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 ½ (plus or minus) of the population should reside within ¼ mile.

So try to achieve **2,500 to 5,000 households** within ¼ 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

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