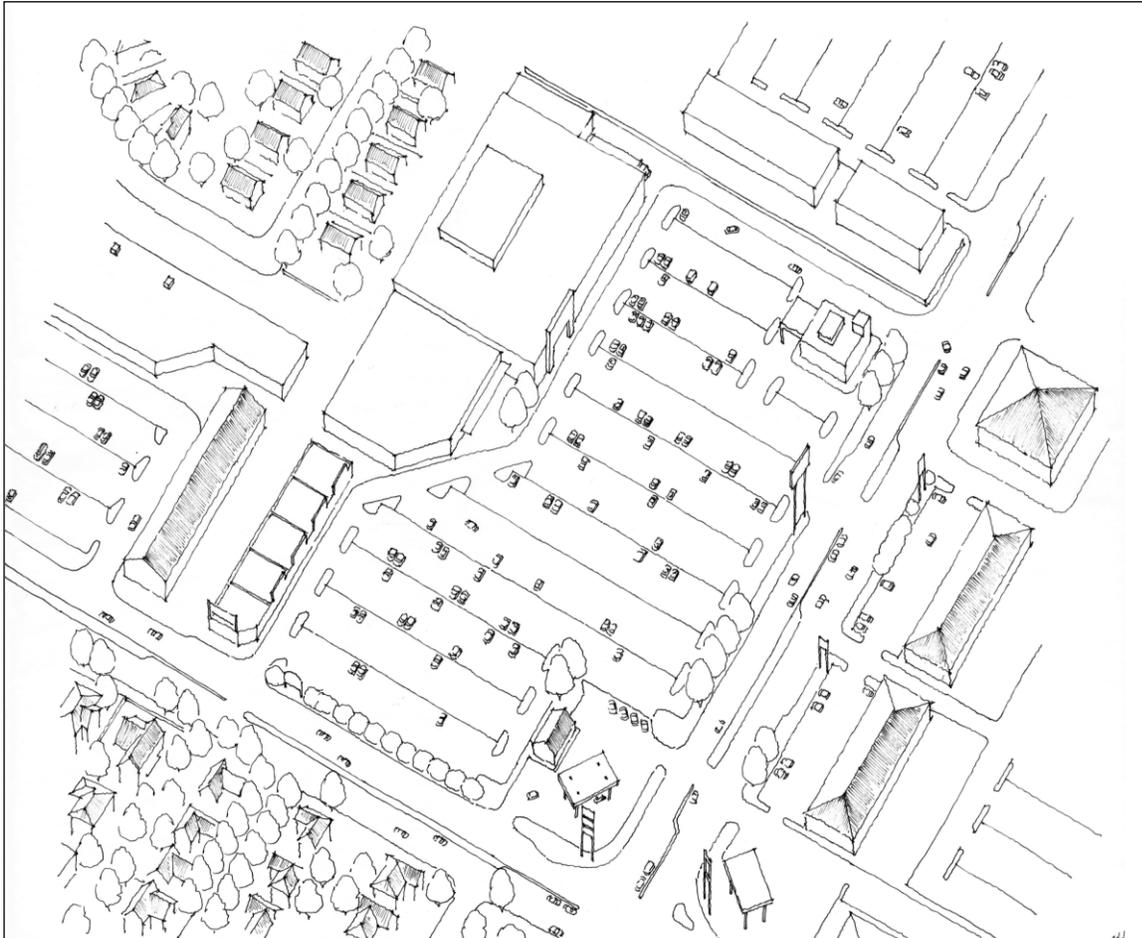


Appendix A

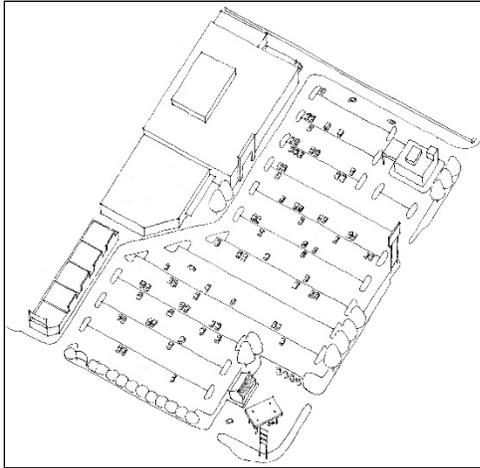
Mixed Use Zone Redevelopment Guidelines

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.

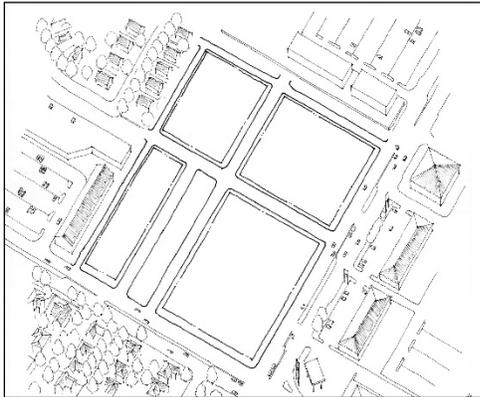


Purpose. In order to illustrate the potential for redevelopment of commercial properties into vibrant, mixed-use centers, a hypothetical “strip mall” was created at the intersection of two arterial streets. This 10-acre property accommodates approximately 115,000 gross square feet (gsf) of commercial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

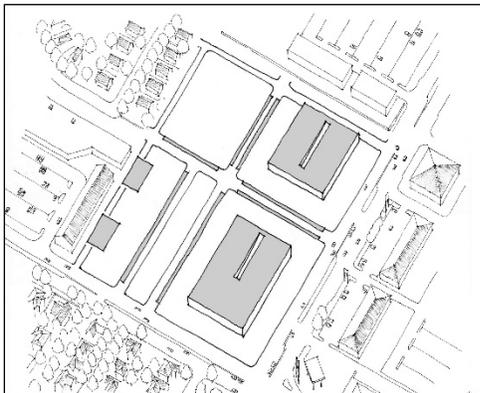
The following pages illustrate a series of design principles that may guide the redevelopment of similar properties, as well as a strategy for successful phasing such a project.



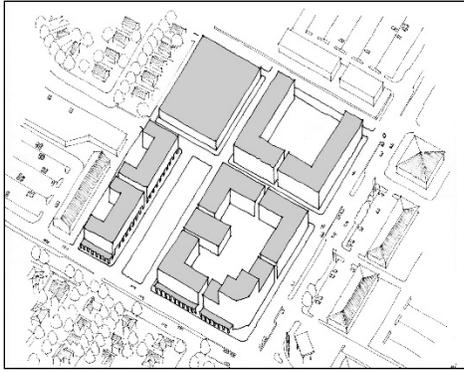
Above: Existing conditions.



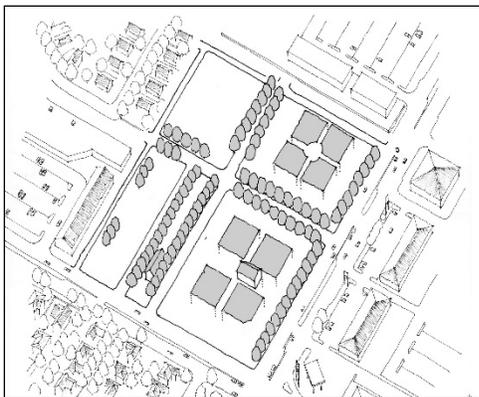
Principle One: Subdivide the property into an interconnected network of pedestrian-scaled streets and blocks.



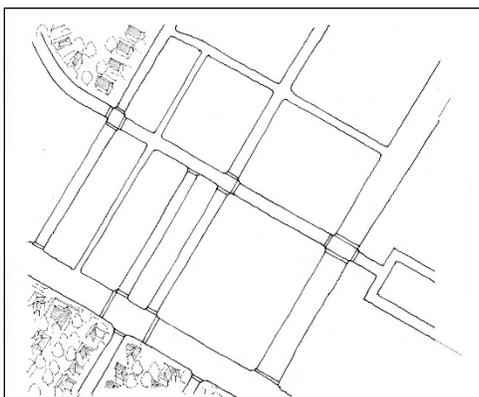
Principle Two: Parking should be located along streets and in lots and garages oriented behind buildings.



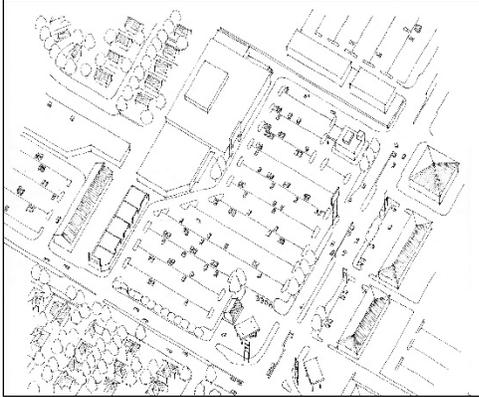
Principle Three: New buildings should be oriented towards streets and provide a scale and interest that is pedestrian friendly.



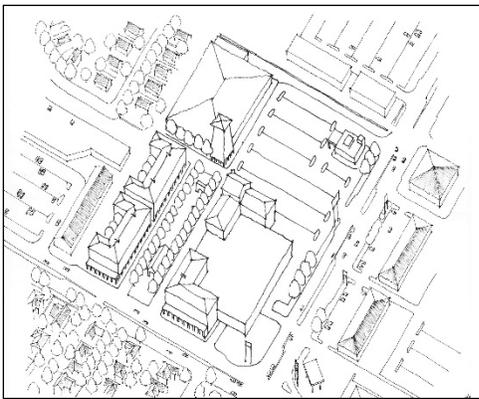
Principle Four: A comprehensive network of parks and open space should provide the community with a series of public places.



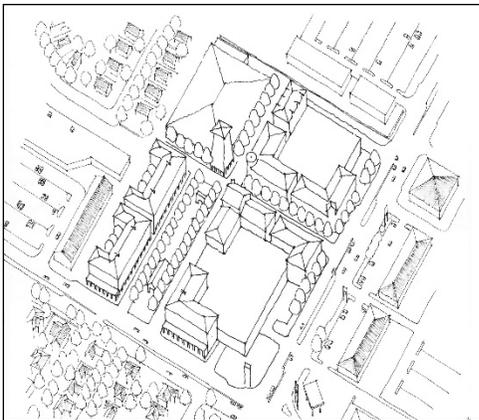
Principle Five: Built frameworks should provide pedestrian-friendly connections to neighboring properties and future redevelopment sites.



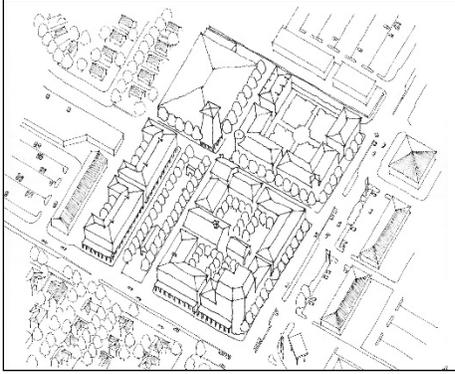
Above: Existing conditions within suburban context.



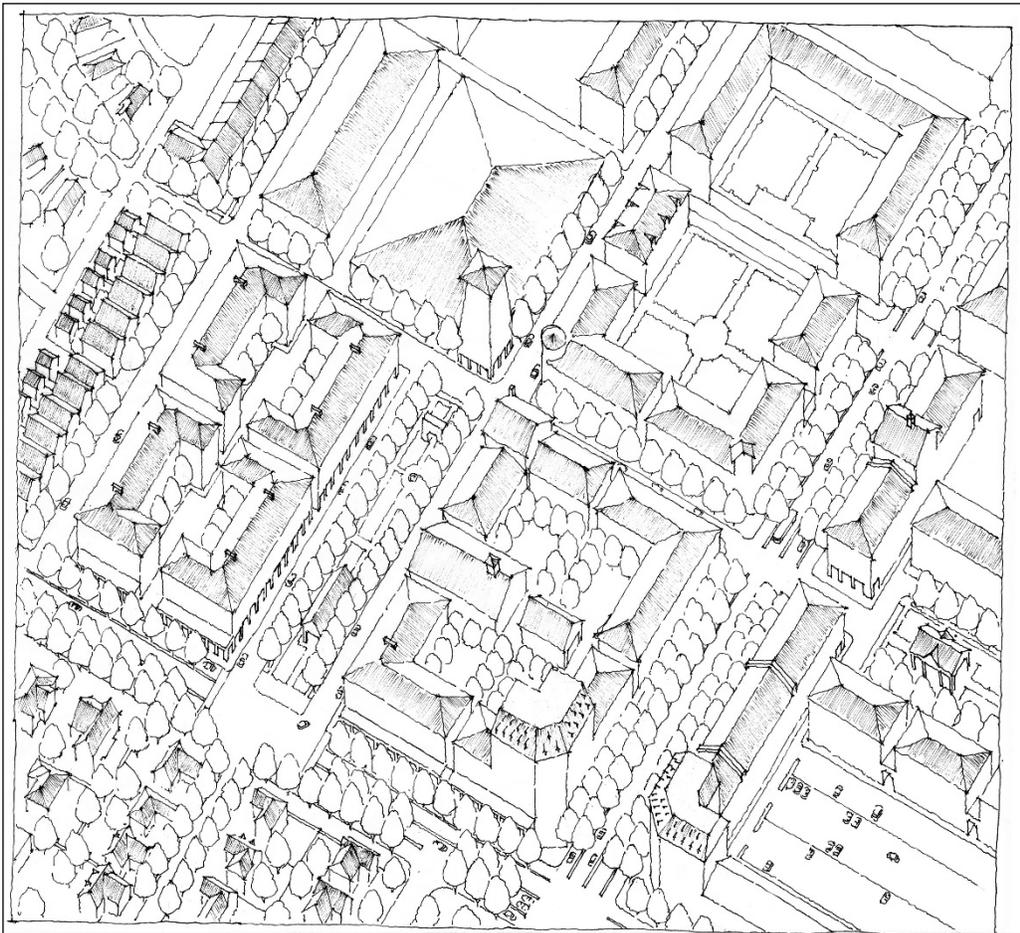
Phase I: A portion of the strip mall is demolished and redeveloped as a mixed-use "main street" fronting a linear park. A parking structure is built to accommodate lost parking and new residential uses. The existing anchor use is renovated to appropriately terminate this new axis.



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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