Visioning Current and Future Corridors

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PlaceWorks
A little history... connectivity and centers of commerce and activity
A little history...corridors zoned for commercial development
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A little history...divided neighborhoods
A little history...changing retail market, economic obsolescence.
Challenges...

- Parcel size, depth, configuration
- Parking
- Fragmentation and lack of critical mass
- Traffic impacts
- Compatibility with adjoining neighborhoods and districts
- Gentrification and displacement
- Development costs
- Market support
- Community opposition
- Political will
Solutions...re-imagining corridors
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Solutions...mixed-use development infill
City of Sacramento, Stockton Avenue Corridor
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Solutions...mixed-use development infill
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Solutions...the commercial node
Manhattan Beach, Downtown, Metlox Property
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Solutions...the mixed-use node
San Diego, Uptown District, Hillcrest
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Solutions...the transit node

Redwood City, Pasadena, South Pasadena
Solutions...the transit node

Culver City, Ivy Station
Solutions...pedestrian-friendly residential infill
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Solutions... mixed-use corridor
Encinitas, Downtown
Solutions...mixed-use corridor
San Jose, Santana Row
Solutions...context-fitting shared parking structures
And... re-inventing Main Street

Santa Monica, Third Street Promenade
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What Solutions Can Work in the Gateway Cities?