Sustainable Neighborhood Planning For The Region

Mix of Uses

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TREASURE COAST REGIONAL PLANNING COUNCIL
6) Good Mix of Buildings & Uses

**Traditional Form**
- Buildings are diverse in function
- Buildings are compatible in size
- Building footprints are similar
- Importance to details
- Buildings define the public space
- Easy access by car or foot
- 5000 year tradition

**Suburban Model**
- Large setbacks
- “Box” buildings
- Vehicular traffic controls scale and space
- Lack of connectivity except by car
- Pedestrians not welcome
- 50 year tradition
The Arterial: Meet “The Congestion”
Ideal Mix

Residential
Commercial
Institutional
Civic
Recreation & Open Space
Education
Infrastructure (parking)
Network of Streets
Why Johnny Can’t Walk

It’s not about trails and bike paths
Why Johnny Can’t Walk
How Do You Make Sure You Get What You Want?
# 1: Clarify What Constitutes Mixed-Use

Mixed Use: Building, Parcel, and District
1) Mixed Use Building

- Ground Floor Retail
- Ideally, Second Floor Office (The “Buffer” in Mixed Use)
- Third Floor Residential

Ground Floor Retail
Mix of Uses & Height

Residential

General Retail

OK
Residential Above General Retail

Problem!
2) Mixed Use Parcel

- Commercial
- Parking
- Residential
3) Mixed Use District