

Saturday Jan 15
Maracibo

Dear Chris -

I enclose a letter from Doraino, some notes by various members of her staff, and three drawings:

1. a map of the proposed town @ 1:4000;
2. a map @ 1:1000 showing layout of way of the collector street, and property boundaries for the user-distant housing;
3. a sketch @ 1:1000 of the town center and how it might connect to the first neighborhood (which I assume your office will design).

The first phase of the new town, approximately the area shown on map #2, contains as we estimate about 1800 houses, in the proportion of 2 user-intimate to 1 user-distant. Since the 20-year stage may require about

(2)

3000 houses (that number goes up & down in a regular rhythm), the town will probably extend well to the northwest, off of our present map, but not our ultimate one. The ground is somewhat rougher there, but in general we expand along the belt of sandstone, which is good building ground.

In general, the plan is designed to use that good ground, east of the small stream and its flooded land, putting the town center at the crossing of the roads to Mamelote and the mine and yet easily accessible to the town ^{as a whole}. The center is in a good location - it feels high, has a good breeze & commands fine views to the west, northwest and southwest. It feels right, in the field.

The ground is more irregular than I had thought, but most interesting, and not at all impossible. There are 15 & 20% slopes, but most are 5, 8, 10% ^{or 12%}. (The contours that look so narrow on the maps, are 1/2 meter). It will be pleasant ground, as long as you stay out of the hot valleys.

We have tried to lay out the collectors so that they, & their associated housing, occupy the more complicated ground, since they will be built with heavy machinery, leaving the easier land for the neighborhoods. We have also tried to keep the main roads lower than the neighborhoods, or at least the neighborhood centers.

Due to the ground, the neighborhoods will tend to be smaller - more like 100

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courses. That is probably all to the good.

We like the town, & are happy with the site. I hope that you are, too.

Some shifting is obviously to be expected, as detailed development is tried out on the ground. But major changes are not possible, considering the time pressure that Posario's staff is now under. Even detailed changes must come soon. It took too long to choose a site, & get aerial photos!

Let me know if I can help.
I will not be back in Maracaibo until early March.

Yours

Ken