

The background of the slide is a detailed architectural drawing, likely a site plan or floor plan, rendered in a light, semi-transparent grey. It features various geometric shapes, lines, and annotations, including dimensions, section lines (e.g., A-A, B-B), and circular symbols. The drawing is oriented diagonally across the frame. The main title is centered over this background in a large, green, sans-serif font.

# Community Focused Urban Renewal

Reimagining the urban fabric through a community-based approach

Cody Verschelde

# Agenda

Introduction

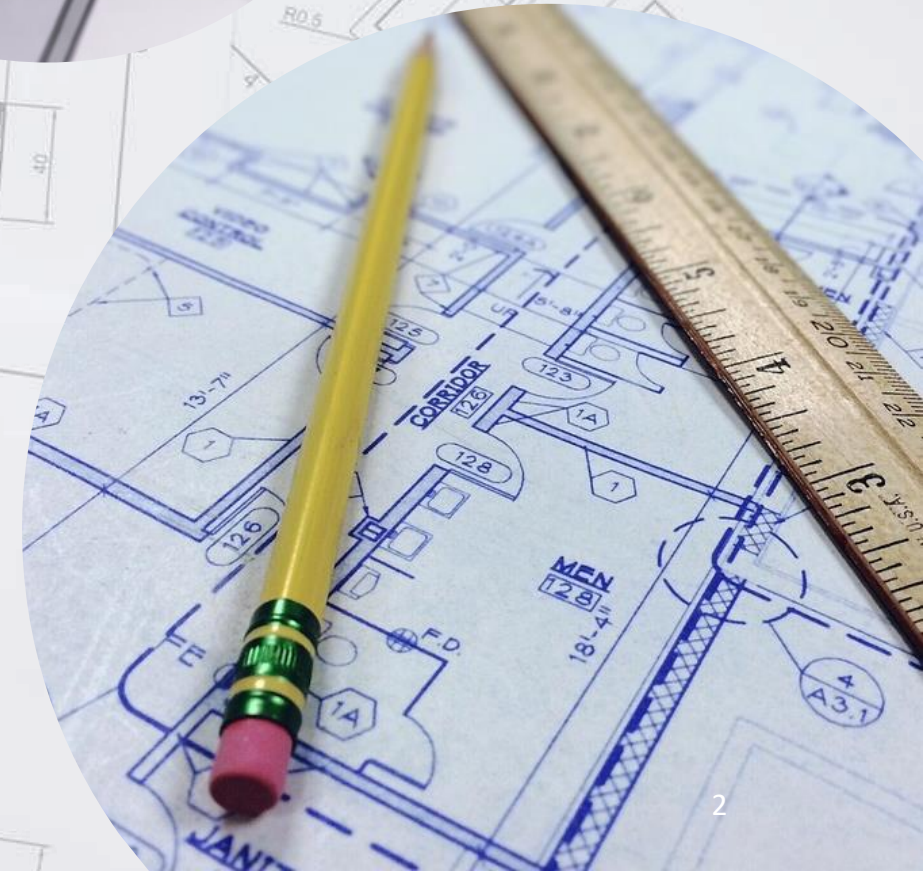
Background

Project Goals

The Design

Solution

Questions & Comments





# Introduction

Cities across the nation continue to develop and grow, but in many, rundown industrially zoned lots tend to be left alone and become an eyesore. These sites need to be better utilized by the community living around them. There needs to be a way to develop and design a living community system integrated into the surrounding city and local community with the bonus of being semi-self-sufficient. Combining these new buildings into the existing context of the urban fabric is essential to any growing city. Urban redevelopment of a large site within an already growing city can help to influence further community growth if done with specific methods.

This thesis seeks to find an architectural solution to how an urban redevelopment project can renew an area of a downtown district by creating an integrative living system into an existing built community. This urban renewal project consists of utilizing and reusing vacant industrial land. This architectural framework hopes to reconnect new integrative communities into their existing urban fabric while starting and integrating into their own.

The background of the slide is a detailed architectural drawing, likely a site plan or floor plan, showing various building footprints, dimensions, and annotations. The drawing is rendered in a light, semi-transparent style, allowing the text to be clearly visible. It includes various geometric shapes, lines, and text labels such as 'A (2:1)', 'B-B (2:1)', and 'B-E'. Dimensions are given in both metric and imperial units, such as '142.6' and '142.6 (56.5)'. There are also circular symbols representing columns or other structural elements.

# Research Question

**How can architecture be used to help renew areas within cities by creating new integrated communities that seamlessly fit into their existing urban context?**



# City Overview

## Location

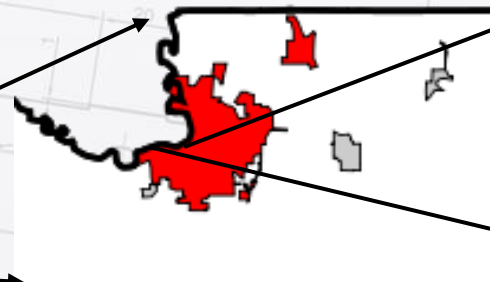
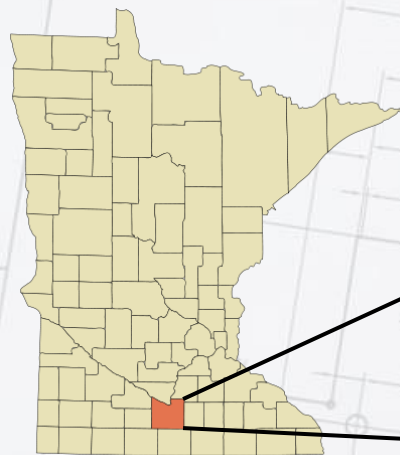
- ❖ South Central Minnesota
- ❖ Sits along the southern side of the bend in the Minnesota river
- ❖ 80 miles south of Minneapolis

## Demographics

- ❖ 19.77 Square Miles
- ❖ 2023 Mankato Population - 45,158
  - ❖ North Mankato - additional 14,448
  - ❖ Total metro population - 59,606
- ❖ Primarily White Population - 86.8%

## Problem

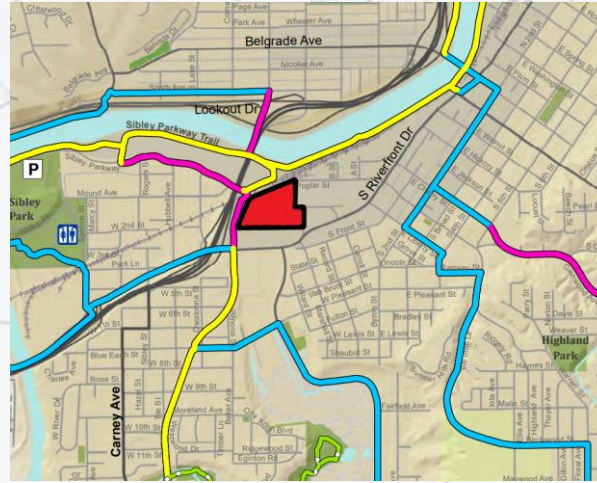
- ❖ Grown 37.1% since 2000
- ❖ Industrial buildings relocated out of the downtown area
- ❖ Urban sprawl left these central lots ill-used and vacant



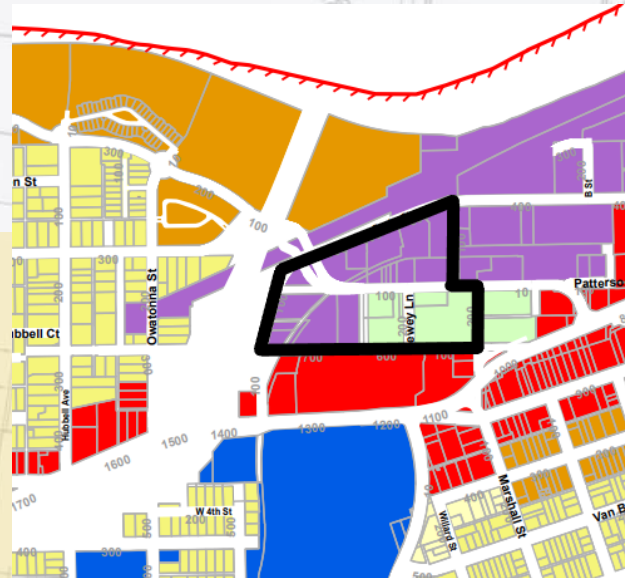


Base Map

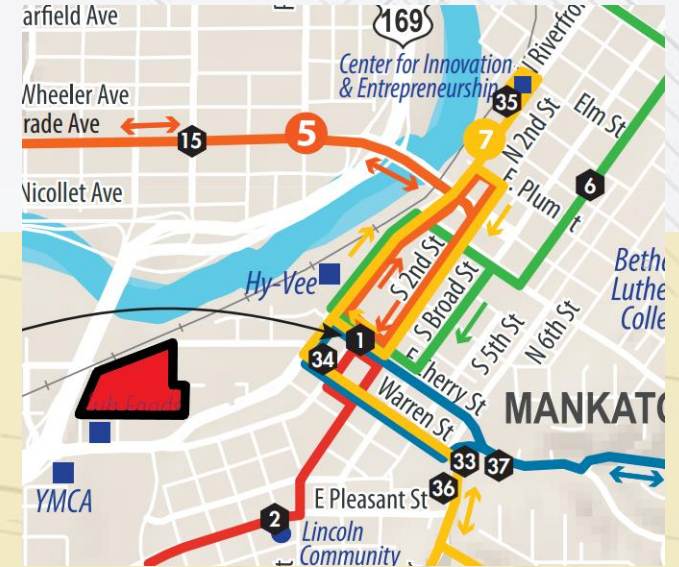
## Bike Trails



## Zoning



## Bus Routes



# The Site

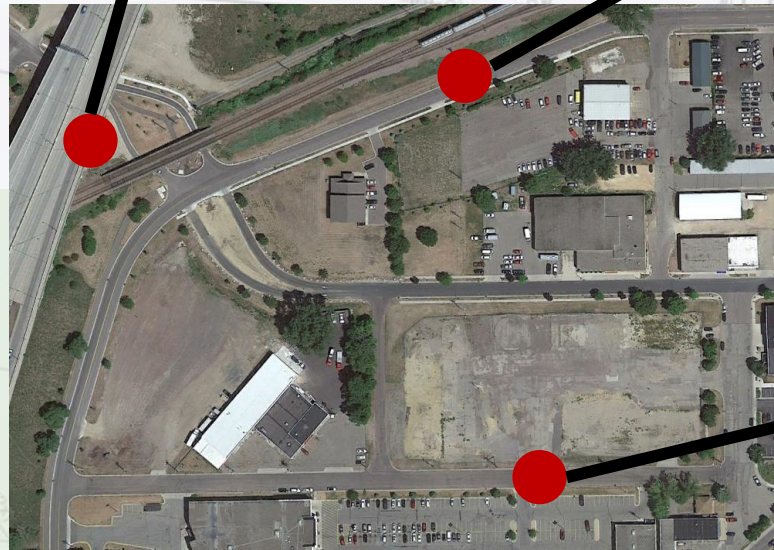
# Existing Site Conditions



Northwest



North



South



# Project Goals

## 1 Renewal

Bring new life to an otherwise dull and ill-used heavy industrial site just outside of the downtown design district

## 2 Connection

Create a connection point or mobility hub that helps people navigate the city through public transport

## 3 Community

Start a community focused build where the residents are directly integrated into the existing community of the downtown area

# The Design





# Site Planning

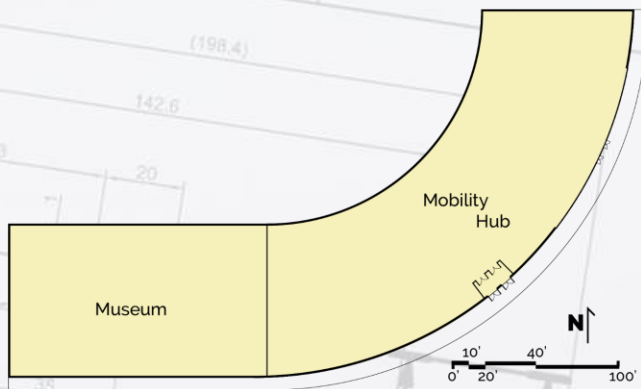
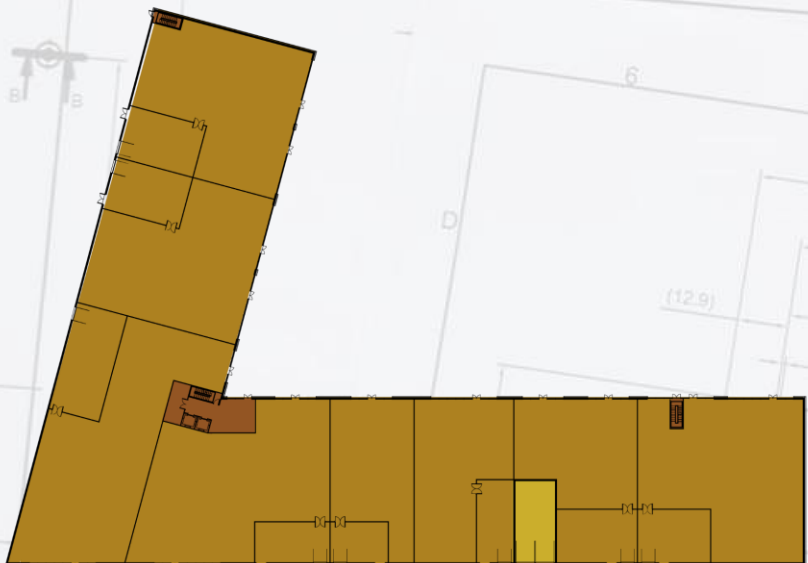
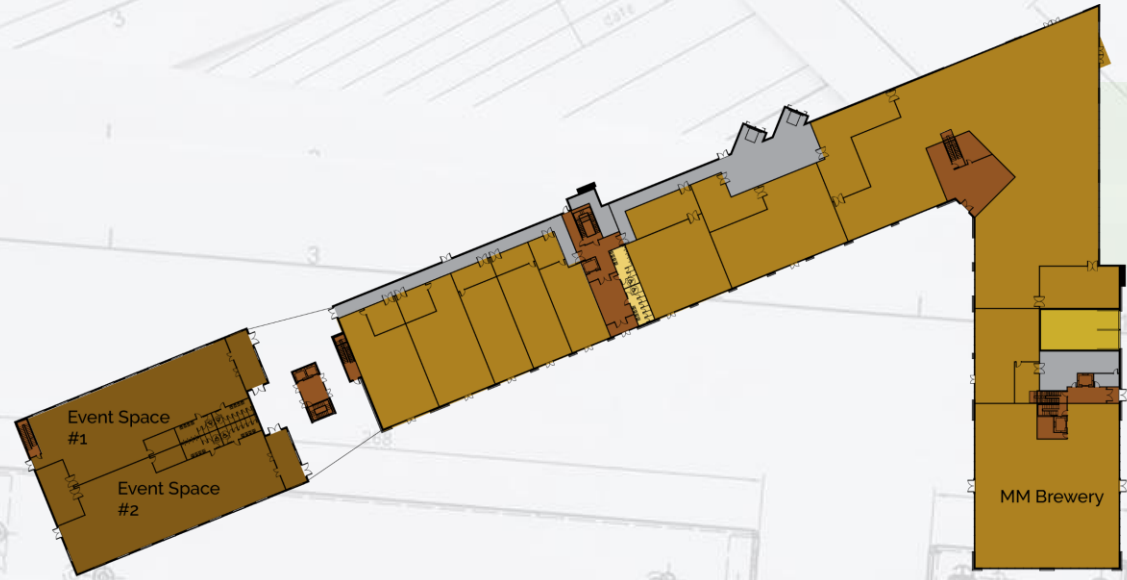
- Outdoor Bandshell  (198.4)
- Playground  (112.9)
- Ice Loop/ Skate Loop  (61.5)
- Mixed-Use Apartments/Commercial  (311)
- Mobility Hub
- Convention Center





Full Site

# First Floor



### Spacial Organization

- Studio Apartment
- One Bedroom Apartment
- Two Bedroom Apartment
- Four Bedroom Apartment
- Two Story Two Bedroom Condo
- Mobility Hub
- Apartment Amenities
- Underground Parking
- Comercial Space
- Convention Center
- Egress
- Mech. & Storage



# Second Floor



### Spatial Organization

- Studio Apartment
- One Bedroom Apartment
- Two Bedroom Apartment
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- Convention Center
- Egress
- Mech. & Storage

# Third Floor

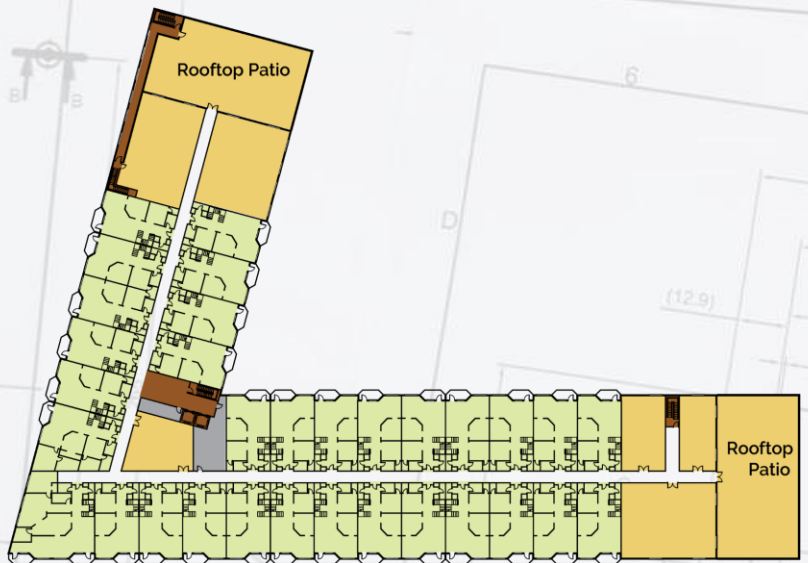
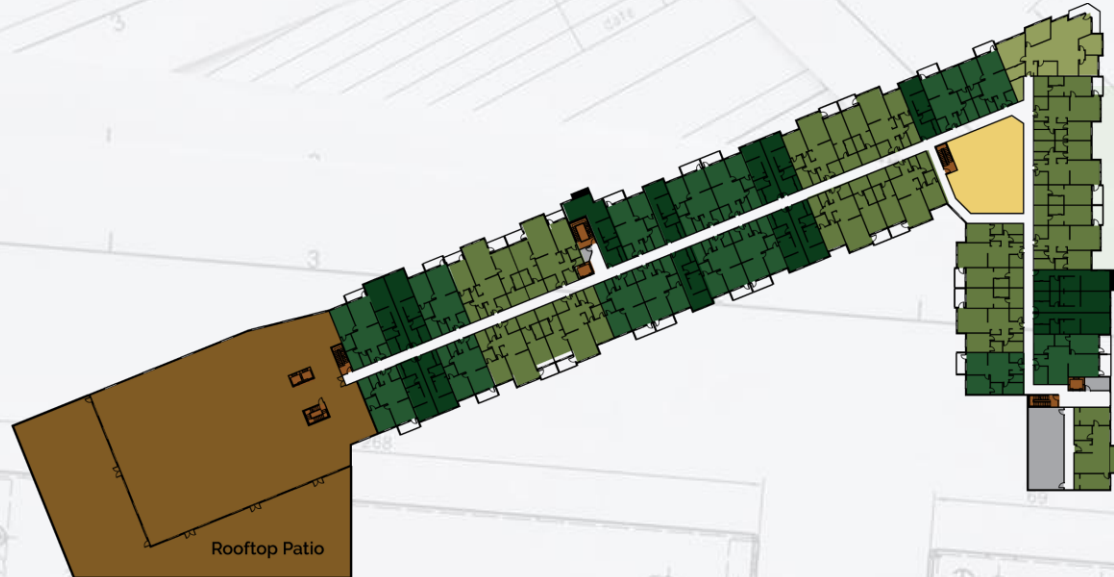


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# Fourth Floor



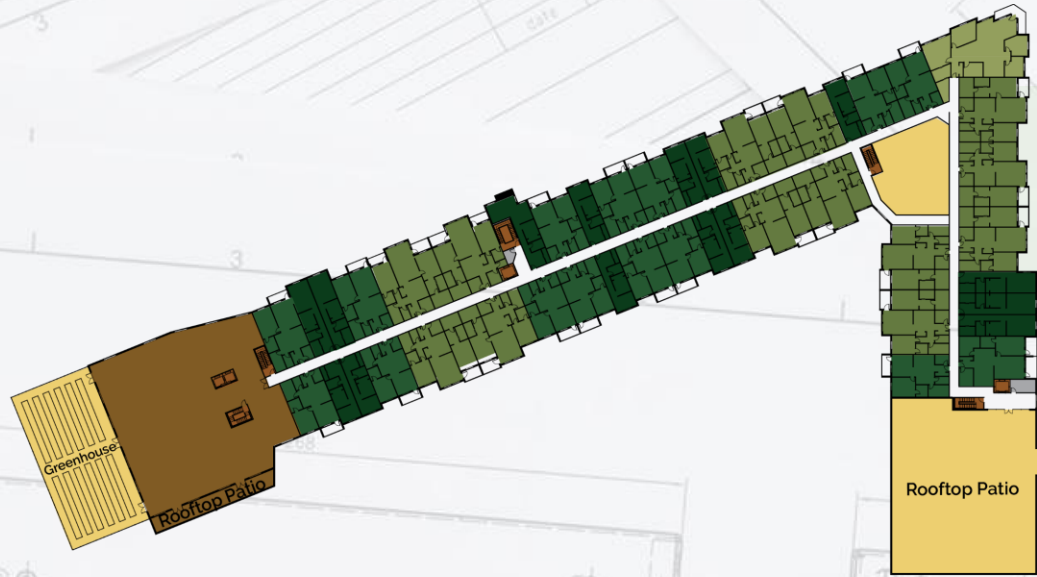
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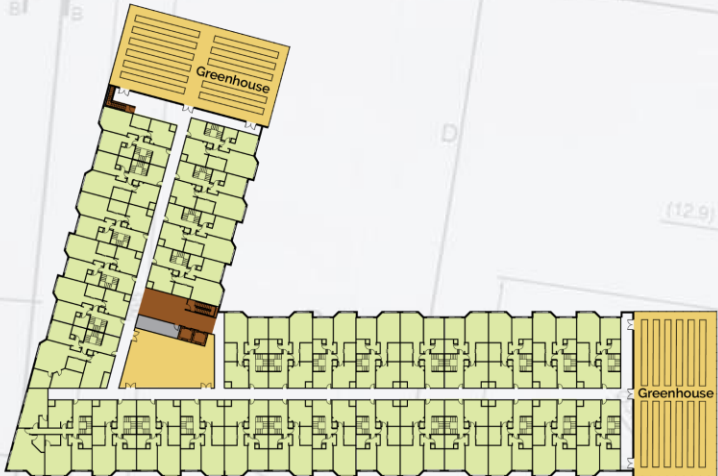


# Fifth Floor

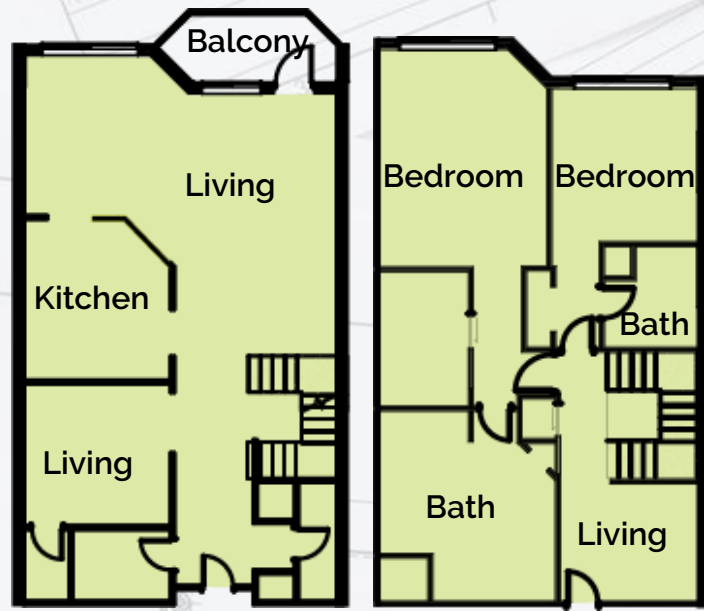


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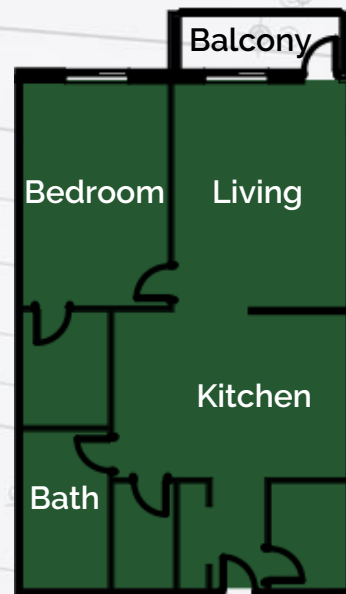
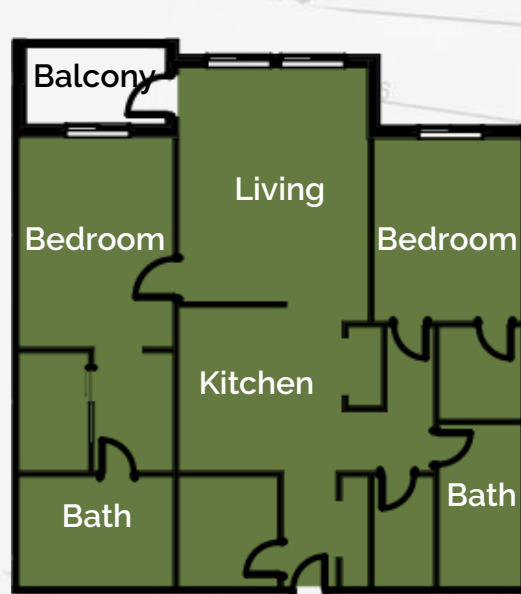


# Apartment/ Condo Plans



Level 1

Level 2



### Spacial Organization

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# Goal Solutions

## 1 Renewal



## 2 Connection



## 3 Community



# North Entrance



# Convention Center



# Band Shell Grass



# Skywalk



# MM Brewery





# Mobility Hub



# Ice Loop



# Connections



# Thank You Questions & Comments?

Cody Vershelde

