

# SIDEWALKS + BUILDINGS





Starship robot Photo by Tom Warren / The Verge

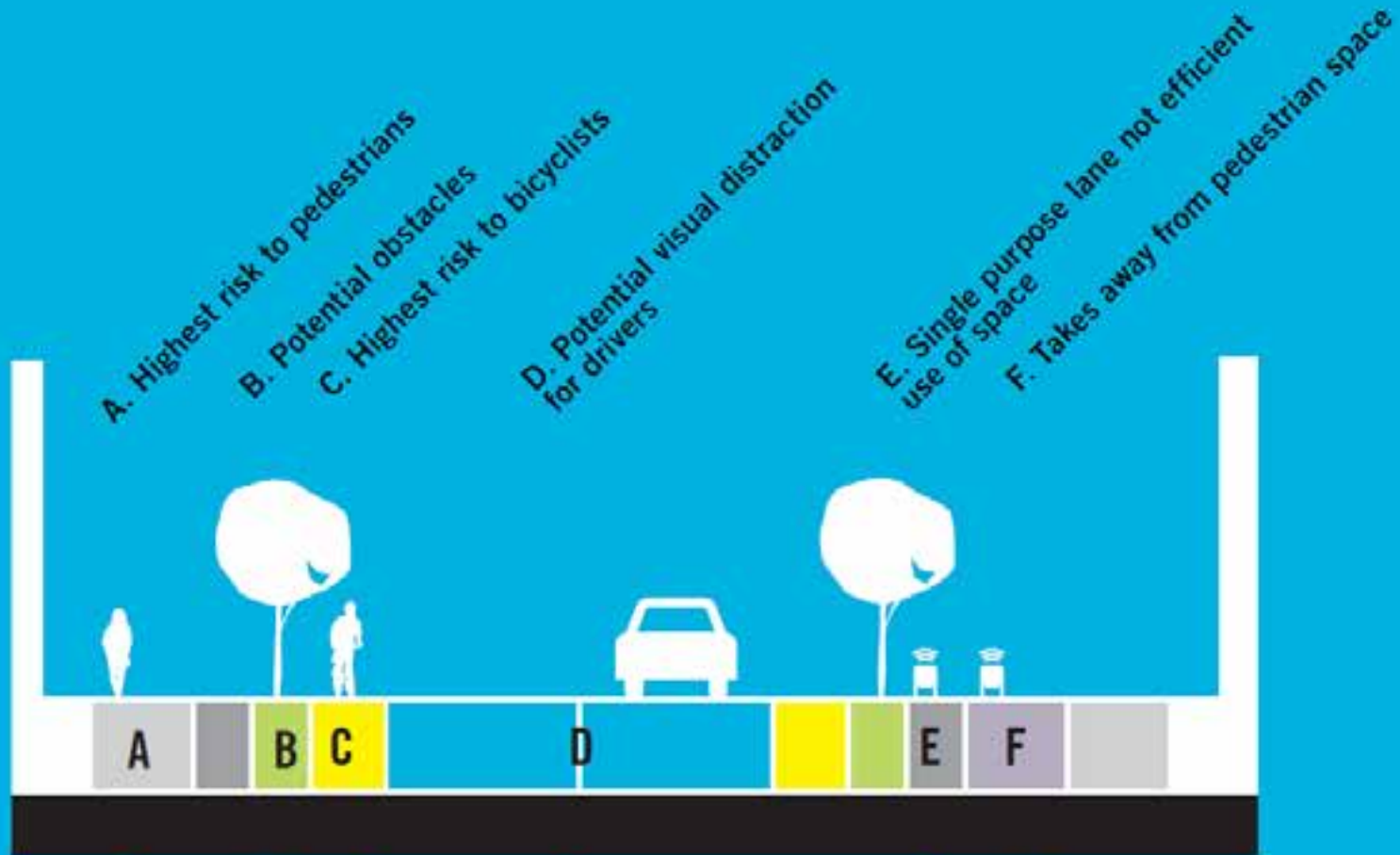


Image credit: New York Times

# **SIDEWALKS + BUILDINGS**

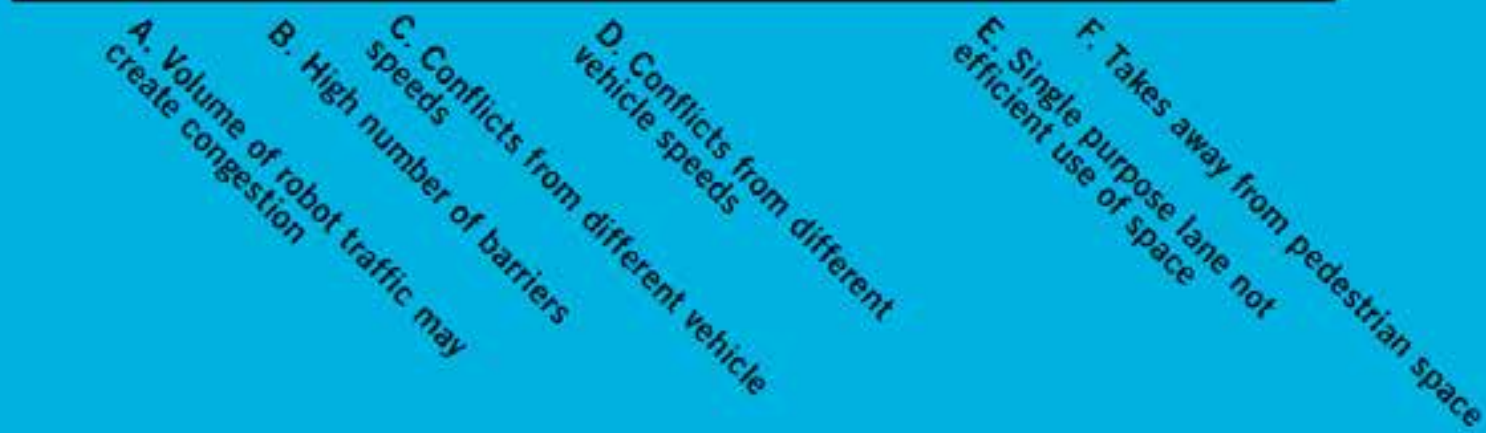
**What are our values?**

# DRONE

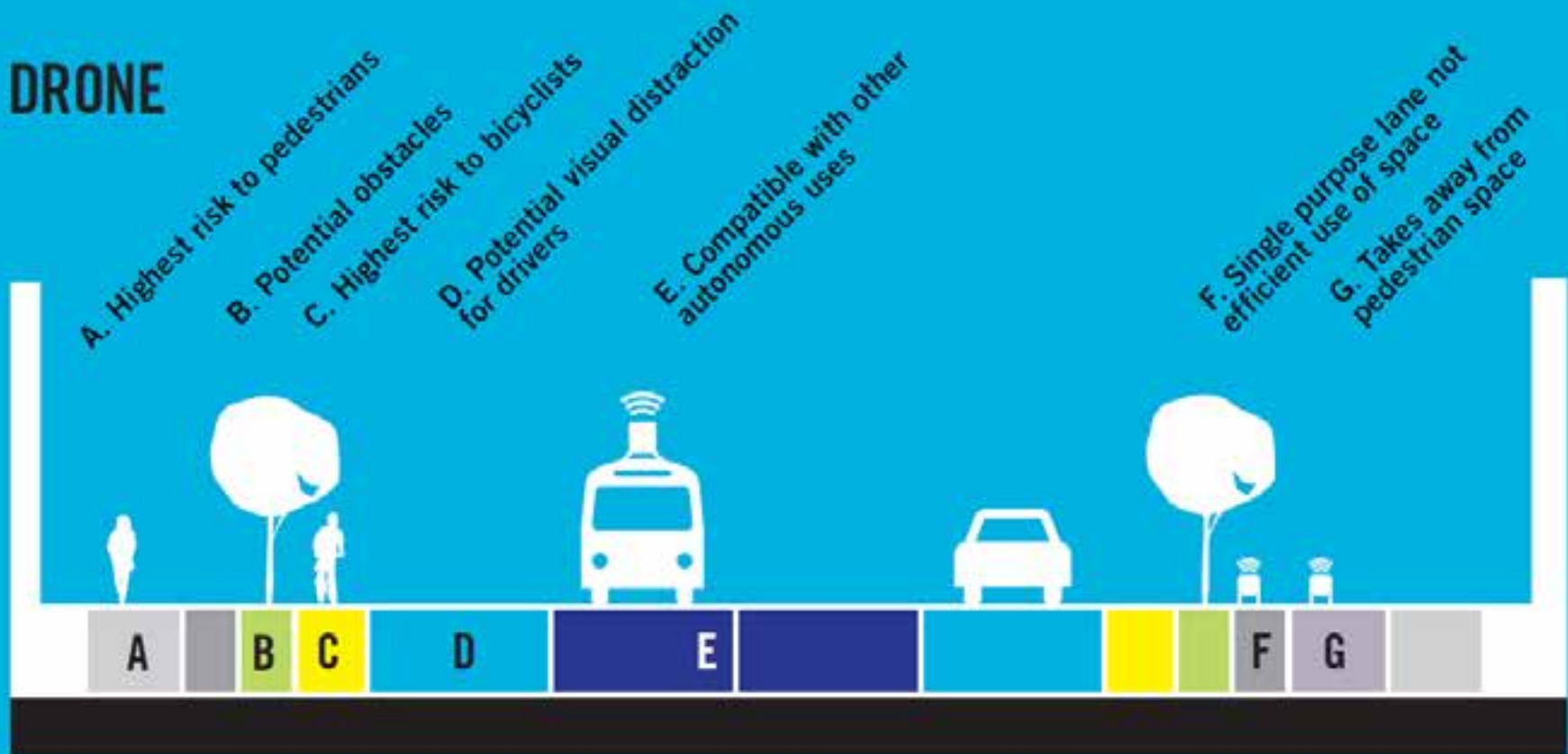


- A. Sidewalks
- B. Landscape buffer
- C. Bike lane
- D. Vehicle lane
- E. Robot-only sidewalk
- F. Robot-only vehicle lane

# ROBOT



# DRONE



- A. Highest risk to pedestrians
- B. Potential obstacles
- C. Highest risk to bicyclists
- D. Potential visual distraction for drivers
- E. Compatible with other autonomous uses

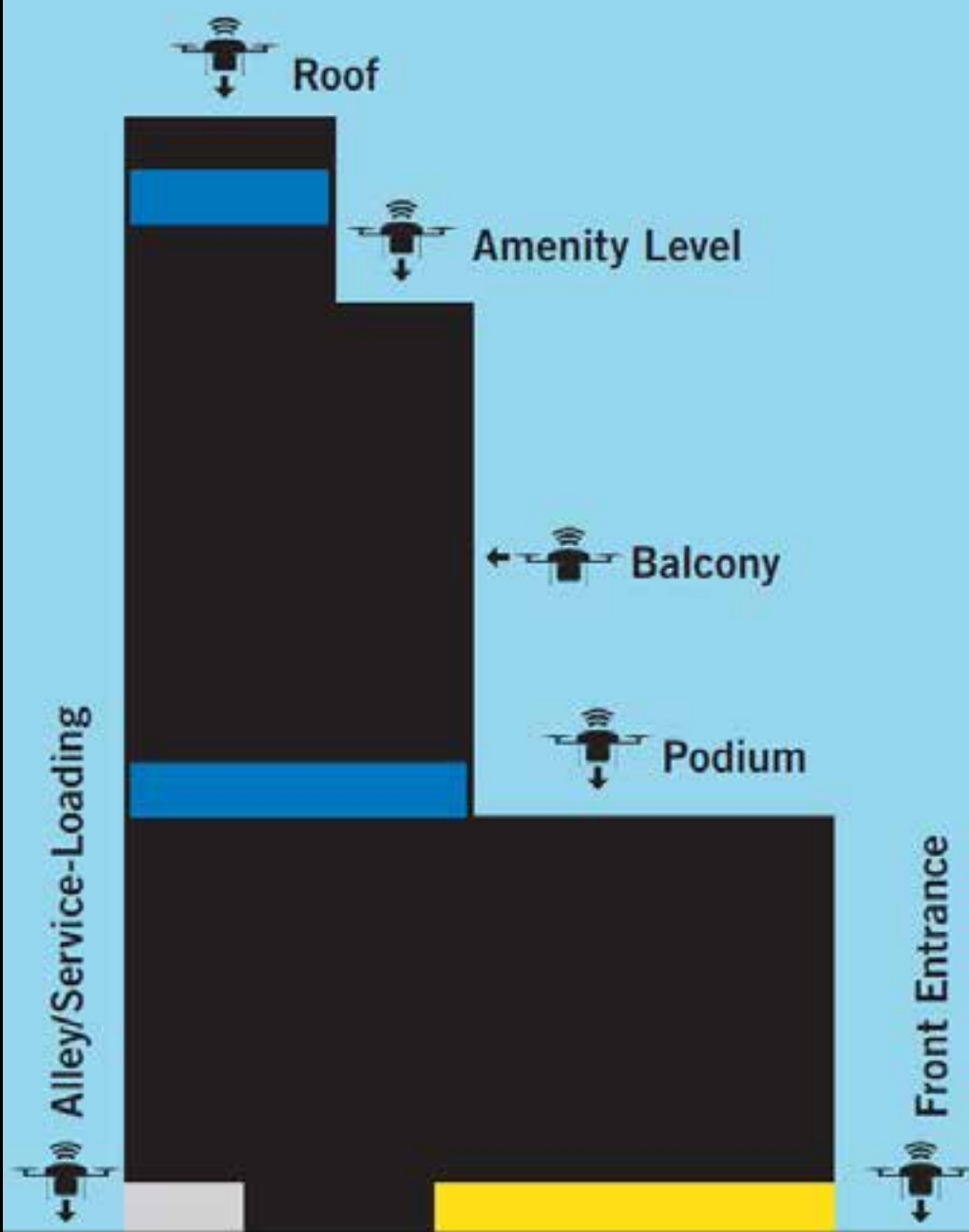
- F. Single purpose lane not efficient use of space
- G. Takes away from pedestrian space

- A. Sidewalks
- B. Landscape buffer
- C. Bike lane
- D. Vehicle lane
- E. Autonomous transit lane
- F. Robot-only sidewalk
- G. Robot-only vehicle lane

# ROBOT

- A. Volume of robot traffic may create congestion
- B. High number of barriers
- C. Conflicts from different vehicle speeds
- D. Conflicts from different vehicle speeds
- E. Compatible with other autonomous uses

- F. Single purpose lane not efficient use of space
- G. Takes away from pedestrian space



Location potentially supports/does not support:

	Universal accessibility	Personal safety	Maintained privacy	Low visual impact to public	Low visual impact to building occupant	Secure loading/unloading	Code adaptability	Weather protection	Accommodates drone support (e.g. battery)	Safety buffer
Roof	Yellow	Yellow	Green	Green	Green	Green	Red	Red	Green	Yellow
Roof Amenity	Green	Green	Green	Green	Green	Green	Red	Red	Green	Yellow
Balcony	Green	Green	Red	Red	Red	Green	Red	Green	Red	Red
Podium	Green	Green	Yellow	Green	Red	Green	Yellow	Red	Green	Yellow
Alleyway	Yellow	Red	Yellow	Green	Green	Red	Yellow	Red	Green	Yellow
Front	Green	Red	Red	Red	Red	Red	Red	Red	Red	Red

Alley/Service-Loading



Amazon locker/hub

Hallway directly in front of home

Front Entrance

Location potentially supports/does not support:

Alleyway  
Front Entrance (Outside)  
Amazon Locker/Hub (Inside)  
Hallway Directly Outside Unit/

	Universal accessibility	Personal safety	Maintained privacy	Low visual impact to public	Low visual impact to building occupant	Secure loading/unloading	Code adaptability	Weather protection
Alleyway	Yellow	Red	Yellow	Green	Green	Red	Yellow	Red
Front Entrance (Outside)	Green	Red	Yellow	Red	Yellow	Red	Red	Red
Amazon Locker/Hub (Inside)	Yellow	Green	Green	Green	Green	Green	Green	Green
Hallway Directly Outside Unit/	Green	Yellow	Green	Green	Green	Yellow	Green	Green



# THE EVOLUTION OF RETAIL.



# HOW IS NEIGHBORHOOD RETAIL CHANGING?

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## **01 EXPERIENTIAL**

In competition with online retail, experience has become the de facto currency for physical retail stores.

## **02 SMALLER**

Retail stores are dramatically shrinking with a focus on customization and the reduction on-site inventory.

## **03 MULTI-CHANNEL**

Local retail outlets are no longer stand-alone stores but part of a retail and brand ecosystem.

**EXPERIENTIAL.**

Downtown Westminster

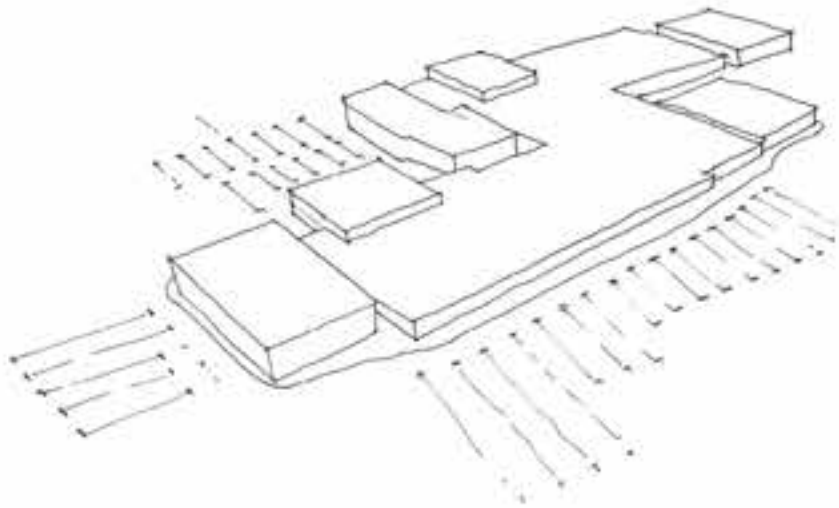


Westminster Mall



Downtown Westminster





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### REGIONAL SHOPPING CENTER

- » Single-use destination
- » Auto-oriented
- » Land-intensive



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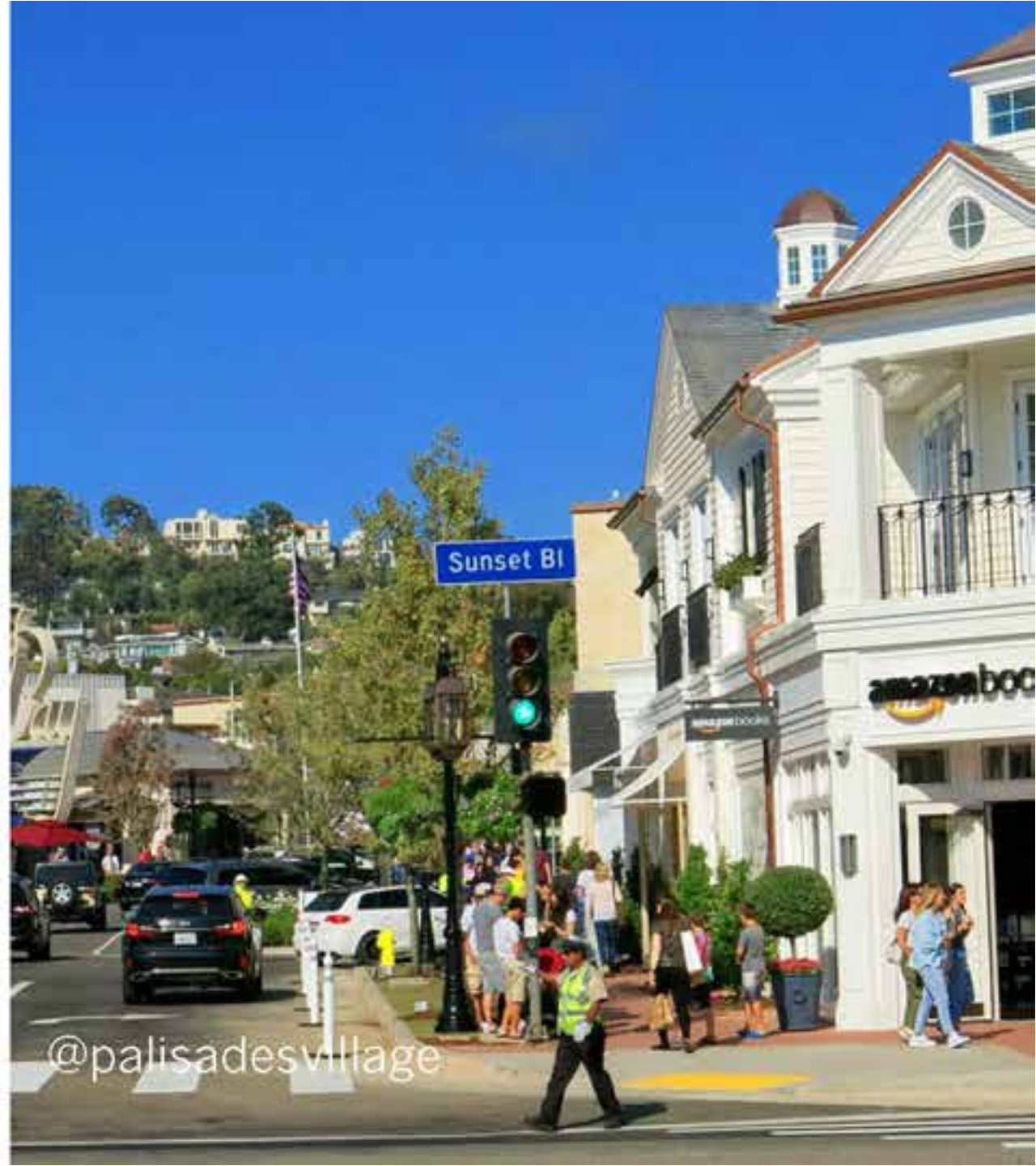
### URBAN EXPERIENCE

- » Integrated experience
- » Walkable
- » Complex, land efficient

**SMALLER.**

Palisades Village







### THE GROVE

285,000 sq.ft.	625 sq.ft. smallest
44 stores	19,279 sq.ft. largest
6,450 sq.ft. avg.	72,000 sq.ft. cinema
2,700 sq.ft. med.	



### PALISADES VILLAGE

81,000 sq.ft.	377 sq.ft. smallest
47 stores	4,436 sq.ft. largest
1,750 sq.ft. avg.	13,400 sq.ft. cinema
1,100 sq.ft. med.	10,600 sq.ft. grocer

**MULTI-CHANNEL.**

Nike By Melrose





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nikelosangeles Nike By Melrose is here for you.

📱 Don't forget to hit up the Swoosh text (424.277.6453) for what's latest in store. This week: Lakers jerseys, Peg Turbo, and more. #nikebymelrose

View all 35 comments

tomkadota @patri07\_ text up Nike!!

kellylawson4 @johnsrunning @hannahminardi lookin good 🙌

ruby\_redlips Pretty cool 😎 @agdnlly @hannahminardi

eazeetho @youngcorey I see ya bro

italianmamba26 Okay!!! @johnsrunning

thomaslydall @miss\_glis

s2klionheart @kreativethought @jerilene

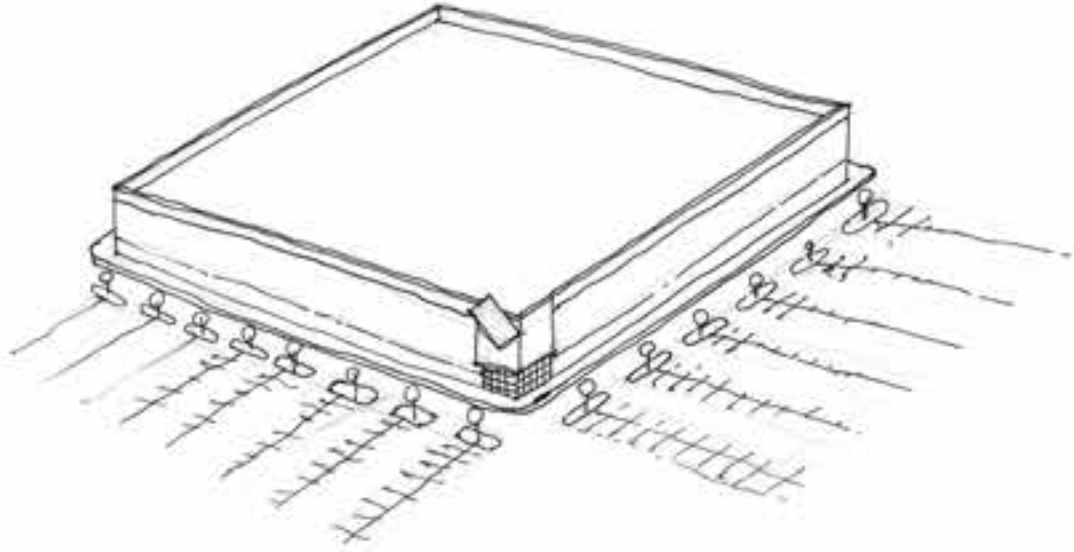


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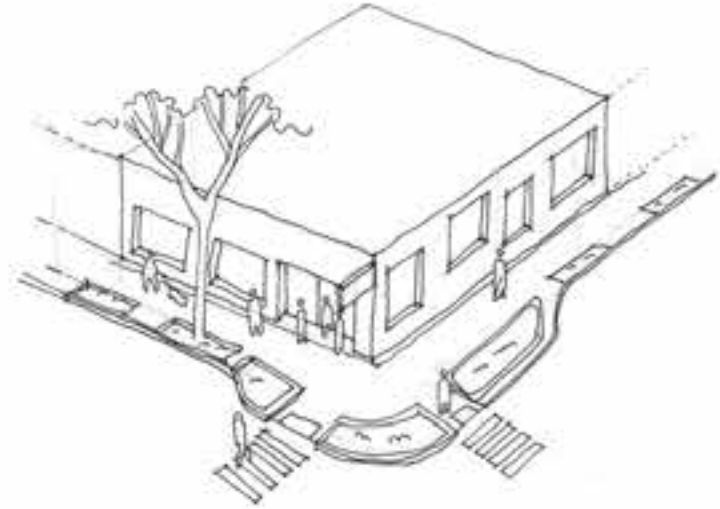




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### **BIG-BOX STORE**

- » Auto-convenient
- » Generic environment
- » Transactional

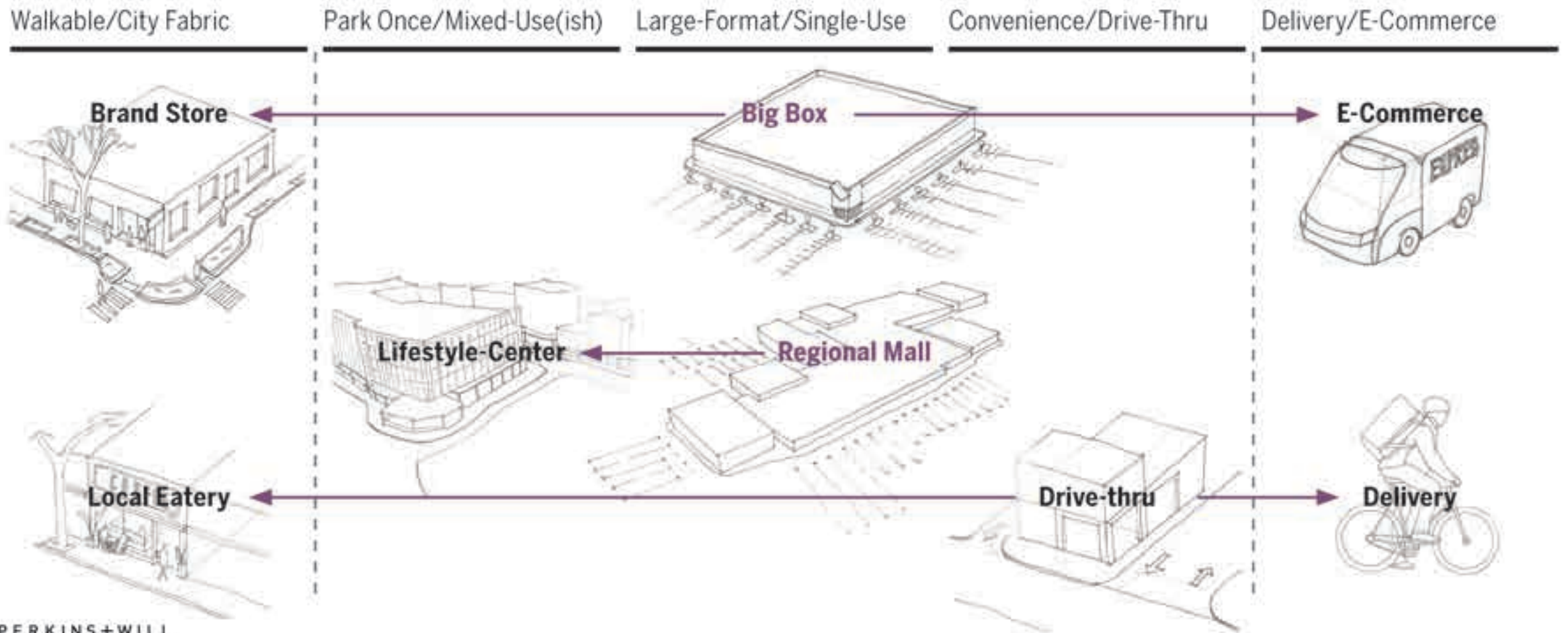


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### **BRAND STORE**

- » Integrated location
- » High-fidelity experience
- » Unique
- » Immersion

# SHIFTING (NEIGHBORHOOD) RETAIL LANDSCAPE



# LAND-USE IMPLICATIONS

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**01**

How do we respond to shrinking brick and mortar stores?

How does it impact the urban ground floor?

**02**

How do we respond to “no-transaction” retail?

How do retail outlets where people don’t buy affect municipal finances?

**03**

How will the Whole Foods model change our neighborhoods?

Will we allow retail outlets to become last-mile distribution centers?

**04**

What do we do with single-use districts and dead malls?

**05**

How do we mitigate the negative effects of concentration?

How do we approach neighborhoods that become “incomplete?”



@thepalmcoffeebar



**Small.  
Unique.  
Local.**

@morphebrushes



@platefit



@erewhonmarket



@unraveledportland



@installationcoffee

**Creative.  
Untested.  
Entrepreneurial.**