

**MIXED-USE
 DEVELOPMENT TYPOLOGIES**

A key to encouraging vibrant new inner-city communities involves the concept of “mixed-use” developments. This concept is not new – think of any busy street corner with shops on the ground floor and apartment units above. The advantage of this development form – or typology – is that it encourages more people to live downtown. Local downtown residents populate the streets well into the evening, defining a “sense of place” and providing much needed “eyes on the street” required for safety. Our cities have moved away from this concept over the years, building instead, single use developments which “roll up their sidewalks” at the close of the business day.

A key ingredient to developing responsive mixed-use projects within the Project Area regards movement away from single-use parking ramps and towards solutions which integrate parking within the development’s design. The examples at the right contain a variety of mixed use development patterns and rank possible typologies as “good”, “better” and “best”.

- O: Office
- RT: Retail
- R: Residential
- H: Hotel
- LW: Live / Work

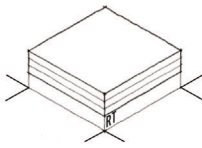
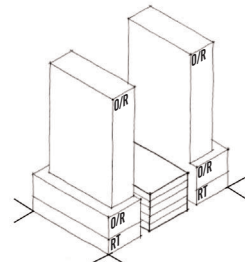
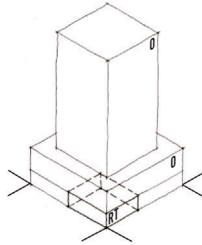
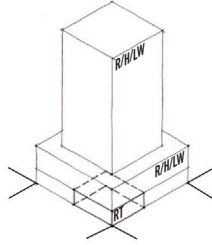
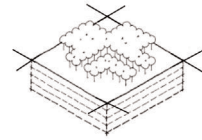
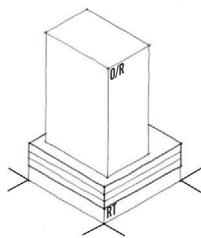
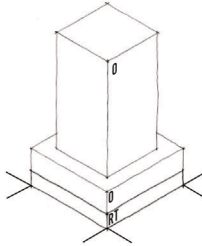
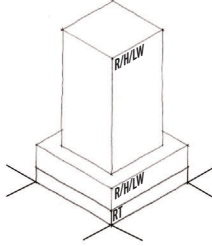
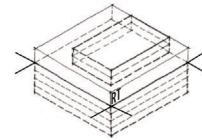
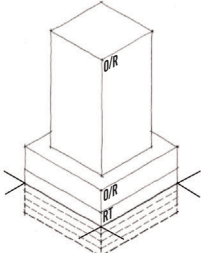
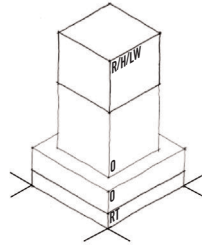
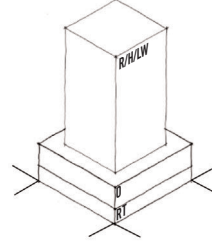
	Retail, Plaza & Parking	Mixed Use & Parking	Mixed Use (MU-O) Office as Primary Use	Mixed Use (MU-R) Residential as Primary Use
Good	 <p>Retail at street, parking above</p>	 <p>Conceal parking structure between adjacent developments</p>	 <p>Some retail at street, parking behind / above</p>	 <p>Some retail at street, parking behind / above</p>
Better	 <p>Urban Park / Plaza at street, parking below</p>	 <p>Retail at street, parking above</p>	 <p>Maximum retail at street, parking below</p>	 <p>Maximum retail at street, parking below</p>
Best	 <p>Retail at street, parking behind / below</p>	 <p>Retail at street, parking below</p>	 <p>Maximum retail at street, parking, office and residential component above</p>	 <p>Maximum retail at street, parking, office component capped by residential</p>

Figure 2.2 Mixed-Use Development Typologies

CHAPTER 1
 CHAPTER 2
 CHAPTER 3
 CHAPTER 4
 CHAPTER 5
 CHAPTER 6
 CHAPTER 7