ACKNOWLEDGEMENTS

GRATITUDE
WHERE IS THIS?
FINAL THOUGHT... STARTING THOUGHT

REINVENTION
AREAS OF FOCUS

- Intentionality
- Types of Corridors
AREAS OF FOCUS

- Intentionality
- Types of Corridors
WHAT DOES IT MEAN?

IMPROVE
INTENTIONALITY

IMPROVEMENT IS NOT REPLACEMENT
IMPROVEMENT

HELP EXISTING RESIDENTS, BUSINESSES & OWNERS
AREAS OF FOCUS

☑ Intentionality

☐ Types of Corridors
AREAS OF FOCUS

- Intentionality
- Types of Corridors
TYPES OF CORRIDORS

- In-City Corridors
WHERE IS THIS?
TYPES OF CORRIDORS

- In-City Corridors
TYPES OF CORRIDORS

- In-City Corridors
  - Close-In
WHERE IS THIS?
CLOSE-IN
URBAN PLACE WITH A SUBURBAN ROAD

Courtesy of Google Maps

5th Street
Stockton Blvd

Courtesy of Google Maps
TYPES OF CORRIDORS

- In-City Corridors
  - Close-In
  - Far-Out
WHERE IS THIS?
FAR-O-UT
SUBURBAN FORM
CLOSE-IN
URBAN PLACE WITH A SUBURBAN ROAD

Courtesy of Google Maps
FAR-OUT
SUBURBAN FORM
IN CITY CORRIDORS

START WITH CLOSE-IN SECTION
IN CITY CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
MAKE IT LOOK BETTER!

LONG-TERM
COMPLETE STREET
PILOT PROJECT
IN CITY CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
MAKE IT LOOK BETTER!

LONG-TERM
COMPLETE STREET
PILOT PROJECT
BUSINESS IMPROVEMENT
BUSINESS IMPROVEMENT
IN CITY CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
MAKE IT LOOK BETTER!

LONG-TERM
COMPLETE STREET
PILOT PROJECT
IN CITY CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
MAKE IT LOOK BETTER!

LONG-TERM
COMPLETE STREET
PILOT PROJECT
C ITRUS HEIG HTS
C ITRUS H EIG HTS
CITRUS HEIGHTS
IN CITY CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
MAKE IT LOOK BETTER!

LONG-TERM
COMPLETE STREET
PILOT PROJECT
IN CITY CORRIDORS

**SHORT-TERM**
- DISTRICT CAPACITY
- BIZ IMPROVEMENT
- MAKE IT LOOK BETTER!

**LONG-TERM**
- COMPLETE STREET PILOT PROJECT
TYPES OF CORRIDORS

- In-City Corridors
  - Close-In
  - Far-Out

- Suburban Corridors
TYPES OF CORRIDORS

- In-City Corridors
  - Close-In
  - Far-Out

- Suburban Corridors
  - Section by Decade!
50s - 60s
Corridor

70s – 80s
2000s
SUBURBAN CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
MAKE IT LOOK BETTER!

LONG-TERM
REZONE
TENANT MIX PILOT
SUBURBAN CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
MAKE IT LOOK BETTER!

LONG-TERM
REZONE
TENANT MIX PILOT
SUBURBAN CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
MAKE IT LOOK BETTER!

LONG-TERM
REZONE
TENANT MIX PILOT
BIG BUILDINGS & BIG LOTS NEED A BIG MIX!

Courtesy of Google Streetview
BIG BUILDINGS & BIG LOTS NEED A BIG MIX!
BIG BUILDINGS & BIG LOTS NEED A BIG MIX!
BIG BUILDINGS & BIG LOTS NEED A BIG MIX!
BIG BUILDINGS & BIG LOTS NEED A BIG MIX!
BIG BUILDINGS & BIG LOTS NEED A BIG MIX!
BIG BUILDINGS & BIG LOTS NEED A BIG MIX!
BIG BUILDINGS & BIG LOTS NEED A BIG MIX!
SUBURBAN CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
MAKE IT LOOK BETTER!

LONG-TERM
REZONE
TENANT MIX PILOT
TYPES OF CORRIDORS

- In-City Corridors
  - Close-In
  - Far-Out

- Suburban Corridors
  - Section by Decade!

- Rural Corridors
RURAL CORRIDOR
PART HIGHWAY
RURAL CORRIDOR
PART DOWNTOWN GATEWAY
RURAL CORRIDOR
PART DOWNTOWN GATEWAY
ENTIRELY CONTROLLED BY STATE DOTs
RURAL CORRIDORS

SHORT-TERM
DISTRICT CAPACITY
BIZ IMPROVEMENT
GATEWAYS LOOK BETTER

LONG-TERM
SPRAWL PREVENTION
CALTRANS
RURAL CORRIDORS

**SHORT-TERM**
- District Capacity
- Biz Improvement
- Gateways Look Better

**LONG-TERM**
- Sprawl Prevention
- Caltrans
RURAL CORRIDORS

**SHORT-TERM**
- District Capacity
- Biz Improvement
- Gateways Look Better

**LONG-TERM**
- Sprawl Prevention
- Caltrans
TWISP WORKS

- 38,000 SF
- 35 organizations and businesses
- 60 jobs
- Brewpub on the way

Courtesy of TwispWorks
AREAS OF FOCUS

- Intentionality
- Types of Corridors
Improving Corridors

Presented to:
SACOG