

# BOULDER NEIGHBORHOOD PLAN



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# VISION

My vision for this neighborhood development was to create a community whose structure would promote the wellbeing of its inhabitants.

I achieved this through a design that encourages healthier modes of transportation, and a centralized retail hub that would make it easy for all residents to access the necessities of daily living.

# GOALS

## Walkable

The centralized location of retail and public spaces in my site makes them easily accessible to all residents regardless of housing type.

## Easy to Navigate

My gridded street layout makes it easy to find your way throughout the site; there are no subdivisions to get lost in.

## Mixed Income

In this site I provide three different types of housing ranging from very high density apartments to medium density apartments to townhomes. This will allow people of a variety of income levels to coexist in a single neighborhood.

## Pedestrian Priority

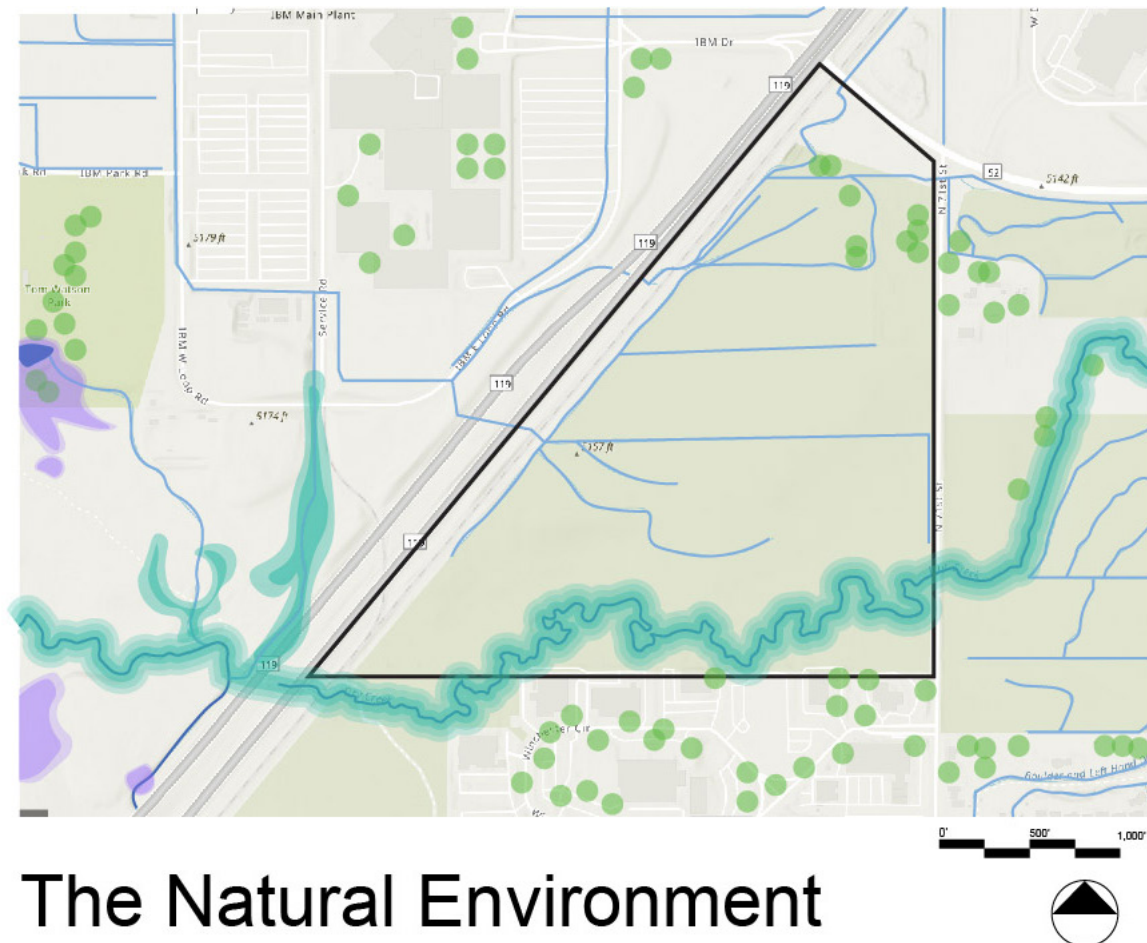
In my site design there is a grid of pedestrian and bike only paths overlaying the street grid.

## Transit Options

My train station is centrally located to provide all residents with easy access, and behind it is a pedestrian bridge connecting residents to the bus station across the highway.

# SITE ANALYSIS

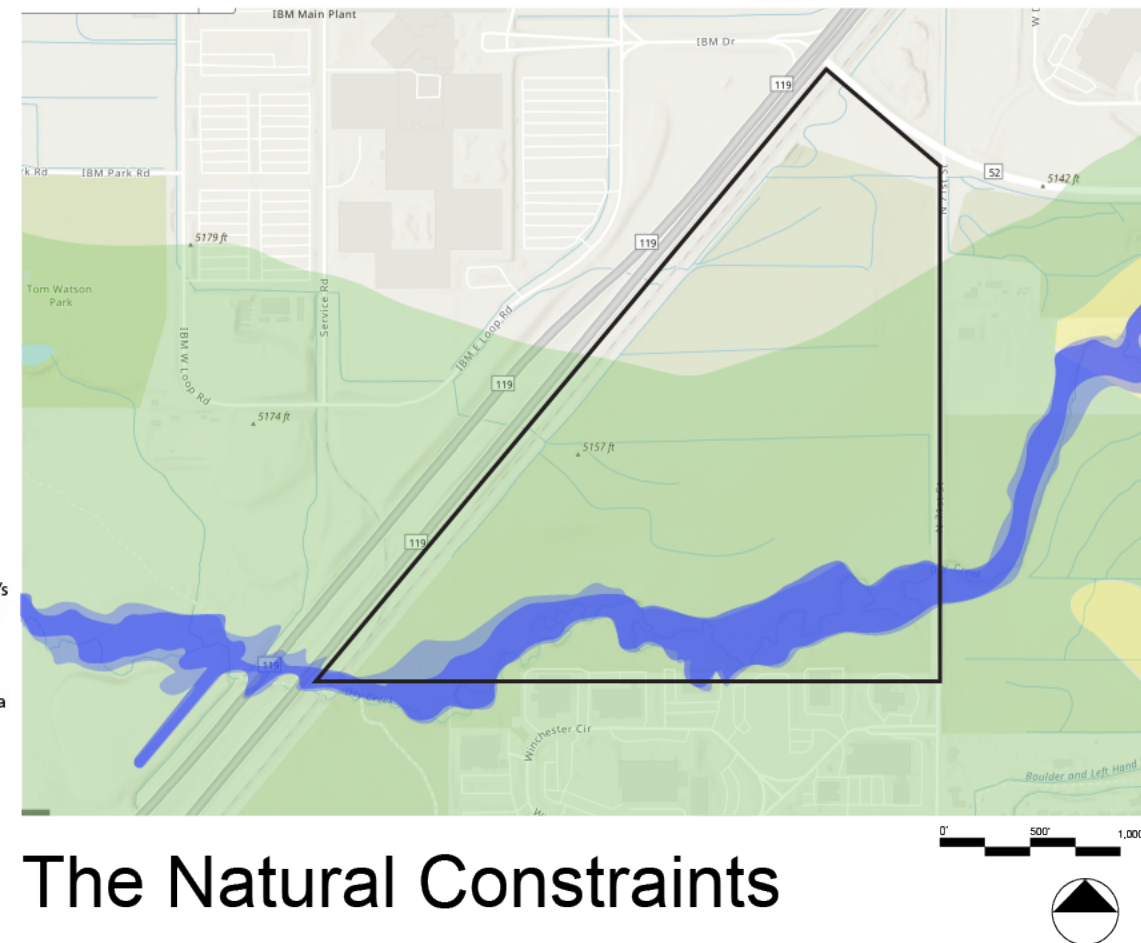
The sites stand out feature is the small creek that runs along it's southern edge. I knew immediately that I wanted to take advantage of this feature transforming the nearby area into a park with a walking path alongside the creek. The rest of the site is rather arid with only a few patches of trees. Though this makes it uncomfortable to be out and about in the sun, it also preserves the mountain views on the site, which are quite beautiful. The biggest threat to the site seems to be flooding, as there is an extensive floodplain along the southern edge of the site alongside the creek. By making this area into a park, however, most damage from flooding could be avoided. Minimal development in the area would also allow the natural wetland ecosystem to be preserved



The Natural Environment

- High Functioning Wetlands
- High Functioning Inner
- High Functioning Outer
- Low Functioning Wetlands
- Low Functioning Buffer
- Irrigation Drift
- Natural Stream
- Trees

In this map I show the path of water throughout the site outlining both the streams that run through the site, and it's numerous irrigation ditches. I also show the high and low functioning wetlands and the trees within the site and in the surrounding area. These elements show that this is a sparsly vegetated site with a high functioning wetland in the areas directly alongside the creek that runs through the site.



The Natural Constraints

## Floodplains

- 100 Year Flood Extent
- 500 Year Flood Extent

## Geologic Development Constraints

- Swell Potential Constraint
- Consolidation Potential Constraint

In this map I show possible ways that the natural environment could place on development. The biggest issue the site will face is flooding from the creek. Luckily the floodplain is relatively localized around the creek. The site will also face the issue of swell potential, which means that the soil will expand and contract with changing moisture levels.

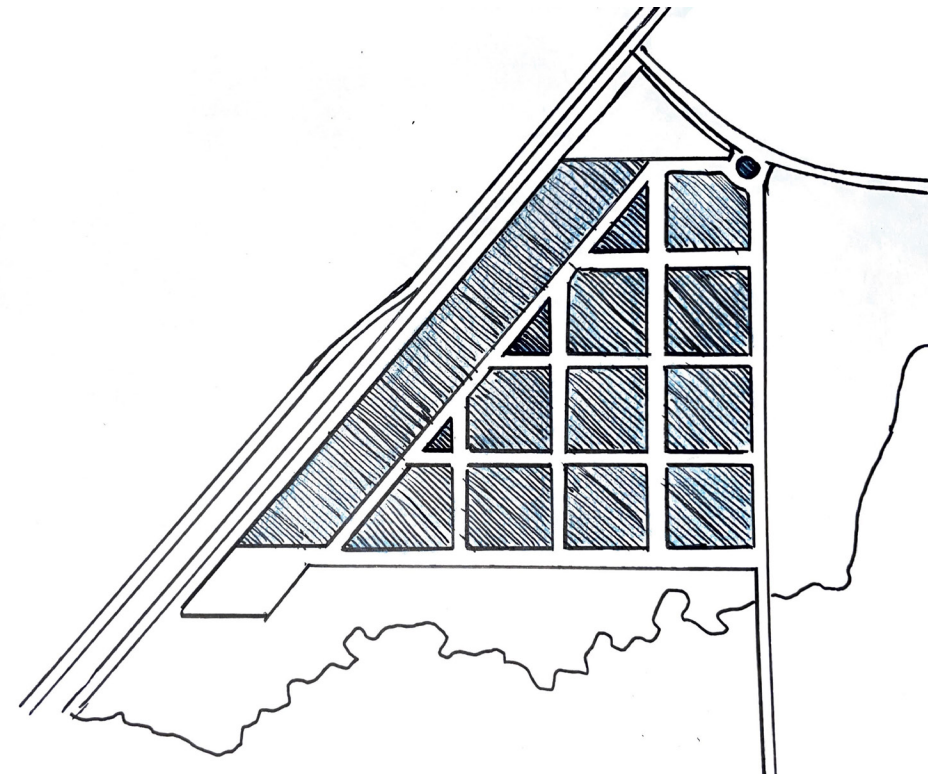
# PROCESS WORK

# FINAL SITE PLAN

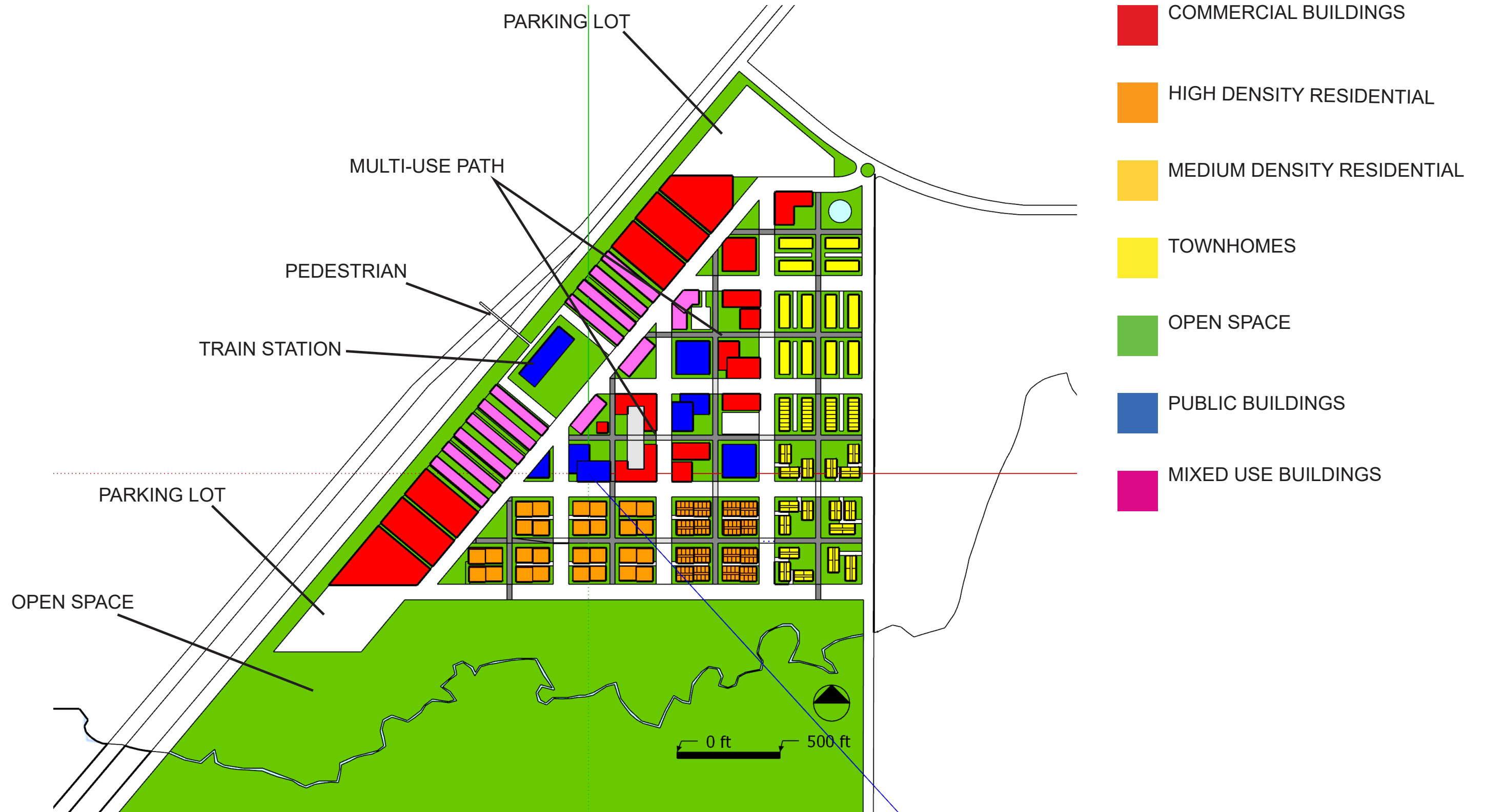
LAND USE DIAGRAM



CIRCULATION DIAGRAM

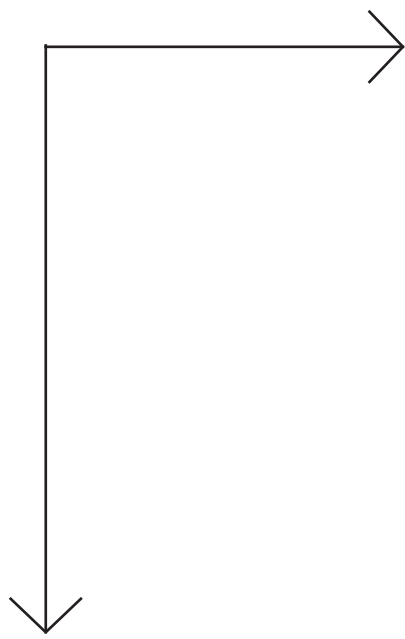


# SITE PLAN



# SKETCHUP PERSPECTIVES

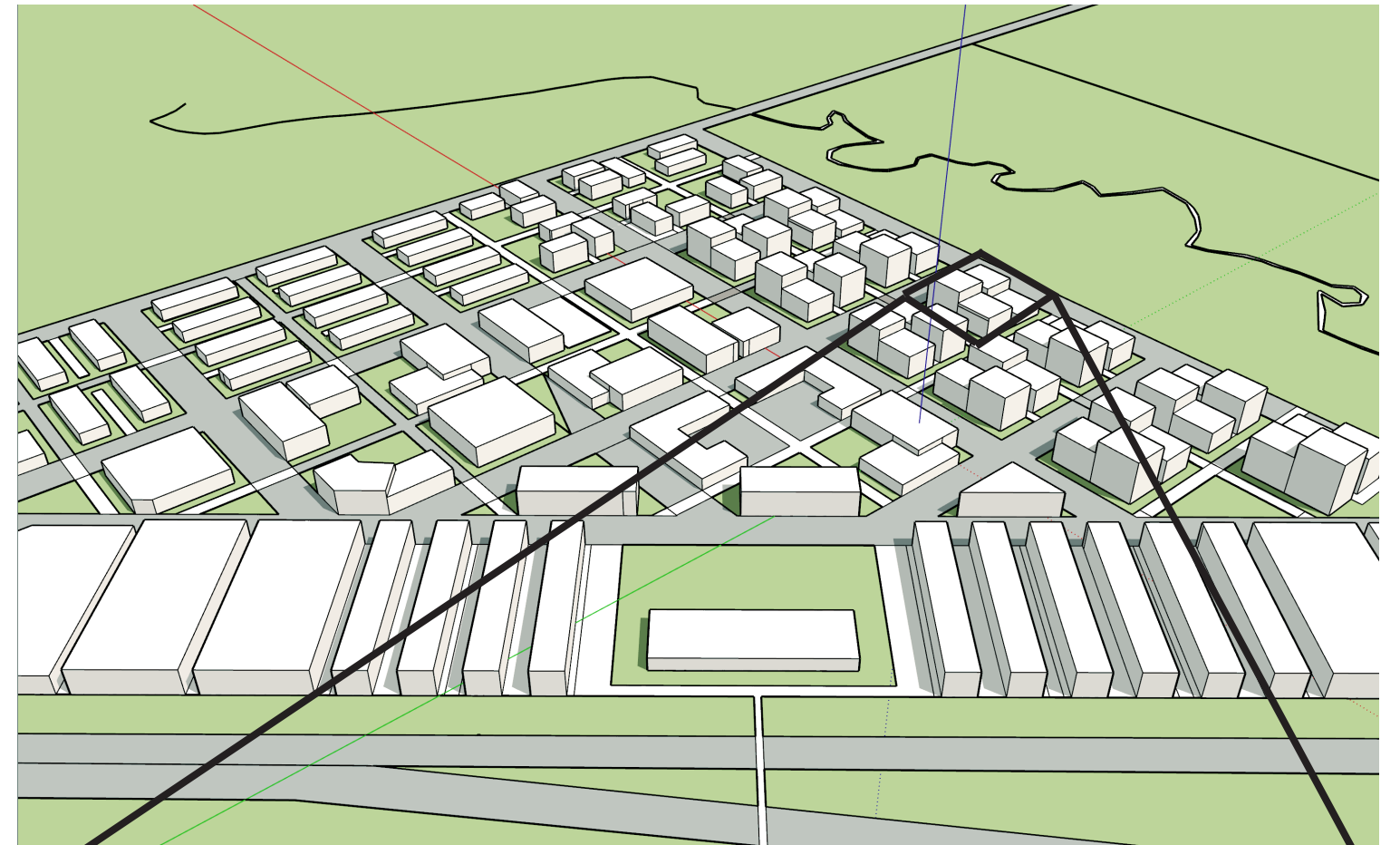
PRECEDENTS



New Rooftop Ebben

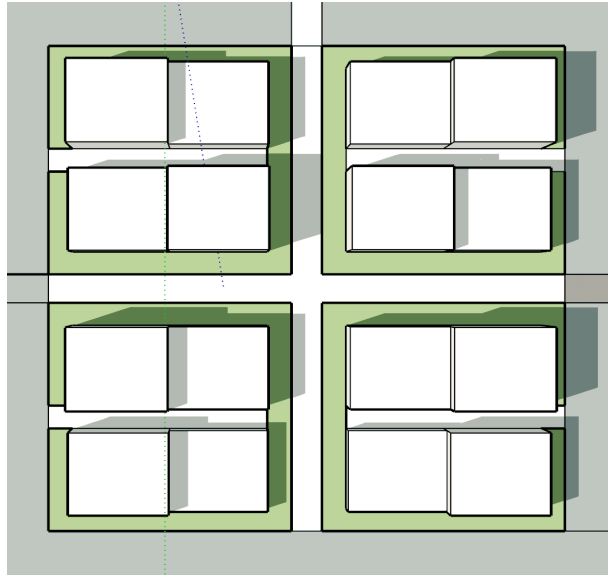


Rothenberg Rooftop Garden



# BUILDING TYPOLOGIES

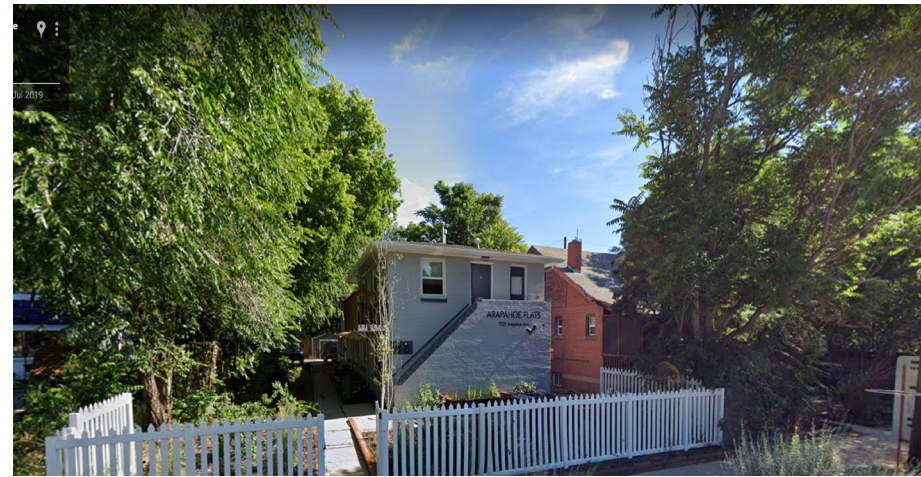
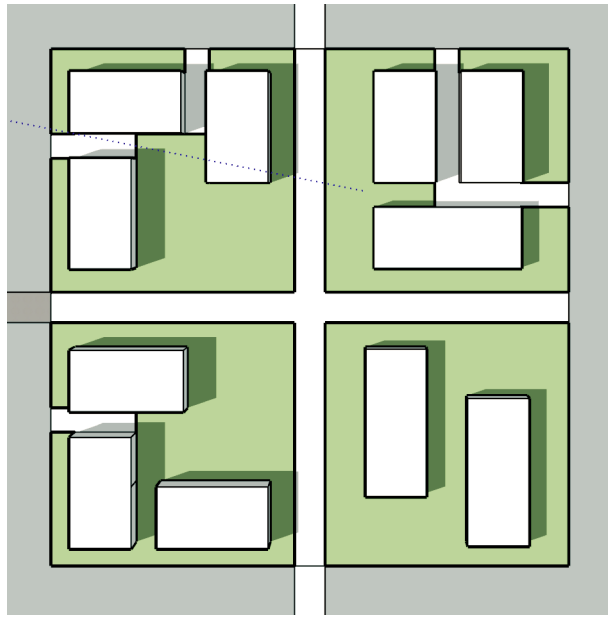
HIGH DENSITY  
RESIDENTIAL



Broadway Apartment Building

I designed the structure of my high density apartment complexes so that they could house a high number of people per block, while still providing spaces for leisure activities, outdoor cooking, and community gardens. I accomplished this by creating terraced buildings that allow the residents to utilize a portion of the rooftop on each of the apartment complexes. Every two complexes will share a driveway that will provide residents to access to tucked away above ground parking, and the residents will have easy access to the multi use paths that divide every block into four sections.

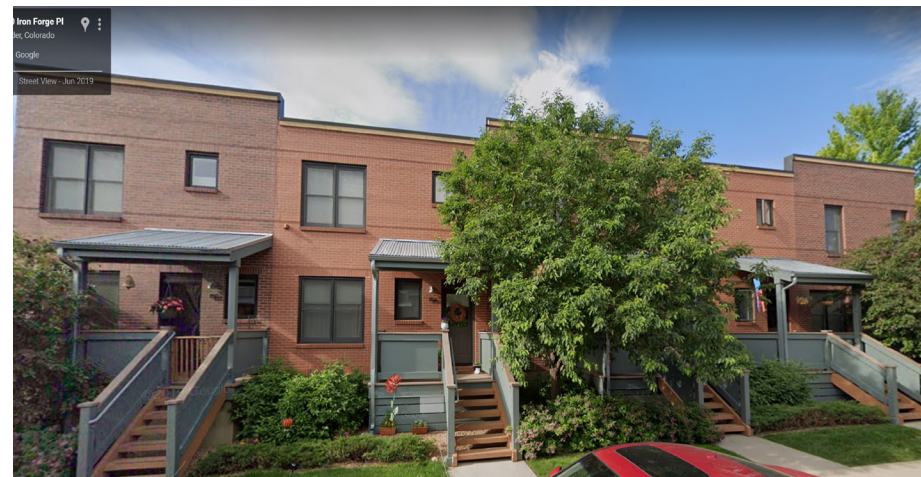
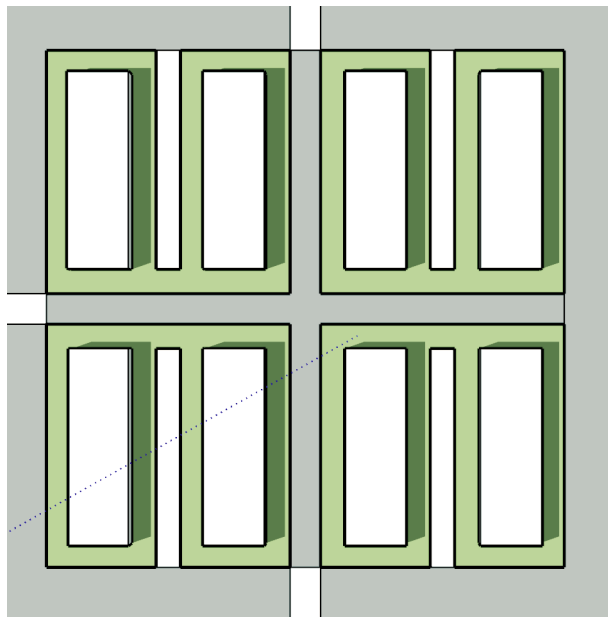
MEDIUM DENSITY  
RESIDENTIAL



Goss Grove Apartment Building

My medium density apartment buildings are much smaller, with outdoor stair cases providing every resident with direct access to their unit. There will be two or three buildings per quarter of a block and each quarter block will share a small park space. Like in my high density apartments residents will have access to the multiuse bike and pedestrian paths that link the site together.

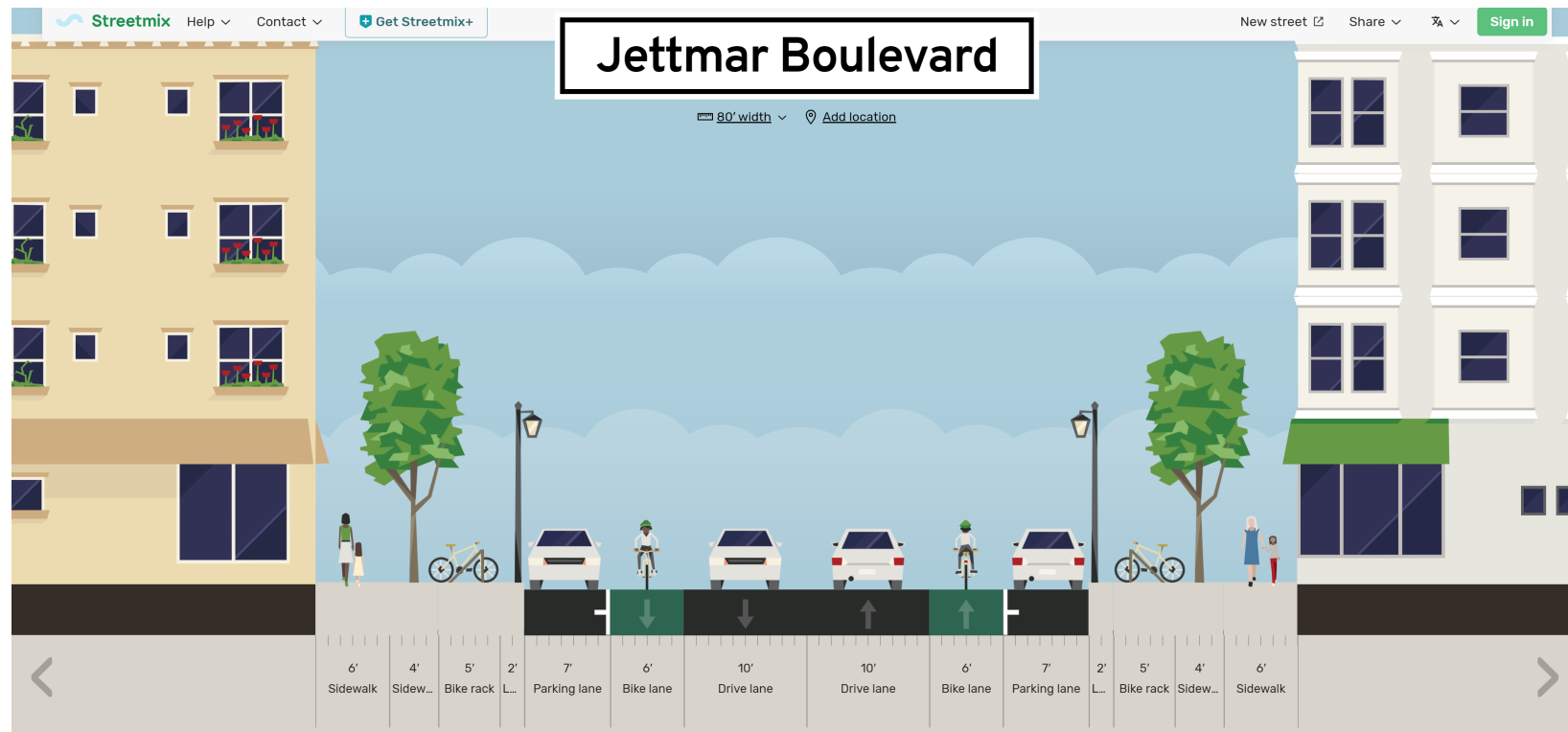
TOWNHOMES



Boulder Transit Depot Townhomes

I drew inspiration for my townhomes from the ones built in the boulder transit depot. Each home will have a front porch either facing the multi-use path or one of the main roads, and every home will have a driveway accessible via an alley that cuts between the two townhome complexes on each quarter block. Each two story townhome will also have it's own small yard and balcony. These homes would provide families with more space and autonomy while still maintaining a relatively high density.

# STREET VIEWS



When designing Jettmar Boulevard I sought to create space for several modes of transportation. There are lanes for cars and a parking lane on each side of the road, since Jettmar Boulevard has quite a bit of ground floor retail, along with green painted bike lanes, and wide shaded sidewalks. I also made sure to include parking for bikes to make it easier for those traveling by bike to patronize the local businesses.

Allie Alley is a portion of one the multi-use paths that form a grid across the entire site. This specific section cuts through my high density housing providing the residents a pleasant shaded walk to the train station. In my design I made space for separate lanes for bikers and pedestrians to reduce accidents, and included lots of trees for a pleasant, shaded walk.



- Jettmar Boulevard
- Allie Alley

