



Key Ingredients of Vibrant Downtowns

1. A Downtown for all



Millennium Park, Chicago, IL

2. An easily accessible regional center



Portland, OR

3. Home to regional amenities



State Street, Chicago, IL

4. A place with a unique identity



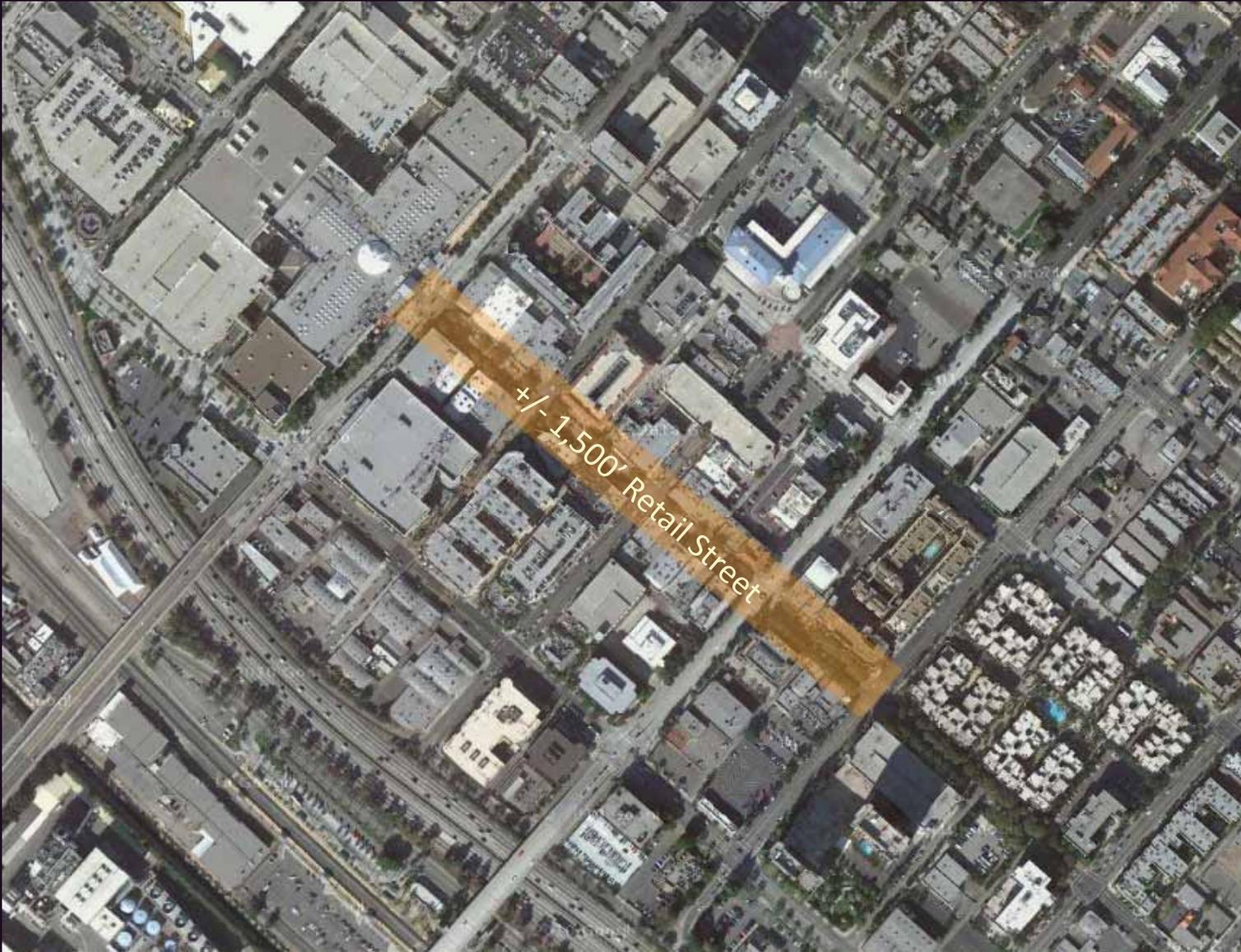
Pike Place Market, Seattle, WA

5. Emphasis on heritage

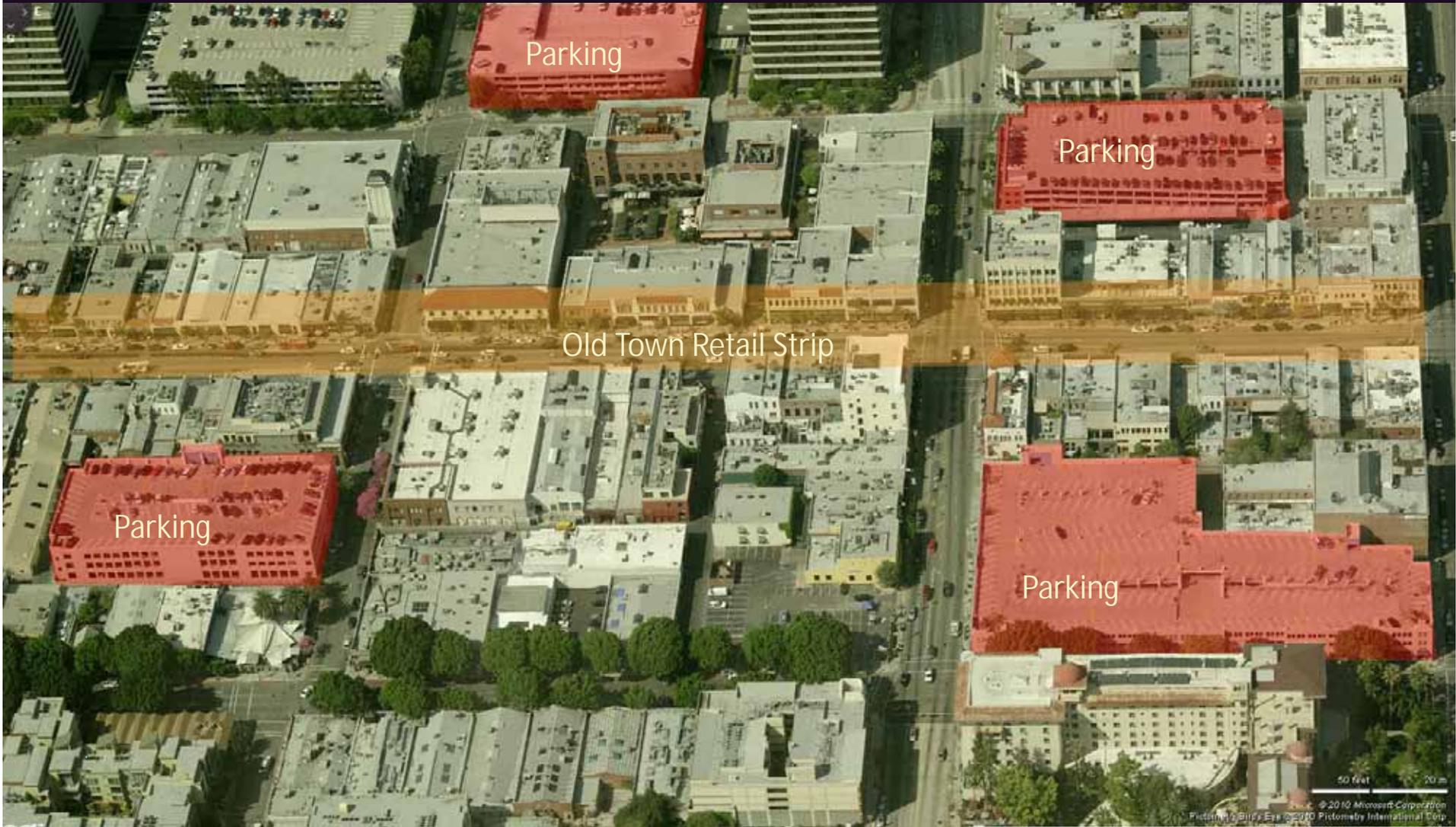


Santa Ana, CA

6. Pedestrian scale; About 1,500' long



7. Pedestrian scale; Within 750' walking distance from parking and transit



8. Constant 24/7 use



Old Town, Pasadena, CA

9. Programming and maintaining an active event schedule



Fayetteville Street, Raleigh, NC

10. Safety in numbers and 24 hour predictability



New York, NY

11. Eyes on the street everywhere



Santa Barbara, CA

11. Proximate street parking



San Francisco, CA

13. Park-once: Park and walk to multiple destinations.



14. Wayfinding and Navigability



Portland, OR

15. Cars behind buildings.



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16. Great retail streets are as narrow as possible



Charleston, South Carolina

17. A clear line of vision to store fronts.



Pasadena, CA

18. Serendipitous shopping



Chicago, IL

19. Multiple consumer markets



Northampton, MA

20. Adaptability



Reading Terminal, Philadelphia, PA

21. No Vacancy.



Alexandria, VA

22. Retail, entertainment, and residential activity mixed in place and time



Chicago, IL

23. Diversity of housing choices



Duplex, Triplex, Quadplex



Rowhouses



Loft Units



Courtyard Housing



Stacked Flats



Flats above Retail/Commercial

24. Diversified employment opportunities



Santa Ana, CA

25. Public Art



Kansas City, MO

26. A well-maintained public-realm.



27. Practical Servicing



Pasadena, CA

28. Marketing/Branding



29. Climate attenuation: Shade when hot, sun when cold.



Santa Barbara, CA

30. Public and private investment and cooperation.



Inner Harbor, Baltimore, MD