

An aerial rendering of the Mansfield Innovation Community at dusk. The scene features a large, modern multi-story office building with a central courtyard and green roof. The building is illuminated from within, and its lights reflect on the surrounding streets. A multi-lane highway with traffic is visible on the left side of the image. The area is surrounded by lush green trees and other commercial buildings. The sky is a mix of orange and purple, indicating the time is either sunset or sunrise. The overall atmosphere is one of a vibrant, modern urban environment.

MANSFIELD INNOVATION COMMUNITY

MANSFIELD, TEXAS

PROJECT GOALS

EXPERIENCE DRIVERS

DESIGN STRATEGIES



PROJECT
GOALS

EXPERIENCE
DRIVERS

DESIGN
STRATEGIES



“A BLEND OF WORK AND FUN”

This describes any successful city. Pleasure will be the key ingredient to drive families to MIC. Regarding work: many endeavors humanity has undertaken for pleasure have fueled an exceptional amount of innovation and discovery.



A CONNECTED EXPERIENCE

As the lines between work and life blur, it's the connection in real space and time that creates authentic communities that allow organizations to capitalize on diversity. People are going back to the office, first and foremost, to be around others.



VIBRANT AND ENERGIZED

An activated street relies on a robust public realm that supports a variety of activities that provide a reason for people to participate in and gain allegiance to their community. This activation is essential for building social cohesion.

PROJECT GOALS

EXPERIENCE DRIVERS

DESIGN STRATEGIES



PROMOTE PLAY

Play can teach us how to embrace the possibilities that can come of being frivolous. We see play as a gateway to possibility for our innovators and necessary for successful urban life.



PRIORITIZE PROXIMITY

Organizational and visual awareness are critical for creating planned and unplanned encounters that support innovation. Physical proximity matters when it comes to collaborative innovation.



~~GROUND~~ ALL LEVEL ACTIVATION

A vibrant urban realm needs the right mix and density of ground level retail. Inviting the upper levels to engage in street life will be the key to the success of this development.

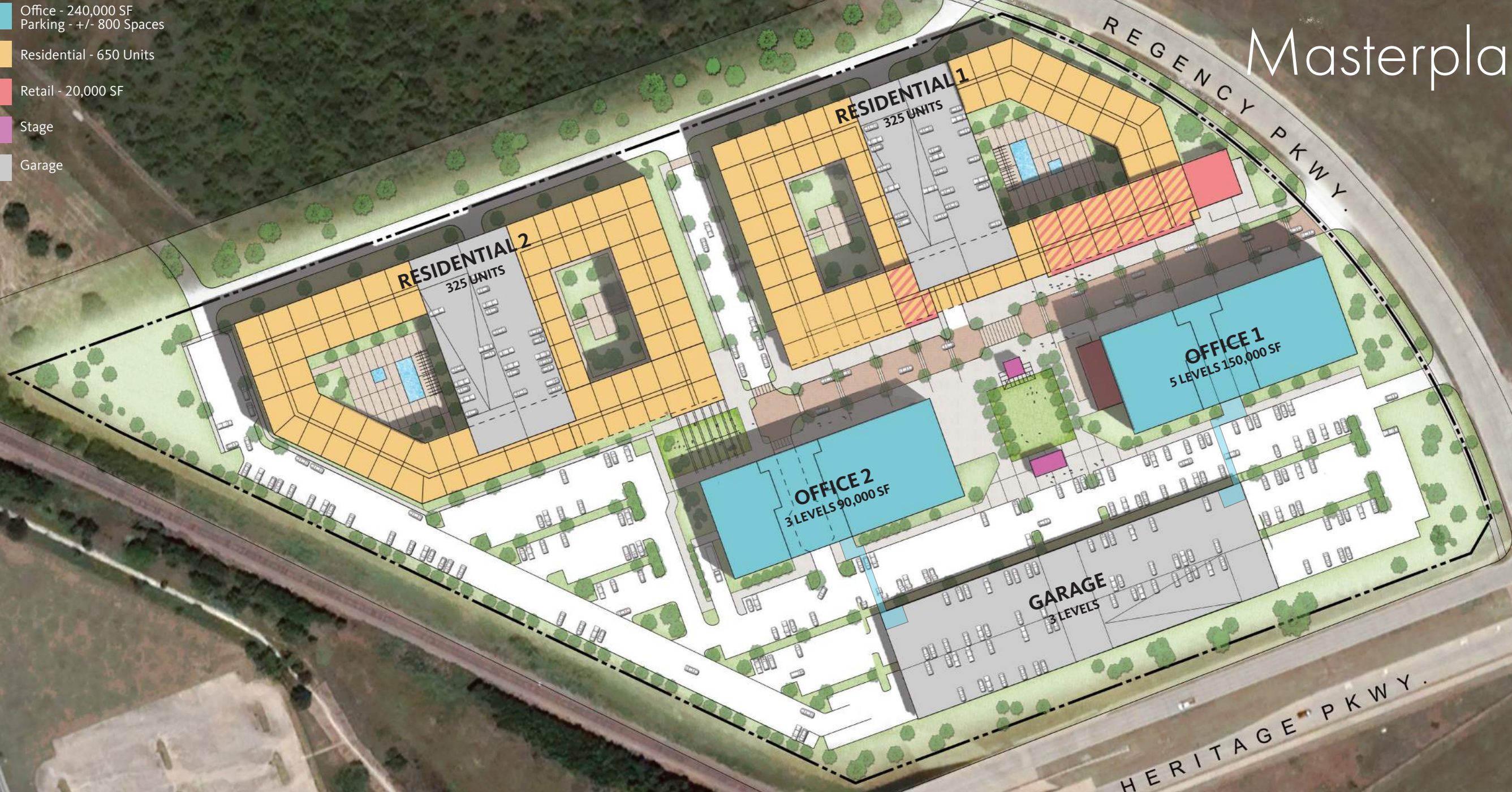


PURPOSE

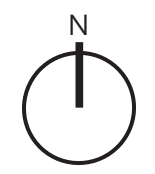
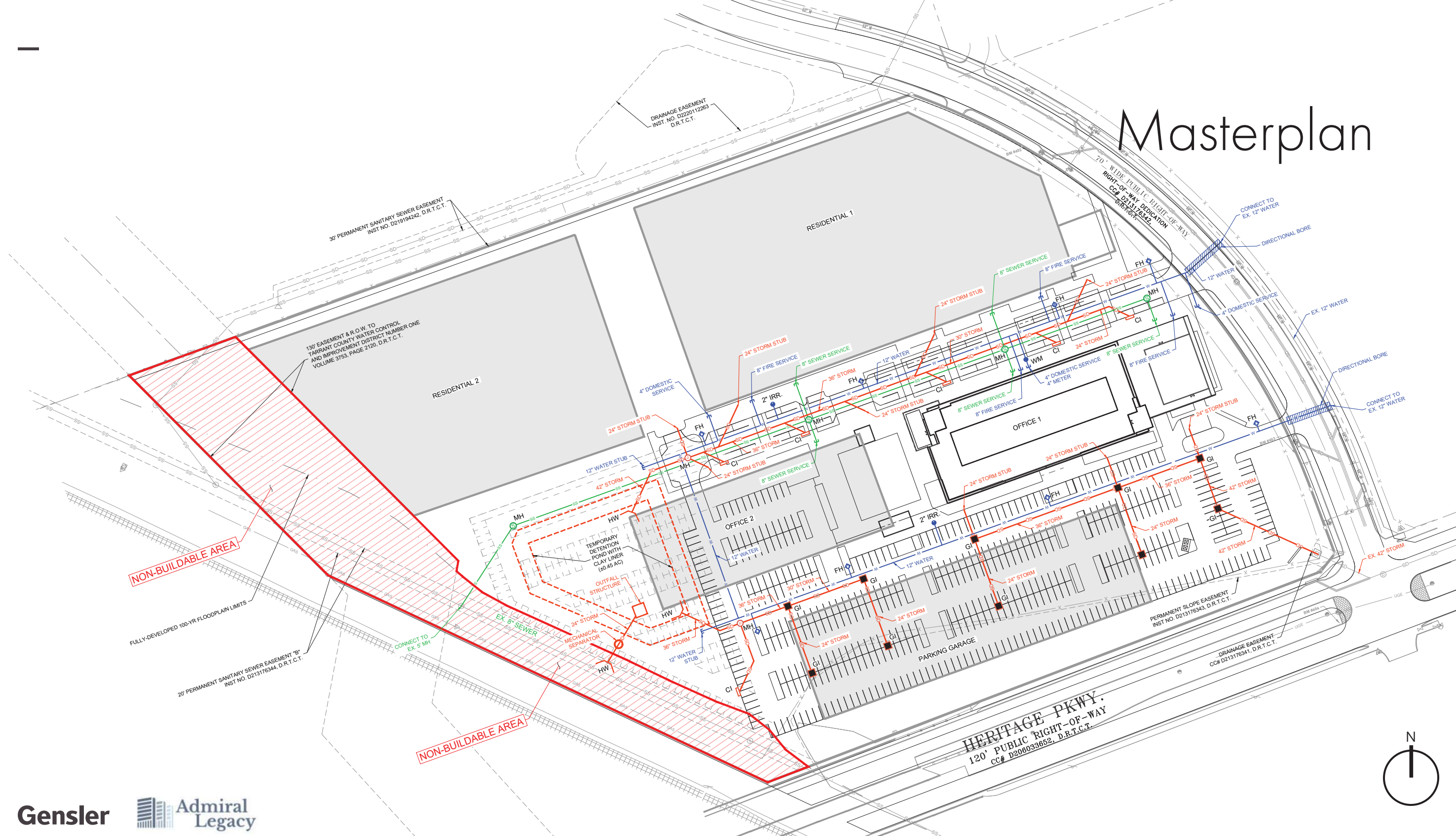
A playground for innovation that lives on the blurred edge between work and life, the MIC will foster interpersonal connections in real space and time to allow problem solvers to collaborate in unprecedented ways and enrich it's community.

Masterplan

- Office - 240,000 SF
Parking - +/- 800 Spaces
- Residential - 650 Units
- Retail - 20,000 SF
- Stage
- Garage

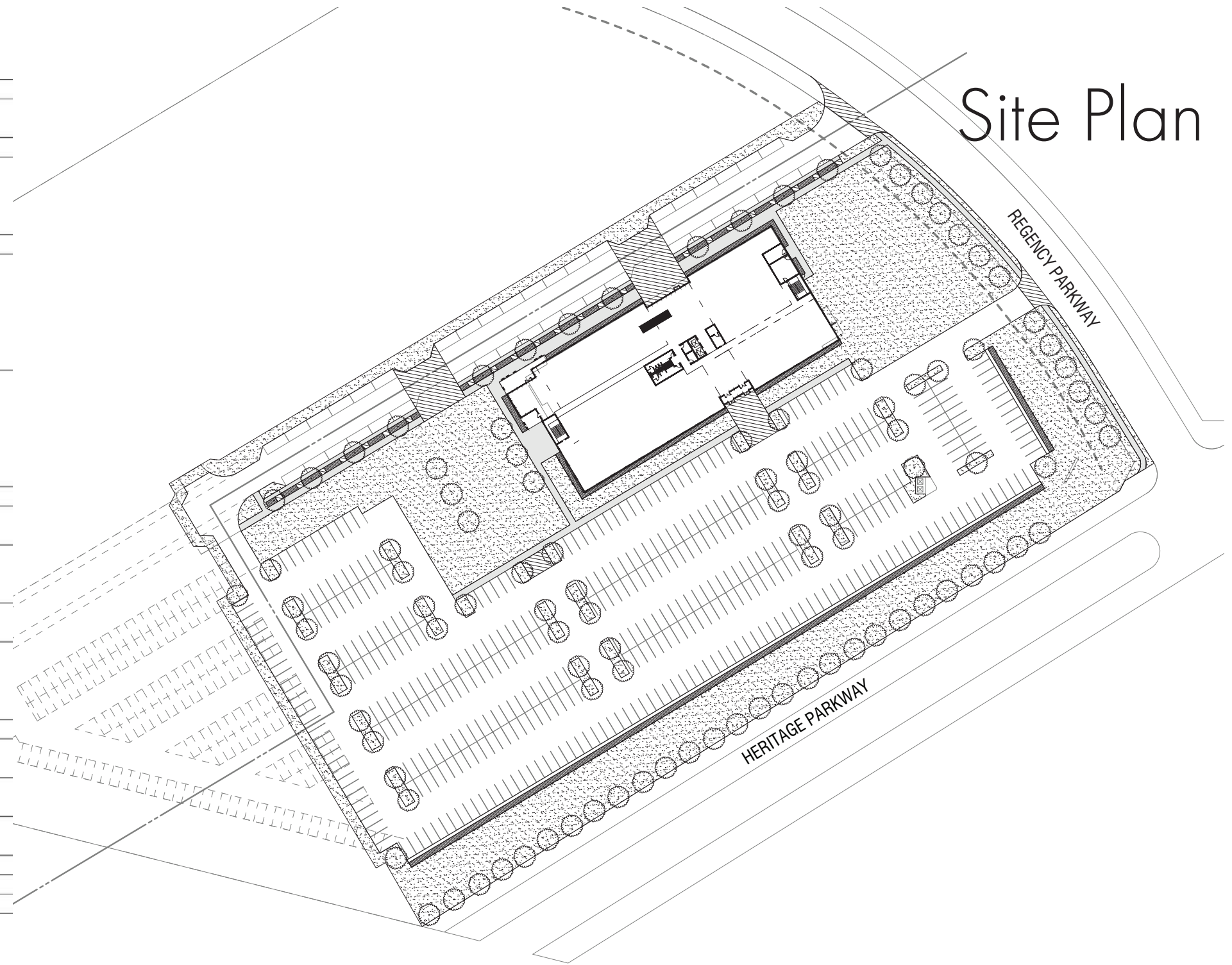


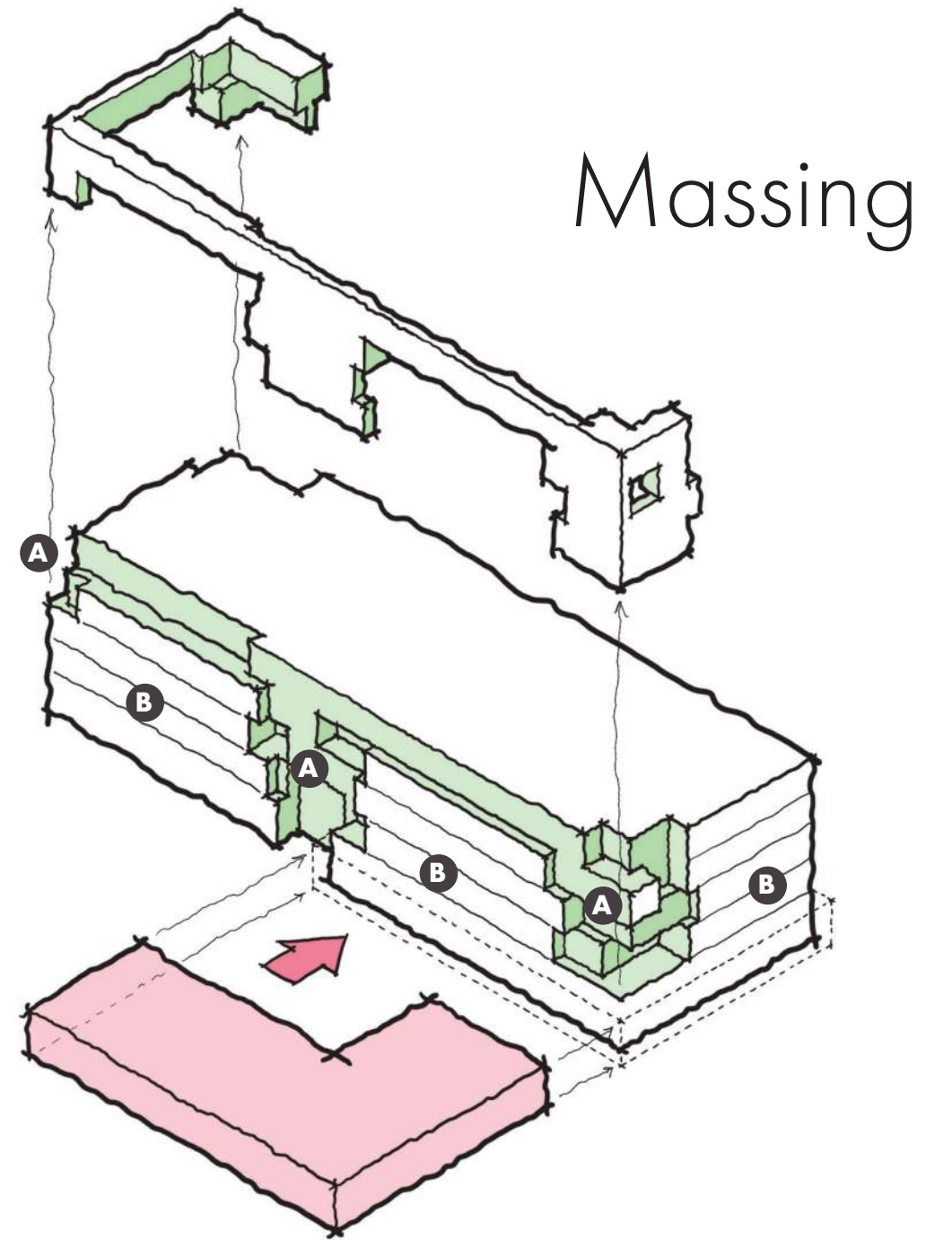
Masterplan



MANSFIELD CITY LANDSCAPE CODE	REQUIRED	PROVIDED
ZONING: PD (SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT)		
Parking Lot Requirements:		
3.0 assigned parking spaces per 1,000 square feet of net office space. (162,671 SF / 1000) x 3 = 488 REQUIRED PARKING SPACES	488	489
155.092(Q) Parking Lot Perimeter Landscaping:		
All surface parking lot, vehicular use, and maneuvering areas that are not visually screened from thoroughfares and civic spaces or other required open space by buildings shall be screened from view of thoroughfares and civic spaces and other required open spaces.	YES	YES
Parking screening shall be a minimum of 3 feet (at maturity) above the grade of the parking vehicle use and or maneuvering areas with shrubs, sodded berms, or masonry screen wall. -Heritage Parkway: 673 LF along ROW -Regency Parkway: LF 110 along ROW	YES	YES
155.092(R) Parking Lot Internal Planting:		
One canopy tree for every 10 parking spaces 489 / 10 = 49 trees required	49 TREES	49 TREES
One landscape island shall be located at the terminus of each row of parking and shall contain one tree	YES	YES
155.092(U) Foundation Area and ground Equipment Landscaping:		
A minimum 4' wide landscape area shall be adjacent to or within ten feet of all building facades with building entrances and building facades facing a public street	YES	YES
(S)(1) Thoroughfare Requirements:		
Thoroughfares shall have street trees placed on center, every 30 feet.	YES	YES
Heritage Parkway 789 LF/30 = 27 Trees	27 TREES	27 TREES
Regency Parkway 391 LF/ 30 = 13 Trees	13 TREES	13 TREES
Additional Trees:		
Park Trees	NONE REQUIRED	6 TREES
Private Street	NONE REQUIRED	8 TREES

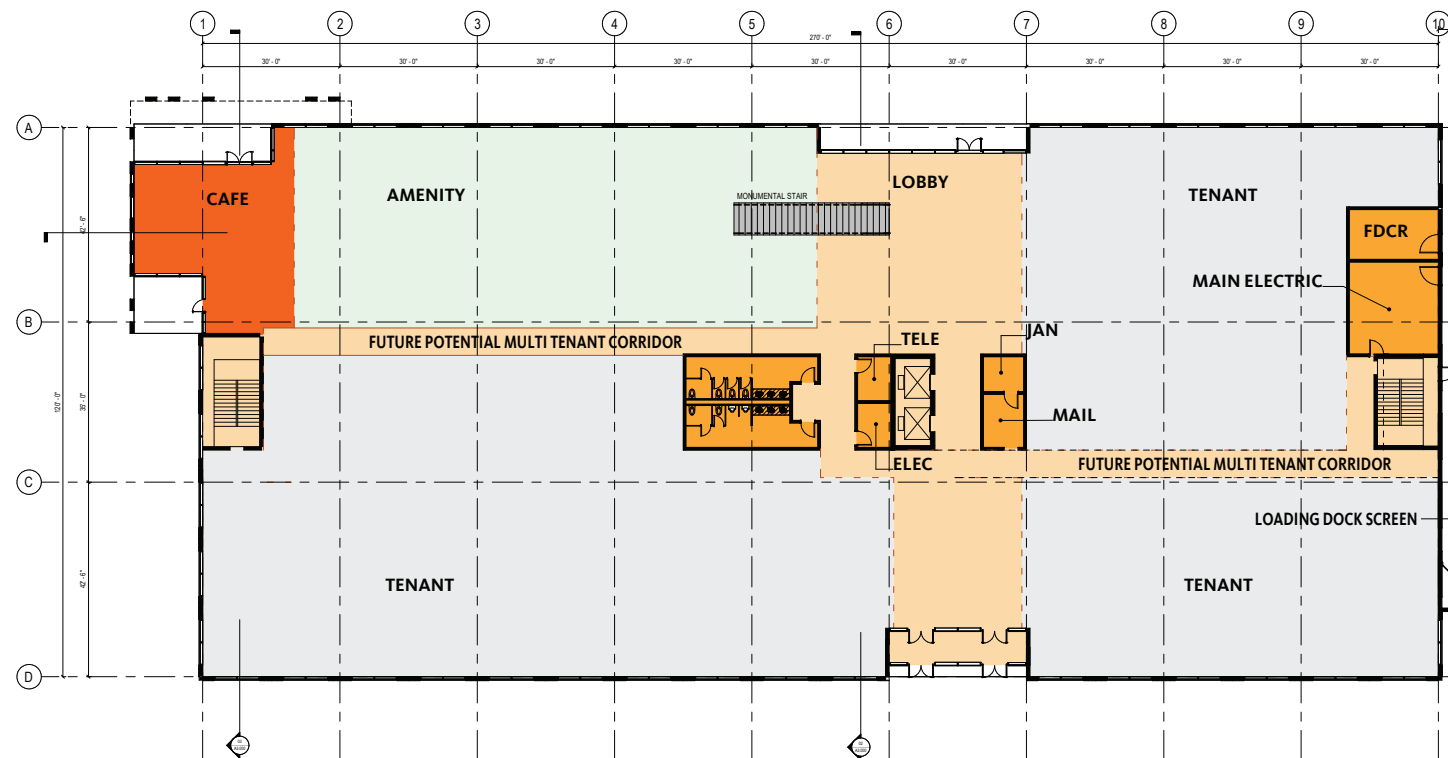
Site Plan





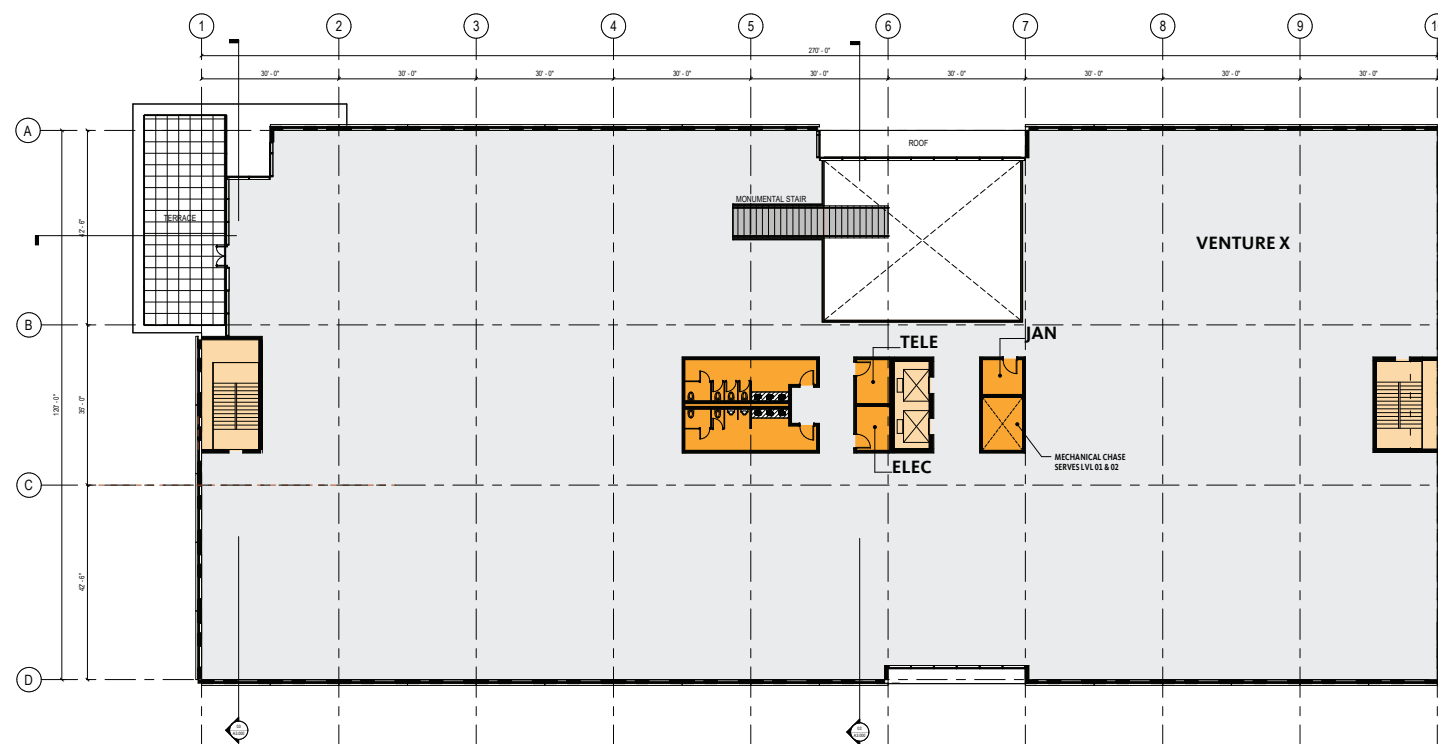
- A** High-touch and high-visibility. Conventional tilt-wall construction is peeled back to reveal activity, energy, amenity, and most importantly: innovation! Cost effective interventions based on tried and true construction methodologies.
- B** Conventional tilt-wall construction, repetitive, based on highly cost effective detailing

Plans

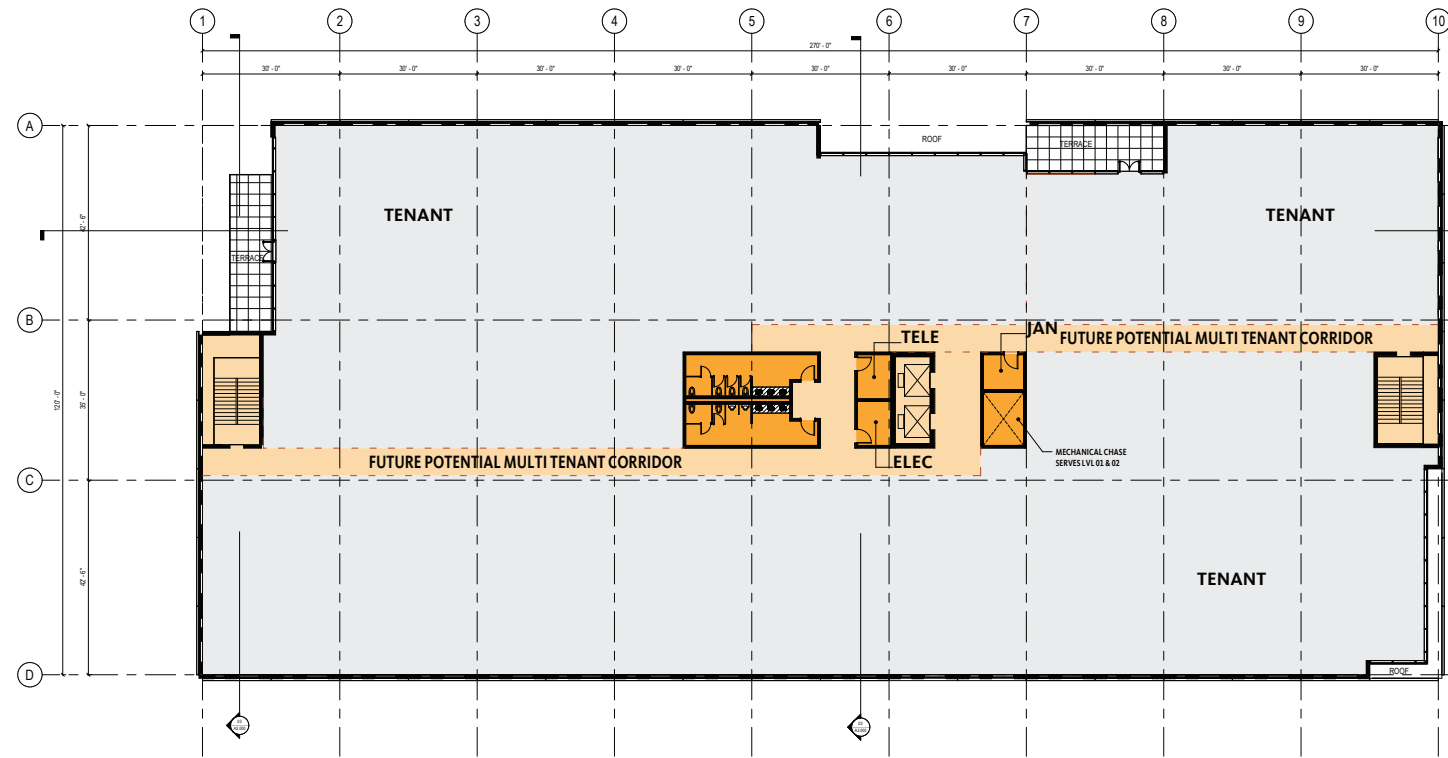


Level 01

Level 02

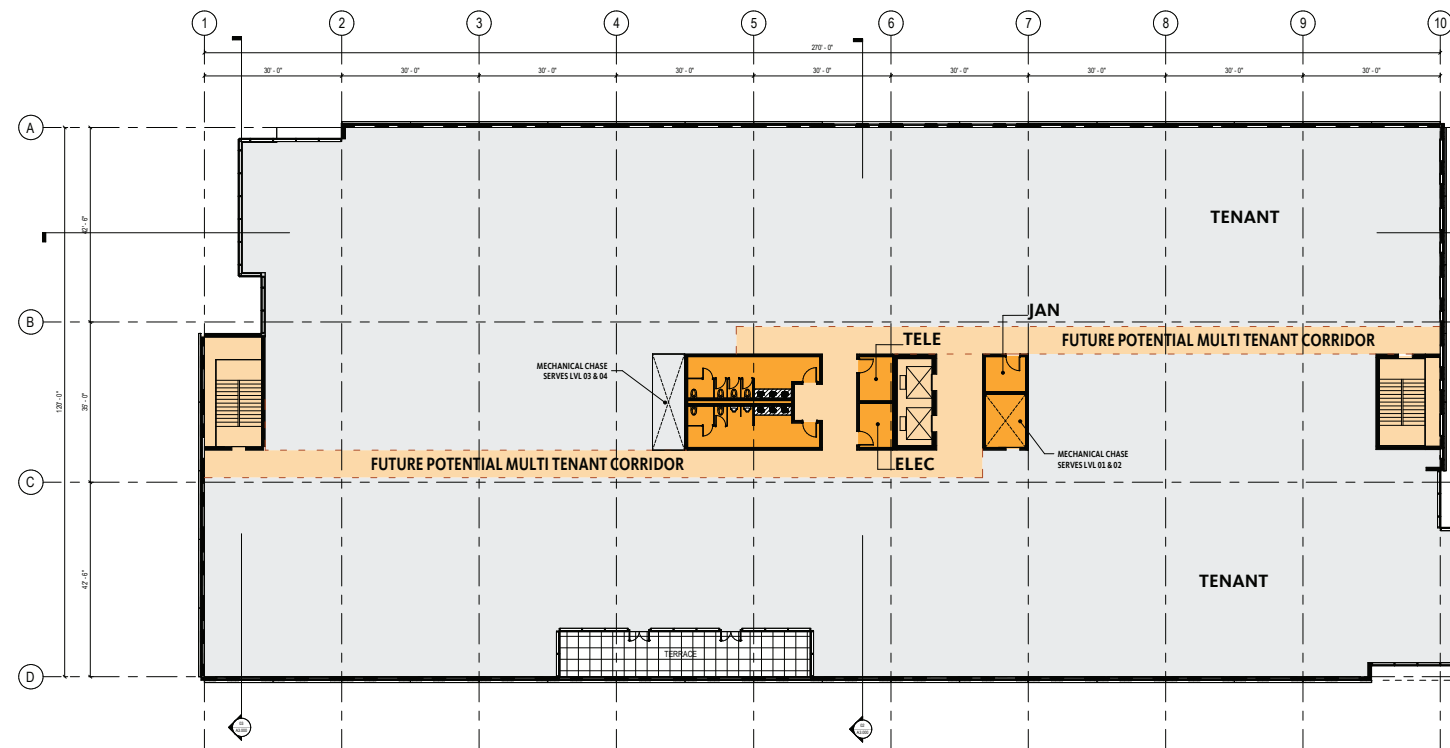


Plans

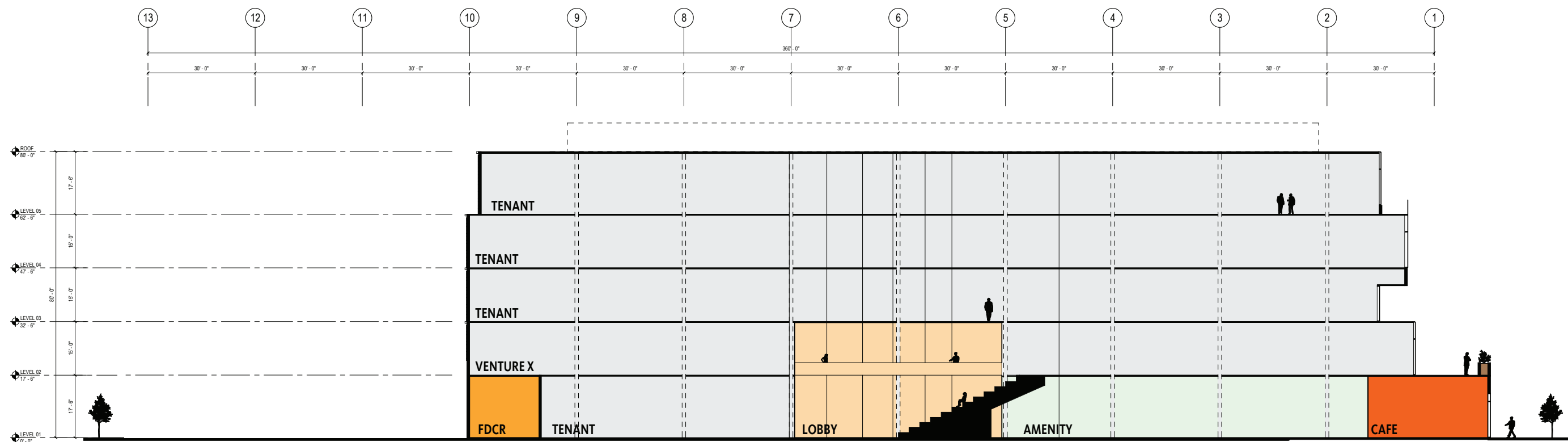


Level 03

Level 04-05



Section



Perspective

Northwest Corner



Perspective
North Elevation





Perspective
North Elevation

Perspective

Northeast Corner



Perspective
Southeast Corner



Perspective
South Elevation



An architectural rendering of a modern, multi-story building's south elevation. The building features a facade of large, rectangular windows and vertical panels of textured brick. A prominent entrance on the ground floor is framed by a dark, overhanging canopy. The scene is set on a city street with several cars parked along the curb, including a silver sedan, a white hatchback, and a dark sedan. Green trees are planted along the sidewalk, and a person is visible near the building's entrance. The sky is clear and blue.

Perspective
South Elevation

Perspective
South Entrance



An architectural rendering of a modern, multi-story building's south elevation. The building features a facade of large, rectangular windows and vertical panels of textured brick. A prominent entrance on the ground floor is framed by a dark, overhanging canopy. Several trees with lush green foliage are planted along the sidewalk in front of the building. In the foreground, a paved street is shown with several cars parked or driving. The sky is a clear, bright blue with a few wispy clouds. The overall scene is brightly lit, suggesting a sunny day.

Perspective
South Elevation

Perspective
Southwest Corner

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