

Revitalizing Suburban Strips: The State of the Art

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Local Government Commission

County of Sacramento
Board of Supervisors


October 26, 2005

Local Government Commission

- Nonprofit membership organization based in Sacramento, CA of local government officials – elected and staff
- Founded in 1979 to work on energy issues
- During 1980s expanded to work on pollution prevention, waste management, hazardous waste
- 1991: Started working on land use issues

The Ahwahnee Principles, 1991

- Response to our members' concerns over sprawling, poorly planned development in their communities
- Assembled with assistance from leading architects and planners working on innovative solutions




Ahwahnee Principles for Livable Communities

- Embraced by local government officials in California and other states
- LGC initiated programs on land use and transportation planning
- 1993 created Center for Livable Communities
- Over 200 cities and counties in California adopted all or part into their planning documents
- Since 2001 have organized National New Partners for Smart Growth Conference

Ahwahnee Principles

- Revitalize existing parts of our communities through infill development
- Plan complete and integrated communities with mix of uses
 - Within walking distance of one another
 - Within walking distance of transit stops
 - With a diversity of housing types
 - With a center focus






North Watt Avenue,
Sacramento County



Auburn Boulevard,
Sacramento County



Franklin Boulevard,
Sacramento County



North Watt Avenue,
Sacramento County

North Watt Avenue,
Sacramento County



San Leandro,
Alameda County



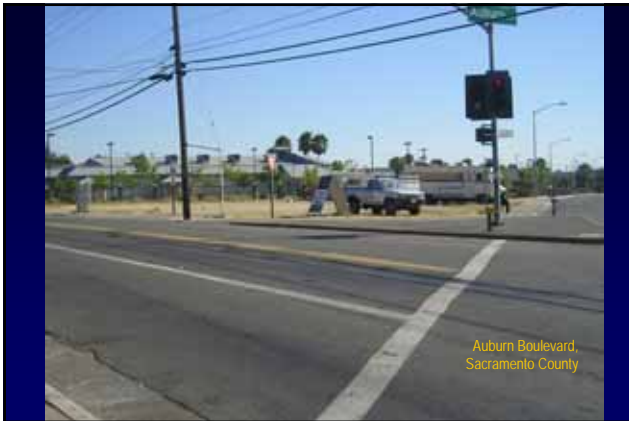
North Watt Avenue,
Sacramento County



North Watt Avenue
Sacramento County



Interstate 93
Missoula, Montana



Auburn Boulevard,
Sacramento County




South Stockton Blvd.,
Sacramento County



What's the Problem with Suburban Strips

- One-dimensional forms of development
- Lack a distinct sense of place or community
- Increasingly plagued by problems
 - Fragmentation
 - Congestion
 - Inconvenience
 - Inefficiency
 - Deterioration
 - Visual blight



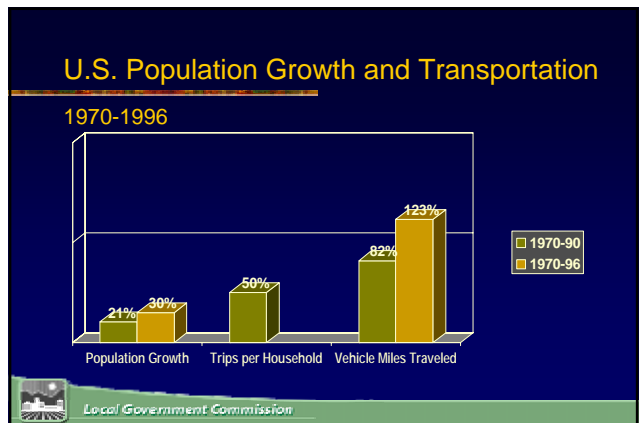
Local Government Commission

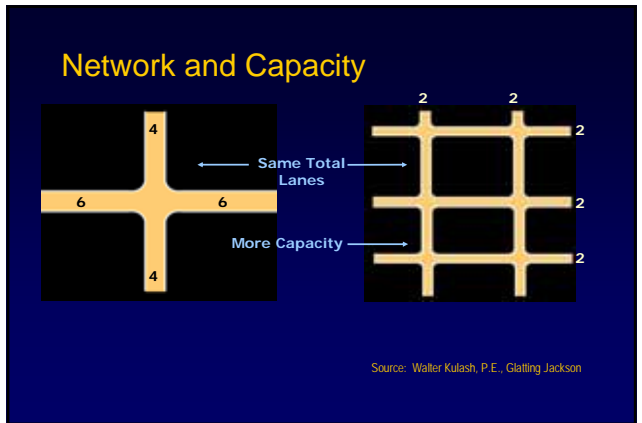
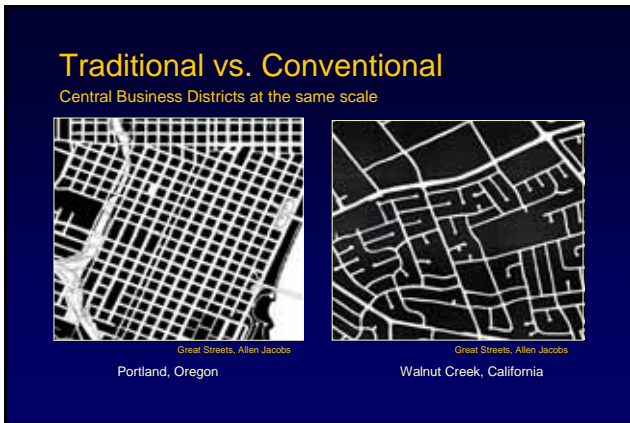
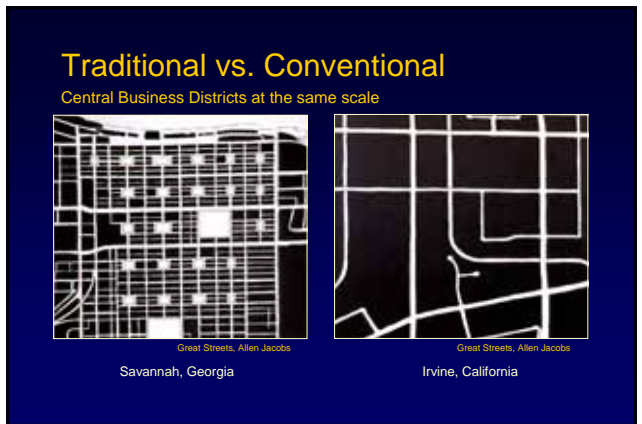
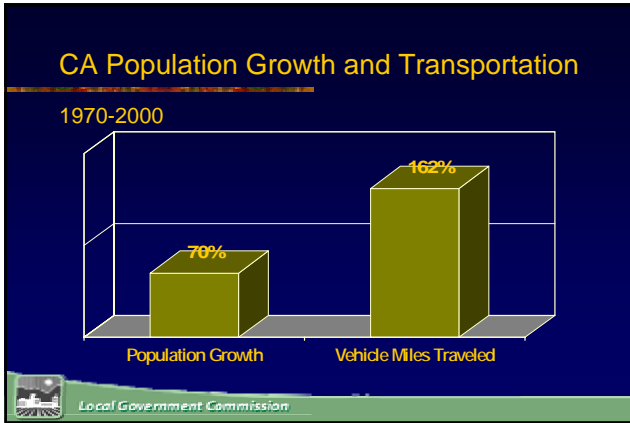
What's the Problem with Suburban Strips

- No longer suited to denser, more complex urban context of metropolitan America
- Consumers today have unprecedented options
- Common thread of new options
 - Mix of activities
 - Stronger sense of community
 - More attention to the environment, experience and enjoyment of shopping

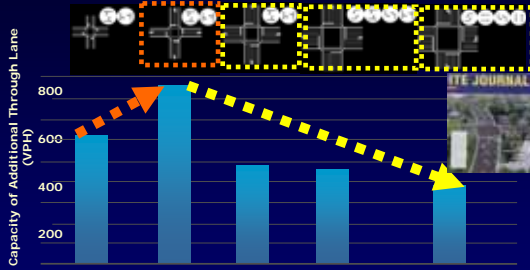
Source: Urban Land Institute, Ten Principles for Reinventing America's Suburban Strips, 2001

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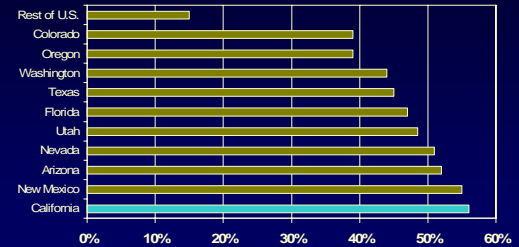


Incremental Efficiency



Source: Walter Kulash, P.E., Glatting Jackson, Graphics: Paula Tomala

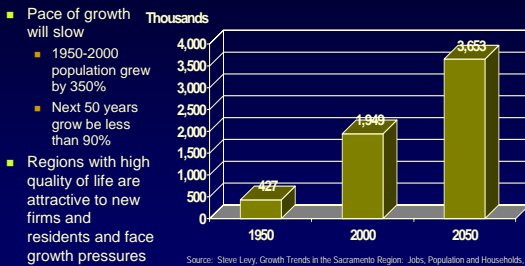
Projected Population Growth Rate (1995-2025)



Source: U.S. Dept. of Commerce, Census Bureau

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Population Growth in the Sacramento Region



Source: Steve Levy, Growth Trends in the Sacramento Region: Jobs, Population and Households, 1950-2050, October 18, 2002, Center for Continuing Study of the California Economy

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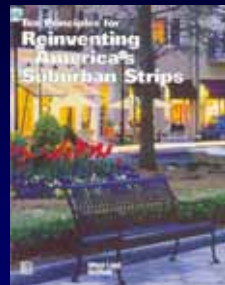
Smart Growth/Livable Communities

- Common Themes
 - Efficient use of land
 - Fill in older parts of communities before spreading out
 - Build new communities in more compact way
 - Mix of uses
 - Mix commercial and retail uses with residential
 - Support/create town and neighborhood centers
 - More destinations in walking/bicycling distance
 - Support walking, bicycling and transit use
 - Create strong local and regional economies
 - Involve residents in planning process

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Commercial Strips — The Next Frontier

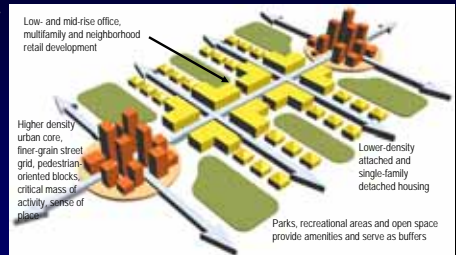
- ULI's Principles to Reinvent Suburban Strips
 - Ignite Leadership/Nurture Partnership
 - Anticipate Evolution
 - Know The Market
 - Prune Back Retail-Zoned Land
 - Establish Pulse Nodes of Development
 - Tame the Traffic
 - Create the Place
 - Diversify the Character
 - Eradicate the Ugliness
 - Put Your Money (and Regulations) Where Your Policy Is



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Revitalizing Suburban Strips

- Intensify Development at Nodes
- Prune Back Retail
- Create the Place



Case Study

Brea Boulevard
Brea, California

Case Study — Brea



Case Study — Brea



Case Study — Brea

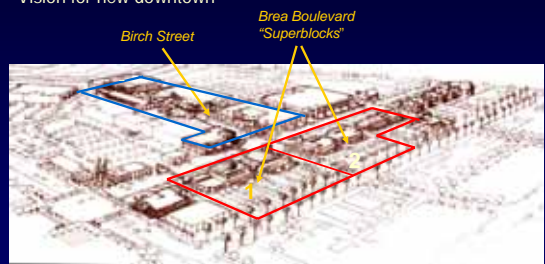


Case Study — Brea



Case Study — Brea

Vision for new downtown



Case Study — Brea

Birch Street

Vision for new downtown main street



Case Study — Brea



Brea
Boulevard
After

Case Study — Brea



Brea
Boulevard
After

Case Study — Brea



Brea
Boulevard
After

Case Study — Brea



Sidewalk
Brea Blvd.
After

Case Study — Brea



Pedestrian
Crossing
Brea Blvd.
and Birch
Street

Case Study — Brea

Brea
Boulevard
and Birch
Street



Case Study — Brea

Pedestrian
Crossing
Brea
Boulevard
and Birch
Street



Case Study — Brea

Transit
Shelter
Brea
Boulevard



Case Study — Brea

Birch
Street
After



Case Study — Brea

Birch
Street Lofts
over retail
24 units,
773 sq.ft.
80 units/
acre
83%
affordable



Case Study — Brea

Birch
Street
After



Case Study — Brea



Birch Street
After

Case Study — Brea



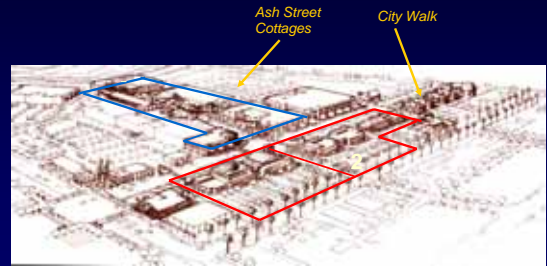
Birch Street
After

Case Study — Brea



Birch Street
Side street next to movie theater
Ash Street Cottages in the distance

Case Study — Brea



Ash Street Cottages
City Walk

Case Study — Brea



Ash Street Cottages
9.1 units/acre
96 units, 1,300 to 1,570 sq.ft.
Alley-loaded

Case Study — Brea



Ash Street Cottages
9.1 units/acre
96 units, 1,300 to 1,570 sq.ft.
Alley-loaded

Case Study — Brea

Ash
Street
Cottages
9.1 units/
acre

96 units,
1,300 to
1,570
sq.ft.

Alley-
loaded



Case Study — Brea

Ash
Street
Cottages
9.1 units/
acre

96 units,
1,300 to
1,570
sq.ft.

Alley-
loaded



Case Study — Brea

City Walk
For sale
rowhouses
24 units/
acre
40 units,
1,460 to
1,650 sq.ft.
50%
affordable



Case Study — Brea

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24 units/
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Case Study

The Crest at
Fair Oaks
Sacramento



Case Study

The Crest at
Fair Oaks
Sacramento



Case Study

The Crest at
Fair Oaks
Sacramento



Case Study — Brea

Birch
Street
Farmers
Market



Case Study — Brea



Shopping Center
After

Case Study — Brea



Shopping Center
After

Case Study — Brea



Downtown Brea
Before

Case Study



Wall Avenue

Case Study



Florin Boulevard

Case Study

Castro Street
Mountain View, California

Case Study: Mountain View



Castro Street
Before

Case Study: Mountain View



Castro Street
After

Case Study: Mountain View



Castro Street
After

Case Study: Mountain View



Castro Street
New Civic Center
After

Case Study: Mountain View



Park Place Apartments
Mixed use
50 units/acre
Castro Street

Case Study: Mountain View



Park Place Apts.
50 units/acre

Case Study: Mountain View

Park
Place
Apts.
Club-
house
50 units/
acre



Case Study: Mountain View

Castro
Street
After



Case Study: Mountain View

Castro
Street
After



Case Study: Mountain View

Castro
Street
Before



Case Study

Fair Oaks
Boulevard



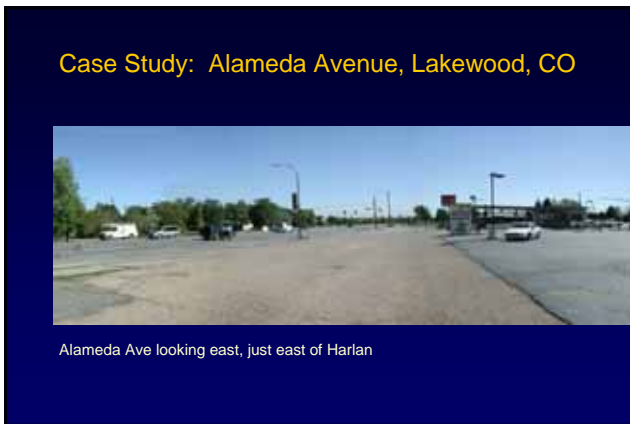
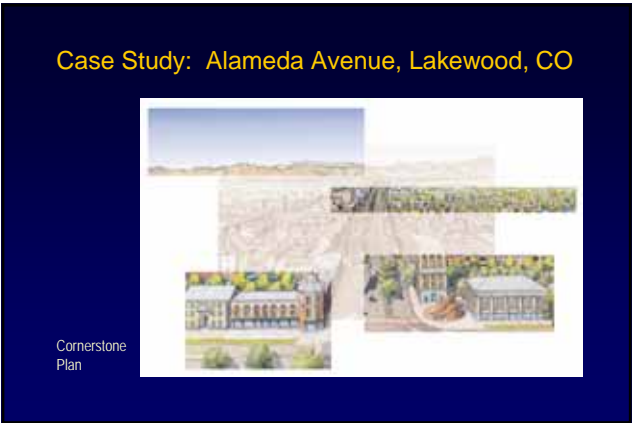
Case Study

Watt
Avenue

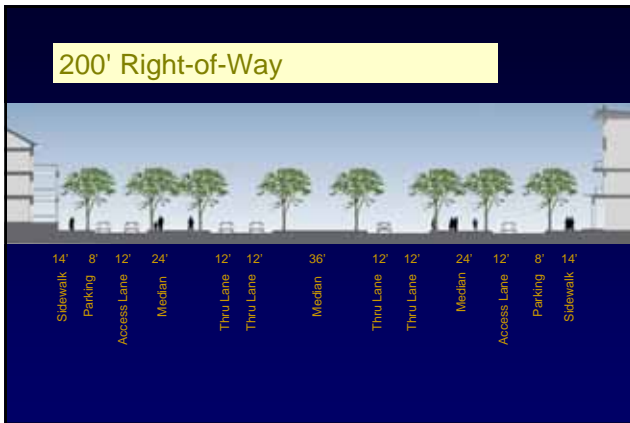


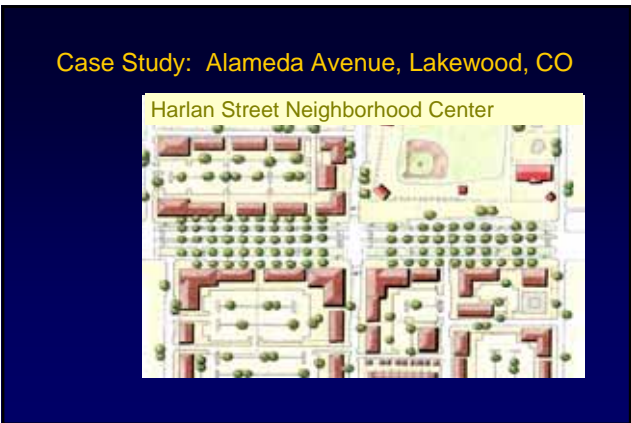
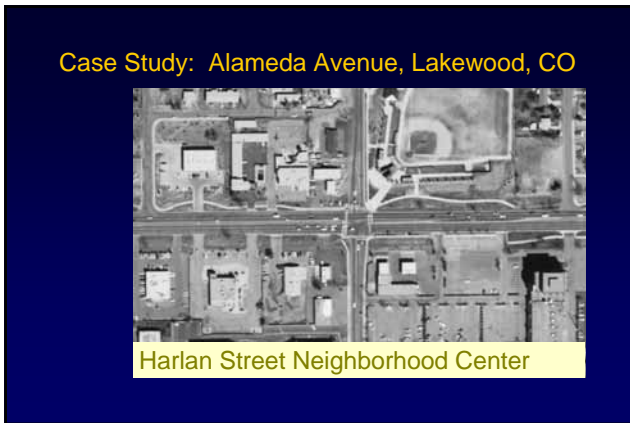
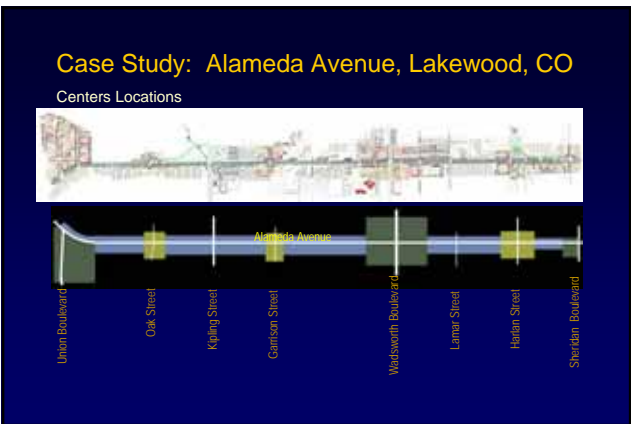
Case Study

Alameda Avenue Lakewood, Colorado



- Case Study: Alameda Avenue, Lakewood, CO
- Project Collaboration: The Cornerstone Plan
- City of Lakewood
 - Lakewood Redevelopment Authority
 - Alameda Gateway Association
 - (Property Owners)
 - Rapid Transit District
 - GSA (Federal Center)
 - Consultants – Dover, Kohl Partners and Charlier Associates





Case Study: Alameda Avenue, Lakewood, CO



Alameda Ave looking east, just east of Harlan

Case Study: Alameda Avenue, Lakewood, CO



Alameda Ave looking east, just east of Harlan

Case Study: Alameda Avenue, Lakewood, CO



Alameda Ave looking east, just east of Harlan

Case Study: Alameda Avenue, Lakewood, CO



Alameda Ave looking east, just east of Harlan

Case Study: Alameda Avenue, Lakewood, CO



Alameda Ave looking east, just east of Harlan

Photo Simulation by Urban Advantage
(www.urban-advantage.com)

Case Study: Alameda Avenue, Lakewood, CO



Alameda Ave looking east, just east of Harlan

Case Study



Florin Road

Case Study



Watt Avenue

Revitalizing Old Shopping Centers

- Intensify development
- Fill in parking lots
- Build structured parking
- Complete street wall
- Support pedestrian activity



Case Study

Belmar
Lakewood, Colorado

Case Study: Lakewood, CO

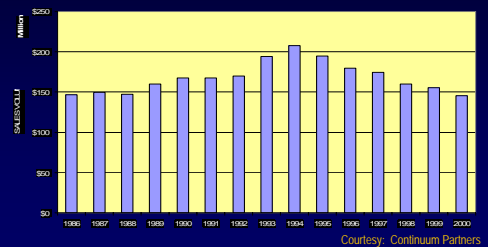


Villa Italia Shopping Mall (Circa 1967)

Courtesy: Continuum Partners

Case Study: Lakewood, CO

Villa Italia Historical Sales Volumes



Case Study: Lakewood, CO

Emerging
Downtown
District —
Belmar

Before



Courtesy: Continuum Partners

Case Study: Lakewood, CO

Major elements of new plan

- Street grid and walkable streets
- Four anchors — 2 major retailers, cinema and grocery
- Public plaza and pedestrian main street form the heart
- Structured parking minimizes need for surface lots
- Office employment environment
- Village green and adjacent housing — a neighborhood
- Upgrading of Alameda and Wadsworth

Courtesy: Continuum Partners

Case Study: Lakewood, CO

Belmar
Plan

Vision



Courtesy: Continuum Partners

Case Study: Lakewood, CO

Program for Belmar

	PHASE ONE	TOTAL PROGRAM
■ Retail	650,000 SF	1,200,000 SF
■ Office	180,000 SF	900,000 SF
■ Housing	250 DU	1,300 DU
■ Parking	5,400 SP (60% structured)	9,008 SP (74% structured)
Total	1,055,000 SF (w/o garage)	3,300,000 SF (w/o garage)



BELMAR

CONTINUUM

Case Study: Lakewood, CO



Courtesy: Continuum Partners

Case Study: Lakewood, CO



Courtesy: Continuum Partners

Case Study: Lakewood, CO



Retail
1.2 million
sq. ft.

Courtesy: Continuum Partners

Case Study: Lakewood, CO



Retail

Courtesy: Continuum Partners

Case Study: Lakewood, CO



Retail

Courtesy: Continuum Partners

Case Study: Lakewood, CO



Retail

Courtesy: Continuum Partners

Case Study: Lakewood, CO



Belmar
Vision

Courtesy: Continuum Partners

Case Study: Lakewood, CO



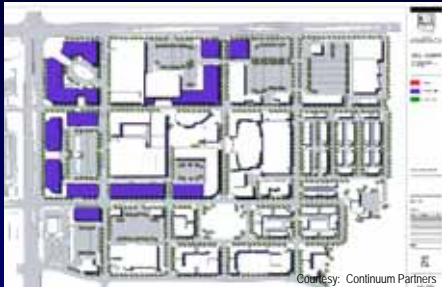
Courtesy: Continuum Partners

Case Study: Lakewood, CO



Courtesy: Continuum Partners

Case Study: Lakewood, CO



Office
900,000
sq. ft.

Courtesy: Continuum Partners

Case Study: Lakewood, CO



Office

Courtesy: Continuum Partners

Case Study: Lakewood, CO



Residential
1,300 units

Courtesy: Continuum Partners

Case Study: Lakewood, CO

Mix of Housing Types

Apartments Over Retail	300 DUs
Apartment Complex	525
For-Sale Condos	350
Townhome Units	165
Lofts	12

Total	1,352 DUs
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Case Study: Lakewood, CO



Residential

Courtesy: Continuum Partners

Case Study: Lakewood, CO



Southbury Elevation



Court Elevation
Residential — Apartments

Avenue W Elevation
Courtesy: Continuum Partners

Case Study: Lakewood, CO



Courtesy: Continuum Partners

Case Study: Lakewood, CO



Grand
Opening
Celebration
May 2004

Courtesy: Continuum Partners
Photo: Diane Huntress

Case Study: Lakewood, CO



Italian
Festival
September
2004

Courtesy: Continuum Partners

Case Study: Lakewood, CO



The Market
at Belmar
May 2004

Courtesy: Continuum Partners
Photo: Diane Huntress

Case Study: Lakewood, CO



Courtesy: Continuum Partners

Case Study: Lakewood, CO



Courtesy: Continuum Partners

Case Study: Lakewood, CO



Courtesy: Continuum Partners

Case Study: Lakewood, CO



Holiday Season
2004

Courtesy: Continuum Partners
Photo: Foto di Vita

Case Study

Paseo Colorado
Pasadena, California

Case Study: Pasadena



Plaza
Pasadena
Before

Case Study: Pasadena

Plaza
Pasadena

Before



Case Study: Pasadena

Plaza
Pasadena

Before



Case Study: Pasadena

Plaza
Pasadena

Before



The Project:

- Site Area: 649,000 square feet
- Total Project Square Feet: 1 million s.f.
- Retail Gross Leasable Area: 565,000 s.f.
 - Retail: 374,000 s.f.
 - Cinema: 66,000 s.f.
 - Restaurant: 64,000 s.f.
 - Supermarket: 37,000 s.f.
 - Health Club: 24,000 s.f.

The Project:

- Residential Development: 400,000 s.f.
 - 395 units in two buildings
 - Building 1: four levels over 2 retail floors
 - Building 2: six-story residential
- Parking: 3,046 total spaces
 - Subterranean Parking: 1,819 spaces:
 - Upper level for retail, lower level for residential
 - Satellite Garages:
 - Marengo Garage: 711 spaces
 - Los Robles Garage: 516 spaces

Case Study: Pasadena

Paseo
Colorado
After



Case Study: Pasadena

Paseo
Colorado
After



Case Study: Pasadena

Paseo
Colorado
After



Case Study: Pasadena

Paseo
Colorado
After



Case Study: Pasadena

Paseo
Colorado
After



Case Study: Pasadena

Paseo
Colorado
After



Case Study: Pasadena



Paseo
Colorado
After

Case Study

Winter Park Village
Winter Park, Florida

Case Study: Winter Park, FL



Winter
Park
Village

Case Study: Winter Park, FL



Winter
Park
Village
New
Main
Street

Case Study: Winter Park, FL



Winter
Park
Village
New
Main
Street

Case Study: Winter Park, FL



Winter
Park
Village
New
Main
Street

Case Study: Winter Park, FL

Winter Park Village
New Main Street



Case Study: Winter Park, FL

Winter Park Village
New Main Street



Case Study: Winter Park, FL

Winter Park Village
New Main Street



Case Study: Winter Park, FL



Case Study: Winter Park, FL

Winter Park Village
Loft Housing



Case Study: Kendall, FL



charrette images - before

Kendall Drive

Case Study: Kendall, FL



charrette images - after

Kendall Drive

Regional traffic arterial



Regional traffic arterial



Regional traffic arterial



Photo Simulation by Steve Price, Urban Advantage (www.urban-advantage.com)

Regional traffic arterial: Honolulu



Regional traffic arterial: Honolulu



Buildings moved up to street; landscaping and bike lanes added; parking and street grid at rear

Regional traffic arterial: Honolulu



Mixed-use buildings added one at a time on adjacent properties

Regional traffic arterial: Honolulu



Mixed-use buildings added one at a time on adjacent properties

Regional traffic arterial: Honolulu



Mixed-use buildings added one at a time on adjacent properties

Regional traffic arterial: Honolulu



Street trees added to median

Regional traffic arterial: Honolulu



Alternative with two lanes each way for through traffic and service lane with diagonal parking

Photo Simulation by Urban Advantage
(www.urban-advantage.com)

Regional traffic arterial:
US 29, Charlottesville, VA



Existing Conditions

Regional traffic arterial:
US 29, Charlottesville, VA



Regional traffic arterial:
US 29, Charlottesville, VA



Regional traffic arterial:
US 29, Charlottesville, VA



For more information

Web: www.lgc.org
Phone: 800-290-8202
Phone: 916-448-1198
e-mail: center@lgc.org

- New Partners for Smart Growth Conference
 - Denver, CO January 26-28, 2006
- www.newpartners.org



Local Government Commission