

3rd Lecture

Mixed- Land Use

Mixed-Use Development

Prepared by:

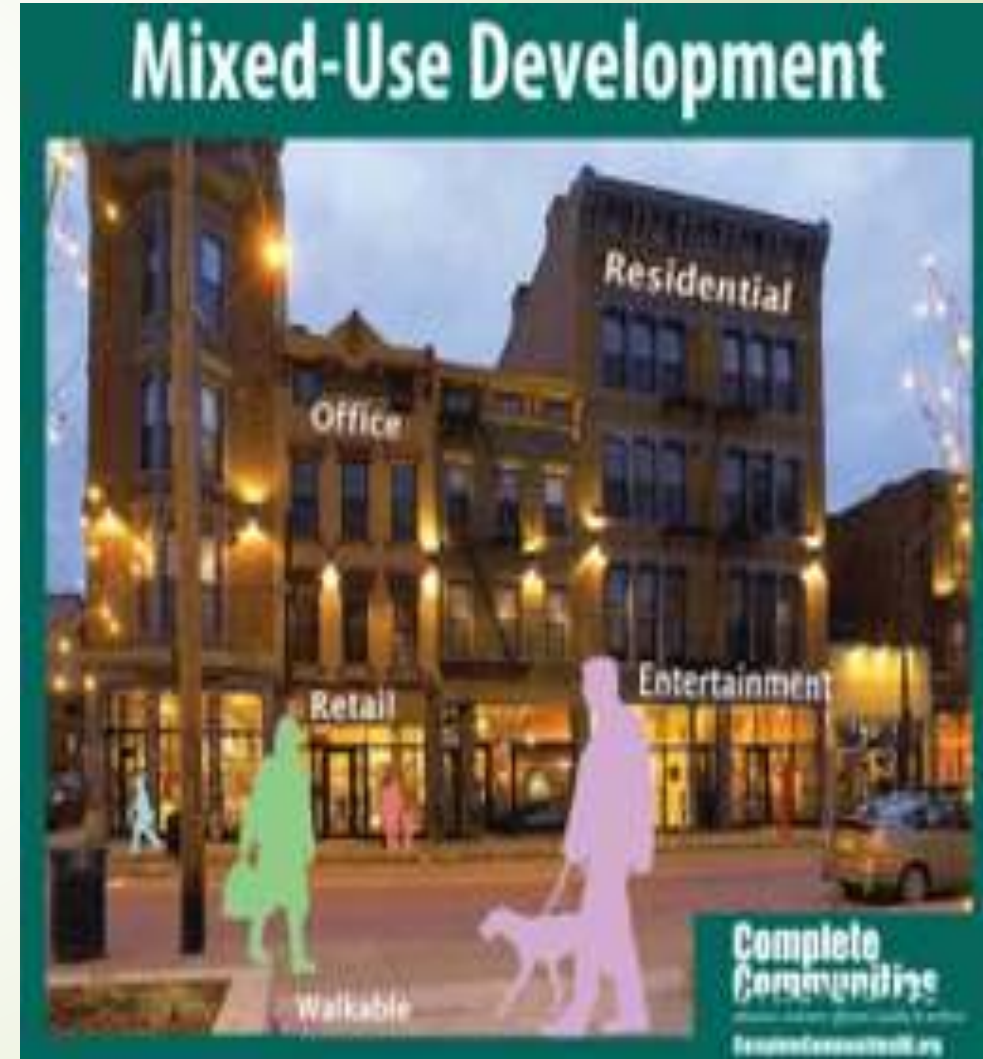
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What Is Mixed-Use Development?

- Mixed use is one of the ten principles of Smart Growth,
- As defined by the Municipal Research and Services Center (MRSC) of Washington,
- mixed-use development is characterized as pedestrian-friendly development that combinations two or more residential, commercial, cultural, institutional, and/or industrial uses.



What Is Mixed-Use Development?

- **Mixed use, as defined in the mixed-use handbook, means**
- **any combination of commercial** (e.g. retail, office, and entertainment) **and non-commercial uses**, such as residential uses ,mixed vertically or horizontally .
- **Mixed land use enables a range of land uses including residential, commercial, and industrial to be co-located in an integrated way that supports sustainable forms of transport such as public transport, walking and cycling, and increases neighborhood amenity.**
- **Mixed land use developments can enhance the economic vitality and perceived security of an area** by increasing the number of people on the street and in public spaces.



mixed-use development and **multi-use** development

- a mixed-use development contrasts to a multi-use development
- **multi-use development** has two or more land uses on a single site
- but does not have the degree of **project planning** and
- In fact, **integration of the uses** may be totally lacking. integration theorized for a mixed-use development.
- The **live-work-play** element is not present
- the project is not **pedestrian oriented**.
- A classic example of a multi-use project is a single site developed with an unanchored strip center next to a small office building for tenants such as insurance agents, dentists, doctors, etc.²

History of Mixed Use

- Excellently mixed use was the norm before the development of modern zoning and land-use practices
- From the 1910s through the 1950s
- finely mixed land uses were rare in new developments



Such mixed-use commercial and residential areas increased into the twentieth century, often at intersections and transit

History of Mixed Use

- **Modern zoning practices** allocated land uses according to function
- Houses were segregated from commerce, work, and school
- **PUDs (Planned Unit Developments):**

the development of a large area of land as a complete neighborhood unit, having a range of dwelling types, the necessary local shopping facilities and off-street parking areas, parks, playgrounds, school sites, and other community facilities



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)**



History of Mixed Use

- **Urban Land Institute (ULI)**
Definition of Mixed Use (1976)
- • Three or more significant revenue-producing uses.
- • Significant functional and physical integration of project components.
- • Development according to a coherent plan



Central Business District, Minneapolis

Within the MXD definition the IDS complex in Minneapolis—containing offices, retail, and a hotel—is considered mixed use

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.



Riverplace, Minneapolis

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,
- **Smart Growth principles**

In urban planning, **transit-oriented development (TOD)** is a type of urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport



East Village, Minneapolis

Different Location- mixed-use development

- A mixed-use development is not a standardized product form.
- It can differ in location:
 - 1. **urban setting**
 - The density levels are generally higher in an urban setting
 - It can differ in relation to its surroundings. It can be a higher density infill project in an established urban setting.
 - 2. **Suburban setting.**
 - but not necessarily high density.
 - it can be a development in the growth corridor in a suburban setting

Different configurations- mixed-use development

- All forms can be built in an urban or a suburban setting, and it can be considered an infill project or an expansion project.
- **1. single high-rise structure on a single site**
 - that contains two or more uses integrated into the structure. Typically,
 - this form of the mixed-use development has retail on the street level with offices over the retail and either residential units or hotel space over the office space.
- **2. two or more high-rise structures on a single site**
 - each structure holding has a different use. The office building, residential tower (condominium ownership) and a hotel are the typical combination.
 - Retail, but different forms of it, can also exist on the ground levels of each use.
- **3. combination of different low rise structures on a single site**
 - retail on the ground level, residential units above in one structure and office space above in another structure.
- **4. a single mid-rise structure on a single site**
 - typically in an urban setting with retail on the ground and residential or office above.

Characteristics of Mixed-Use Development

- The **Urban Land Institute's Mixed-Use Development Handbook** characterizes mixed-use development as one that :
- **1. Provides three or more significant revenue-producing uses** (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation),
- **2. Raises integration,**
- **3. Increases density,**
- **4. Fosters compatibility of land uses,**
- **5. Creates a walkable community with uninterrupted pedestrian connections.**

Mixed-use zoning

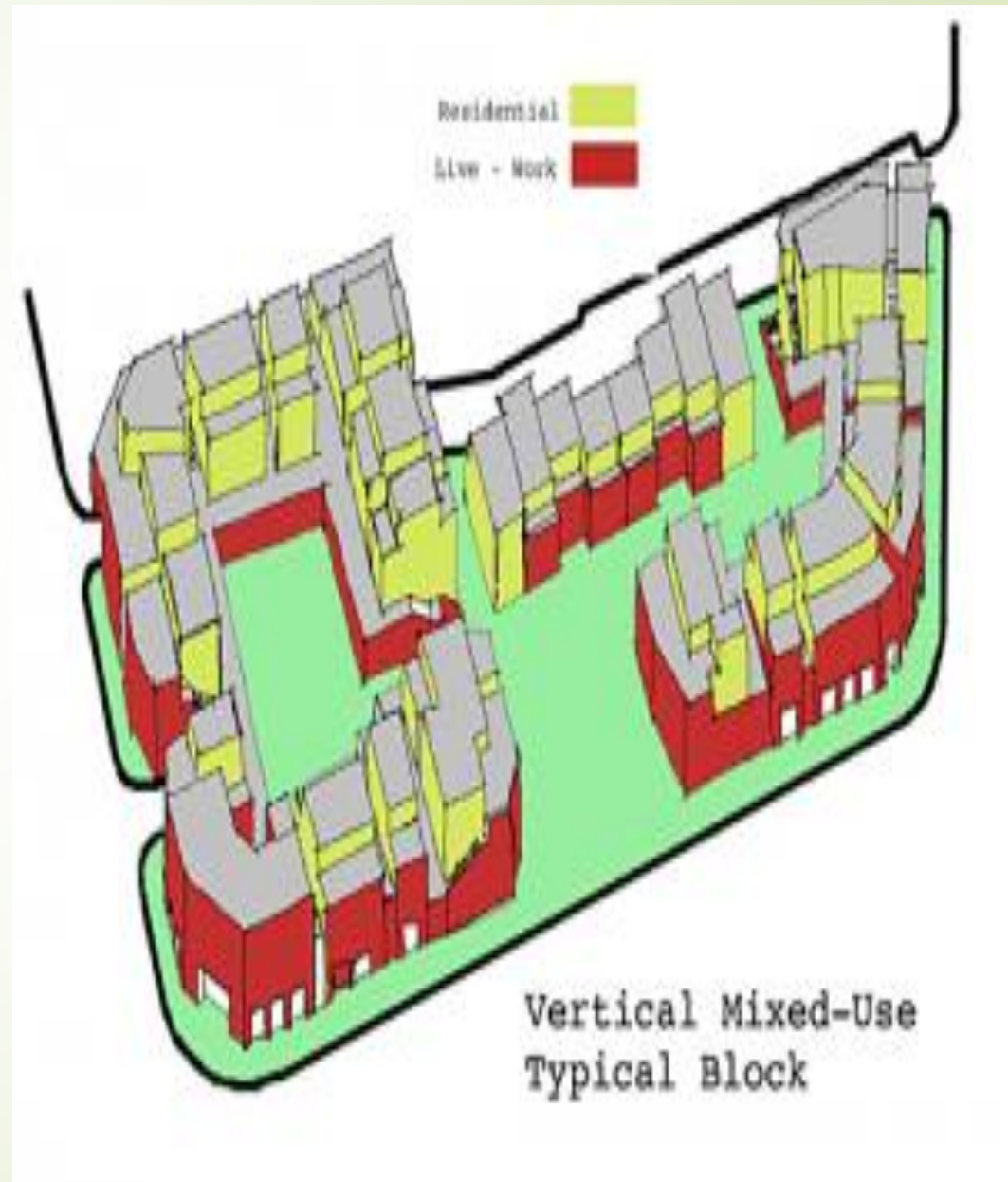
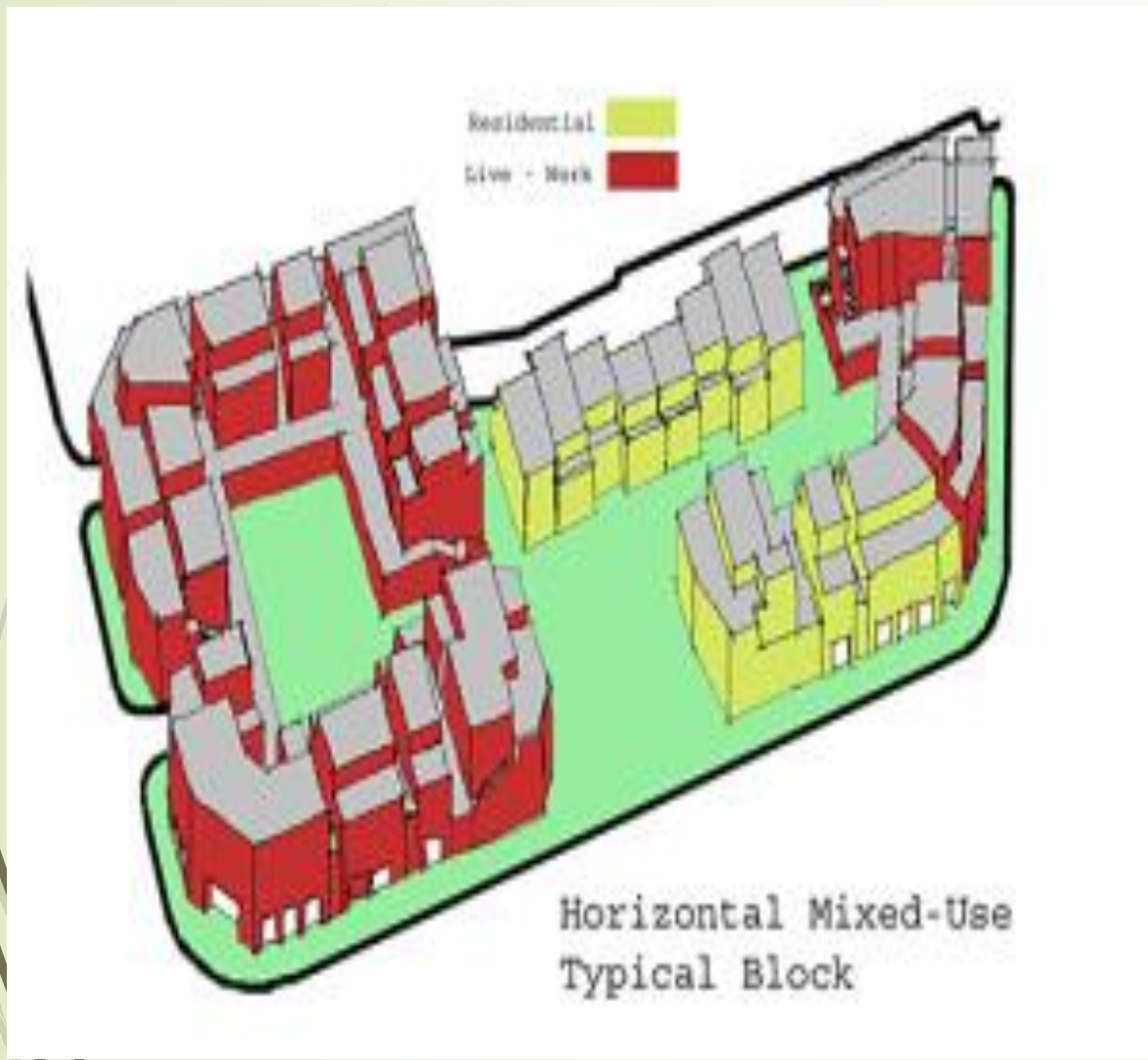
➤ Mixed-use zoning allows for the horizontal and vertical combination of land uses in a given area. Commercial, residential, and even in some instances, light industrial are fit together to help create built environments where residents can live, work, and play.

➤ Vertical Mixed-Use Development

- Combines different uses within the same building
- Provides for more public uses on the lower floor such as retail shops, restaurants, of commercial businesses
- Provides for more private uses on the upper floors such as residential units, hotel rooms, or office space.

➤ Horizontal Mixed-Use Development

- Consists of single-use buildings within a mixed-use zoning district parcel, which allows for a range of land uses in a single development project
- Provides for a variety of complementary and integrated uses that are walkable and within a given neighborhood, tract or land, or development project



Mix Land Uses contribution to Urban smart growth

- 1. as a critical component of achieving better places to live. By putting residential, commercial and recreational uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable.
- 2. Mixed land uses also provide a more diverse and sizable population and commercial base for supporting viable public transit.
- Mixed use can enhance the vitality and perceived security of an area by increasing the number and activity of people on the street.
- 3. It attracts pedestrians and helps revitalize community life by making streets, public spaces and pedestrian-oriented retail become places where people meet.

Mix Land Uses contribution to Urban smart growth

- 4. Mixed land uses can **contribute economic benefits**. For example, siting commercial areas close to residential areas **can raise property values**, helping **increase local tax receipts**. Meanwhile, businesses recognize the benefits associated with locations **that attract more people, increasing economic activity**.
- 5. In today's service economy, communities find that by mixing land uses, they make neighborhoods attractive to workers who are considering quality-of-life-criteria as well as salary to determine where they will settle. **Smart growth provides a means and a basis for communities to alter existing planning structures** that **don't allow mixed land uses**.

Mixed-use Scales & Issues

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

- **Mixed-use Buildings**
- **Mixed-use Parcels or Sites**
- **Mixed-use Walkable or Transit Areas**

Mixed-use Scales



Mixed-use Parcels or Sites



Mixed-use Buildings



Mixed-use Walkable or Transit Areas

Mixed-use Issues

Mixed Use development needs a set of necessary indicators :

- **Intensity of Development and Density**
- **Mix of Housing**
- **Walkability**
- **Transit Access**
- **Parking**
- **Environment and Open Space**

Mixed-use Issues



Mix of Housing



Intensity of Development & Density

Mixed-use Issues



Transit Access



Walkability

Mixed-use Issues



Environment & Open Space



Parking

Benefits of mixed use development

- ❖ 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



Benefits of mixed use development

➔ Environmental

1. Reduction in vehicle journeys (multi-purpose journeys),
2. decrease in fuel consumption, less dependence on cars
3. Reduction in energy consumption in buildings

➔ Social

1. Higher availability and use,
2. creating opportunities to use public transport
3. Higher safety and lower crime rate
4. Rise in quality of life, urban centers, and more attraction





Thank You

Any Questions?

