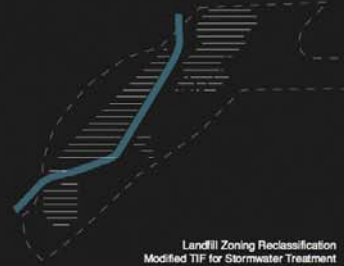


phase 1:  
organizational

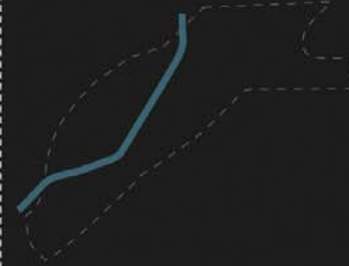
Phase 1 consists solely of devising and implementing the organizational infrastructures required to advance the identity of RiNo. These social and organizational practices will establish the foundation for the development of the material infrastructures.



Landfill Zoning Reclassification  
Modified TIF for Stormwater Treatment  
Permitting  
Community Bioremediation/Phytoremediation Incentive  
.25 PAR Established  
.25 FAR Maintained

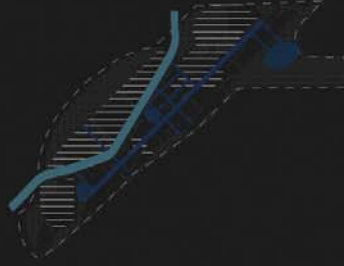
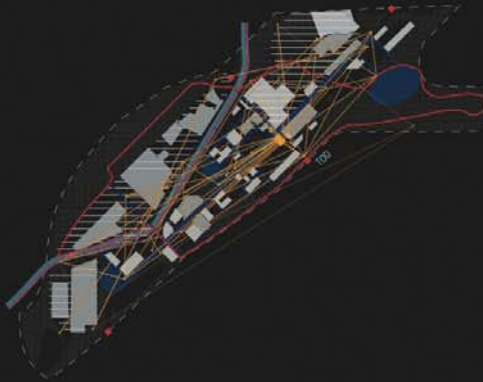


Community Investment Portal System  
Incubator: Policy/Finance/Organization  
Income Stream from Stormwater Treatment  
Technology Infrastructure for Portals and Micro-Mercantiles

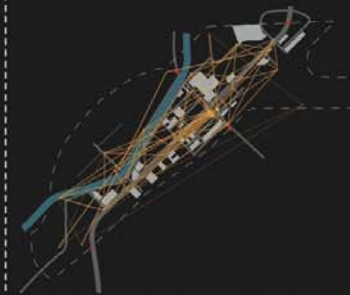


phase 2:  
material

During Phase 2 the material application of the organizational infrastructure is executed. Remediation projects are realized, porous lands are cultivated and community based development expands.



Landfill Zoning Reclassification  
Community-Based Remediation Projects  
.25 PAR Incentive  
Restructuring of Streets for Stormwater Treatment  
River Improvements through Public/Private Partnership



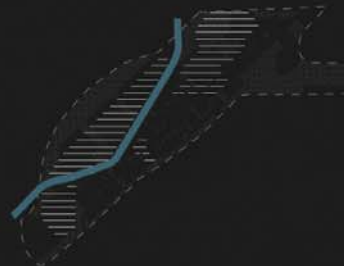
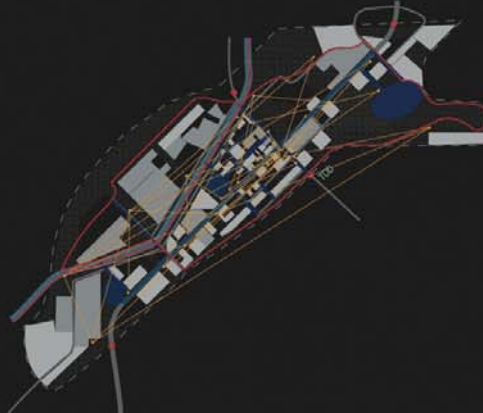
Community Investment Portals  
Incubator: Training/Policy/Finance/Organization  
RiNo Business Support Mechanisms  
Community Development Supported by Incubator  
Micro-Mercantiles and Community Network



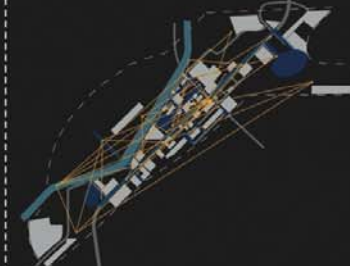
Continued Remediation Development  
Bike Path Infusion

phase 3:  
material +  
organizational

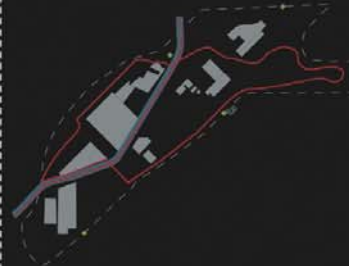
Both organizational and material infrastructures contract during Phase 3, as community initiatives become established practices and remediation efforts are completed.



Increase FAR to .50 to promote density  
PAR Incentive Reduced to .20  
Incentivize Green Roofs and LandArch  
Reduction of Porous Land for Bioremediation and Phytoremediation



Continued Community Development Supported by Incubator  
Stormwater Management Converted to Greywater System  
Contraction of Stations and Network



Continued Remediation Development  
Portals Deregulated

composite

remediation

retention

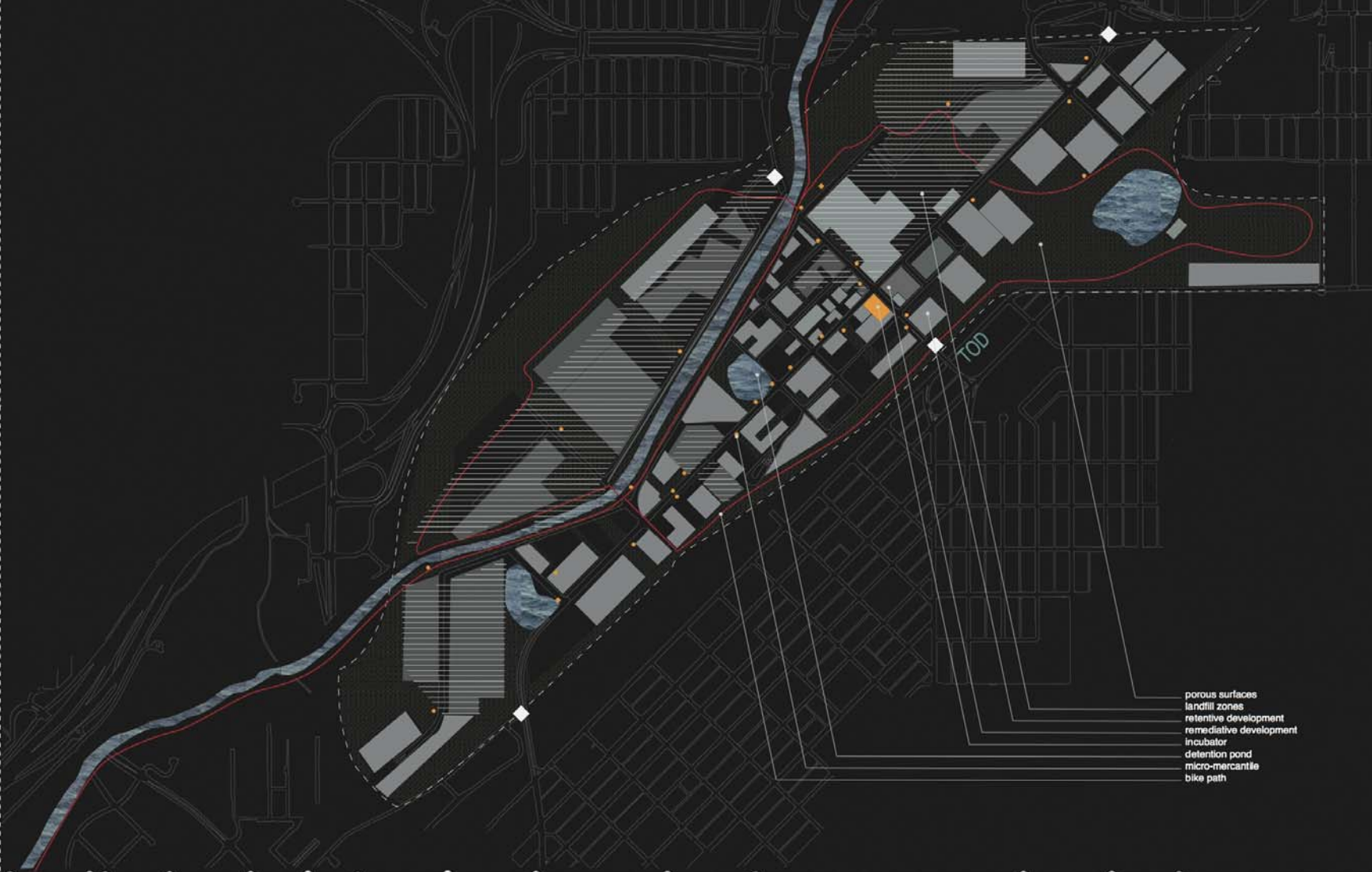
recalibration

Industry and marginalized communities are typically displaced during periods of urban growth due to zoning changes, assigned land valuations and subsequent increases on market value and taxes.

RINo is a thriving community that should address new development through an approach of **STRATEGIC RESISTANCE**, in which the existing business community, arts and residents organize to allow only growth that invests in and supports the retention of current constituents, environmental remediation and on-going recalibration.

Decisions regarding the future of RINo will reflect the following commonly held values:

- Community participation
- Freedom of expression
- Majority decision-making
- Healthy environment
- Individuality over seriality
- Production and independent business
- Underdogs

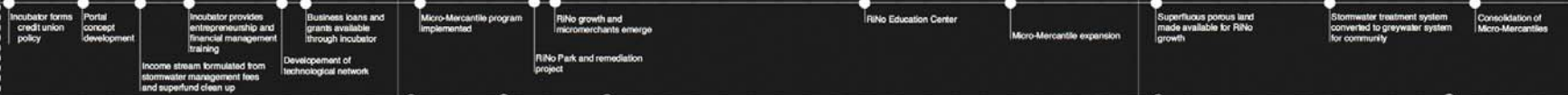


porous surfaces  
landfill zones  
retentive development  
remediation  
incubator  
detention pond  
micro-mercantile  
bike path

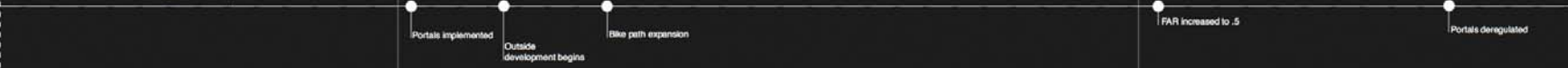
### remediation



### retention



### recalibration



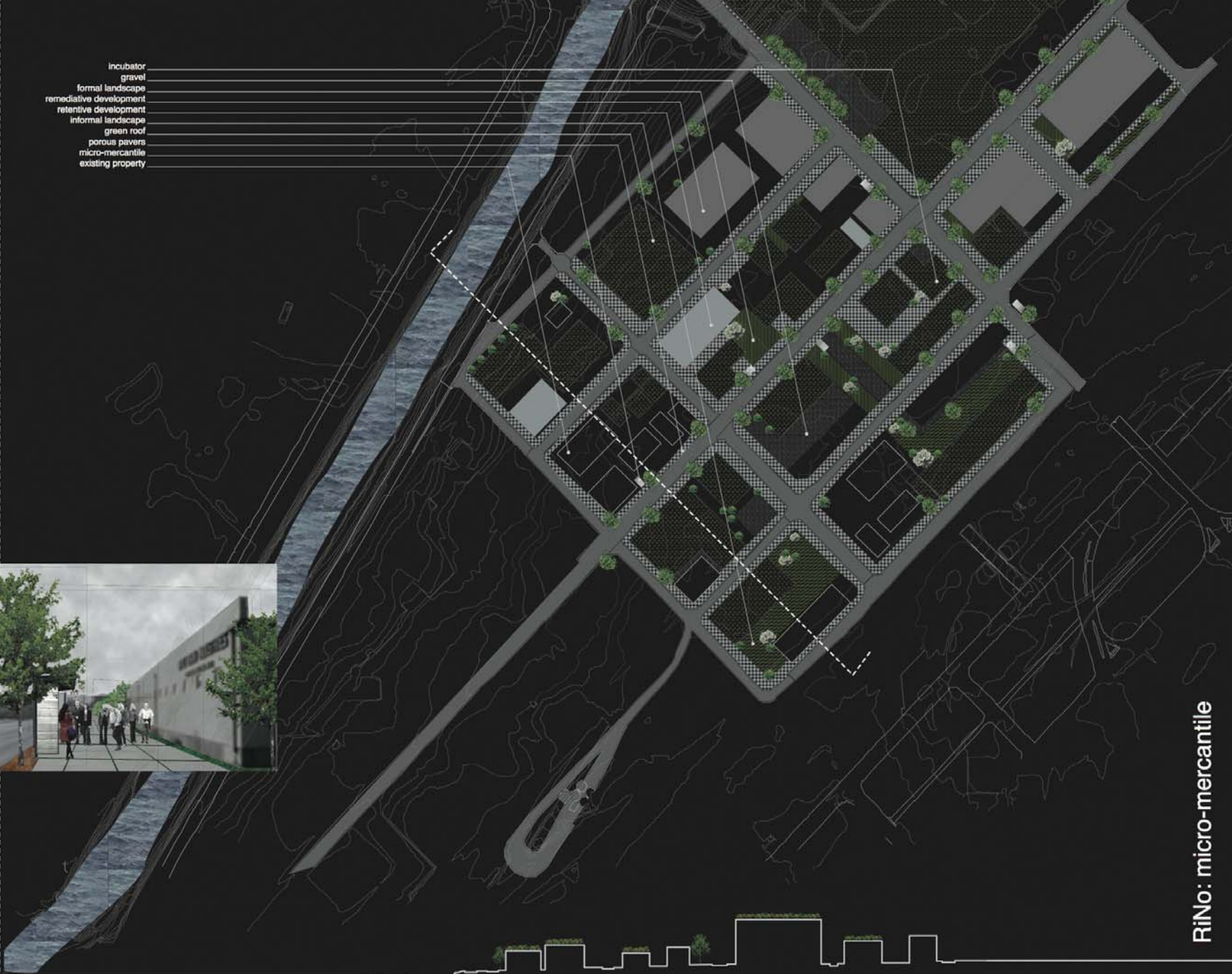
**strategic resistance:**  
viability w/o displacement  
Rachel Brown\_UD6610\_Instructor: Jason Rebillot

**phase 1**  
organization

**phase 2**  
material

**phase 3**  
organization + material

- incubator
- gravel
- formal landscape
- remediative development
- retentive development
- informal landscape
- green roof
- porous pavers
- micro-mercantile
- existing property



RiNo: micro-mercantile

**Porous Area Ratio**

To enhance water quality through infiltration, a .25 Porous Area Ratio (PAR) is implemented. Porous materials range from soil and mulch, which can be used for traditional landscape uses, to cellular pavers, which provide drainage and infiltration in hardscape conditions.



wheat

sunflowers

poplars

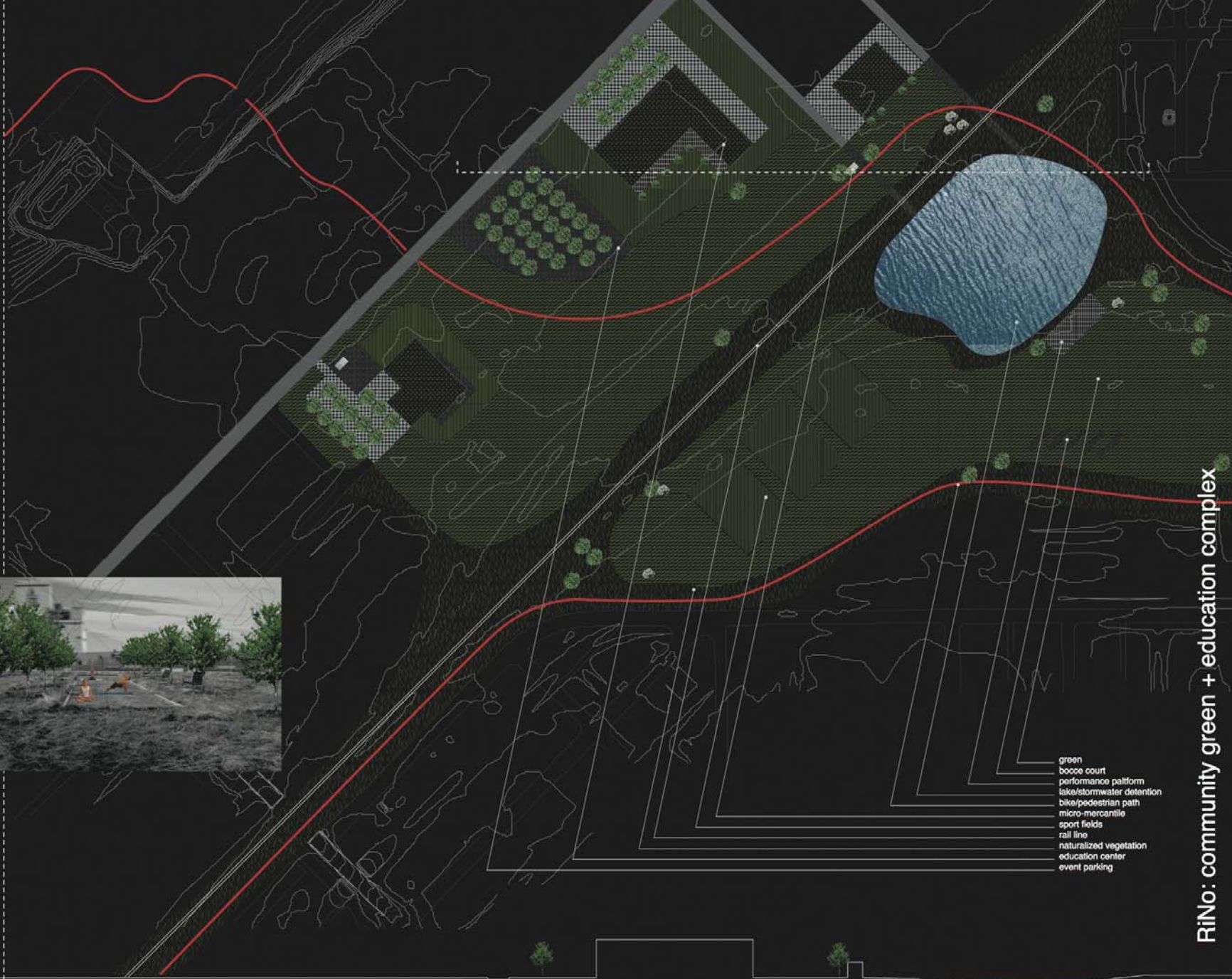
**Phytoremediation**

The environmental degradation of RiNo and surrounding sites can be mitigated and/or resolved through phytoremediation. Phytoextraction uses hyperaccumulating plants to transport metals from the soil and concentrate them in plants that can be harvested. Once harvested, the plants can be processed to recapture the metals or elements contained in their vascular system. Rhizofiltration addresses remediation of contaminated groundwater rather than the remediation of polluted soils. The contaminants are either absorbed onto the root surface or are absorbed by the plant roots.

Advantages to phytoremediation are myriad. It is up to 1000 times less expensive than excavation and soil removal. As an in situ process, it is less invasive and does not require disposal sites. Further, plants have the capacity to treat multiple contaminants within a single site.

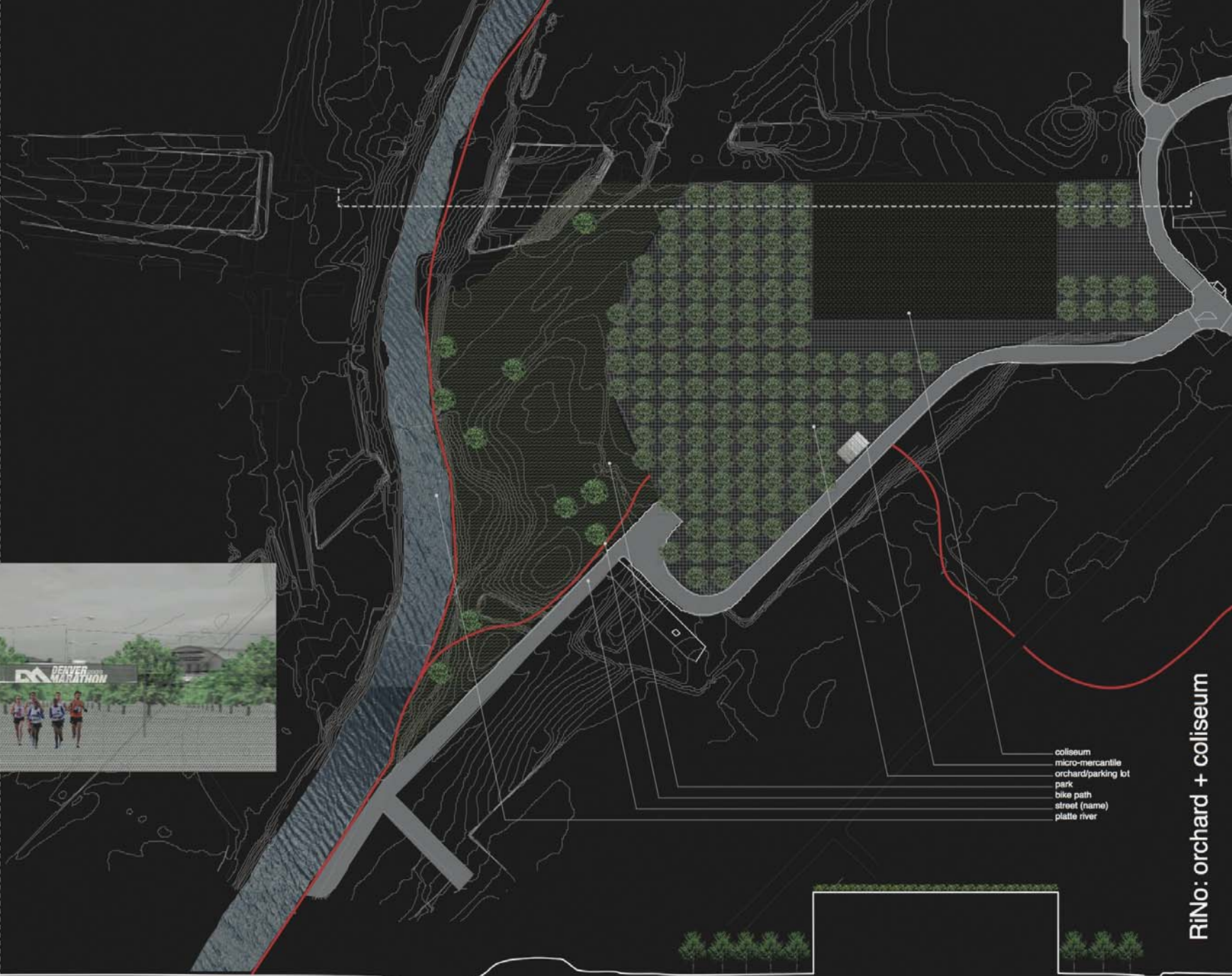
The following plants represent the variety of plants that can be employed in this process and the contaminants which they remediate:

- Alfalfa* \_ Lead
- Alpine Pennycress* \_ Cadmium, Zinc
- Barley* \_ Aluminum
- Bent Grass* \_ Aluminum, Arsenic, Manganese, Zinc
- Cabbage* \_ Strontium
- Fescue* \_ Naphthalene, Caesium-137
- Hyssop* \_ Chromium
- Juniper* \_ Uranium
- Maple* \_ Strontium, Caesium-137
- Oak* \_ Uranium
- Pine* \_ Methyl Tertiary Butyl Ether (MBTE)
- Poplars* \_ Lead, MBTE, Hydrocarbons, Nitrates
- Quinoa* \_ Strontium
- Ragweed* \_ Lead
- Rapeseed* \_ Mercury, Lead, Zinc, Selenium
- Red Clover* \_ Zinc
- Sunflower* \_ Nickel, Uranium, Zinc, Arsenic
- Tape Grass* \_ Chromium, Copper, Lead, Cadmium
- Wheat* \_ Lead



- green
- bocce court
- performance platform
- lake/stormwater detention
- bike/pedestrian path
- micro-mercantile
- sport fields
- rail line
- naturalized vegetation
- education center
- event parking

RiNo: community green + education complex



coliseum  
 micro-mercantile  
 orchard/parking lot  
 park  
 bike path  
 street (name)  
 platte river

RiNo: orchard + coliseum



- Processes of Occupation**
- 

**Large Scale Hardscape + Organized Landscape:**  
 Centralized organization facilitates use  
*Orchard/Coliseum  
 Park Stage*
  - 

**Mid-Scale Hardscape + Organized Landscape:**  
 Autonomous system organizes use  
*Stallone  
 Sport Fields*
  - 

**Minimal Hardscape + Naturalized Landscape:**  
 Appropriation determines use  
*Open Space  
 Bike Path  
 Riverscape*