

Figure 2: REDEVELOPMENT

EXISTING CONDITIONS

Deep building setbacks, large expanses of unused parking and building design that lacks visual interest are unwelcoming to pedestrians.

PHASE 1

Corner-located, pedestrian-scale buildings make more effective use of unused parking and bring the shopping center closer to the street and surrounding community. The new buildings include office above retail, bringing more activity and customer base to the shopping center. Surface parking is located behind the buildings. Human-scale building details such as transparent windows, street-facing entrances and awnings, along with landscaping and pedestrian-scale lighting, improve the walking environment.

PHASE 2

The original shopping center has been reinvigorated with a redesigned retail anchor and further infill development. The parking lot entrance becomes a real street. Intensification of buildings, such as adding a third story, brings more people to the site and parking can be consolidated into structures that also contain other uses. Outside spaces are comfortable and pleasant for pedestrians.

