated into Lompoc as an enhancement to the City's current urban form and character. The attached article focuses on providing services to the large number of new housing units. It does not address the fundamental question as to whether this type of development is beneficial to the City or enhances the City's urban form or quality of life.

Dave

-----Original Message-----

From: thomas.welch@vandenberg.af.mil
[mailto:thomas.welch@vandenberg.af.mil]
Sent: Wednesday, November 02, 2005 9:36 AM
To: Miller, David
Subject: E-mail-A-Friend: PXP consultants pitch housing development plan to audience

PXP consultants pitch housing development plan to audience

A whirlwind public relations and information blitz started Tuesday night during the Vandenberg Village Community Services District (VVCSD) meeting where consultants for Plains Exploration & Production Company shared their vision for building up to 1,300 homes.

This is to acquaint us with a project that will probably be in our lives for a long time in the future," said Robert Wyckoff, VVCSD president.

For more of this story, click on or type the URL below:

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