AN OPPORTUNITY TO ELEVATE
Elevate the retail experience
Design for community

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

BROADER COMMUNITY

SHOPS & DINING

OFFICE

HOUSING

HOTEL

HOTEL

HOTEL

HOTEL

HOTEL
A Mixed-Use Strategy

CONNECTIVITY + CONVENIENCE

Shop

Necessities

Entertainment

Work

Live
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

- Residential connection
- High traffic volume
- Prominent exposure
- Connectivity can enhance activity at both locations
- Regional recreation and civic address
- Commercial corridor and Highway 99
- Costco / Elk Grove Commons
- Elk Grove Blvd.
- Big Horn Blvd.
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 huggable 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**
Dimensions are approximate.
Concept 1: Massing
Concept 1: Case Study

Dimensions are approximate.
Concept 1: Case Study

Park Valencia | Santana Row, San Jose, California
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

LEGEND
- RETAIL SHOPS/RESTAURANTS
- ENTERTAINMENT
- HOTEL
- STRUCTURED PARKING
- HOUSING
- OFFICE

Dimensions are approximate.
Concept 3: Massing
Concept 3: Case Study

Mosaic District, Fairfax, Virginia
Concept 3: Case Study

Dimensions are approximate.
Quality Place-making

Walkable

Connected

Convenient

Sustainable
Quality Place-making

Amenities

Place Identity

Program

Gathering
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 to the south. Open space is hugged on three 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.

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