

**SUSTAINABLE PRACTICES  
FOR BUILDING OWNERS AND OCCUPANTS**

# **COMMUNITY ORIENTED SERVICES**

**MIXED-USE DEVELOPMENT**

# Mixed-Use Development



## Background:

Urban sprawl has led to the increase of single-purpose buildings as opposed to mixed-use buildings. Historically, cities' building infrastructure was designed for mixed-use buildings for commercial, residential, and recreational purposes.

## Concept:

The benefits of mixed-used buildings include greater proximity of more diverse services to residents; potentially reduced vehicle miles traveled if proximity is within walking distance; urban sprawl reduction; enhanced neighborhood connections.

## Did you know?

Built on the site of the former Midtown Plaza, Tower280 is an example of new mixed-use buildings in the City.

## Key Statistic:

Over 46 commercial buildings have been converted to residential or mixed-use and there is currently \$857 million being invested in real estate projects throughout downtown Rochester<sup>1</sup>.



*Potential Layout of a Mixed-Use Building*


## Did you know?

LEED for Neighborhood Development provides credits for incorporating mixed-use projects into a neighborhood.

Sources: <sup>1</sup>City of Rochester Climate Action Plan. May 2017. <http://www.cityofrochester.gov/climateactionplan/>

# Mixed-Use Development



TARGET GROUP	WHAT CAN I DO
<p><b>Developers, Landlord, Business Owners, Institutions</b></p> 	<ul style="list-style-type: none"><li>• Incorporate mixed-uses in site plan submittals to the City.</li><li>• Consider <a href="#">LEED guidance</a> or <a href="#">Enterprise Green Communities Criteria</a> for mixed-use neighborhoods.</li></ul>

Hyperlinks: <sup>1</sup><https://www.usgbc.org/credits/neighborhood-development-plan-neighborhood-development/v4-draft/npdc3>; <sup>2</sup><http://www.enterprisecommunity.org/solutions-and-innovation/green-communities/criteria>