

**Blueprint**  
TRANSPORTATION AND USE STUDY

### The South Davis Study Area

Sacramento Area Council of Governments • Valley Vision

**Blueprint**  
TRANSPORTATION AND USE STUDY

### Key Issues

- Prime location
- Under-utilized
- Future of public corporation yards?
- Future of PG&E site?
- Shopping center revitalization?
- Housing?

Sacramento Area Council of Governments • Valley Vision

**Blueprint**  
TRANSPORTATION AND USE STUDY

Live-work

Sacramento Area Council of Governments • Valley Vision

**Blueprint**  
TRANSPORTATION AND USE STUDY

Mixed Use = transit and pedestrian friendly

Sacramento Area Council of Governments • Valley Vision

**Blueprint**  
TRANSPORTATION AND USE STUDY

### 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

**Blueprint**  
TRANSPORTATION AND USE STUDY

### Revitalizing Old Shopping Centers

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

Local Government Commission

Sacramento Area Council of Governments • Valley Vision