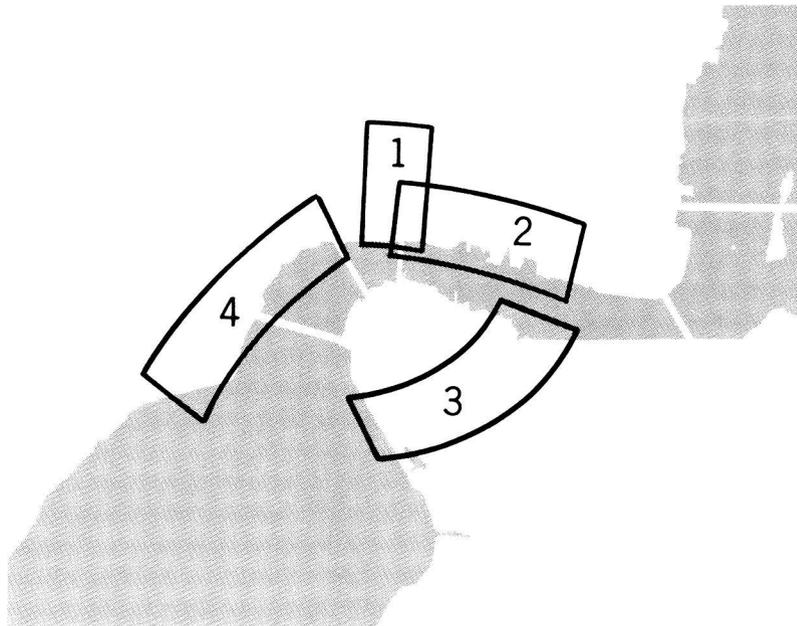


## URBAN DEVELOPMENT POTENTIAL

Urban transportation exists to serve urban development, and urban development cannot take place without transportation access.

Transit systems are particularly important to *dense* urban development, and density is essential to the efficient and economical operation of a transit system.



A central city is, in fact, a series of overlapping, somewhat self-contained “neighborhoods.” Within such neighborhoods people tend to travel a maximum of about 5 minutes, either walking or

riding, without thinking of the travel as a burden. There is little internal travel beyond such short distances.

In Jacksonville it is a 20- or 30-minute walk from the corner of Liberty and Water Street to the corner of Laura and Church Streets. Such trips are infrequently made. However, a well-designed downtown people-mover system will make downtown a new urban artifact — with extraordinary development potential. To accomplish this, it is essential that the combined pedestrian *trip/wait/transit/trip/pedestrian/trip* be of the order of magnitude of 5 minutes — and no greater.

This need points out the overriding importance of easy connections between the transit station platform and the pedestrian circulation system. It also emphasizes the importance of the elevated pedestrianways, recommended in the Jacksonville Downtown Plan.

There are two types of high-density areas developing in modern American cities:

- Central office functions near 100 percent of the locations in the CBD.
- Residential or office functions (and combinations of residential and office functions) in environmentally desirable areas. An example of the first type, the CBD of Los Angeles, normally considered to be a prototypical nondeveloping central city, has rapidly growing, dense, central office functions near the shopping district. An example of the second type is the north Lake Shore area in Chicago just beyond the Loop. It is the fastest growing residential area in North America at a time when most central cities are losing population.