

Achieving Successful Town Centers

Do you have what it takes?



Town Centers come in many shapes and sizes



So consider how this applies to **your unique** neighborhood

1. Critical Mass to Support Businesses



About **5,000-10,000 households** to support a neighborhood center with a full-service grocery and drug store.

If you want it to be “walkable” then about $\frac{1}{2}$ (plus or minus) of the population should reside within $\frac{1}{4}$ mile.

So try to achieve **2,500 to 5,000** households within $\frac{1}{4}$ mile— a 5 min. walk

So, typically, you need to add some mixed-use or multi-family development near the center.

There must be 50 ways to meet your target population

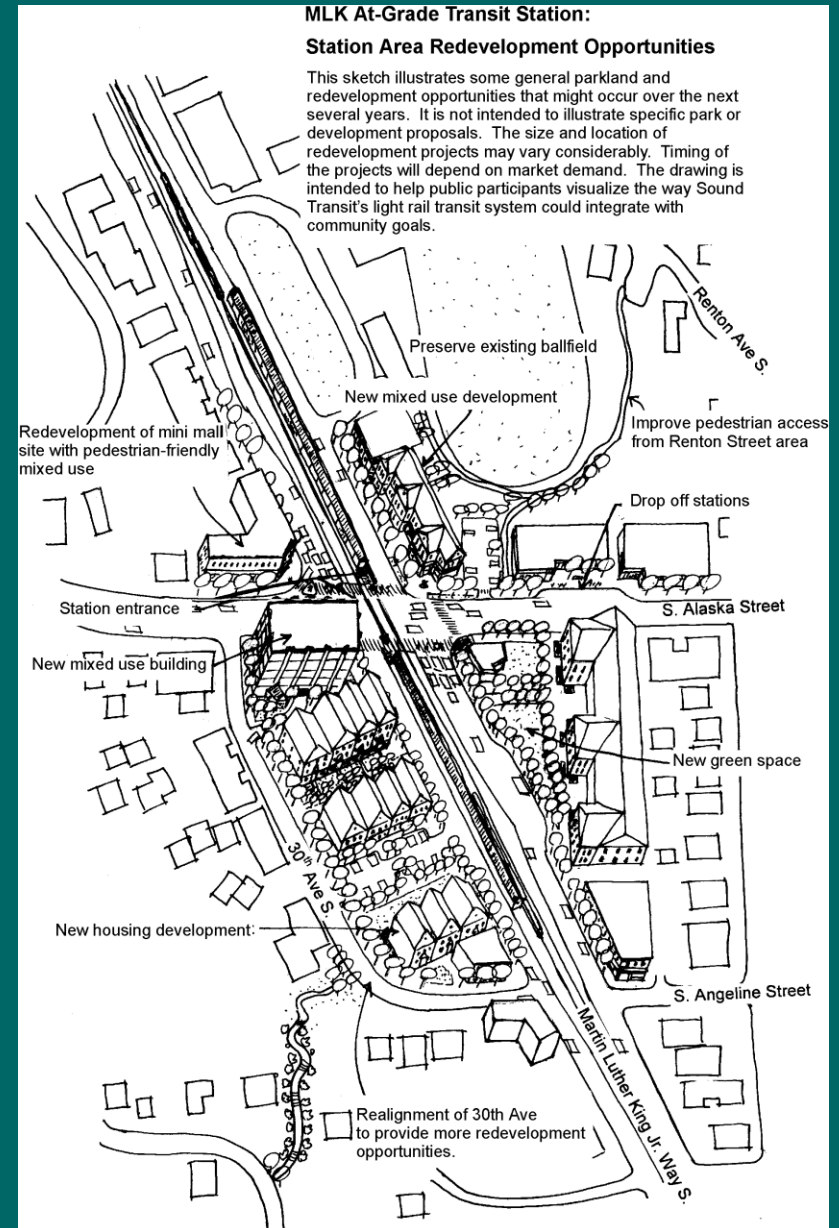


And you **can** do it and also protect your neighborhood character



Critical Mass to Support *Transit* and Reduce *Parking* Needs

- The same densities and populations needed for walkable business districts will also support good transit and parking reductions



2. Good Pedestrian Conditions

First, Get sidewalks and traffic calming on side streets leading to center



Design streets for peds and bikes

4. NW 100TH & 8TH AVE INTERSECTION

SOLUTIONS AND FUNDING

SDOT Comments

There is a range of viable options to improve pedestrian safety at this intersection.

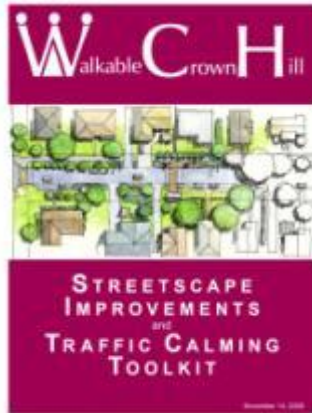
1. General changes not including triangle:
 - a. Traditional sidewalk w/ curb (there is the opportunity to add a curb bulb on the side of NW 100th Pl b)
 - b. Traditional sidewalk w/ curb (there is the opportunity to add a curb bulb on the side of NW 100th Pl b)
 - c. Curb bulbs on the side of NW 100th Pl b
2. Triangle- Most significant change: This option would close 8th Ave NW onto NW 100th Pl (function as the intersection movement), thus provide the resulting triangle with a 6' concrete sidewalk additional diagonal sides. The center of the triangle area. This option could be in the corner.
3. Triangle- Less significant change: Enlarge existing triangle to a shorter distance for pedestrian crossing, further enhancement with a curb bulb or 'extended curb bulb' with no loss to current parking.

Funding Opportunities

Community could apply to both small and/or large Neighborhood Street Fund.

Cost Range

1. General changes not including triangle:
 - a. est. \$40,000
 - b. est. \$45,000
 - c. est. \$25,000 per each curb bulb.
2. Triangle- Most significant change: est. \$80,000
3. Triangle- Less significant change: est. \$50,000



Before



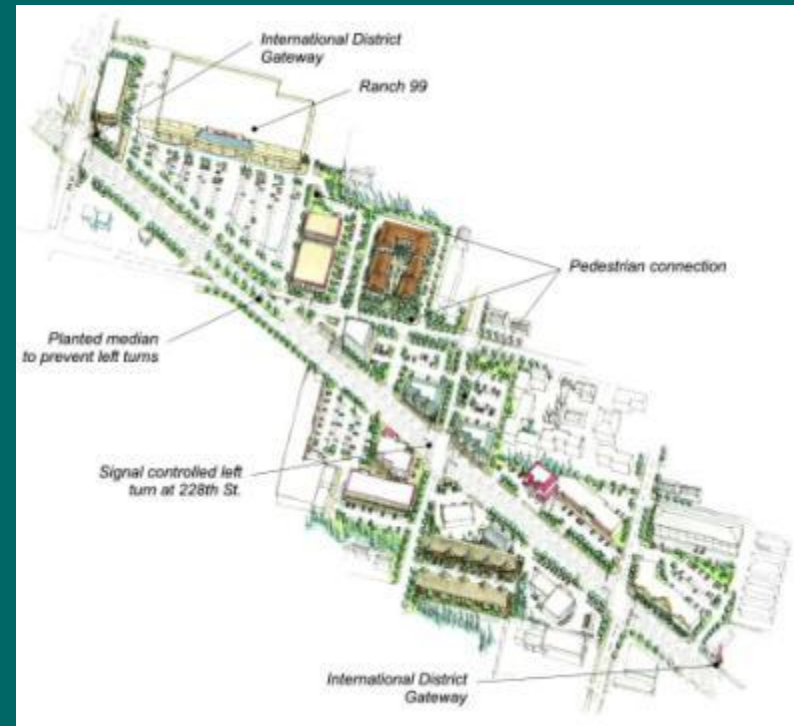
After

Do it for economic development as well as access and walkability

3. Focus on Quality, Design and Identity



Note: Don't Give Up the Strip



4. You



WHY?



To create a Community