

PLACE TYPE PRINCIPLES: **Neighborhood Mixed Use**

MIXED USE PRINCIPLE 1:

BALANCED AND PURPOSEFUL INTEGRATION OF MIXED USE (buildings and form)

A mixed use development brings together a combination of residential, commercial, and institutional uses whose functions are physically and functionally integrated. The interface, proximity and connection of the buildings, streets, parking and public spaces to each other must be done with purposeful intent in order to create an appropriate balance of design, density, and transitions that support a vibrant, inviting and interrelated development.

Potential Principle Applications

- (a) Provide transitions in height, scale, bulk, and massing to be compatible within the development and with surrounding developments.
- (b) Provide a mix of residential products in a variety of sizes and heights.
- (c) Utilize a variety of spatial elements (i.e. open space, streets, buildings, plazas, etc.) to create interfaces between different uses.
- (d) Utilize scale and design to create a physical environment that is marketable to a diverse mix of non-residential uses, caters to a wide audience, and complements residential land uses.
- (e) Demonstrate thoughtful urban design in the development, arrangement, appearance and function of the built environment.

MIXED USE PRINCIPLE 2:

INCORPORATE MULTIMODAL CONNECTIVITY

A mixed use development should emphasize connectivity and linkages among uses by offering a mix of travel choices such as walking, bicycling, transit and driving. As well, high quality mixed use developments should also exhibit thoughtful urban design in the development of multiple street types and physical linkages.

Potential Principle Applications

- (a) Create a mixed-use street plan that outlines a context sensitive street hierarchy of boulevards, avenues, neighborhood streets, etc.
- (b) Create a balanced circulation system that accommodates mobility choices (pedestrian, automobiles, bicycles and transit).
- (c) Create direct access points between and among different land uses to increase efficiency and connectivity (i.e. connected sidewalks, alleyways or driveways between uses).
- (d) Provide enhanced sidewalks, street furniture, trees, and marked pedestrian crossings to support pedestrian activity.

MIXED USE PRINCIPLE 3:**CREATE DEFINED PLACES AND QUALITY SPACES (public realm)**

A mixed use development should create a local sense of place. The location, scale and mix of functions within the development should reflect the character, needs and opportunities of the surrounding community. Mixed use developments (even those in a suburban setting) should also demonstrate quality design and management of the public realm, which includes the natural and built environment that is used on a day-to-day basis.

Potential Principle Applications

- (a) Create distinctive places within the development that complement the character and special features of the surrounding natural and built environment.
- (b) Emphasize building placement, massing and orientation as well as landscaping to activate the public realm.
- (c) Incorporate a programmed network of open spaces (greenbelts, parks, pathways, and trails) to provide visual and physical connections.
- (d) Incorporate connections to major public space destinations (i.e. natural open spaces, man-made open spaces and parks).