

# Sustainable Neighborhood Planning For The Region

## Mix of Uses

*December 10, 2010*

TREASURE COAST REGIONAL PLANNING COUNCIL

# 6) Good Mix of Buildings & Uses



## Traditional Form

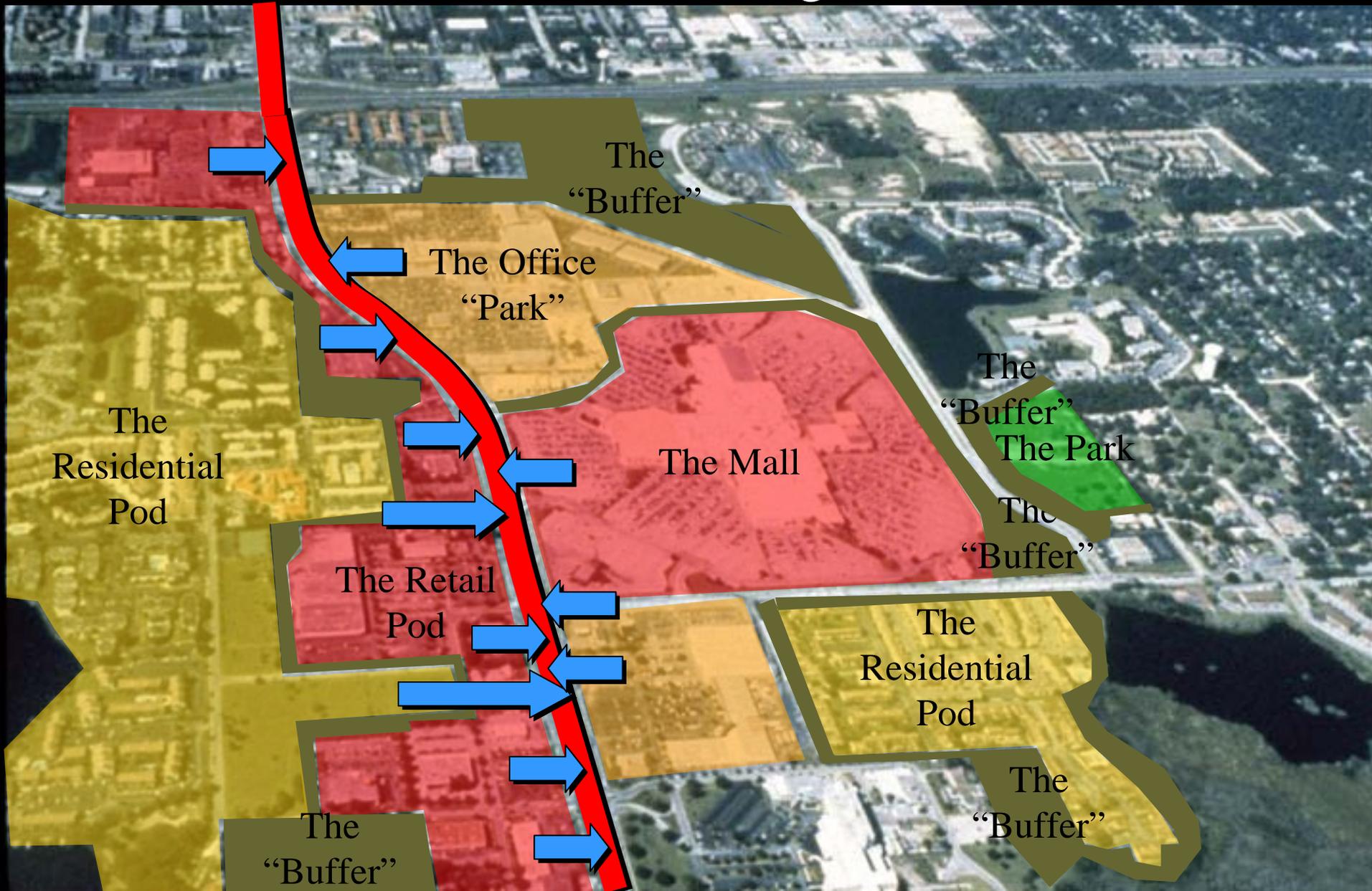
- Buildings are diverse in function
- Buildings are compatible in size
- Building footprints are similar
- Importance to details
- Buildings define the public space
- Easy access by car or foot
- 5000 year tradition



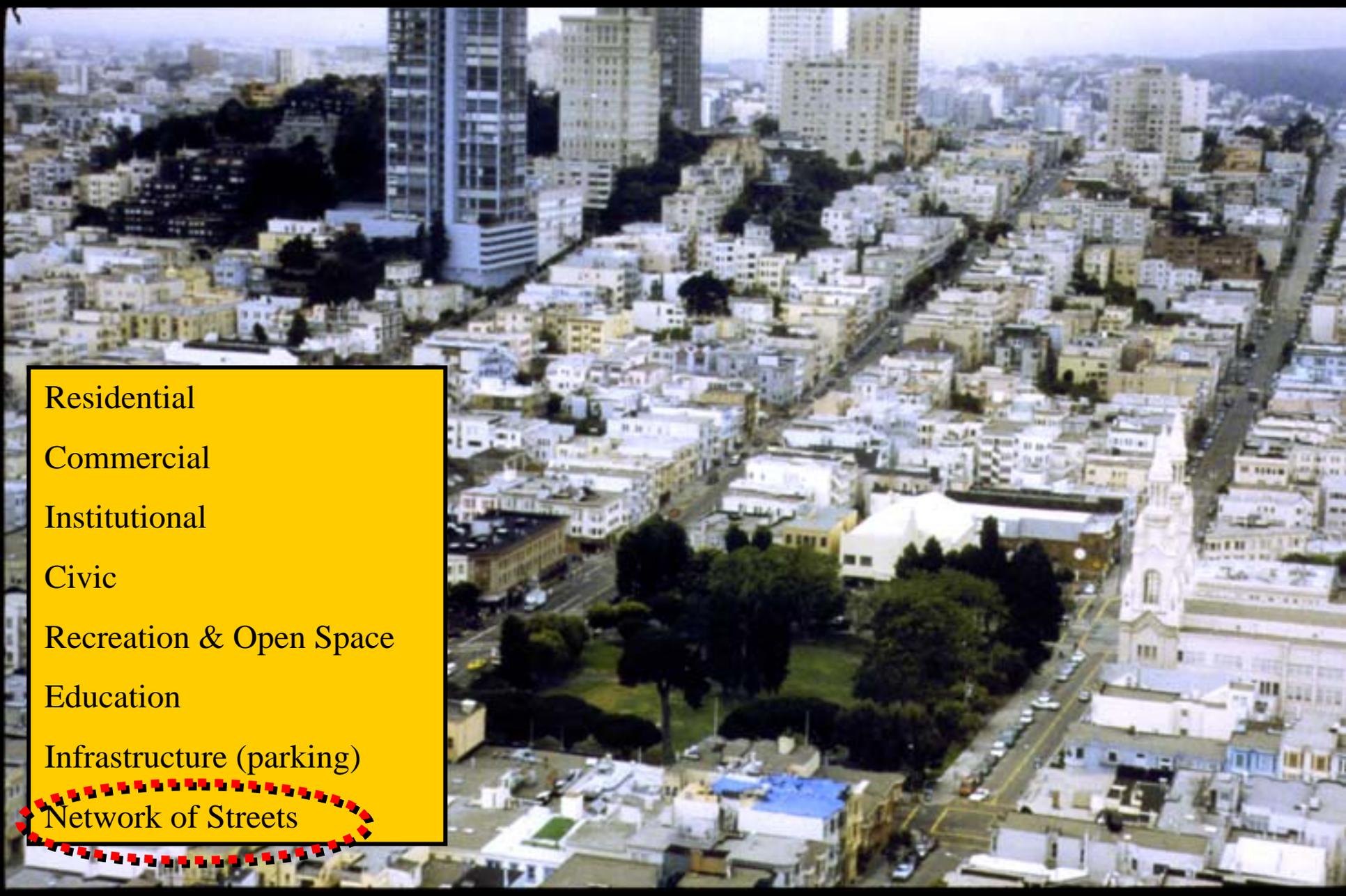
## Suburban Model

- 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



Third Floor Residential

Ideally, Second Floor Office  
*(The “Buffer” in Mixed Use)*

Ground Floor Retail

# Mix of Uses & Height



Residential



General Retail



OK

# Residential Above General Retail



No Residential

Residential

OK

General Retail

Restaurant/Bar

# Residential Above General Retail



Residential

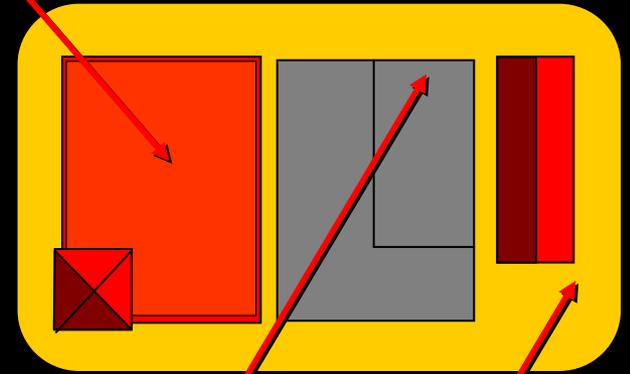
Problem!

Restaurant/Bar

## 2) Mixed Use Parcel



Commercial



Parking



Residential

# 3) Mixed Use District

