



### Key Issues

- Central location
- Currently a mix of retail, housing, civic
- Future light rail nearby
- Study area within Redevelopment District
- Some key vacant parcels
- Some possibly under-utilized
- Some pedestrian issues
- Place-making opportunities




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### Revitalizing Old Shopping Centers

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

### Creating a Village

A case study by a team of planners would turn parking lots and other poorly used space at strip malls into community centers that would include apartments, shops and offices. The consultants say about 700 Orange County strip malls could be retrofitted this way.



**COMMUNITY CENTER CONCEPT**

- Offices, apartments with ground floor parking
- Shops with apartments above
- Parking structure with rooftop park, reserved with apartments
- Ground-floor shops with parking, recreation above and rooftop recreational area

**EXISTING STRIP MALL**

- Retail (20 stores)
- Fast food (5 stores)
- Parking lot
- Office shop
- Retail (20 stores)
- Supermarket with apartment complex
- Park bridge

Source: The Planning Center  
 Architecture by SHoP Architects • Los Angeles Times  
 Credit: W. HALL, HALL • Los Angeles Times

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