Mixed-Use Development

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Defining Mixed-use Development

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What is Mixed-Use?
Mixed Use Definition

A single unified development that incorporates two or more different uses within walking distance of one another and may include office, hotel, retail, public entertainment and public uses, and a variety of housing types.
Elements of Mixed-Use Developments
Multiple Land Uses

- Retail stores
- Restaurants
- Offices
- Single-family homes
- Multi-family homes
- Hotels
- Public uses
- Parks and open space
- Recreation
Master Planned Development

- May allow for more compact development
  - Higher residential densities
  - Higher commercial intensity
- Vertical or horizontal orientation of buildings depending upon context
  - Utilizes less land area
  - Allow for multiple uses in one building
Enhanced Streetscape

- Limited front yard setbacks
- Wide pedestrian sidewalks
- Street trees
- Street furniture
- Human-scale signage
- Decorative lighting
Parking Visibility is Minimized

- Auto parking is located behind the buildings or in parking structures to reduce their visibility and encourage other transit modes
- Surface lots are divided by landscaping features or pedestrian plazas to reduce visual impact
- Use of alleys for residential parking
Pedestrian Orientation

- Sidewalks are prominently located along all streets
- Sidewalks have additional width
- Constructed with decorative materials
- Street furniture access
- Decorative crosswalks
Alternative Types of Transit

- Sidewalks and Trails
- Bicycle lanes
- Bicycle racks
- Bus Stations for areas along public bus lines
- Consideration for future light rail stations for areas planned to receive light rail
Open Space and Recreation

- Open spaces are centralized
- Open spaces are accessible by walking
- Variety of recreational uses
Increased Human Interaction

- Pedestrian activity
- Plazas that encourage interaction
- Street furniture
- Information kiosks
- Public restrooms
- Street vendors
- Entertainment
A Brief History of Mixed Use

Finely mixed use was the norm before the development of modern zoning and land-use practices.

Such mixed-use commercial and residential areas thrived into the twentieth century, often at intersections and transit stops.
A Brief History of Mixed Use

Modern zoning practices assigned land uses according to function.

Houses were segregated from commerce, work, and school.

From the 1910s through the 1950s finely mixed land uses were rare in new developments.
A Brief History of Mixed Use

In the 1960s and 70s mixed use re-emerged, as a tool for urban revitalization, in large-scale projects referred to among the development community as MXDs (Mixed-use Developments)

MXDs were variations on PUDs (Planned Unit Developments)
A Brief History of Mixed Use

In the late 1970s and 80s, mixed-use developments were built on smaller scales than older MXDs and PUDs. They also were more integrated with their urban contexts, as interest in historic preservation grew.
Mixed-use Development Today

In the 1990s–2000s, mixed use emerged as a key component of Transit Oriented Development (TOD), Traditional Neighborhood Development (TND), Livable Communities, and Smart Growth principles.
Mixed-use Development Today

Three Approaches to Mixed-use Development Today

- Increase intensity of land uses
- Increase diversity of land uses
- Integrate segregated uses

Benefits of Mixed Use

- Activates urban areas during more hours of the day
- Increases housing options for diverse household types
- Reduces auto dependence
- Increases travel options
- Creates a local sense of place
Mixed-use Scales and Issues

Mixed-use may be developed at a range of scales:

- Mixed-use Buildings
- Mixed-use Parcels or Sites
- Mixed-use Walkable or Transit Areas
Mixed-use Scales & Issues

Mixed-use Buildings

Mixed-use at Hennepin Avenue & W. 31st Street, Minneapolis
Mixed-use Scales & Issues

Mixed-use Parcels or Sites

St. Anthony Village, Minneapolis
Mixed-use Scales & Issues

Mixed-use Walkable or Transit Areas

Centennial Lakes, Edina
Mixed-use Development Issues

Mixed-use Scales and Issues

- Intensity of Development and Density
- Mix of Housing
- Walkability
- Transit Access
- Parking
- Environment and Open Space
Mixed-use Development Issues

Intensity of Development & Density

Uptown, Minneapolis
Mixed-use Scales & Issues

Mix of Housing

Laurel Village, Minneapolis
Mixed-use Scales & Issues

Walkability

Linden Hills, Minneapolis
Mixed-use Scales & Issues

Transit Access

Excelsior Boulevard, St. Louis Park
Mixed-use Scales & Issues

Parking

Valley Square Rowhouses, Golden Valley

Shared Parking, Golden Valley
Mixed-use Scales & Issues

Environment & Open Space

Centennial Lakes, Edina
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References

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