Mixed-Use
Defining and Describing Mixed-Use
Our historical understanding of mixed-use
Mixed-use land use designation

The City of Atlanta Comprehensive Development Plan.
A broad concept of mixed use
Mixed-Use at the neighborhood level
Reconfiguration of the Block and Parcel Layout
Land Use Overlay

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

September 21, 2006
Mixed-Use and Mixed-Income Development: financing and the right mix

Potential Development Plan

- Retail over Office
- Retail over Residential
- ‘Mixed-Use’
- Townhomes
- Single Family
### Mixed-Use in Paris

<table>
<thead>
<tr>
<th>Project</th>
<th>De Meaux</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect</td>
<td>Piano, Renzo, Building Workshop</td>
</tr>
<tr>
<td>City</td>
<td>Paris</td>
</tr>
<tr>
<td>Country</td>
<td>France</td>
</tr>
<tr>
<td>Address</td>
<td>64, rue de Meaux, (19th)</td>
</tr>
<tr>
<td>Building Type</td>
<td>Courtyard</td>
</tr>
<tr>
<td>Perimeter block, infill Slab, point-access</td>
<td></td>
</tr>
<tr>
<td>Number of Dwellings</td>
<td>220</td>
</tr>
<tr>
<td>Date Built</td>
<td>1991</td>
</tr>
<tr>
<td>Dwelling Types</td>
<td>40 diff. types of flats, typically 2-3 bra. flats</td>
</tr>
<tr>
<td>No. Floors</td>
<td>5</td>
</tr>
<tr>
<td>Section Type</td>
<td>flats</td>
</tr>
<tr>
<td>Exterior Finish Materials</td>
<td>precast concrete, terra cotta, metal windows and blinds</td>
</tr>
<tr>
<td>Construction Type</td>
<td>R-C frame w/precast conc. ext. cladding with glass inserts</td>
</tr>
<tr>
<td>Ancillary Services</td>
<td>balconies, a few shops along the street</td>
</tr>
</tbody>
</table>
Mixed-Use in Paris

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Boulevard Ney Studios/Apartments

Leboucq, Patricia

Paris

France

156-63 blvd. Ney (18th)

Building Type

Row house

Tower

Number of Dwellings

12

Date Built

1998

Dwelling Types

flats (9)/ duplexes (3)

No. Floors

3

Section Type

9 flats/3 maisonsettes

Exterior Finish Materials

stone, stucco, glass, steel

Construction Type

RC frame

Ancillary Services

office space at grade
### Mixed-Use in Paris

**Project**  
Saint-Fargeau Firemen’s Housing

**Architect**  
Brossy, Vincent

**City**  
Paris

**Country**  
France

**Address**  
Place Saint Fargeau/Ave. Gambetta (20th)

**Building Type**  
Perimeter block, corner  
Perimeter block, courtyard  
Perimeter block, infill

**Number of Dwellings**  
45

**Date Built**  
1997-2000

**Dwelling Types**  
2.3 & 4 BR flats

**No. Floors**  
8

**Section Type**  
flats

**Exterior Finish Materials**  
steel, concrete, perforated metal panels, glass,  
firestation functions, basement parking

**Construction Type**  
Steel Frame

**Ancillary Services**  
firestation functions, basement parking
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Mixed-Use and Mixed-Income Development: financing and the right mix

Metropolitan Avenue
Atlanta, Georgia
3 Acres
110 Units
15 Town homes
12,000 sf retail

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MixLive-Work

Street-Level Retail Restaurant

5-Acre Mixed-Use Site in Inman Park

240 North Highland
Atlanta, GA

Creating Everyday Neighborhoods Mixed-Use and Mixed-Income Development: financing and the right mix

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Live-work / Residential
Residential

240 North Highland
Atlanta, Georgia
6 Acres
263 Units
25,500 sq ft retail

Mixed-Use and Mixed-Income Development: financing and the right mix
Creating Everyday Neighborhoods
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Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix
Lakewood Mixed Use – Existing Industrial Facility
Atlanta, Georgia
39 Acres
700 Apartments
41 Town homes
56 Single-family homes
20,000 sf retail
Addressing the Street

entry @ w. peachtree st

entry @ spring st

the articulation of ‘front’ can be accomplished using many different methods as long as the basic syntax of the constituent elements follow the grammar of the city:

street - sidewalk - front - threshold - interior/public - private
MidCity Lofts
Atlanta, GA

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Residential
Retail
Parking
Retail
MidCity Lofts
Atlanta, GA

Creating Everyday Neighborhoods
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Retail
Residential
Parking
Retail / Office

StudioPlex
Atlanta, GA

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September 21, 2006
Creating Everyday Neighborhoods: financing and the right mix

Mixed-Use and Mixed-Income Development

StudioPlex
Atlanta, GA

Interior Courtyard

Residential
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1010 Central
St. Petersburg, Florida

Restaurant
Retail
Residential
The Edge
St. Petersburg, Florida

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix

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The Edge
St. Petersburg, Florida

Office
Residential
Live-Work
Retail

4th St. Elevation
3rd St. Elevation
4th Ave Elevation
Delmar Terr. Elevation

September 21, 2006