



CITY OF
ELK GROVE
PROUD HERITAGE. BRIGHT FUTURE.



COMMUNITY MEETING

10.01.2019

els
architecture+
urban design



HOFFMAN
STRATEGY
GROUP



LIFESCAPES
International Inc

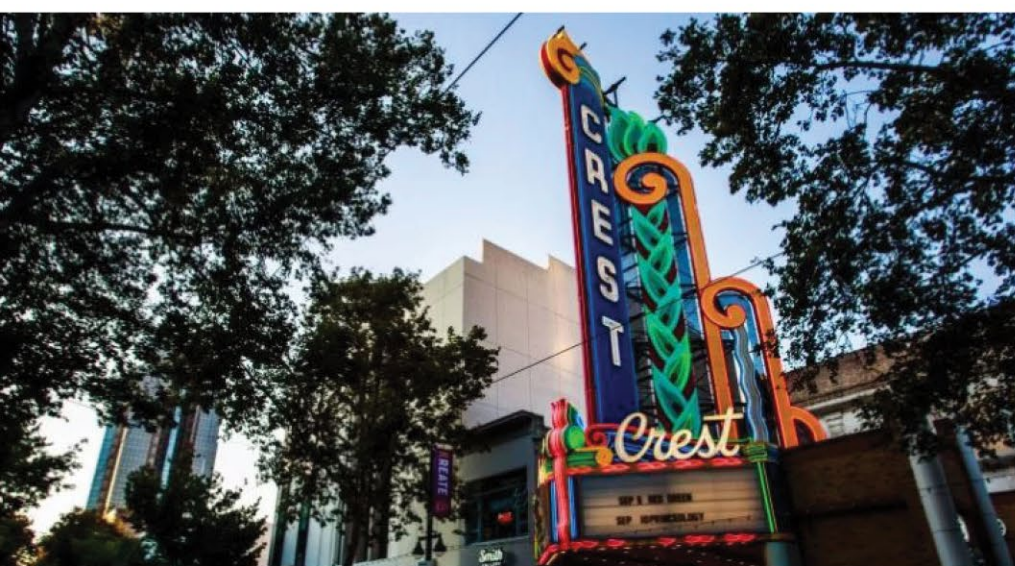
Kimley»»Horn



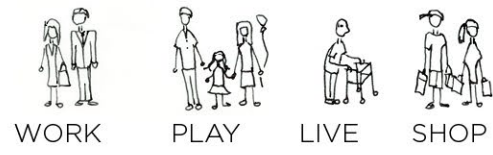
AN OPPORTUNITY TO ELEVATE



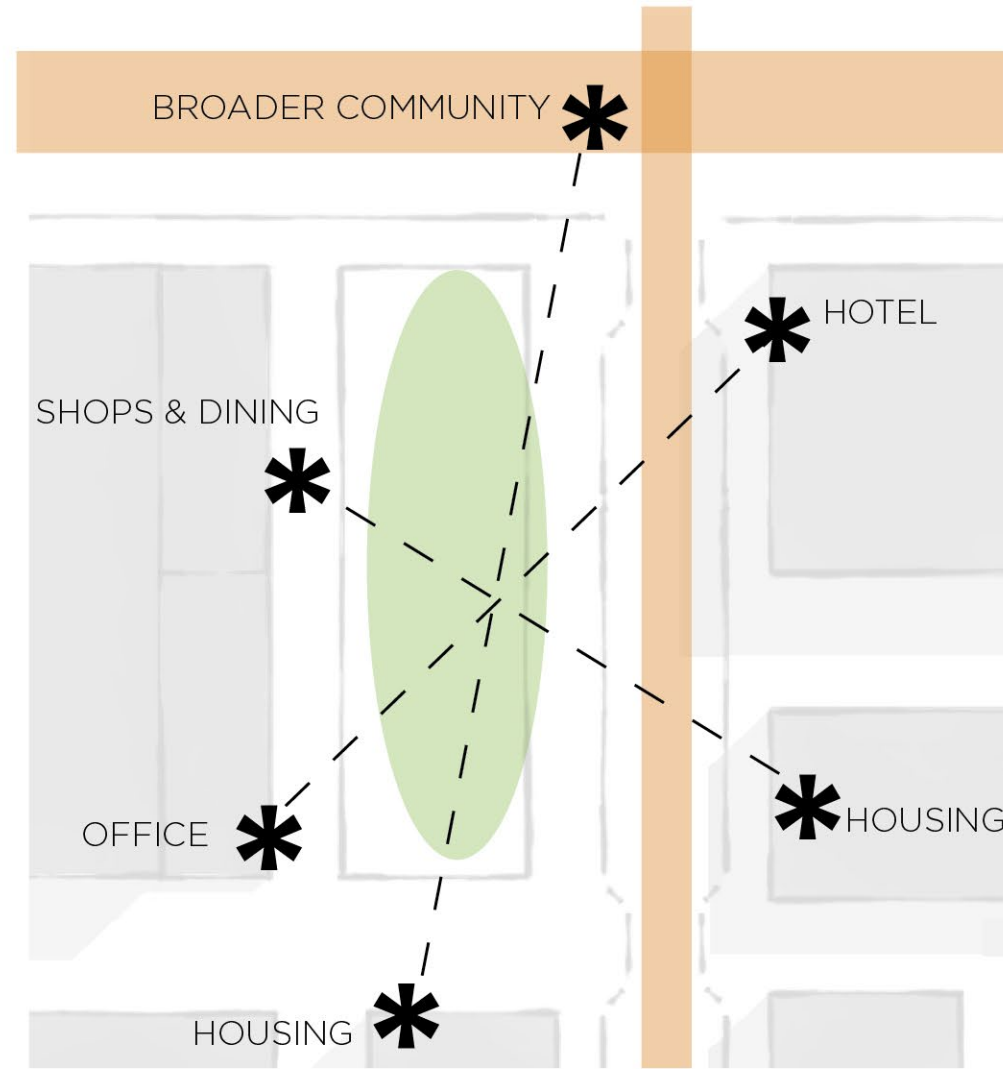
Elevate the **retail** experience



Design for community



- PROGRAM ELEMENTS
- ACTIVE PLAZA
 - CONNECTIVE STREETS
 - RETAIL
 - LOW DENSITY COMMUNITIES (HOUSING)
 - HIGH DENSITY COMMUNITIES (HOUSING)
 - OFFICE
 - PARKING
 - HOTEL



A Mixed-Use Strategy



Experience Retail

Interaction



Gathering



Quality



Entertainment Anchor

Social



Family Fun



Destination



Active Residential

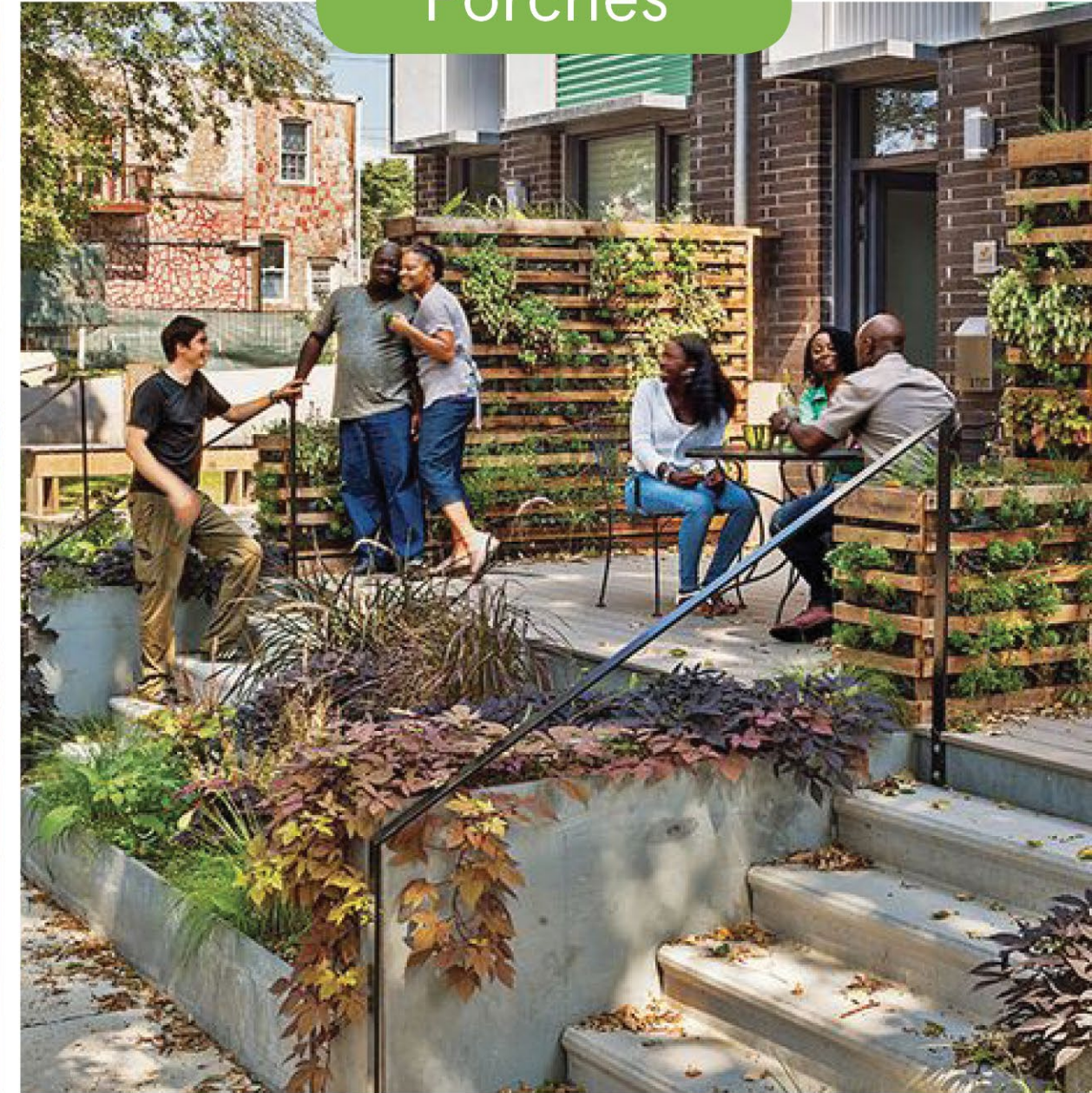
Outdoor Space



Social Lobby



Porches

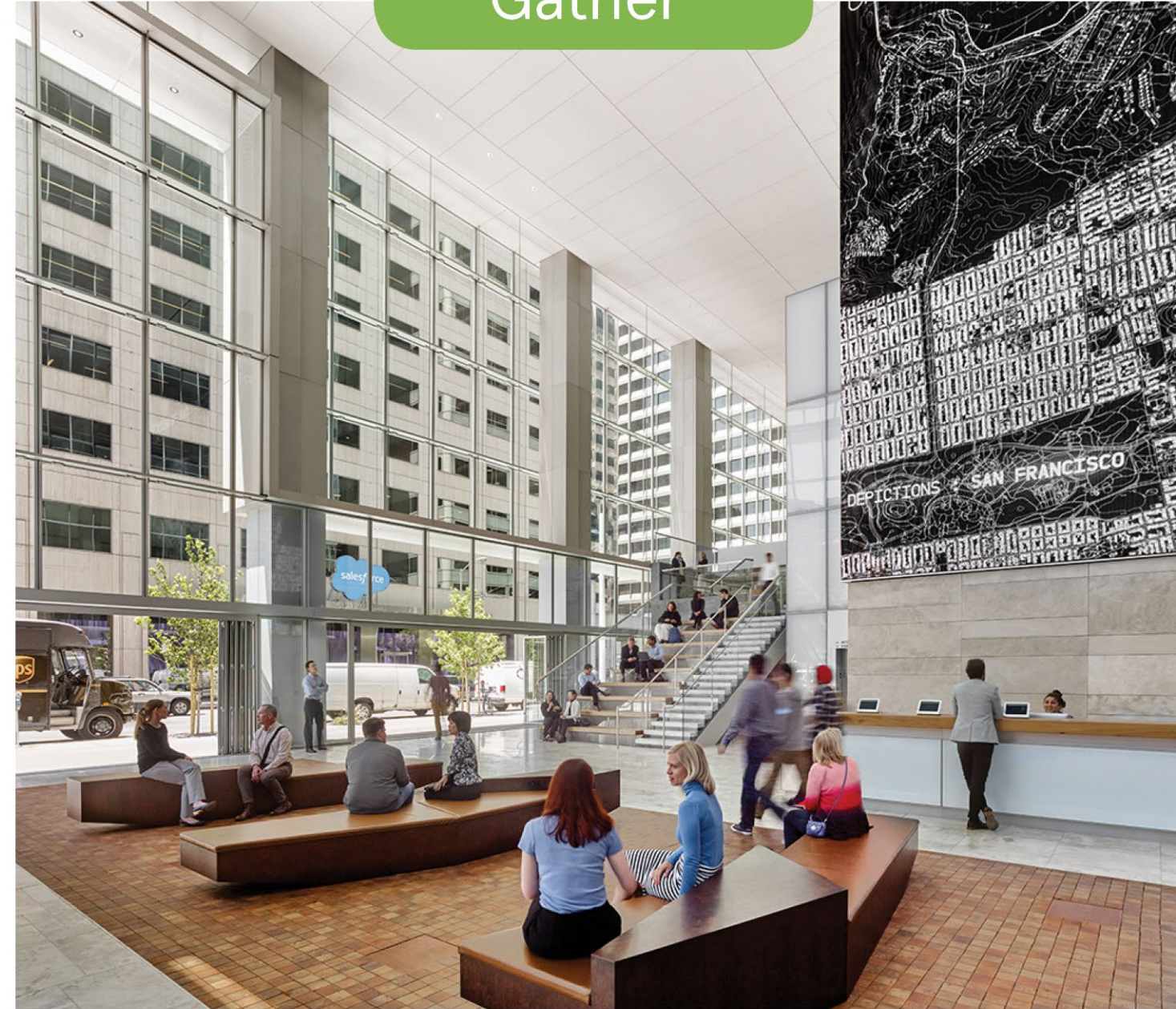


Active Office

Collaborate

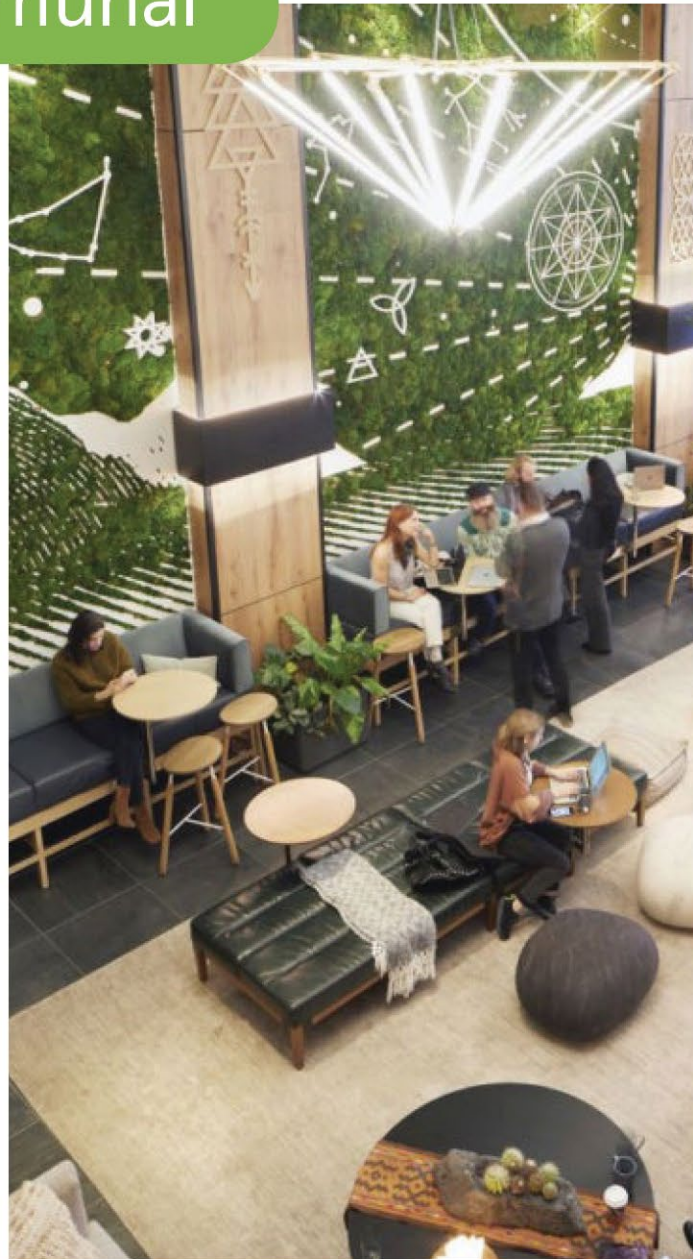


Gather



Active Hospitality

Communal



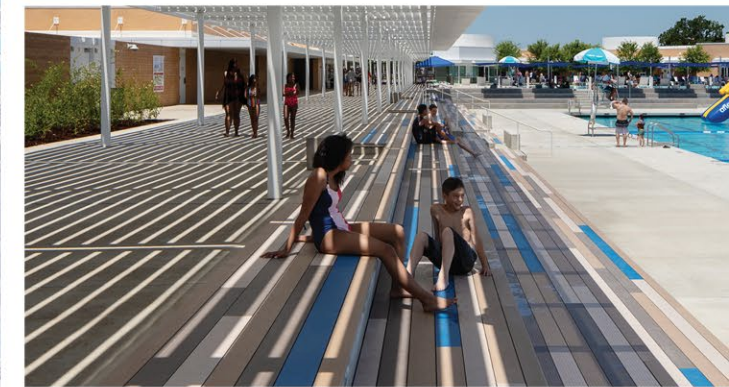
Inviting Entry



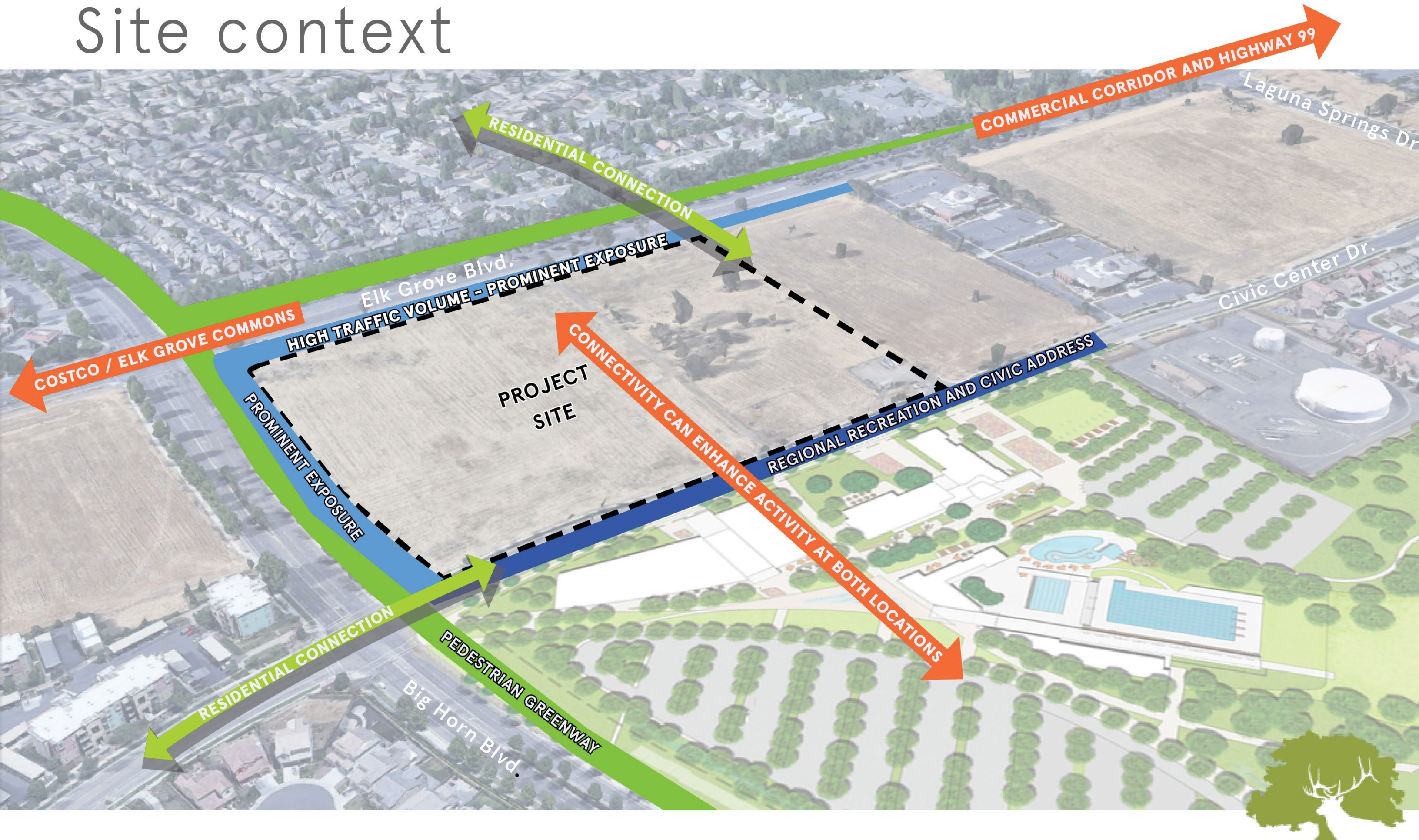
A NATURAL LOCATION



Regional context



Site context



CONCEPTS



Possible visions



Public open space is placed along Civic Center Drive and is sited to enrich and benefit from the existing life and energy from the Community and Aquatics Center along Civic Center Drive. Open space is hugged on two sides by retail, small shops, and/or restaurants, to create an intimately scaled public space that compliments the larger scale civic outdoor space across the street.

Public open space is centered on a new through street connecting Elk Grove Boulevard to Civic Center Drive. The open space widens at Elk Grove Boulevard to create sight-lines through to the south. The open space acts as an iconic anchor along Elk Grove Boulevard, while also enhancing pedestrian connectivity to the Community and Civic uses to the south. Linear open spaces are well-suited to accommodate small fairs and farmer's markets.

Public open space is placed directly on Elk Grove Boulevard, benefiting from high-visibility from a heavily traveled street. Careful placement of retail pad buildings act to buffer the open space from the vehicular traffic along Elk Grove Boulevard. Open space is generously scale to host public gatherings such as outdoor movie nights.

- Retail Shops/Restaurants
- Entertainment
- Hotel

- Structured Parking
- Housing
- Office

- Existing right of way
- Proposed right of way



Concept 1



Dimensions are approximate.



Concept 1: Massing



Concept 1: Case Study



Park Valencia | Santana Row, San Jose, California

Dimensions are approximate.



Concept 1: Case Study



Park Valencia | Santana Row, San Jose, California



Concept 2



Dimensions are approximate.



Concept 2: Massing



Concept 2: Case Study

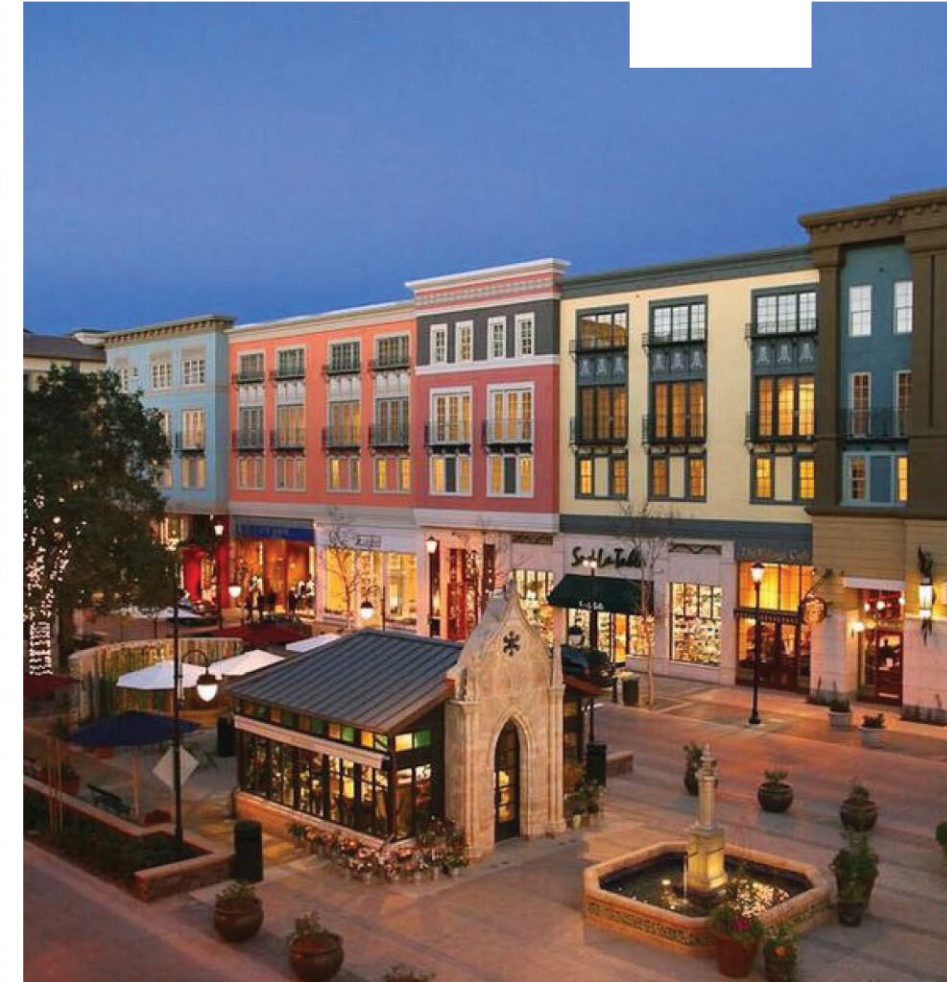
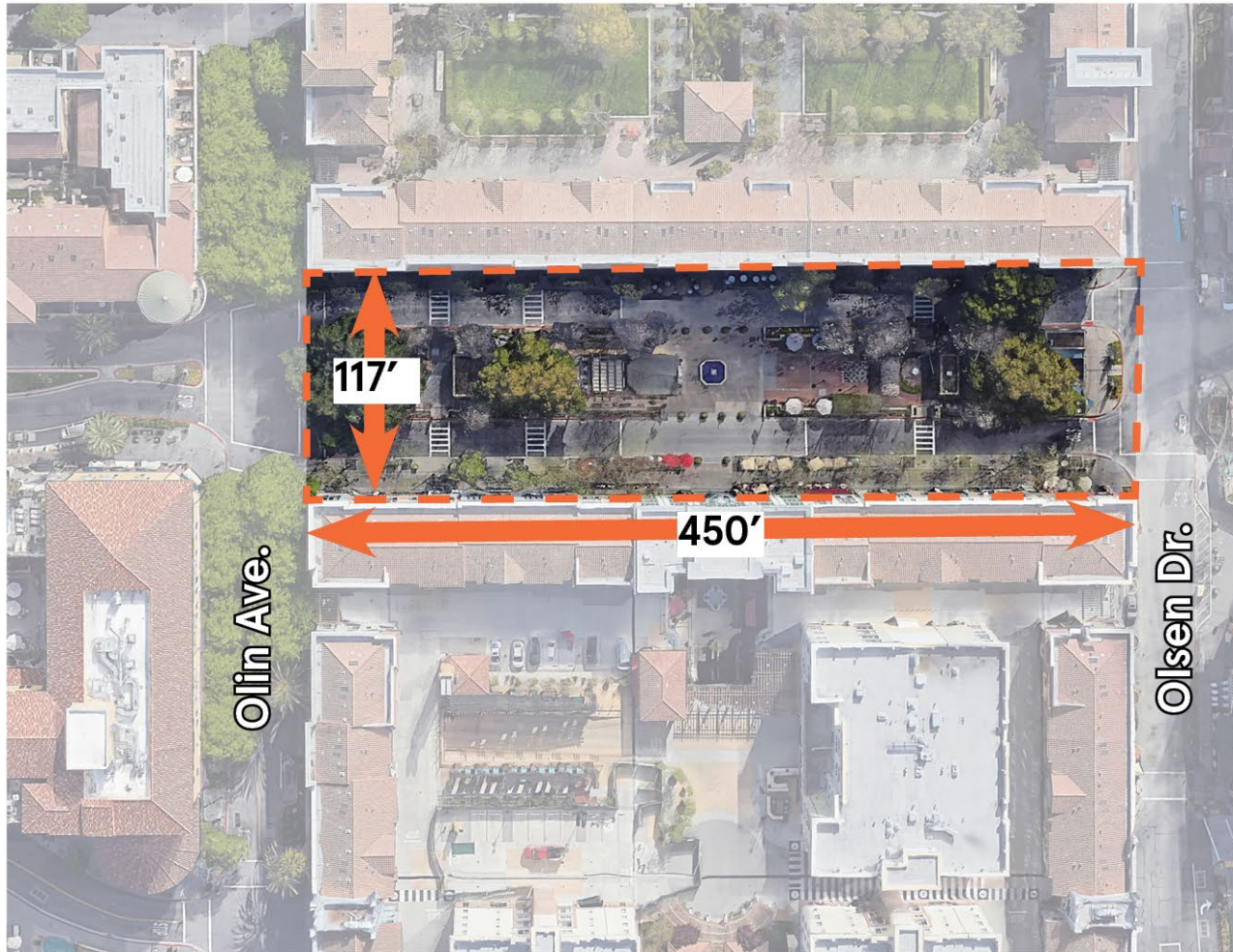


Market Common Clarendon, Arlington, Virginia

Dimensions are approximate.



Concept 2: Case Study



Santana Row, San Jose, California

Dimensions are approximate.



Concept 3



Dimensions are approximate.



Concept 3: Massing



Concept 3: Case Study



Mosaic District, Fairfax, Virginia



Concept 3: Case Study



Mosaic District, Fairfax, Virginia

Dimensions are approximate.



Quality Place-making

Walkable



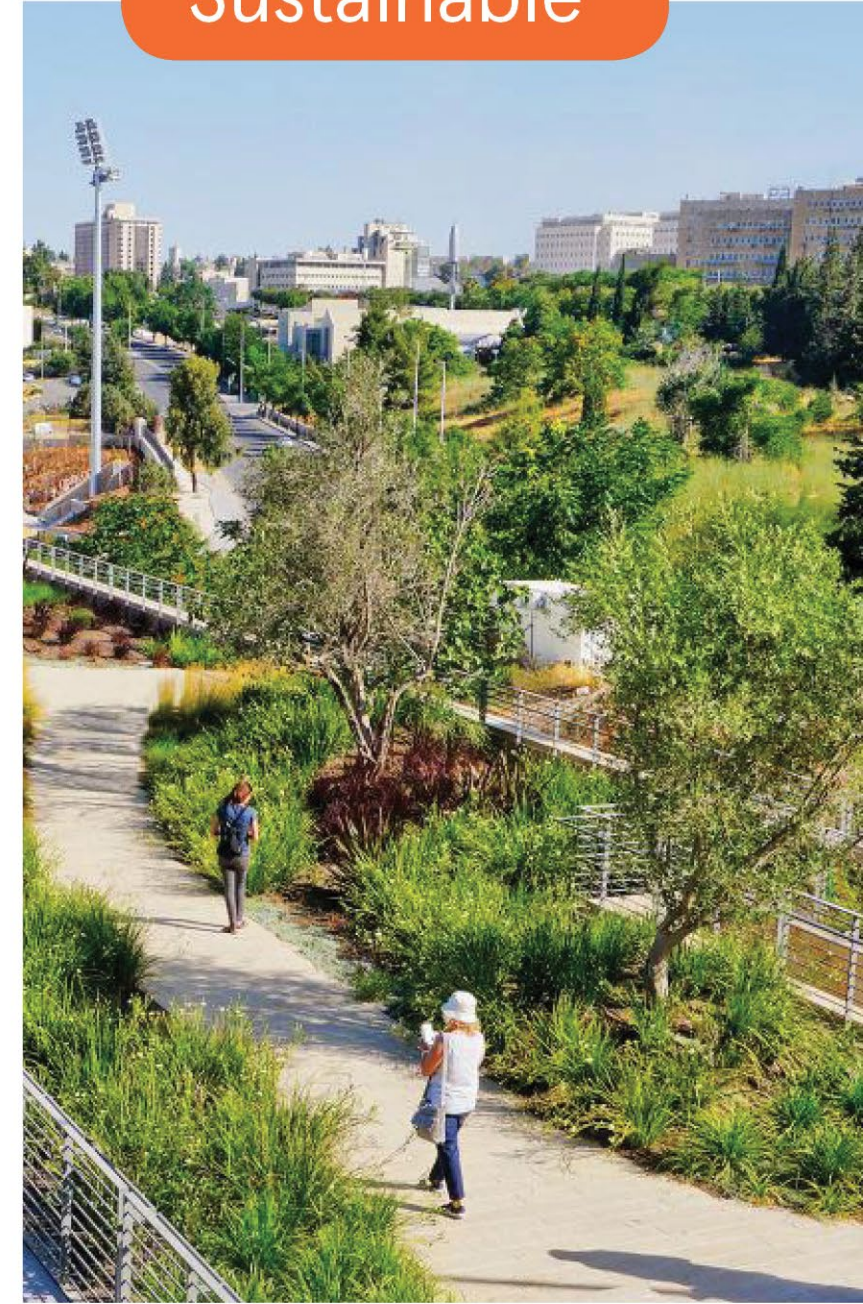
Connected



Convenient



Sustainable



Quality Place-making

Amenities



Place Identity



Program



Gathering



Talk to us!

1



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- Retail Shops/Restaurants
- Entertainment

2



Public open space is centered on a new through street connecting Elk Grove Boulevard to Civic Center Drive. The open space widens at Elk Grove Boulevard to create sight-lines through to the south. The open space acts as an iconic anchor along Elk Grove Boulevard, while also enhancing pedestrian connectivity to the Community and Civic uses to the south. Linear open spaces are well-suited to accommodate small fairs and farmer's markets.

- Structured Parking
- Housing

3



Public open space is placed directly on Elk Grove Boulevard, benefiting from high-visibility from a heavily traveled street. Careful placement of retail pad buildings act to buffer the open space from the vehicular traffic along Elk Grove Boulevard. Open space is generously scale to host public gatherings such as outdoor movie nights.

- Office
- Hotel

