



Parameters and Opportunities

LANDMARK MALL REDEVELOPMENT



KIERLAND

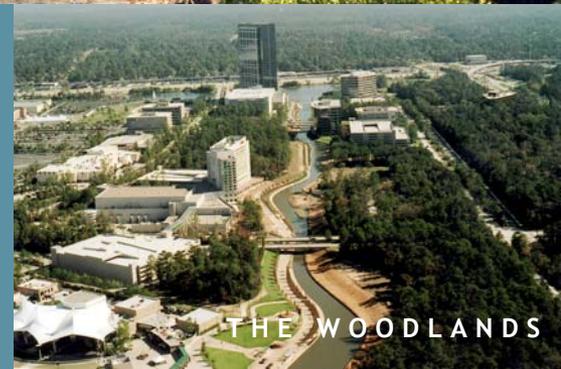


RESTON TOWN CENTER



CHARLESTON

Sasaki Associates



THE WOODLANDS

Outline

Introduction to Sasaki

Redevelopment Trends

Parameters and Opportunities

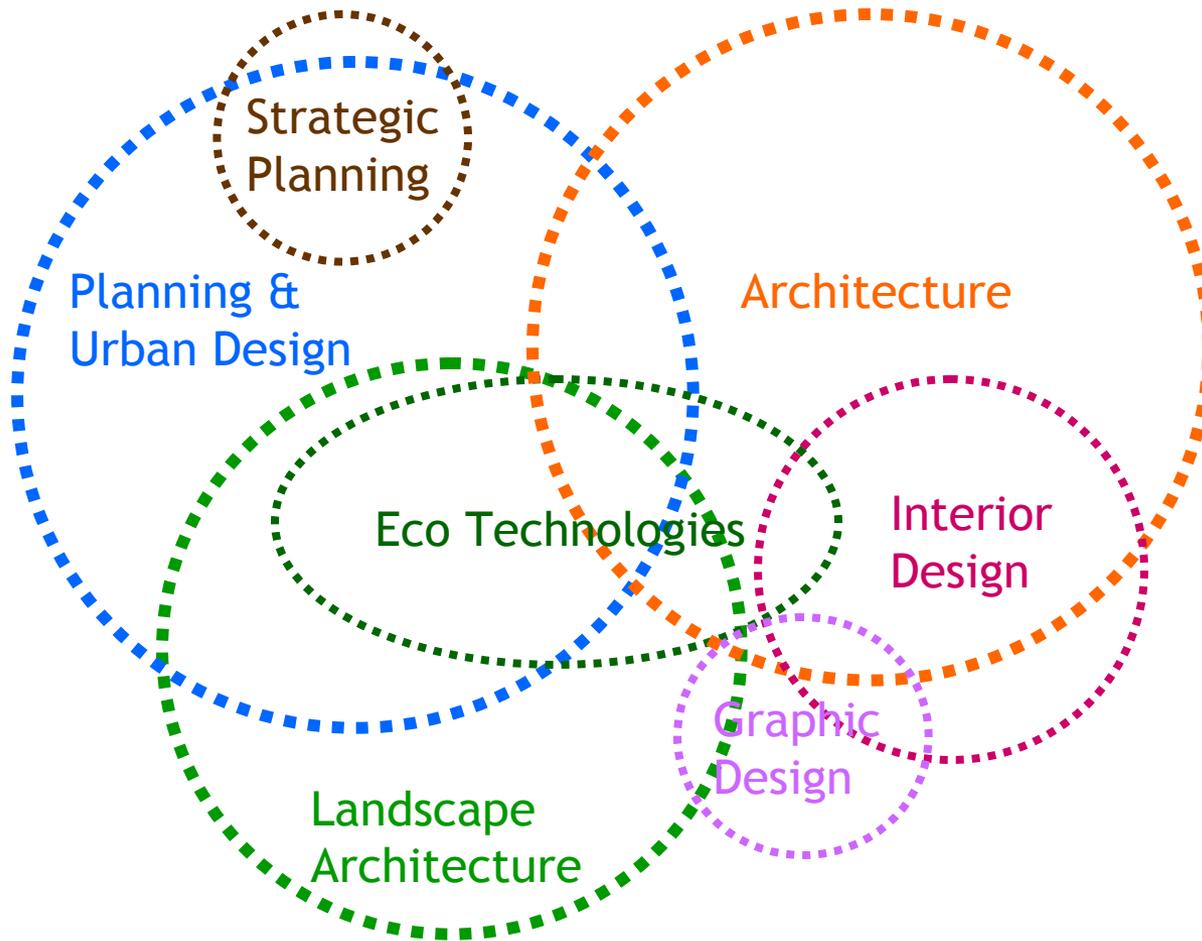
Sasaki Associates

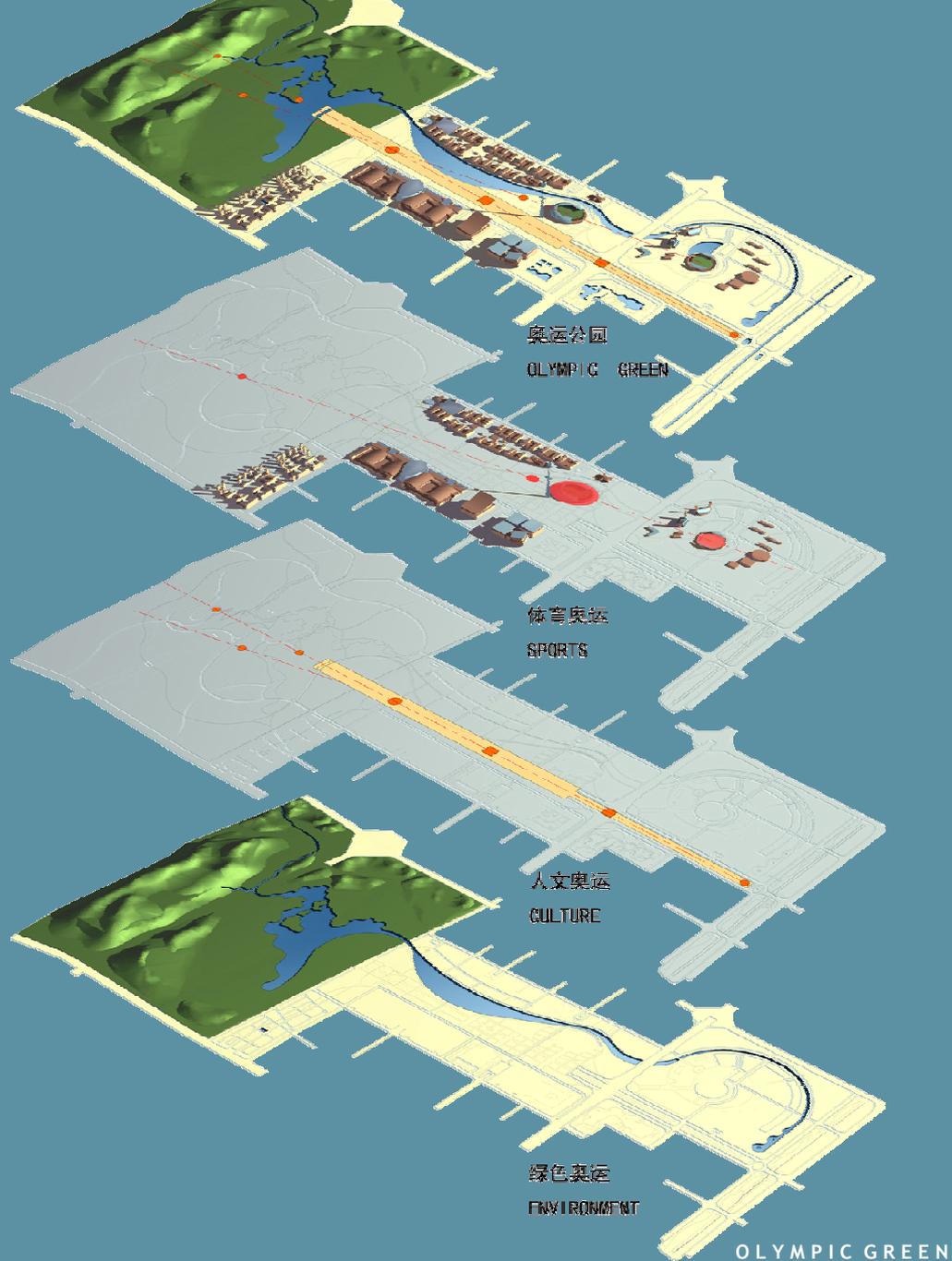


Boston
LEED EB Gold



San Francisco
LEED CI









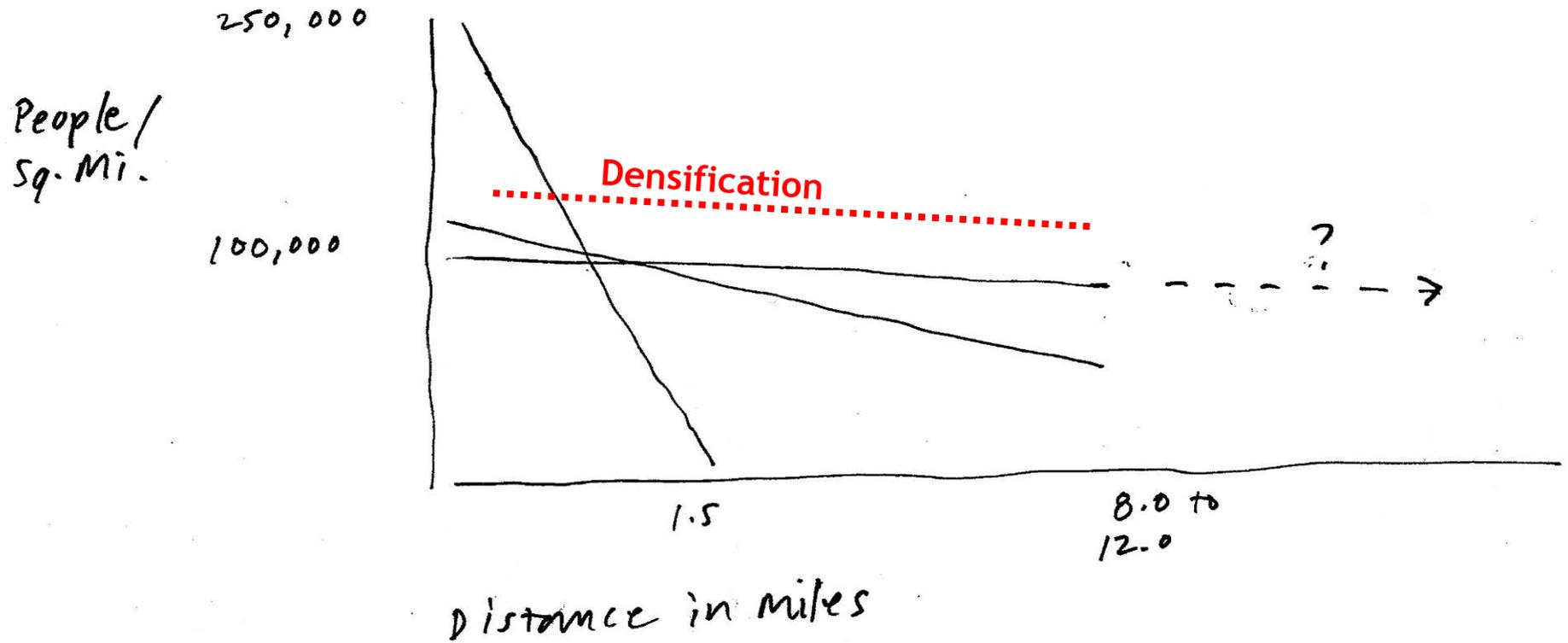
New centers



Transforming existing centers



Density and Redevelopment Trends



"The idea that a metropolitan area with only one center is no longer the functioning model for most cities -- today we have a galaxy with multiple high-density nodes"

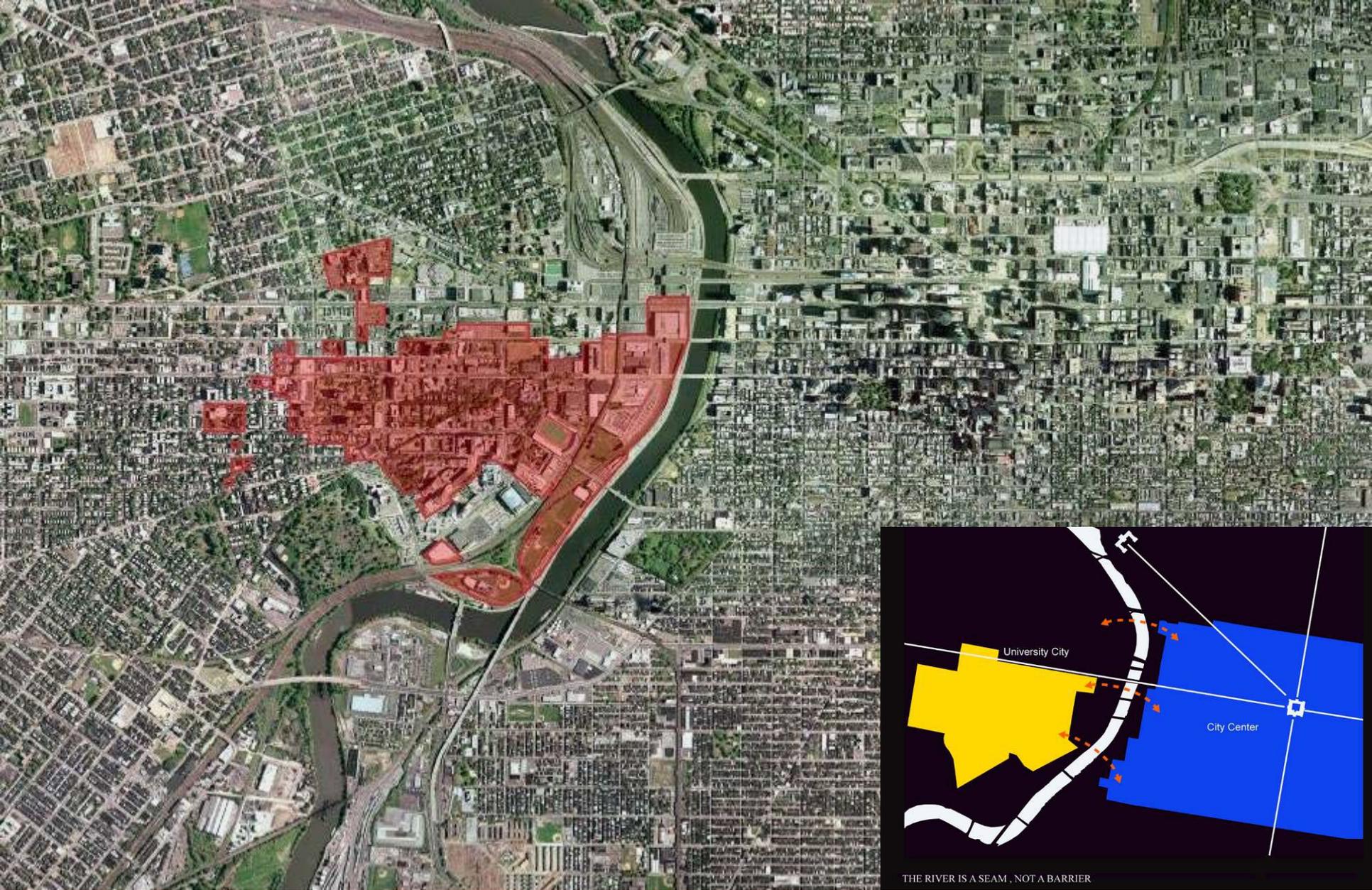
Thomas D'Alesandro, Senior VP, General Growth



CHICAGO

Evolution of Town Centers

- 
- Suburban model - everybody drives.
 - Increased Population
 - Greater Demand for Choices
 - Multiple Uses
 - Transportation Choices
 - Multiple Residential Choices
 - Increased Density
 - Critical Mass
 - Mixed Use Center integrated with adjacent uses
 - Pedestrian Walkable Environments
 - Transit
 - Town Center with thriving pedestrian activity



Overcoming Infrastructure Barriers: Penn Connects



Overcoming Infrastructure Barriers: Penn Connects



High Line

Walnut Street

31st Street



Penn Connects



Penn Connects



Existing Condition at Walnut Street Bridge

Penn Connects



Penn Connects: *Exploit grade changes*

Connections: Transit
Enhance modal split
Integrate transit into urban design plan



Connections: Transit

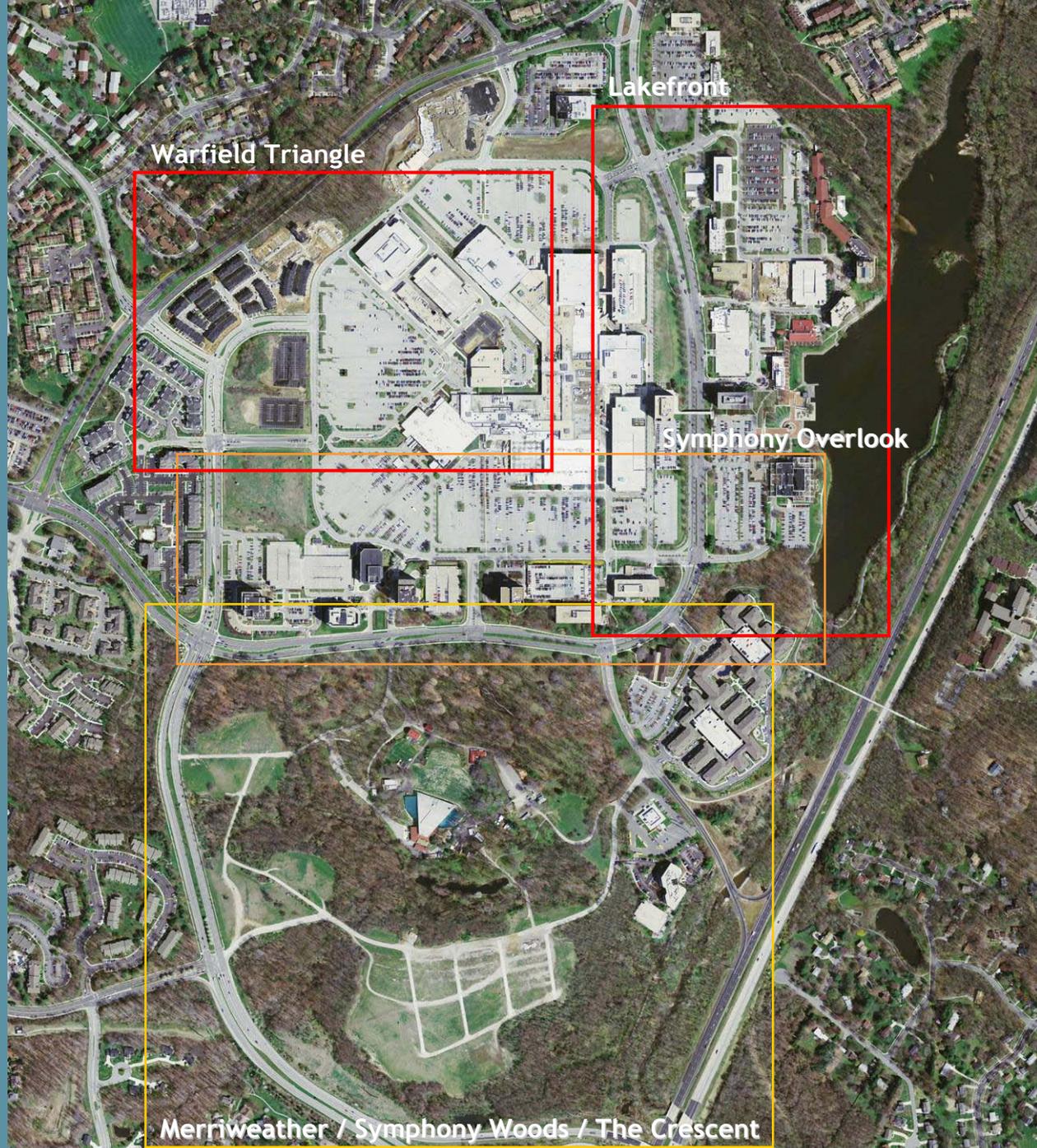
Enhance modal split

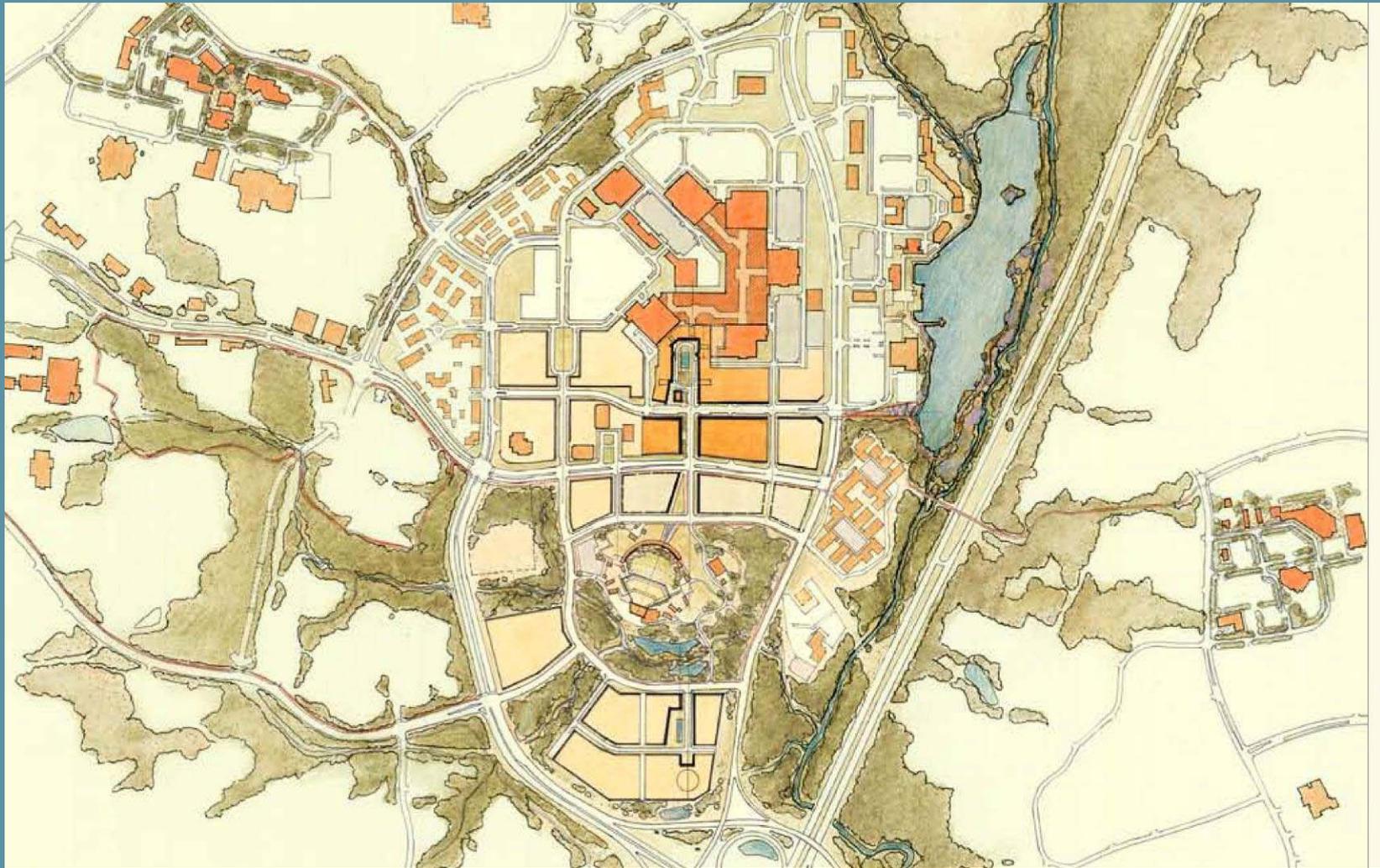
- A complementary mix and range of uses
- Interconnected networks of streets designed to encourage walking
- Appropriate densities and intensities of use within walking distance of transit stops
- Public uses, streets and squares that are safe, comfortable, and attractive for the pedestrian



Columbia Town Center To Columbia Downtown

- Transformation of a suburban model
- Poor connections to adjacent uses.

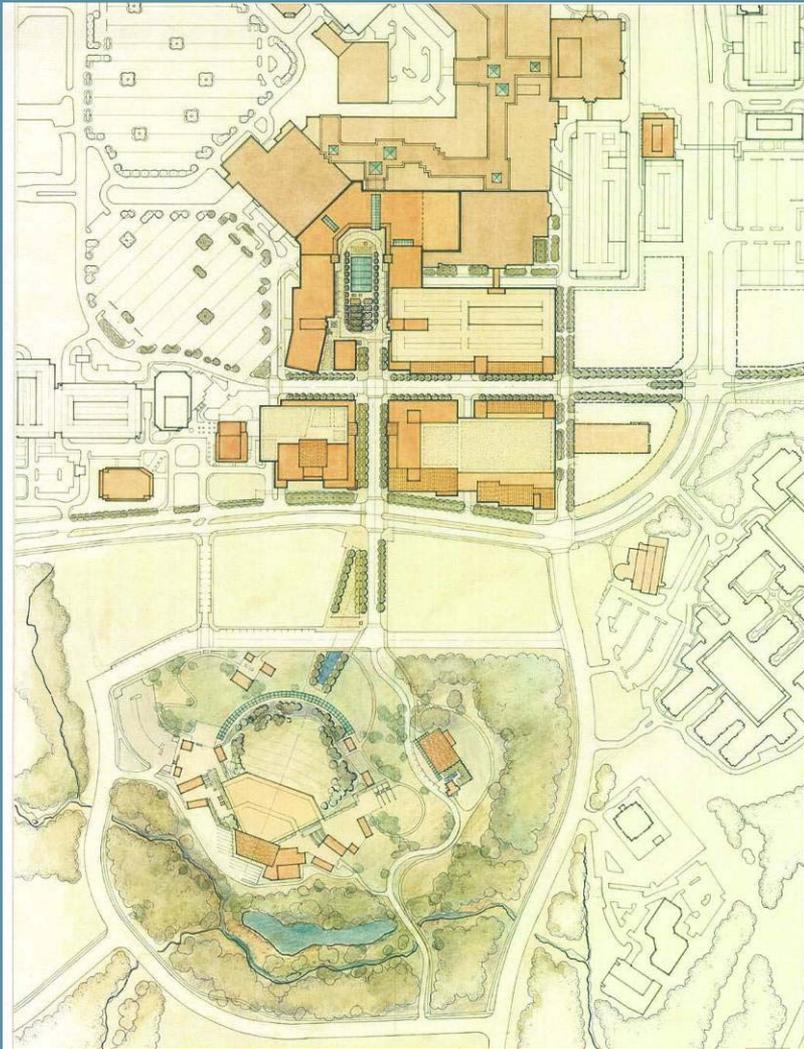




Columbia Downtown: First Phase

- *Addition of outdoor pedestrian environment*
- *Make connections to Symphony Woods and lakefront*

COOPER ROBERTSON



Columbia Downtown

- *Focus at new square*
- *Pedestrian connections beyond first phase*



Columbia Downtown

- *Transform to pedestrian environment*
- *Make connections key destinations*



Columbia Downtown

- *Transform to pedestrian environment*
 - *Make connections to key destinations*
- Exploit topography*

Redevelopment of compact mall site



Redevelopment of compact mall site

Reorganize infrastructure



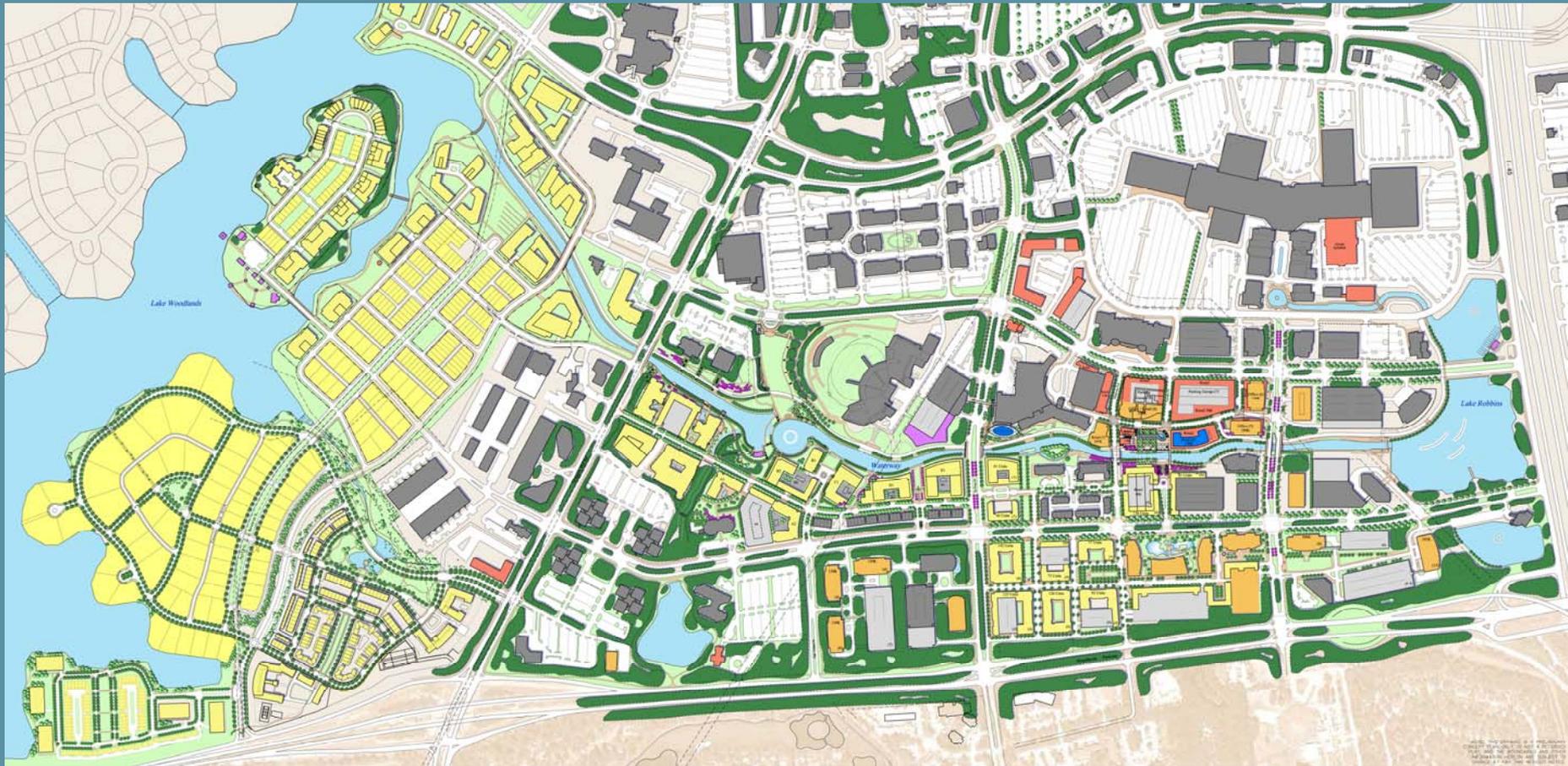
COTTWOOD

Redevelopment of compact mall site

New grid of streets overlaid on site

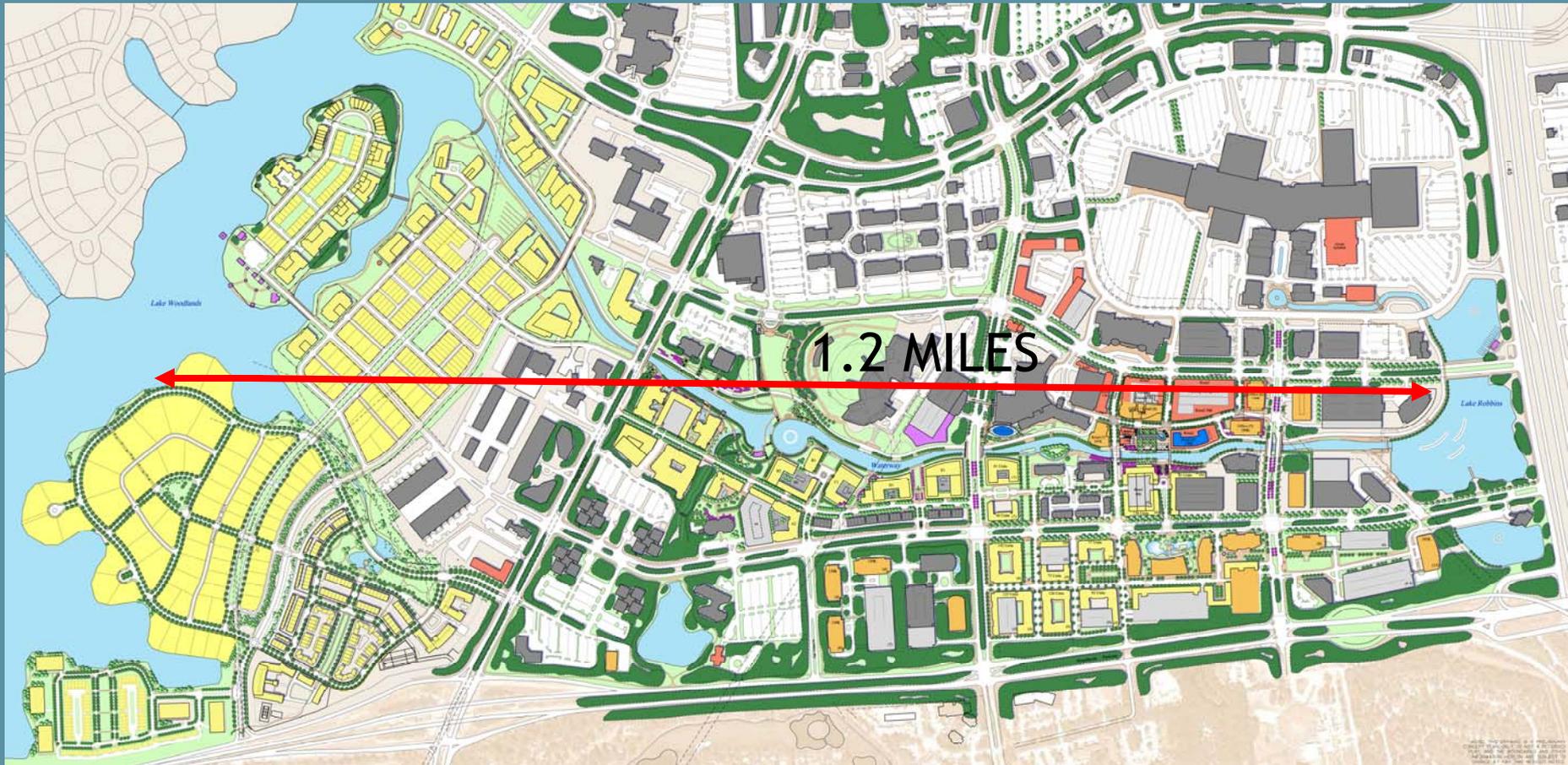


Town Center mixed use program



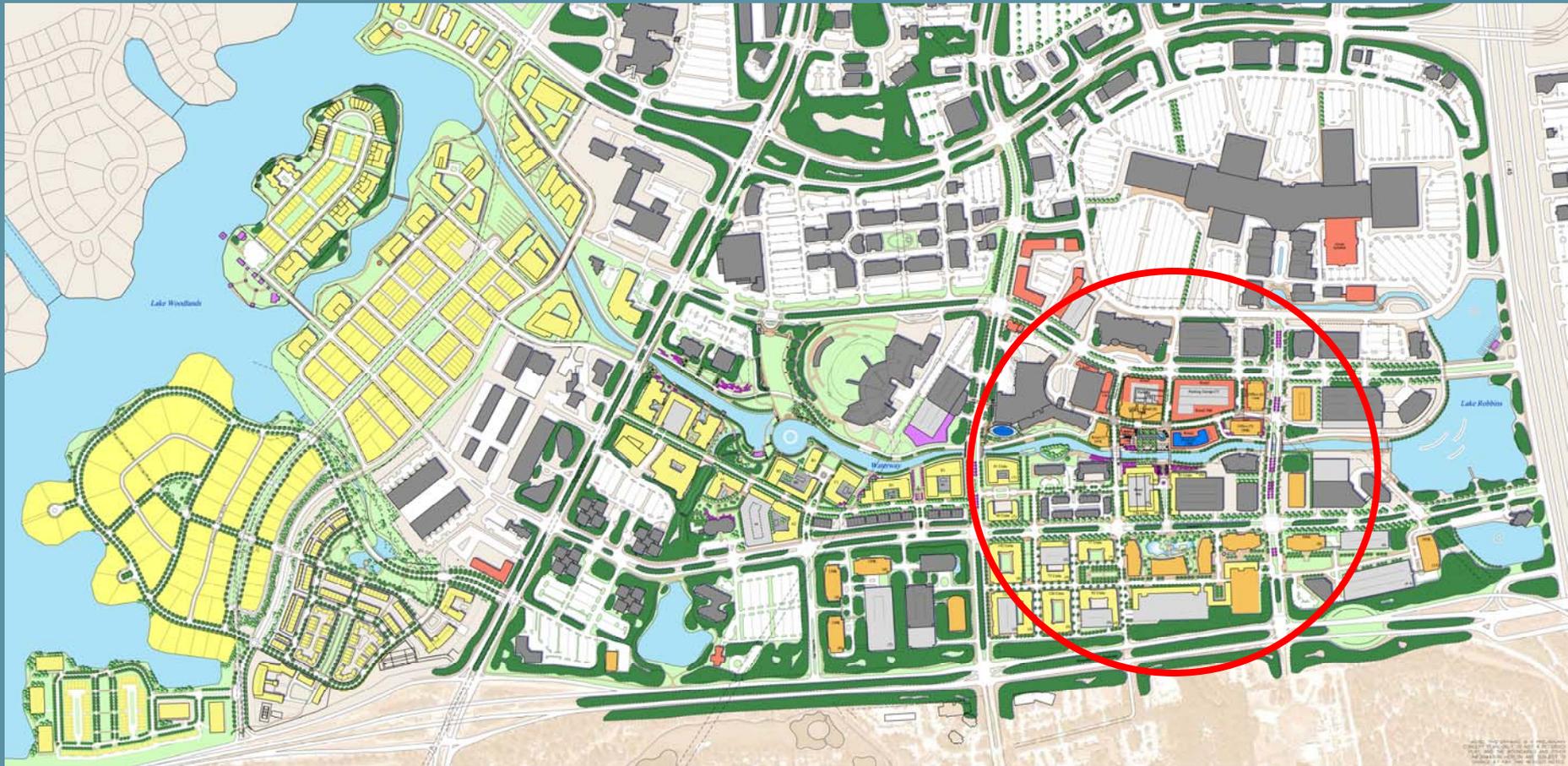
- *The Woodlands Town Center Program*
- *Residential 5,000 to 6,000 units, Hotel and Conference*
- *Office 4 to 5 million SF*
- *Regional retail destination*
- *Cultural Uses*

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Waterway Square mixed use

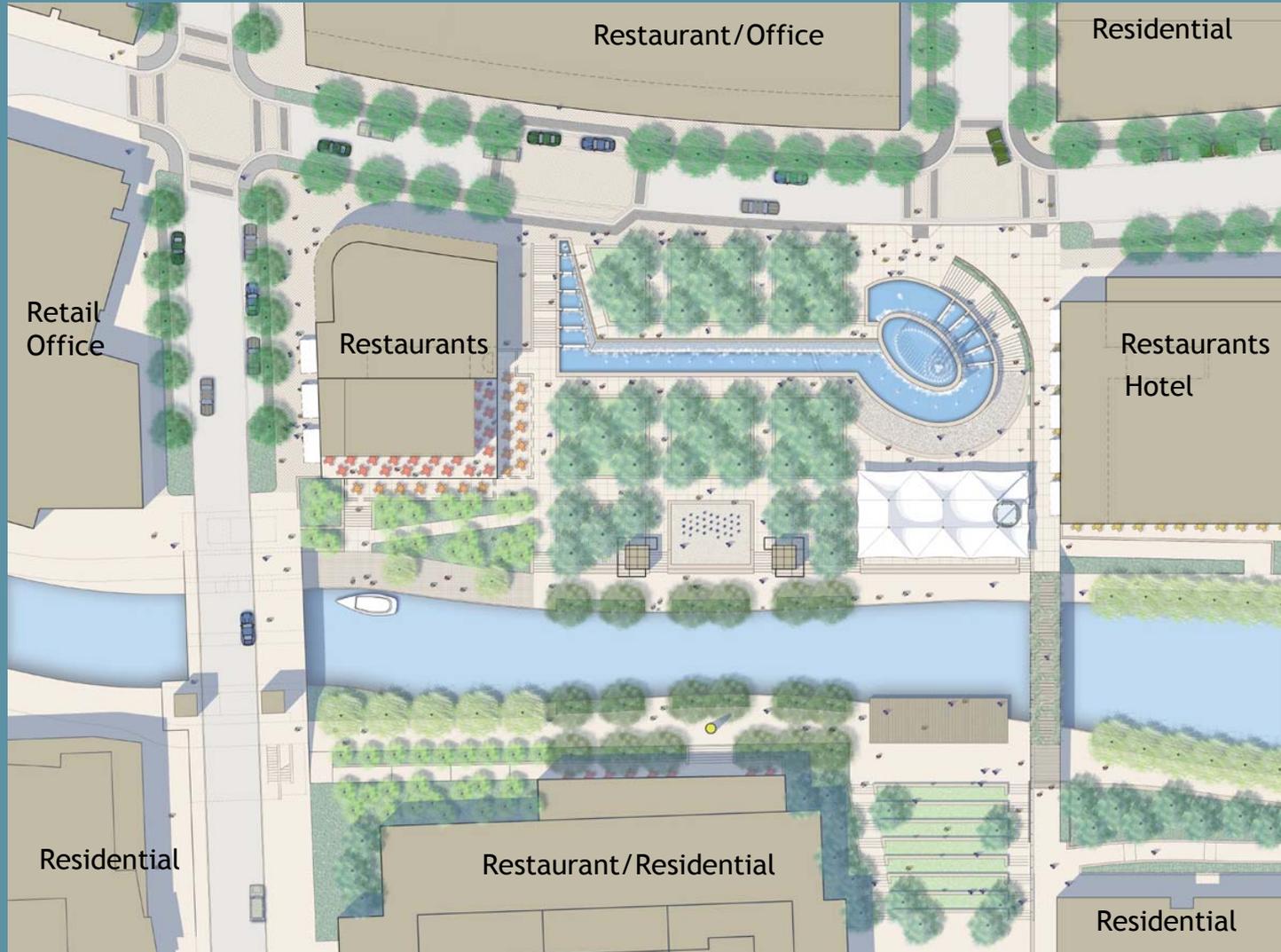


- *Retail/Restaurants*
- *Residential*
- *Hotel and Conference*
- *Office*

Mixed use focused on open spaces
More density surrounding open spaces
Buildings frame open spaces, more value on open spaces



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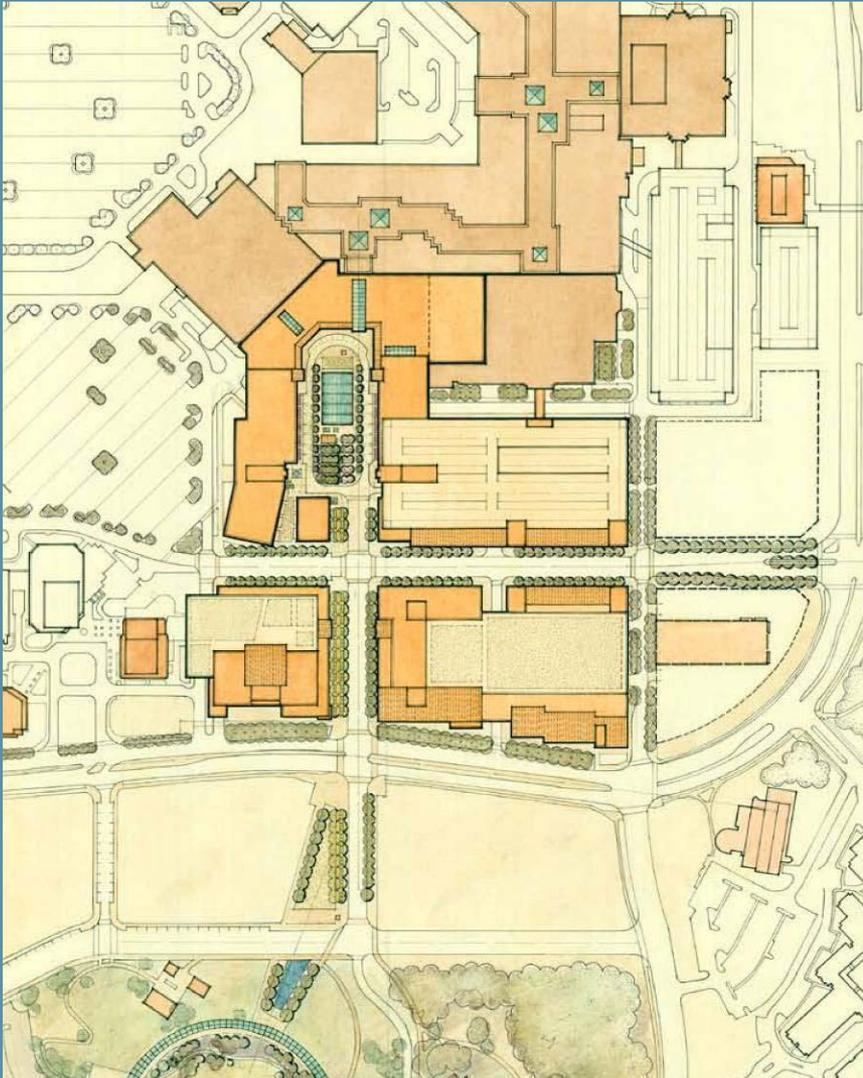
Mix of uses and achieving a critical mass in first phase



First phase critical mass, Parking and density

Shared parking synergies, hotel/office, restaurant/office, cinema/office

Concentrated destinations for shared parking, puts people on sidewalks



Open space diagram

Open spaces connected by pedestrian streets



Length of street
Width and scale of retail street
Sidewalks can feel like great public spaces



RESTON TOWN CENTER

Program for urban spaces
Cultural use of public space



Program for urban spaces

Cultural use of public space



The value of small spaces



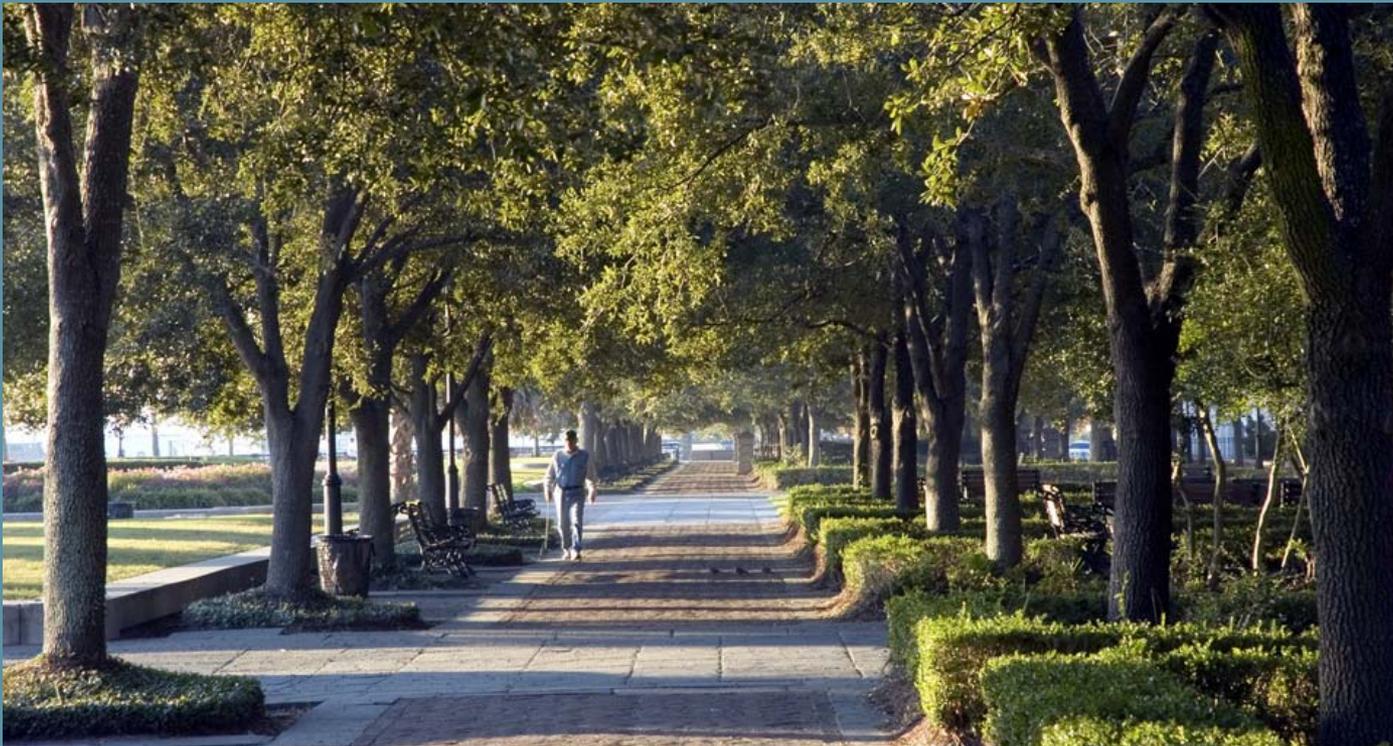
Symbolic Center: Focus and identity

Design expression



THE WOODLANDS WATERWAY SQUARE

Landscape as a key part of the identity



Outdoor dining to support a lively atmosphere



Sustainability



BOSTON



POTOMAC SCHOOL



OKLAHOMA CITY

"The future of the American city appears to lie in focusing on the development of villages or town centers that provide economic, educational, cultural and religious sustenance. This would require the evolution of elements- social institutions, well-planned streets, open spaces, work spaces and housing that function within the context of an existing or new community." Joel Kotkin, 2005

