



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

Sacramento Area Council of Governments • Valley Vision

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

EXISTING STRIP MALL CONCEPT

- Offices, apartments with ground floor parking
- Strip mall
- Target
- Parking lot
- Supermarket with apartments above
- Apartment complex
- Foot bridge
- Community center
- Strip mall
- Target
- Parking lot
- Supermarket with apartments above
- Apartment complex
- Foot bridge

Local Government Commission

Sacramento Area Council of Governments • Valley Vision

Revitalizing Retail Areas

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

"Big Box" Main Street

Sr. Housing over Retail

Sacramento Area Council of Governments • Valley Vision

