

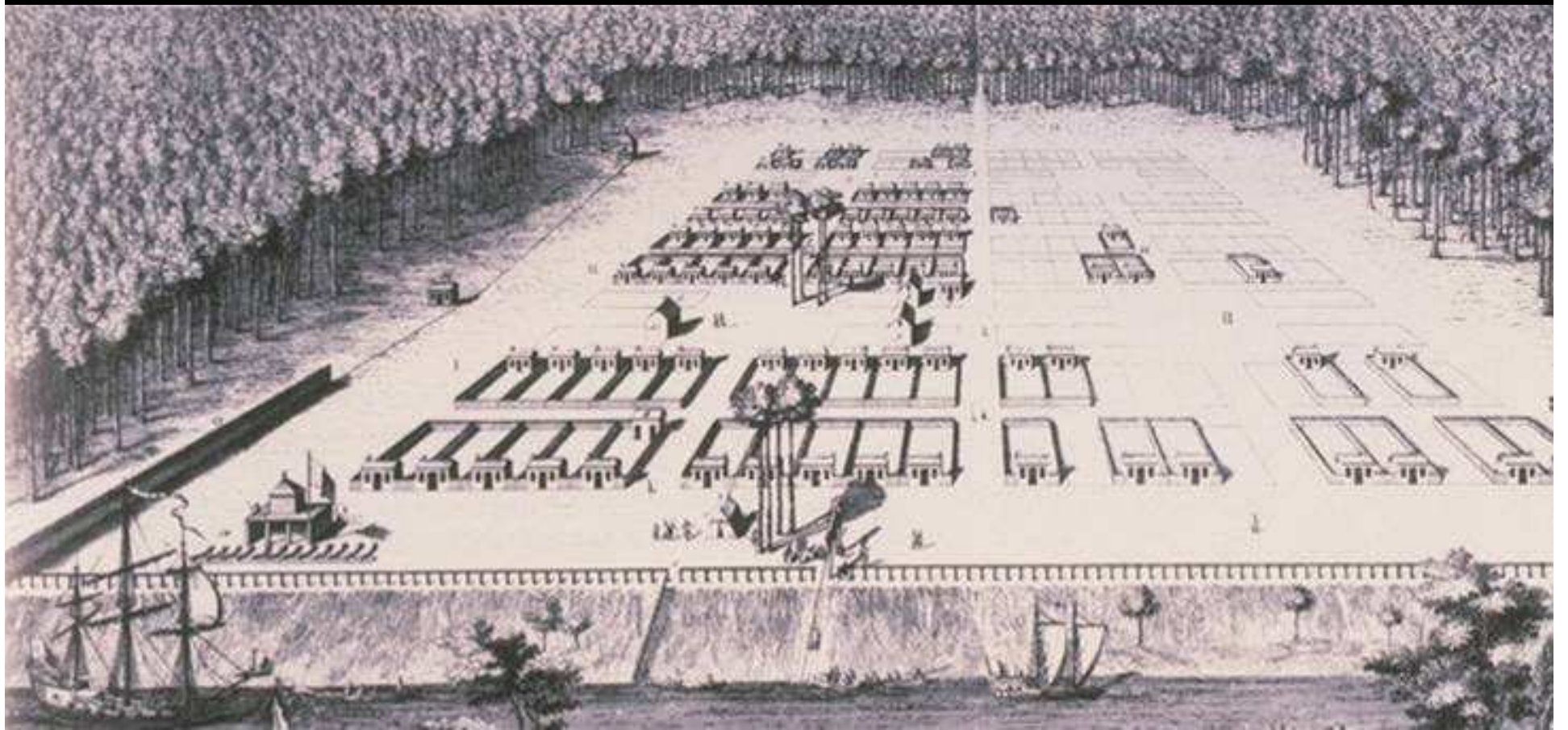


newly formed centers in the USA are essentially about:

change over time

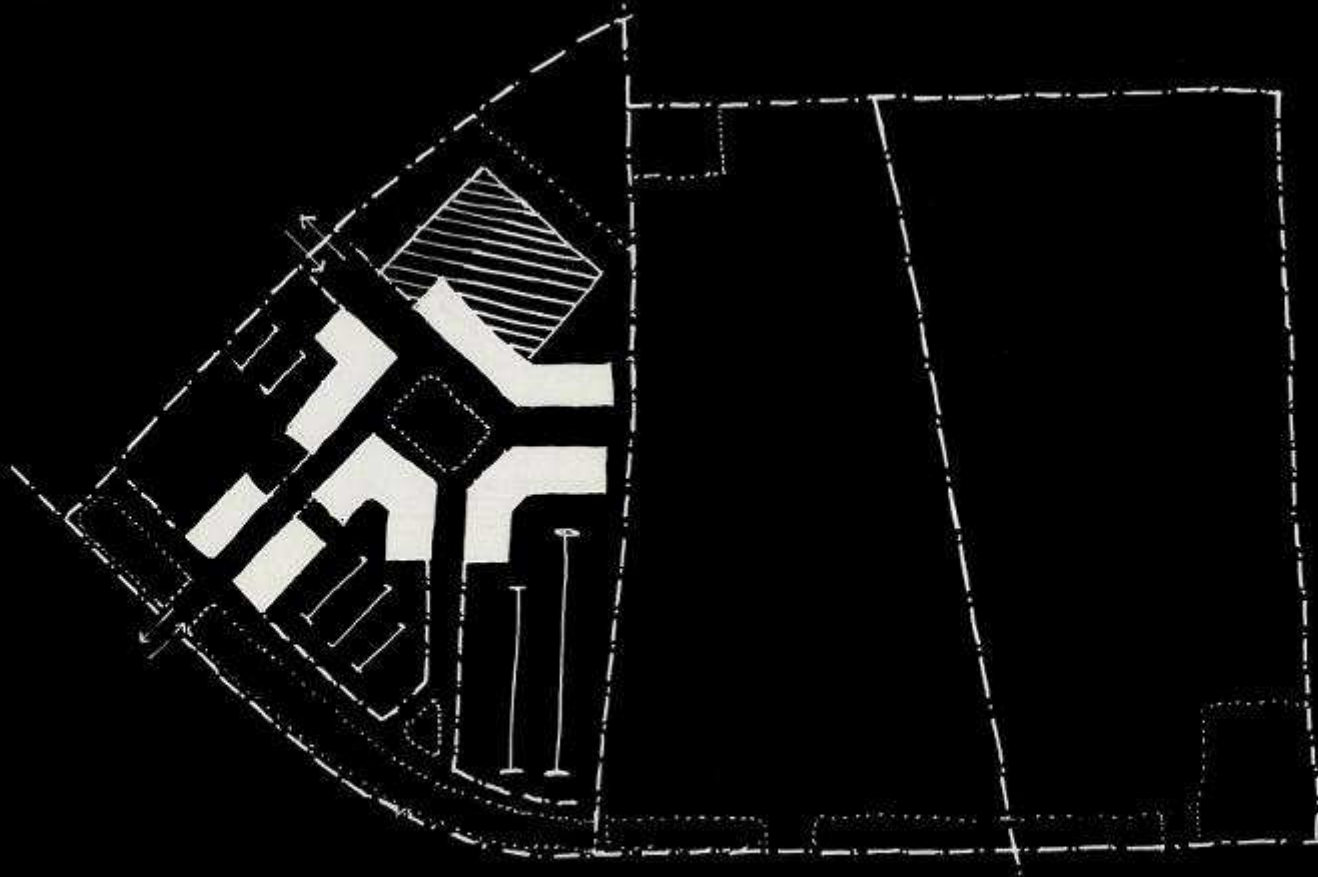


www.doverkohl.com



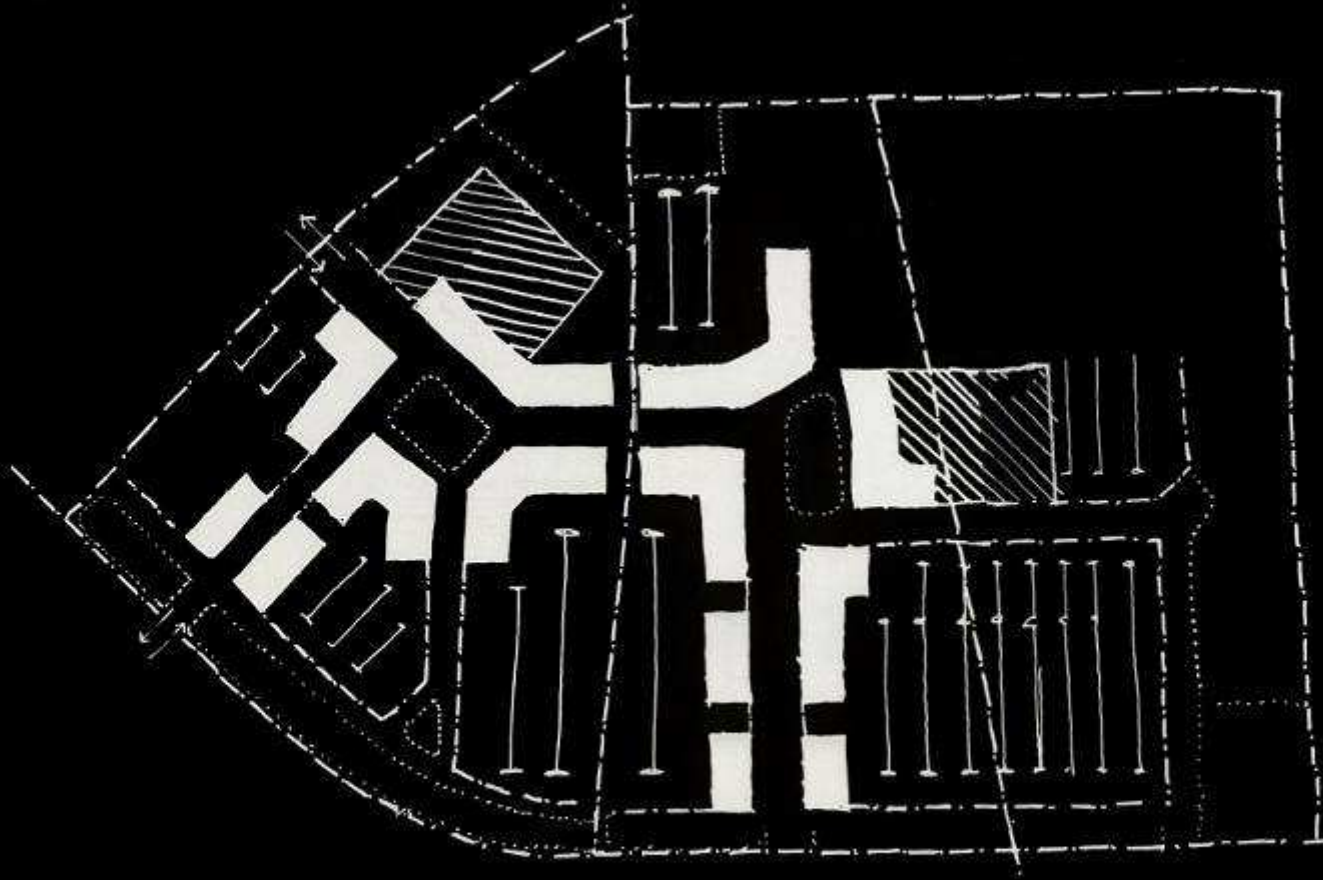


versailles center becomes “uptown”



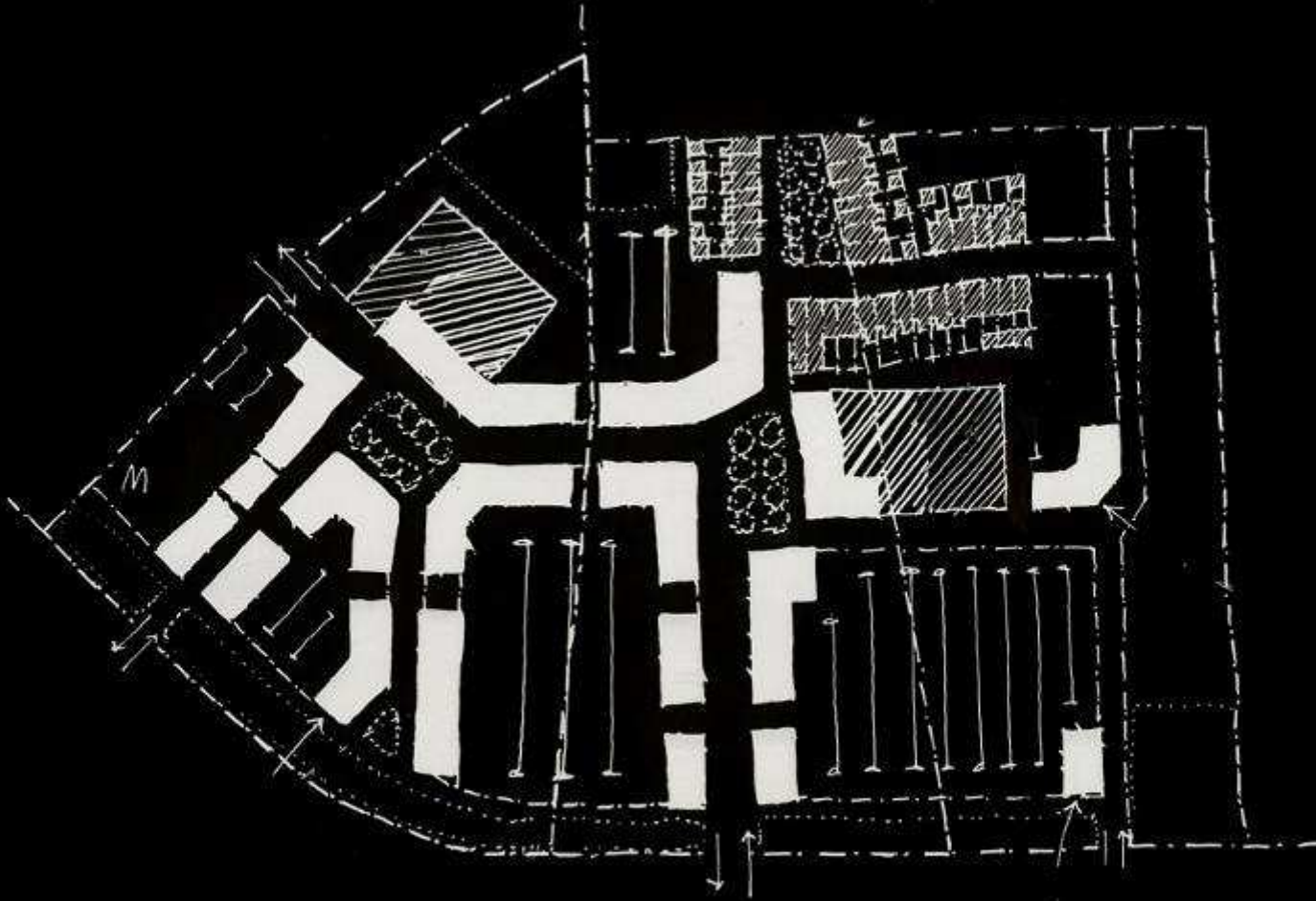
Getting Restarted: Creating “Place”

versailles center becomes “uptown”



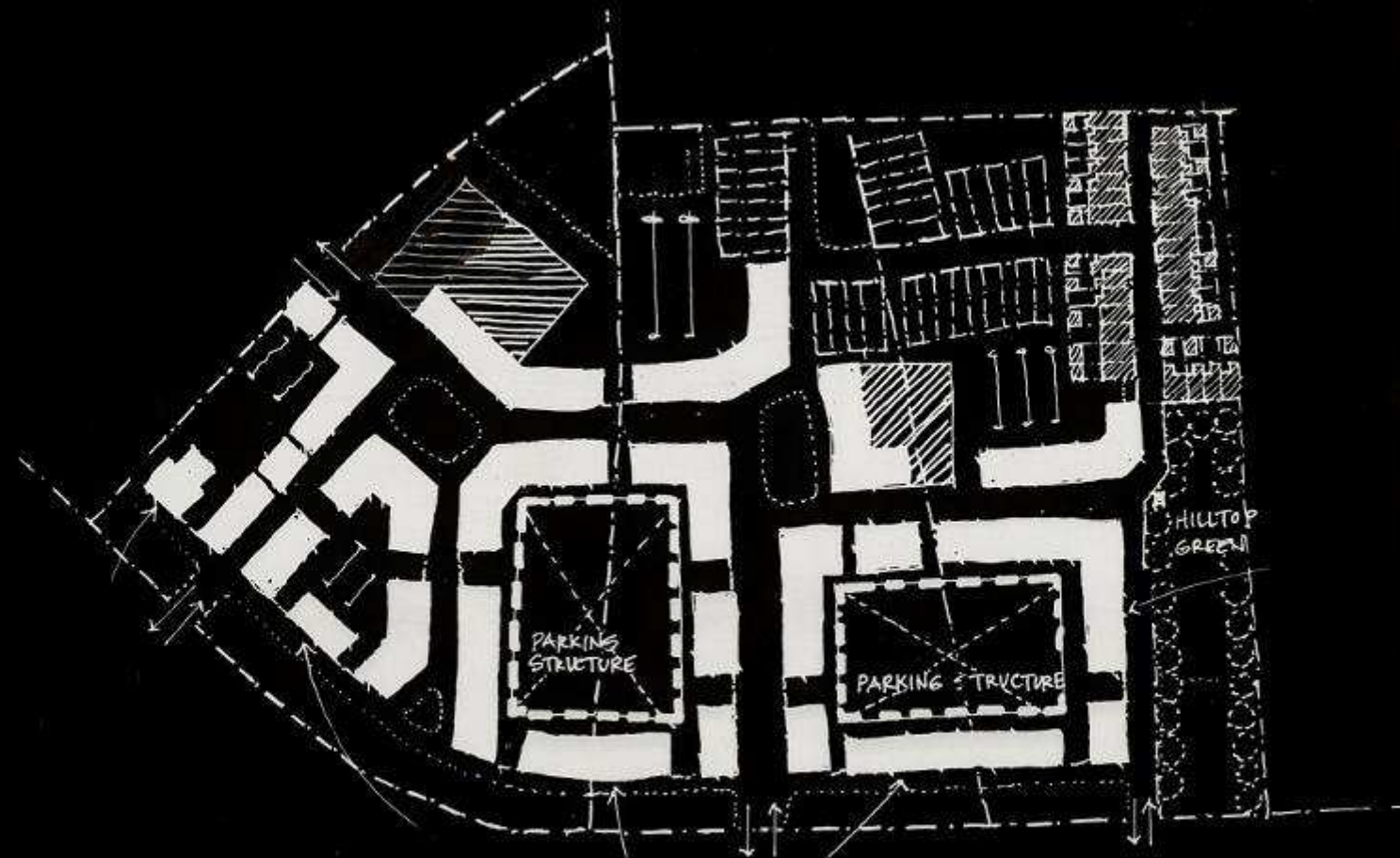
Extending, Expanding, According to a Framework of Blocks & Streets

versailles center becomes “uptown”



Establishing a Family of Streets

versailles center becomes “uptown”



Long Term Prospects: Evolving toward Maturity

mortonsville



existing conditions

mortonsville

“piano key” effect
caused by existing
regulations

development under
current regulations



mortonsville

compact growth
in center

development under
proposed
regulations



the conceptual leap



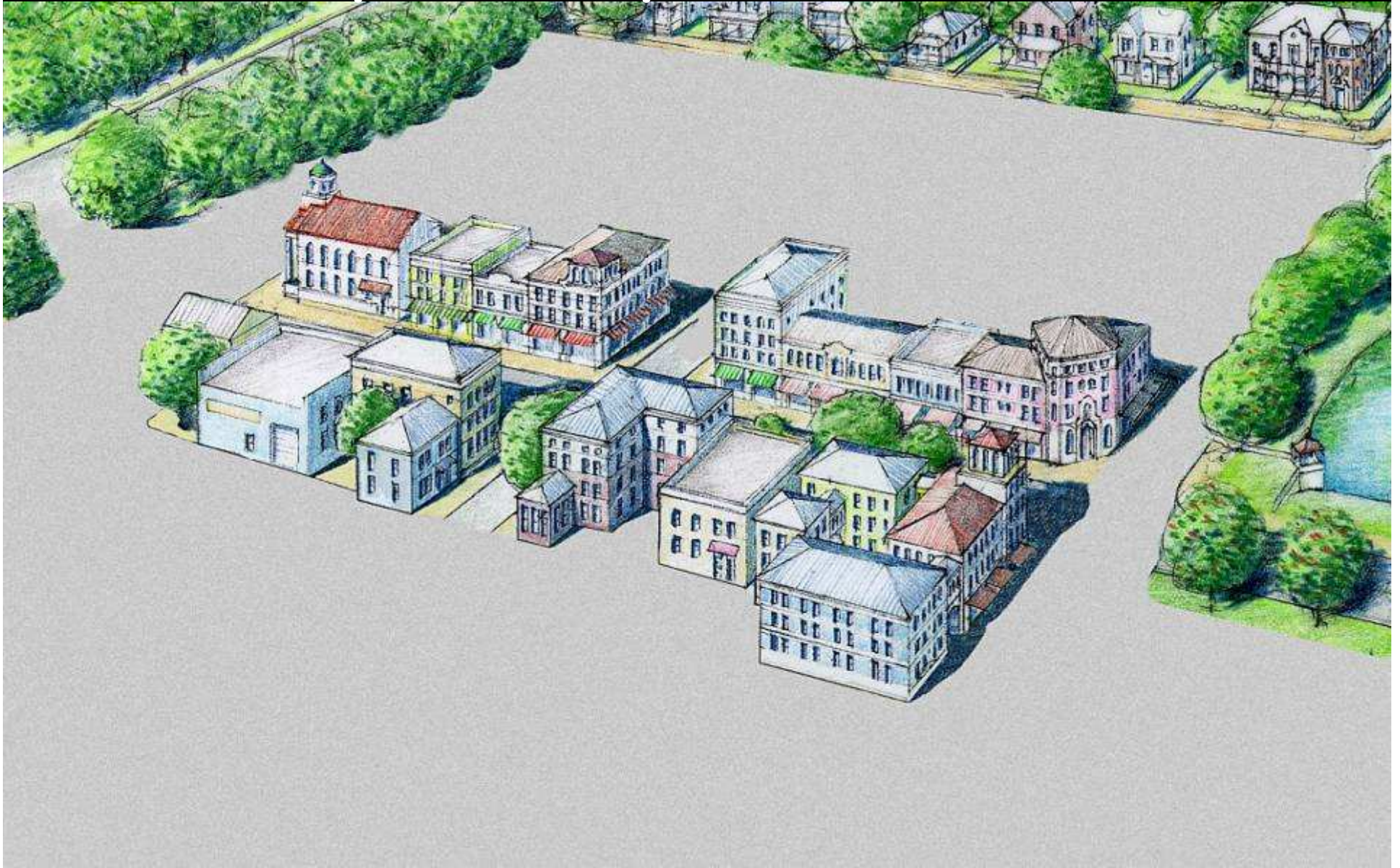
The standard “fried egg” format for enclosed shopping centers

the conceptual leap



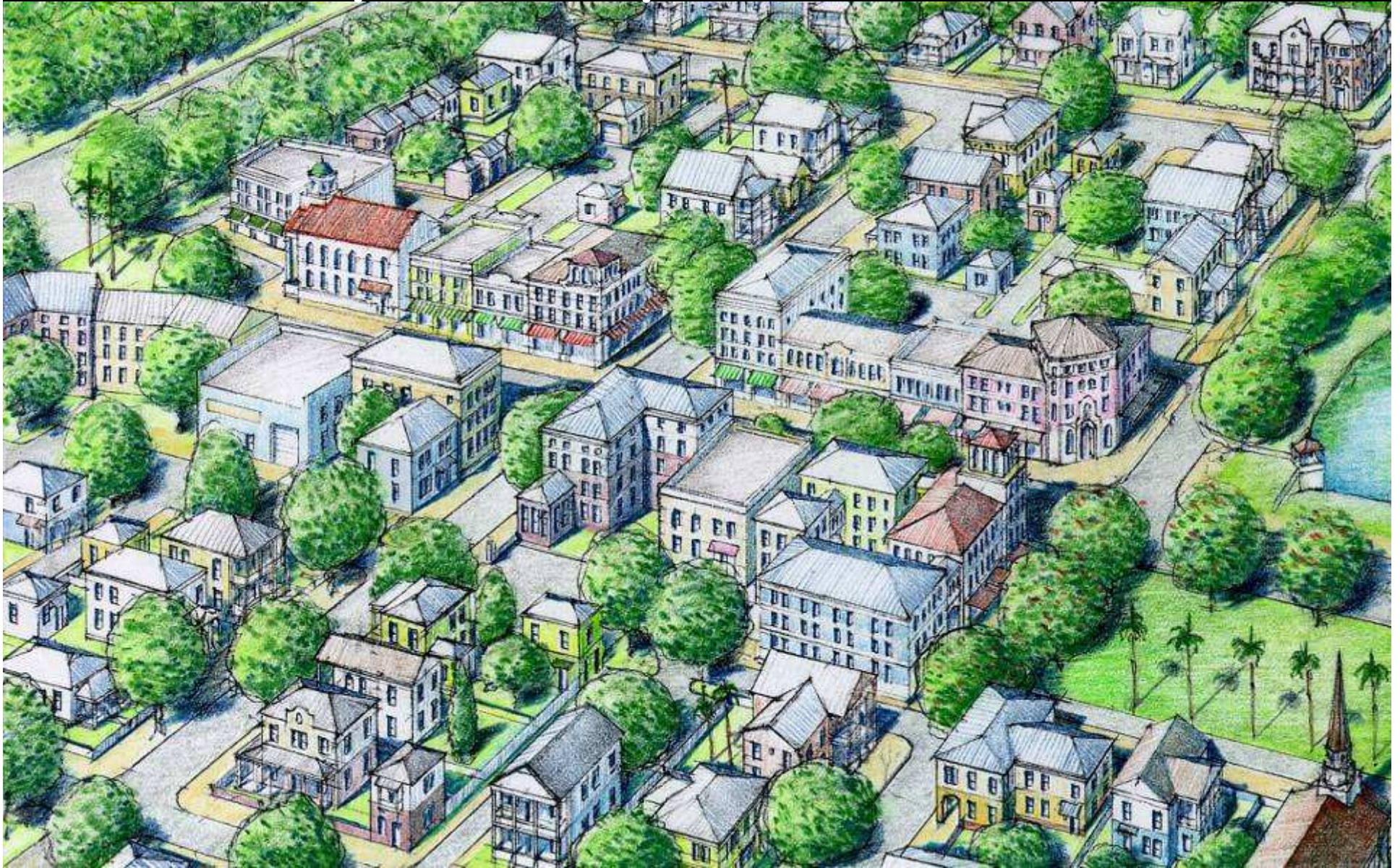
Streets as the public spaces

the conceptual leap



Mixing uses, sharing parking: free land for other profit centers

the conceptual leap



The key step: connecting to the surrounding community

basic requirements



Shade

On-Street Parking

**Clear Views
to Merchandise**

Sufficient Width

Minimal Distractions down here

Visual Merchandising; Street Orientation; Designed for Both Cars & People

pedestrian-friendly streets



Shaped
Connected
Safe
Interesting
Shaded

Park Avenue, Winter Park

pedestrian-friendly streets



Shaped
Connected
Safe
Interesting
Shaded

Seattle

pedestrian-friendly streets



Shaped
Connected
Safe
Interesting
Shaded

Paris

pedestrian friendly???



Not Paris

the best new centers are:

built to keep



www.doverkohl.com



Country Club Plaza – Kansas City, MO



Country Club Plaza – Kansas City, MO



Country Club Plaza – Kansas City, MO

some new centers are:

scrape-offs



www.doverkohl.com

the property morgue is filling up



The Broadway



The Mall of Orange

Santa Fe Springs Mall

Hawthorne Plaza



the power of patient money



Mashpee Commons, Cape Code Massachusetts

the power of patient money



Mashpee Commons, Cape Code Massachusetts

scraping off the dead zone



Mizner Park – Boca Raton, FL

scraping off the dead zone



scraping off the dead zone



Mizner Park – Boca Raton, FL

scraping off the dead zone



Winter Park Village – Winter Park, FL



GARY BOGDON/THE ORLANDO SENTINEL

Winter Park Mall – Winter Park, FL



Park Avenue – Winter Park, FL



Redevelopment & Infill



Winter Park Village – Winter Park, FL

the grand re-opening



PHOTOS BY PHELAN M. EBENHACK/THE ORLANDO SENTINEL

Food fest. A variety of eateries and dining environments have made Winter Park Village a hit with many.

Winter Park's *wow* factor

The Village has emerged as a hot spot, but can it sustain its success?

By Sherri M. Owens

OF THE SENTINEL STAFF

WINTER PARK — It's another Thursday evening, and the joint is









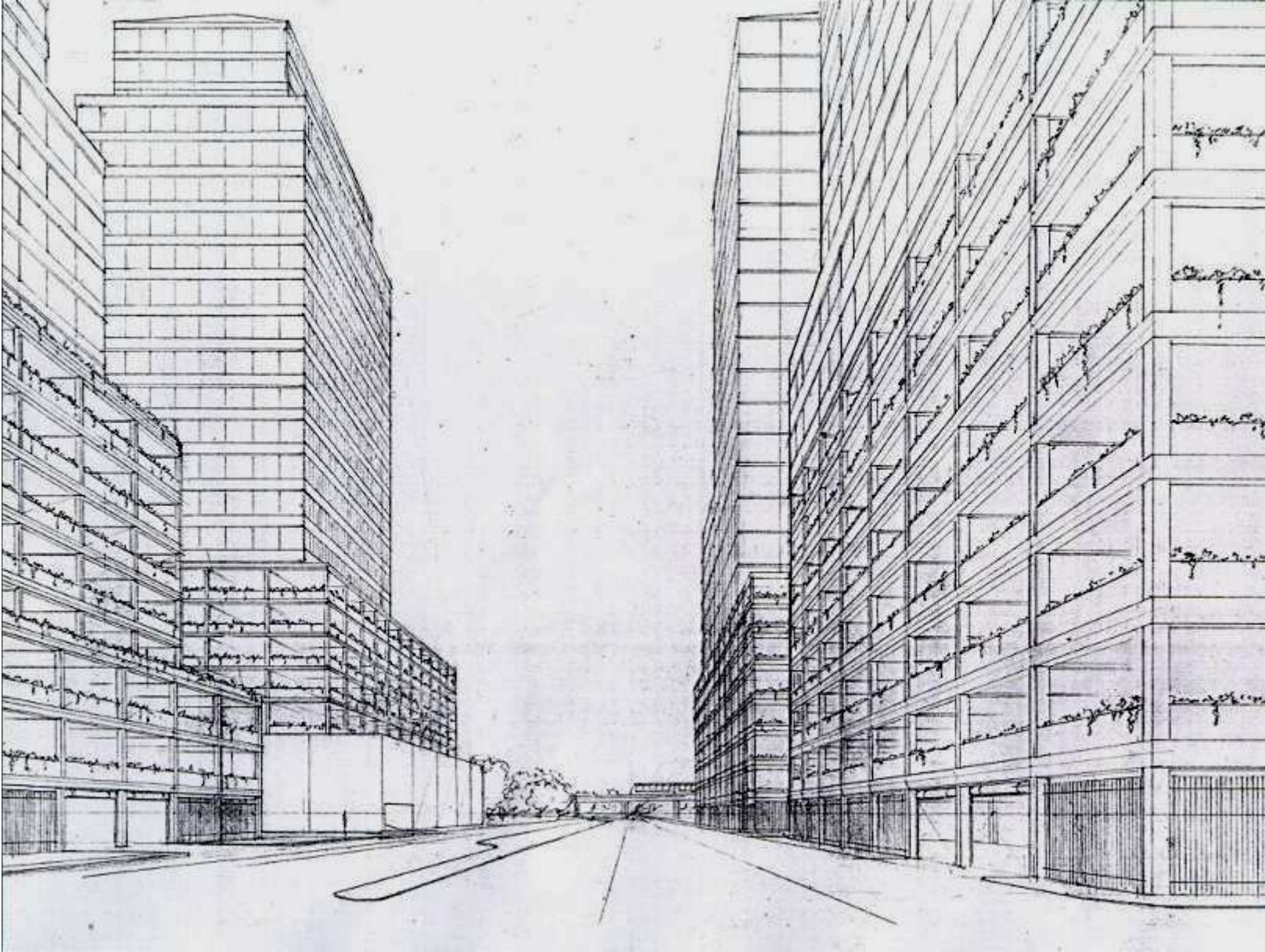
Jewelry

Pharmacy

The Nightly Diner



the outside edges matter



Old Zoning

the outside edges matter



Downtown Kendall Code





pushing the restart button: 'greyfields'



Out with the old:

- 1.4 million SF of shopping mall

In with the new:

- 1300 residences
- 0.9 million SF of office space
- 175 stores
- Supermarket
- 16-screen theater
- 9 acres of parks and plazas
- 90,000 SF events center



Belmar, Lakewood, CO

some new centers are about:

adaptations



www.doverkohl.com

fixing a
dead
zone



Eastgate
Chattanooga TN

fixing a
dead
zone



Eastgate
Chattanooga TN

fixing a
dead
zone

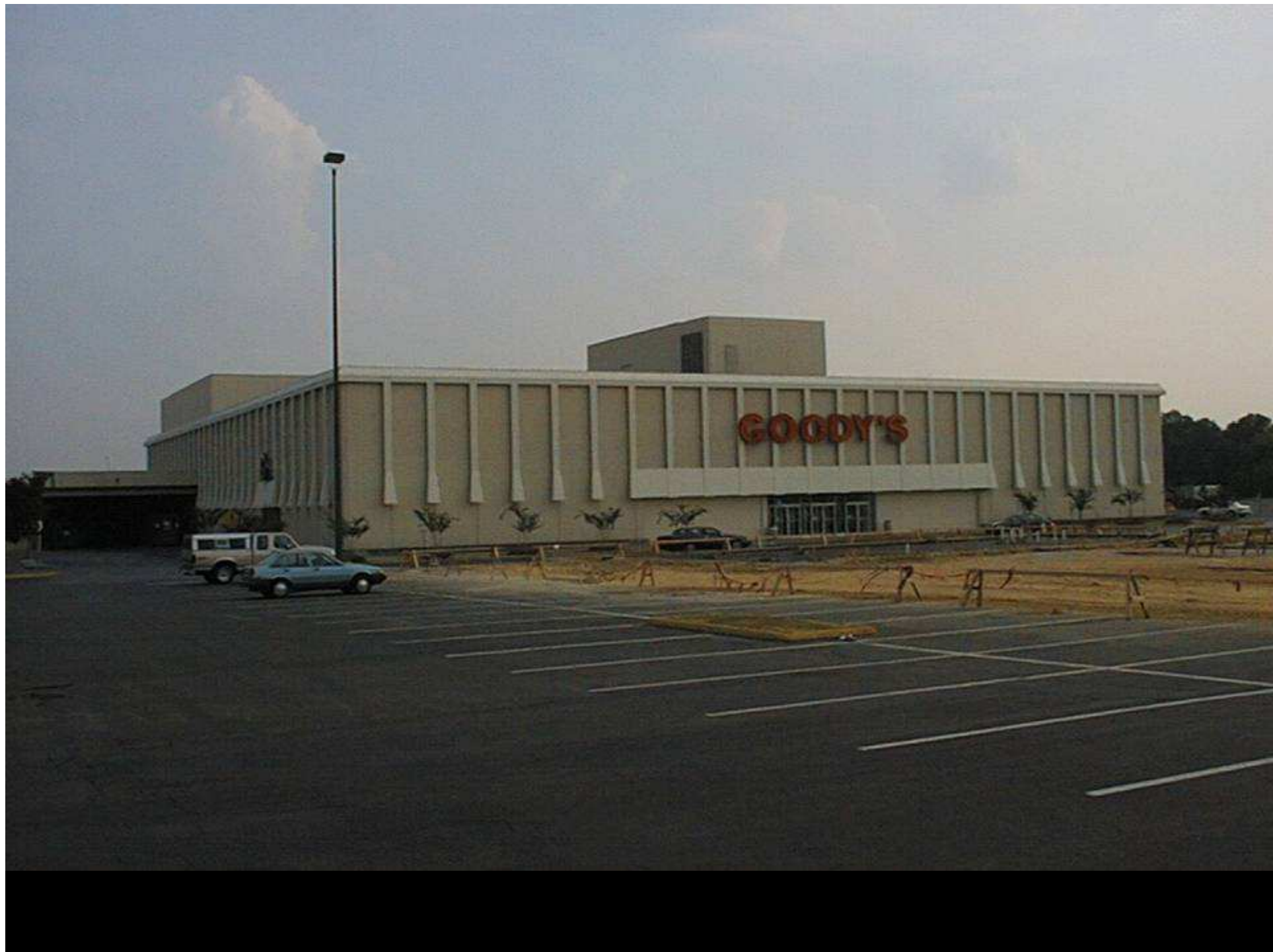


Eastgate
Chattanooga TN

forming a neighborhood center



Eastgate, Chattanooga: New Square



forming a neighborhood center? not yet



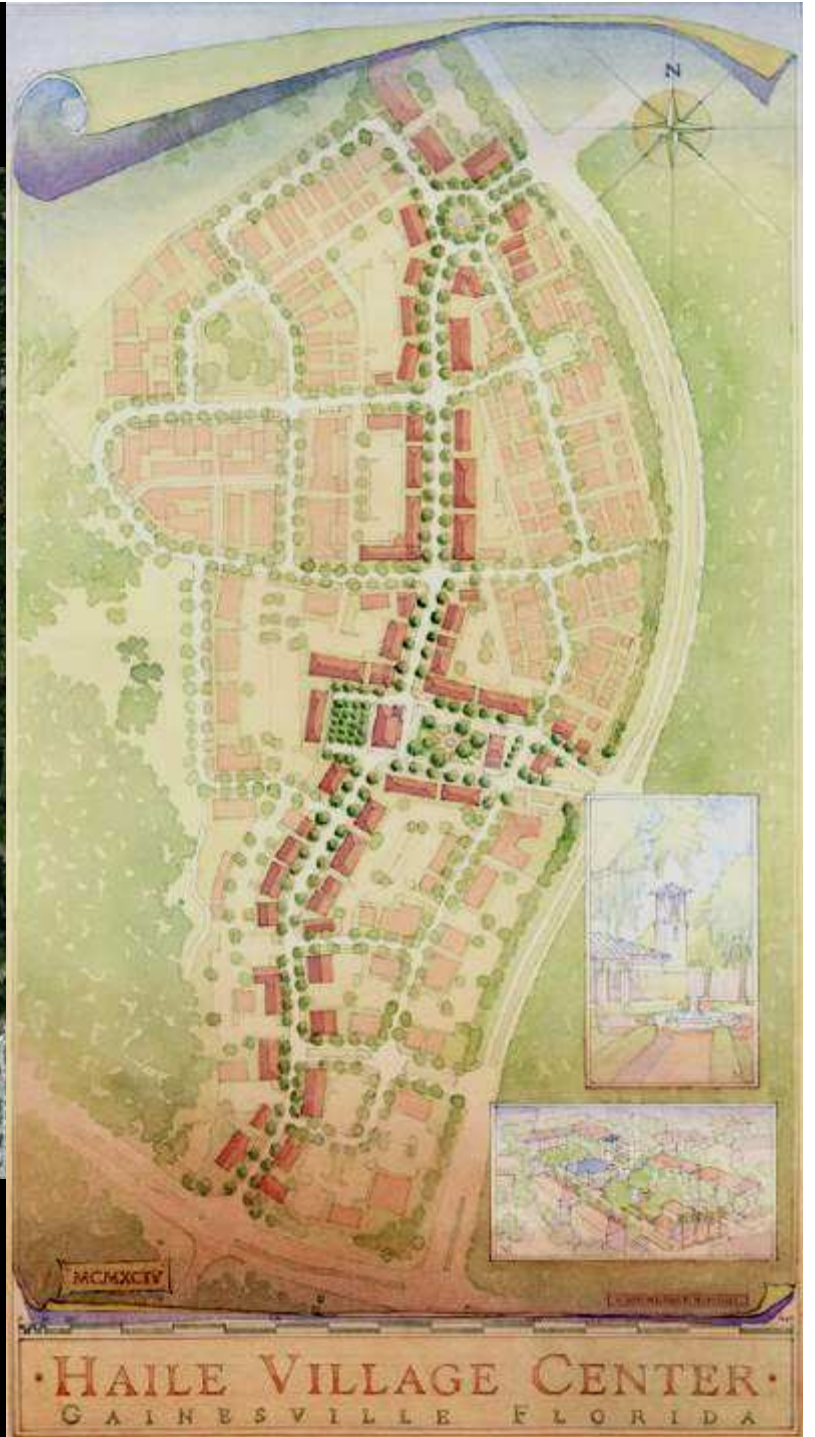
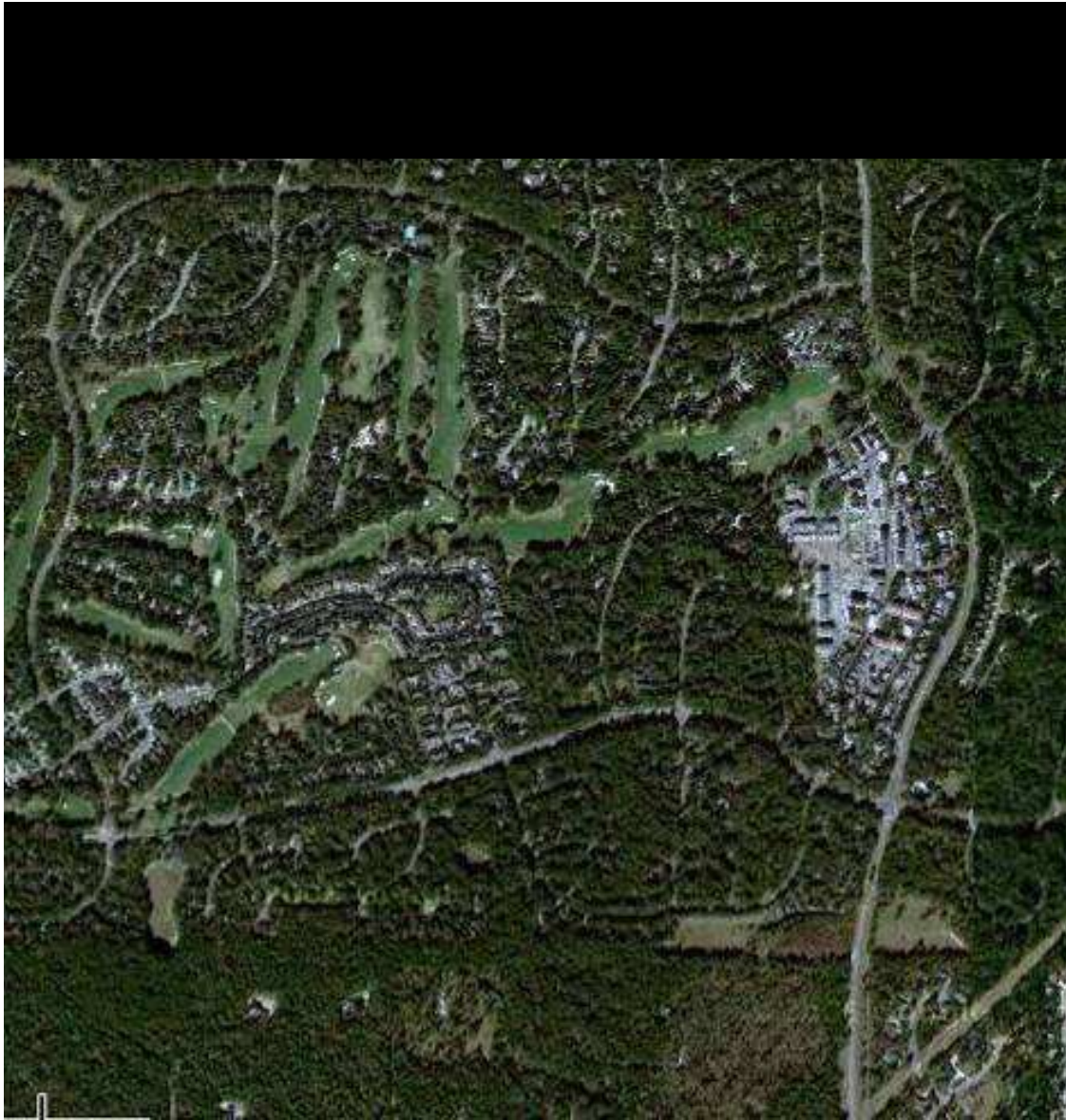
Eastgate, Chattanooga: New Square

some new centers are:

within the old 'burbs



www.doverkohl.com



new centers in older 'burbs



Haile Village, Gainesville FL



Winter Springs Town Center – Winter Springs, FL



Winter Springs Town Center – Winter Springs, FL



Winter Springs Town Center – Winter Springs, FL











some new centers are:

within the new towns

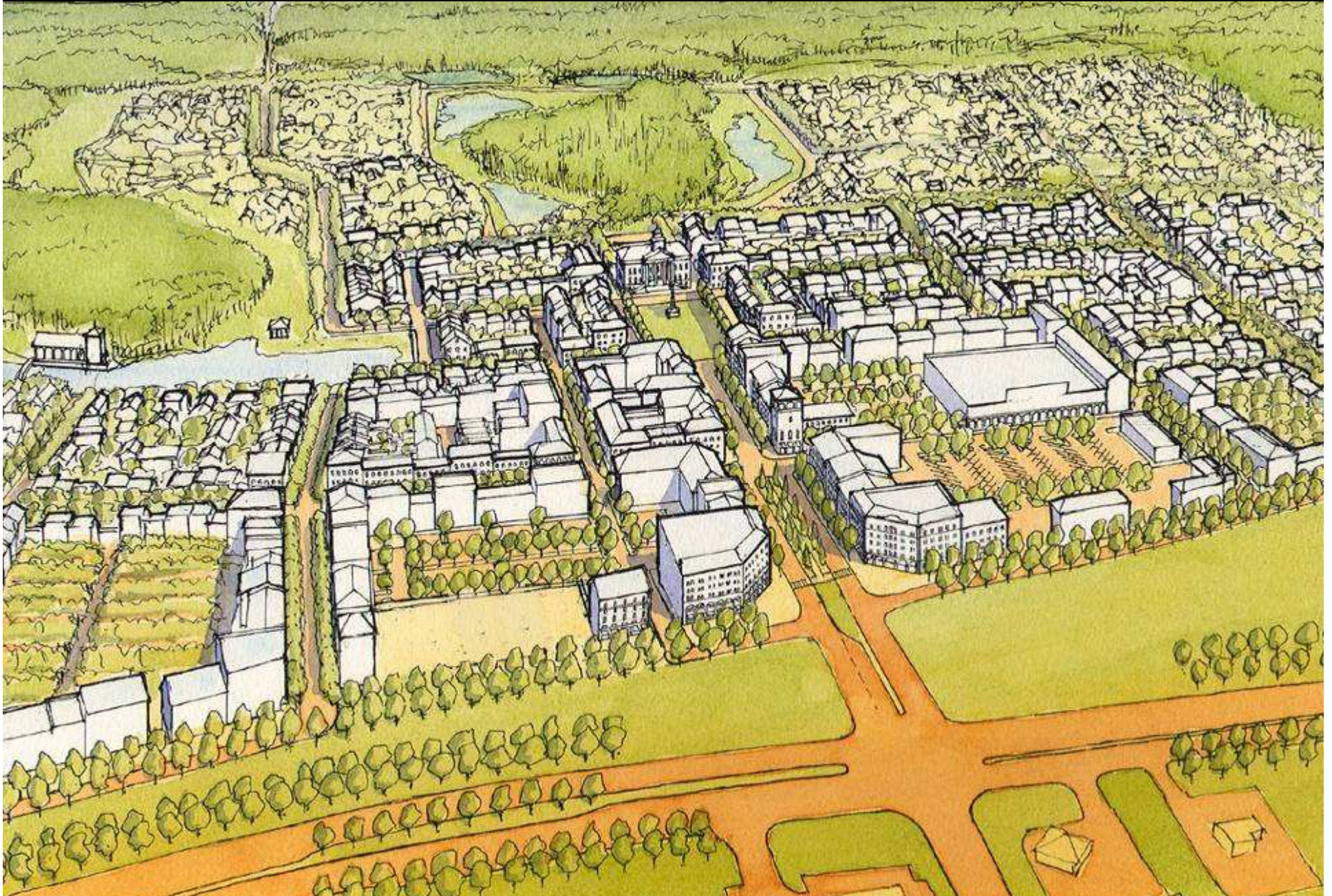


www.doverkohl.com

the heart of the new town



the heart of the new town



the heart of the new town



the heart of the new town



new town centers



Hāli'imaile, Maui, HI



new town centers



Hāli'imaile, Maui, HI

new town centers



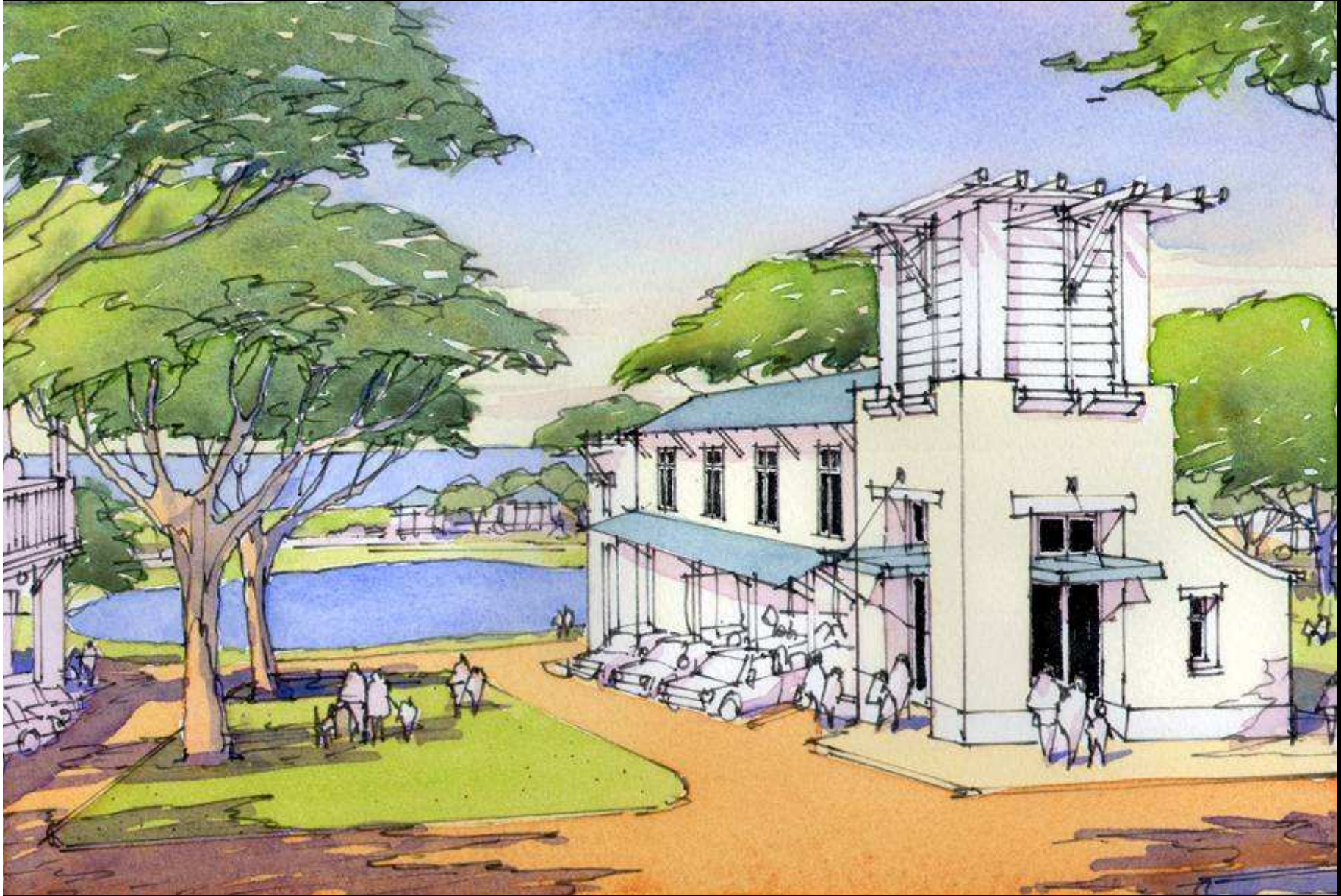
Hāli'imaile, Maui, HI

new town centers



Hāli'imaile, Maui, HI

new town centers



Hāli'imaile, Maui, HI

new town centers



Hāli'imaile, Maui, HI

some new centers are:

within the old town



www.doverkohl.com

completing the old settlement



CityPlace, West Palm Beach, FL

completing the old settlement



CityPlace, West Palm Beach, FL

completing the old settlement



CityPlace, West Palm Beach, FL

completing the old settlement



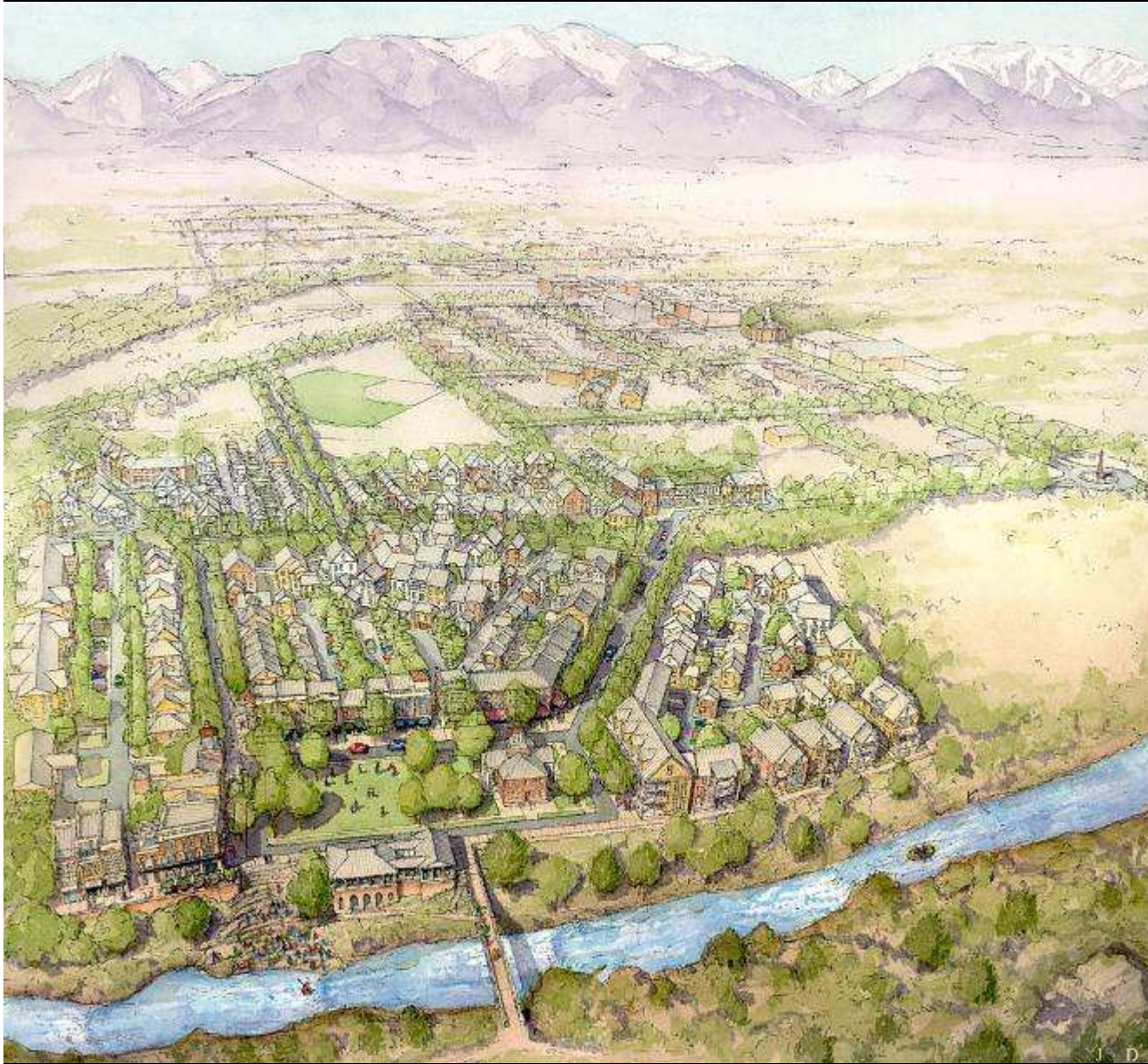
Clematis Street, West Palm Beach, FL

completing the old settlement



Clematis Street, West Palm Beach, FL

completing the old settlement



South Main, Buena Vista, CO

completing the old settlement



South Main, Buena Vista, CO

completing the old settlement



South Main, Buena Vista, CO

completing the old settlement



South Main, Buena Vista, CO

completing the old settlement



Manchester, Richmond VA

completing the old settlement



Manchester, Richmond VA



www.doverkohl.com

