

An aerial photograph of the Mansfield Innovation Community at dusk. The scene is illuminated by streetlights and the warm glow of building windows. In the center, a modern complex of buildings with green roofs and parking lots is visible. A major highway with multiple lanes of traffic cuts through the area. The surrounding landscape is a mix of green trees and industrial buildings in the distance.

MANSFIELD INNOVATION COMMUNITY

MANSFIELD, TEXAS

PROJECT GOALS



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.

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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.

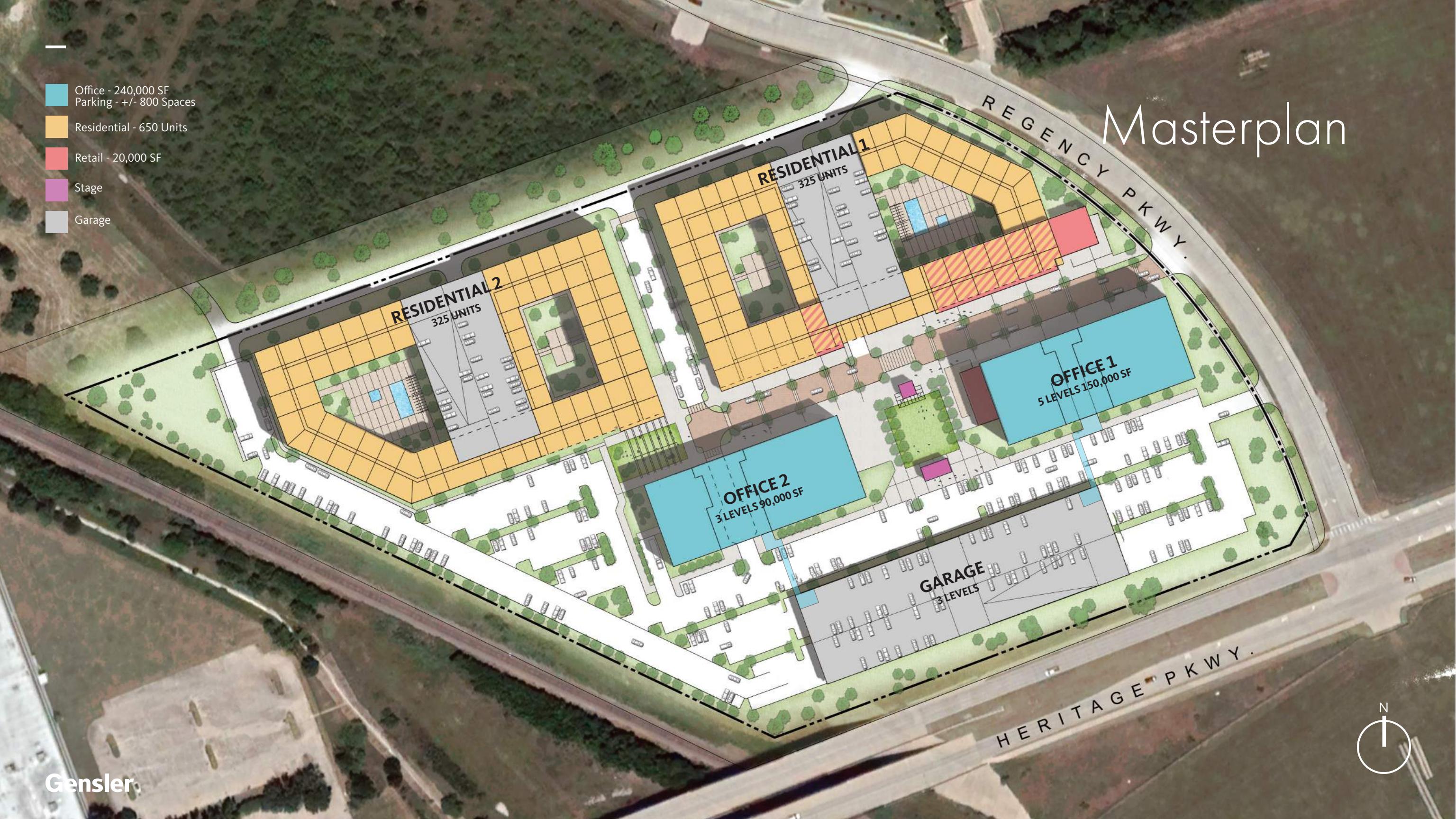
GROUND ALL LEVEL ACTIVATION

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.

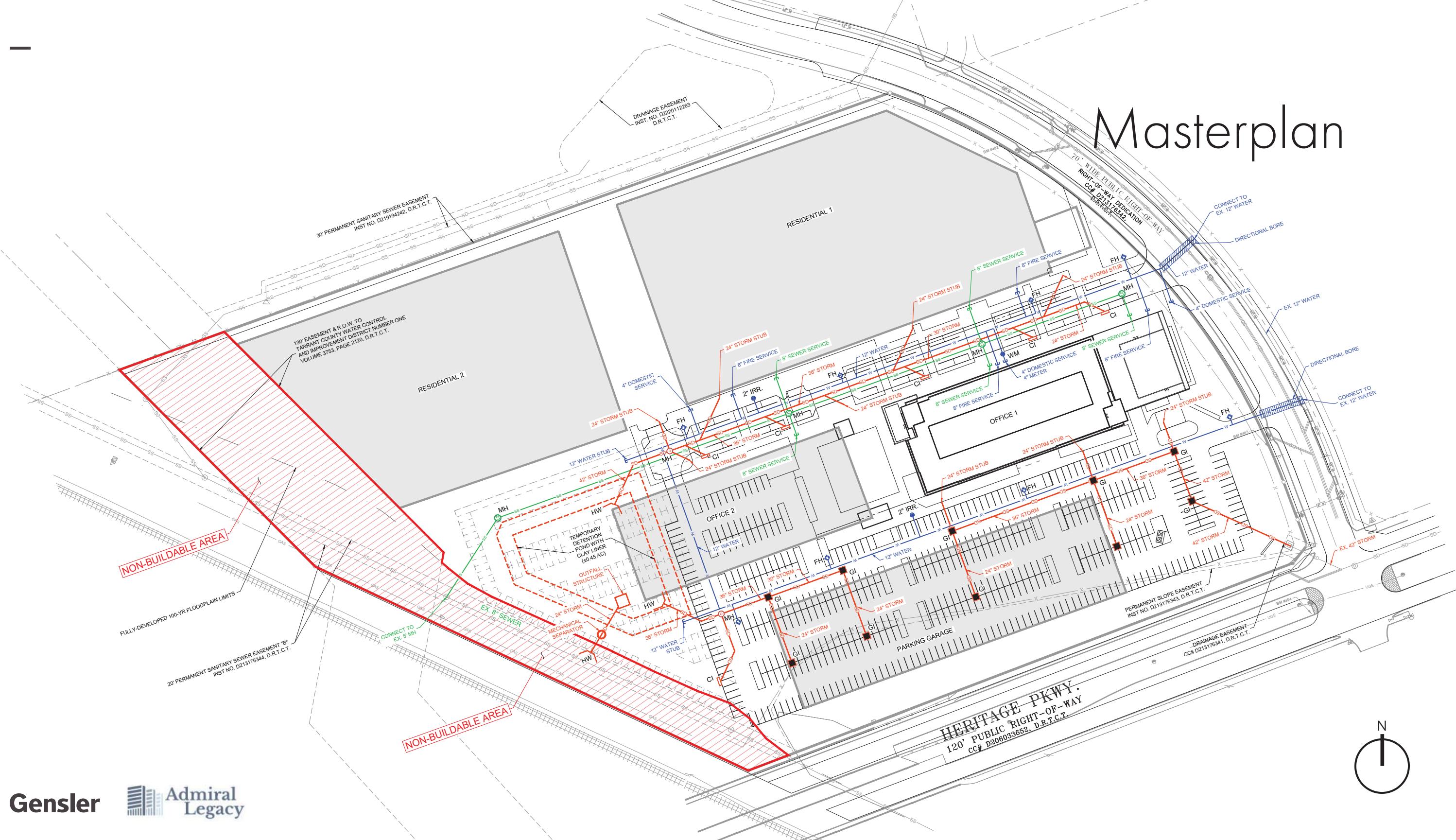


PURPOSE

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 its community.

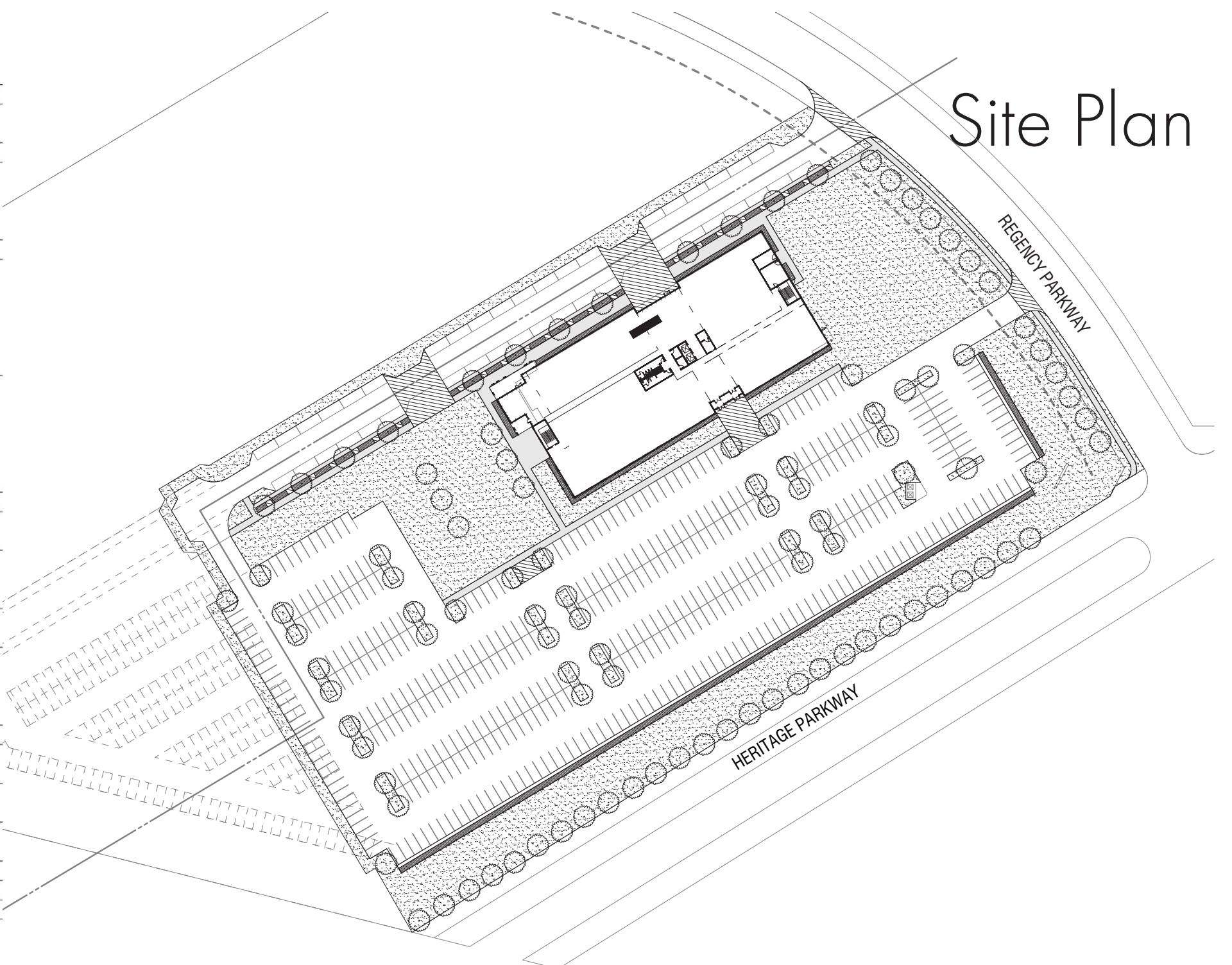


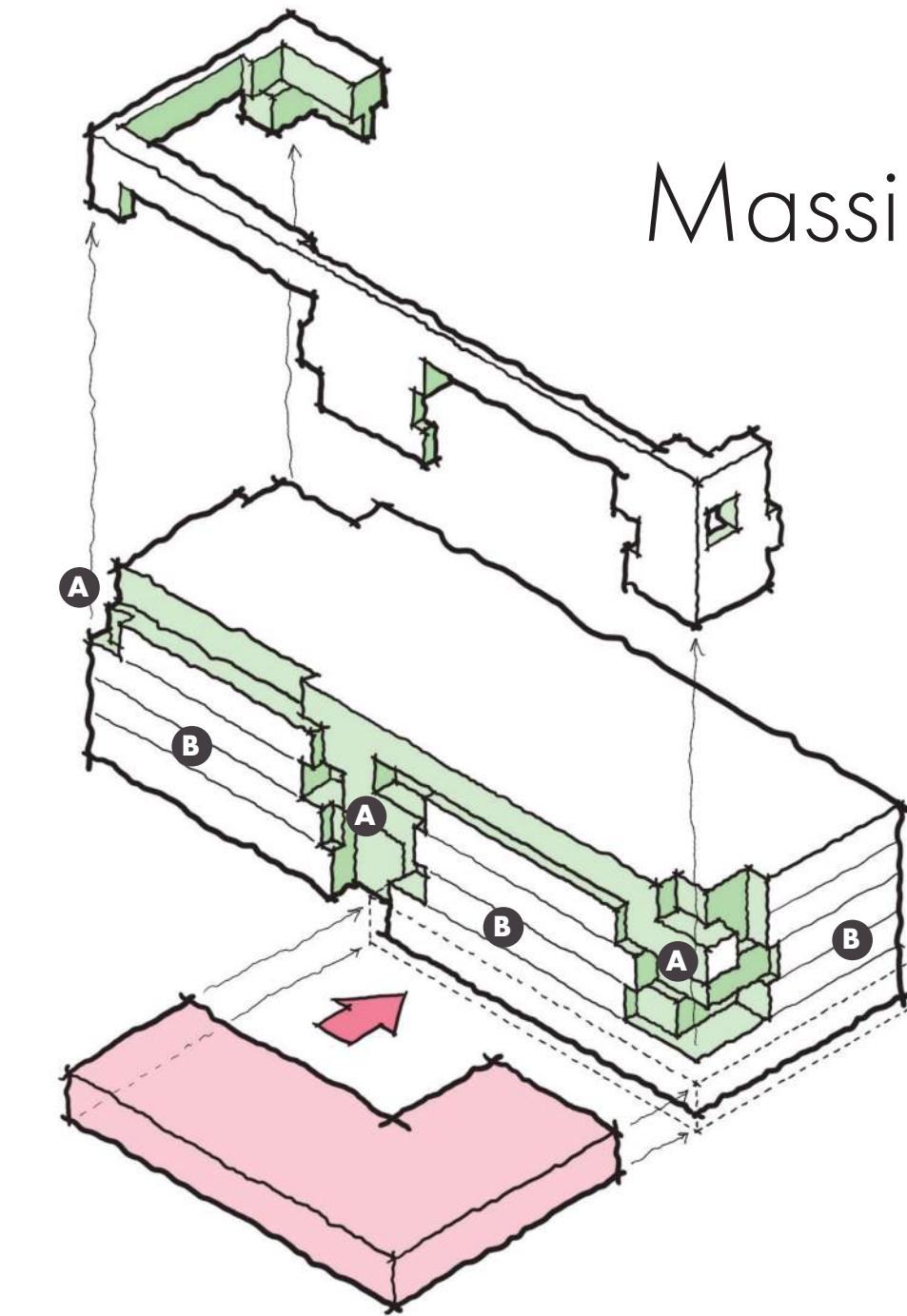
Masterplan



Site Plan

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. $(162,671 \text{ SF} / 1000) \times 3 = 488 \text{ REQUIRED PARKING SPACES}$	488	489
155.092(Q) Parking Lot Perimeter Landscaping:	YES	YES
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.		
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 $489 / 10 = 49 \text{ trees required}$	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 $789 \text{ LF} / 30 = 27 \text{ Trees}$	27 TREES	27 TREES
Regency Parkway $391 \text{ LF} / 30 = 13 \text{ Trees}$	13 TREES	13 TREES
Additional Trees:		
Park Trees	NONE REQUIRED	6 TREES
Private Street	NONE REQUIRED	8 TREES



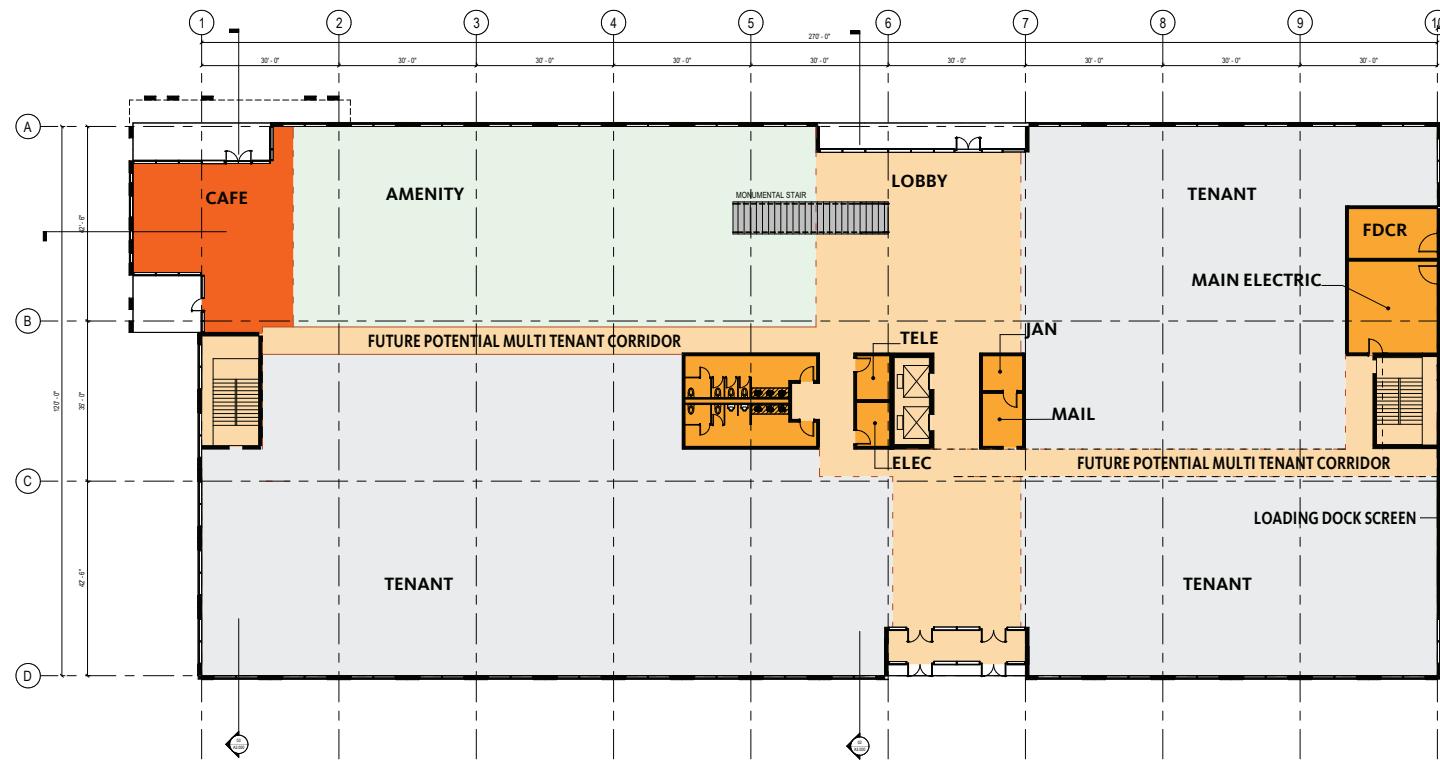


A High-touch and high-visibility. Conventional tilt-wall construction is peeled back to reveal activity, energy, amenity, and most importantly: innovation! Cost effective interventions based on tried and true construction methodologies.

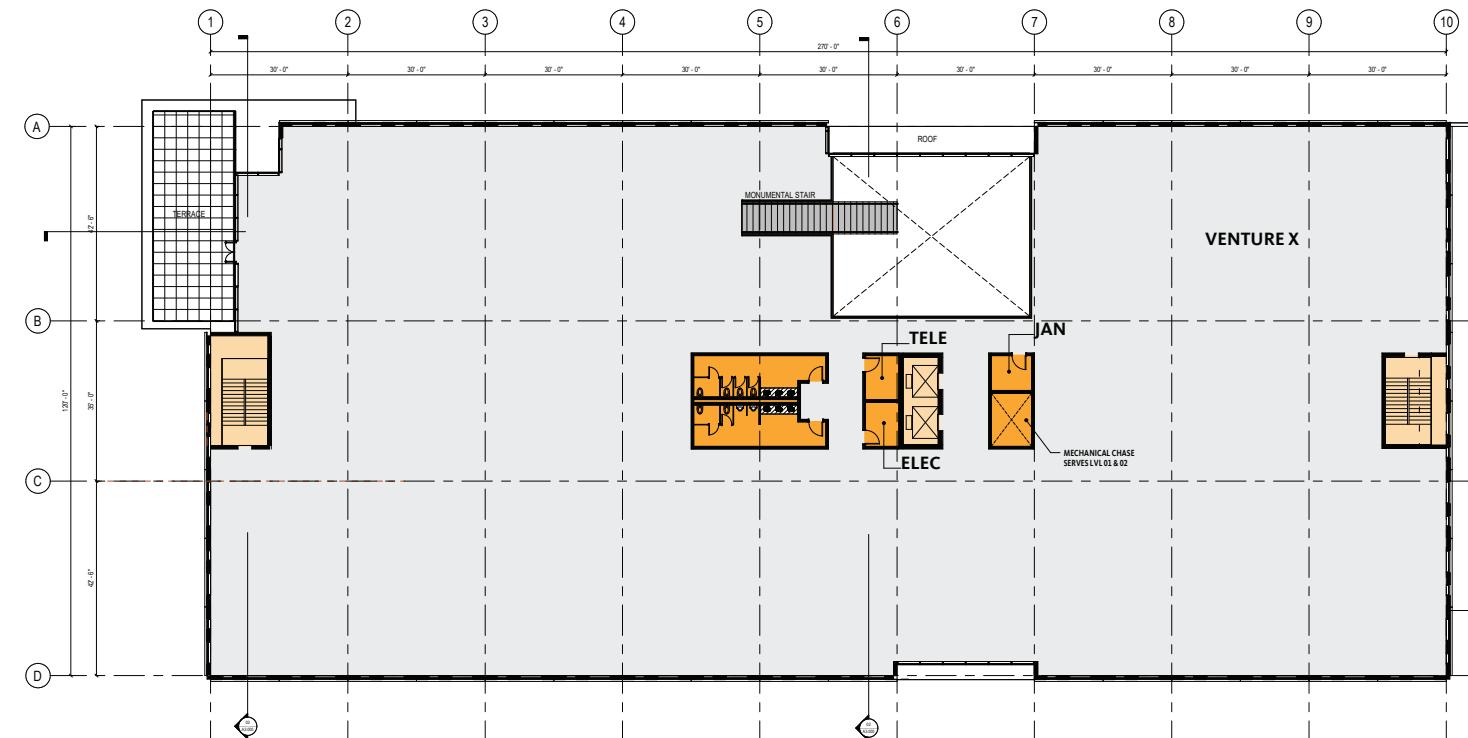
B Conventional tilt-wall construction, repetitive, based on highly cost effective detailing

Plans

Level 01

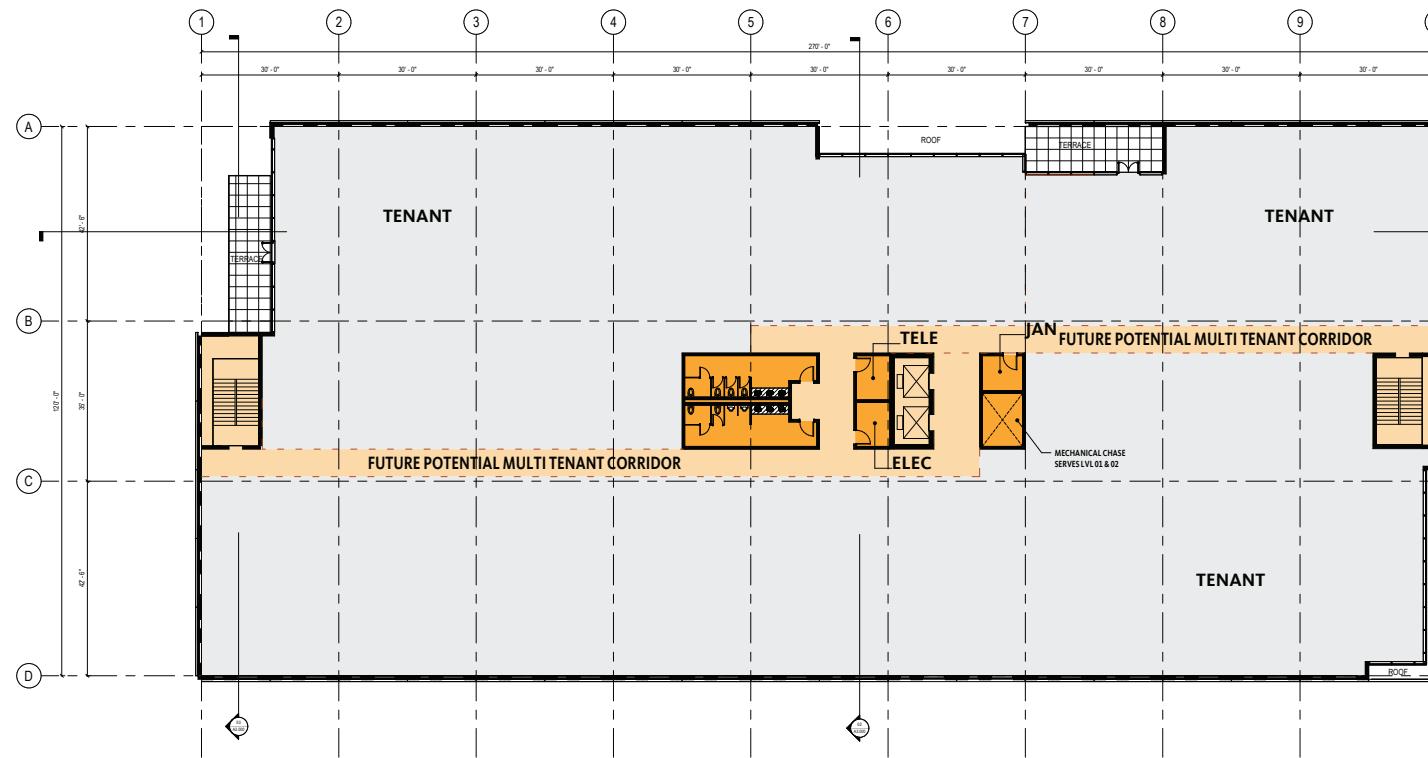


Level 02

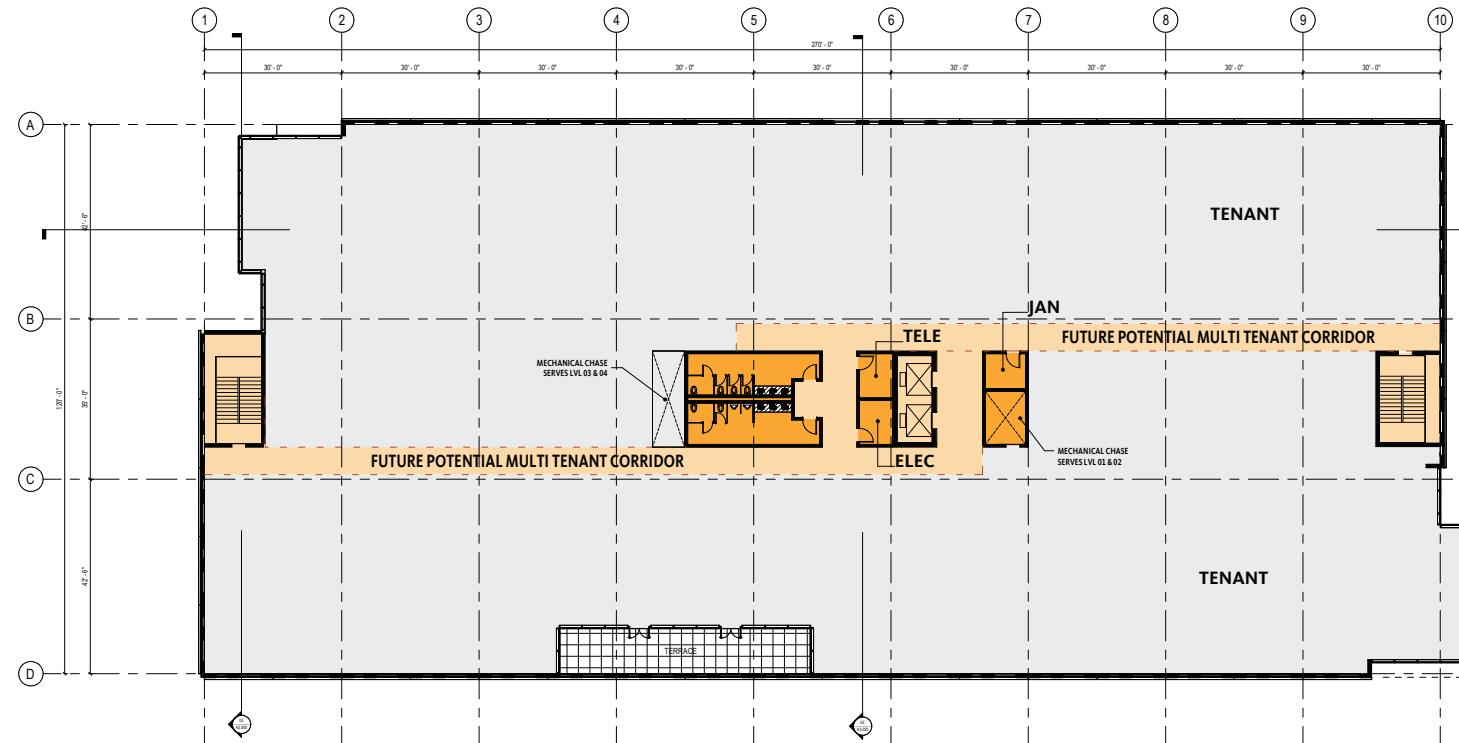


Plans

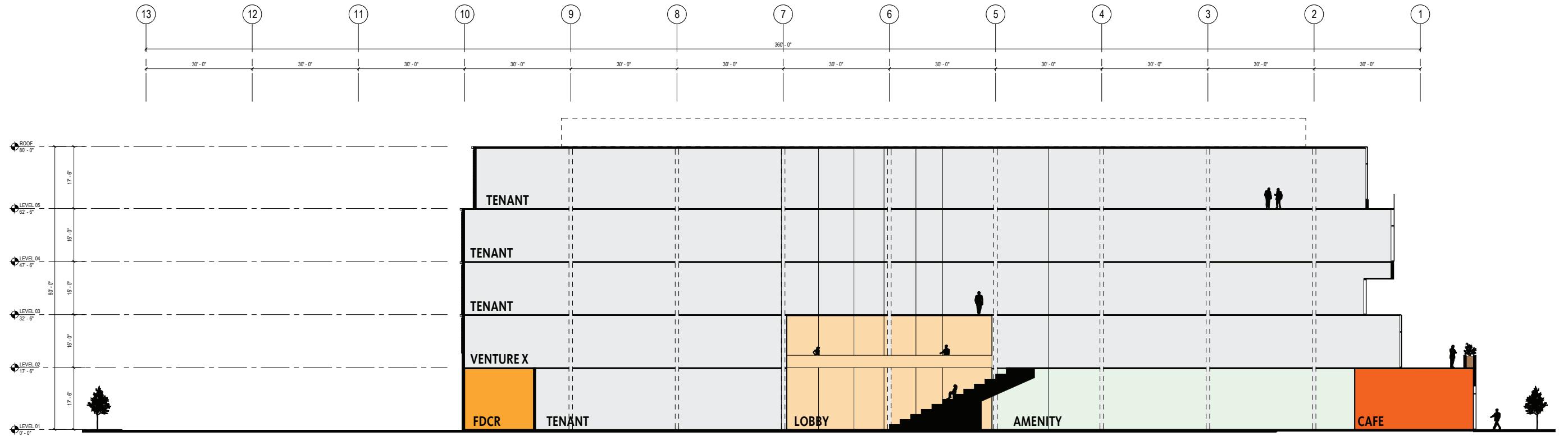
Level 03



Level 04-05



Section



Perspective

Northwest Corner



Perspective
North Elevation



Perspective
North Elevation



Perspective
Northeast Corner



Perspective
Southeast Corner



Perspective
South Elevation



Perspective
South Elevation





Perspective
South Entrance

Perspective
South Elevation



Perspective
Southwest Corner



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