

Design Center for American Urban Landscape

Design Pointer, Number 3 / December 2003

Defining Mixed-use Development



Design Center (DCAUL)

Nancy A. Miller, Design Center Research Associate

Jeff Miller, Design Center Research Fellow

caladrumn

UNIVERSITY OF MINNESOTA

Defining Mixed-use Development

Contents

- A Brief History of Mixed Use
- Mixed-use Development Today
- Benefits of Mixed Use
- Mixed-use Scales and Issues
- Mixed Use in the Twin Cities

A Brief History of Mixed Use



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

MN Historical Society, Photo: Charles P. Gibson

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



DCAUL

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



Ann Forsyth

Fashion Island and Newport Center, Newport, CA

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

Robert E. Witherspoon, et al. 1976. *Mixed-use Development: New Ways of Land Use*. Washington, DC: ULI.

A Brief History of Mixed Use



DCAUL

Central Business District, Minneapolis

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

A Brief History of Mixed Use



Riverplace, Minneapolis

DCAUL

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



East Village, Minneapolis

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



Downtown development, Golden Valley

DCAUL

Three Approaches to Mixed-use Development Today

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

Jill Grant. 2002. Mixed Use in Theory and Practice. *APA Journal* 68, no. 1: 71-84.

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



DCAUL

St. Anthony Village, Minneapolis

Mixed-use Scales & Issues

Mixed-use Walkable or Transit Areas



Centennial Lakes, Edina

DCAUL

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

DCAUL

Mixed-use Scales & Issues

Mix of Housing



Laurel Village, Minneapolis

DCAUL

Mixed-use Scales & Issues

Walkability



DCAUL

Linden Hills, Minneapolis

Mixed-use Scales & Issues

Transit Access



DCAUL

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



DCAUL

Centennial Lakes, Edina

Mixed-use in the Twin Cities

Central Business Districts

- Downtown Minneapolis
- Downtown St. Paul



Central Business District, St. Paul

Mixed-use in the Twin Cities



Grand & Victoria Avenues, St. Paul

DCAUL

Urban Commercial Corridors

- Grand Avenue
- University Avenue
- Snelling Avenue
- Hennepin Avenue
- Lyndale Avenue
- Central Avenue
- Excelsior Boulevard

Mixed-use in the Twin Cities



St. Anthony Village, Minneapolis

DCAUL

Urban Neighborhood Centers

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

Mixed-use in the Twin Cities



DCAUL

Intersection of Hennepin Avenue & 34th Street, Minneapolis

Neighborhood Transit Corners

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

Mixed-use in the Twin Cities



Centre Pointe, Roseville

DCAUL

Suburban Employment Centers

- Centennial Lakes, Edina
- Centre Pointe, Roseville
- Opus 2, Minnetonka

Mixed-use in the Twin Cities



Arbor Lakes Main Street, Maple Grove

DCAUL

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



Uptown Transit Station, Minneapolis

DCAUL

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

Defining Mixed-use Development: Summary



MN Historical Society



Ann Forsyth



DCAUL

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.

Defining Mixed-use Development: Summary



DCAUL

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



DCAUL

Benefits of Mixed Use

- Activates urban areas
- Increases housing options
- Reduces auto dependence
- Increases travel options
- Creates a local sense of place

Defining Mixed-use Development: Summary



DCAUL



Mixed use can be developed at a variety of scales, from building, to parcel, and walkable or transit area.

Defining Mixed-use Development: Summary



DCAUL

Issues of Mixed Use

- Density
- Mix of Housing
- Walkability
- Transit Access
- Parking
- Environment & Open Space

Image Credits

Image on Slide 3, Minnesota Historical Society: Charles P. Gibson, Photographer. Used with permission.

Image on Slide 5 , Ann Forsyth. Used with permission.

All other images, Design Center for American Urban Landscape.

References

See downloadable narrative text for a full reference list of sources.

Project Credits

Design Center for American Urban Landscape

1 Rapson Hall

89 Church Street

Minneapolis, MN 55455

612.625.9000

www.designcenter.umn.edu

Funding for the **Technical Assistance Resource Center** was provided by
The McKnight Foundation.

© 2003

Design Center for American Urban Landscape (DCAUL)

College of Architecture and Landscape Architecture

University of Minnesota

Permission is granted for use of this presentation for non-profit educational purposes. Acknowledgement is required. Stand-alone use of Design Center images is permitted with acknowledgement. Stand-alone use of non-Design Center images or materials requires permission of their authors.

If used as part of a larger project, the Design Center requests two copies of any material thus produced. If used in its original state, please e-mail to inform the Design Center of its use (dcaul@umn.edu).