

Blueprint
TRANSPORTATION AND LAND USE STUDY

The Stockton Blvd. Study Area

Sacramento Area Council of Governments • Valley Vision

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Stockton Blvd. Key Issues

- Future BRT
- Medical Center influence
- Oak Park Renaissance planning
- Two new mixed use projects planned (south and north of Broadway)
- How to build on current momentum to revitalize entire corridor?

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Revitalizing Old Shopping Centers

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

Local Government Commission

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 see about 700 Orange County strip malls could be revitalized this way.

EXISTING STRIP MALL CONCEPT

Offices, apartments with ground floor parking
 Retail (2 stories)
 Target
 Supermarket with apartments above
 Apartment complex
 Foot bridge
 Coffee shop
 Retail (2 stories)
 Retail (2 stories)
 Parking lot
 Fast food (under construction)
 Point store
 The store

Parking structures with rooftop walkways
 Ground-floor stores with rooftop recreation area

Source: The Planning Center
 STRIP MALLS: 700 / Los Angeles Times
 Credits by W&A, N&A / Los Angeles Times

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Revitalizing Retail Areas

- New retail patterns possible
- Housing will create demand for retail

"Big Box" Main Street

Sr. Housing over Retail

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Commercial Revitalization

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