

# THE GATED COMMUNITY - A ROLE-PLAY



*Mr Svenson, a US citizen, has come to Scania in search of his roots. He brings with him a dream to be realised here on the soil of his ancestors. The dream of the perfect community – the gated community.*

## The gated community

While we become globally more interdependent, locally we become more autonomous. People who feel they share a common social or cultural identity tend to live in the same neighbourhood without interfacing with others. The most radical example of this trend is the gated community, which can now be found across the globe. The gated community provides safety to its residents in a world which is perceived as being increasingly hostile, but ironically the gated community also reinforces this very hostility.

## The Task

Participants are divided into teams of 20 participants each. The task of each team is to develop a model for a gated community. This is done in the format of a role-play which simulates the complexity and the dynamics of a controversial planning project.

## The Roles

Two and two the participants play a role representing one of the many interests involved in the project. Each role has a background description and a mission. The roles are:

- Investor (Mr Svenson)
- Governing local politician
- Local opposition politician
- Chief municipal planner
- Contractors project manager
- Real estate broker
- Local citizen
- Environmental activist
- Future inhabitant
- Chairman of the golf club

## Time schedule

The 8 hours role-play equals a realistic 8 month planning process. Every other hour/month an unforeseen event occurs. And every other hour/month, the team has to finish an assignment. The team may decide to work on all 4 assignments simultaneously or to work on them one by one. The role play is rounded up with a presentation and a critique of both the process and the project.

10:00 start

11:00 event

12:00 concept project (sketches)

13:00 event

14:00 local plan proposal (situation plan)

15:00 event

16:00 sales prospect (images)

17:00 event

18:00 project proposal (model)

18:00 – 20:00 Presentation and critique



## Programme

A gated community for 300 senior residents ("the gray gold") including:

- 200 dwellings (average floorarea 150 m<sup>2</sup>)
- a nine hole golf course (approximately 27 ha)
- common recreational facilities
- access roads

## Site

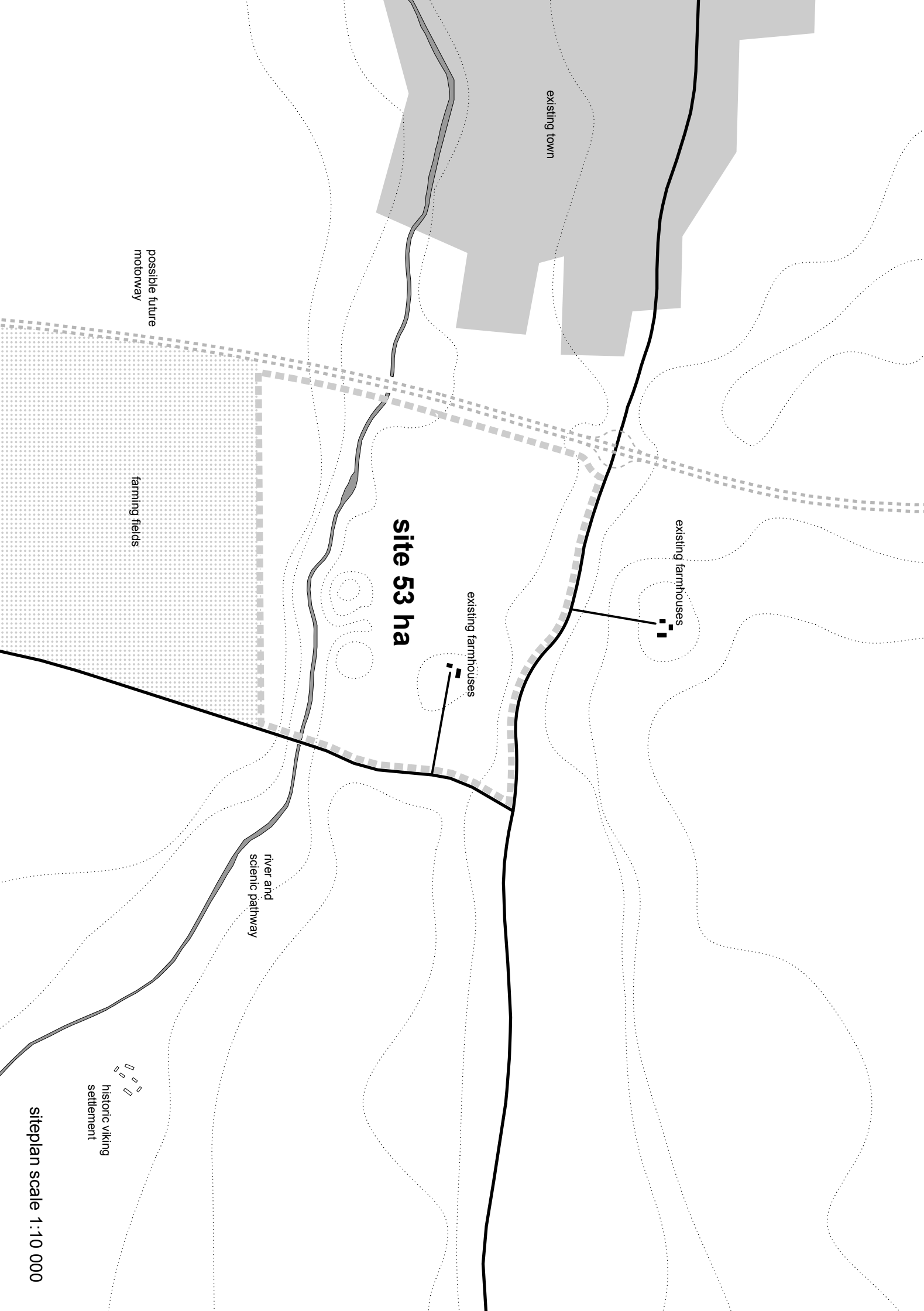
- The site is a 53 ha lot located near an existing town of 3.000 inhabitants.
- A scenic pathway runs through the site along a river from the existing town to a nearby historic viking settlement.
- A proposal to construct a new motorway running next to the site is currently being debated by the regional politicians.

## Language

English

## Appendix

- siteplan
- "The Highlands at Vista Ridge"



existing town

possible future  
motorway

farming fields

site 53 ha

existing farmhouses

existing farmhouses

river and  
scientific pathway

historic viking  
settlement

siteplan scale 1:10 000



***Oregons finest manufactured housing, retirement, community.***

# *The Highlands at Vista Ridge*



***THE HIGHLANDS at VISTA RIDGE*** is nestled in the foothills of the majestic ***Umpqua Valley*** in Central Western Oregon, just south of Roseburg. Designed to accomidate residents "55 Years and Older", The Highlands sits on a hillside of approximately 65 acres that offers magnificent panoramic views of the surrounding mountains and valleys.

*Each homesite is tiered and terraced into the hill to take advantage of the spectacular views and at the same time offer the utmost in privacy. We have just finished our Second Phase of development, when our final phase is complete, The Highlands will be a community of 200+ homes. As you know more about our Planned Retirement Community the more you'll feel that this could be that **special** place you have been looking for.*



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## **Oregons Finest Retirement Community:**

*offers a state of the art 4,000 square foot Clubhouse that features a weight & exercise room, sauna, dressing rooms, fully equipped kitchen, library and Great Room for entertaining.*



### **The Highlands Also Features:**

- \*Lot Ownership -  
(No Monthly Rent)**
- \*Formal Drive In  
Entry Street**
- \*Full Security Gate**
- \*RV Storage Area**
- \*Hiking Trails**
- \*Picnic Areas**
- \*Water Ponds**
- \*Wild Life**

*Homes In The Highlands range in size from 1,100 to 2,500 + square feet, and are built with their own double car attached garage. View homesites are approximately 8,900 square feet. All homes are "in ground" set on a permanent foundation. Your price includes the lot, garage, house, decks, walkways, and landscaping. When you visit our display models, you'll have ample opportunity to discuss the many options in style and amenities that best reflect your personal taste. There are over 100 floor plans to choose from and prices start at \$110,000.*

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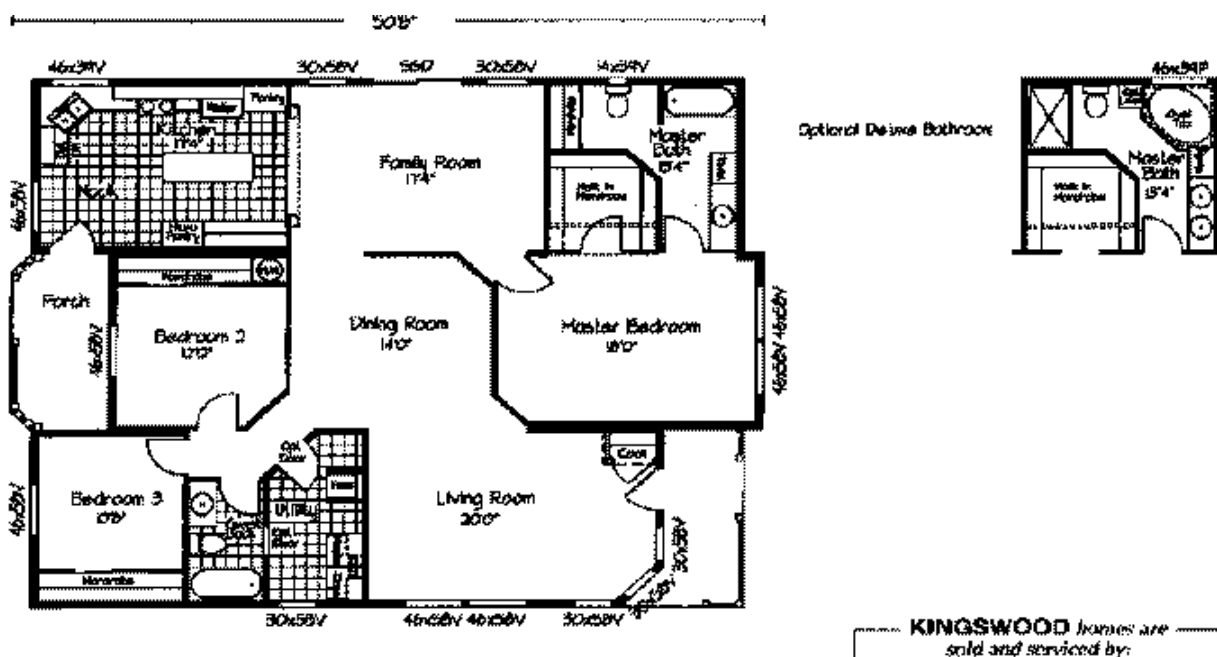
*The Highlands offers "State of The Art" manufactured homes from **Silvercrest and Guerdon Homes**, the highest rated manufacturers in the United States for quality and design excellence.*

*Both companies offer a large variety of floorplans. With their flexibility in design and amenity options each home package can be constructed to your exact needs, while taking maximum advantage of the the spectacular views from as many rooms as possible. This flexibility in design and quality construction both protects and increases the value of your equity investment for years to come. Below is one of our most popular floor plans by **Guerdon Homes**.*

# KINGSWOOD

**MODEL 50739**

**1854 SQUARE FEET • 3 BEDROOMS • 2 BATHS**

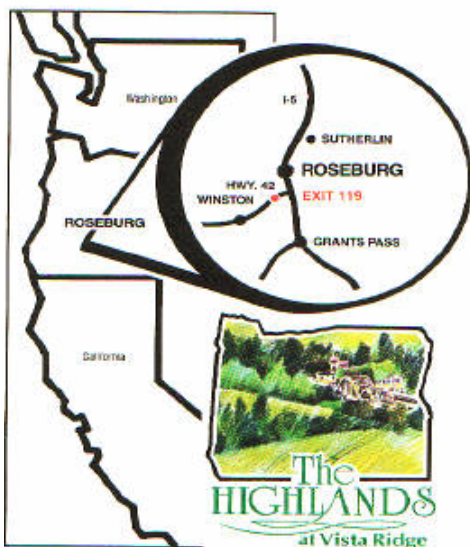


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### WE'RE EASY TO FIND

- West at Exit 119
- Left at Second Light (Roberts Creek Road)
- Follow Signs



**Roseburg**, is just down the hill from Vista Ridge, a thriving community of over 50,000 people in the Metro-Area. Deep roots in traditional family values make the area very special. Full professional and medical (three major hospitals) services abound, as well as a full compliment of cultural activities, including the arts, theatre, and music. Golf and tennis are easily accessible, both public and private facilities.

A 90 minute drive and you can be at the famous **Ashland Shakespearean Festival**, or viewing **Crater Lake**, or walking on the famous **Oregon Coast**, or playing in the snow of the **Cascade Mountains**. Roseburg is close to everything.



If you like outdoor recreation, the **Umpqua River** offers unparalleled fishing, rafting and hiking in the surrounding hills. **Wildlife Safari**, North Americas foremost zoological garden, is just down the street. Roseburg is noted for its mild winters, fall colors, abundant spring flowers and pleasant summers. Clean air, a good life -- accessible and affordable.

For more Reasons why **The Highlands** could be right for you... **view the next page**

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## Things That *The Highlands* Is Noted For



**Secure Living**



**The Umpqua River**



**A Trusted Name**



**Friendly Neighbors and  
Majestic Views**



**Quality Construction  
and 10 foot ceilings**

To Receive a packet of free information:

Call us Toll Free at **1-800-578-7271** or use the E-Mail Icon

***We Have a Homesite Waiting For You!***



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