

# Mix Use Commercial Space

Khushi Agrawal<sup>1</sup>, Ar. Aman Kumar Gupta<sup>2</sup>

<sup>1</sup> Student, Department of Interior Design, Kalinga University, Naya Raipur

<sup>2</sup> Assistant Professor, Department of Interior Design, Kalinga University, Naya Raipur

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**Abstract** - The article discusses the importance of spatial concentration and compact distribution of population in urban space. It also examines modern approaches to constructing a "compact city" for comfortable and convenient living with a mixed-use tall building development. Tall mixed-use buildings have a direct and indirect impact on the dynamism and vitality of the urban space.

**Key Words:** Mix Use, Distribution, Urban, Space.

## 1. INTRODUCTION :-

What is a Mix Use Commercial Space?

Mixed use developments combine various uses within a building and have a number of benefits such as increased residential densities, reduced distances between residential and commercial uses, and pedestrian and bicycle-friendly environments. They are best located in or near town centres to reduce urban sprawl, meet increased demand for accommodation close to services and amenities, increase demand and support for local businesses, reduce transport and commute distances and costs, and contribute to a safer environment. Mixed-use buildings have been around since ancient times and have been practiced in a slightly different manner since the industrial age. Developers are now embracing mixed-use developments due to people moving back to cities and a loosening of mixed-use zoning restrictions. It is one of those building which combines three or more spaces such as, cultural, parking, hotel, entertainment, transportation and residential.

## 2. Body of Paper

### AIM:

To provide retail place, housing and offices for rent in one place. creates a moving society conducive to local to local economy .To manage Commercial below and residential mix use in one building.

**OBJECTIVE-** Encourages high quality design by providing both greater flexibility and more control. Promotes a mix of retail, restaurants, civic uses, and multi family housing. Provides more housing opportunities and choices to benefit the resident workers and visitors of that place.

**SCOPE-**Mix use development is defined as development which comprises a mixture of two or more floor uses. It can be either comprised within single building (horizontally or vertically) or multiple buildings of different uses within a distinct development site.

### LIMITATIONS-

- Less privacy (depending on design).
- More pollution (noise, air; also depending on design).
- Dealing with bad neighbors.
- Smaller living spaces.

### PROBLEM IDENTIFICATION:

Here are a few potential problem areas for mix-use commercial spaces: Zoning and Permitting Issues: One of the biggest challenges for mixed-use commercial spaces is obtaining the necessary zoning and permitting from local government agencies. However, if the tenant mix is not balanced, it can create competition among businesses or lead to a lack of foot traffic. Maintenance and Management: Mixed-use commercial spaces require careful maintenance and management to ensure that each use is properly maintained and that tenants are happy with the space.

**CASE STUDIES:  
LITERATURE-**

**Office:** The Bloc features 700,000 square feet of office space, with tenants ranging from creative startups to established law firms. Results: The Bloc has revitalized the downtown Los Angeles area, attracting both locals and tourists to its mix of retail, office, and entertainment spaces. Overall, The Bloc is an excellent example of a successful mixed-use commercial space, providing a variety of amenities for visitors and tenants alike, while also revitalizing a previously underutilized urban area.

**SPACES INCLUDED IN MIX USE COMMERCIAL SPACE:**

**LOBBY-** In a mixed-use commercial space, the lobby is designed to be welcoming and functional, providing a range of services and amenities to visitors. Overall, the lobby in a mix-use commercial space plays an important role in providing access to the various businesses and services within the development, as well as contributing to the overall atmosphere and sense of community within the space.

**RETAIL SPACES-** In addition to storefronts and display windows, retail spaces may also include back-of-house areas for storage and inventory management. Overall, retail space in a mix-use commercial space plays an important role in creating a dynamic and engaging environment, attracting customers, and contributing to the overall economic viability of the development.

**OFFICE SPACE-** Office space in a mix-use commercial space is an area specifically designated for businesses or organizations to conduct administrative and professional work. Overall, office spaces in mixed-use commercial spaces can provide businesses with access to a range of services and amenities, contribute to a dynamic and collaborative atmosphere, and help to attract and retain talent.

**CAFÉ-** A cafe in a mix-use commercial space is a designated area where people can gather to enjoy food and drink in a relaxed and social environment. They can help to create a sense of community and provide a place for people to gather, socialize, and enjoy food and drink.

**PRIVATE WAITING-** In addition to providing a comfortable and private space for visitors to wait, private waiting areas in mixed-use commercial spaces can also serve as a way to improve customer satisfaction and build loyalty. Overall, private waiting areas in mixed-use commercial spaces serve an important role in providing a comfortable and private space for visitors to wait for appointments or meetings.

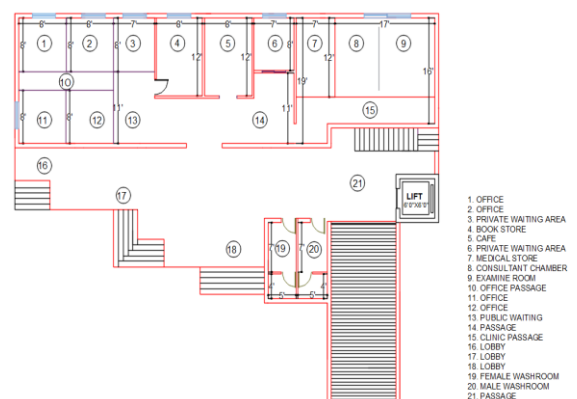
**REST ROOMS-** Restrooms in mix-use commercial spaces are an essential amenity for visitors, tenants, and employees of the development. Overall, restrooms in mixed-use commercial spaces play an essential role in providing a safe, clean, and comfortable environment for visitors, tenants, and employees.

**ANTHROPOMETRY DATA:****WHAT IS ANTHROPOMETRY?**

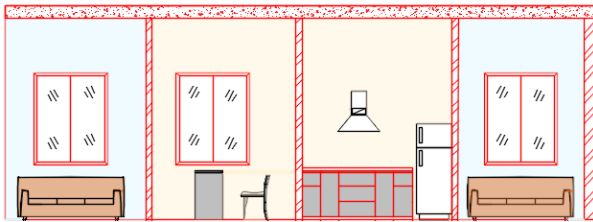
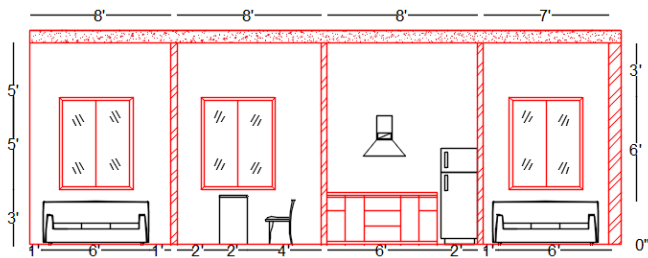
Anthropomorphic data can include information about physical characteristics such as age, gender, height, and weight, as well as information about personality traits, emotions, and social behavior. Therefore, it is important to follow ethical guidelines and privacy regulations when collecting and analyzing anthropomorphic data.

**ANTHROPOMETRY FOR MIX-USE COMMERCIAL SPACE:**

In the context of mix-use commercial spaces, anthropometry can be used to design spaces that are comfortable, accessible, and safe for the diverse range of people who will use them. Overall, anthropometry is an important tool for designing mix-use commercial spaces that are comfortable, accessible, and safe for the diverse range of people who will use them.

**DESIGN PROPOSAL:**

PLAN



FRONT ELEVATION OF WAITING AREA, STORE AND CAFÉ.



3D VIEW OF OFFICE



3D VIEW OF CAFE



3D VIEW OF BOOK STORE



OUTER VIEW OF SPACE

### 3. CONCLUSIONS

In conclusion, designing a mix use commercial space requires careful consideration of several factors to ensure that the space functions well and is aesthetically pleasing for all occupants. The design should reflect the purpose of the space, accommodate the needs of tenants, and complement the overall branding and function of the development. Some key factors to consider include space planning, lighting, furniture and technology, branding, accessibility, and acoustics. By taking these factors into account and incorporating them into the design, a successful and engaging mix use commercial space can be created.

## BIOGRAPHIES



Khushi Agrawal  
Semester- VI  
Department of Interior Design  
Kalinga University, Naya Raipur,  
Chhattisgarh



Ar. Aman Kumar Gupta  
Assistant Professor  
Department of Interior Design  
Kalinga University, Naya Raipur,  
Chhattisgarh