



# Visioning Current and Future Corridors

**Woodie Tescher**

Principal, Planning + Urban Design  
PlaceWorks

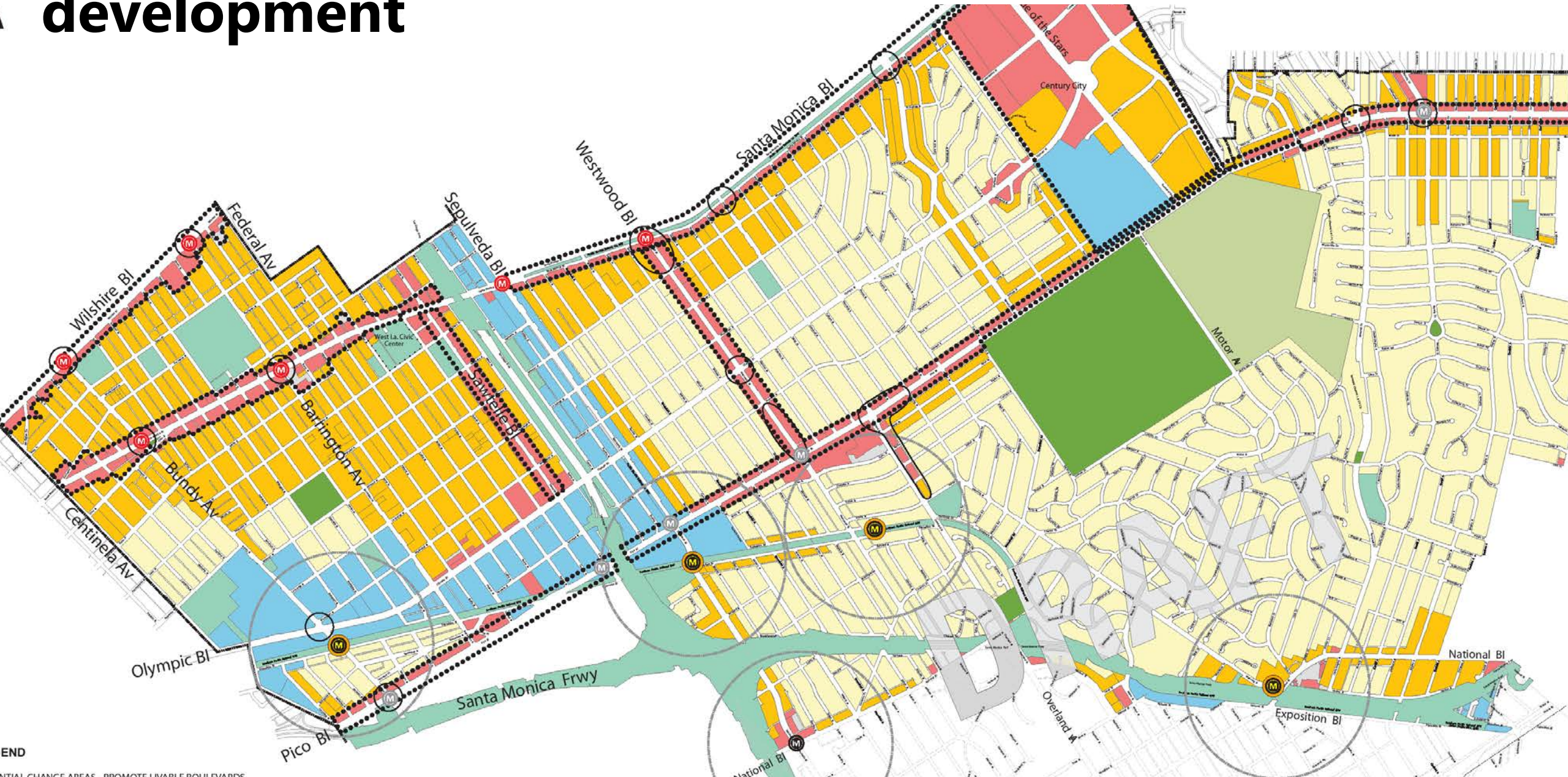


A little history...connectivity and centers of commerce and activity



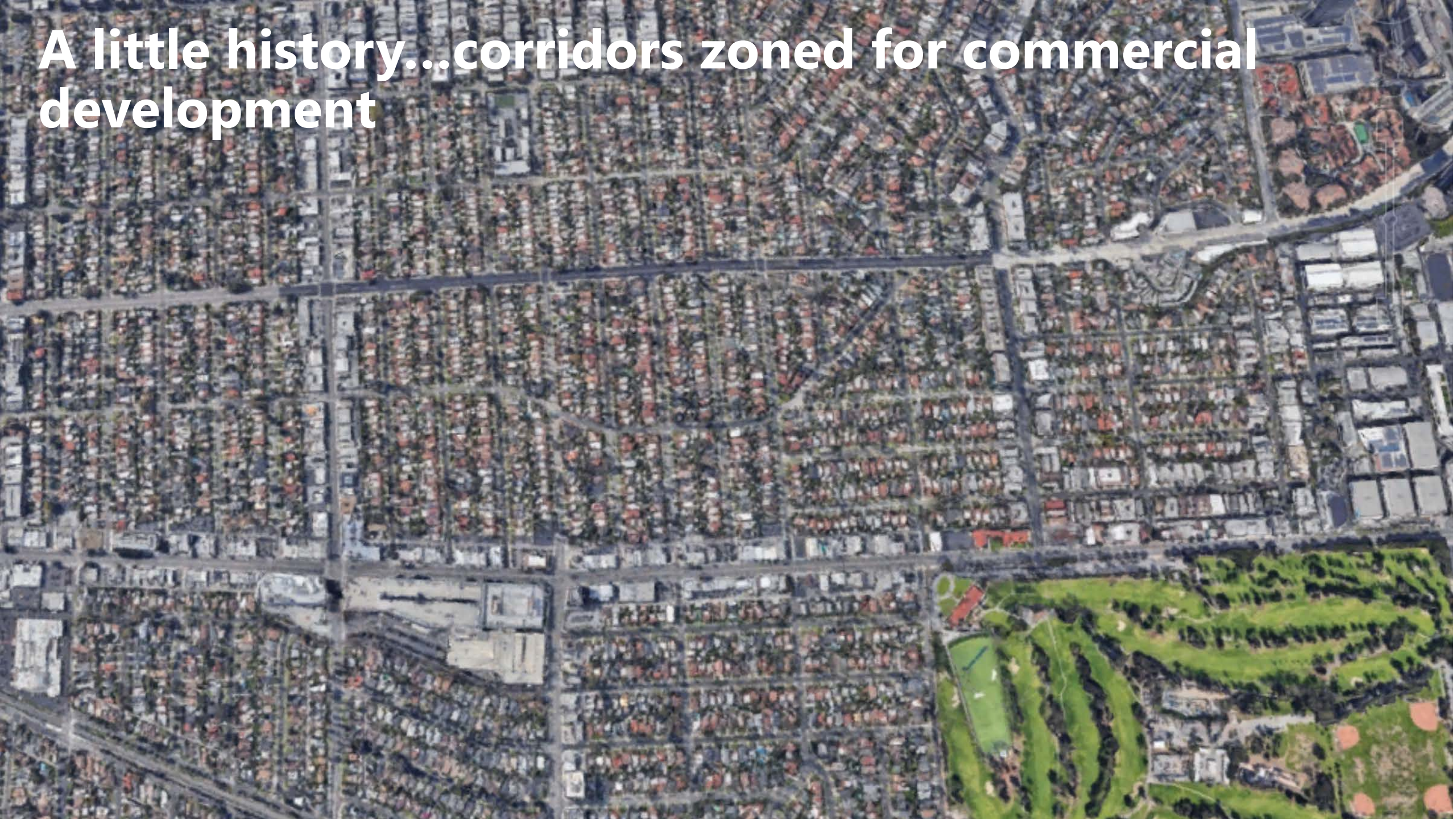


# A little history...corridors zoned for commercial development





**A little history...corridors zoned for commercial development**





# 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



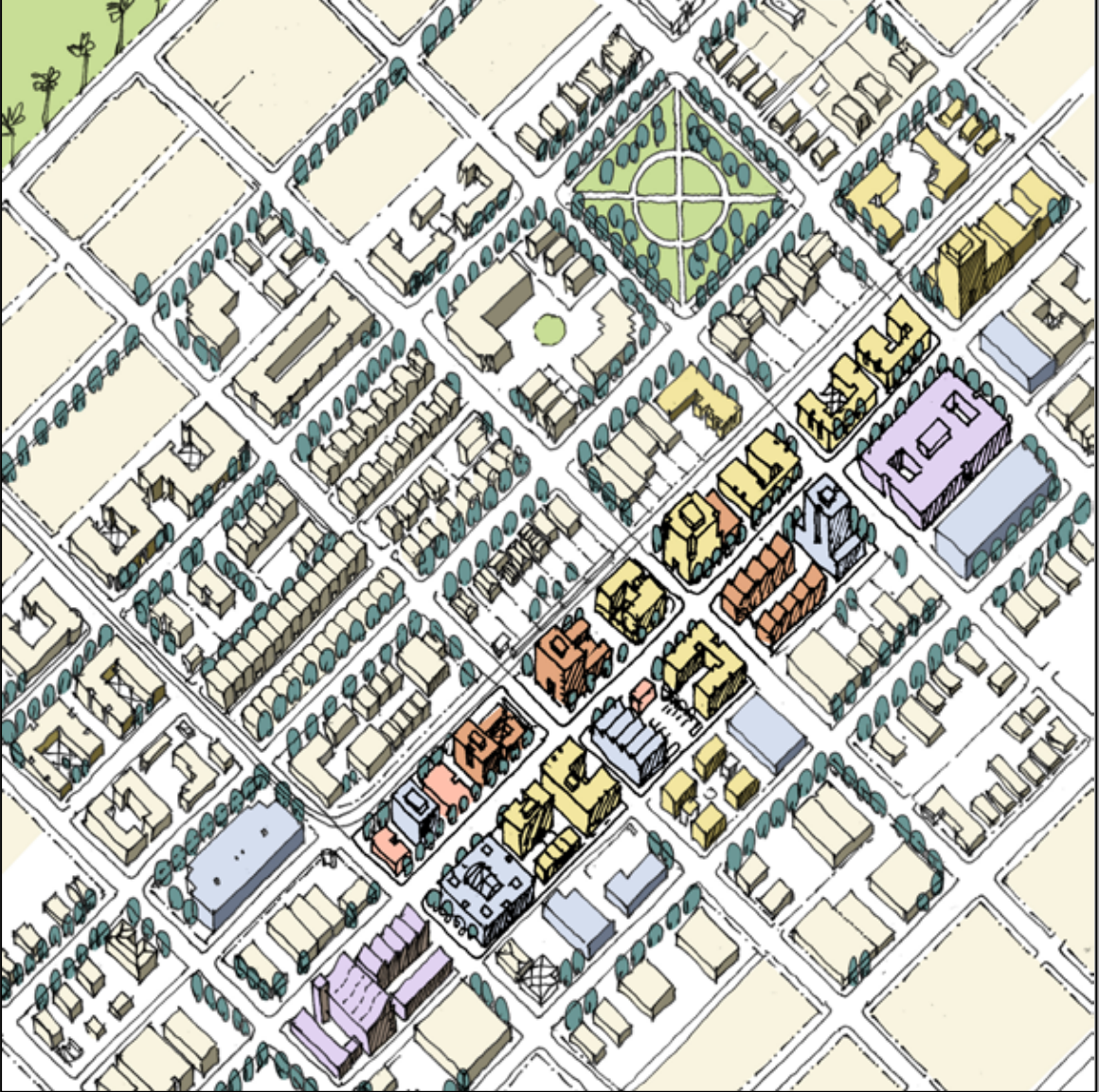


# Solutions...re-imagining corridors





# Solutions...re-imagining corridors





# Solutions...mixed-use development infill

City of Sacramento, Stockton Avenue Corridor





# Solutions...mixed-use development infill

City of Sacramento, Stockton Avenue Corridor





# Solutions...mixed-use development infill

City of Sacramento, Stockton Avenue Corridor





# Solutions...mixed-use development infill

City of Sacramento, Stockton Avenue Corridor





# Solutions...mixed-use development infill

City of Sacramento, Stockton Avenue Corridor





# Solutions...mixed-use development infill

City of Sacramento, Stockton Avenue Corridor





# Solutions...the commercial node

Manhattan Beach, Downtown, Metlox Property





# Solutions...the commercial node

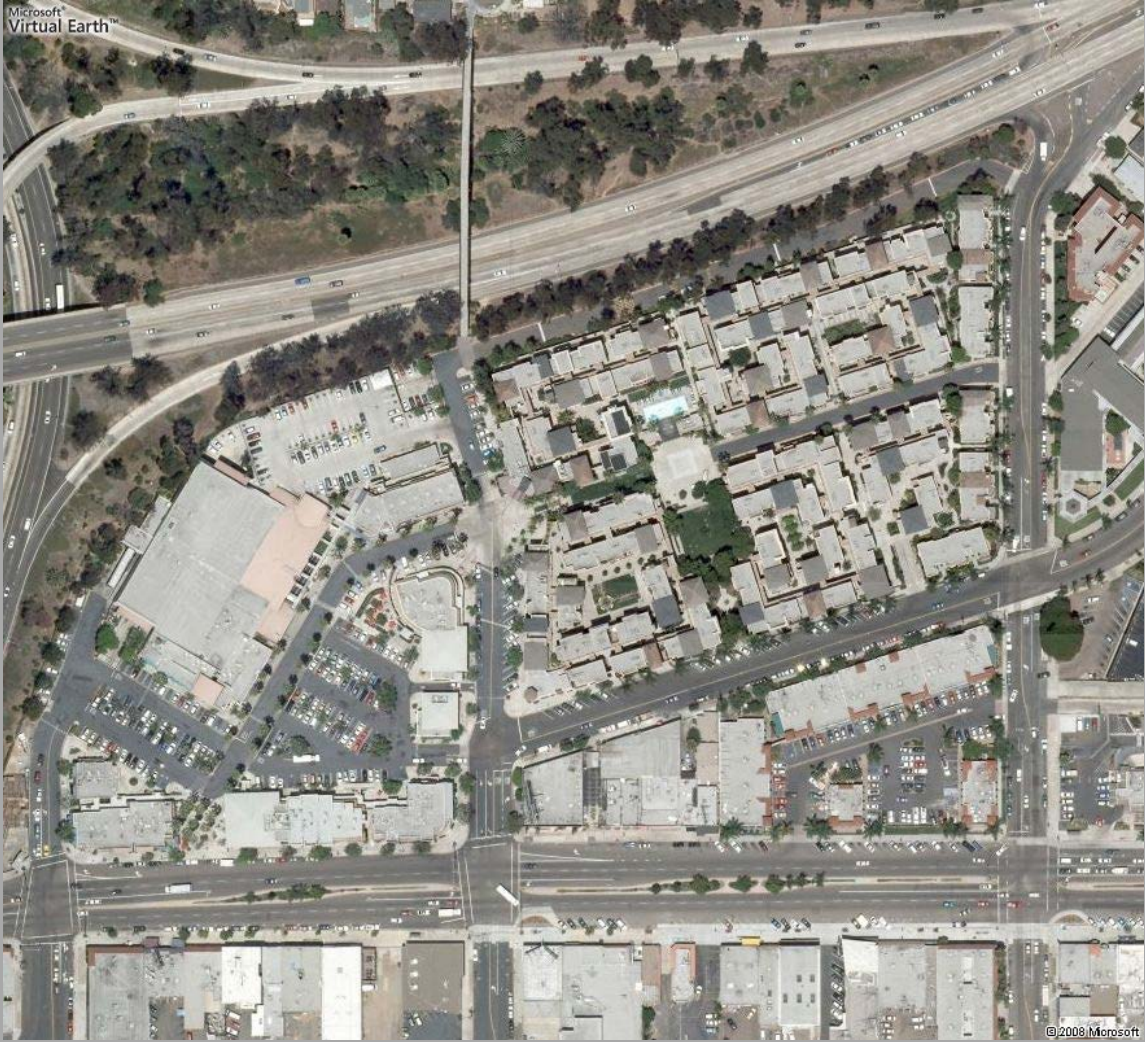
Manhattan Beach, Downtown, Metlox Property





# Solutions...the mixed-use node

San Diego, Uptown District, Hillcrest





# Solutions...the mixed-use node

San Diego, Uptown District, Hillcrest





# Solutions...the mixed-use node

San Diego, Uptown District, Hillcrest





# Solutions...the transit node

Redwood City, Pasadena, South Pasadena



Context Plan





# Solutions...the transit node

Culver City, Ivy Station





# Solutions...pedestrian-friendly residential infill





# Solutions: pedestrian-friendly residential infill



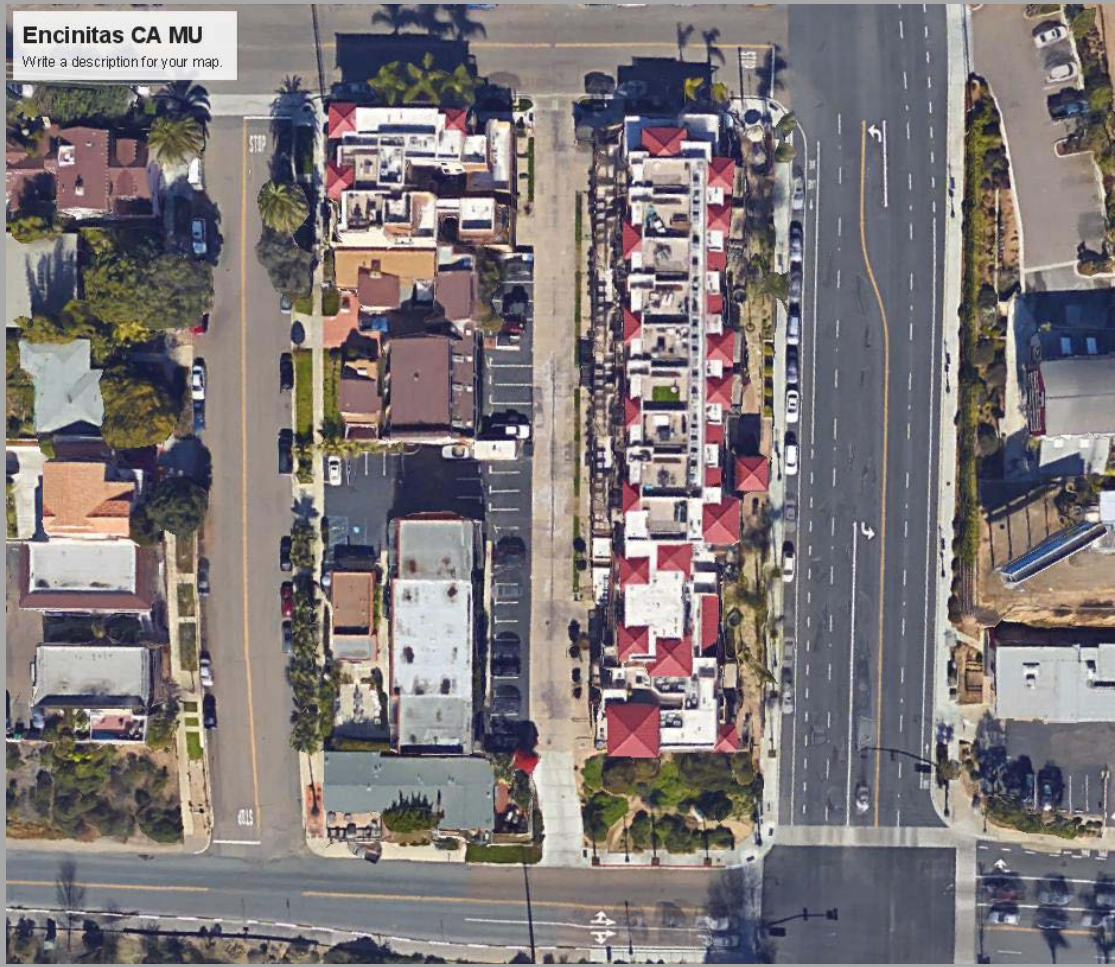


# Solutions... mixed-use corridor

Encinitas, Downtown



Encinitas CA MU  
Write a description for your map.





# Solutions...mixed-use corridor

San Jose, Santana Row





# Solutions...context-fitting shared parking structures





# And...re-inventing Main Street

Santa Monica, Third Street Promenade







# Visioning Current and Future Corridors

**What Solutions Can Work in the Gateway Cities?**