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THE SUCCESS INDICATORS IN THE PERFORMANCE OF MIXED-USE SCHEMES: CASE STUDIES IN IRELAND AND UK

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It is evident in the literature that mixed-use schemes (MUS) development has gained significant attention in the field of urban planning and real estate management. It challenged various players (planners, policy makers, investors and developers) in terms of the diverse of uses, density of the scheme, inclusion of high quality urban form and design, and the delivery of optimum utilization of the development scheme in terms of highest and best use. Due to a limited body of literature, this paper explores the underlying factors through a set of indicators or variables that influenced in the success level or overall performance of MUS in revitalizing of urban centers. Ten regeneration projects from the UK and the Republic of Ireland are presented in the study to facilitate the identification of these indicators or variables with the aid of Multiple Regression Modelling. The Multiple Regression Analysis (MRA) shows that the component mix (number of uses), the balance of uses (space allocations), site condition and integration with the neighbouring uses are essential elements in accomplishing the maximum potential for viability and success of MUS developments. These findings provide invaluable inputs in carrying out further investigations of various MUS development projects worldwide, particularly in determining qualitative and quantitative factors in the schemes' feasibility or viability in urban regeneration areas.

Keywords: mixed-use schemes, urban planning, multiple regression analysis