

CITYCENTRE

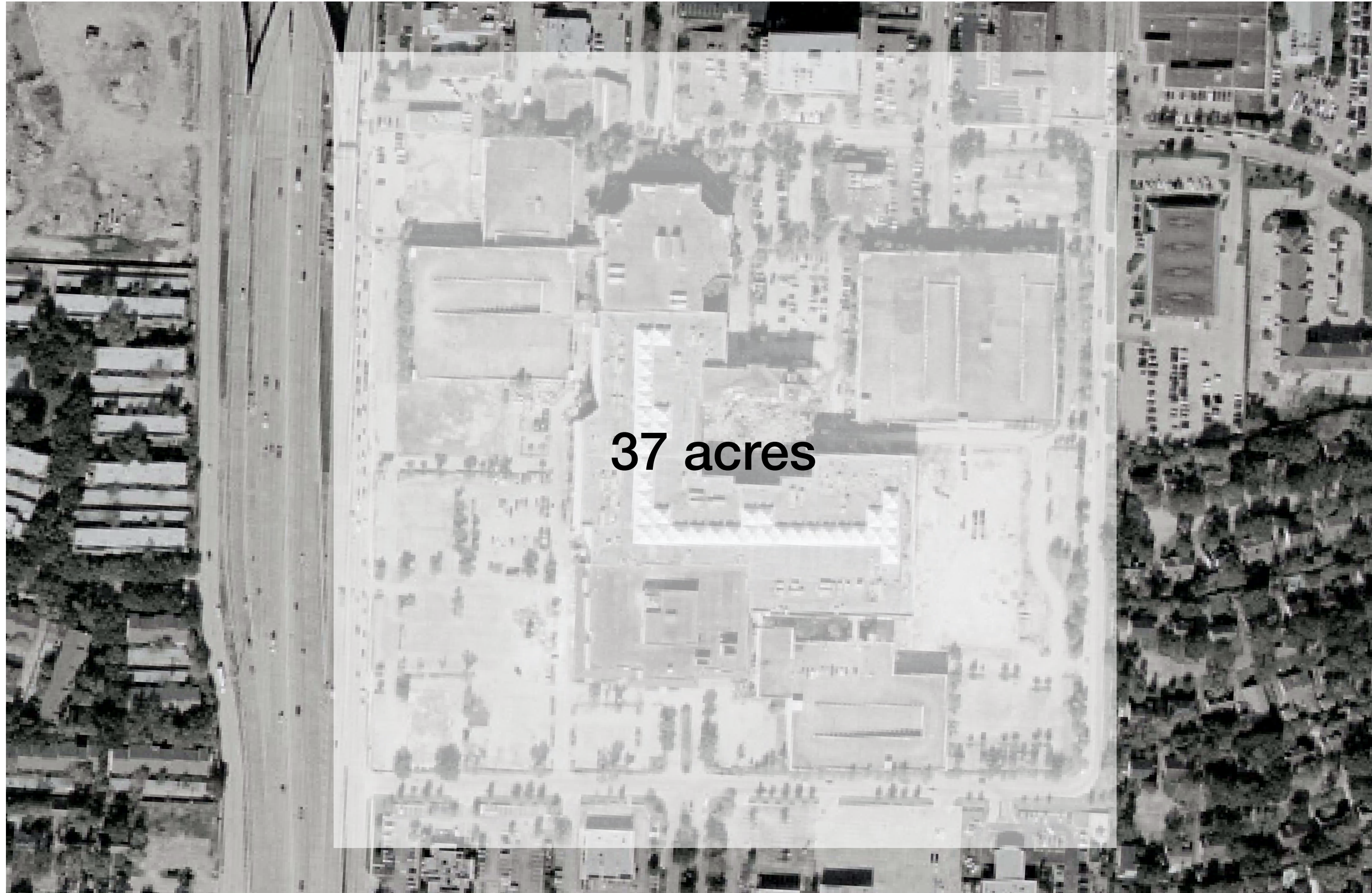
LOCATION

Location



HISTORY

Town & Country Mall



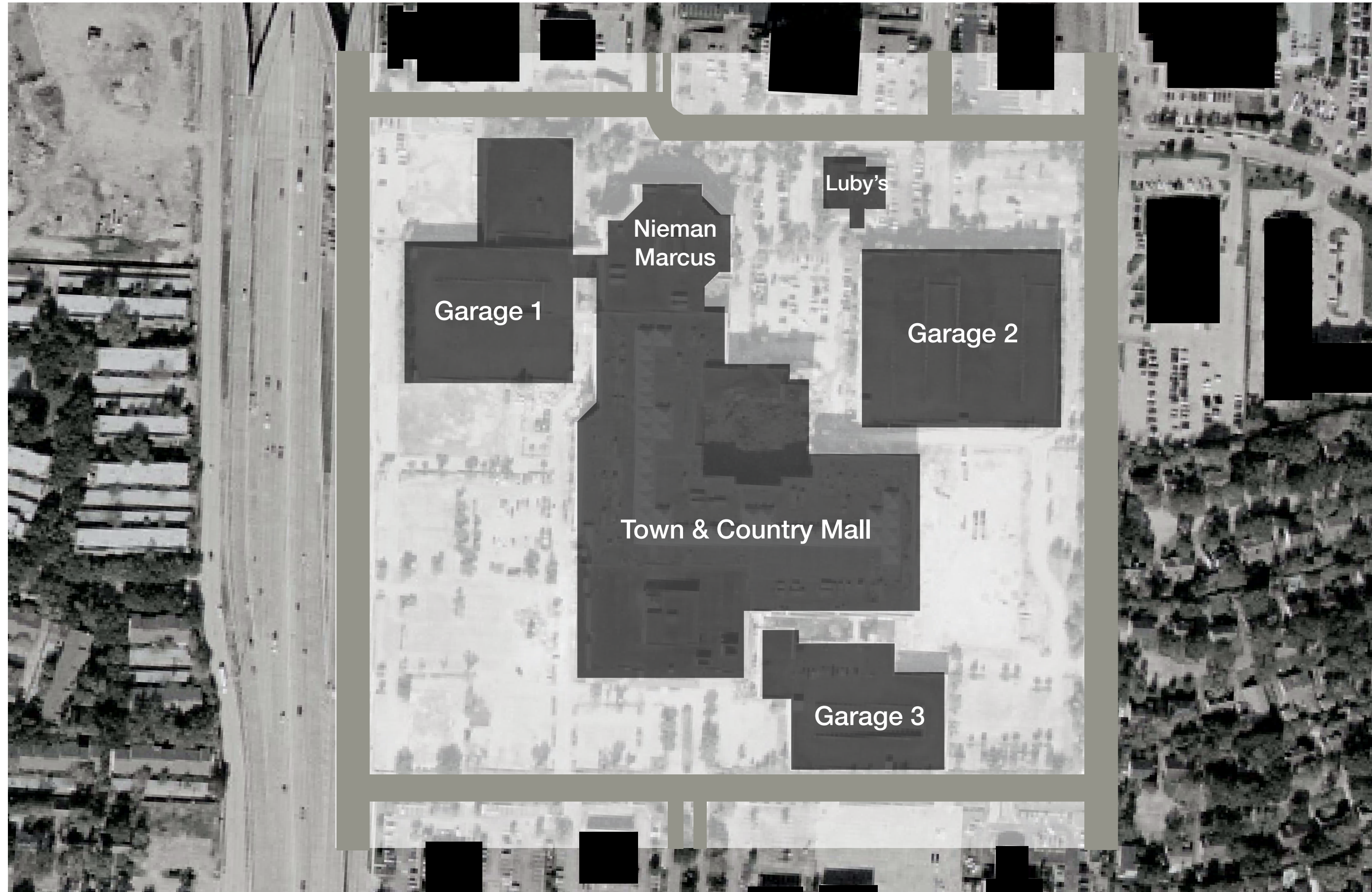
Town & Country Mall



Town & Country Mall



Town & Country Mall



Town & Country Mall



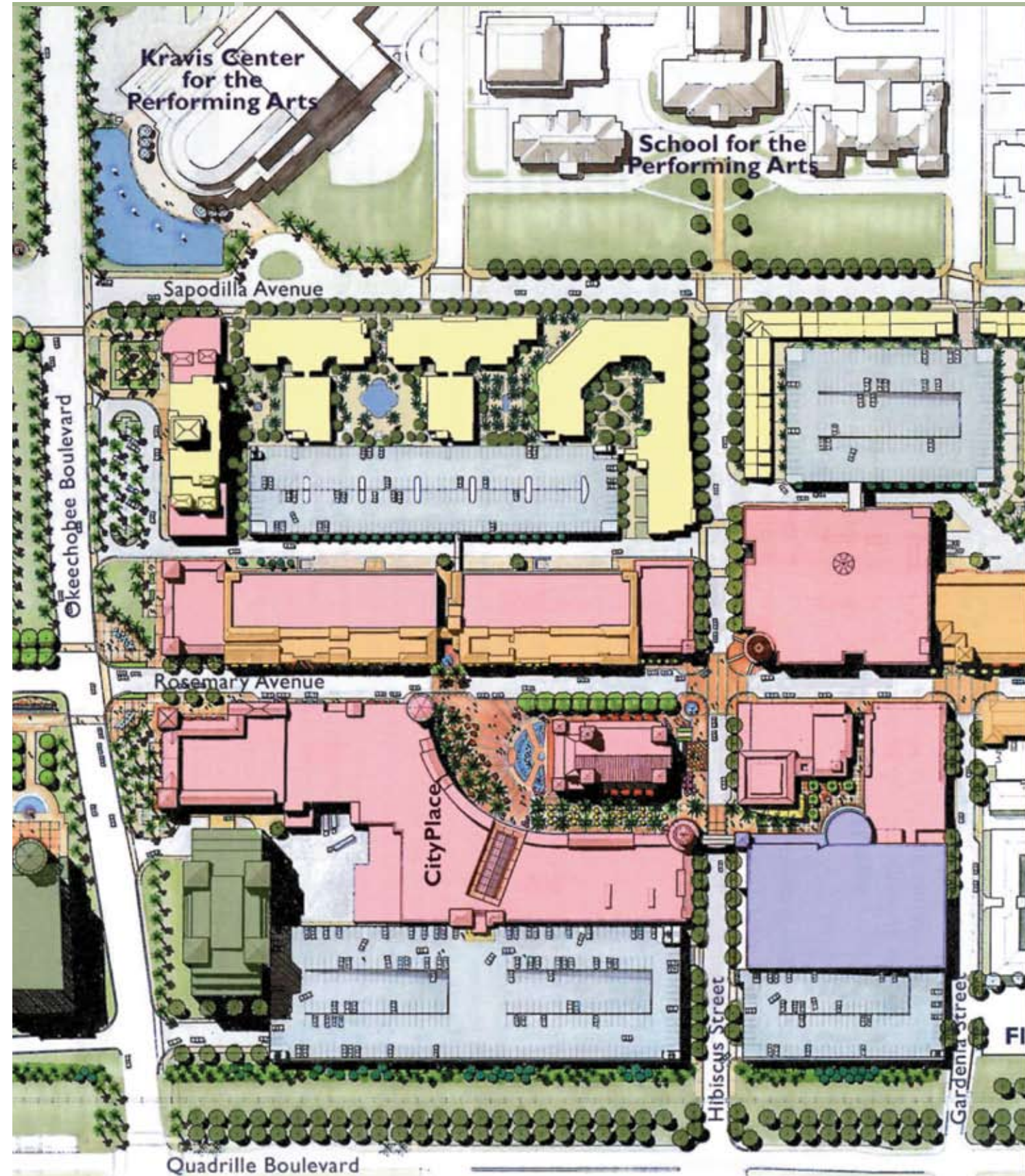
MARKET RESEARCH

- **2 Million People** withing a 20 minute drive
- **140,000 households** within 5 mile radius
- **\$100,000** average income
- **70%** white collar workers

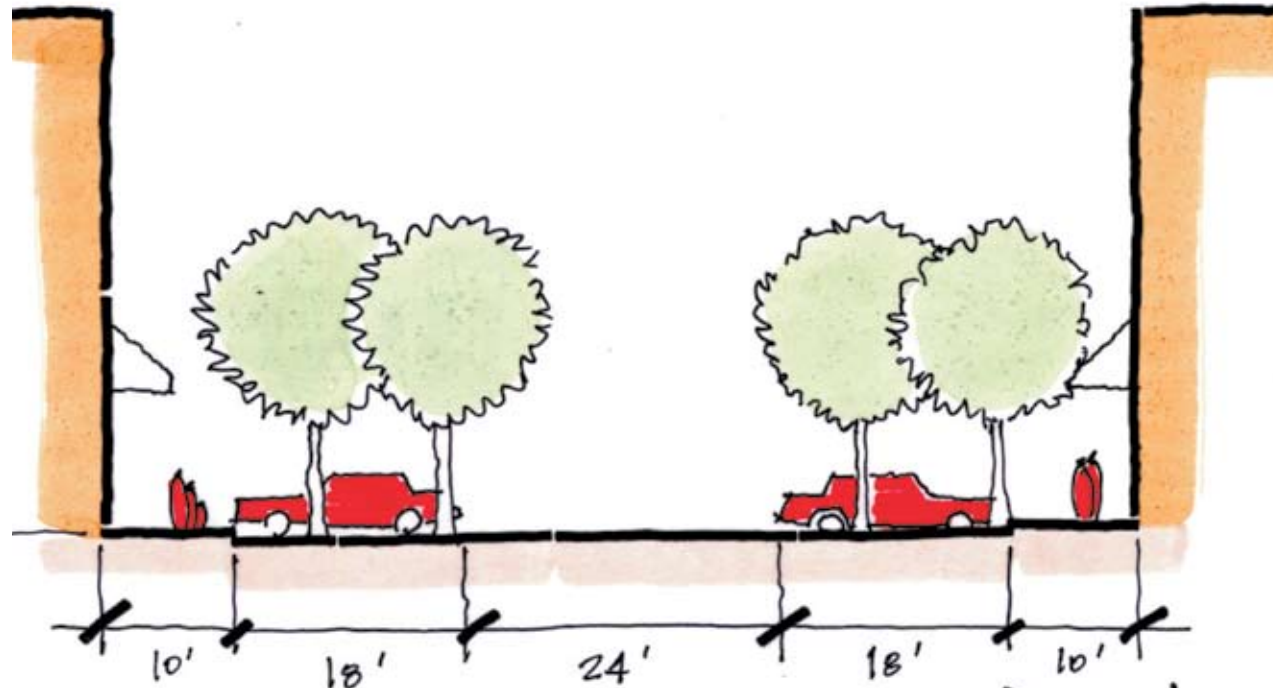
BENCHMARKING

- 6 people
- 17 cities
- 27 projects

Planning



Streets



Architecture



Amenities

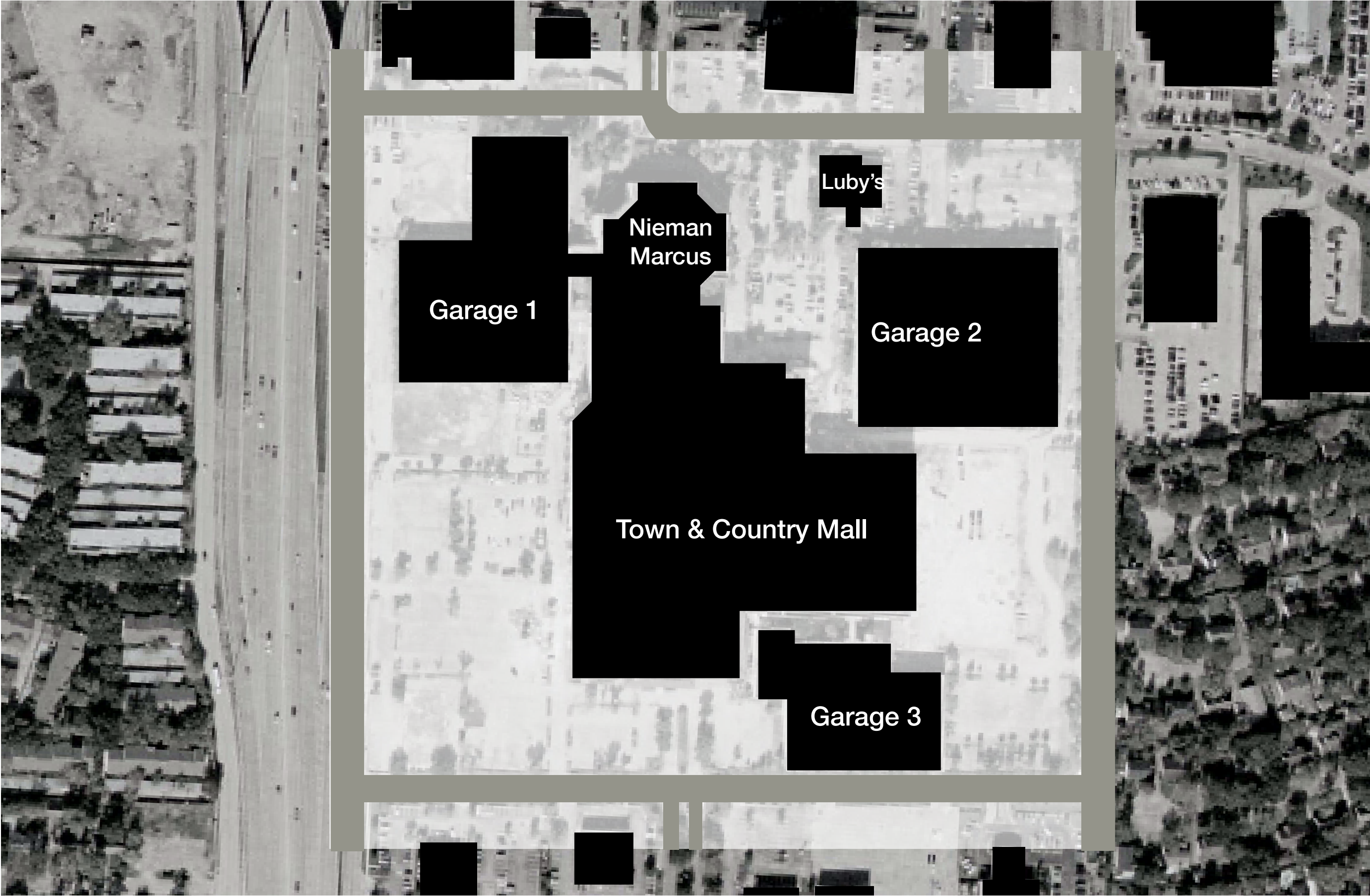


VISIONING

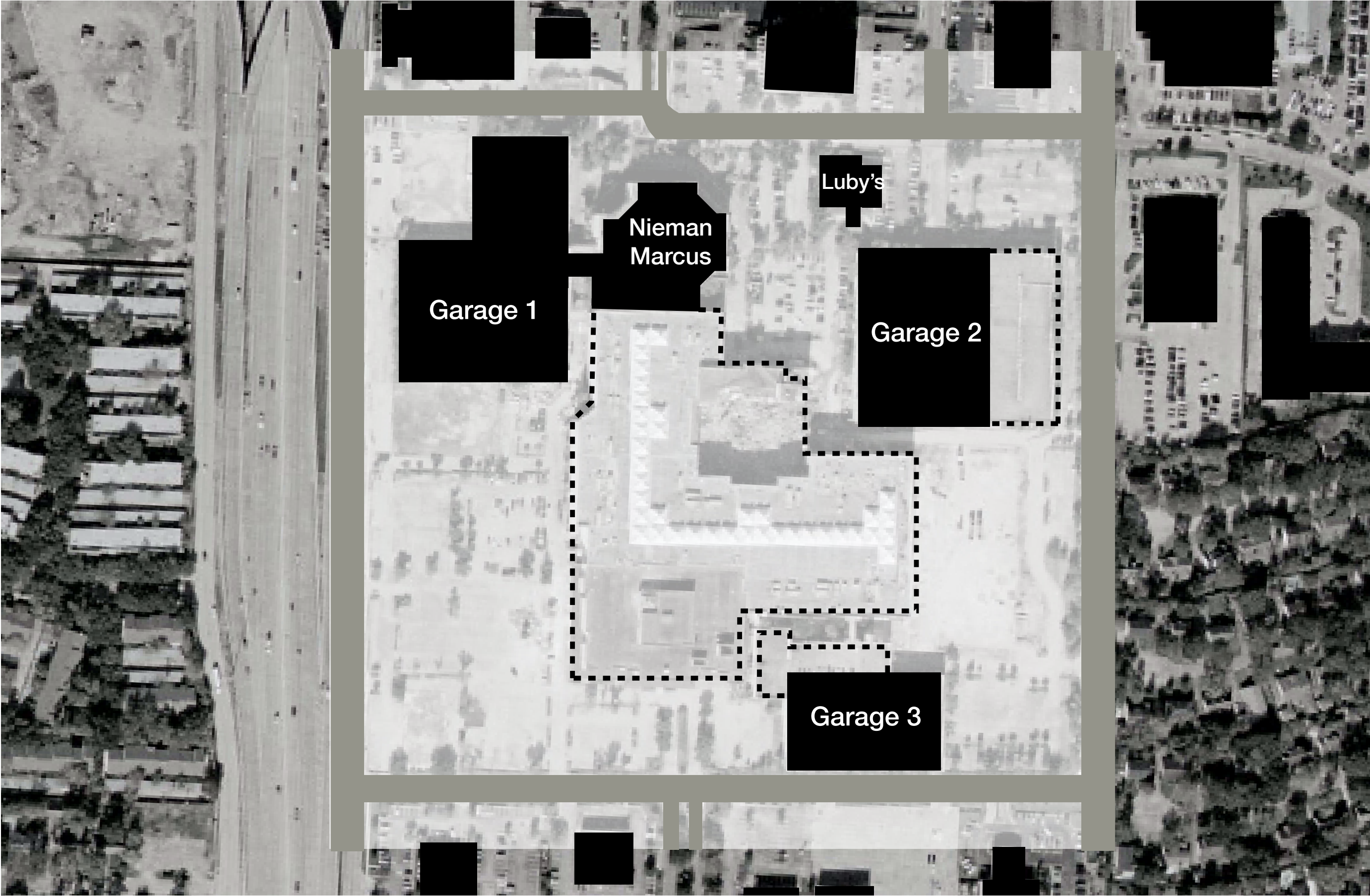
- **A compelling place** unique, diverse
- **Local Integration** connection, commitment
- **Authenticity** values driven, not nostalgic
- **Financial Success** investors, community

REDEVELOPMENT

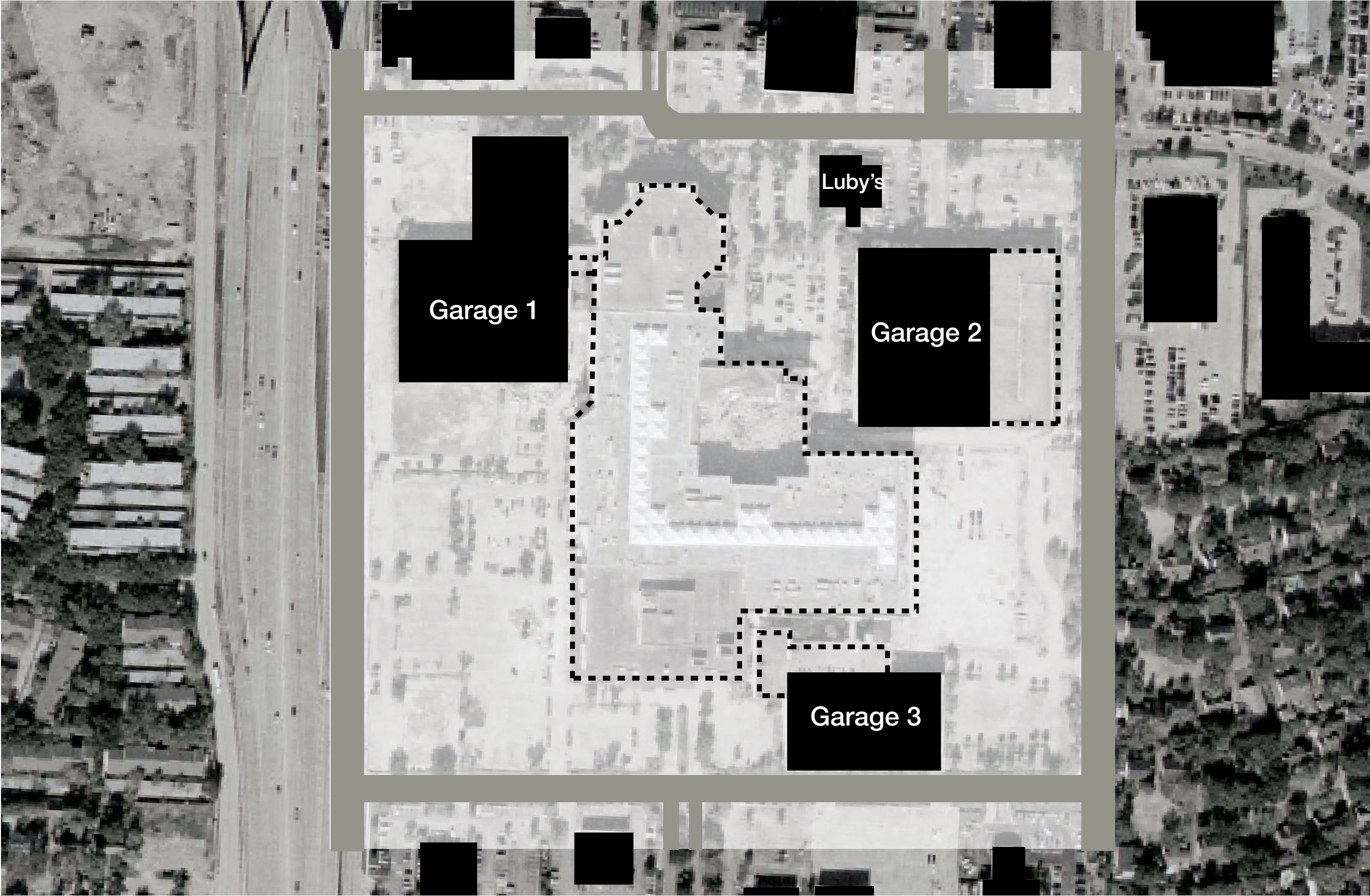
Demolition



Demolition



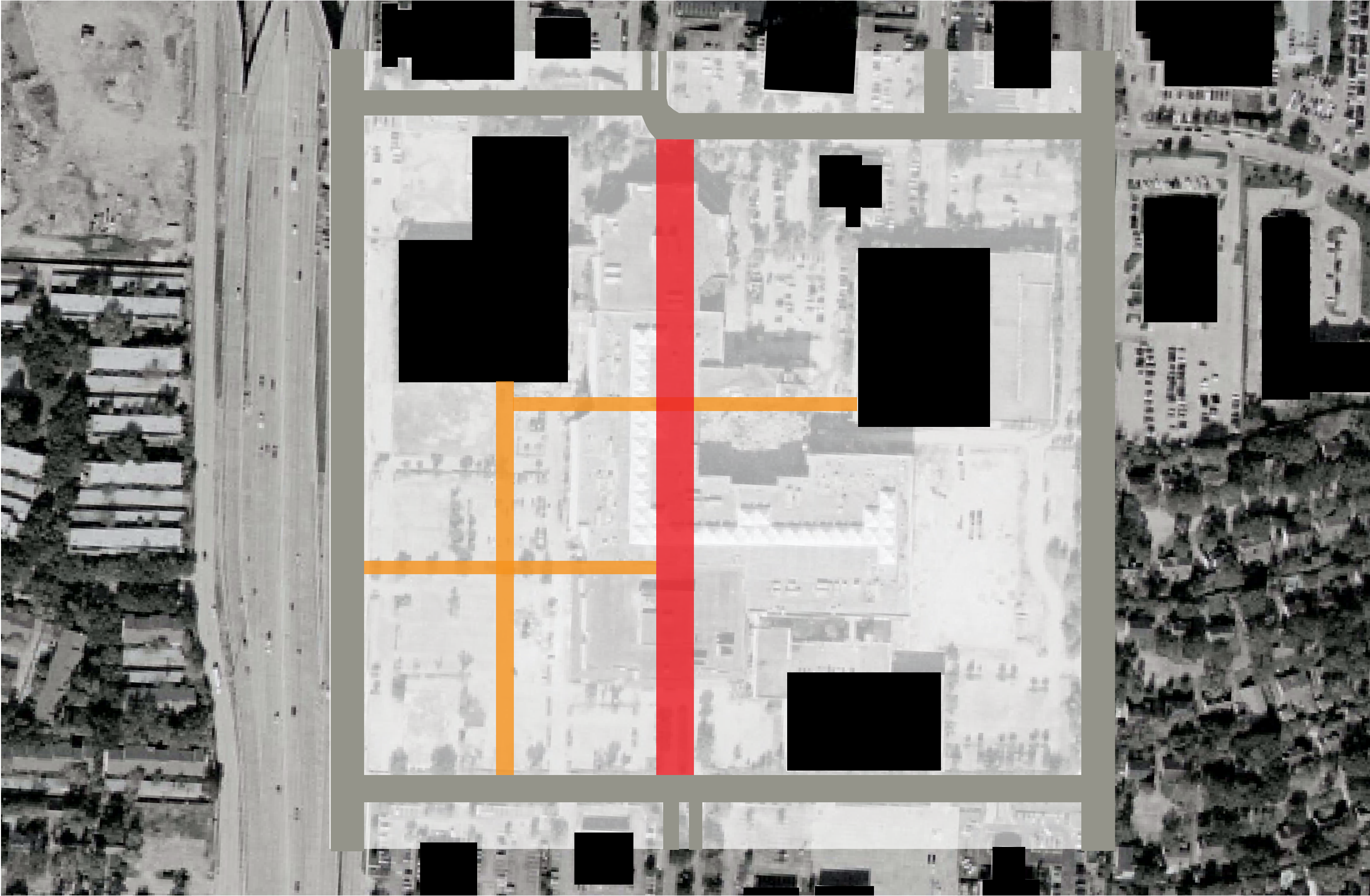
Demolition



PLANNING

- **Clear circulation** access, way finding
- **Celebrate pedestrians** sidewalks, amenities
- **Public places** memorable, meaningful

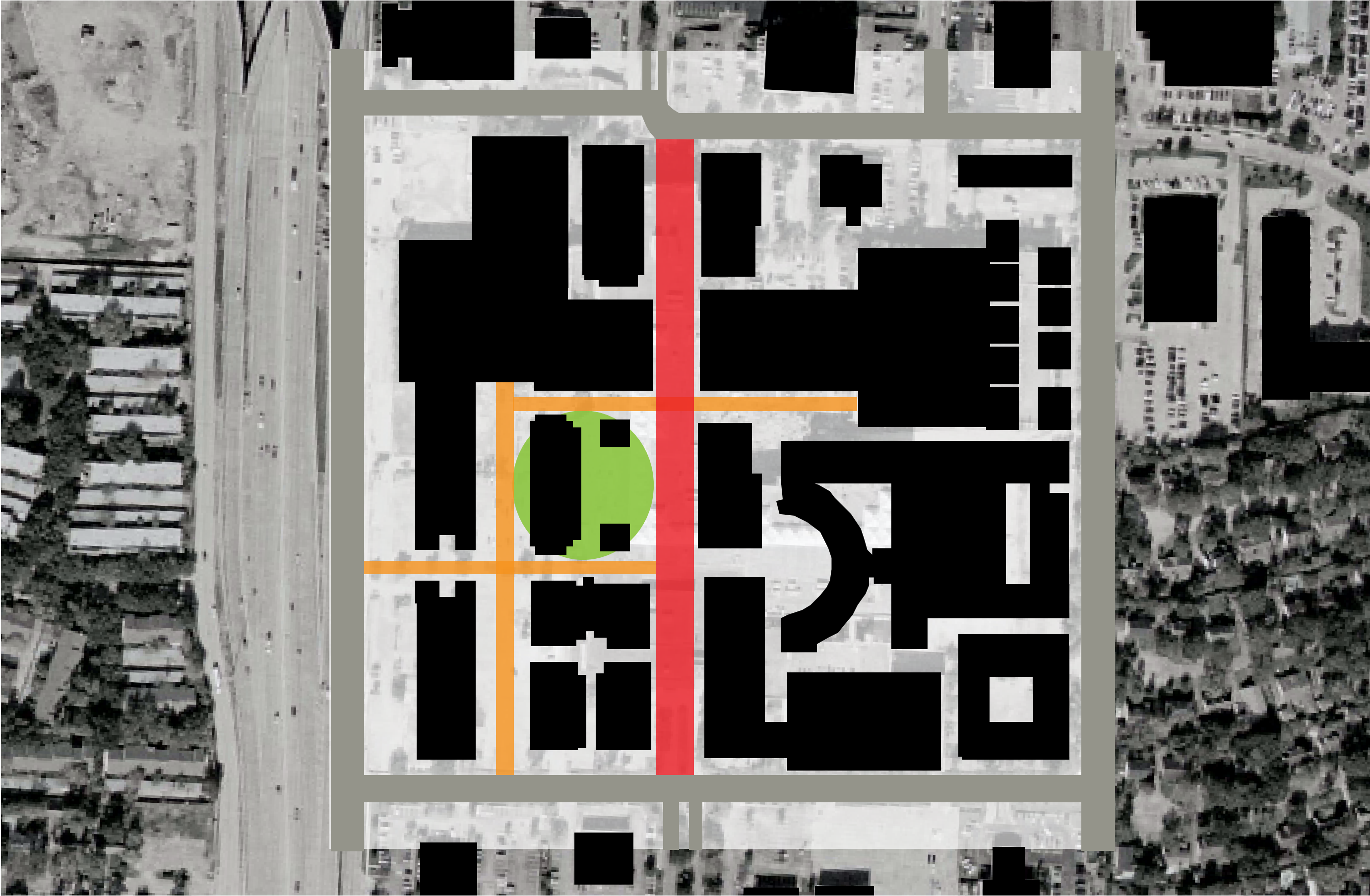
Circulation



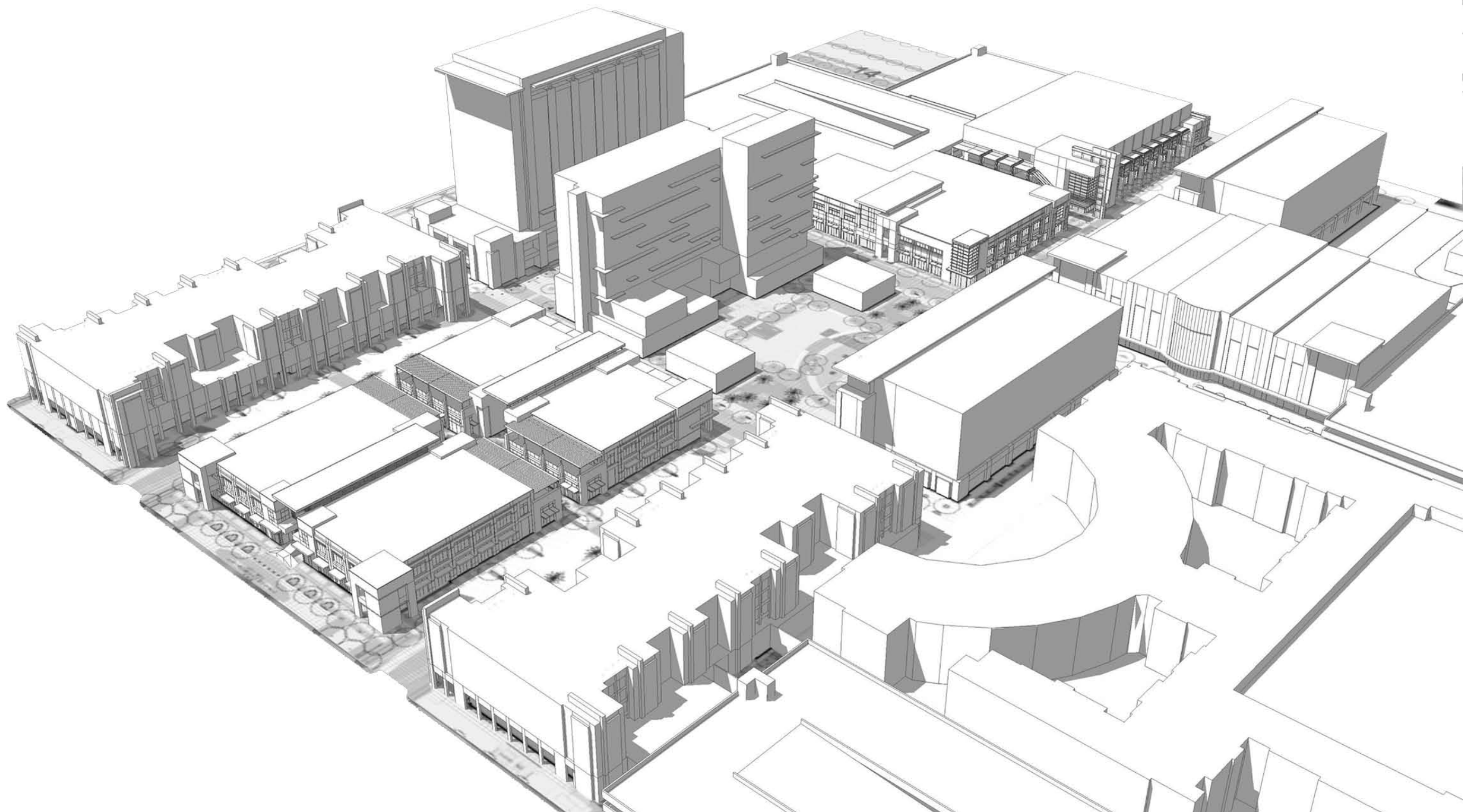
Public Spaces



Development Parcels

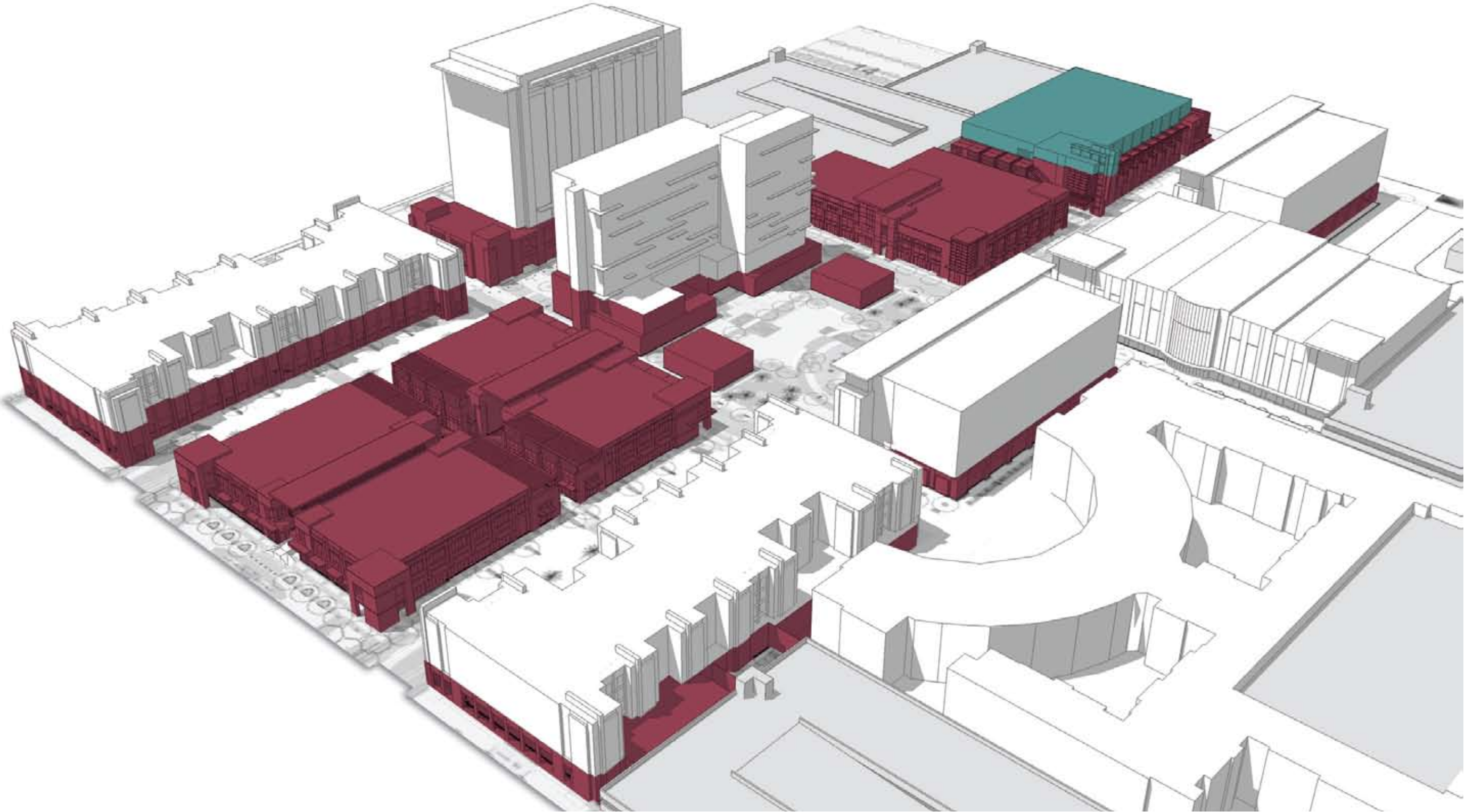


Master Plan



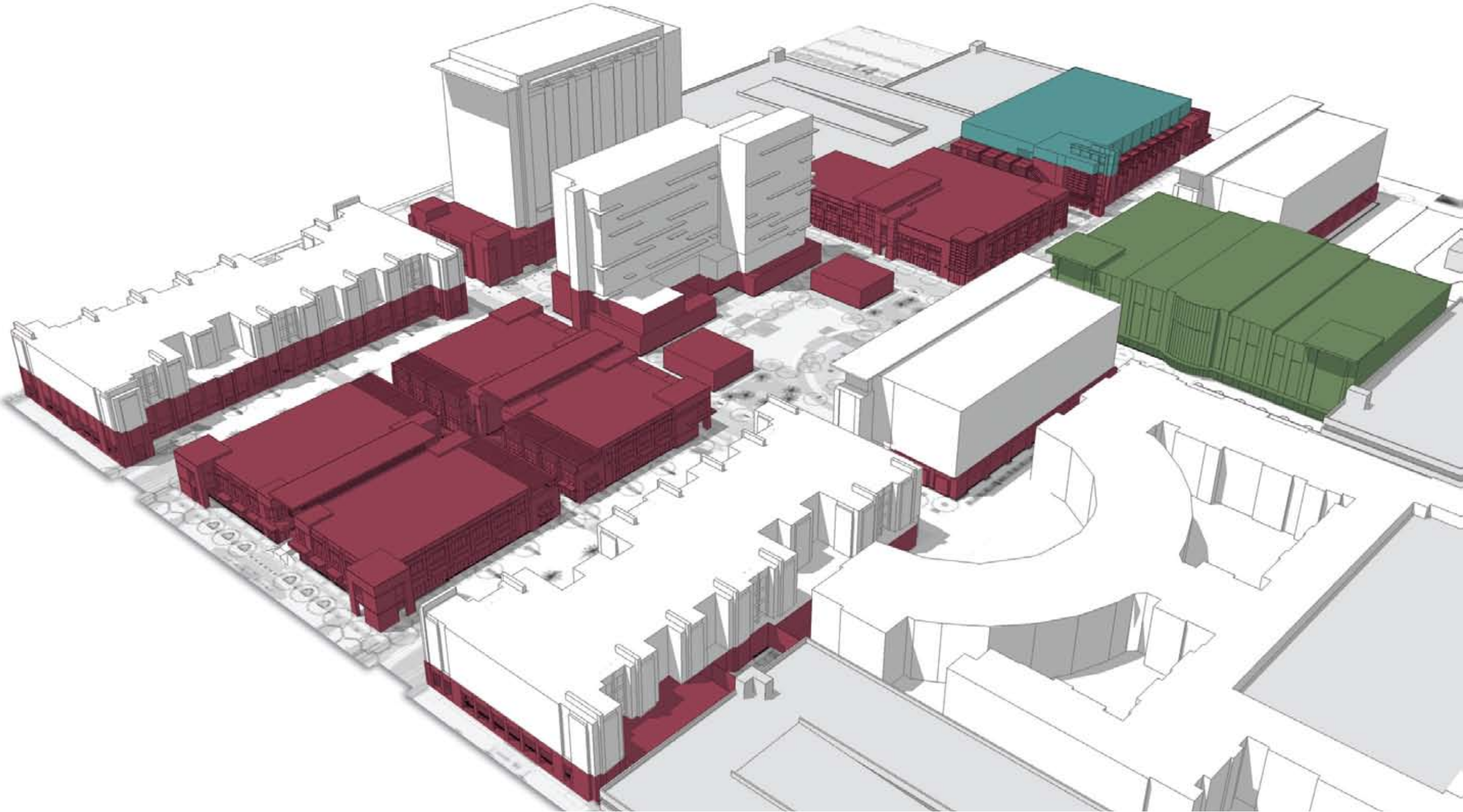
Master Plan

	<i>Retail</i>	375,000
	<i>Theater</i>	25,000



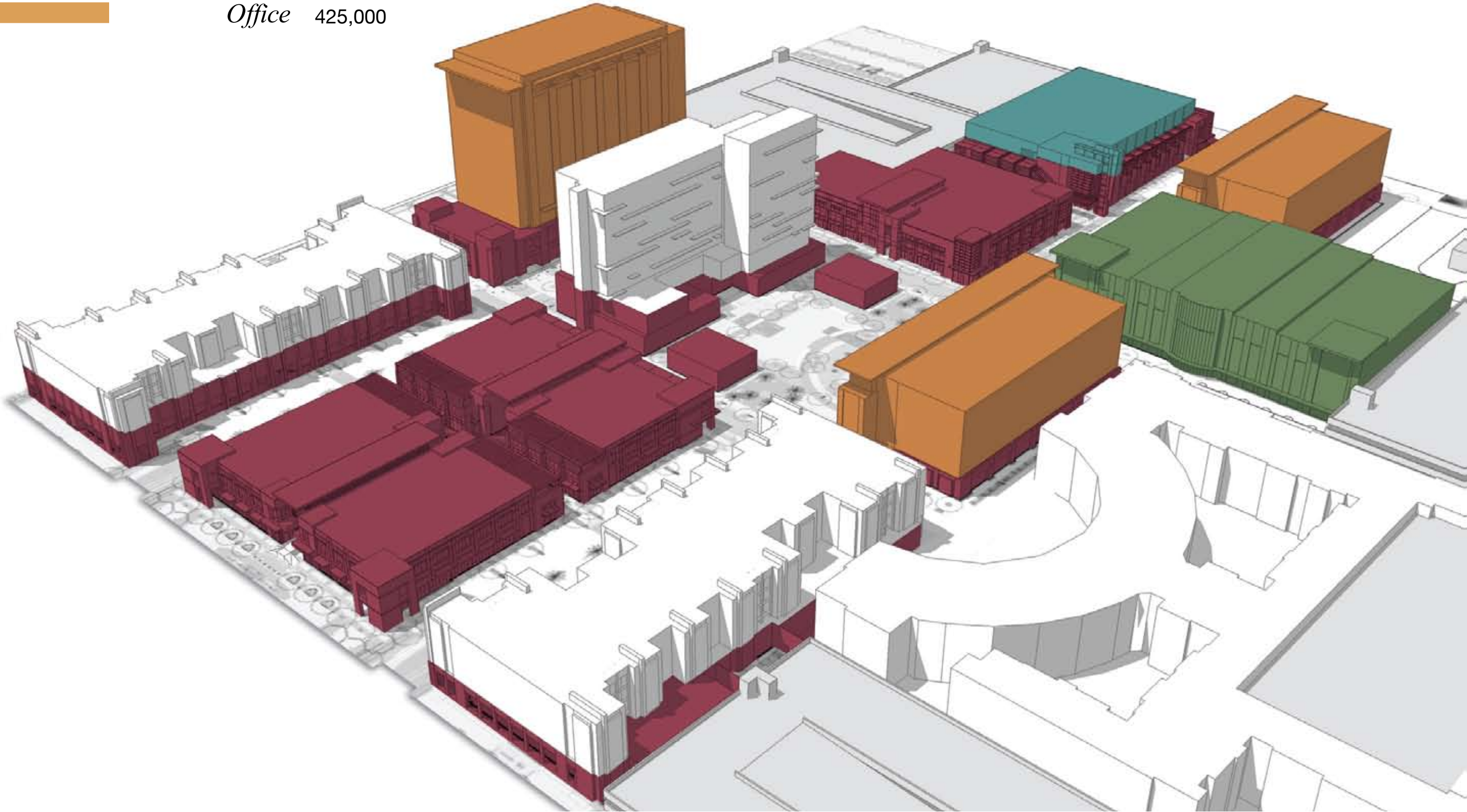
Master Plan

	<i>Retail</i>	375,000
	<i>Theater</i>	25,000
	<i>Fitness</i>	150,000



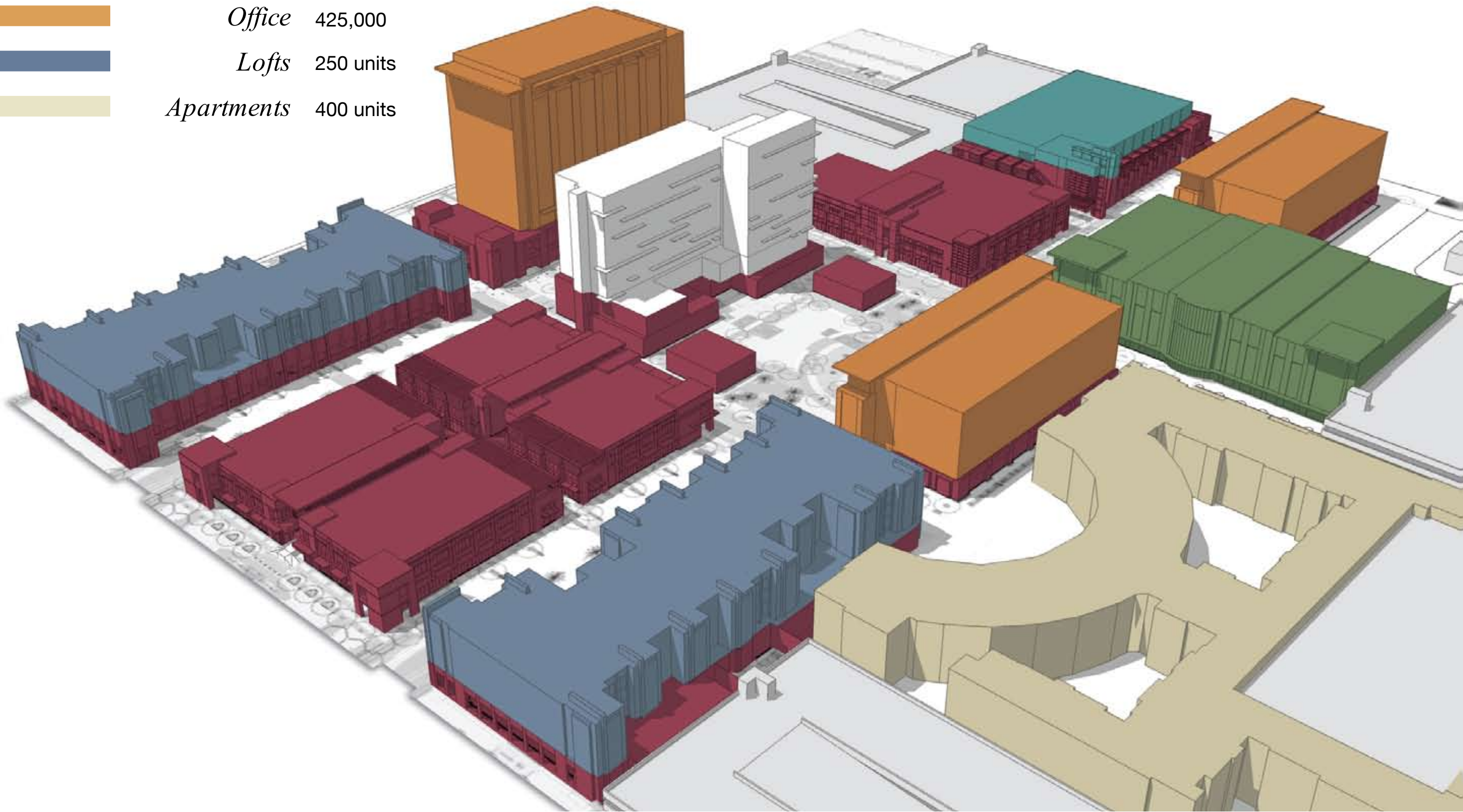
Master Plan

	<i>Retail</i>	375,000
	<i>Theater</i>	25,000
	<i>Fitness</i>	150,000
	<i>Office</i>	425,000



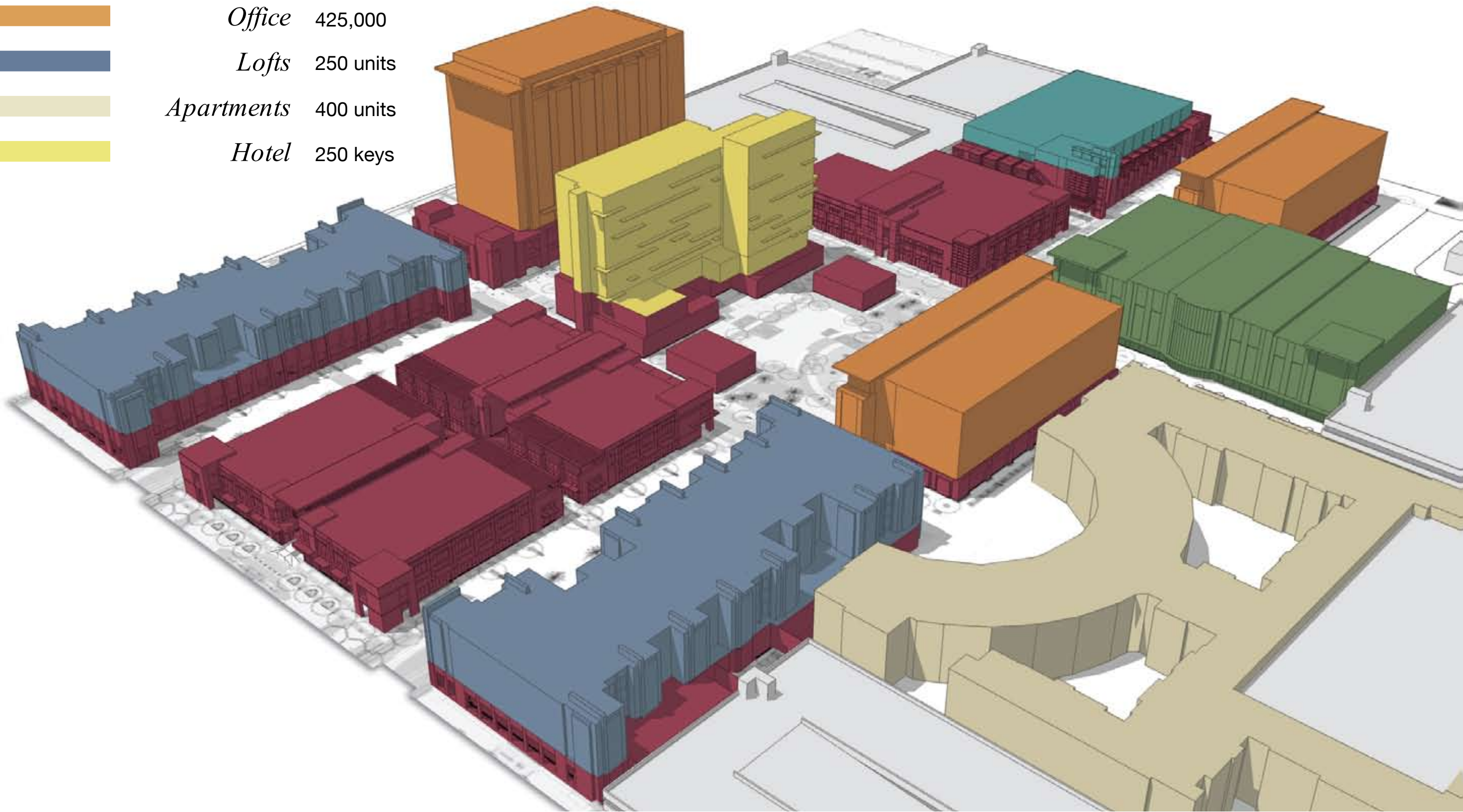
Master Plan

	<i>Retail</i>	375,000
	<i>Theater</i>	25,000
	<i>Fitness</i>	150,000
	<i>Office</i>	425,000
	<i>Lofts</i>	250 units
	<i>Apartments</i>	400 units



Master Plan

	<i>Retail</i>	375,000
	<i>Theater</i>	25,000
	<i>Fitness</i>	150,000
	<i>Office</i>	425,000
	<i>Lofts</i>	250 units
	<i>Apartments</i>	400 units
	<i>Hotel</i>	250 keys



Master Plan



REALIZATION

Plaza



Plaza



Plaza



Plaza



Streets



Streets



Streets



Courtyards



SUSTAINABILITY

LEED - ND

- Smart Location & Linkage
- Neighborhood Pattern & Design
- Green Construction & Technology
- Innovation & Design Process

Smart Location

- Preferred location
- Conservation, preservation
- Reduced automobile dependence
- Housing and jobs
- Schools

Neighborhood Design

- Compact
- Diverse
- Walkable
- Public spaces
- Neighborhood access
- Reduced Parking

Construction & Technology

- Energy efficiency
- Heat island reduction
- Waste management

Innovation & Design

- Innovation
- LEED AP

CONCLUSION

Compact



Public



Diverse



Accessible



Walkable



Exemplary



CITYCENTRE