newly formed centers in the USA are essentially about:

change over time
versailles center becomes “uptown”
versailles center becomes “uptown”

Extending, Expanding, According to a Framework of Blocks & Streets
versailles center becomes “uptown”
versailles center becomes “uptown”
mortonsville

existing conditions
mortonsville

“piano key” effect caused by existing regulations

development under current regulations
the conceptual leap

The standard “fried egg” format for enclosed shopping centers
the conceptual leap

Streets as the public spaces
Mixing uses, sharing parking: free land for other profit centers
The key step: connecting to the surrounding community
basic requirements

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

On-Street Parking

Sufficient Width

Shade

Minimal Distractions down here

Clear Views to Merchandise

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

Paris

Shaped
Connected
Safe
Interesting
Shaded
pedestrian friendly???
the best new centers are:

built to keep

www.doverkohl.com
Country Club Plaza – Kansas City, MO
some new centers are:

scrape-offs

www.doverkohl.com
the property morgue is filling up

The Broadway
Santa Fe Springs Mall

The Mall of Orange
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
scraping off the dead zone
scraping off the dead zone
scraping off the dead zone
Winter Park Mall – Winter Park, FL
Redevelopment & Infill
the grand re-opening

Winter Park’s wow factor

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

By Sherri M. Owens

PHOTOS BY PHILAN J. EVANCHO/THE ORLANDO SENTINEL

Food fest. A variety of eateries and dining environments have made Winter Park Village a hit with many.
the outside edges matter
the outside edges matter
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
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
some new centers are:

within the new towns
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

Hālī'imaile, Maui, HI
new town centers

Hālī‘imaile, Maui, HI
new town centers

Hāli‘imaile, Maui, HI
new town centers

Hālī’imaile, Maui, HI
new town centers

Hālī‘imaile, Maui, HI
new town centers

Hālīʻimaile, Maui, HI
some new centers are:

within the old town
completing the old settlement
completing the old settlement
completing the old settlement

CityPlace, West Palm Beach, FL
completing the old settlement
completing the old settlement
completing the old settlement

South Main, Buena Vista, CO
completing the old settlement
completing the old settlement
completing the old settlement
completing the old settlement
completing the old settlement

Manchester, Richmond VA