**NEIGHBORHOOD CENTER**

Neighborhood Centers are generally associated with a neighborhood-serving business district and are part of the City’s historic fabric. They have a concentrated mix of smaller scale development that primarily serves the daily needs of residents and the immediate surrounding area. Commercial developments in these areas were built around streetcars and were designed with walking and window shopping in mind. These areas tend to have grid block patterns, with buildings that are built up to the sidewalk. Surface parking is typically accessed from side streets or alleys at the rear or side of buildings. On-street parking is also present in all Neighborhood Centers. These include:

- 6th Avenue
- Narrows
- Proctor
- McKinley
- South Tacoma Way
- Lincoln

**BY THE NUMBERS**

- As much as 20 acres of commercial zoned land to allow 200,000 sf community building area
- 3,000 residences within a 1/2 mile
- 12,000 residences within 5 miles
- Approximately 7,000 to 10,000 vehicles/day traffic on “Main Street.”
- Within single-family areas, at least 12 dwelling units per acre to support transit.

**TYPICAL PHYSICAL OBJECTIVES**

- Safe, comfortable sidewalks and crosswalks
- Pedestrian oriented storefronts and streetscape amenities
- Mix of single-family and multifamily residences
- Neighborhood park, school, playground, etc.
- Good transit service
- Community facility (ideally) or special employment or institutional activity
- Neighborhood centers are generally oriented along a “Main Street.”
- Grocery store/drugstore anchor
- Mix of retail and commercial uses

- Small block size (approximately 200 x 400)
- Accessory dwelling units on single family lots can be a plus.

**Figure 3. Neighborhood Center Diagram**