



MIXED-USE DEVELOPMENT

DEFINITION, IMPORTANCE AND BRIEF HISTORY

ATE VICTOR TAMNUNOBARABONYE

DEPARTMENT OF ARCHITECTURE, POST GRADUATE SCHOOL,

FACULTY OF ENVIRONMENTAL SCIENCES,

RIVERS STATE UNIVERSITY,

NPKOLU, ORUWORUKWO PORT HARCOURT,

Victorate999@gmail.com

Supervisor: Arc. A. D. Enwin

Lecturer, Department of Architecture

Rivers State University

ABSTRACT

The concept of mixed use has recently become exceedingly popular in recent decades and has gone a long way in enhancing cities, contributed to the growth and sustenance of neighbourhoods and has been of great improvements and progress to the urban world as the activities of our everyday urban lifestyle revolves around the needs the mixed use has catered for. Furthermore, people living in urban cities experience some difficulties existing without the concept of MUD. This paper would list out some of the importance and basic ideas of MUD. Findings on this paper shows that the mix of uses in MUD plays a vital in the success of eradicating urban sprawls. Housing contributes an important and qualitative benefit to the mix of uses; the residents provide vitality through continuity and variety of presence. The benefits of mixed-use development are numerous from environmental to economic values. Local authority planning boards should embrace the principles of mixed-use and work hard to ensure its enactment. The commitment which fortifies the encouragement of mixed-use is based on the straightforward fact that we enjoy and value mixed-use environments. The significance of this paper is to contribute to the basic idea and understanding of the mixed use development, its importance as well as setbacks.

Introduction



Mixed use development is a lot more than it sounds and that's because of the clarity that has been put into it in the past decades. Normally it might appear that the definition of what constitutes a mixed-use project would be straightforward as it sounds. However, it's much more complicated with the label being applied to a variety of alternative types of buildings, land uses, and mixes involved. The rapid growth in cities makes the mixed use development to be even more important. Today, no one gets away with designing a standalone residential tower. The mixed use buildings not only utilize resources and save space but also provide city inhabitants with neighborhoods that integrate work, live and play spaces as well as leisure and green spaces. Mixed-use Development complex would be simplified and any other nuance can be added to this too. This study is expected to contribute to the literature enrichment with respect to the lessons learned which is the basic idea of a mixed use building.

Mixed use development allows for the integration of various functions or uses in one structure. In a wider sense, it is a combination of commercial, residential, cultural, and institutional and production integrated at various levels. In real sense, it is a vital activity destination for people. It allows people from various works of life to meet and therefore increase security of space since many people tend to gather at a point. It also increases the economic viability of a place. This

kind of design development is very efficient because it provides the basic necessities of man within a very close range. The presence of these different functions within one area will promote economic development and maintenance. The mix of uses helps to distribute uniformly, the population of the city as well as achieve compactness of multi functions.

Definition

Mixed use development is a kind of urban development that combines several uses in one building or structure or group of structures – residential, cultural, commercial, office, and entertainment uses in any fusion. These functions and activities are fully integrated and provide complete pedestrian networks. (Grant, I. T., 2002)

Mixed use development, as defined in the mixed-use handbook, means any combination of commercial (e.g. Retail, office and entertainment) and non-commercial uses, such as residential uses, mixed vertically or horizontally. Mixed use development handbook characterizes mixed use development as one that provides three or more significant revenue-producing uses fosters integration, density, and compatibility of land uses and creates a walk-able community with uninterrupted pedestrian connections. (Levitt, R L. and Schwanke D., 2003).

Mixed land use enables for a wide range of land uses including residential, commercial, and industrial integrated in one structure or area. This can be a single structure, a collection of several buildings, or an entire neighbourhood development area combining together retail outlets, outdoor/indoor restaurants and apartments/condos. It can bring a lot of life to a city corner while allowing for greater density. It brings people to live together, work, and relax in the same space.

These kinds of developments are usually located within the Centre of the city. The residents will live close to where they work, spend their leisure times, and therefore, reducing the need of a car. This means fewer cars on the streets and more pedestrian or bicycle-friendly environments.

Brief history

Although mixed-use development activity surged in the past two decades leading up to the commercial market collapse in 2007, the notion of mixed-use projects is not new. Mixed-use development has been an integral part of the urban landscape for centuries. This is especially true in Western Europe where mixed-use projects have been synonymous with small town living. Similarly, many large cities in the United States were built on the backs of mixed-use projects. Some of the interest in mixed use development was dampened by the adoption of the Standard Zoning Enabling Act (SZA), which advocated a separation of land uses rather than an integration of uses. The rationale for separating land uses was based on recognition that some uses are incompatible with others and can create negative externalities to the detriment of individual land owners and the communities they comprise. Since SZA served as model code, in many local jurisdictions land uses outside of commercial cores were often segregated into discrete commercial, industrial, and residential zones. However, mixed-use development continued to emerge in central business districts, which by definition were multi-use areas, as well as in selected suburban nodes or targeted Submarkets. During the latter 1980s, a wave of mixed-use development activity spread across the country as a means of combatting urban sprawl that was associated with low density development. This trend was enabled in part by revisions to traditional zoning codes that allowed mixed-use projects to be developed outside of the commercial core areas to which they had previously been restricted. The underlying rationale behind revisiting mixed-use restrictions was articulated in Oregon's "Commercial and Mixed-Use Development Handbook" published in 2000 as a model code. The Handbook noted the advantages of locating stores, offices, residences, public services, and recreation spaces within buildings and/or walking distance of each other.

It suggested such development patterns promote:

- (1) Independence of movement, especially for the young and the elderly who can conveniently walk, cycle, or ride transit;
- (2) Safety through around-the-clock presence of people; reduction in auto use, especially for shorter trips;

- (3) Support for those who work at home, through nearby services and amenities; and
- (4) A variety of housing choices, so that the young and old, singles and families, and those of varying economic ability may find places to live.

Similar rationale has been cited in a number of jurisdictions and venues including the professional press as reflected in the surge of articles advocating mixed-use development as something of a panacea. The majority of these articles are based on case studies or descriptive discussions of projects undertaken to raise awareness of the development concept.

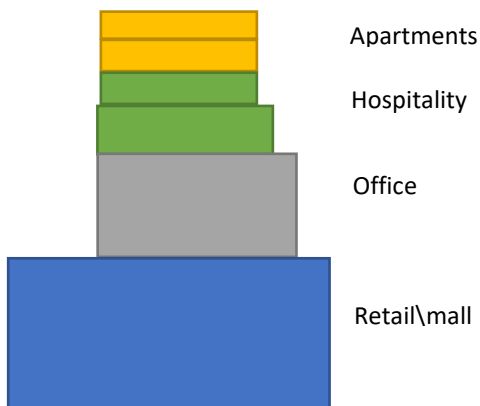
Today we see that some of these trends are reversing and we are making a concerted effort to make thoughtful, connected urban places. So, this is the re-embracing of mixed use (creating purposeful mixed-use buildings) repeating from history again.

Types of mixed-use development

MUDs are projects that aim to combine three or more different land uses such as residential, hospitality, retail, office complex, parking, leisure and sports, cultural and entertainment. This combination could either be achieved in a building or a small area (multiple buildings) or a neighbourhood.

Structurally, mixed use can be classified into two form types which are:

- **Vertical :**

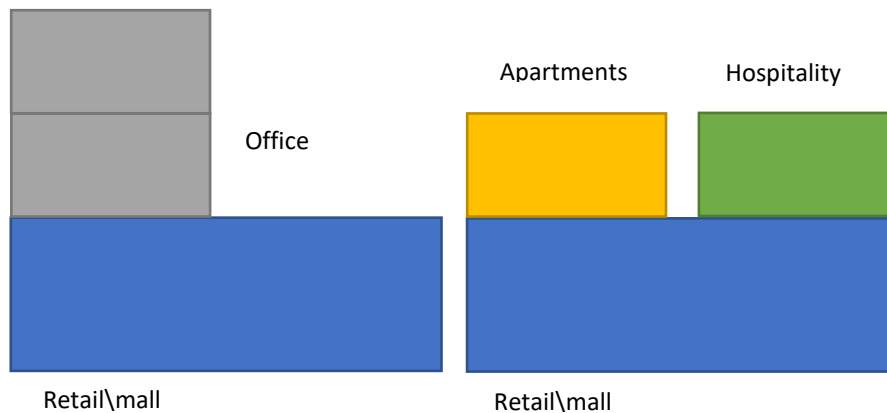


Here, the MUD is on a single multi story building or buildings and the mix are connected above the other. A typical mix places apartments on the upper levels and places offices on the lower level and retail on the street level. Usually, a basement level provides parking or multi-level parking.

This structural configuration of MUD is more popular in recent decades round the world as it takes smaller land areas and can fit into CBDs in cities and also beautify the sky line too.

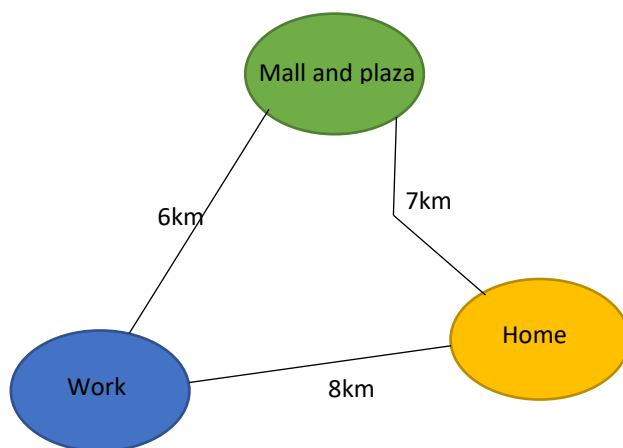
- **Horizontal :**

The MUD is usually spread over several buildings, such as a city block or around an open space or courtyard, these individual buildings serve one or two specific uses while also connecting amongst themselves to form a complex in a neighbourhood.

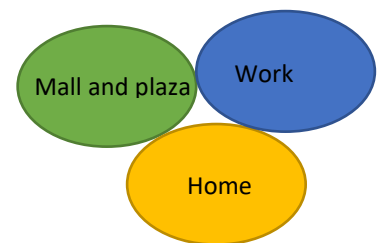


The concept of a MUD is to integrate different land uses into an area

(could be in a single building, neighbourhood)etc. over the different land use concept where home is 6k away from work and rush hours cause congestions on roads. This MUD concept has tried to fix the sprawls that arises from that as shown in the fig below



This is the typical land use zoning which distributes different land use in different areas usually far from each other. This practice over the decades have had some sprawls that the mixed use development seem to be the solution to.



MUD saves time, fuel consumption and creates a better interactive environment for different mix to co-exist. A live, work and play area.

WHAT IS MIXED-USE DEVELOPMENT

The essence of mixed-use developments is that it brings people closer to the things that they need on a day-to-day basis. It provides more options for both residents and workers. Mixed use developments if designed well, can greatly increase the convenience and enjoyment in people's day-to-day lives. Mixing of land uses as a contemporary concept, adapted by the author -Mixing land uses to reach greater densities, responding to changing consumer demands, and taking advantage of synergies arising from the integration of complementary uses and internal travel on foot (Rabianski et al. 2009). Provide liveable urban spaces with public gatherings and a variety of shops, restaurants and entertainment, as well as more vibrant commercial areas that provide retail and services to beneficiaries.

Therefore, it is worthy of note that a mixed-use development is identified as being a popular scheme because it provides the following benefits:(American Planning Association, "Planning and Community Health Research Centre).

- Decreasing traffic bottlenecks: this means MUD Reduces auto dependency, roadway congestion, and air pollution by allowing different land uses to co-exist
- A wider housing variety and mass: Some MUDs offer an excellent combination of businesses, entertainment venues, homes, restaurants and shopping malls all in same development thereby enhancing the lifestyle of residents.
- Reduced driving and walking distances between residential, businesses, and leisure activities
- More compact development, helps in urban revitalization MUD plays a significant role in revitalizing marginalized areas. Companies which set up their headquarters in such places offer jobs to nearby communities. Consequentially, they boost the regions' economic growth as their staff purchases grocery and meals from nearby restaurants and retail stores.

- Stronger neighbourhood character, Promotes pedestrian & bicycle travel and promotes a sense of community.
- Pedestrian-friendly landscaped environments and greenery
- Promotes environmental conservation: Most people in the city drive their cars when traveling to their workplaces, shopping malls, and restaurants. MUD allows people to live, work, play and shop in the same environment. This offers numerous economic and social benefits. It minimizes their dependency on private cars hence reducing traffic congestion and emission of greenhouse gases. It helps in conserving the environment.
- Strong social ties: MUDs provide social public space including plazas and parks. Such places allow residents to interact freely hence promoting strong social ties.

There are numerous economic benefits to adopting planning strategies, land use practices, and regulations that foster mixed-use development.

PROBLEMS FACING MIXED-USE DEVELOPMENT

For a single building or a single neighbourhood to comprise of different land use to coexist together, there would definitely be arising problems that would need to be fixed and sorted out along the course. Here are some factors that affect MUD

- One of the main issues of MUD is whether the size, shape, and topography of a site is appropriate for the proposed project. Access to and egress from the site, connectivity to other land uses, access to multiple modes of transportation, and vehicle and pedestrian circulation systems are also critical factors for project success.
- Insufficient knowledge of available public/private benefits
- Land use approval, permitting, and regulatory hurdles, need to work and collaborate with planning agencies, the community, multiple development teams, and possibly multiple owners

- Design of a pedestrian-friendly environment, in a way that the pedestrians don't have to cross paths with vehicles as much as possible
- Lack of parking space is a dilemma often encountered by occupants and visitors of a MUD. From implementation of parking policies to working out the relationship between different spaces and their uses, parking can create a major issues from traffic on access roads to overflow especially in MUD.
- Noise control and other issues: noise transfer from noisy zones to quiet zones can be a problem too. It can be problematic especially if a residential unit is located close to a noisy commercial spot like a restaurant or worse a night club or bar. Also other issues like cooking smells, cigarette smoke, and visible trash from the commercial component of the development.

CONCLUSION



In conclusion, the MUD has contributed to the growth and sustenance of neighbourhoods as the activities of our everyday lifestyle revolves around the needs the mixed use has catered for. The MUD concept can help create successful urban environments. In some areas, the MUD is unknowingly created as the needs arises. However, Integrating land uses is a delicate process and as such sites that are proposed for mixed use should be carefully considered as to whether it will meet up to the basic rules and site selection criteria's .In the end, however, mixed-use properties show great potential when done right. They are sustainable, efficient, and can enliven any neighbourhood.

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