

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 look at parking lots and other poorly used space in 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

Office, apartments with ground floor parking

Shops with apartments above

Parking structure with rooftop park, integrated with apartments

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

EXISTING STRIP MALL

Office, fast food (under construction)

Hotel (5 stories)

Car wash

Hotel (30 stories)

Supermarket with apartments above

Apartment complex

Food bridge

Source: The Planning Center

Adapted according to: 2007 "Reclaiming the Strip Mall" by NACAA, Los Angeles Times

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Live-work

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Mixed Use = transit and pedestrian friendly

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LAND USE MENU

Land Use Types

RESIDENTIAL BUILDING TYPES					
1	Small Residential	2	1	–	Small residential includes very large lot residential (over one acre)
2	Large Lot Single Family Residential	3	4	–	Medium Density includes medium density residential (four to six units per lot) and townhomes
3	Medium Lot Single Family Residential	4	4	–	Medium Density includes medium density residential (four to six units per lot) and townhomes
4	Small Lot Single Family Residential	5	12	–	Small lot residential includes duplexes, triplexes, and fourplexes (four to six units per lot) and townhomes
5/6	Townhomes (2 stories)	6	16	–	Medium Density is medium to high density residential (four to six units per lot) and townhomes
5/6	Townhomes (3 stories)	7	24	–	High Density includes high density residential (seven to ten units per lot) and townhomes
6/8	Low-rise Apartment (2 stories)	8	24	–	High Density includes high density residential (seven to ten units per lot) and townhomes
6/8	Mid-rise Apartment (3 stories)	9	36	–	High Density includes high density residential (seven to ten units per lot) and townhomes
6/8	High-rise Apartment (4 stories)	10	48	–	High Density includes high density residential (seven to ten units per lot) and townhomes
6/8	Office/Residential (Mixed Use)	11	168	–	High Density includes high density residential (seven to ten units per lot) and townhomes

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Stickers

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PLACE³S Indicators

- Land Use
- Transportation (4Ds through Fehr and Peers)
 - Vehicle miles traveled/capita
 - Vehicle trips/capita
 - Vehicle, transit and walk/bike trips
- Economic

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