

# CREATING A NEW TOWN CENTER



Create pedestrian spaces and street amenities (i.e., landscaping, benches, kiosks, tables and chairs for eating areas.)

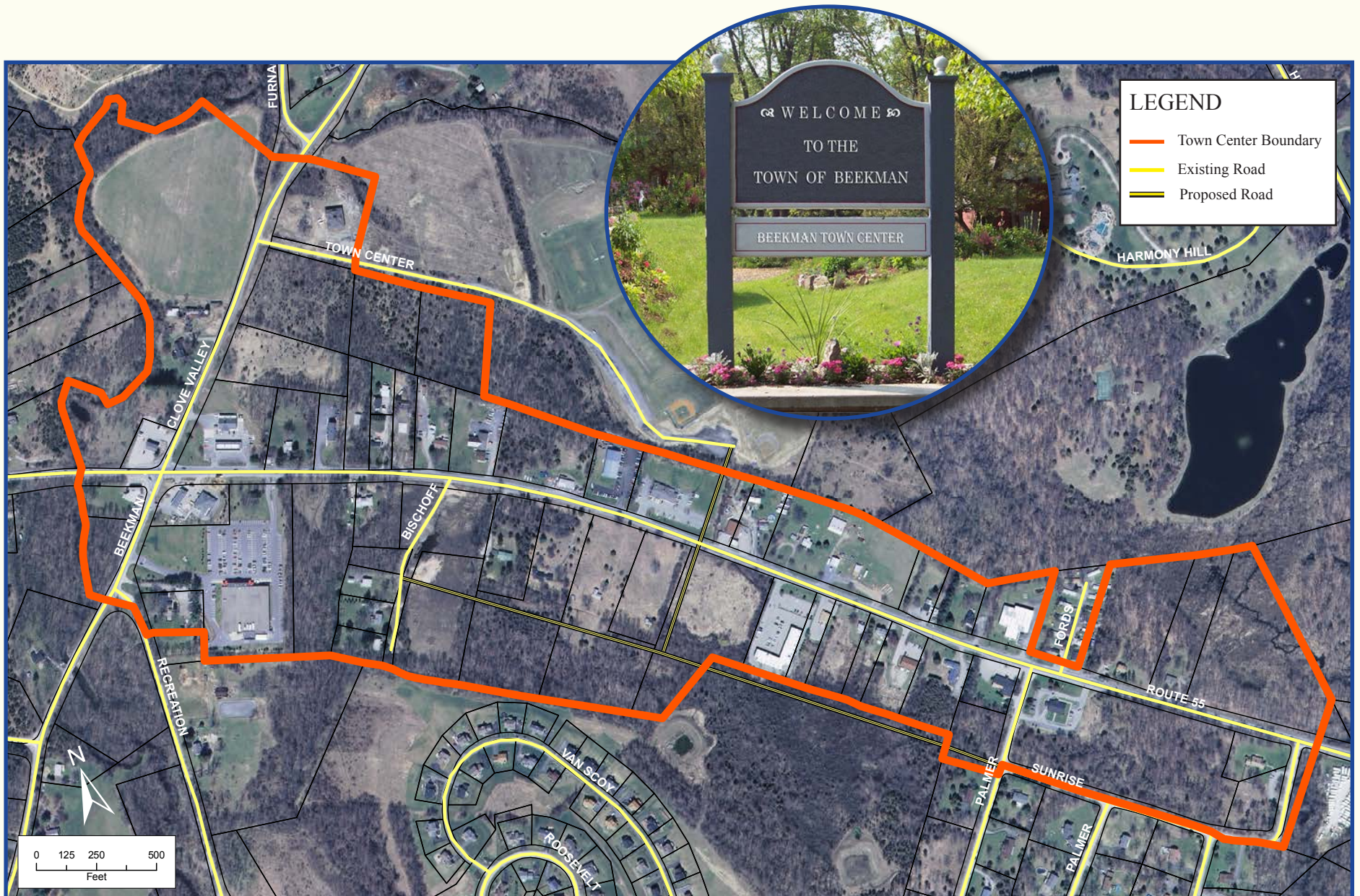
Encourage a mix of uses, including housing opportunities above 1st floor commercial and/or retail spaces, to diversify the Town Center.



Require buildings to be placed around the perimeter of the block with parking, loading bays, truck access and other intensive activities located at the rear. The block interior should be used as a large working courtyard, while pedestrian activity should be encouraged along the Town Center's streets.



Utilize existing municipal anchors, such as Beekman's Library, to attract new businesses and create points of interest within the Town Center.



Require a "build-to line" or a maximum setback to avoid deep setbacks.

Bringing buildings, entrances and windows to the street edge adds to street activity, surveillance and a sense of spatial enclosure.



Provide effective and safe street lighting that compliments the Town and creates a sense of place for the Town Center.



Avoid placement of large parking areas in front of businesses. Encourage existing structures to provide landscaping and pedestrian amenities to improve aesthetics and safety.