The Factors and Indicators of Vibrant Centers

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Abstract. Regardless of the numerous reasons, today providing city freshness and vitality has become one of the main concerns of urban management systems, particularly in developed countries. This research answered to three fundamental question, "what", "why" and "How" in relation to the Vibrant center, and has established with a developmental approach, factors affecting and shaping Vibrant centers and also indicators related to each factor. Factors or "what" of a Vibrant center that attracts people to a specified location and will persuade them to return again and several times as follows: Walkability, Public Spaces, Mixed Uses, Compactness, Human-scaled Design, Transportation Network, Parking, Safety and Security, Identity, Diversity of users, 24/7 Use and Community Activities. Each factors of vibrant center includes variables and conditions. These, entitled "Indicators related to the factors of a Vibrant center" have been presented. Numerous benefits such as improving social interactions, to increase vitality and leisure, strengthening walking, improving the human environment, reducing pollution, traffic and energy consumption, improving economic activity and business, transferring positive and attractive image of the community and attract customers and visitors, "why" of creation and recreation of Vibrant centers is necessary. "How to" create Vibrant centers, is possible just in the context of a continuous process and harmonious and comprehensive efforts. Generally, this process involves the following steps: Identify existing and planned centers of the city, investigate the city's accordance with vibrant centers and its factors; creating interaction between the public and private sectors, strengthening standards, incentives and education, and attracting interest. Strengthening the centers requires a comprehensive review of the rules & regulations of the city, street conventional standards, the cost of parking, approval and review processes of urban planning, forecasting possibility of Mixed Uses, the mixing of land uses in urban planning and attention to the transportation system.

Keywords: Vibrancy, Vibrant Center, Why, How, Factors, Indicators

1. INTRODUCTION

Iranian urban spaces, in the past had several functions and designed in order to providing human needs as a social being and were encouraging people to attend, pause and establishing social interactions. But with the development of modernism thought and especially The arrival of cars to cities in Iran, urban spaces remaining from its original role and have become as an arena for the vile way to pass and pass cars. Then, the experience of seeing and to be seen, face to face meetings, social interactions, and Hilarity & vibrancy as the most important human social needs are not properly formed.

Regardless of the numerous reasons, today providing city freshness and vitality has become one of the main concerns of urban management systems, particularly in developed countries. The provision of urban vitality as a legitimate goal can be seen at the top of many of the official documents that arose from the importance of urban vitality as both a goal and a mean. In other words, the importance and vitality as an end goal, today, in terms of global competitiveness of cities, urban vitality consider as an effective tool for improving competitiveness of cities in achievement of their desired vision (Golkar, 2006: 2). However, despite studies that have been done in Iran in the field of vitality; a single and common definition of the vitality concept not provided and often is seen with both the qualities of urban space. Consequently, factors of vibrant center are not clearly explained. This study try to answer three fundamental questions "what", "why" and "how" in relation to Vibrant centers and with developmental approaches efforts to help an effective step towards the development of effective factors and forms the vital centers and

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also the indicators associated with each of its factor to provide applications in order to create and evaluate of vibrant centers.

2. WHAT IS A VIBRANT CENTER? WHAT ARE THE FACTORS OF A VIBRANT CENTER?

Space should be such place that people come and stay. So in order to create basic premises for the construction of the analysis model can be considered both attractiveness and satisfaction as the basic requirements of space vibrancy and anything that provides an attractive and satisfaction in urban space, put in the model (Golkar, 2006: 9). In fact, a vibrant center, first must provide the conditions to attract people. Then attract their consent in order to staying and returning.

Urban Land Institute - Triangle, has done studies about improving the quality of the Triangle region in South Carolina. The results of its studies, suggest that most people choose places that feel within a range of interactive features and is absorbed by them although there may be some factors are more important than others. Based on the analysis, the following factors are the most important factors that attract people to a specified location and will persuade them to return again for several times: The physical factors include walkability, public spaces, mixed uses, compactness (suitable degree of density), Human-scaled Design, transit-oriented development, parking and social factors, including safety, 24/7 Use and Community Activities, social activities, diversity of users (ULI, 2011: 5). As the safety factor is classified as social factors thus it has security concept too.

Based on the experiences of 20 years, can be outlined seven principles of successful urban renewal major principles: improving the diversity of use, encourage Compactness, creating development density, ensuring from the balance of activities, increasing ease of access, creating of functional links, make a positive identification systems (Paumier, 2010: 33-25). The most important distinction of Paumier studies with other researchers is in his emphasis on the market as a vibrant center of gravity point. The Charles Landry knows the factors of city vitality in: useful density of people, the diversity, accessibility, safety and security, identity and distinctiveness, creativity, communication and collaboration, organizational capacity, and competition (Landry, 2000: 4). While he separated the concept of livability from vibrancy but because his considered factors have been raised in city scale for vibrancy, so to some extent also cover issues of livability. From the perspective of Jane Jacobs (2007: 60), the most important conditions for creating a vibrant urban space are: 1.To has at least two functions. 2. Most of the blocks should be short. 3. To have a mix of different old buildings. 4. To have sufficient density of people. Therefore the first condition, in terms of mixed-uses, the second & third condition, in terms of identity and fourth condition, can be classified in a variety of users.

A number of mentioned factors are classified in the others category. Thus, factors or "what" a Vibrant center include: walking-oriented, public spaces, Mixed Uses, Compactness, Human-scaled Design, network transport, parking, safety and security, identity, diversity of users, working day and night all days of the week.

Therefore, a "vibrant center" is a range of different areas that a significant number of people in terms of age and gender, social, economic and ….are various, in a wide interval of the day and early evening optional in public spaces (including the street) gathering together and spent

moments there, and wish to return again and multiple times to there. A Vibrant center due to its scale could be a community center, a district center, an urban center or a regional center.

3. WHAT BENEFITS HAVE VIBRANT CENTERS?

"Why" vibrant centers can be a right choice? What is earned to towns and cities with a vibrant center of? Achieve to vibrant centers, how to bring improving the current situation?

Liveliness of urban centers, flourished economic activities and business eventually attract tourists. In addition, the removal of people from the city center, is embodied the image of the whole city for them. A Vibrant center filled with activities specifically walking-oriented activities and helps to transferring positive and attractive image of the community, and also to attract visitors to the downtown core (Sadeghi & et al., 2014: 2). A Vibrant center can promote social interaction and play a significant role in increasing the happiness and leisure. And also strengthen walking that is one of the important factors for the health of citizens.

In fact creating the successful vibrant centers, within the framework of three main powers, will promote the status: Enhancing social character, improving the environment, improving investment efficiency (ULI, 2011: 2-3). A social character can be improved through the provision of places of gathering, rehabilitation of neighborhoods, increased comfort and improved access to health caused by walking. Environmental quality improved by reducing pollution, traffic reduction, reducing energy consumption, protect the environment and enhance open spaces. Increasing investment efficiency will occur through increasing use of existing resources, reduction of operating costs resulting from the accumulation, increasing modernization and reconstruction of buildings, and increasing property values.

4. VIBRANT CENTERS, "HOW" CAN BE CREATED?

It can be measured Judging people about a location in their words: "It is a great place, but I do not like to live there!". But what we want to tell people about the city is that "it is a good place to see and I like there to live."

In order to create a vibrant center, depending on the requirements of the city, you can do the following steps: 1.Identify existing and planned urban centers (urban development projects according to the criterion of action). 2. reviewing which of the different types of centers and which of the above-mentioned factors, have the most consistent with the city. 3. To create interaction between the public and private sectors on opportunities and challenges related to the factors taken into account. 4. Enhancing standards, incentives and training in order to introduce the benefits of a Vibrant centers and an increase in the public account.

Seven key questions that will determine "how to" provide the right environment to strengthen the urban centers is as follows: 1.Laws; how rules and regulations of the city encourage diversity of Users? 2.Street conventional standards: common criteria in the street, how much encourages walkability, having sidewalk, having tree on the edge of the street, having marginal parking and design based on minimum speed? 3. Parking; in order to reduce the cost of building parking how much take place cooperation by giving incentive congestion or public participation in with manufacturers? 4. Processes; approval process and review of (urban planning, etc.) for mixed land uses to separate, to what extent is difficult and time-consuming? 5.Predictability; how much likely that an appropriate complex project, leave behind approval process? 6.Direction; whether in urban planning, scope or directions for mixing applications are suggested? 7.Transportation; to provide accessible transportation network, with high-capacity and supplier of need, how much energy you want to spend? (ULI, 2011: 4-5). It is important to emphasize that the vibrant centers only within the framework of a continuous process is possible and needs to harmonious efforts and comprehensive. as well as the Vibrant centers is not just limited to the big cities, for example,

"the Main Street program" refers to redevelopment opportunities of the old centers for small and medium towns.

5. WHAT ARE THE İNDİCATORS RELATED TO EACH FACTORS OF A VİBRANT CENTER?

Each factor of a vibrant center including variables and conditions that make it happen, provides access to any of its factors. These variables are presented entitled "indicators related to the factors of a vibrant center".

5.1. Indicators related to" walkability" factor

Walking both physically, due to flexibility and high coordination that is with the direction and also psychologically through meditation possible and communication with the space have superior on ride motion. walking activity is divided on two type: the dynamic behavior such as walking and prowling, and static behavior such as sitting, standing. Characteristics and the needs of pedestrians can be divided both physical and mental (spiritual). The main needs o f pedestrians are: continuity of the track, short of the track (compared to other routes), beauty and safety of the track, track safety, track comfort, direction (Kashaniju, 2014: 33-31). Of course the pedestrian needs in relation to age and ability is different that should be considered when designing walkway.

Integrity, continuity, comfort and consideration of the shortest path, are the main goals of network design for the pedestrians. If pedestrian thought of the first concern i.e navigation and detection of the desired location is at ease, then the effects of other anesthetic agents (such as color, brightness, smell and sound), will be increased (Moeini, 2011: 229-227). To create a pedestrian-oriented factors for a Vibrant center, you must provide easily walking between different land uses (such as residential, commercial, office buildings, etc.) through an integrated network; the design of the street, considered together the superstructure and infrastructure factors; safe the street for pedestrians crossing from across; Through integrated green space and marginal parking, Providing safety space between pedestrians and vehicles; sidewalks should be attractive and wide; the possibility of using part of the sidewalk next to commercial buildings be provided by them; streets and pedestrian paths, providing access in and around the central area through effective guide signs (ULI, 2011: 6).

Therefore Indicators related to the walkability factors can be considered the followings: coherence and continuity of the course (no change in the height of the road junctions, etc.), easily track (building bottom of the track, attention to the needs of physical low-power groups and. ..), track security, attraction of track (width of sidewalks, allocate a portion of the sidewalk next to the commercial carrier to use it), track safety (safe pedestrian crossing across the street, guiding light of pedestrian...), comfort and amenities of the track (furniture facilities, tree, etc.), readability of route for navigation and diagnostics (signage, signs, etc.), access (contact area with around and. ...) , functional link (major applications with together, public spaces with major applications and indicator elements).

5.2. Indicators related to" public spaces" factor

The study of more than a thousand urban public space in various countries of the world shows the four basic elements, access and continuity, comfort and perspective, functions and uses, and social utility in measuring the quality of urban public spaces are very important. in view of cars and colleagues five basic needs that people trying to meet in the public space are include: Comfort (peaceful), resting, inactive presence in the environment , active presence in the environment, and Revelation (Kashaniju, 2014: 20-19). Public spaces of downtown, provide opportunities for social interaction and public relations and fun and pleasure of the citizens of environment. A central

public space, can be a street, boulevard, square, market, or a combination of business functions, social interactions, and leisure activities that are adjacent to each other.

Public space in the city center, to be located at the intersection; should have functional link with shopping center; to be large enough to meet the commemoration of civic events; But not as much as in the hours of solitude seem empty and jeopardize its security; at its edges, the functions of retail, restaurants and bars to be created to attract and durability of the people; To provide and enhance the amenities and comfort of public space, platforms and comfortably benches to be built for sitting, as well as trees, greenery and shade; was designed simple; not dictate usage patterns; not based on emulation schemes (Paumier, 2010: 122-111). A public space, should have different ways of output and easy access to the street, parking and transportation system and have enough space to accept a variety of functions and events (to be flexible); as well as contains a sense of place, charming and be friendly for pedestrian.

Therefore, the indicators related to the public spaces factor include: location, functional link (and other public spaces and main functions of the center), the optimal size, attractiveness (stationed functions at the edges, etc.), comfort and amenities (facilities, furniture, landscaping, etc.), simple design (rather complex), a sense of place, to be unique, gathering viability, flexibility (the possibility of adopting new functions, etc.).

5.3. Indicators related to "mixed uses" factor

Mixed uses means to incorporate life, work and recreation. Central complex spaces, have many economic, social and environmental benefits; increased social interaction, reduction of travel within the city, reducing human dependence on cars, increasing the productivity of land, strengthen user productivity due to the synergies arising from the proximity. Historic City centers used to combination of "working, living and shopping" which including markets, office buildings, hotels and urban parks. This approach creates an environment that will be active during the day and early evening.

A Vibrant center should use office, residential, recreational, commercial, restaurants, coffee shops and retail stores. Important point in this regard, is taking into account balance and their relationship with pedestrian movement patterns (Paumier, 2010: 25). Mixed uses, should be supported by an integrated system of streets, sidewalks, routs, streets, and surface parking, that the use of pedestrians and others who entered from various paths, have been easier.

Therefore, indicators related to the Mixed Uses include: emphasis on social interactions, multiple functions (office, retail, food, entertainment, commercial, residential, etc.), functions balance, the functional link (major applications with together, public spaces with main applications, indicator elements and etc.).

5.4. Indicators related to "compactness" factor

The ideal compact degree for a center will be influenced by the size of the target market. the commercial center of the neighborhood to the commercial center or business center of the city, needs to a lower degree of compression. Shall, to the extent necessary, condensation occurs. However the mass of the population (including residents, customers, visitors and employees) and functions (such as work, shopping, restaurants and coffee shops), there will be, that created a sense of place and vitality through the gathering of people in a range of compactness. High Compactness will follow benefits such as security, choice of housing options to fit the purchasing power and choice of transportation options (ULI, 2011: 8). If the main functions and activity centers are too far apart, the continuity quality is undermined, as a result, economic activity and pedestrian mobility and convergence greatly reduced. Of course should also be avoided from excessive concentration of main land use in one place. (Paumier, 2010: 26&29). Other well-

known areas of intensive development in order to how to change limiting factors are: to maximize investment in public infrastructures, determining goals before changing regulations, accelerate community support, determining the degree of concentration, and attention to buildings form according to their function.

Therefore, indicators related to the compression factor include: degree of Compactness (around the center), concentration rate (major functions in one place), the capacity rate of public infrastructures (for injection Compactness), the flexibility of rules and regulations (in support of the Compact injection), the amount of public support, the proportion of buildings form with their function.

5.5. Indicators related to "Human-scaled Design" factor

Designing factor of the Human-scaled Design, include at least two main factors: first; the design of the buildings should help to be defined the central space not definition crush it. A public space can be large as well as the buildings are. In many cases, buildings two, three and four-story may be give more effective form to the center Second; Human-scaled Design more focused on pedestrians rather than vehicles. A compact center with wide sidewalks and attractive space in front of the shops allow people to move safe and comfortable from one user to another user (ULI, 2011: 8). Designing a space should be informed that when someone inters, special sense to be created in him. Sizes fit with the mood and feelings of people, it takes the Human-scaled Design issue. a space when is Human-scaled Design, which it's size is good and desirable with his human body and physical- Mental behaviors. Also, the floor can be designed based on scale space module closer to Human-scaled Design as in San Marko's Square has been implemented.

Therefore indicators related to factor of Human-scaled Design include : the proportion of buildings height with the whole space, the proportion of buildings height with the physical-psychological states and emotions of people, the floor buildings of space.

5.6. Indicators related to" transportation network" factor

In order to improve the attractiveness of a vibrant center must adopt strategies to further strengthen the walking circumference, provide effective access to the center for private and public vehicles. Although among different types of transportation, the best option is walking. But setup a balance between pedestrians and vehicles is necessary.

The best solution is to create a hierarchy of the main streets, collecting and distributing, local access and totality transportation lanes. main streets of center spines and local access are the most important elements of sidewalks network from center (Paumier, 2010: 177-159). Since in the main streets, the sidewalk and the roadway motion is under consideration at the same time, so that these streets should have two main factors that are: safety and the fluidity. Which the three factors of discipline, clarity and ease is required for fluency. Jahanshah Pakzad (2006: 186-147).

While addressing the above factors, operating strategies to achieve them, which can be developed and proposed a comprehensive practical guide for the design of urban streets.

Therefore, indicators related to factor of the transportation network include the followings: focus on pedestrians, public transportation, numerous of transportation options, hierarchy of streets, traffic lights, intersections obvious.

5.7. Indicators related to" parking" factor

As long as the car is the most important part of our transportation system, providing convenient parking, legible with management can be a pedestrian-friendly center, support without vehicle control

Successful centers in the supply of parking, have considered the following factors: size of the center range, Compactness, population structure of users, selection possible of different options of transportation, applications around the center region, parking around the center region (USEPA, 2006: 6-8). Mentioned cases, help to developers and urban managers in estimation of size and location of parking and efficiency.

In order to reduce negative impacts on visual quality, it should be apparent surface of parking in the main street minimized and as possible parking should be provided on the lower floors of buildings and back of blocks in the main street. Also, reduce the cost of building class parking through giving incentive congestion or partnerships with producers of the private sector, to locate the long-term parking (especially often range employees) in the center within a reasonable walking distance depending on the scale of the center, location of short-term parking (especially customers and visitors) within the scope of the center, as well as other important factor is in the supply of parking (Paumier, 2010: 201-177). It should also provide private parking for the residents of the center and public parking special to the center of the main functions to be attention. Some parking can be used during the day by the staffs of the center, clients and visitors of the center and is used by the residents during the night. Also suburb parking is effective of the traffic calm and increasing the sense of safety of pedestrians on sidewalks and are also fast access of clients to shopping centers. Of course Jahanshah Pakzad (2006: 154) believes that should create marginal parking all the way and all of the main street.

Therefore, indicators related to factor of parking can be include: Public parking size, type of public parking, public parking location, supporting manufacturers of class parking, to create special public parking special to major applications, creating a private parking for area residents, creating marginal parking.

5.8. Indicators related to "safety and security" factor

When a Vibrant center, are brought huge mass of people inside, during the day and early evening, a sense of personal security are improved. In fact, security is more than necessary for a vibrant center, is the product and the result that improved through social supervision of the great mass of the people. Lighting streets and public spaces is effective as well as in the promotion of security.

Therefore, indicators related to safety and security factor include: lighting streets and intersections and public spaces, transverse directions of pedestrian, traffic signs and traffic lights of pedestrians, traffic relaxation through the design, increasing the width of sidewalk, non level crossings of

pedestrians, providing space between the street and sidewalk, design surface parking as open and readable.

5.9. Indicators related to "identity" factor

In the Moein dictionary, identity is the property or quality that distinguishes and identifies one person from the others. In order to identification of a city, you should know its manufacturer factors. Mustafa Behzadfar (2007: 56-54) knows formed factors of city character in: natural factors, synthetic factors and human factors of. Variables associated with the natural elements are; mountains, rivers, hills, Variables associated with the synthetic elements ; single buildings, roads, neighborhood, square, city block and variables related to human factors; culture , language, religion, customs, education, and etc. Ceremonies and festivals of local-native, live music, theater and other cultural and recreational activities can be considered, human factors that contribute to the promotion of a center identity.

Effective indicators in urban identity including: culture, continuity of public spaces in the city, readability and pretension of physical spaces (such as texture, signs, routes, nodes, etc.), the skyline and the wall (different walls of buildings around , offers a range of special effects to buildings), marked elements (natural and synthetic), colors, elements and monuments (Nofel and et al., 2009: 69-57).

One of the most important aspects of the city's identity, is it's physical-spatial structure, because is the physical space of the beliefs and culture of the community. In fact, the physical-spatial structure, provides urban identity as visual and cognitive; visual identity may include, values and aesthetic perception and orientation in the city and cognitive identity shows quality and quantity of information of urban spaces, symbols, signs and historical and cultural elements of the city. From the perspective of Mirmoqtadaee (2004: 38-29) the evaluation criteria of physical-spatial identity include: non-discrimination and the similarity with selfness, continuity maintenance while development, unity preservation in diversity.

Therefore, indicators related to safety and security factor include: natural indicators, historical elements, marked elements, cultural function and entertainment (festivals, cinema, live music, etc.), consistency and continuity of public spaces, skyline and wall, continuity maintenance while development, unity preservation in diversity.

5.10. Indicators related to" variety of users" factor

Residential constructions should be in proportion to the purchasing power of people, and offer different options in order to attract families with different income levels. Mixed Uses and public transportation should make a sense of not needing in different groups of society (children, elderly, disabled, etc.) to attract different individuals and groups (ULI, 2011: 10). Considering that after the closure of offices and companies, the streets are empty of pedestrians recommended that restaurants, cinemas, theaters, and etc that are active at night, be strengthened and the upper floors devoted to residential units. Spread and distribution of various applications and avoiding the deployment of timing applications, contribute to the vitality center (Pakzad, 2006: 283-282). Urban centers, through public spaces, should have strong relationship with their surrounding, that

this approach which the city center is available for all those interested strengthened and as a result their sense of belonging and ownership to be created.

Therefore indicators related to factors of variety of users include: the number of housing options, multiple functions (office, retail, food, entertainment, commercial, residential, etc.), attention to the needs of low-power physical groups, access.

5.11. Indicators related to "24/7 Use and Community Activities" factor

Cities and towns, have unique capabilities to provide the environment as a Vibrant center and through which they can during the day, create a community of people. Such a place is a mix of full-time residents, employees, customers and visitors, so central area, is not empty at any hour of the day. As mentioned earlier in order to not empty the streets of pedestrians after the closure of offices and companies, should be strengthen restaurants, cinemas and other active functions at night, and upper floors allocated to residential units and avoid from establishment of timer functions.

Therefore, indicators related to factor of 24/7 Use and Community Activities include: multiplicity of functions, building function, active functions at night, timer functions.

6. CONCLUSION

Vitality of the city, reflecting the bustle of it at different times of day and in different parts of it. While the livability of the city, is a measure to gauge its capacity in order to attract funds for survival, recovery and compliance of variable requirements. Vitality at large level, in addition to Vibrant of urban space, also covers concepts such as fairness, efficiency, adaptability, flexibility, and environmental quality (Khastu & Rezvani, 2010: 2,3 , 9). But the vitality in the micro-level, is independent of these concepts. The words 'Livability' 'Viability' and 'Liveliness' have concept of vitality and viability at the same time; defined vitality at the macro level are equivalent of "urban vitality". But the words 'Vitality' and 'Vibrancy' simply means to have vitality; defined liveliness at the micro level and are equivalent of "urban liveliness" requirements. The concept of center vitality is an equivalent to the last two words.

Therefore, a "vital center" is a range of different areas that a significant number of people in terms of age and gender, social, economic and ….are various, in a wide interval of the day and early evening optional in public spaces (including the street)gathering together and spent moments there, and wish to return again several times. A vibrant center due to its scale could be a community center, a district center, a city center or a regional center.

Vibrant centers have several advantages that "why" Creating and recreating them is necessary. These centers promote social interaction and have valuable role in enhancing the vitality and leisure activities; reinforce walking that is one of the most important factors of the citizens health, improve the human environment and reduce pollution, traffic and energy consumption; economic activities and business is stimulated and help to transferring positive and attractive image of the community and attract customers and visitors to centers.

Creating the Vibrant centers only within the framework of a continuous process is possible and needs to harmonious efforts and comprehensive. these centers is not just limited to the big cities, and include old centers of small- medium towns. In general, "how" creating Vibrant centers, including the following: Identify existing and planned centers in the city, check city compliance with a variety of Vibrant centers (neighborhood center, district center, urban center, regional center) and its factors; creating interaction between the public and private sectors; strengthening standards, incentives and training and attracting public interest. As well as strengthening these centers requires a comprehensive review of the rules and regulations of the city; conventional

standards of the street; the costs of class parking; approval and review processes of urban planning, forecasting possibility of mixing applications; the mixing of land uses in urban planning and attention rate to the transportation system.

A Vibrant center must provide the conditions so that people are attracted to it, and to be satisfied in order to stay and back again. There are several factors that attract people to a specified location and will persuade them to return again for several times. The most important factors that we use them as factors or "what" a Vibrant center include: Walkability, public spaces, Mixed Uses, Compact, Human-scaled Design, transportation network, parking, safety and security, identity, Diversity of Users, 24/7 Use and Community Activities. each factor of a Vibrant center of, including variables and conditions that make it happen, provide access to each factor. These variables, entitled "indicators related to the factors of a Vibrant center" have been presented. Table 1. shows factors of the Vibrant center and indicators related to each factor.

Table 1. Factors of the vibrant center and indicators related to each factor.

Indicators related to each factor	Factors
Continuity, comfortable, safety, attractiveness, safety, comfort and amenities, visibility, accessibility, functional links	Walkability
The emphasis on social interaction, multiple functions, the balance of functions, functional link	Mixed Uses
The degree of density, concentration, the rate of infrastructure capacity, the flexibility of rules and regulations, the level of public support, the proportion of buildings form with function	Compactness
the proportion of buildings height with the wholeness of space, the proportion of buildings height with physical- mental states of human , flooring space	Human-scaled Design
The emphasis on pedestrians, public transportation, numerous of transportation options, the hierarchy of streets, traffic signals, intersections obvious	Transportation Network
Scale of public parking, the kind of public parking, public parking location, supporting manufacturers of class parking, particularly applications of public parking, private parking area residents, parking marginal	parking
Lighting, cross pathways of pedestrians, traffic signs and traffic lights of pedestrians, slowing traffic, sidewalk wide, non level crossings of pedestrians, the boundaries between the street and sidewalk, non-encapsulated surface parking	Safety and Security
Natural indicators, historical elements, signal elements, cultural performance and entertainment, consistency and continuity of public spaces, line of sky and the Wall, maintaining the continuity while developing, maintaining unity in diversity	Identity
The number of housing options, multiple functions, attention to the physical disability groups, access	diversity of users
Multiplicity of functions, building function, active functions at night, timer functions	24/7 Use and Community Activities
Location, functional links, the optimal size, attractiveness, comfort and amenities, design of simplicity, sense of place, to be unique, to be accumulation, flexibility	Public spaces

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