

































they have no reason to use...

The basic requirement (for success) is a substantial quantity of stores & other public places sprinkled along the sidewalks of a district; enterprises & public spaces that are used by evening and night must be among them especially."





S CENTER CITY DISTRICT













Keep an eye on the sidewalk

















































Also need to get the ground floor right! Primary mixed uses + frequent doors & openings on ground floor















West Walnut Street











The essence of cities is "the absence of physical space between people & companies.

[Cities] are proximity, density, closeness. They enable us to work & play together, & their success depends on the demand for physical connection."

Challenged by Covid

















It takes surrounding density to create value in open space Piazza Navona, Rome









Design of places matters too Multiple entrances provide ease of access





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Great streets & places are created by paying attention to small details

<u>"You can't make people use</u> streets they have no reason to use

The basic requirement (for success) is a substantial quantity of stores & other public places sprinkled along the sidewalks of a district; enterprises & public spaces that are used by evening and night must be among them especially."

Jane Jacobs, **The Death and Life of Great** American Cities, 1961

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Convention Centers, stadiums, aquariums, cultural centers, enclosed malls - these are about politics & development profitable for a few, not about developing local economies, enlivening downtowns, or stimulating revitalization.

Downtowns compete for these headline-grabbing, budgetstraining projects, but overlook the actual complex cities in which they sit ...and detract attention from complicated, fundamental difficulties"

Roberta Gratz, Cities: Back from the Edge













No surprise that the public spaces are devoid of people Combined with barren architecture













Any public facility can be successful as long as revenues exceed expenses.

But for a public facility to be *beneficial to the rest of the city*, it must attract a critical mass of customers and <u>yet be located & designed</u> so that their market requirements *can not* be fully accommodated within the facility.

Only then will customers have a reason to spend their money elsewhere.



Alexander Garvin, <u>The American City: What works, What Doesn't</u>

































Washington Square park

As Parks Commissioner in 1940, Robert Moses originally proposed to build a "double highway" through Washington Square Park

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the second seco

In 1955, he proposed bisecting the park with a 48 ft wide highway.

1955 a new plan

"Mothers and children, New York University students would be able to cross from one half of the park to the other by a foot-bridge thirty-six feet wide."

NY Times





















































































The reconquered city



















































Broad St Station: immediately west of City Hall 😂 CENTER CITY DISTRICT



Counting Mapping Tracing Tracking Looking for traces Photographing Keeping a diary Test walks

an Gehl & Birgitte Svarre





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