Defining Mixed-use Development

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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.

Mixed-use at Randolph & Snelling Avenues, St. Paul
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.
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

ULI Definition of Mixed Use (1976)

• Three or more significant revenue-producing uses
• Significant functional and physical integration of project components
• Development in conformance with a coherent plan

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


Downtown development, Golden Valley
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
Mixed-use in the Twin Cities

Central Business Districts
• Downtown Minneapolis
• Downtown St. Paul
Mixed-use in the Twin Cities

Urban Commercial Corridors
- Grand Avenue
- University Avenue
- Snelling Avenue
- Hennepin Avenue
- Lyndale Avenue
- Central Avenue
- Excelsior Boulevard

Grand & Victoria Avenues, St. Paul
Mixed-use in the Twin Cities

Urban Neighborhood Centers
- Uptown
- Dinkytown
- Linden Hills
- St. Anthony Village
- Highland Village
- Cathedral Hill
- Excelsior & Grand

St. Anthony Village, Minneapolis
Mixed-use in the Twin Cities

Neighborhood Transit Corners
- Sites scattered throughout Minneapolis, St. Paul and some inner-ring suburbs, along former streetcar lines

Intersection of Hennepin Avenue & 34th Street, Minneapolis
Mixed-use in the Twin Cities

Suburban Employment Centers
- Centennial Lakes, Edina
- Centre Pointe, Roseville
- Opus 2, Minnetonka

Centre Pointe, Roseville
Mixed-use in the Twin Cities

Suburban Town Centers
- The Village, Brooklyn Park
- Downtown Golden Valley
- Park Commons, St. Louis Park
- Heart of the City, Burnsville
- Arbor Lakes, Maple Grove
- Downtown Robbinsdale
Mixed-use in the Twin Cities

Transit Centers
- Southwest Station, Eden Prairie
- West Ridge Market, Minnetonka
- Apple Valley Transit Station
- Burnsville Transit Station
- Eagan Transit Station
- Hubbard Marketplace, Robbinsdale
- Hiawatha LRT stations
- Uptown Transit Station
Mixed-use has evolved—from early twentieth century transit-oriented housing/commercial buildings, through large-scale, auto-oriented multi-use developments, called MXDs, in the 1960s and 70s. Mixed-use today incorporates lessons from the past with contemporary development needs and concerns.
Mixed use is a key component of many current development trends, including Transit Oriented Development (TOD), Traditional Neighborhood Development (TND), Livable Communities, and Smart Growth principles.
Defining Mixed Use Development: Summary

Benefits of Mixed Use

- Activates urban areas
- Increases housing options
- Reduces auto dependence
- Increases travel options
- Creates a local sense of place
Mixed use can be developed at a variety of scales, from building, to parcel, and walkable or transit area.
Defining Mixed-use Development: Summary

Issues of Mixed Use
- Density
- Mix of Housing
- Walkability
- Transit Access
- Parking
- Environment & Open Space
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References

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