

# Mineral City

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## Goals

- 1) Facilitate a high level of traffic around areas directly coming off of the train using mixed use buildings.
- 2) Create a gradient of building heights, designating a clear central area and outer set of related areas.
- 3) All buildings respond to the form of the site around them, but do not feel copied from each other.
- 4) Outer areas are quieter and more residential, allowing for a less urban demographic to still enjoy the site.
- 5) The site is served by all forms of mobility for both existing and new populations, but encourage transit.
- 6) Open space that feels inviting and intentional, with specific intention to protect wildlife.

## Precedents

### Bijlmermeer, Amsterdam

Like this site in Gunbarrel, Bijlmermeer was built on the edge of an already developed city. However, it is a cautionary tale, not as an inspiration. By having monolithic buildings, lack of transit access, and so much open space that it lost an urban feel, it became one of the worst parts of the city to live in. The bottom map shows the modern redevelopment, which has removed the monolithic buildings in exchange for real density. My design for the site avoids the pitfalls of this precedent.

### Wash Park, Colorado

An analysis of both Bijlmermeer and Wash Park, my childhood neighborhood, revealed the problems with the land use each was designed with. This chart shows the ideal mix that would decrease the problems from both precedents.

Type	Percentage
Residential	15%
Civic	10%
Mixed	40%
Open Space	20%
Commercial	15%

## Wildlife Map



## Nolli Map

The building layout is intended to ensure the maximum amount of density while protecting the sections of the site that need protection. Specifically, the south end by the river and park area with the existing trees are left untouched. The central open space is for a plaza. Otherwise, dense development covers every reasonable section of the site, in order to allow for a large population and dense urban activity.

## Land Use Map

The land use is intended to create specific zones that work with and around one another. In the center are civic uses, a library and a school, surrounded by commercial and mixed use areas. These give way to residential areas and a large park. On the periphery, public services get a large building, and to the south lies a protected area. All of these regions are connected by a circle of parkland, which ties these regions together.

## Circulation Map

Circulation is essential to this site, and one of its most accessible aspects is the amount of walkable space. A tram creates a loop through the most trafficked part of the site, encouraging the transit-dependent lifestyle that is intended. Cars can access the site and most blocks, but are limited and treated as a secondary option. On streets where cars are, bikes get independent lanes to protect them, but on non-car centric streets, every part of the street is intended to be usable by any type of use.



## Site Rendering

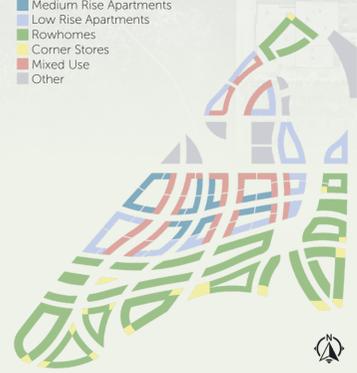
A/A' and B/B' denote street section cuts  
C/C' denotes street view location



0 mi 1/8 mi 1/4 mi

## Building Typologies

- Medium Rise Apartments
- Low Rise Apartments
- Rowhomes
- Corner Stores
- Mixed Use
- Other



Medium Rise Apartments are for young adults and older citizens who need less space and cost.  
Floors: 5-6  
Setback: None  
Average Unit Size: 1000 sq ft



Low Rise Apartments are closer to the ground and have a more local feel for families and singles.  
Floors: 3-4  
Setback: None  
Average Unit Size: 1250 sq ft



Rowhomes give the residents a space that feels more their own, while maintaining some level of density.  
Floors: 3-4  
Setback: None  
Average Unit Size: 1500 sq ft



Corner stores make for a community resource without adding too much external traffic, best for residential areas.  
Floors: 1-2  
Setback: None  
Average Unit Size: 2500 sq ft



Mixed Use, similar to corner stores, add a community resource, but facilitate large amounts of diverse traffic.  
Floors: 5-6  
Setback: None  
Average Unit Size: 2500 sq ft



Some buildings fall into some other kind of form, for whatever reason is appropriate for that building. A school, library, box store, recreation centers, and fire/police building fall into this classification in this site.

## Street View



## Street Sections



## Looking Southeast

