

6-5-1962

Urban Renewal

Robert A. Moraga

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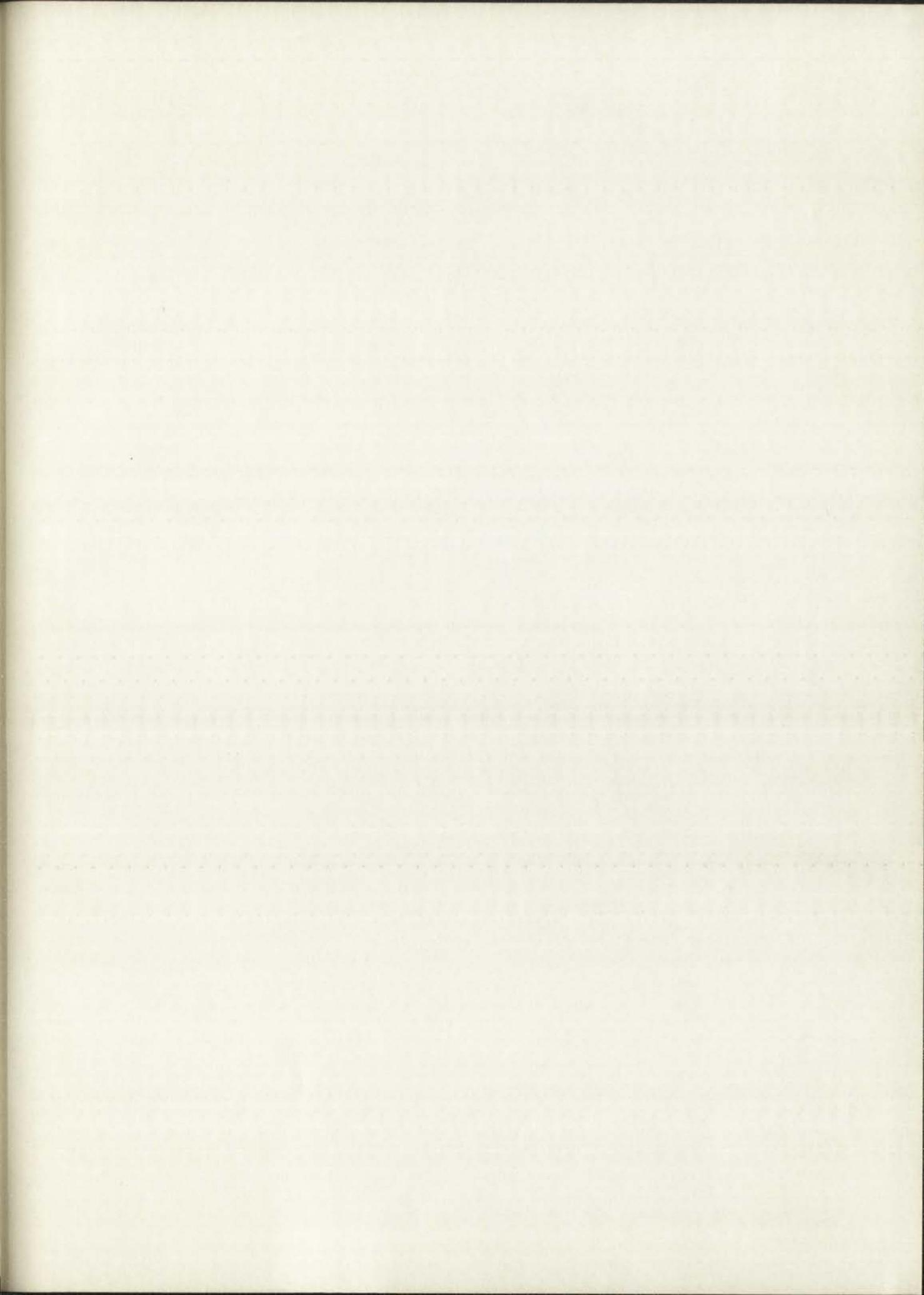
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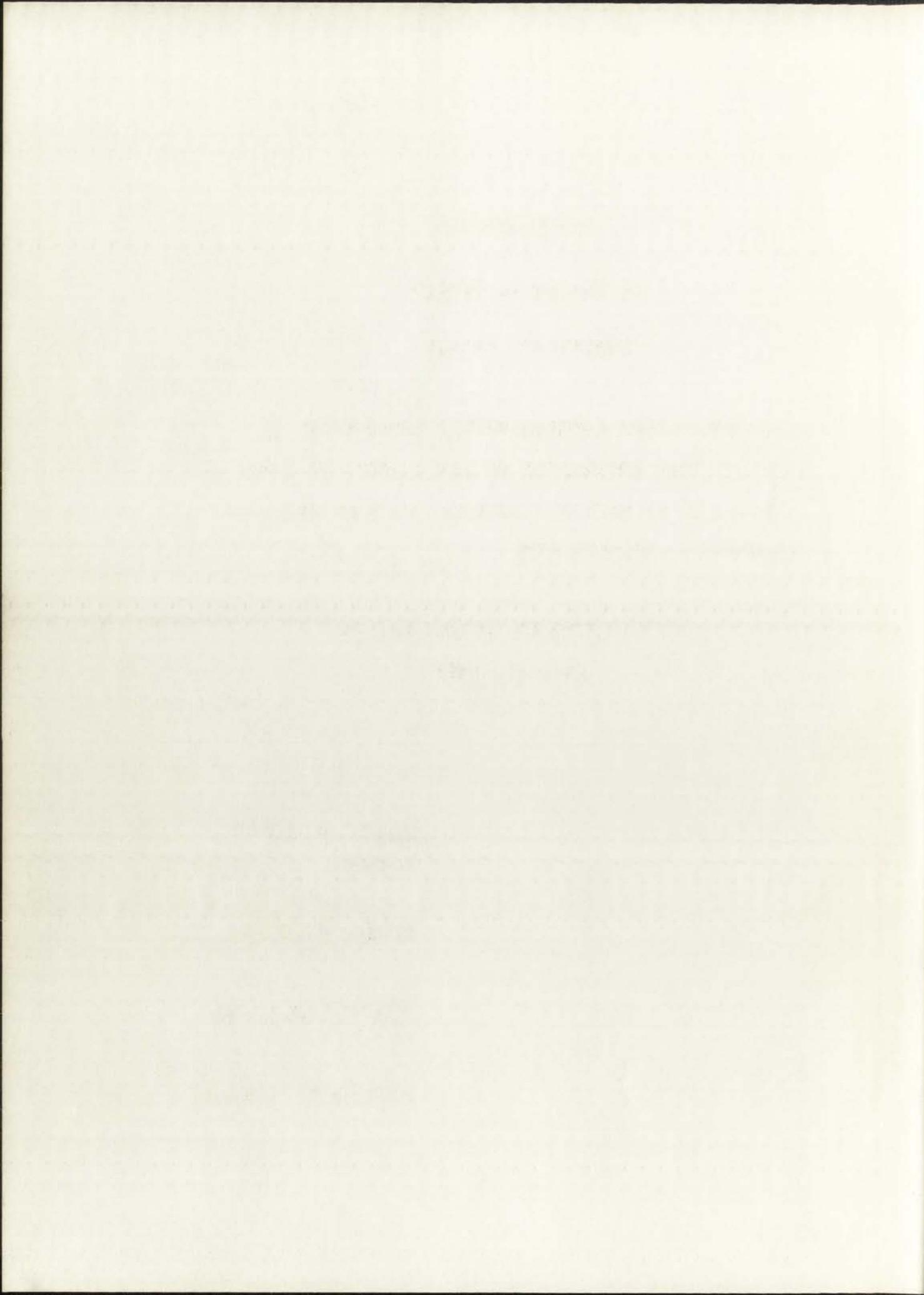
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URBAN RENEWAL

By Robert A. Moraga

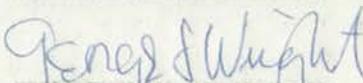
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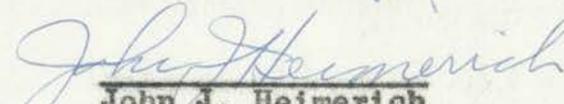
PRESENTED TO THE FACULTY OF THE DEPARTMENT OF
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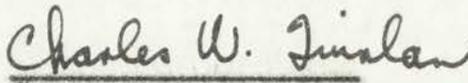
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June 5, 1962

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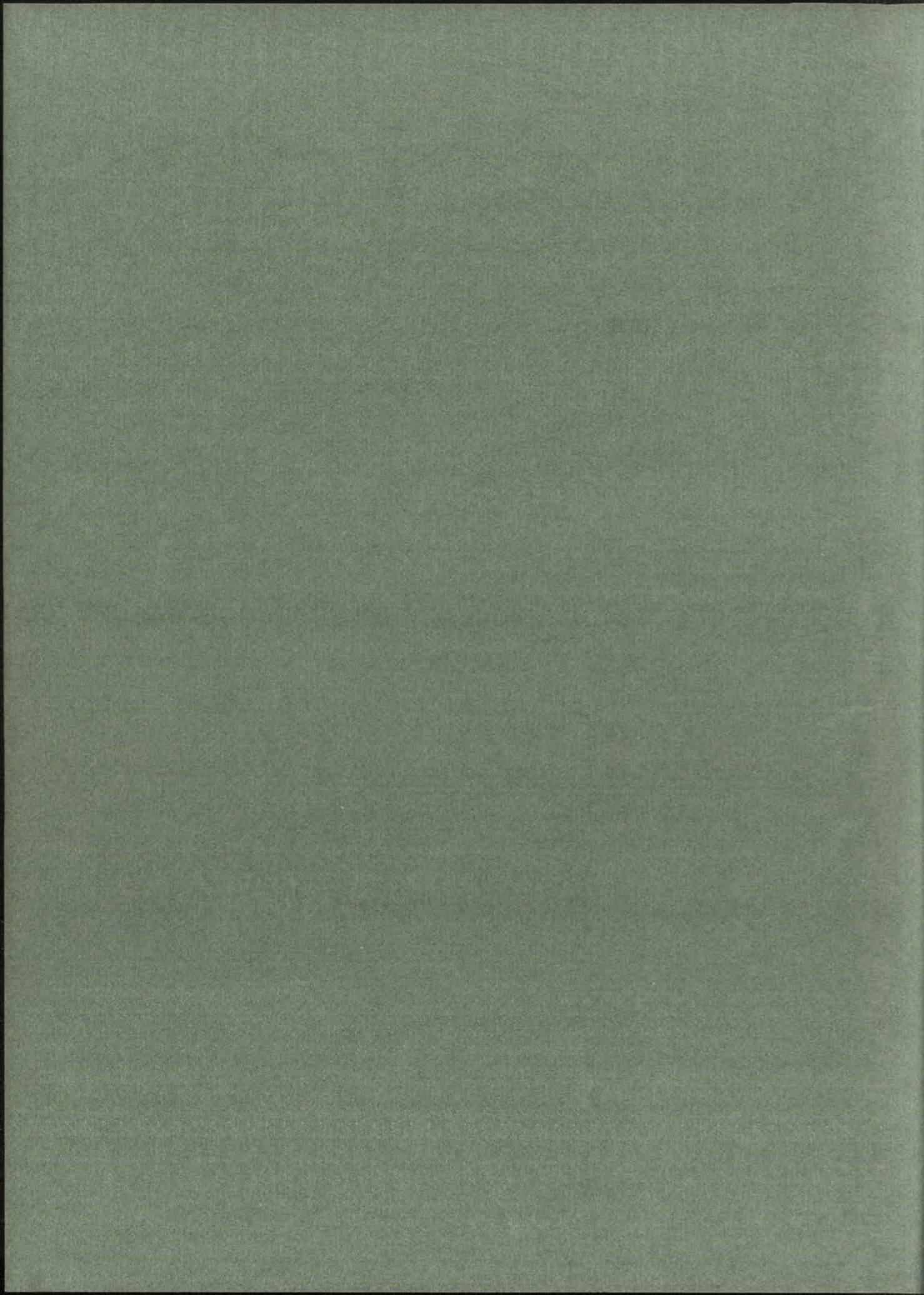

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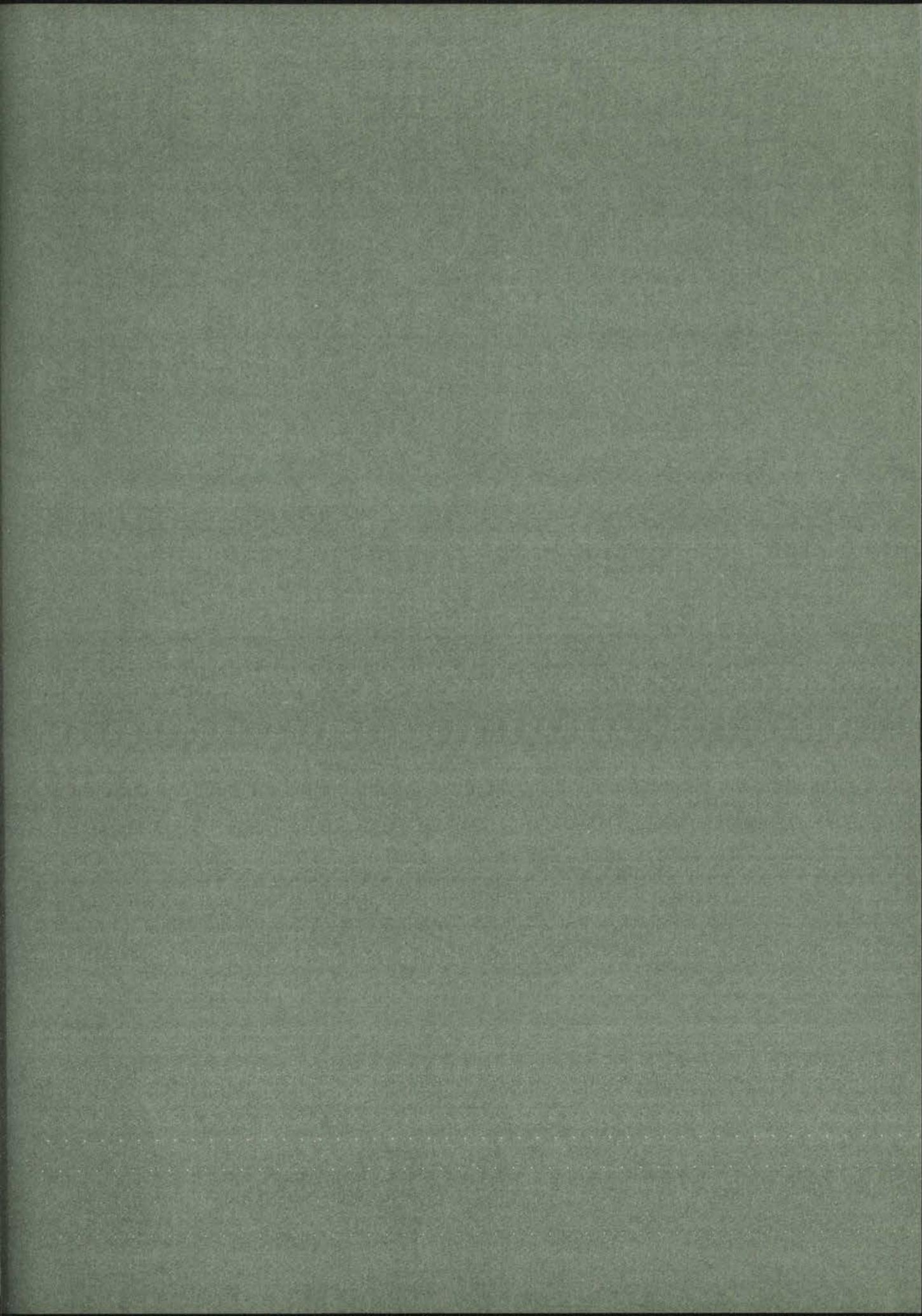
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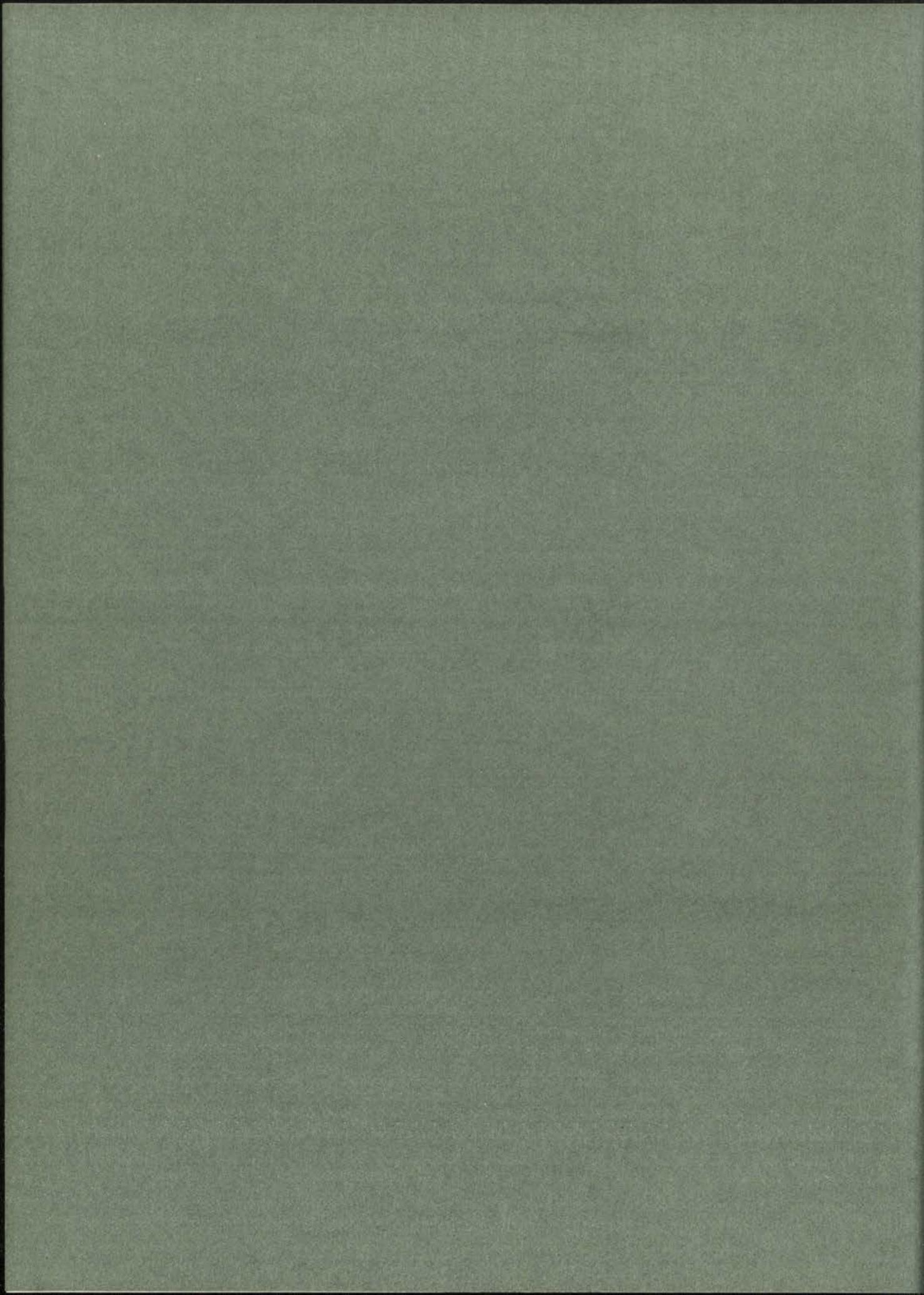
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CONTENTS

	Page
I. PHYSICAL CHARACTERISTICS OF REGION.	1
II. CHARACTERISTICS OF LOCAL AREA	2
III. PROGRAM FOR PROJECT AREA.	4
IV. DESIGN INTENT	5
V. TABULATION OF ALL BUILDING AND LAND USES PROPOSED, INDICATING BUILDING SPACE, LAND AND PARKING QUANTITIES, INCLUDING ITEMS B THROUGH G UNDER HEADING III	
A. TABLE I - BREAKDOWN OF AREA WITHIN PROJECT BOUNDARY.	10
B. TABLE II - LAND USE BREAKDOWN	11
C. TABLE III - POPULATION DISTRIBUTION	12
D. TABLE IV - OUTLINE OF PROJECT AREA FACILITIES	13
E. STAGING	15
VI. DRAWINGS	
A. SITE PLAN - PHASE I	17
B. TOWER	
1. PLAN	18
2. PERSPECTIVE	19
C. LOW RISE AND SENIOR CITIZENS PLANS.	20
VII. BIBLIOGRAPHY.	21

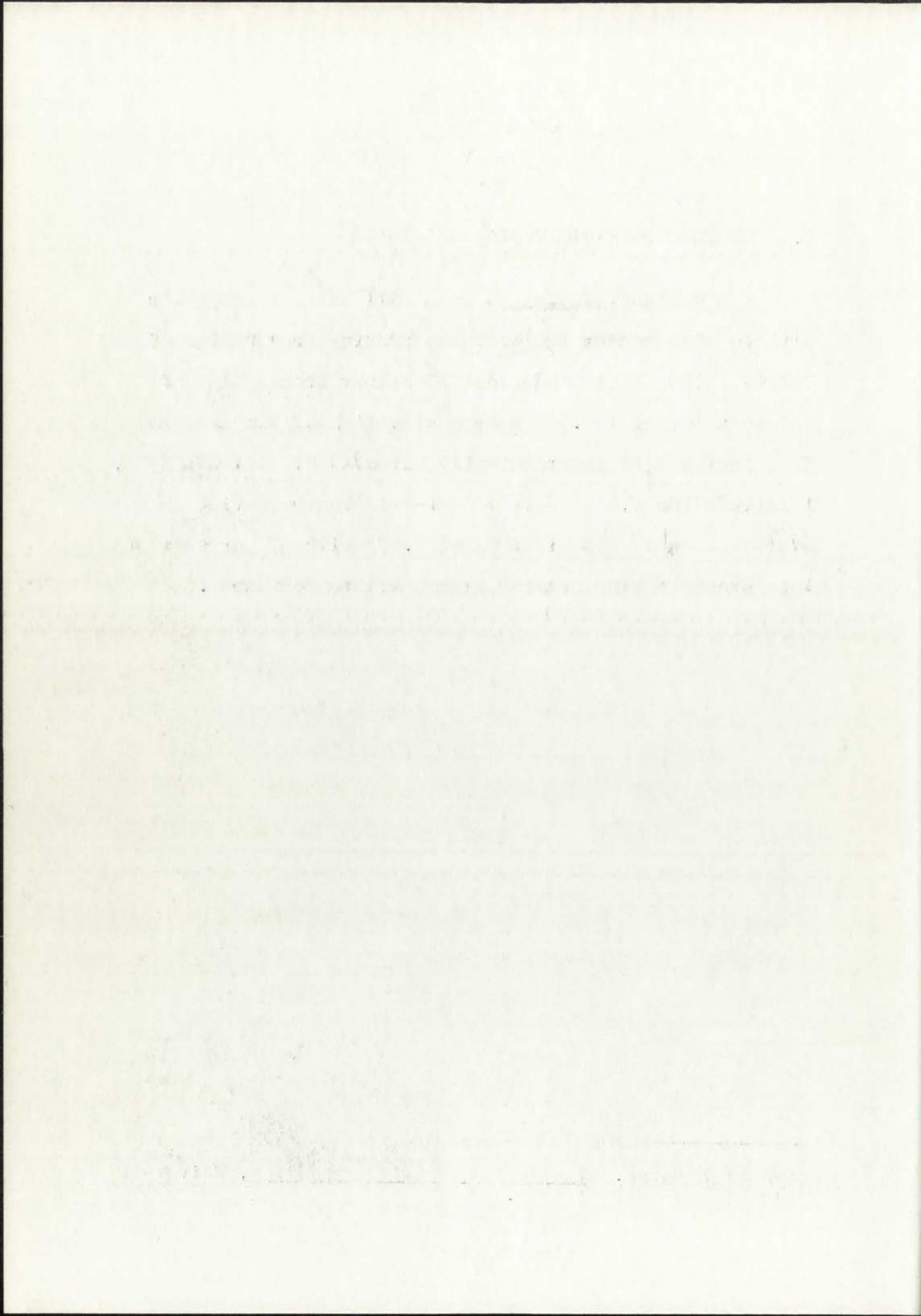




I. PHYSICAL CHARACTERISTICS OF REGION

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

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



II. CHARACTERISTICS OF LOCAL AREA

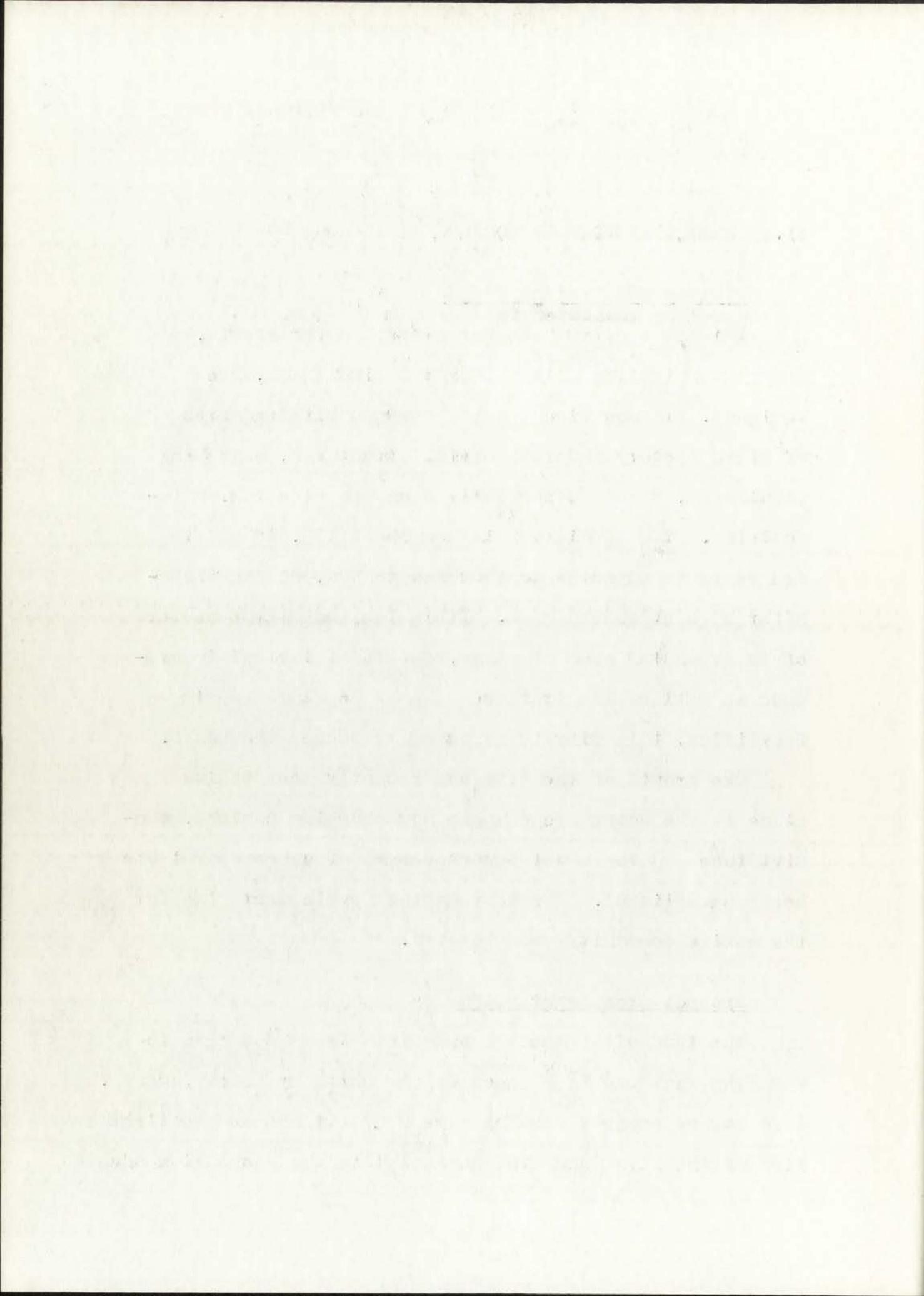
History and Present Trends

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.

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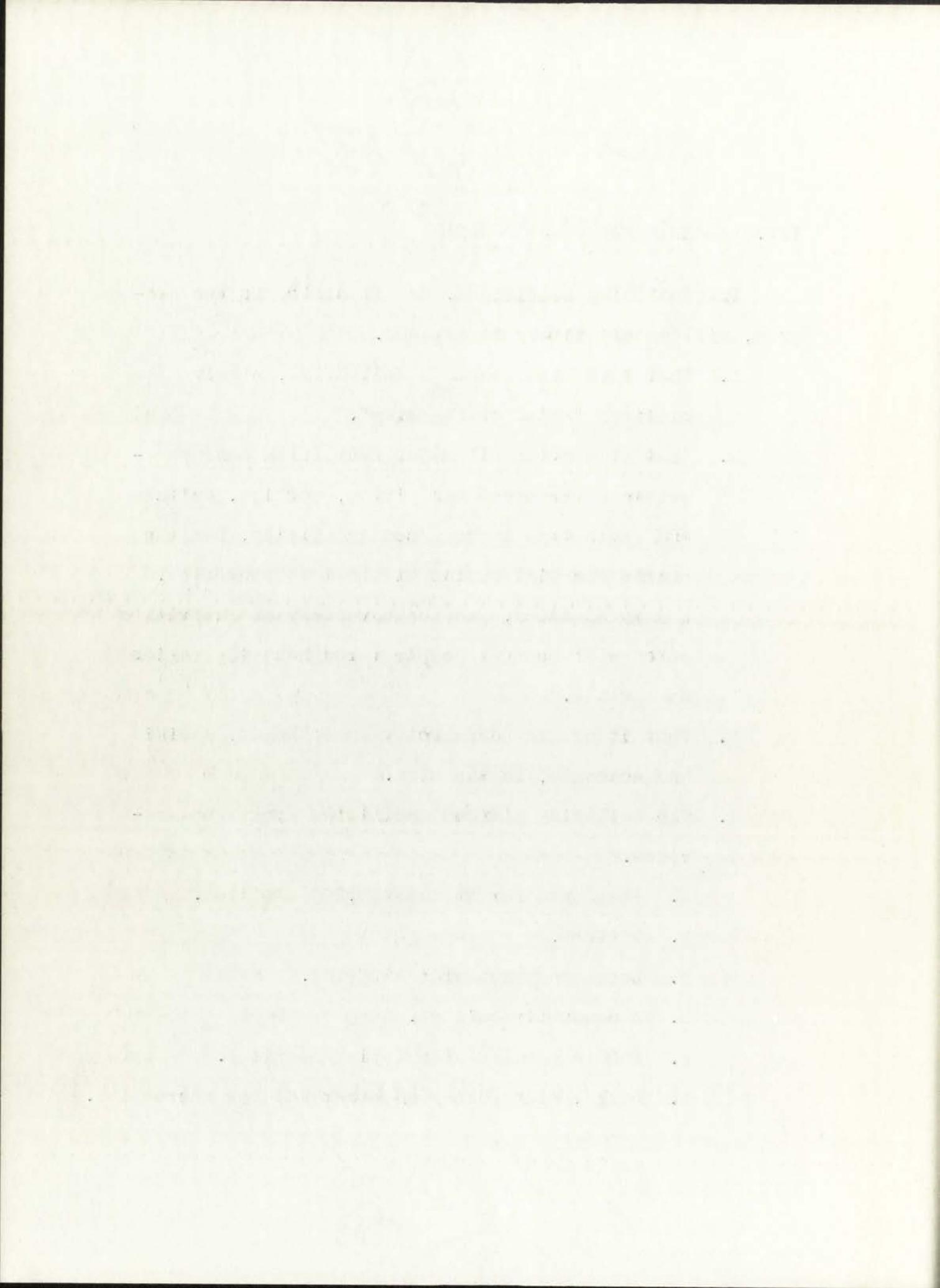
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III. PROGRAM FOR PROJECT AREA

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.

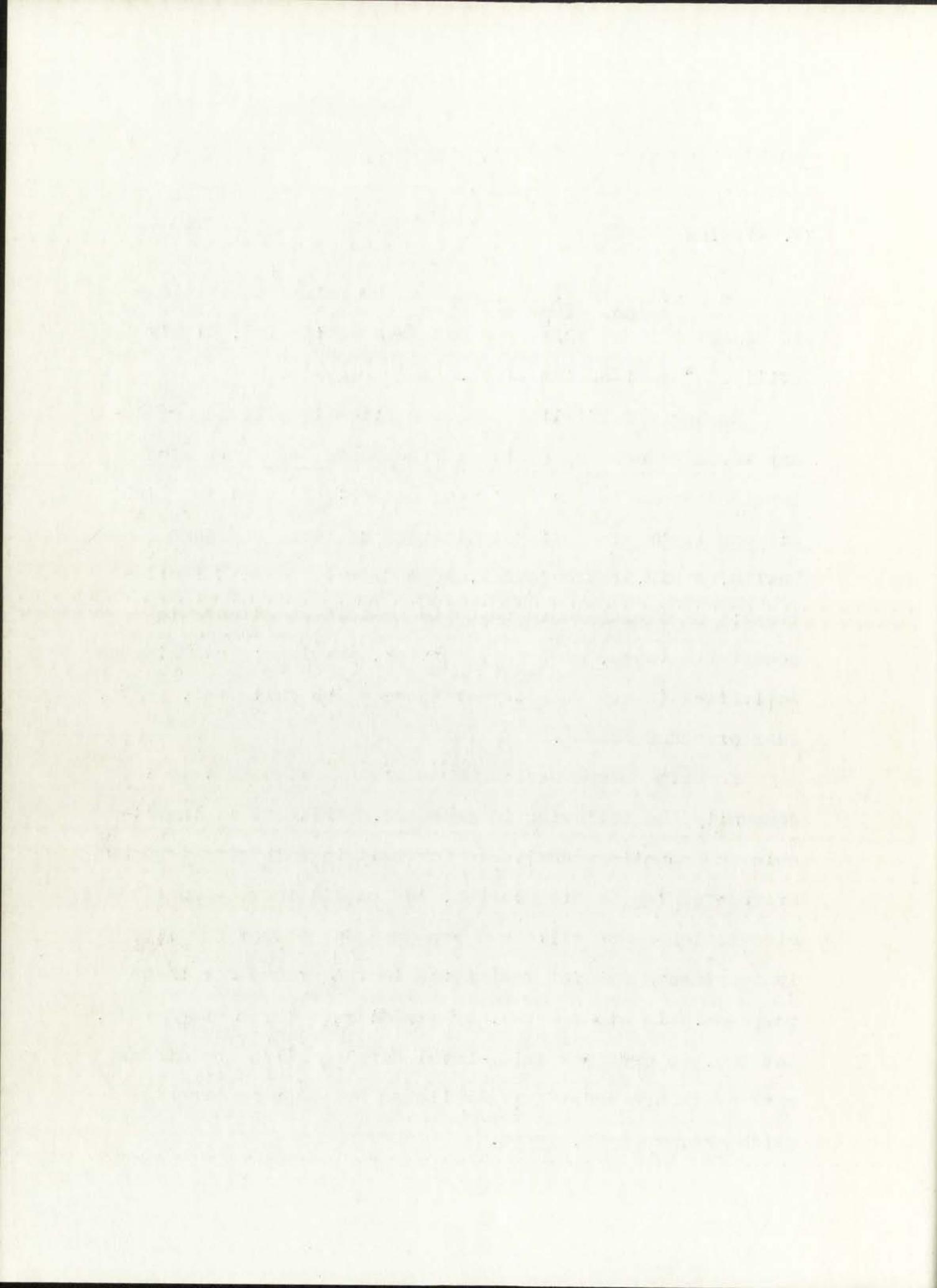


IV. DESIGN INTENT

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.

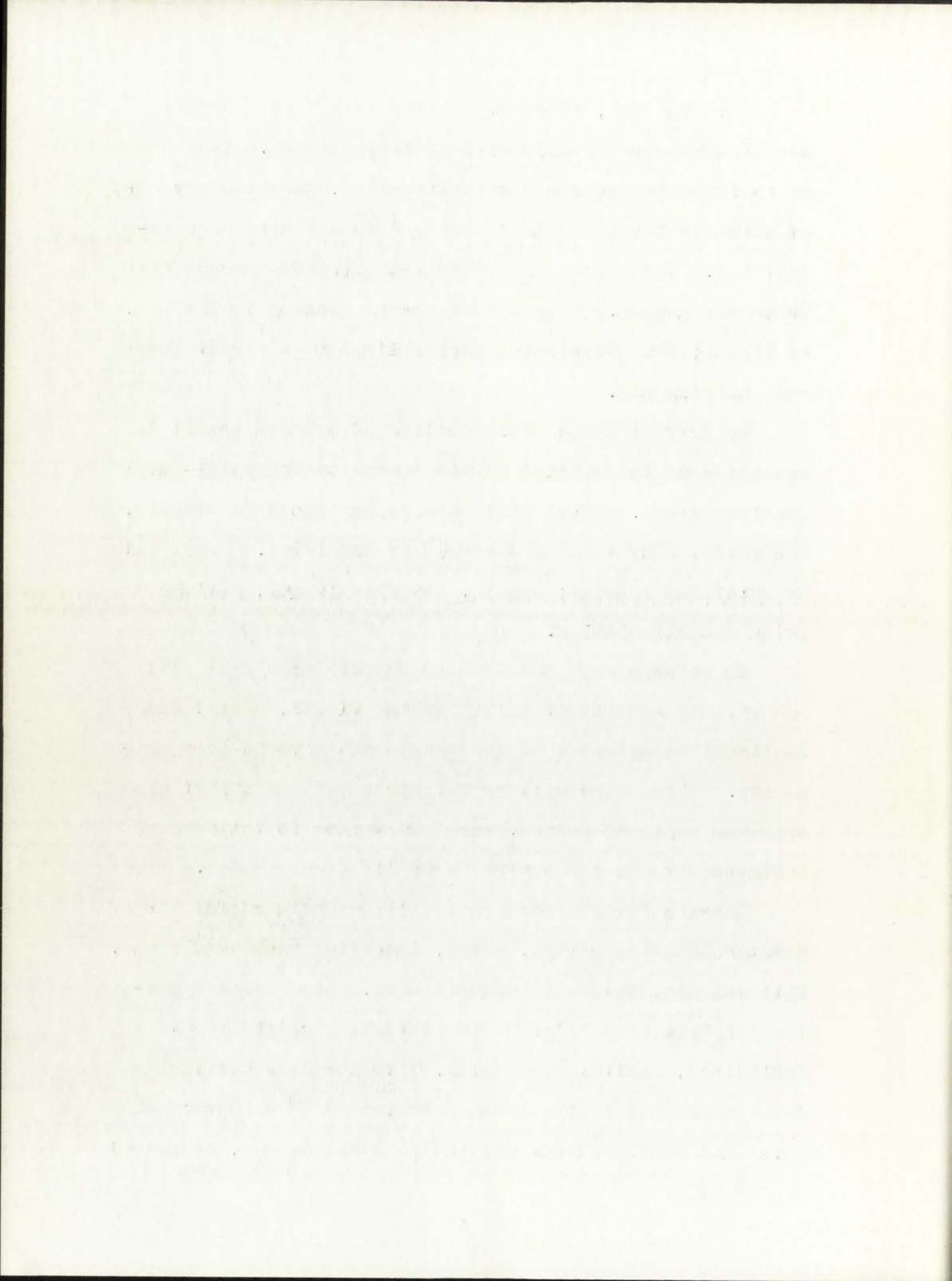


For instance, we create alternative levels of circulation whereby traffic will sort itself out. Instead of zoning shops to one particular place, they are arranged at suitable levels so that they remain efficient and integrated. Open space and recreation need not necessarily be on the ground. They can 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 immigrants, 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 unshureness 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.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data. The second part of the document outlines the various methods used to collect and analyze the data. It describes how the information is processed and how it is used to identify trends and patterns. The final part of the document provides a summary of the findings and offers recommendations for future research. It suggests that further studies should be conducted to explore the underlying causes of the observed phenomena and to develop more effective strategies for addressing the issues identified.

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

1870

Received of Mr. J. B. ...
the sum of ...
for ...

Given under my hand and seal of office
this ... day of ...
1870

Witness my hand and seal of office
this ... day of ...
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Attest my hand and seal of office
this ... day of ...
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heavy industry, the zoning does not prohibit light industry from being adjacent to residential areas.

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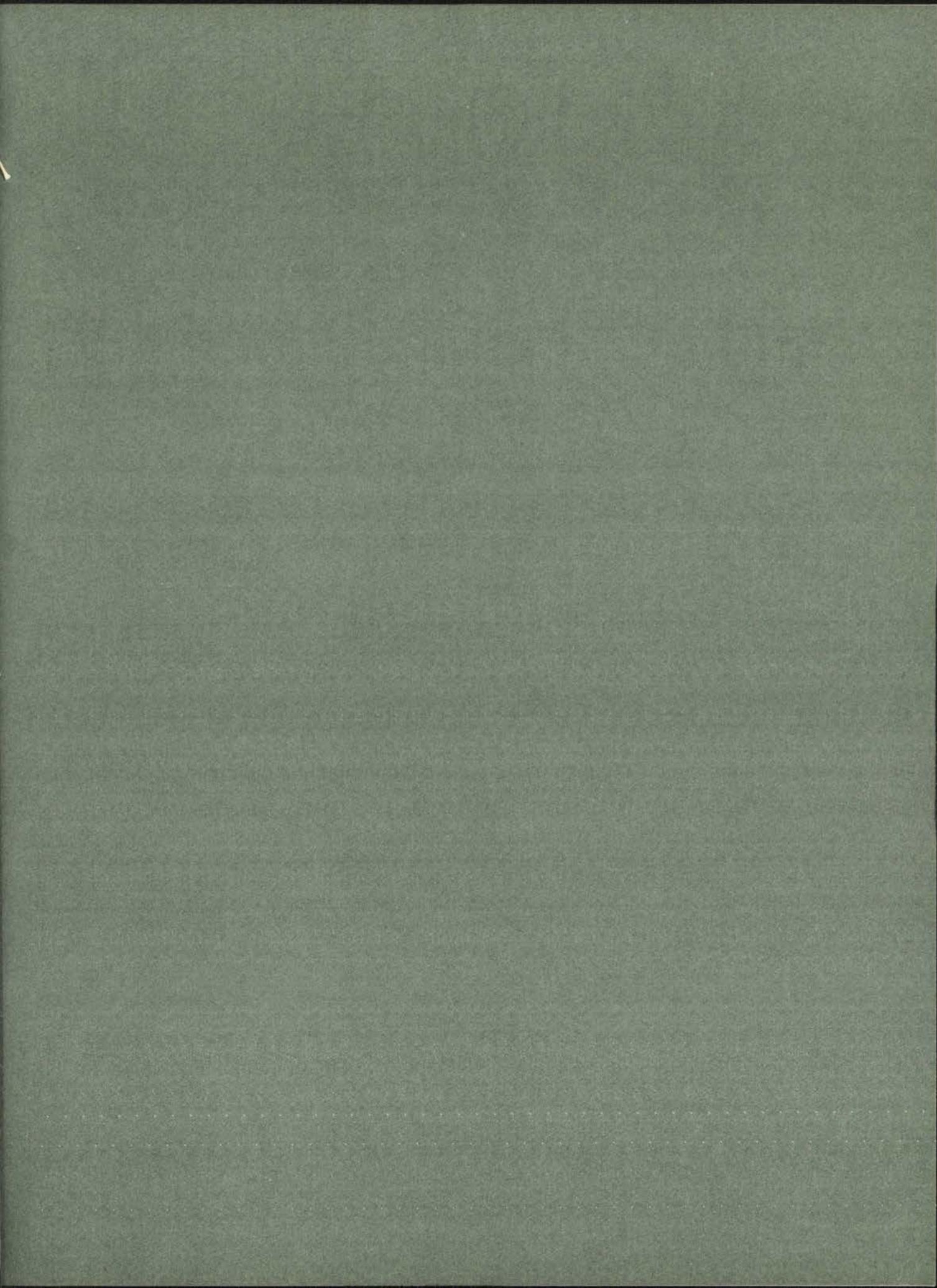


TABLE II
LAND USE BREAKDOWN

	<u>%</u>	<u>Area (In Acres)</u>
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 II
 SUMMARY OF DATA

Year	Population	Area	Notes
1950	100	100	Baseline
1951	105	105	
1952	110	110	
1953	115	115	
1954	120	120	
1955	125	125	
1956	130	130	
1957	135	135	
1958	140	140	
1959	145	145	
1960	150	150	
1961	155	155	
1962	160	160	
1963	165	165	
1964	170	170	
1965	175	175	
1966	180	180	
1967	185	185	
1968	190	190	
1969	195	195	
1970	200	200	
1971	205	205	
1972	210	210	
1973	215	215	
1974	220	220	
1975	225	225	
1976	230	230	
1977	235	235	
1978	240	240	
1979	245	245	
1980	250	250	
1981	255	255	
1982	260	260	
1983	265	265	
1984	270	270	
1985	275	275	
1986	280	280	
1987	285	285	
1988	290	290	
1989	295	295	
1990	300	300	
1991	305	305	
1992	310	310	
1993	315	315	
1994	320	320	
1995	325	325	
1996	330	330	
1997	335	335	
1998	340	340	
1999	345	345	
2000	350	350	
2001	355	355	
2002	360	360	
2003	365	365	
2004	370	370	
2005	375	375	
2006	380	380	
2007	385	385	
2008	390	390	
2009	395	395	
2010	400	400	
2011	405	405	
2012	410	410	
2013	415	415	
2014	420	420	
2015	425	425	
2016	430	430	
2017	435	435	
2018	440	440	
2019	445	445	
2020	450	450	
2021	455	455	
2022	460	460	
2023	465	465	
2024	470	470	
2025	475	475	
2026	480	480	
2027	485	485	
2028	490	490	
2029	495	495	
2030	500	500	
2031	505	505	
2032	510	510	
2033	515	515	
2034	520	520	
2035	525	525	
2036	530	530	
2037	535	535	
2038	540	540	
2039	545	545	
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2042	560	560	
2043	565	565	
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2045	575	575	
2046	580	580	
2047	585	585	
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2056	630	630	
2057	635	635	
2058	640	640	
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2061	655	655	
2062	660	660	
2063	665	665	
2064	670	670	
2065	675	675	
2066	680	680	
2067	685	685	
2068	690	690	
2069	695	695	
2070	700	700	
2071	705	705	
2072	710	710	
2073	715	715	
2074	720	720	
2075	725	725	
2076	730	730	
2077	735	735	
2078	740	740	
2079	745	745	
2080	750	750	
2081	755	755	
2082	760	760	
2083	765	765	
2084	770	770	
2085	775	775	
2086	780	780	
2087	785	785	
2088	790	790	
2089	795	795	
2090	800	800	
2091	805	805	
2092	810	810	
2093	815	815	
2094	820	820	
2095	825	825	
2096	830	830	
2097	835	835	
2098	840	840	
2099	845	845	
2100	850	850	

TABLE III
POPULATION DISTRIBUTION*

<u>Age Group</u>	<u>% per D. U.</u>	<u>% of Total Population</u>	<u>No. of per- sons in Area</u>
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 Informa-
tion

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.

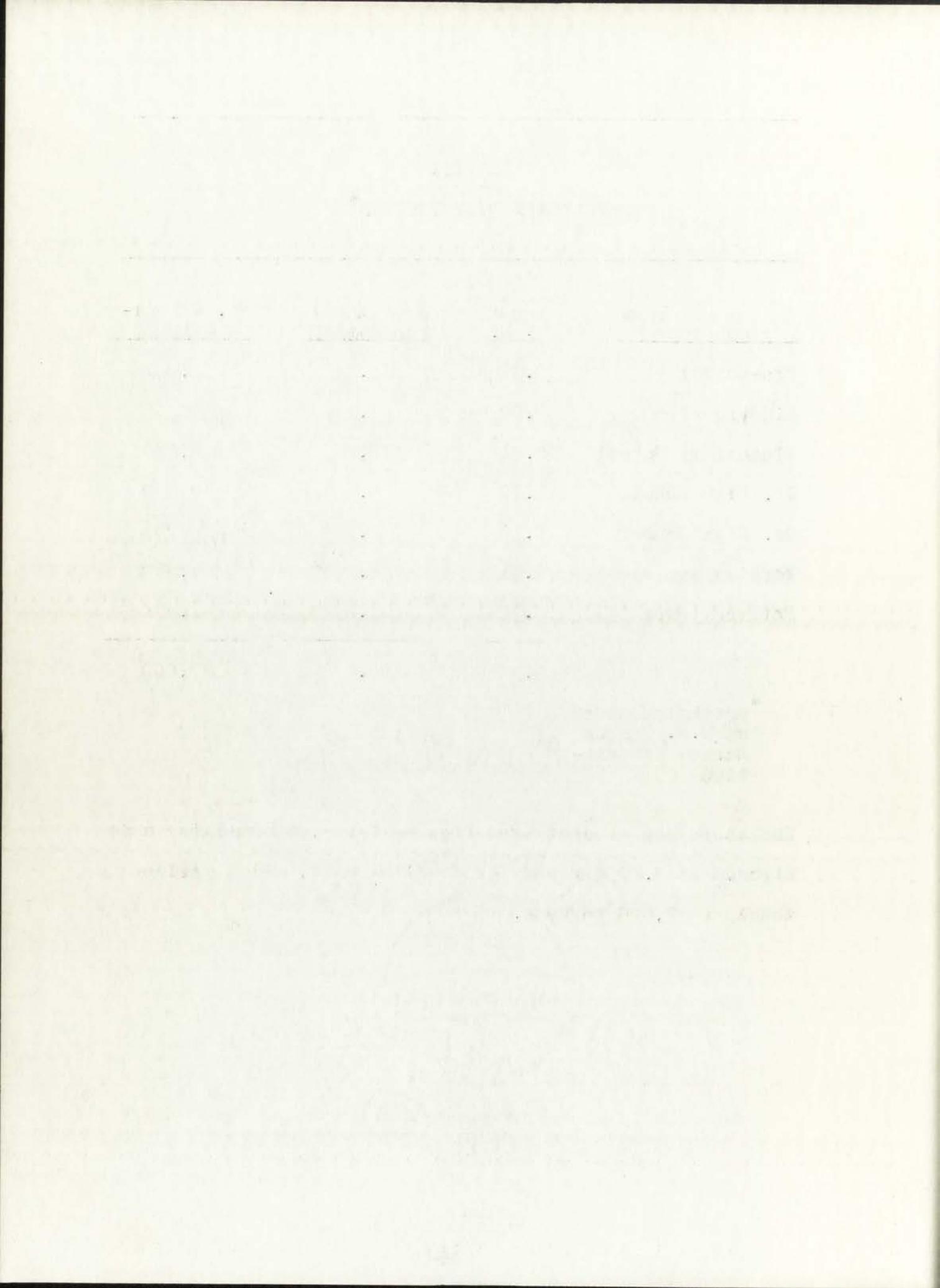


TABLE IV
 OUTLINE OF PROJECT AREA FACILITIES

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.	

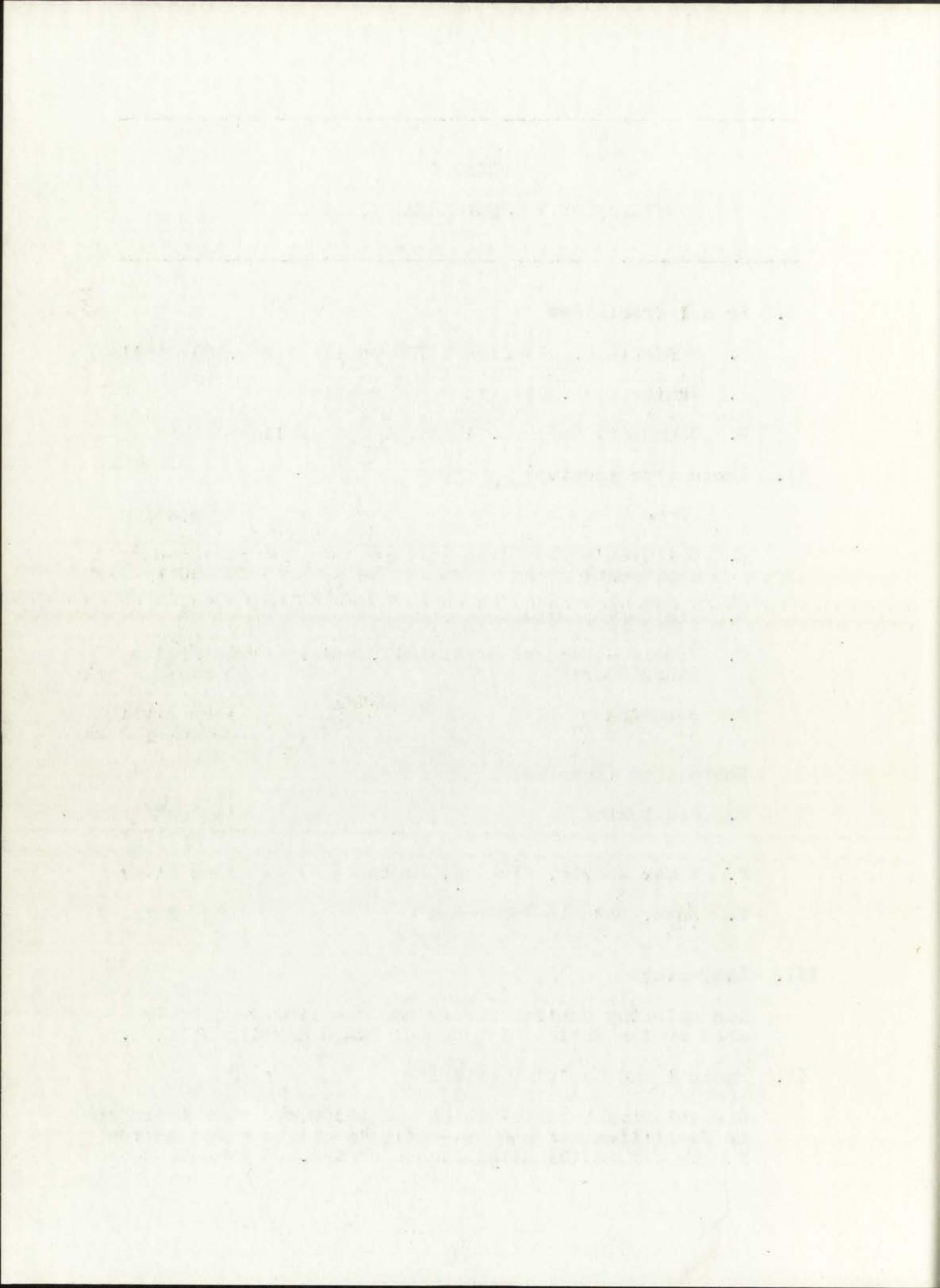


TABLE IV
(Continued)

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 44,000 sq. ft., has 20 shops.

1911

1. The first part of the report deals with the general situation of the country in 1911. It is a very interesting and valuable contribution to the knowledge of the country's history and development.

2. The second part of the report deals with the economic situation of the country in 1911. It is a very interesting and valuable contribution to the knowledge of the country's economic development.

3. The third part of the report deals with the social situation of the country in 1911. It is a very interesting and valuable contribution to the knowledge of the country's social development.

4. The fourth part of the report deals with the political situation of the country in 1911. It is a very interesting and valuable contribution to the knowledge of the country's political development.

5. The fifth part of the report deals with the cultural situation of the country in 1911. It is a very interesting and valuable contribution to the knowledge of the country's cultural development.

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 I 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

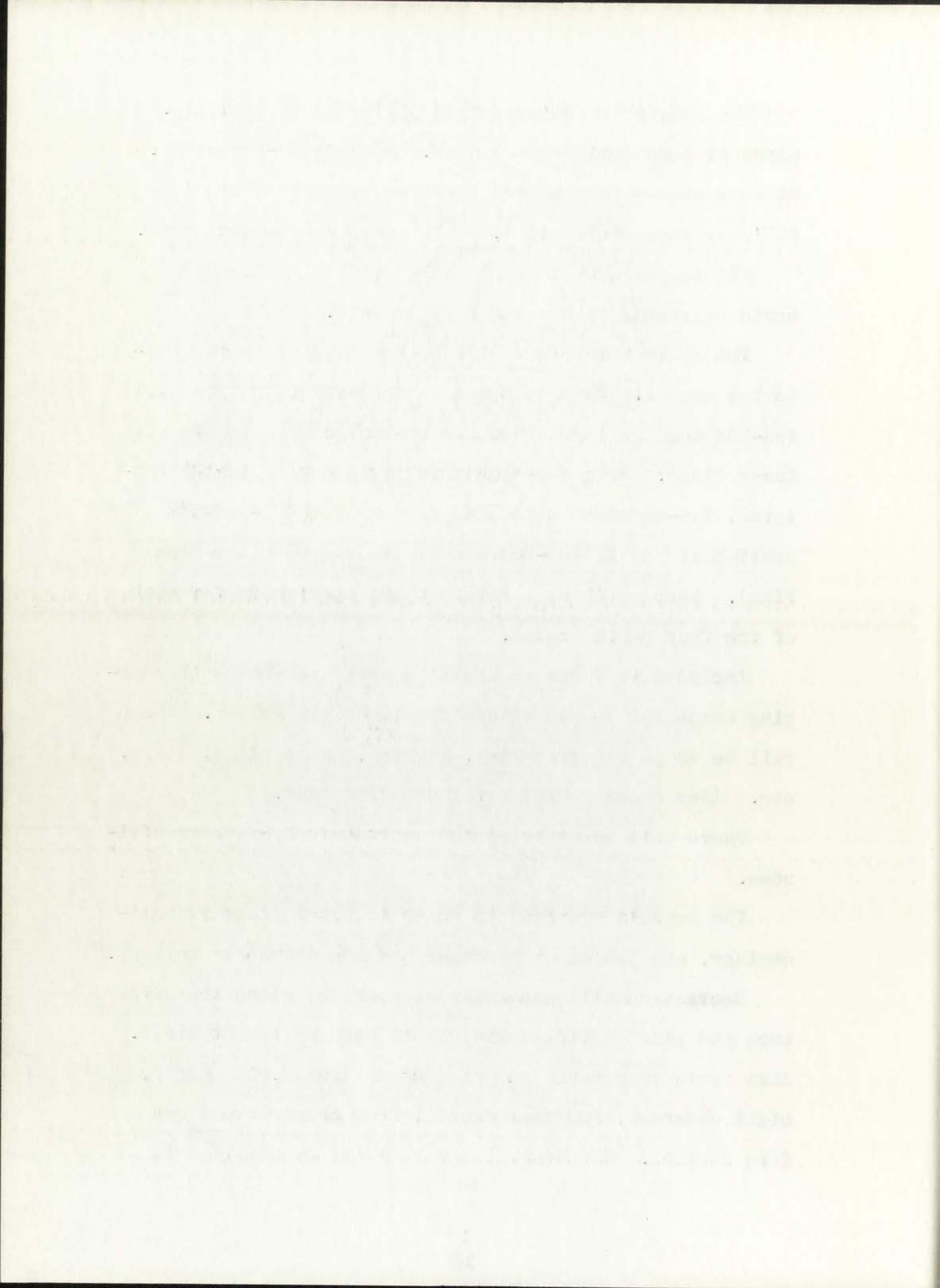
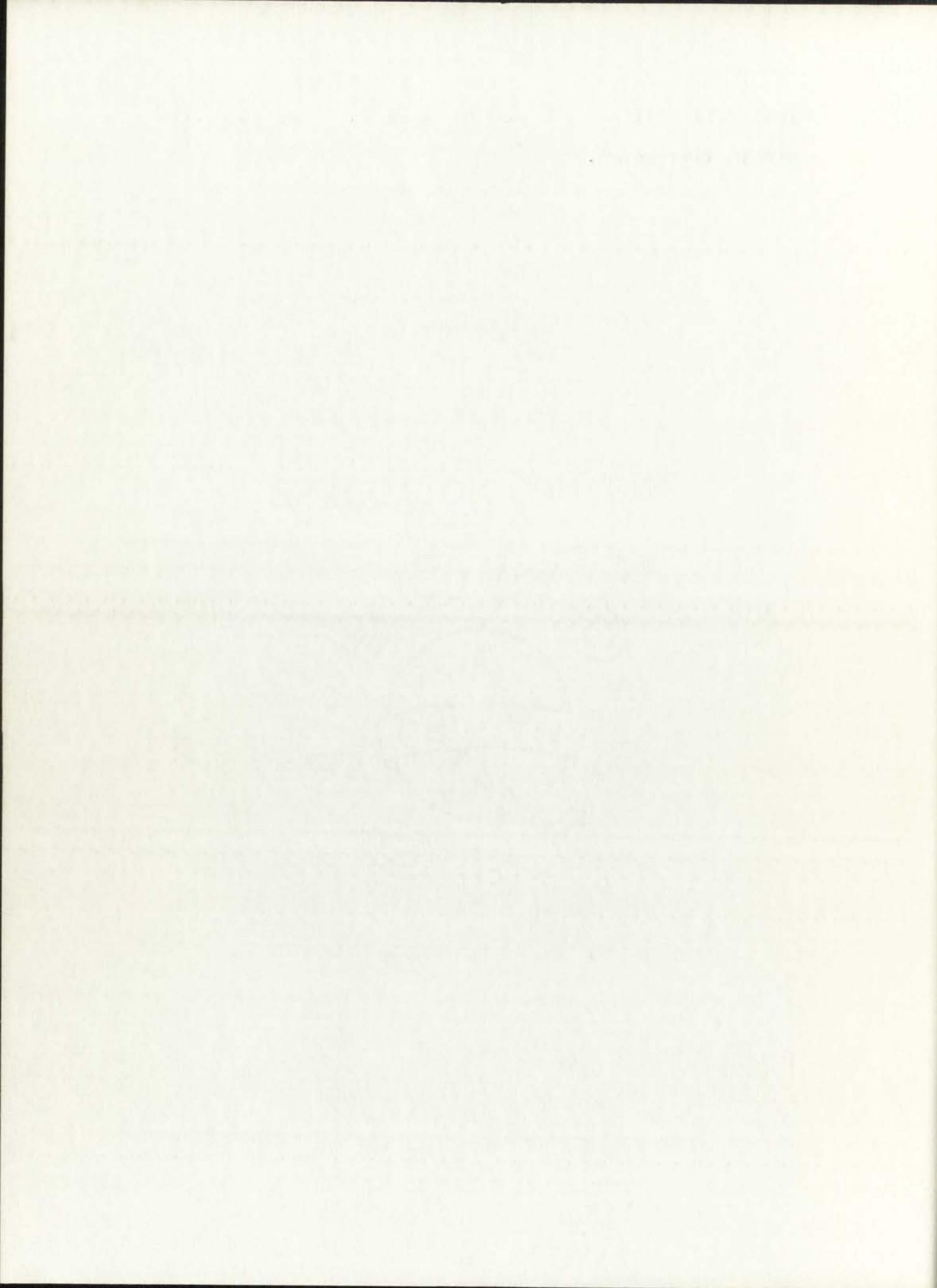
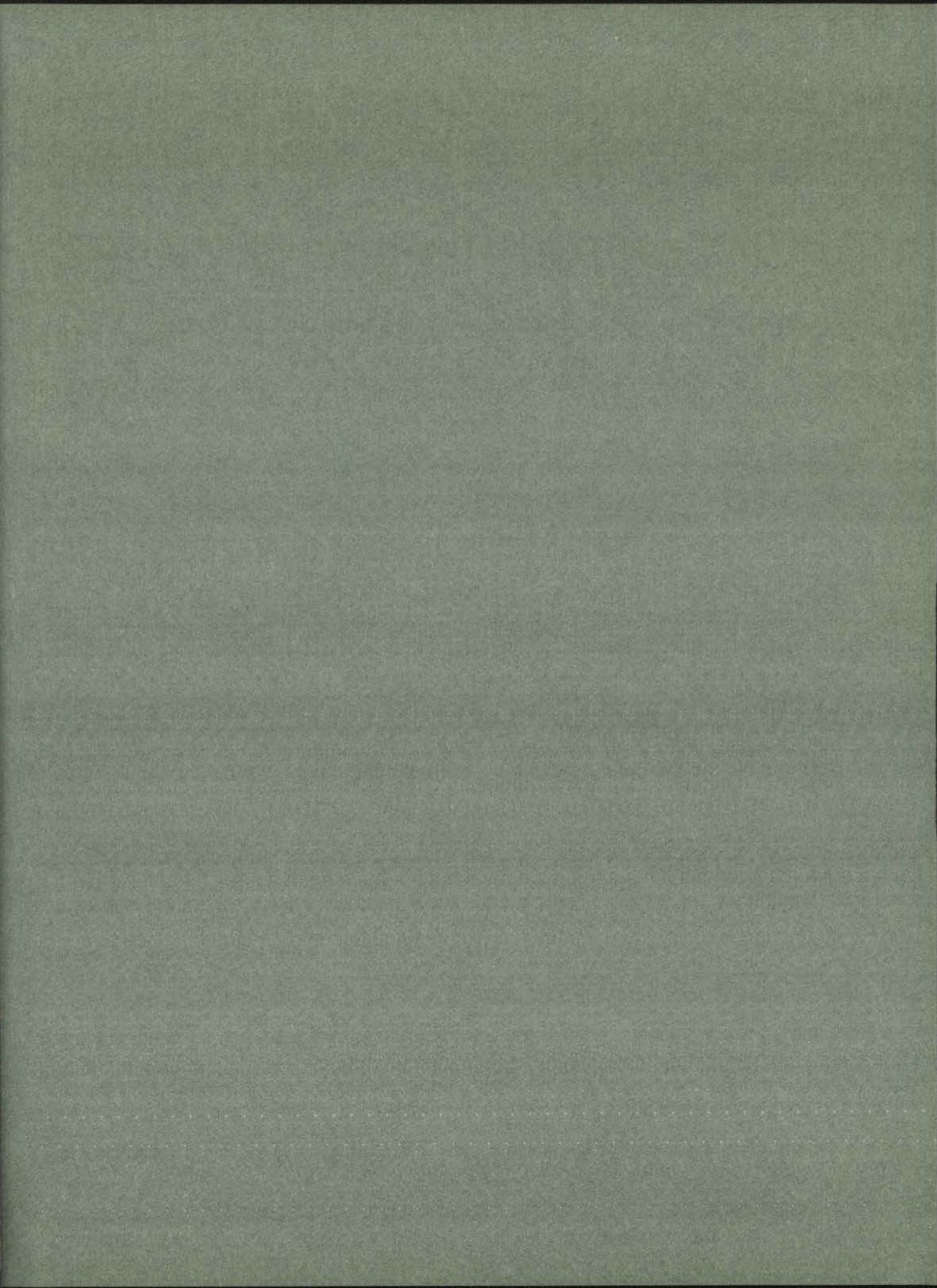
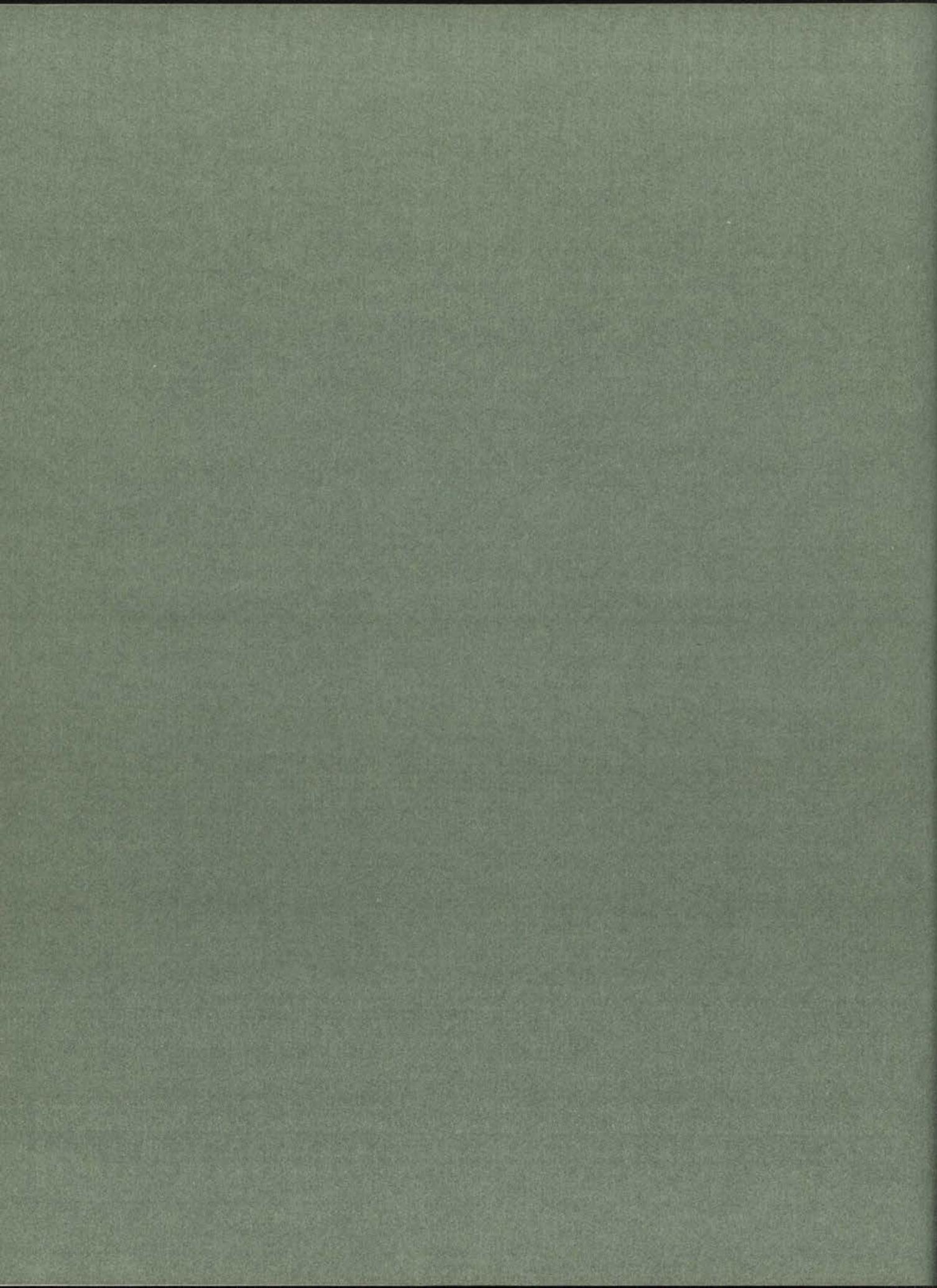
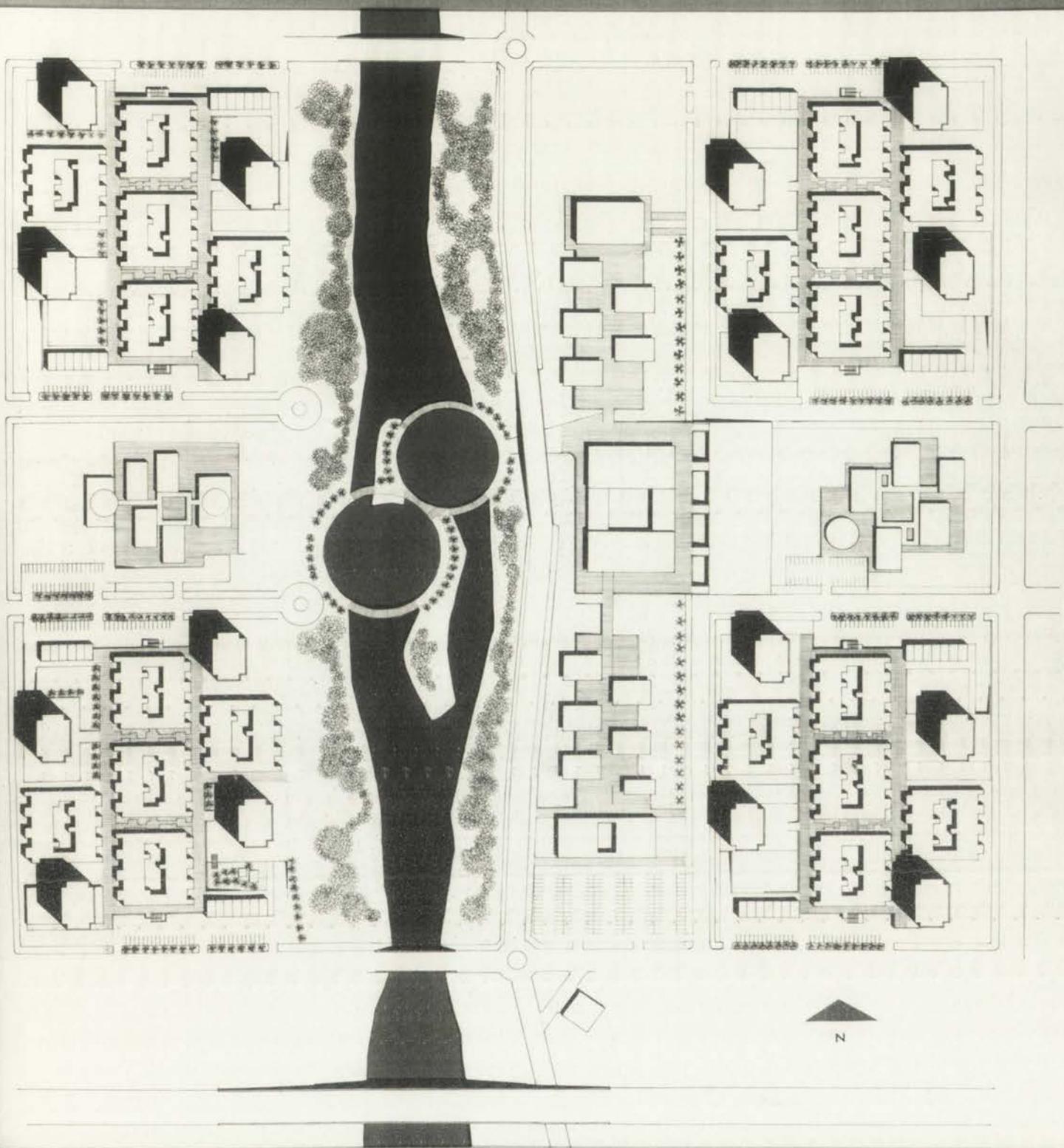


Table III will be included in Phase 2, to be completed within five years.



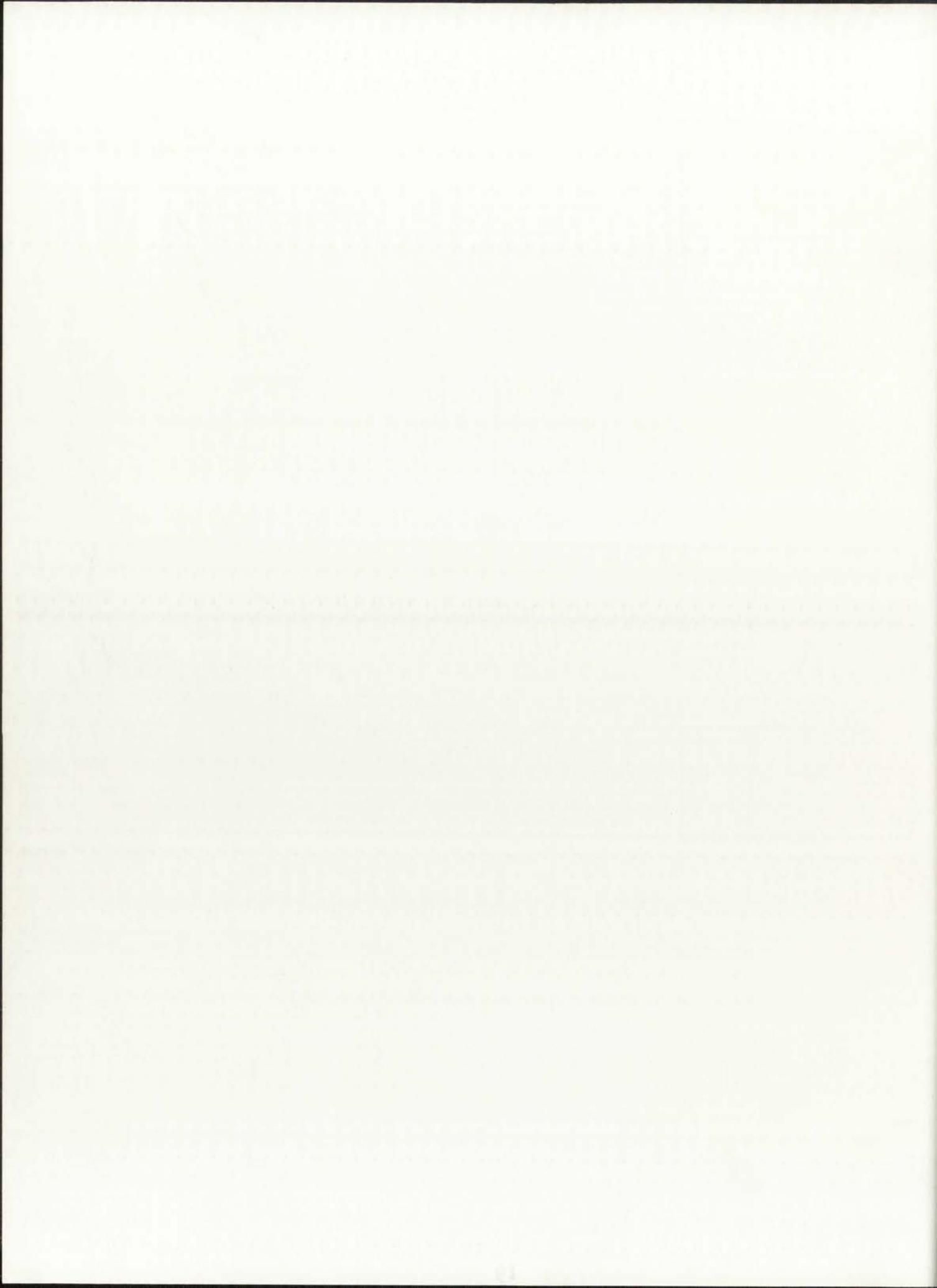






THE PLAN PHASE I

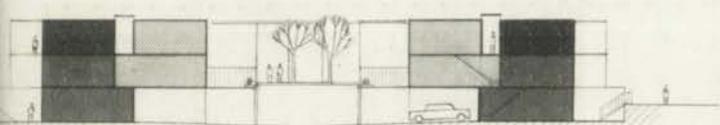
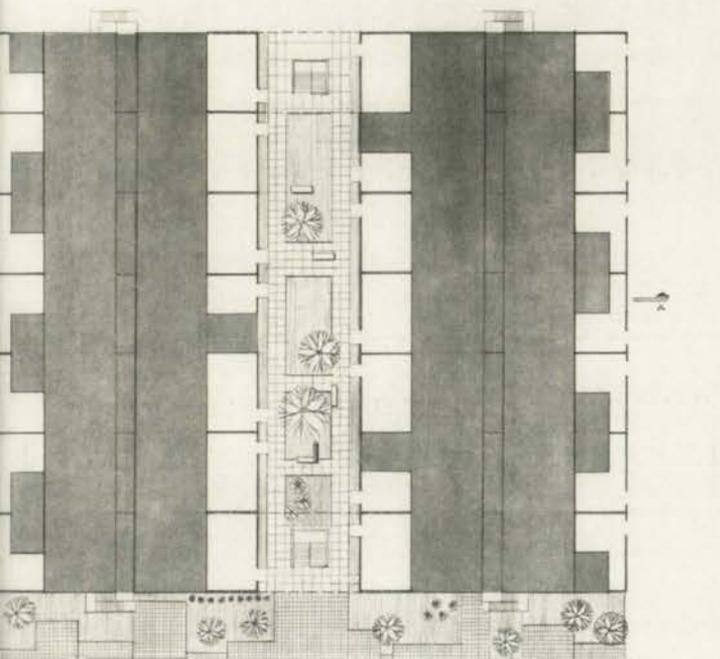




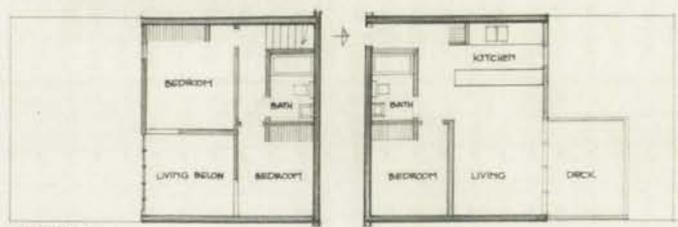


APARTMENT TOWER

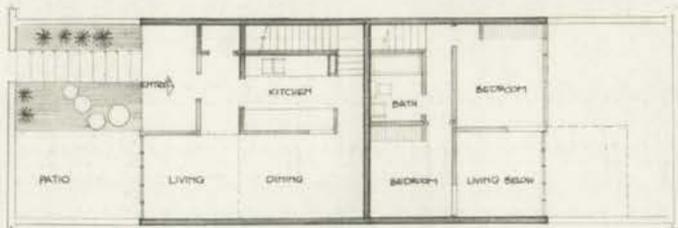




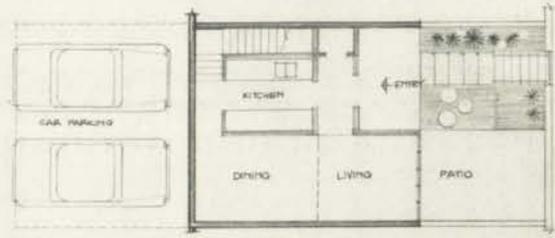
SECTION A-A



THIRD LEVEL

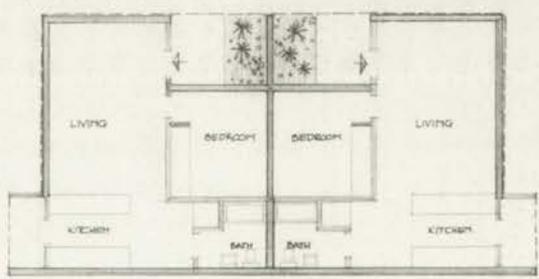
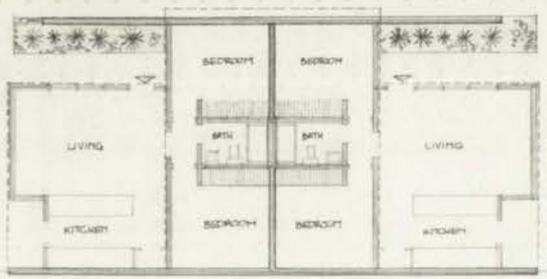


SECOND LEVEL



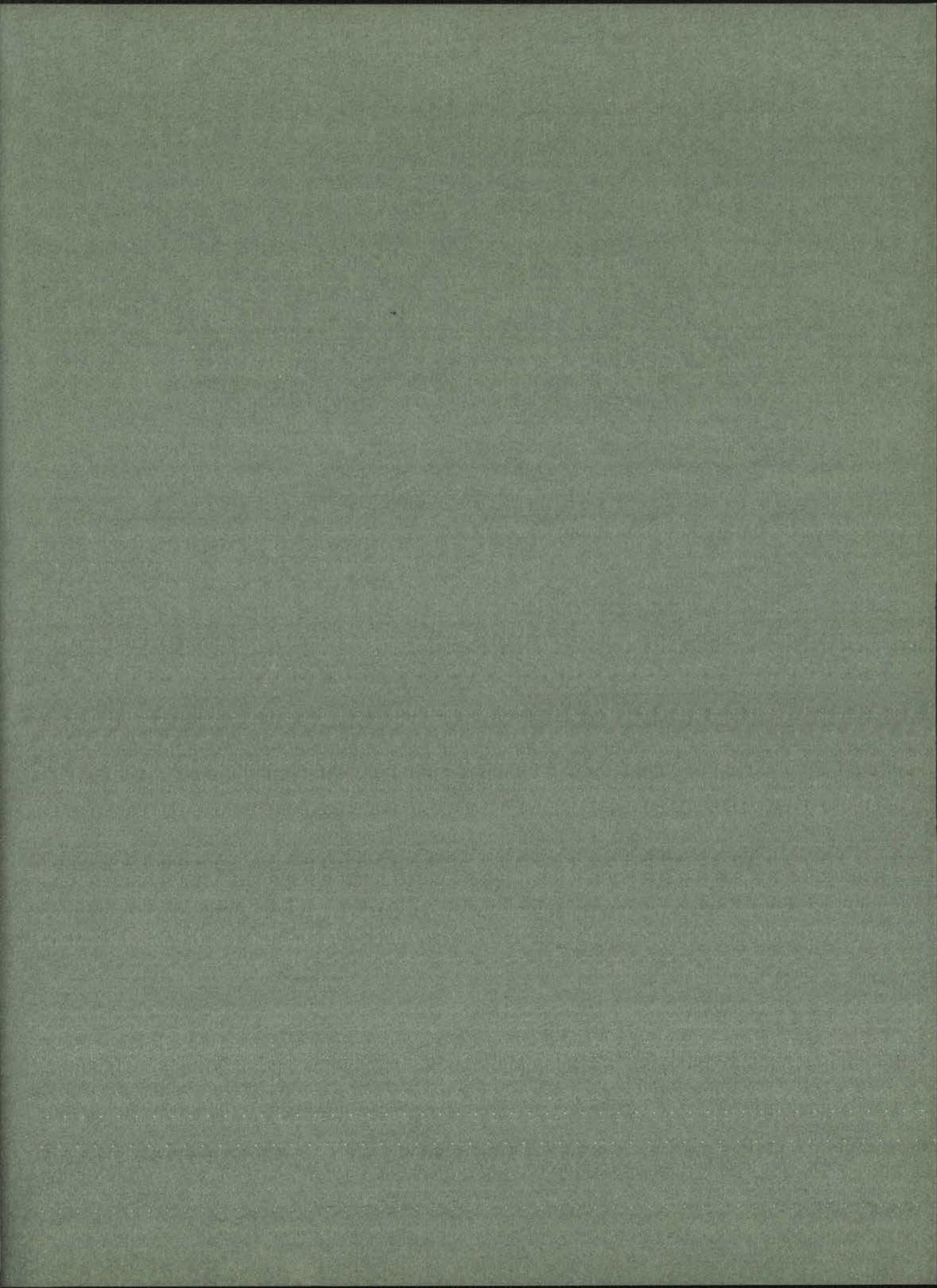
FIRST LEVEL

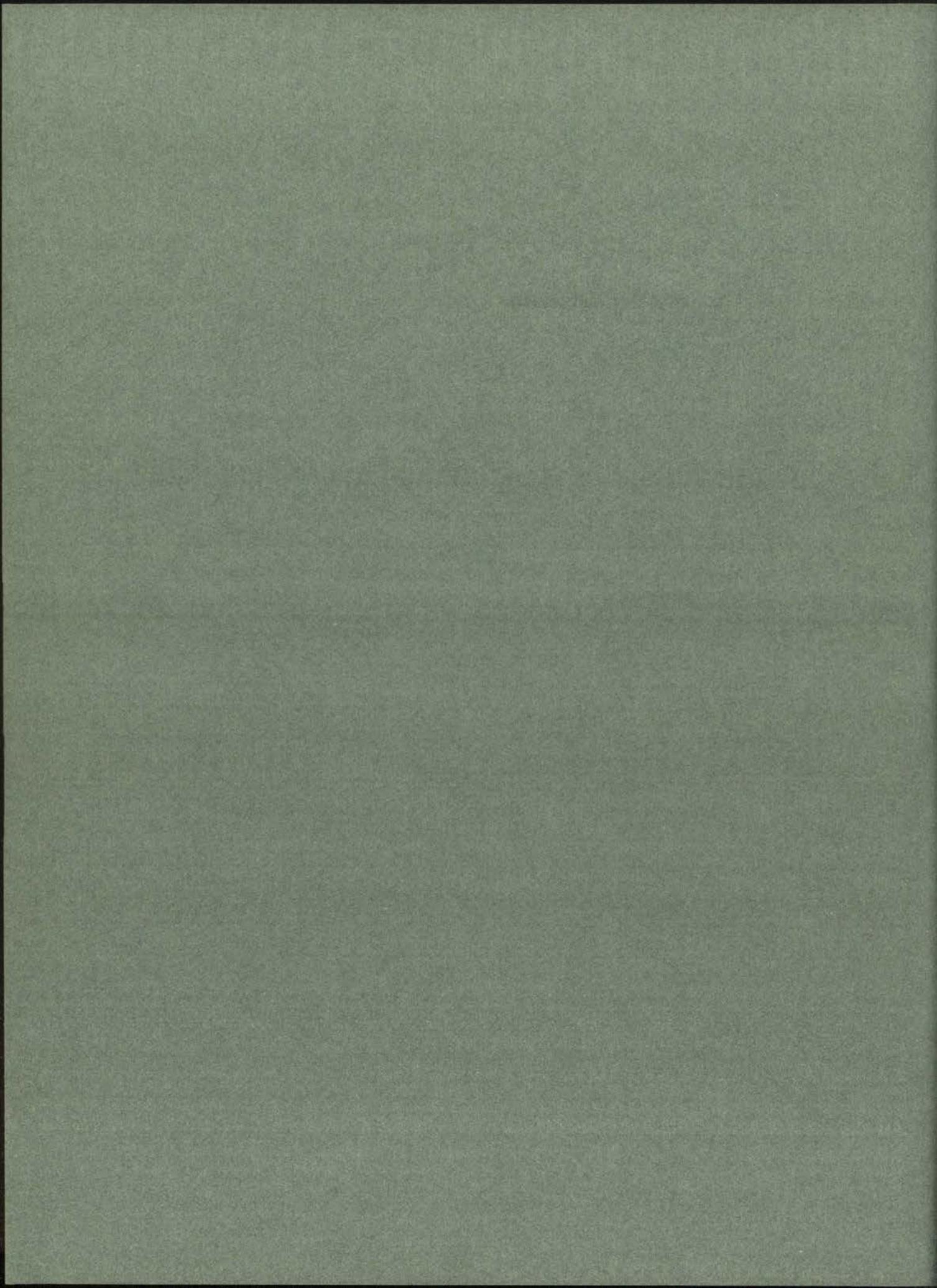
LOW RISE



MR. CITIZENS







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