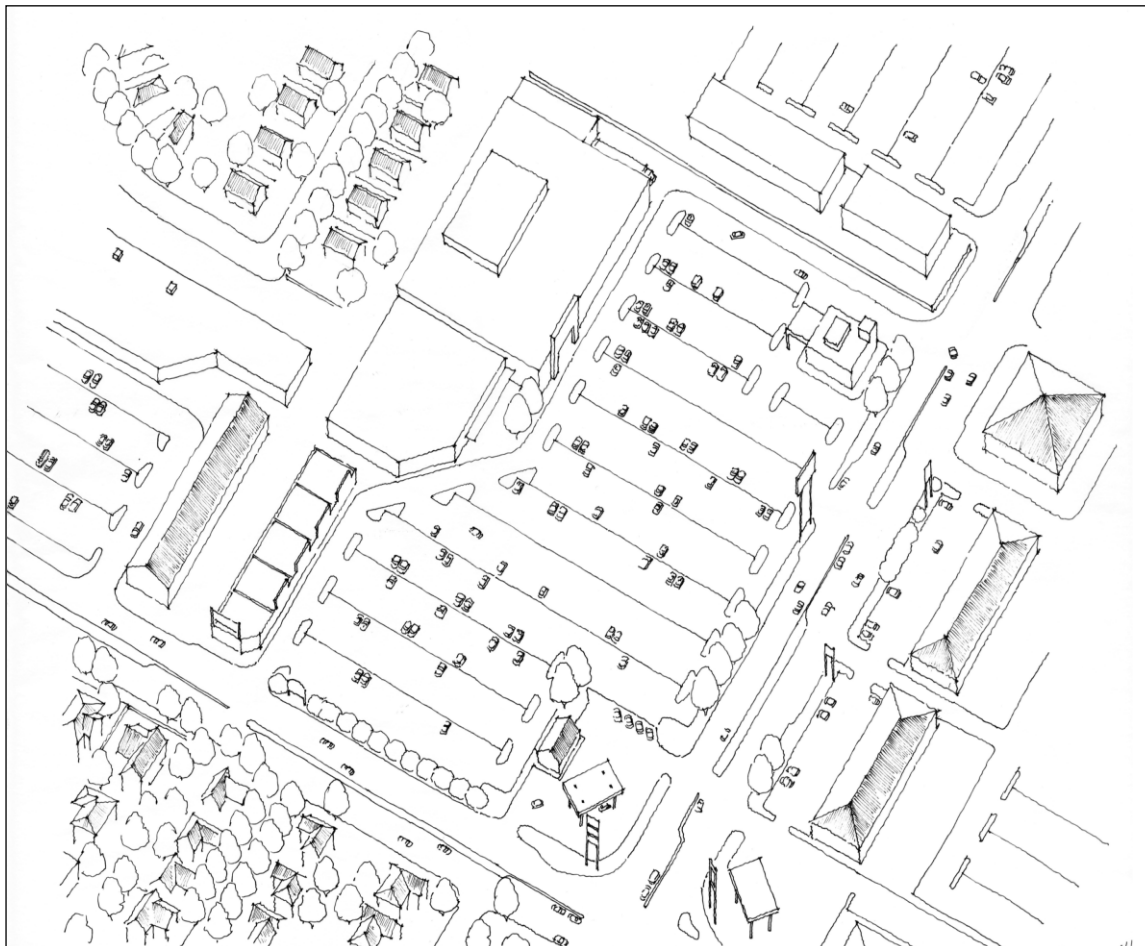


## Appendix A

### Mixed Use Zone Redevelopment Guidelines

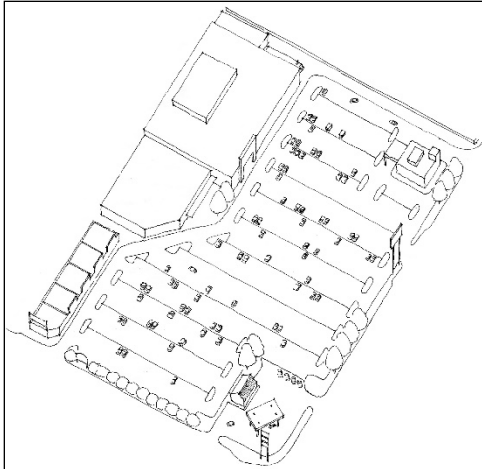
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The following guidelines illustrate a methodology for the redevelopment of existing commercial strip centers into pedestrian-oriented districts where applicable. The City will use these guidelines in reviewing proposals to change existing shopping centers in the MU zone.

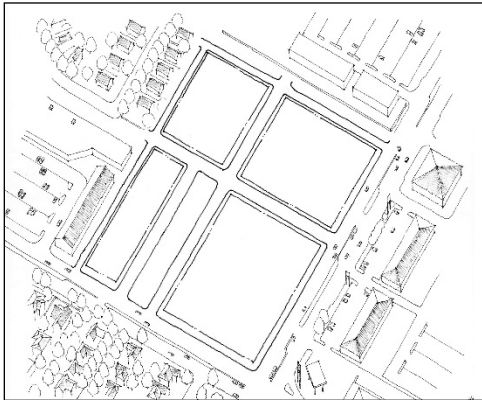


**Purpose.** In order to illustrate the potential for redevelopment of commercial properties into vibrant, mixed-use centers, a hypothetical “strip mall” was created at the intersection of two arterial streets. This 10-acre property accommodates approximately 115,000 gross square feet (gsf) of commercial space and includes a 60,000 gsf retail anchor. It is served by approximately 815 surface parking spaces (a standard 8:1 ratio).

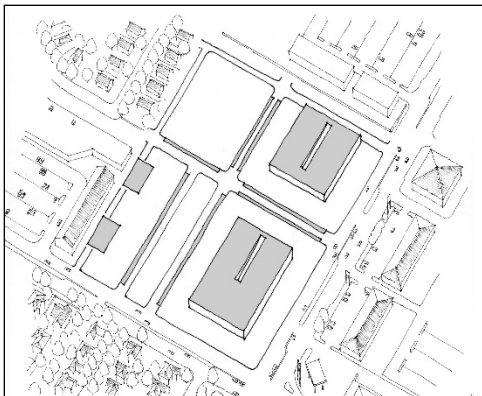
The following pages illustrate a series of design principles that may guide the redevelopment of similar properties, as well as a strategy for successful phasing such a project.



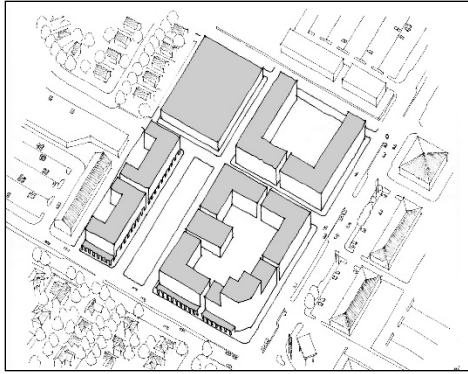
**Above:** Existing conditions.



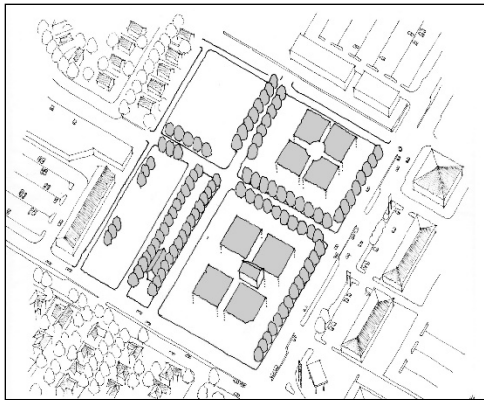
**Principle One:** Subdivide the property into an interconnected network of pedestrian-scaled streets and blocks.



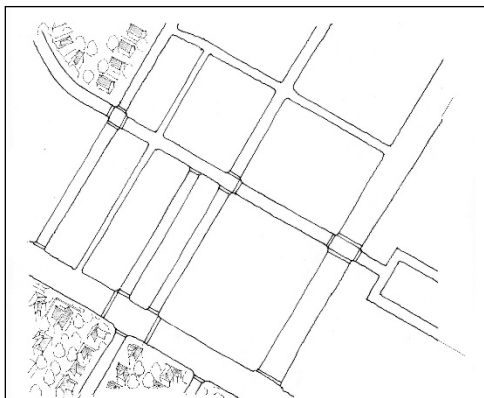
**Principle Two:** Parking should be located along streets and in lots and garages oriented behind buildings.



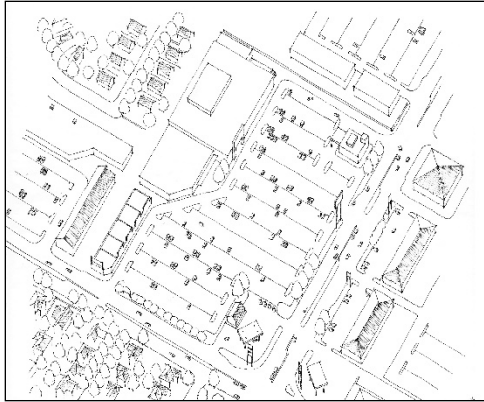
**Principle Three:** New buildings should be oriented towards streets and provide a scale and interest that is pedestrian friendly.



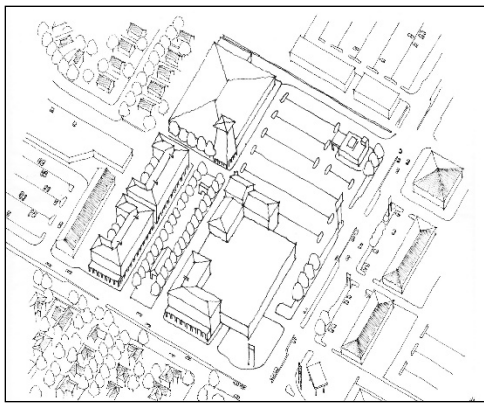
**Principle Four:** A comprehensive network of parks and open space should provide the community with a series of public places.



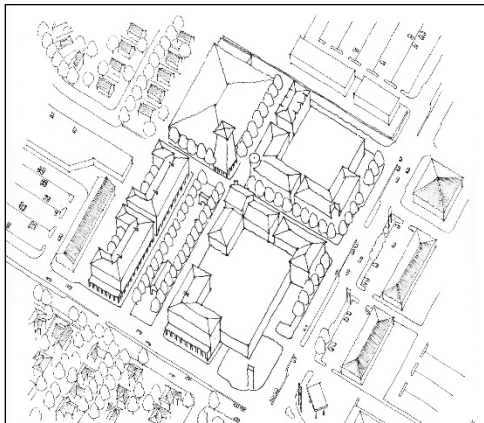
**Principle Five:** Built frameworks should provide pedestrian-friendly connections to neighboring properties and future redevelopment sites.



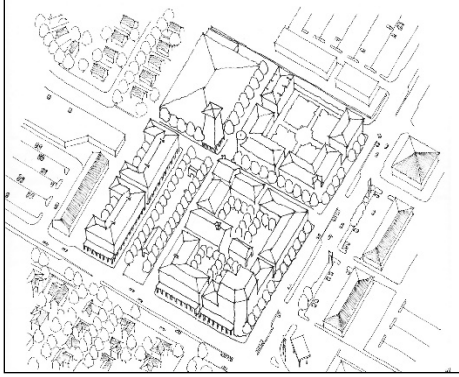
**Above:** Existing conditions within suburban context.



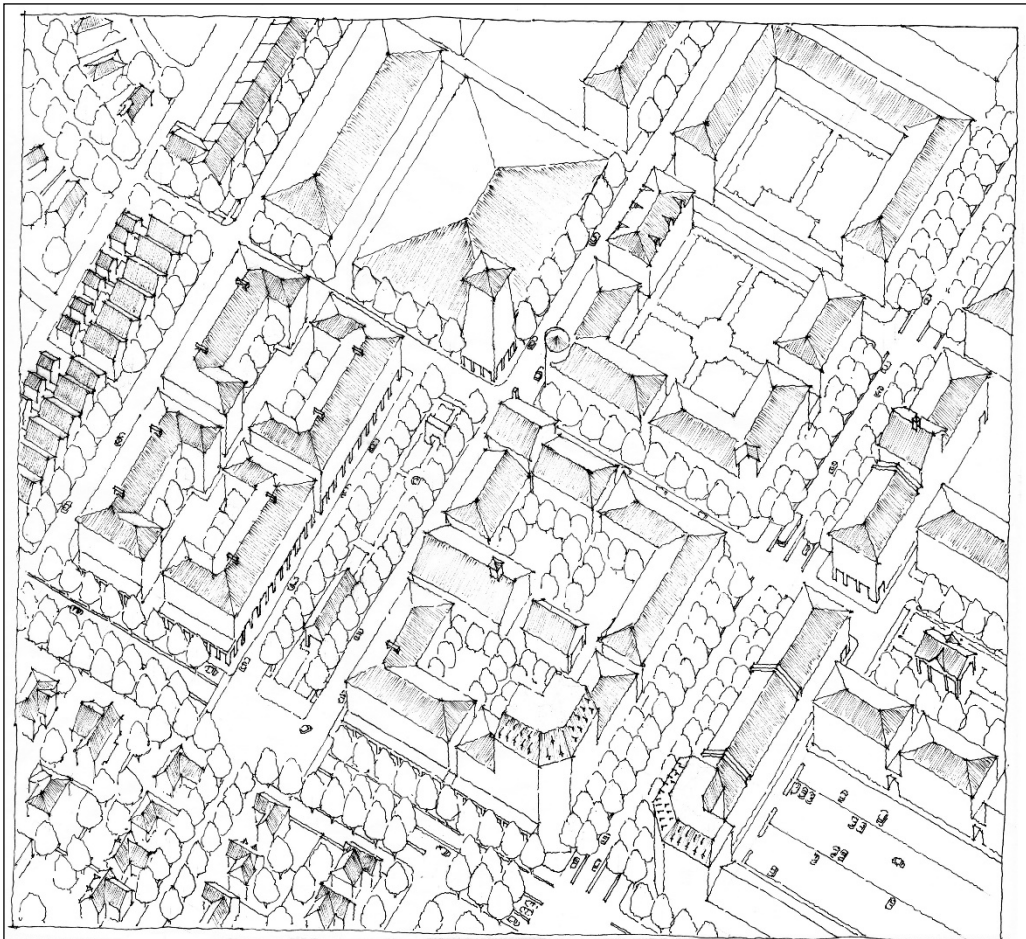
**Phase I:** A portion of the strip mall is demolished and redeveloped as a mixed-use “main street” fronting a linear park. A parking structure is built to accommodate lost parking and new residential uses. The existing anchor use is renovated to appropriately terminate this new axis.



**Phase II:** A second mixed-use address is introduced along with a parking structure serving new retail and residential uses, creating a nascent town center district.



**Phase III:** The remainder of the property is redeveloped with the addition of street-facing buildings along the site's perimeter, as the arterial streets gradually evolve into avenues and boulevards that are more pedestrian-friendly.



The above drawing illustrates one way in which such a site could be redeveloped, integrating new and renovated commercial uses, residential uses in a variety of forms, and civic and open space. The redevelopment of one property can spur the redevelopment of adjacent underutilized sites, creating the long-term potential for the creation of a vibrant, mixed-use, pedestrian-friendly quarter.

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