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URBAN RENEWAL

By Robert A. Moraga

BACHELOR'S THESIS

PRESENTED TO THE FACULTY OF THE DEPARTMENT OF ARCHITECTURE, UNIVERSITY OF NEW MEXICO, IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE DEGREE OF BACHELOR OF ARCHITECTURE

THE UNIVERSITY OF NEW MEXICO

June 5, 1962

THESIS COMMITTEE

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CONTENTS

I. PHYSICAL CHARACTERISTICS OF REGION

The designated project area will be in a temperate climate with summer temperatures ranging from a high of 96° to a low of 53° and those of winter from a high of 54° to a low of 18°. The mean elevation of the area is 5200 feet and is geographically situated at latitude 35°N, longitude 106°W, which is a semi-arid region having an average annual precipitation of 8.07" with 67 per cent of this precipitation falling from April to September.[1]

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[1] Charles Dorah. Publications and Engineering, University of New Mexico; 1956.

II. CHARACTERISTICS OF LOCAL AREA

History and Present Trends

This is a city whose former reason for growth, namely the textile mills along the river bank, has vanished. It now finds on its hands a blighted area of mixed factory and residential structures, a growing population, based economically upon new electronics industries. Its population is now about 175,000 and in ten years is expected to increase to 300,000 and thereafter to continue to grow. It is located at the center of an expanding area of which, due to historical importance as well as the presence of many popular shopping facilities, this city is expected to become the heart.

The growth of the city has recently been taking place in the outer areas where new shopping centers, subdivisions and the usual appurtenances of urban sprawl are being established. A recent master development plan for the entire community was prepared.

Project Area Description

The land within site boundaries slopes downward toward the west and is bounded on the north by an expressway. (See map of project area on page 17.) It has an excellent view of the river and from any point in the boundaries one

sees dramatic mountain peaks ten miles westward along a line of Mountain Road. The city hall, library and church are fine architecture and in good repair. The river averages 200 feet wide, is excellent for boating and recreation and connects to lakes four miles to the north. Areas indicated for conservation are not to be developed as part of this project.

III. PROGRAM FOR PROJECT AREA

The following conditions, as stipulated in the program, will be of primary importance.

1. That this area become a delightful, highly utilized "heart of the city".
2. That it provide all major facilities and appropriate environment for living, working, culture and recreation in balanced quantities, for the people who will reside within its boundaries, and in addition, provide a variety of activities which will benefit people throughout the region as a whole.
3. That it create permanent values; human, social and economic, to the city.
4. The following minimum facilities are to be provided.
   a. Residence for at least 5,000 families.
   b. Offices.
   c. Local and area wide shopping.
   d. A community college.
   e. 100% expansion of existing hospital.
   f. Parks, playground and other outdoor recreation.

IV. DESIGN INTENT

As previously stated, one of the primary conditions to be met is that this area become a delightful, highly utilized "heart of the city".

To begin fulfilling this condition it will be necessary to introduce segregated environments and segregated physical areas in the following manner: a) that in which air and light are desirable (living quarters and some health, civic, recreational, educational and work facilities); b) that in which totally artificial climate is acceptable (work, shopping, service, parking); c) nuisance activities (heavy industry or those which emit dust, smoke, odor or undue noise).

To bring human scale and an urban environment to this community the following is proposed. While it is inevitable and sometimes desirable for buildings to rise from an average of two to six stories, the public recreational and circulation space will be drawn upwards so that families in apartments are not restricted to the ground for these purposes. In other words, by planning in three dimensions, not two, we create a multi-level city in which the different levels are unobtrusively linked by shopping streets which are, in fact, ramps.

For instance, we create alternative levels of circulation whereby traffic will sort itself out. Instead of zoning shops to one particular place, they are arranged at suitable levels so that they remain efficient and integrated. Open space and recreation need not necessarily be on the ground. They can be twenty feet up in the air, or higher; thus developing social life at different levels and unifying all.

To further create this feeling of urban space it is not intended to restrict public spaces to the multi-level dwelling areas. There will be meeting places in streets, backyards, courts and squares at ground level. Some will be quiet and restful; others, not far distant, will be noisy and stimulating.

There must be a constant change of tempo that will add variety and give vitality to the visual, mental and emotional experiences of the people who live in this community. This tempo will be heightened by a contrast of open and enclosed spaces, rich and varied in texture and dominated by angular contrasts of light and shadow.

Housing for the most part will be designed for the downtown housing market, which, in cities such as Chicago, Philadelphia, New York and Baltimore, seems to be a particular type of dweller of the following composition: "childless, smaller households, with the head working downtown or not in the labor force, aged 35 or over; and more than half are employed in the professional, technical

or managerial categories".[1]

Downtown oriented groups include those whose occupations have a functional affinity to downtown along with transients, new inmigrants, single persons, young and old married couples and active or retired executives and professionals.[2]

It is, then, these facts around which the dwellings will be designed.

In addition, we have particular requirements in housing for the elderly. To be taken into account are facts such as the infirmities that are likely to come with age, deterioration of eyesight and hearing, slowness and unsureness of step. These infirmities demand that particular attention be paid to safety of windows and adequacy of fire exits.

The most appropriate buildings are one story cottages and multi-level buildings. Units of two and three floors require undesirable ramps and stairways. The multi-level buildings should be designed so that two elevators are accessible to each tenant.[3]

The immediacy of dwelling units for the elderly to such areas as shopping, educational and recreational, is important in the overall plan.

---

[1] Hoffman. "Outlook for Downtown Housing", AIP Journal, February 1961, p. 51.

[2] Ibid. p. 46.

[3] "Public Housing for the Elderly", P/A, March 1961, pp. 144-47.

These elderly citizens will be located in the project area adjacent to the two downtown commercial districts whereby they can leisurely stroll to downtown parks and stores or their own recreational facilities. There they will also be close the library and the hospital. They are somewhat segregated because their pace of life is somewhat slower than the younger people. But this does not mean they are completely out of contact with other age groups.

In the existing city area we have an indication of zoning which demands that retailing and general business be segregated from residential areas. We can, therefore, assume the institutional and educational areas are likewise separated and segregated. This plan, therefore, meets all requirements of old zoning laws which today are to some degree invalid. This plan must be made cohesive by introducing cultural and educational facilities into the retailing, general business and residential areas. With this intermingling of activities we are thus creating a dynamic and interesting living city.

Commercial, industrial and office facilities will be planned in such a way that they enhance rather than disturb the surrounding residential areas.

This community is based economically upon new electronics industries. Since this program concerns itself with light industry, i.e., manufacturing, processing and storage with no objectionable characteristics, rather than

heavy industry, the zoning does not prohibit light industry from being adjacent to residential areas.

TABLE II

LAND USE BREAKDOWN

	%	Area (In Acres)
A. Residence	41.40	117,00
B. Retail	5.50	16.20
C. Offices	5.00	14.30
D. Light Industry	2.35	6.70
E. Educational	14.00	39.15
F. Institutional	11.20	32.00
G. Parks and Playgrounds	3.35	9.56
H. Medical	1.00	2.85
I. River Area	3.00	8.55
J. Streets	13.20	37.85
Total Developed Area	100.00	438.29

TABLE III

POPULATION DISTRIBUTION*

Age Group	% per D. U.	% of Total Population	No. of persons in Area
Pre-School	0.38	11.2	1,902
Kindergarten	0.07	2.1	358
Elementary School	0.41	12.0	2,040
Jr. High School	0.17	5.0	850
Sr. High School	0.16	4.7	796
Working Age	1.91	56.2	9,560
Retired (over 65)	0.30	8.8	1,494
	3.40	100.0	17,000

*Estimates based on U.S. Census Bureau Information

The above are project area figures for 5,000 dwelling units figured at 3.40 persons per dwelling unit, which yields a total of 17,000 persons.

TABLE IV

OUTLINE OF PROJECT AREA FACILITIES

I. School Type

A. Elementary. 3 sites @ 700 pupils for 2,100 pupils

B. Junior High. 1 site @ 850 pupils

C. Community College. 1 site @ 850 pupils

II. Recreation (Active)

Type	Location
A. Children's Play Area (with equipment)	Playgrounds & Community Parks
B. Field Play Area	"
C. Tennis - Outdoor Basketball, Other Court Sports	Playfields & Community Parks
D. Swimming	Along River & Community Park

Recreation (Passive)

A. Picnicking	All Parks and Along River
B. Water Sports, Fishing, Rowing	Along River
C. Zoos, Botanical Gardens	Assumed Existing

III. Libraries

One existing public library and one library jointly used by the Junior High School and Community College.

IV. Medical and Health Facilities

One existing hospital which has a 100 per cent increase in facilities and one out-patients clinic which serves and is within the neighborhood center.

TABLE IV

(Continued)

V. Social Facilities

One church for each 1,500 persons for a total of 12 churches of different denominations.

One restaurant for each 5,000 people for a total of 4 restaurants located within neighborhood centers.

VI. General Extensive Commercial Facilities

Warehousing and wholesaling with stock laundry, dry cleaning plants, lumber and material yards, radio and television facilities, public transportation facilities, two shopping centers within project area centrally located to serve population of 17,000 persons as follows:

A. One neighborhood center serving a population of 7,000 people contains 29,000 sq. ft. and has 14 shops

B. Two neighborhood centers with more characteristics of a community center, serve a population of 10,000 people with 4 4,000 sq. ft., has 20 shops.

The staging of this project will be such that 113.72 acres of land will be developed. (See Plan - Phase I). Of this area approximately 10 acres,or an area 2100' x 200', average river width, will bisect the project area.

Within this development there will be located four basic apartment groups and four schools.

The apartment groups will be broken down in the following manner: Four towers each containing 32 two-level two-bedroom apartments and 64 one-bedroom apartments (See Tower Plan); Five low-rise units each containing 28 two-level, two-bedroom units with random spaced 3-bedroom apartments and 14 one-bedroom apartments (See Low-Rise Plan). There will be a total of 594 apartments for each of the four basic groups.

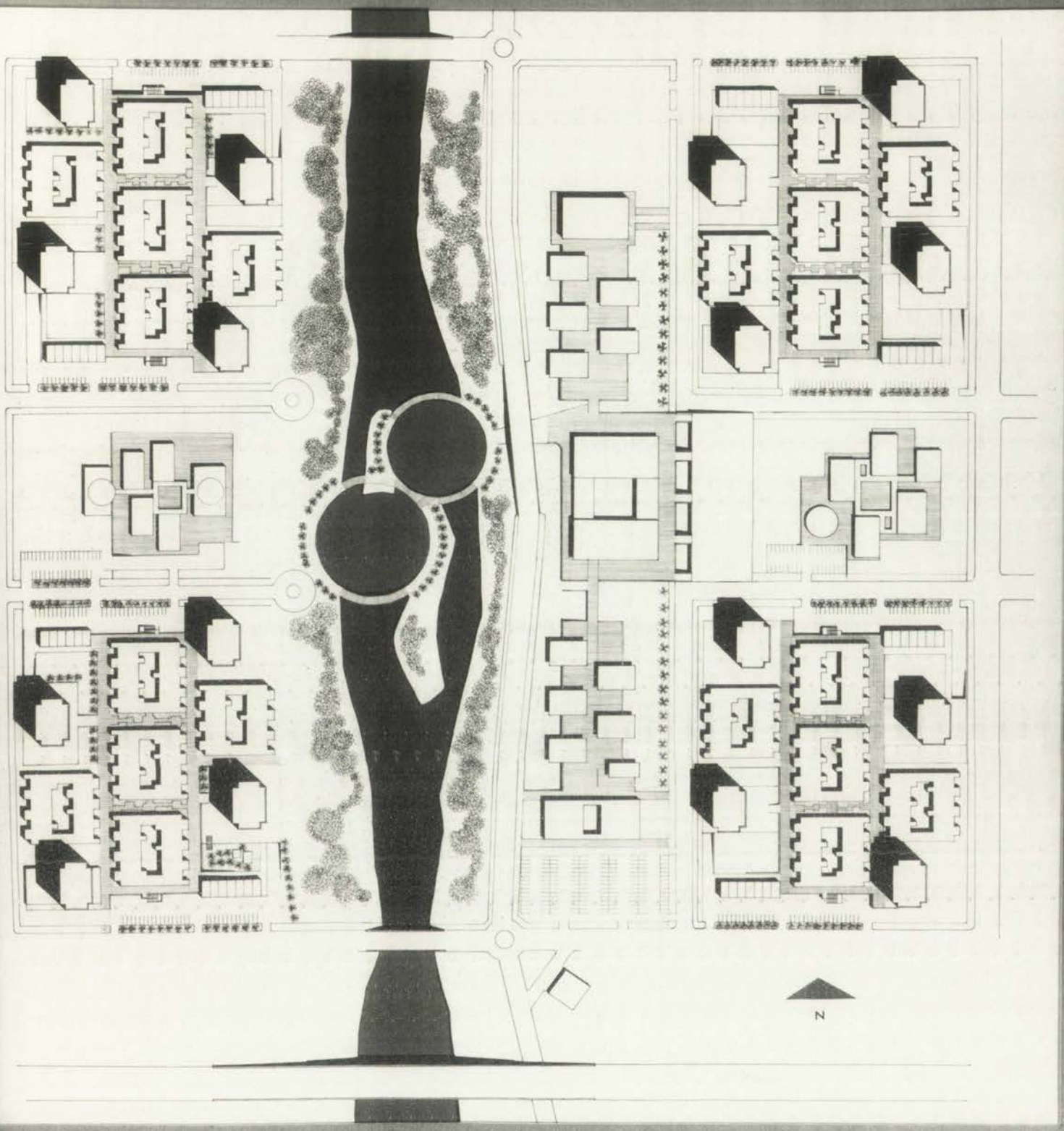
Included in these apartment groups are two small shopping areas for people within the immediate groups. There will be shops for groceries, barbers, beauticians, drugs, etc. (See Phase I Plan for these groupings.)

There will be at least 100 apartments for senior citizens.

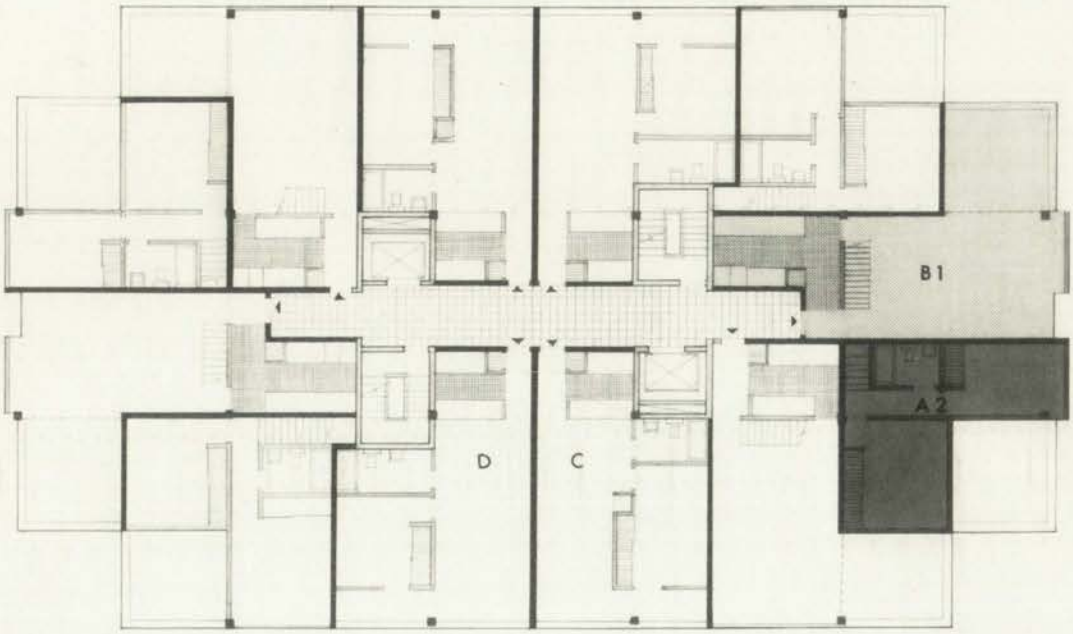
The schools provided in Phase 1 will include two elementary, one junior high school and one community college.

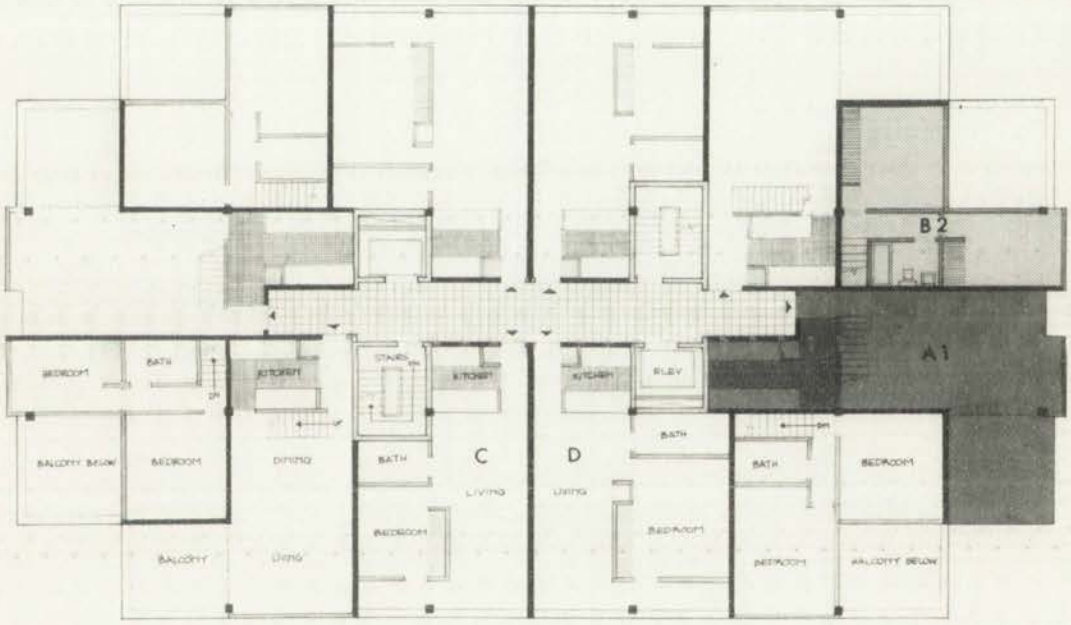
Recreation will generally be provided along the river area and also smaller areas within each apartment group. Also included are one shopping center for 7,000 people, eight churches, two restaurants, four churches and one fire station. The remaining facilities as outlined in

Table III will be included in Phase 2, to be completed within five years.



TE PLAN PHASE I





A 1 TWO BEDROOM FIRST FLOOR

A 2 SECOND FLOOR

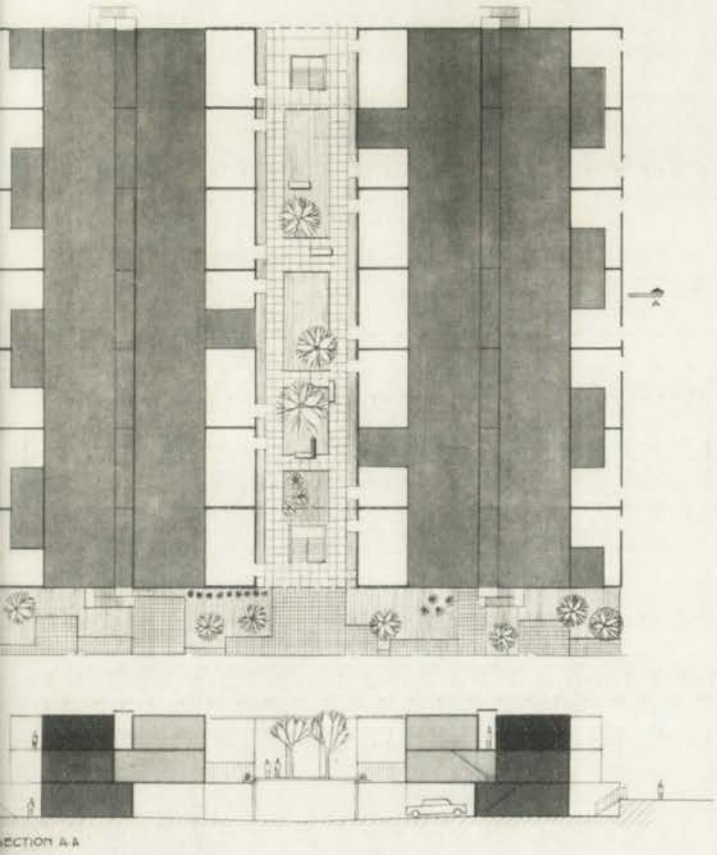
B 1 TWO BEDROOM FIRST FLOOR

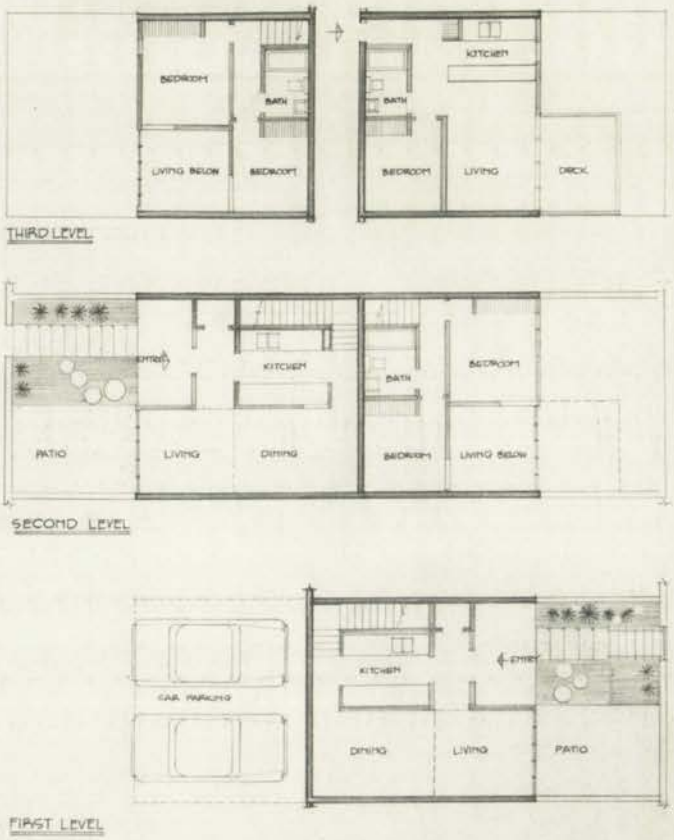
B 2 SECOND FLOOR

C ONE BEDROOM

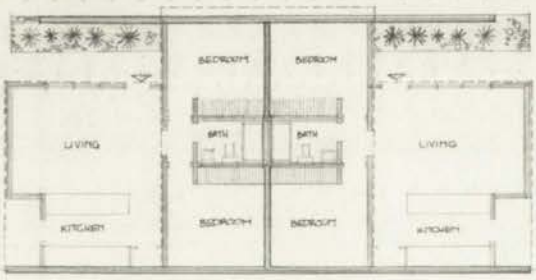
D ONE BEDROOM

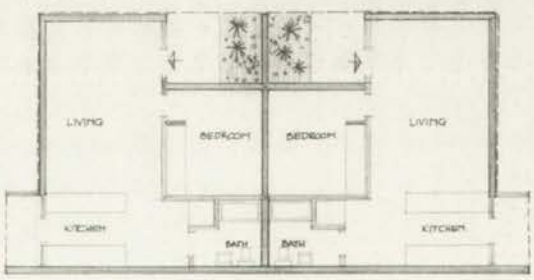
APARTMENT TOWER





LOW RISE





SR. CITIZENS

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