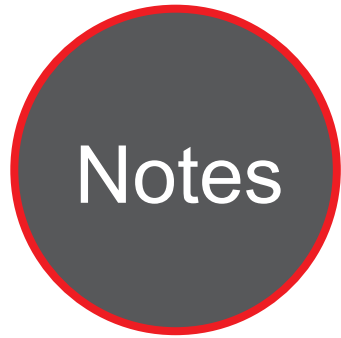




Caltrans Division of Research,
Innovation and System Information

Research



Planning,
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Failing Malls

Optimizing Opportunities for Housing

WHAT IS THE NEED?

Industry analysts have said that the U.S. is over retail and the time of the mall is ending. At the same time, housing is a growing use for vacant or underutilized malls, and in some communities, local policies combine housing and retail space in proposed new mall/shopping center developments.

The purpose of this research is to identify distressed shopping malls in major metropolitan areas of California and conduct an analysis of their neighborhood context, proximity to transit, traffic congestion, neighborhood characteristics, zoning, market demand, government incentives for redevelopment, and potential for housing development.

WHAT ARE WE DOING?

The research will involve:

1. Analyzing the main commercial database on shopping malls and distressed malls.
2. Identifying four to six distressed malls with potential for redevelopment.
3. Developing case studies for these malls.
4. Developing four to six case studies of recent or proposed shopping mall redevelopments by owners.
5. Developing sustainability criteria to compare and contrast the two sets case studies.
6. Applying the sustainability criteria to the case study malls to assess their actual or potential sustainability.
7. Identifying incentives local governments and/or the state can provide to promote housing/mixed use with transit accessibility.



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California's transportation system

WHAT IS OUR GOAL?

The goal is to develop:

1. Case studies of several malls with potential for redevelopment to include housing
2. Case studies of recently developed malls by owners
3. Sustainability criteria to redevelop distressed mall sites that incorporate environmental, social, and economic criteria, including transit services

WHAT IS THE BENEFIT?

1. Mixed-use development for older adults and people with disabilities that includes housing, shopping, amenities, and access to transportation and health care;
2. Subsidized housing in distressed or vacant strip malls, or developed over prosperous malls, helps address the State's significant need for additional affordable housing;
3. "Over a strip mall" is an opportunity to provide housing in a rural or suburban area;
4. Re-use of a mall site allows the community to create a green, healthy, energy-efficient project that meets the needs of current and future needs of its residents.
5. Mall locations can be prime locations for residential uses and often capitalize on existing infrastructure.

WHAT IS THE PROGRESS TO DATE?

1. Identified distressed malls and recently redeveloped malls in Sacramento, Fresno, the Bay Area, Los Angeles, and San Diego.
2. Developed case studies of recent or proposed redevelopments of malls initiated by mall owners.
3. The next step is to finalize the case studies, and to develop a sustainability criterion to compare and contrast case studies of select distressed malls vs. the four to five case studies of proposed shopping mall redevelopments.

IMAGE



Source: Google Earth, 2018
Abandoned Macy's site at Westfield Promenade Mall in Woodland Hills, Los Angeles