

Target store in vertical power center  
adjacent to Metrorail



Target, Miami, FL

Source: Lee Sobel

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Smart Growth retail format:  
Main street shops in small village



Haile Village Center, Gainesville, FL

Source: US EPA

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Conventional out parcel restaurants in urban formats:  
Applebee's, Denny's, PF Chang's, TGI Friday's



Minneapolis, MN, San Diego, CA & Portland, OR

Source: US EPA

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## Safeway store: Main Street prototype



Safeway, King Farm, Gaithersburg, MD

Source: US EPA

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## Best Buy project with six-story condominiums above Metro



Best Buy, Washington, DC

Source: US EPA

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## Walgreens store: neighborhood preservation



Walgreens, Miami, FL

Source: Lee Sobel

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Smart Growth retail format:  
Town center



Mashpee Commons, Mashpee, MA

Source: US EPA

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Ralph’s in new urban store



Ralph’s, San Diego, CA

Source: US EPA

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Barnes & Noble anchors Federal Realty’s  
Bethesda Row (street revitalization)



Barnes & Noble, Bethesda, MD

Source: US EPA

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## Two-story Target in lifestyle center



Target, Gaithersburg, MD

Source: US EPA

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## Smart Growth retail format: Corner stores - old and new



7-11

CVS



7-11



King Farm



Kentlands



Lakelands



Fairhaven

Source: US EPA

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## Hollywood Video as liner for parking structure



Hollywood Video, Washington, DC

Source: US EPA

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Smart Growth retail format:  
Main Street shops on village green



King Farm, Rockville, MD

Source: US EPA

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Safeway's Townhouse  
neighborhood concept



Safeway Townhouse

Washington, DC, +/-8,000rsf

Source: US EPA

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Multi-story Crate & Barrel



Crate & Barrel, Boston, MA

Source: US EPA

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# Trader Joe's in urban store



Trader Joe's, Boston, MA

Source: Lee Sobel

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# Greyfield redevelopment with Barnes & Nobel



Market Common, Arlington, VA  
Previous use: Sears site on 13.1 acres

Source: US EPA

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# Three-story Talbots in urban building



Talbots, Washington, DC

Source: US EPA

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Smart Growth retail format:  
Main Street shops on traditional plaza



Aldea de Santa Fe, Santa Fe, NM

Source: US EPA

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Multi-story Target in urban neighborhood



Target, Chicago, IL

Source: Target Corp

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Michaels in new Main Street format



Michaels, Kentlands, Gaithersburg, MD

Source: US EPA

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## Walgreens as corner store



Walgreens, Boston, MA

Source: US EPA

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## Shaw's in new urban store



Shaw's, Boston, MA

Source: Lee Sobel

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## Safeway's urban prototypes have their own set of interior design issues



Source: Safeway Store

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Smart Growth retail format:  
Shopping district in urban core



Downtown Silver Spring, Silver Spring, MD

Source: US EPA

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CVS in new urban stores



Davidson, NC



Arlington, VA

Source: US EPA

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Smart Growth retail format:  
Town center in urban neighborhood



Market Common, Arlington, VA

Source: US EPA

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## Whole Foods in new urban store



Whole Food's, Arlington, VA

Source: US EPA

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## Radio Shack and FedEx in New/Emerging Markets location



Radio Shack and FedEx, Barracks Row, Washington, DC

Source: US EPA

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## Multi-story Target in urban pedestrian mall



Target, Nicollet Mall, Minneapolis, MN

Source: Matthew Stenerson

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Smart Growth retail format:  
Shopping district in urban neighborhood



CityPlace, West Palm Beach, FL

Source: US EPA

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New Copps under construction in  
Main Street format (2005)



Middleton Hills, Middleton, WI

Source: Mark Opitz

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Office Depot in new urban store



Office Depot, Denver, CO

Source: US EPA

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Safeway store with high-rise housing above



Safeway, Bethesda, MD

Source: US EPA

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Smart Growth retail format:  
Town center



Orenco Station, Portland, OR

Source: Michael Meheffy

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Walgreens store: neighborhood preservation



Walgreens, Miami, FL

Source: New Urban Realty Services

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Crate & Barrel in urban pedestrian mall



Crate & Barrel, Faniel Hall, Boston, MA

Source: US EPA

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Whole Foods in new urban store



Whole Foods, Washington, DC

Source: US EPA

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Smart Growth retail format:  
Live-work shops in traditional neighborhood



Kentlands, Gaithersburg, MD



Source: US EPA

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## Urban format Target store



Source: Target Corp

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## Office Depot as liner retail over parking structure



Office Depot, Portland, OR

Source: US EPA

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## Greyfield redevelopment



Mizner Park, Boca Raton, FL  
Previous use: Boca Raton Mall, 32-acres

Source: US EPA

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## Tiffany & Company as retail liner of urban parking structure



Tiffany & Company, Portland, OR

Source: Lee Sobel

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## Multi-story Whole Foods in urban prototype



Whole Food's, New York, NY

Source: US EPA

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## Safeway store with housing above



Safeway, Seattle, WA

Source: Kevin Klinkenberg

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## Greyfield redevelopment with CVS store



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Mashpee Commons, Mashpee, MA

Source: Russell Preston

## Two-story format for new Home Depot



The Home Depot, Chicago, IL

Source: US EPA

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## Whole Foods with housing above



Whole Food's, Portland, OR

Source: US EPA

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## Walgreens as corner store



Walgreens, Denver, CO

Source: Eric Sprague

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## Smart Growth retail format: Town center in traditional neighborhood



Kentlands and Lakelands, Gaithersburg, MD

Source: US EPA

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## Multi-story Target in urban pedestrian mall



Target, Nicollet Mall, Minneapolis, MN

Source: Target Corp

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Smart Growth retail format:  
Town Center in urban neighborhood



Uptown District, San Diego, CA

Source: US EPA

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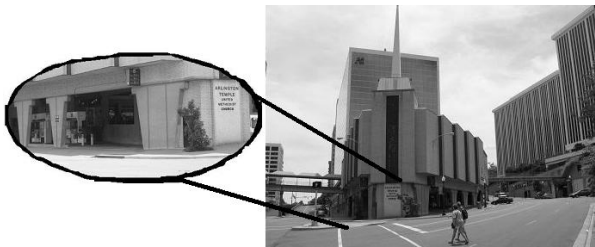
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Mixed use: Methodist church with Chevron gas station below (“God, gas and go!” says New York Times Magazine)



Arlington, VA

Source: Lee Sobel

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Smart Growth retail format:  
Town center in urban neighborhood



Mizner Park, Boca Raton, FL

Source: US EPA

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Safeway store with office lofts and  
apartments above



Safeway, Portland, OR

Source: US EPA

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Smart Growth retail format:  
Shopping District



Santana Row, San Jose, CA

Source: US EPA

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Two-story Whole Foods in urban prototype



Whole Food's, Silver Spring, MD

Source: US EPA

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## Greyfield redevelopment with Ralph's supermarket



Uptown District, San Diego, CA  
Previous use: Sears site on 14 acres

Source: Lee Sobel

## Calibrating retail to specific neighborhood locations

Locations based on principles of the Transit <sup>1</sup>						Corollary Retail Types		Locations		
Center	Area	Station	Station	Station	Station	Traditional	Conventional	Rural	Suburban	Urban
		X	X	X	X	General / Convenience Store	Out-parcel	X	X	
			X	X	X	Main Street Shops	Strip Center (Dispersed)	X	X	
			X	X	X	Main Street Shops	Neighborhood "Strip"	X	X	
			X	X	X	Town Center Shops	Anchored Strip Center	X	X	
			X	X	X	Town Center	"Community" Strip Center	X	X	
			X	X	X	Shopping Corridor	"Neighborhood Center"	X	X	X
			X	X	X	Shopping Corridor	Power Center	X	X	X
			X	X	X	Shopping District	Regional Mall	X	X	X
			X	X	X	Shopping District	Super-Regional Mall	X	X	X
			X	X	X	Department Store	Big Box Store	X	X	X

<sup>1</sup> See Introduction 10-1, 10-2 and 10-3, 10-4.

<sup>2</sup> See Introduction 10-1, 10-2 and 10-3, 10-4.

Prepared by Lee K. Sobel, 2004

Source: Lee Sobel

## Calibrating retail to specific neighborhood locations

Locations based on principles of the Transit <sup>1</sup>						Corollary Retail Types		Locations		
Center	Area	Station	Station	Station	Station	Traditional	Conventional	Rural	Suburban	Urban
		X	X	X	X	General / Convenience Store	Out-parcel	X	X	
			X	X	X	Main Street Shops	Strip Center (Dispersed)	X	X	
			X	X	X	Main Street Shops	Neighborhood "Strip"	X	X	
			X	X	X	Town Center Shops	Anchored Strip Center	X	X	
			X	X	X	Town Center	"Community" Strip Center	X	X	
			X	X	X	Shopping Corridor	"Neighborhood Center"	X	X	X
			X	X	X	Shopping Corridor	Power Center	X	X	X
			X	X	X	Shopping District	Regional Mall	X	X	X
			X	X	X	Shopping District	Super-Regional Mall	X	X	X
			X	X	X	Department Store	Big Box Store	X	X	X

<sup>1</sup> See Introduction 10-1, 10-2 and 10-3, 10-4.

<sup>2</sup> See Introduction 10-1, 10-2 and 10-3, 10-4.

Prepared by Lee K. Sobel, 2004

## 2004 comparison of three Marshall Fields' stores



Chicago, +800,000sf

Source: Lee Sobel

Calibrating retail to specific neighborhood locations

Locations based on principles of the Transect <sup>1</sup>						Corollary Retail Types		Locations		
edge / main / intermediate / urban center / urban core	Traditional	Conventional	Rural	Suburban	Urban					
	X	X	X	X	X	General Convenience Store	Out-parcel	X	X	
		X	X	X	X	Main Street Shops	Strip Center (disanchored)	X	X	
			X	X	X	Main Street Shops	Neighborhood "strip"	X	X	
				X	X	Town Center Shops	Anchored Strip Center	X	X	
				X	X	Town Center	"Community" Strip Center	X	X	
				X	X	Shopping Corridor	Thrift/Discount	X	X	X
				X	X	Shopping District**	Power Center	X	X	X
				X	X	Department Store	Regional Mall	X	X	X
				X	X		Super-Regional Mall	X	X	X
				X	X		Big Box Store	X	X	X

<sup>1</sup> See Introduction, 11, 12, 13, 14, 15, 16, 17, 18, 19.

Prepared by Lee S. Kohn, 2004

\* See transect table 10.1, 10.2 and 10.3, 10.4.  
\*\* May include Department Stores  
Prepared by Lee K. Sobel, 2004

2004 comparison of three Marshall Fields' stores



Chicago, +~800,000sf



Minneapolis, +~350,000sf

Source: Lee Sobel

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Calibrating retail to specific neighborhood locations

Locations based on principles of the Transect <sup>1</sup>						Corollary Retail Types		Locations		
edge / main / intermediate / urban center / urban core	Traditional	Conventional	Rural	Suburban	Urban					
						General Convenience Store	Out-parcel		X	X
X	X	X				Main Street Shops	Strip Center (disanchored)	X	X	
		X				Main Street Shops	Neighborhood "strip"	X	X	
				X		Town Center Shops	Anchored Strip Center	X	X	
				X	X	Town Center	"Community" Strip Center	X	X	
				X	X	Shopping Corridor	Thrift/Discount	X	X	X
				X	X	Shopping District**	Power Center	X	X	X
				X	X	Department Store	Regional Mall	X	X	X
				X	X	Shopping District**	Super-Regional Mall	X	X	X
				X	X	Department Store	Big Box Store	X	X	X

<sup>1</sup> See Definitions 10.1, 10.2, 10.3, 10.4, 10.5, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28, 11.29, 11.30, 11.31, 11.32, 11.33, 11.34, 11.35, 11.36, 11.37, 11.38, 11.39, 11.40, 11.41, 11.42, 11.43, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49, 11.50, 11.51, 11.52, 11.53, 11.54, 11.55, 11.56, 11.57, 11.58, 11.59, 11.60, 11.61, 11.62, 11.63, 11.64, 11.65, 11.66, 11.67, 11.68, 11.69, 11.70, 11.71, 11.72, 11.73, 11.74, 11.75, 11.76, 11.77, 11.78, 11.79, 11.80, 11.81, 11.82, 11.83, 11.84, 11.85, 11.86, 11.87, 11.88, 11.89, 11.90, 11.91, 11.92, 11.93, 11.94, 11.95, 11.96, 11.97, 11.98, 11.99, 12.00, 12.01, 12.02, 12.03, 12.04, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.11, 12.12, 12.13, 12.14, 12.15, 12.16, 12.17, 12.18, 12.19, 12.20, 12.21, 12.22, 12.23, 12.24, 12.25, 12.26, 12.27, 12.28, 12.29, 12.30, 12.31, 12.32, 12.33, 12.34, 12.35, 12.36, 12.37, 12.38, 12.39, 12.40, 12.41, 12.42, 12.43, 12.44, 12.45, 12.46, 12.47, 12.48, 12.49, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55, 12.56, 12.57, 12.58, 12.59, 12.60, 12.61, 12.62, 12.63, 12.64, 12.65, 12.66, 12.67, 12.68, 12.69, 12.70, 12.71, 12.72, 12.73, 12.74, 12.75, 12.76, 12.77, 12.78, 12.79, 12.80, 12.81, 12.82, 12.83, 12.84, 12.85, 12.86, 12.87, 12.88, 12.89, 12.90, 12.91, 12.92, 12.93, 12.94, 12.95, 12.96, 12.97, 12.98, 12.99, 13.00, 13.01, 13.02, 13.03, 13.04, 13.05, 13.06, 13.07, 13.08, 13.09, 13.10, 13.11, 13.12, 13.13, 13.14, 13.15, 13.16, 13.17, 13.18, 13.19, 13.20, 13.21, 13.22, 13.23, 13.24, 13.25, 13.26, 13.27, 13.28, 13.29, 13.30, 13.31, 13.32, 13.33, 13.34, 13.35, 13.36, 13.37, 13.38, 13.39, 13.40, 13.41, 13.42, 13.43, 13.44, 13.45, 13.46, 13.47, 13.48, 13.49, 13.50, 13.51, 13.52, 13.53, 13.54, 13.55, 13.56, 13.57, 13.58, 13.59, 13.60, 13.61, 13.62, 13.63, 13.64, 13.65, 13.66, 13.67, 13.68, 13.69, 13.70, 13.71, 13.72, 13.73, 13.74, 13.75, 13.76, 13.77, 13.78, 13.79, 13.80, 13.81, 13.82, 13.83, 13.84, 13.85, 13.86, 13.87, 13.88, 13.89, 13.90, 13.91, 13.92, 13.93, 13.94, 13.95, 13.96, 13.97, 13.98, 13.99, 14.00, 14.01, 14.02, 14.03, 14.04, 14.05, 14.06, 14.07, 14.08, 14.09, 14.10, 14.11, 14.12, 14.13, 14.14, 14.15, 14.16, 14.17, 14.18, 14.19, 14.20, 14.21, 14.22, 14.23, 14.24, 14.25, 14.26, 14.27, 14.28, 14.29, 14.30, 14.31, 14.32, 14.33, 14.34, 14.35, 14.36, 14.37, 14.38, 14.39, 14.40, 14.41, 14.42, 14.43, 14.44, 14.45, 14.46, 14.47, 14.48, 14.49, 14.50, 14.51, 14.52, 14.53, 14.54, 14.55, 14.56, 14.57, 14.58, 14.59, 14.60, 14.61, 14.62, 14.63, 14.64, 14.65, 14.66, 14.67, 14.68, 14.69, 14.70, 14.71, 14.72, 14.73, 14.74, 14.75, 14.76, 14.77, 14.78, 14.79, 14.80, 14.81, 14.82, 14.83, 14.84, 14.85, 14.86, 14.87, 14.88, 14.89, 14.90, 14.91, 14.92, 14.93, 14.94, 14.95, 14.96, 14.97, 14.98, 14.99, 15.00, 15.01, 15.02, 15.03, 15.04, 15.05, 15.06, 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.13, 15.14, 15.15, 15.16, 15.17, 15.18, 15.19, 15.20, 15.21, 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\* See transect table 10.1, 10.2 and 10.3, 10.4.  
\*\* May include Department Stores  
Prepared by Lee K. Sobel, 2004

2004 comparison of three Marshall Fields' stores



Chicago, +~800,000sf



Minneapolis, +~350,000sf



Lake Forest, +~9,000sf

Source: Lee Sobel

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