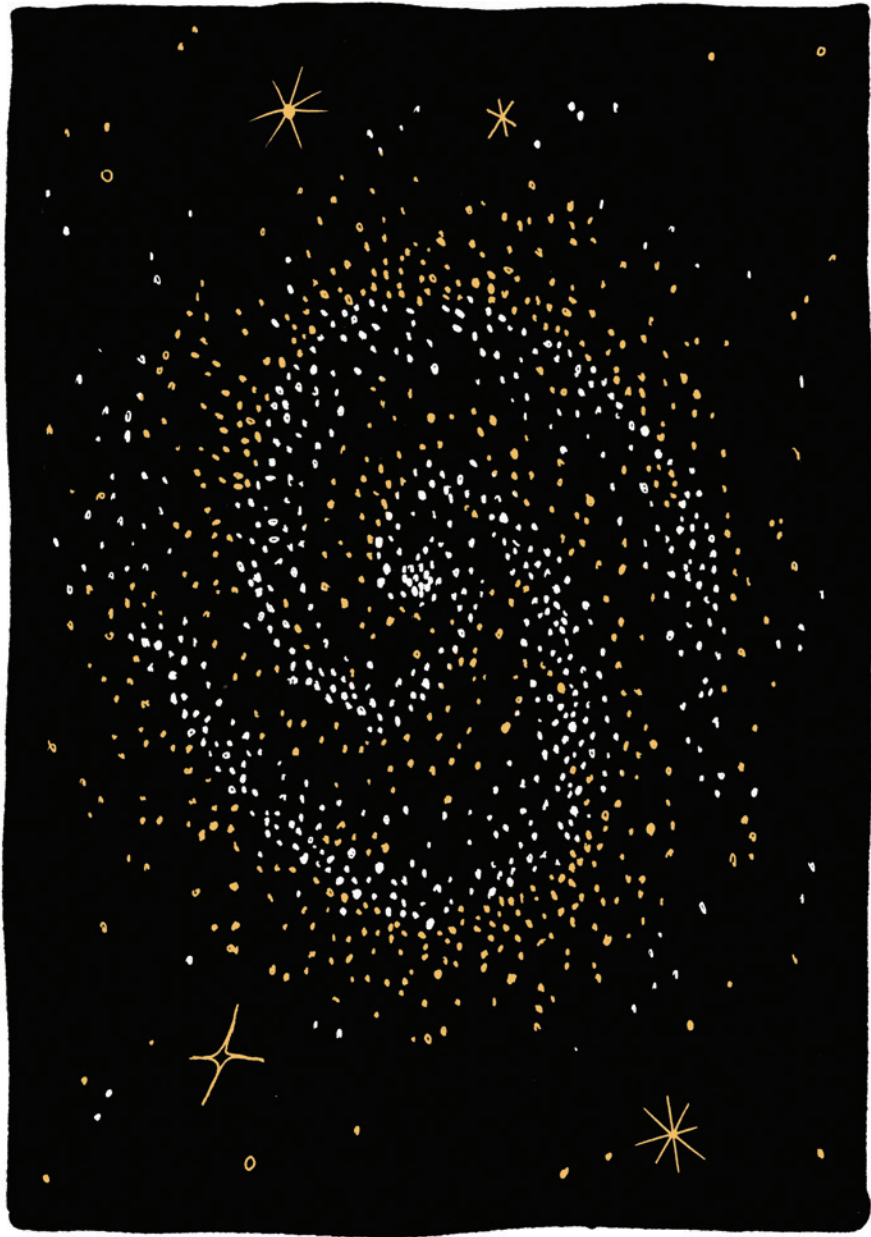




A FIELD GUIDE TO
TERRAINE
WEST BENCH





Creating a singular community from scratch takes high-quality ingredients and plenty of perseverance. More than that, it takes a compelling vision and expansive intentions. This is your field guide to what makes Terraine special. We invite you to see what we're up to and glimpse where our journey is leading.

A SYMBIOTIC SETTING

THERE'S A VAST SAGE-COVERED TERRAIN IN THE WESTERN FOOTHILLS OF THE OQUIRRH MOUNTAINS IN THE SALT LAKE VALLEY.



This is a place with a unique geology and long human history – from the Indigenous peoples who hunted and foraged in this landscape many hundreds of years ago to today’s hikers, wildlife enthusiasts, and nature-lovers who are drawn to the beauty of the land. This is the West Bench, at the edge of the Wasatch Front, among the most in-demand places to live in the US.

Within the West Bench, there’s a unique swath of land with its own topography and heritage. For the last three generations, the Wood family – headed up by Glen and Norma Wood – along with their four children and nine grandkids, has thrived on the 650-acre ranch that the community was a part of. All told, more than 80 years of ranching, wheat farming, and equestrian pursuits that included horse and barrel racing. These are folks who embrace family and the bounty of the land in equal measure. Their passion and perseverance inspire everything we do – from stewardship standards to the trail system to nature-focused community events.

This is a setting that has sustained both habitat and humankind for generations. How can we embrace and fortify that connection moving forward?



ELEVATING OUR ECOSYSTEM

**WELCOME TO NOT JUST A PLACE, BUT AN IDEA.
HERE IN THE FOOTHILLS, THE BACKDROP IS NATURE.
THE FOREGROUND IS NATURE.**

And all around, the expansive ecosystem of the Great Basin is dynamic and wild, in part because of the varied flora and fauna that reside within it. This native landscape has been called “the sagebrush sea.” It’s central to the basin, and it’s a vital ingredient – both literally and figuratively – in the evolution of Terraine.

No *out there* and *in here* mentality. Here, nature wanders in and flows through neighborhoods, gathering spots, and out into open space. It’s fluid; there’s constant growth.

This not only makes for a mindful place for humans, it makes things better for the bees, birds, and critters that are part of a thriving ecosystem. See, plants rely on pollinators, seed dispersers, foragers, nesters, native defenders, soil enrichers, and nectar-drinking fauna to fulfill the cycle. Here, we’re borrowing heavily from the surrounding prairie grasslands, using native plants along with well-adapted non-native varieties to kickstart the natural cycle and provide the right habitat for everything and everyone to thrive. It’s a wilder approach to holistic community creation.



THE VILLAGE THAT THINKS IT'S A CAMP

**WHAT IF YOU COULD TAKE THE BEST OF A
CHARMING VILLAGE AND COMBINE IT WITH
THE SPIRIT OF AN ADVENTURE CAMP?**

Terraine is organized in a village-like manner with neighborhoods and open spaces fanning out around a central hub of buildings arranged around an outdoor commons – with an amphitheater nestled into the slope behind. Framing the view and guiding the way to the central hub is a picturesque linear park, with the community pool at its southern end.

The activities in the hub and various parks, ribbonwalk trails, and smaller destinations offer a camp-like flavor – enriching the natural settings with recreational opportunities, a robust social calendar, and unique educational offerings. With one-third of Terraine being preserved as walkable trails and open space, there are plenty of places to explore – especially for children.

Most significantly, the edges between the built environment, landscaping and the natural habitat will be softened and blended in a manner that's both innovative and appealing. Instead of displacing nature, celebrating and being a part of it.

OQUIRRH RANGE

THE SHED

AMPHITHEATER

CENTRAL MEADOW

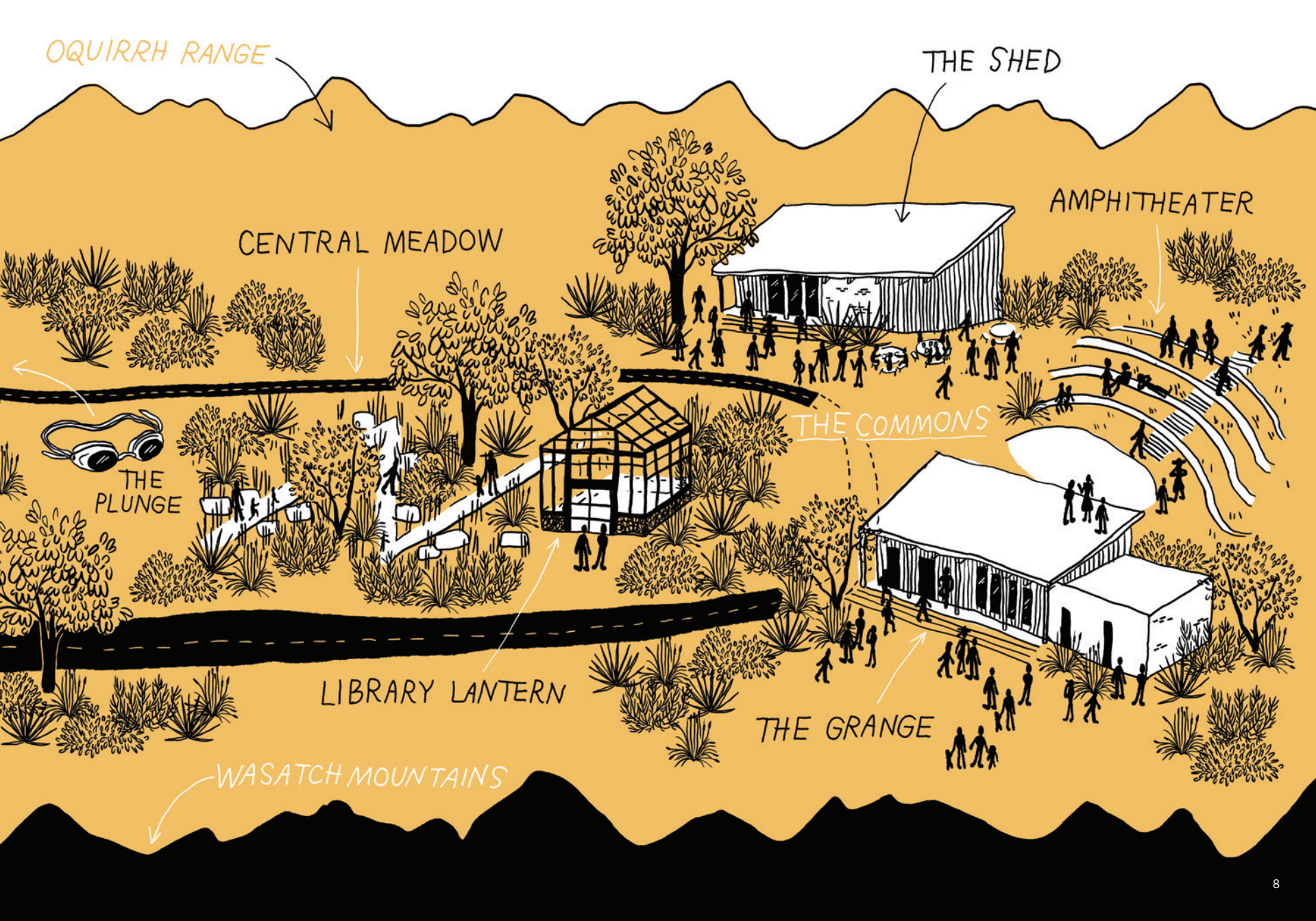
THE COMMONS

THE PLUNGE

LIBRARY LANTERN

THE GRANGE

WASATCH MOUNTAINS



WHERE COMMUNITY LIFE BLOSSOMS:

THE SHED A welcoming café, outfitter, and interpretive center that functions as the front porch to Terraine.

THE GRANGE The indoor meeting and gathering space for smaller community events, resident clubs, meetups and special occasions.

THE LANTERNS A series of small pavilions scattered throughout Terraine – each with a different calling. The first is adjacent to the village center and will function as a small library filled with books donated by residents as a collective gesture for sharing and learning.

THE COMMONS The open space in front of The Shed and The Grange where markets, festivals and large outdoor gatherings will take place.

THE CENTRAL MEADOW A picturesque demonstration of Terraine's naturalistic planting approach in a broad linear park leading up to The Commons. Spots for meetups along the boardwalk at clusters of built-in furniture. Floating shade structure accommodates larger gatherings and celebrations.

THE AMPHITHEATER Home to concerts, performances and relaxed lounging with family, friends, or a good book.

THE PLUNGE Our community pool, located along the south end of The Central Meadow.



NATURE CORRIDORS The Central Meadow, parks, playgrounds, and fields meander throughout the neighborhoods, creating scenic and recreational access just beyond the front yards.

THE RIBBONWALK Several miles of trails for walking, biking, and hiking. It's a very intentional trail system that winds its way around Terraine so everyone from kids on trikes to bikers on more challenging single track can safely head out for adventure, exercise, or a meetup at The Shed.

NEIGHBORHOOD SCHOOL Our planned elementary school location is easy to get to and will support programs that draw from its surroundings, the nature, habitat, conservation, and stewardship central to Terraine.

THE NEIGHBORHOODS Beyond the community plan and various amenities, there are the neighborhoods and homes themselves. Comprehensive architectural guidelines will ensure that both homes and streetscapes will reinforce the village and camp-like character, with styles drawn from craftsman, mining, farmhouse, and prairie vernaculars. We strive for a fresh interpretation of timeless design in everything we craft.



ROLICKING IN THE GREAT OUTDOORS

A PLACE WITH A VILLAGE PLAN AND CAMP-LIKE FLAVOR DESERVES A CALENDAR CHOCK-FULL OF ACTIVITIES, EVENTS, AND OCCASIONS THAT NOURISH COMMUNITY AND DEEPEN BONDS BETWEEN NEIGHBORS ALONG THE WAY. HERE'S A RUNDOWN OF PLANNED HAPPENINGS:

RAMBUNCTIOUS GATHERINGS Large community events include harvest festivals, planting parties, solstice celebrations, seasonal gatherings, holiday parades, campouts, cookouts, and walkabouts.

MEETUPS AND MIXERS For small-scale socializing, there's something for everyone, including morning hikers, concert-goers, down-doggers, birdwatchers, Chardonnay sippers, and citizen scientists.

FERTILE MINDS Pick your pursuit: research, restoration, education, or all of the above? What's that look like? A whole lot of fun, with BioBlitzes, field stations, astronomy, greenhouses, native nurseries, university collaborations, and volunteer days.

LEADERSHIP AND PARTNERSHIP PROGRAMS

FESTIVALS AND FAIRS A vibrant kaleidoscope, showcasing local culture, traditions, and community spirit. These events, held seasonally, are designed to bring families together, deepening community bonds. From thrilling rides at the summer fair to delectable local delicacies, to the joyous harvest festival giving thanks for a fruitful season — each gathering captures the unique character of the region and the people that inhabit it.

FARMER'S MARKETS These gatherings play a vital role — beyond a place to buy fresh produce. They're vibrant social hubs that bring neighbors together. They facilitate connections between farmers and families, fostering a deeper appreciation for how food is grown. With an array of seasonal and locally grown produce, they contribute to local economies, support sustainable farming practices, and elevate community values.

CONCERT SERIES The magic of live music unites residents of all ages, creating a symphony of local culture. Not only are talented musicians showcased, but these festive events cultivate community pride and create unforgettable moments. As families come together sharing emotional experiences, local vendors gain support, adding an energetic vibe to the economic and cultural vitality of the region.

ENTHUSIAST CLUBS These intimate groups are havens for hobbyists in search of camaraderie. Unique opportunities, where people share their passions and learn even more from each other. In these gatherings residents find each other based on shared interests — whether a fascination with birding, stargazing, salsa dancing, or gardening, personal interests are not only shared, but wholeheartedly celebrated.

The plan to establishing and managing a sageland ecosystem throughout our neighborhood is foundational. It is an effort around which we're building partnerships, in Terraine and the wider region, including:

- **UTAH STATE:** Advised with our plant palettes and the overall approach for the design and maintenance of Terraine's landscaped areas.
- **WEST JORDAN WATER CONSERVATION PARK:** An inspiration and guiding force for how our landscapes can conserve water and be beautiful.
- **ANTELOPE CANYON ELEMENTARY SCHOOL:** Crafting future curriculum with a focus on parent and student needs.
- **LAND OF A THOUSAND HILLS COFFEE:** Our roaster and café proprietors who will provide a welcoming gathering space for residents and visitors to Terraine.

Worth knowing: A community reinvestment fee on resale purchases will ensure a healthy funding source for events and programing in perpetuity.





HERITAGE INSPIRED DESIGN LANGUAGE

**TIMELESS AND TIMELY MEET UP
IN A PLACE CONCEIVED TO SET NEW
PRECEDENTS AND GO THE DISTANCE.**

Places that develop over time typically display an eclectic and evolving range of architectural styles. Terrain will combine agrarian, mining, rustic prairie, and classic vernaculars to achieve a similar kind of enriched character. The spare, utilitarian design of mining camp buildings is being adapted for The Shed, Terrain’s orientation station and canteen meetup. That purpose-driven style is being reinterpreted with a contemporary sensibility and function, providing transparent indoor/outdoor space for gathering and relaxation. Similarly, the hardscape blends historic and modern design elements, and orients natural and man-made worlds into dynamic conversation with each other.

HOMES THAT PITCH IN

It isn’t just nature and people who inhabit Terrain — homes live here too. And they have their own important contribution to make. From construction practices that minimize waste to engineered and eco-friendly materials to highly efficient mechanical systems and state-of-the-art technologies, the homes embrace a cutting-edge approach to energy and water savings as well as resource sustainability long-term — because living lightly on the land is in our DNA.

SHADES OF GREEN

TERRAINE IS HOME TO FOUR KINDS OF LANDSCAPES – EACH WITH A SPECIFIC FUNCTION.

The areas combine to create Terraine’s “green fabric,” for an interwoven campus of open space, meadows, gathering spaces, and streetscapes.

SAGELANDS These important conservation areas surround Terraine and provide a network of open space. These lands will be used for conservation-focused research and subject to minimal disturbance, e.g., permeable trails and light structures.

MEADOW LANDS Where our neighborhoods live: streetscapes, homes, passive recreation areas, informal meetups, and large swaths of green space that surround and connect all other Terraine landscapes.

ACTIVE LANDS Found throughout Terraine, these informal sports fields and greens are designed for pickup games and casual social gatherings. The drought-tolerant grass minimizes the need for irrigation and maintenance.

CULTIVATED LANDS Terraine’s own farming and growing lands include gardens, orchards, greenhouses, and row crops. Cultivated lands supply nurseries and farmer’s markets, support buy-local initiatives, and provide opportunities for complementary agriculture-based educational programs.





A NEW FLORABUNDANCE

THROUGHOUT TERRAINE, THE LANDSCAPE IS PERVERSIVE. PLANTS SPILL OVER WALLS AND ONTO PAVING & VINES ENLACE FENCES, BLURRING EDGES BETWEEN NATURE AND THE BUILT ENVIRONMENT.

Activities are interwoven with the grassland setting, too. With the climate becoming increasingly arid, it's critical that we take a more enlightened approach to inhabiting — and planting — natural landscapes. This includes emphasizing drought-resistant plant species that can more readily tolerate non-irrigated conditions.

A mix of resilient plants that are native to the Great Basin will form the foundation of Terraine's landscape design, with related and interpretive plant palettes woven throughout. In this way, we create a responsible and intentional connection between our neighborhood and local open space, linking the past, present, and future — similar to the way in which Terraine achieves the same objective through architectural diversity and character.

TERRAINE PLANT PALETTE

A COMBINATION OF NATIVE PLANTS AND NEWCOMERS
CHOSEN FOR DROUGHT TOLERANCE, POLLINATOR
POWER, TEXTURAL BEAUTY, AND SHADE.

CANOPY

BIGTOOTH MAPLE
SENSATION BOX ELDER
COMMON HACKBERRY
CHITALPA
ROCKY MTN. JUNIPER
PINYON PINE
LONDON PLANE
LANCYLEAF COTTONWOOD
LOMBARDY POPLAR
COMMON CHOKECHERRY
GAMBEL OAK
FRONTIER ELM

SHRUBS

UTAH SERVICEBERRY
SAND SAGE
MOUNTAIN BIG SAGE
FOURWING SALTBUSH
ALDERLEAF MTN. MAHOGANY
MORMON TEA
DWARF RUBBER RABBITBRUSH
APACHE PLUME
CREEPING MAHONIA
SAND CHERRY
GRO-LOW FRAGRANT SUMAC
AUTUMN AMBER SUMAC
GOLDEN CURRANT
WOODS ROSE
SOAPWEED YUCCA

PERENNIALS

WHITE YARROW
THREADLEAF HYSSOP
MONCH ASTER
LEWIS FLAX
DESERT 4 O'CLOCK
WHITE COLORADO 4 O' CLOCK
FIRECRACKER PENSTEMON
PALMER'S PENSTEMON
ROCKY MTN. PENSTEMON
FIRE CHALICE

GRASSES

BLUE GRAMA
LEGACY BUFFALO GRASS
SCHOTTLAND TUFTED
HAIR GRASS
IDAHO FESCUE
LITTLE BLUESTEM
ALKALI SACATON



SAGE VOICES



A FEW OF THE FOLKS THAT ARE HELPING TO CRAFT AND GUIDE THE COMMUNITY INITIATIVE.

TY MCCUTCHEON

Co-Founder, Third Cadence

“At this moment in time, bringing something new into the world demands deeper and broader problem-solving. Connecting dots between people, place, and nature is essential to future development. It’s not just about where people live, but how they live and what they value. Everything needs to flourish together as one integrated habitat – now and across future generations.”

CLARK D. IVORY

CEO, Ivory Homes

“Ivory Homes has been deeply invested in enduring community planning, tree planting, energy and water efficiency initiatives, and community partnerships for decades. We are pleased to bring our ethic of community engagement and partnerships to what promises to be a transformative community founded on those very principles. This is an exciting and game changing endeavor and we are excited to be a part.”

MARCUS PULSIPHER

Associate, Loci Landscape Architecture and Planning

“How can a community emerge out of the land instead of being imposed upon it? How can habitat be enriched instead of marginalized? How can wild and man-made be blended into a new vital fabric so that everything can live together? These are important, paradigm-shifting considerations we are working to create a new model for.”

TODD HORNBACK

CEO, Cohere

“We are community catalysts — and Terraine offers unprecedented opportunities for gatherings, celebrations, live music, outdoor festivals, and a broad swath of recreational activities. Beyond all that, with nature as our guide, we’ll enjoy field trips and lively presentations dedicated to the inner workings of plants and pollinators, as well as the intricacies of the geography and habitat of the greater Salt Lake region.”

COURTNEY BROWN

Conservation Programs Manager

Jordan Valley Water Conservancy District

“It’s so refreshing to have land use planning and water use planning together in the conceptual phase of a large project! Terraine is ahead of its time when it comes to sustainable landscaping. It embraces concepts that enhance the natural environment rather than imposing outdated and unsustainable landscape practices.”

MIKE MORA

Co-Founder, Principal, Heliotrope Architects

“What makes Terraine special has to do with character and intention — how to embody the pioneering legacy of the Western grassland — it’s lyrical and rooted sturdiness, layering in smart, respectful building practices along with the exposed materials and simple design elements that recall mining outposts more than a century ago.”

ANGIE HAMILTON

Principal, Antelope Canyon Elementary School

“Creating an inquisitive and collaborative culture is the heart of what we do as educators. This is true, not only for students, but for their families and the larger community. Academic success, emotional well-being, and life skills translate to motivated, invested students and teachers. Being in a thriving, supportive community that celebrates learning can make all the difference in a child’s intellectual, social, and civic development.”

JONATHAN GOLDEN

Founder, Land of a Thousand Hills Coffee

“We help cultivate flourishing communities, whether here in the West Bench, or in Rwanda, where our coffee beans are grown and harvested by communities of farmers. We subscribe to a particular collection of virtues — adventure, craftsmanship, humility, and a redemptive spirit. Mostly we celebrate togetherness and gratitude by sharing a cup or pint to accompany a good conversation.”

NORMA WOOD

Wood Ranch Matriarch

“Four generations of my family have deep connections to this land we’ve farmed and ranched since the 1940s. It’s been our sustenance, playground, horse riding grounds and scenic backdrop. We know the folks guiding Terraine share our love of the land — as they work to create a place that will allow other families to see nature close up, wander meandering trails, and enjoy the views of the mountain ranges that surround us.”



LET'S GAME-CHANGE TOGETHER.

**TERRAINE IS EMERGING AT A CRUCIAL TIME,
FOR GREATER SALT LAKE AND THE U.S. AS A WHOLE.**

A new community development model is imperative for our children and grandchildren. An immersive community, sustainable building practices, and an eco-centric way of life hopefully point the way to our collective future.

We obviously can't keep importing landscaping models from the Midwest and East Coast. We've got to think about things differently and begin to engender a more indigenous sense of beauty, with built-in constraints and exciting new opportunities. It's time to shift the paradigm — for communities in the greater Salt Lake region and beyond.

We invite you to learn more and join in by contacting Third Cadence, at hello@terrainelife.com.