

MIXED-USE

Mixed-use structures connect life, invigorating activities, and make a positive impact on the community. It is the future. A stand-alone parking structure is giving way to this trend. The integration of a mixed-use parking structure is one of the most successful and effective uses of land for educational and healthcare campuses, entertainment venues, and urban communities.

THA Consulting, Inc. (THA) planners, architects, engineers understand the unique make-ups of mixed-use facilities in creating them as the destination place that posi-

tively impacts the local community and improves the financial viability of the project. Owners of parking structures that incorporate this concept with an office, retail, restaurant, residential, activity-based programs, fitness and wellness, entertainment venue, and even swimming pool have all seen the benefits to the life experience and witness the impact of fostering a greater sense of community.



Mixed-Use elements incorporate active “people places” - places where commuters, residents, and visitors meet and spend time. These places become vibrant corners and hubs of activity.

Parking is often the “front door” to a destination, as it is the first thing that people experience when they arrive. Therefore, it must serve not only as a pleasant and attractive place that people will want to enter, but it must also create a safe and inviting environment. Each of these elements will help to ensure a positive experience for the user, encouraging them to return. The development of mixed-use parking structures is a creative design strategy which encourages a sense of community and excitement.

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THA CONSULTING

MIXED-USE KEY ELEMENTS

FOR SUCCESSFULLY IMPLEMENTING PARKING

Utilize the parking structure ground level for office, retail, or restaurant space.

Identify opportunities to develop residential development above the parking facility.

Integrate outdoor cafes or plazas to generate activity and improve the pedestrian experience.

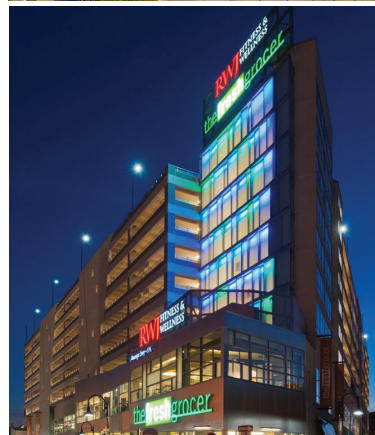
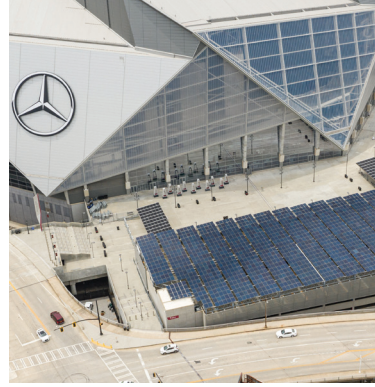
Connect with the community - integrate community attributes and character.

Create pedestrian scale - activate the streetscape and ground level.

Implement attractive architectural design features which complement the existing buildings.

Take future development into consideration.

Implement sustainable design and LEED strategies.



THA SERVICES

Master Planning • Site Analysis • Supply/Demand Analysis • Feasibility Studies • Shared Parking Analysis • Due Diligence • Parking Consulting • Financial Analysis • Functional Design • Architectural Design • Structural Engineering • Design Build Services • Sustainable Design • Parking Structure Design • Mixed-Use Structure Design • Project Design Management • Condition Appraisal • Life Cycle Cost Analysis • Operational Consulting • Restoration Engineering • Owner Representation • Maintenance Programs • Graphics & Wayfinding

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