

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

COMMUNITY CENTER CONCEPT

Offices, apartments with ground floor parking

EXISTING STRIP MALL

Offices, food store (under construction)

Shops with apartments above

Target

Supermarket with apartments above

Apartment complex

Food bridge

Parking structures with rooftop park, mixed with apartments

Ground-floor shops with parking structure above and rooftop recreation area

Source: The Planning Center

Illustration courtesy of NBBJ Architects, Los Angeles, Calif. Credit to NBBJ, NBBJ - Los Angeles Times

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Watt Avenue

- CURRENT market retail demand in area for:
 - Apparel and accessory stores
 - Groceries
 - Eating places
 - Personal and business services
- Regional housing market very strong
- Suitable for vertical and/or horizontal mixed use?

"Big Box" Main Street

Housing over Retail

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Mixed-use development

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Adjacent Housing and Retail

Mixed-use development

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Robla / McClellan Key Issues

- 35,000 new jobs
- Shrinking noise corridors
- Changing character?
 - Limits on industrial demand
 - Housing?
 - Retail?

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Housing Options

- More housing in selected areas
- "For sale" options:
 - Townhomes
 - Live/work
 - Mixed use

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