

3^e Rendez-vous Collectivités viables

RÉCONCILIER COMMERCE
& DÉVELOPPEMENT
URBAIN DURABLE

10. 05. 2018 – Montréal

#RVCV18

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VIVRE EN VILLE

la voie des collectivités viables

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PANEL – DE LA VISION À LA MISE EN ŒUVRE :
DES INITIATIVES AUDACIEUSES

Retrofitting Suburban Retail

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Professeure d'architecture et de design urbain,
Georgia Institute of Technology



VIVRE EN VILLE

ELLEN DUNHAM-JONES AND JUNE WILLIAMSON

RETROFITTING

URBAN DESIGN SOLUTIONS *for* REDESIGNING SUBURBS

SUBURBIA

RETAIL

UPDATED
EDITION



WITH A NEW UPDATE BY THE AUTHORS AND A FOREWORD BY RICHARD FLORIDA

Ellen Dunham-Jones, FCNU

Professor, MSUD Director, Georgia Institute of Technology

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strategy:

Redevelopment

densify

urbanize

diversify

But won't work where the market is weak or where the market for urban living has not already been proven in the downtown

- *Generally require custom PPPs and some kind of subsidy*
- *CID/BIDs have been effective champions*



Mizner Park, Boca Raton, FL

strategy:

Re-inhabitation

space for community-serving
uses & entrepreneurs that
cannot afford new construction

RELOCALIZATION

*Former retail spaces lend
themselves to:*

- *Small, local service businesses*
 - *“Eds & Meds”*
 - *Non-profit service providers*
- They do not tend to work well for
housing.*



Willingboro Town Center, Willingboro, NJ

strategy:

Re-greening

reconstruct local ecology

Well-designed parks
increase adjacent property
values (and enable density)

food production and flood
protection

*Funding sources include:
habitat grants, flood
protection/resilience,
watershed improvements,
and CSO mitigation*



Phalen Village, Phalen, MN

retrofitting challenge:

**layered solutions to
meet the 21st
Century
challenges the
suburbs were never
designed for**

Auto-dependence

Affordability & Equity

Social Capital

Office Jobs

Autonomous Vehicles

Public Health

Water

Energy

Waste

retrofitting challenge:

Auto Dependence

- Canadian households able to get by with 1 less car save approx. \$8.6k-13k/year, close to the \$11,940 Canadians pay on average in rent for a two-bedroom apartment and more than enough to qualify for an additional \$100k mortgage

Walkability + Multi-Modal Systems

Transit-Oriented Development

Road diets

Street Networks

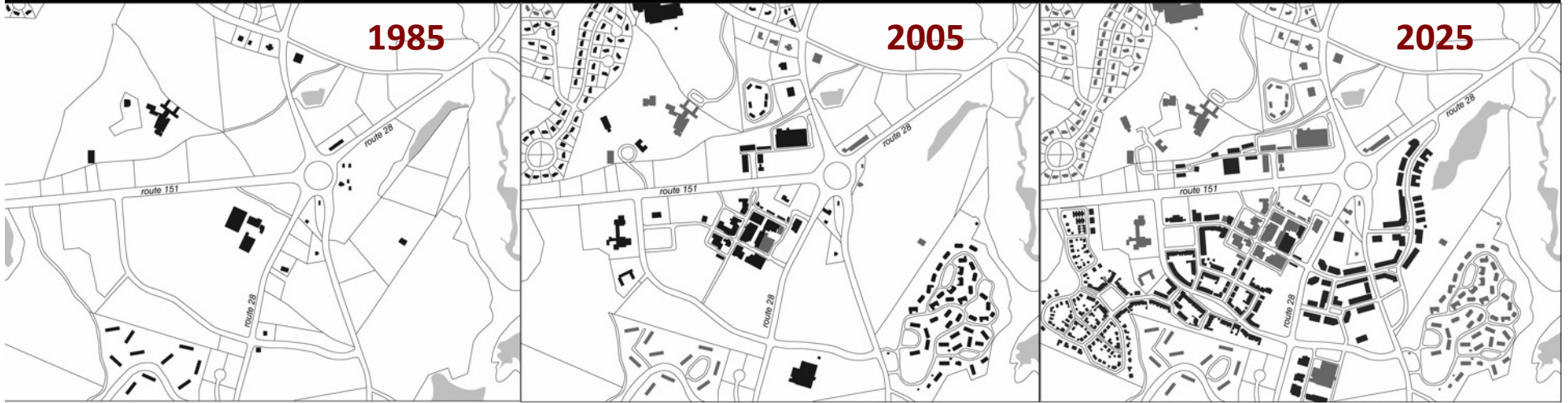
Parking Districts

Car Sharing

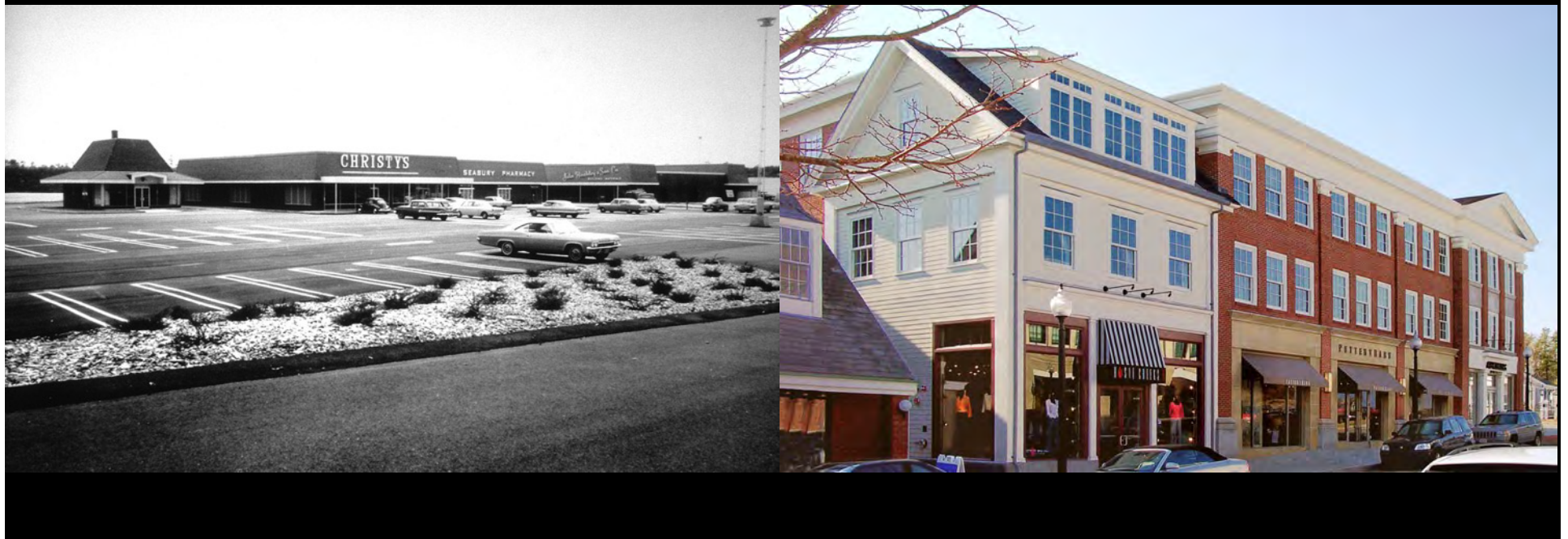
from strip center to New England village by building on the parking lots

Mashpee Commons, Cape Cod, MA, 1988-present

Cornish Assoc. Ltd / Duany Plater-Zyberk & Co / Imai, Keller Moore



Source: Dunham-Jones, Williamson 2009

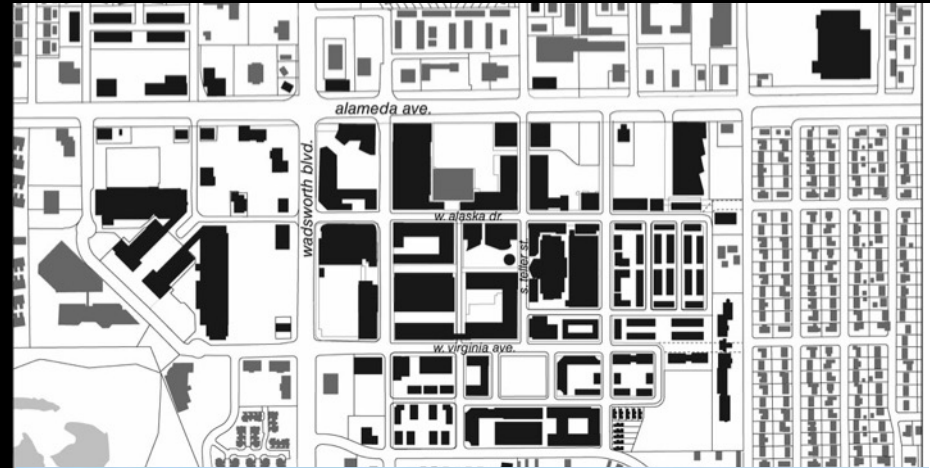


Anticipatory Retrofits: parking lots as future building sites w “streets” & utilities
Englewood CityCenter: City of Englewood, Miller Weingarten Realty, Trammell Crow Residential, David Owen Tryba Architects, Calthorpe Associates



From dead mall to walkable green downtown

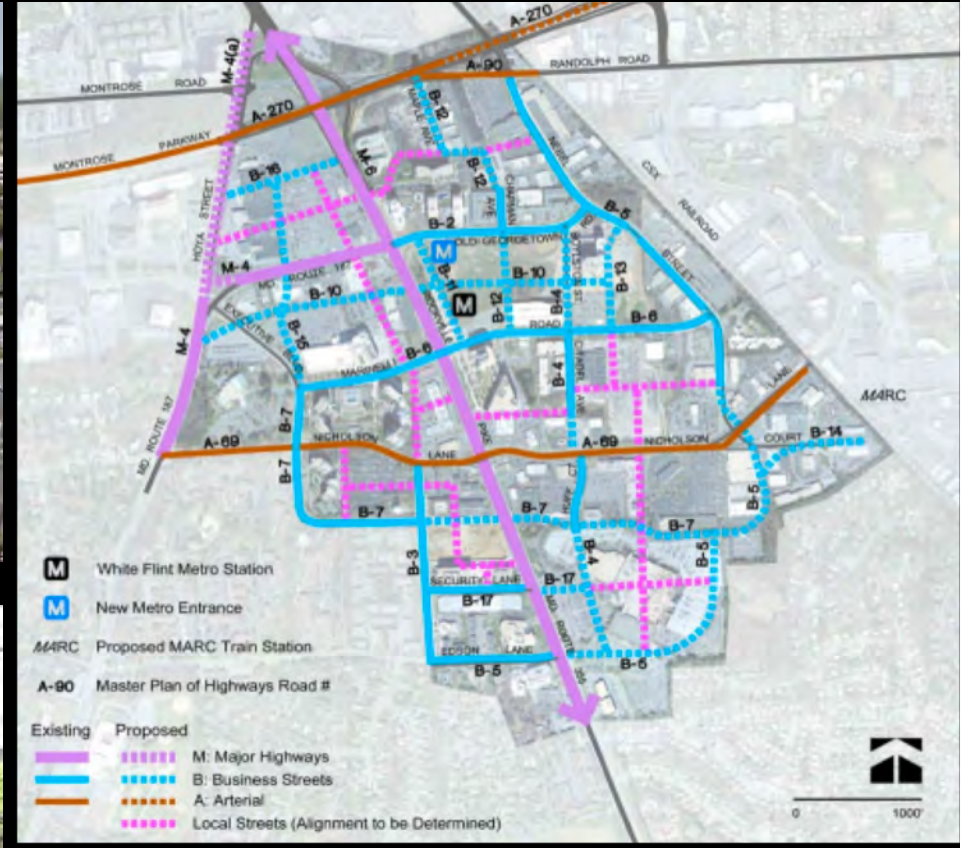
Belmar, Lakewood, CO: Continuum Partners; Elkus Manfredi Architects, Civitas Inc., VMWP



- 60% of public improvements paid through TIF and PIF bonds, 40% by developer.
- 2002-8 fiscal and economic impact on Lakewood of \$207.2 million (\$49.5 million in 2008 alone)
- 9 acres of public space and parks including a 2.1 acre park, 1.1 acre plaza, 8 bus lines
- '14: Generates approx \$5M sales tax and \$12M in property tax revenue, 4X the mall at its peak
- 1.1 mil sf retail, .9mil sf office, 2000 residential units. 3000 jobs
- 700% increase in on-site prop values '04-'12, and 36% on the Alameda corridor '01-'13

From edge city sprawl to 430-acre developer-led walkable urbanism

White Flint, N Bethesda MD: W.F. Ptrship, Montgomery Cty, Glatting Jackson, var designers
-new high-rise downtown over 20 years, \$6-7 bil tax revenue, 10k residents – 25% affordable

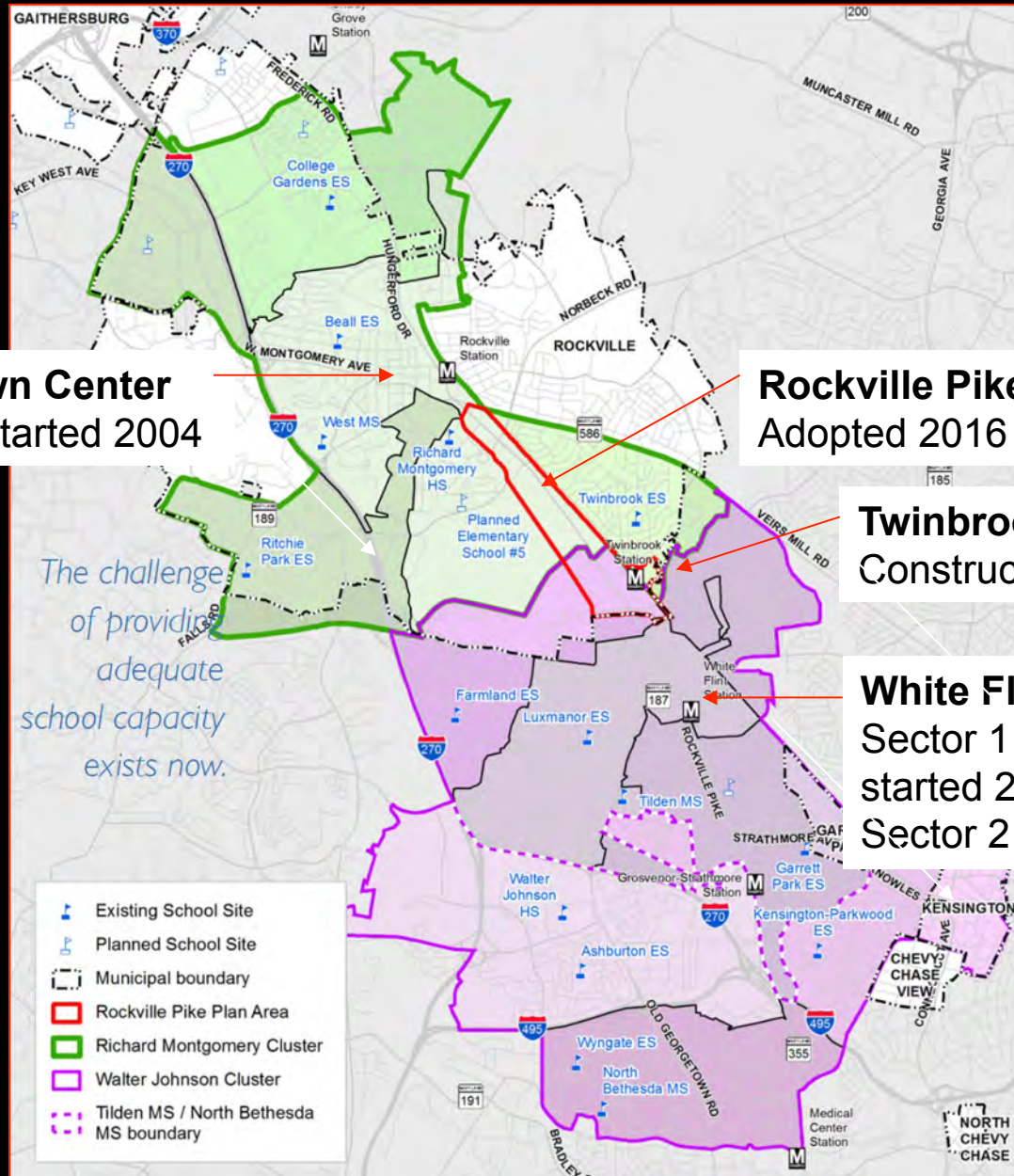


From edge city sprawl to 430-acre developer-led walkable urbanism

White Flint, N Bethesda MD: W.F. Ptrship, Montgomery Cty, Glatting Jackson, var designers
-new high-rise downtown over 20 years, \$6-7 bil tax revenue, 10k residents – 12.5% affordable



From incremental to regional retrofitting shifting from highway to rail Rockville Pike and the Red Line, Montgomery County, MD



Rockville Town Center
Construction started 2004

Rockville Pike Plan
Adopted 2016

Twinbrook Station
Construction started 2008

White Flint
Sector 1 Construction started 2010
Sector 2 plan adopted 2016

The challenge of providing adequate school capacity exists now.

- Existing School Site
- Planned School Site
- Municipal boundary
- Rockville Pike Plan Area
- Richard Montgomery Cluster
- Walter Johnson Cluster
- Tilden MS / North Bethesda MS boundary

Rewarding the pedestrian eye

Pike & Rose, "White Flint," N. Bethesda, MD: Federal Realty, Design Collective, WDG, ForeSeer



Rockville Town Square, Rockville, MD: Federal Realty, WDG

retrofitting challenge:

Equity and Affordability

affordable housing in US suburbs:

- **Garden apartment complexes (section 8 or not)**
- **Extended stay motels**
- **single family home rentals**

Connect affordable housing to affordable transportation

Preserve/Replace existing affordable housing

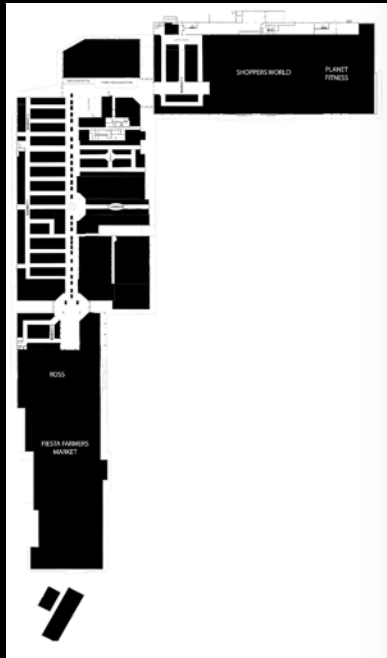
Inclusionary zoning

"missing middle" & accessory dwelling unit infill housing

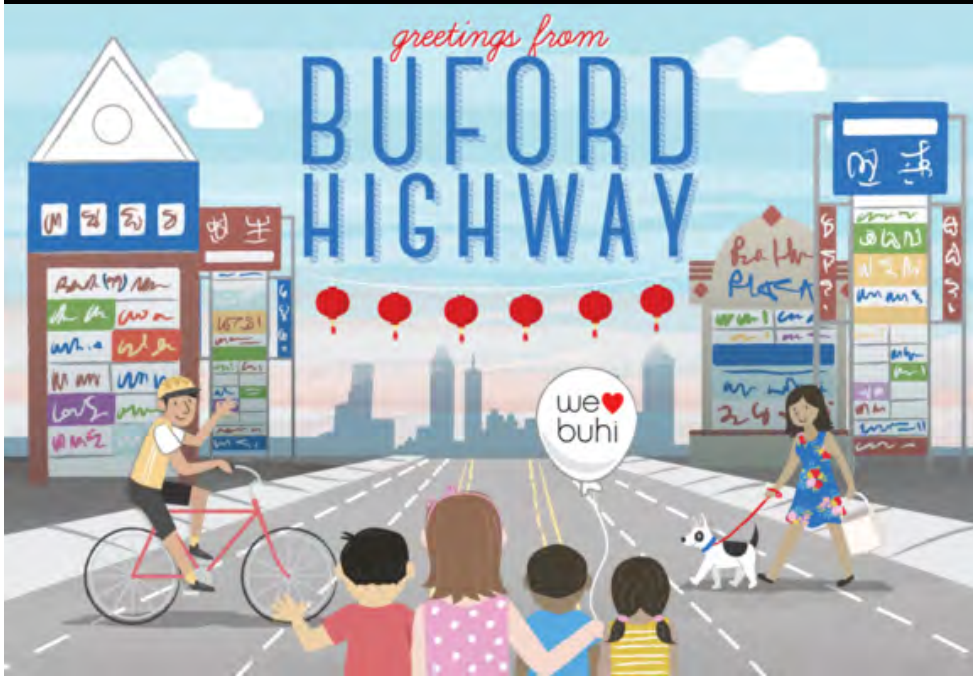
Reinhabitations that increase opportunities for small businesses; permanent housing for the homeless; access to day care, senior care and after-school programs

Love and social capital

From Buford Clairmont Mall to Oriental Garden to Plaza Fiesta
Plaza Fiesta, Atlanta, GA: Jose Legaspi



Pedestrianizing "the strip" with love (and resisting gentrification/displacement)
BuHi Walk, Chamblee/Doraville, GA: Canvas, SixPitch, We Love BuHi, Living Walls



retrofitting challenge:

Social Capital

Civic engagement in activating under-used spaces

Emphasis on small, local businesses and small, infill lots

Replacement of chain retail with more community-serving uses

Programmed activities and gathering spaces

Infrastructure as public space

From Wal-Mart to Public Library

McAllen Public Library, McAllen TX; Boultinghouse Simpson Gates Architects, Meyer Scherer Rockcastle Architects



Lara Swimmer



Community college reinhabits the mall with student housing built on the parking
Austin Community College, Highland Campus, Austin, TX: BGK Archt's, McCann Adams

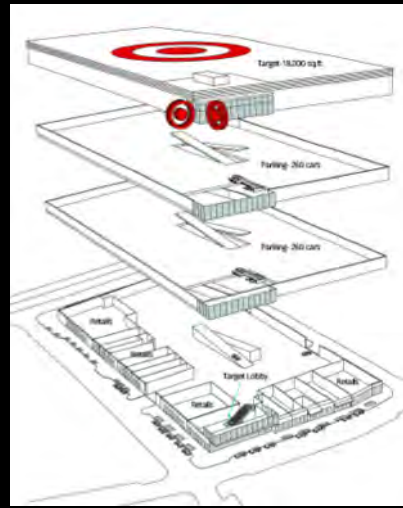
- ACCelerator Math Lab has cut attrition 50%, attracting digital employers



From dead cinemaplex to walkable “screens & greens” urbanism off the Beltway

The Mosaic District, Merrifield, VA: Edens, Clark Rlty, 5 arch firms inc. Nelsen, MGv2, RTKL
LEED-ND Silver; 1M from Metro & Beltway: Hyatt, 73k sf office; 500k sf retail; 1000 residential units

- Great activation of public space by buildings that put big uses (Target, parking, office, theaters) over fine-grained shops & restaurants – and use of LED screen to program park activities

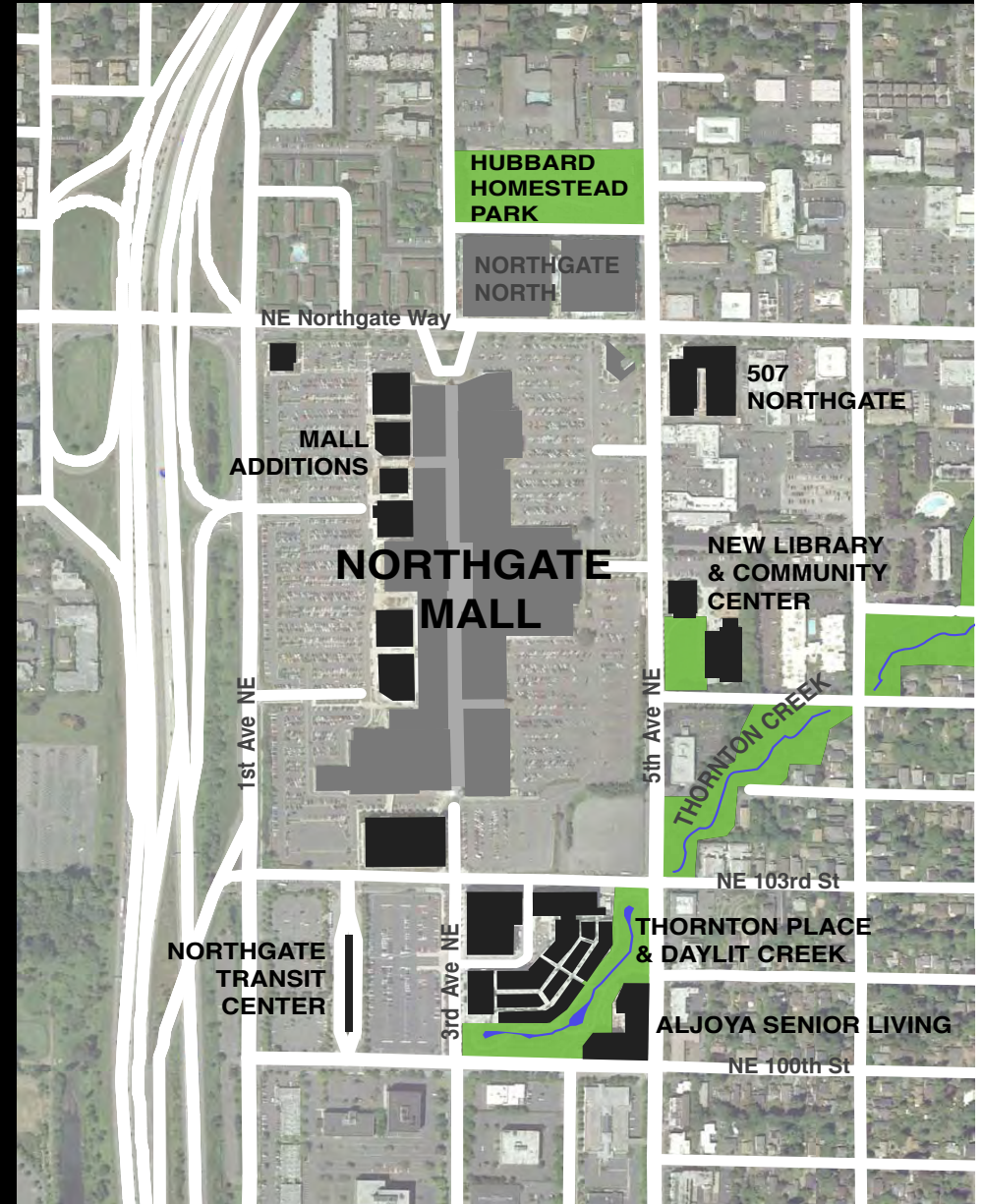


from parking lot to mixed-use TOD with condos, senior housing, daylit creek and wetlands

Thornton Place, Northgate Mall, North Seattle, WA: LEED-ND pilot program

Mithun Architects for Stellar Holdings & Lorig Associates

source: Dunham-Jones, Williamson, 2011



retrofitting challenge:

CANADA vs U.S.

- Canadian suburbs have historically been twice as dense as US suburbs
- Canadian suburbs incorporated more of the “towers in the park” model of family-oriented high-rises
- Canada has 39% less retail s.f/ capita
- Canada has stronger regional planning, less private property rights, and awesome community energy planning

Canadian Shopping Malls

- Higher sales/sf than US malls

BUSINESS 01/16/2017 04:16 EST

Canadian Shopping Malls Are Beating The Pants Off U.S. Ones

Daniel Tencer
The Huffington Post Canada

- Many fewer dead/dying malls
- “Americanization” of chain stores

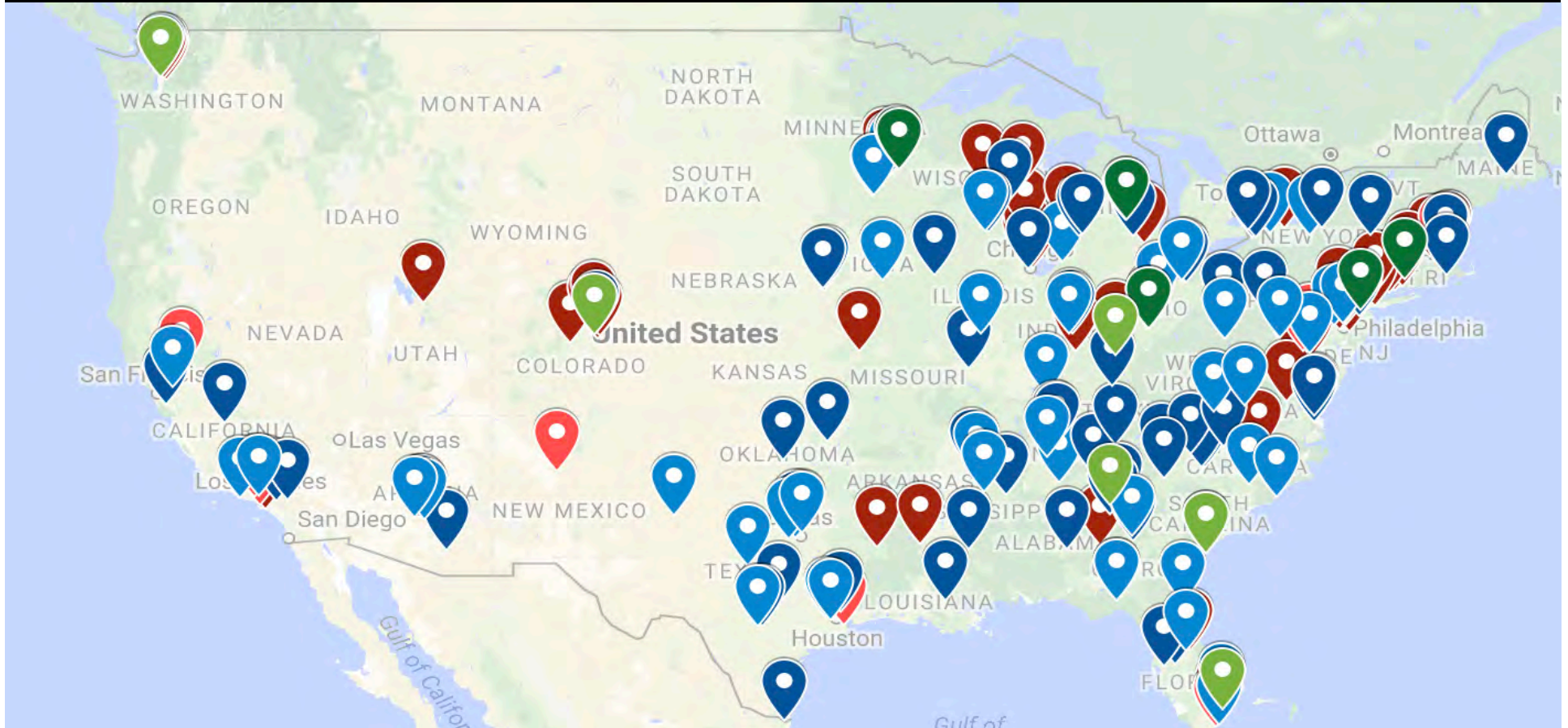
Canadian Shopping Mall Retrofits

- More driven by market for condos than by surplus “dead” real estate
- More likely to be on transit
- More likely to be adding high-rise condos onto parking lots or roof of mall, than demolishing the mall and creating a new retail-lined street pattern

Is retrofitting suburbia in Canada more about addressing challenges in declining areas or about meeting investment demand in hot markets?

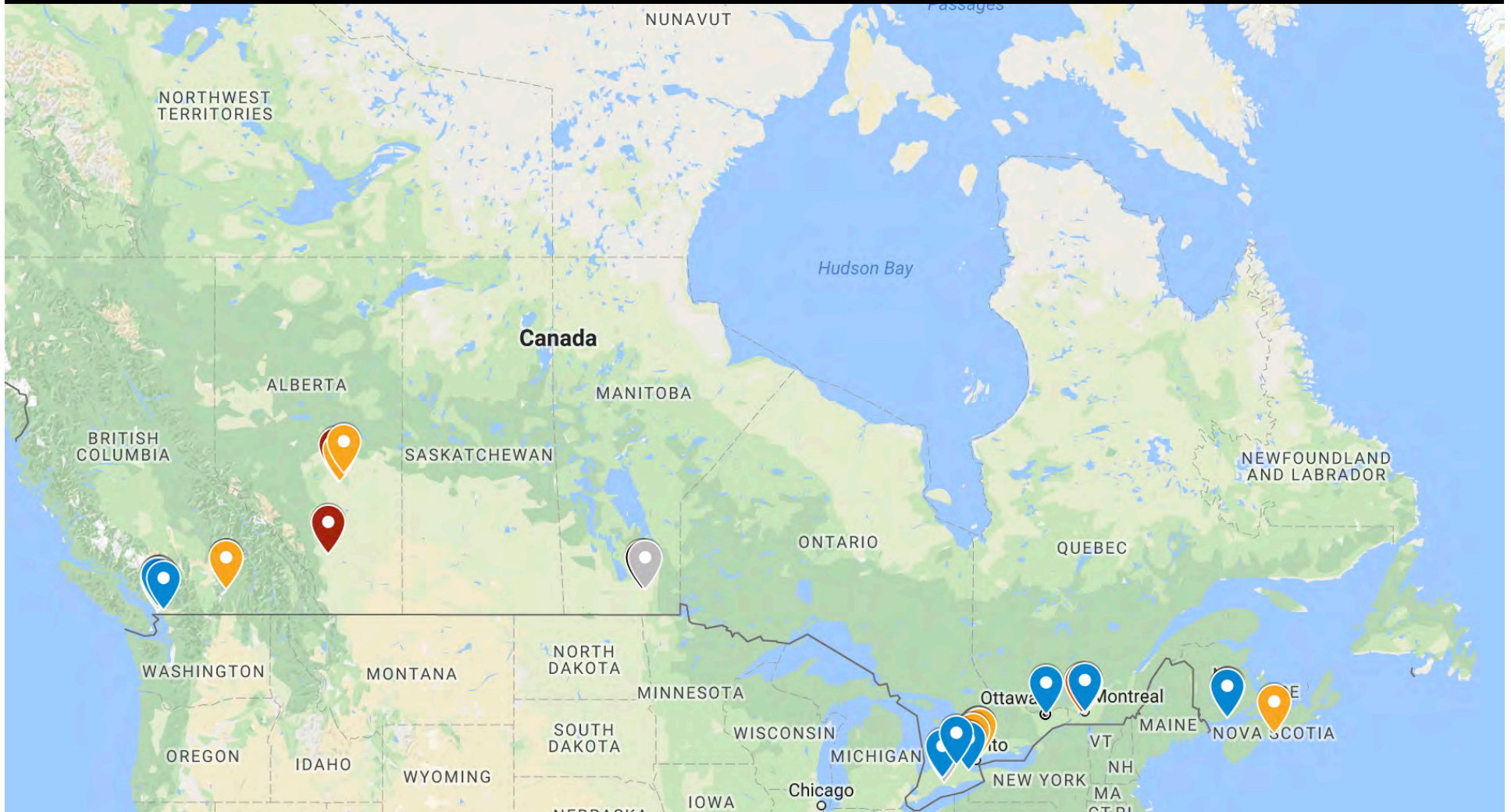
214 mall retrofits completed or under construction

- Does not include the 53 that have been permitted or 80 that have been planned (total of 347 mall retrofits)
- **82 redeveloped/partially redeveloped**
 - 27 mixed-use town centers complete, 37 coming (and 26 wannabes)
- **119 reinhabited/partially reinhabited with more community-serving uses**
- Most common new uses are office, medical, education, civic, & religious
- **12 fully or partially regreened**
 - Mix of parks, sports fields, stormwater parks, green roofs, agriculture



37 mall retrofits completed or announced

- 11 redeveloped, 2 partially redeveloped, 16 announced
- 8 partially reinhabited with more community-serving uses
- 0 fully or partially regreened



High rise housing on top of a new mall anchors new muni center- 2018

Oakridge Centre, Vancouver: Quadreal Property, Henriquez Partners Architects, and 50 others

- Directly connected to transit
- 1mil sf retail, some on pedestrian High St, some in a new indoors mall - 2X the previous mall
- 2000 res'l condos in 10 towers and 290 rentals and 290 social hsg units in 4 mid-rise buildings
- 3000 office employees
- 6000 parking spaces – mechanical system so as to avoid aquifer.
- 9-acre public park on the roof with large music venue
- 100K sf community center w daycare, elder care, and public library
- District energy system



From suburban mall to high-rise TOD targeting families

Station Square, Burnaby, BC:



From Dead Mall to Award-Winning High-Rise TOD

Century Park, Edmonton, Alberta; Century Developments, ParioPlan, James KM Cheng,



From indoor to outdoor mall with active streets, public space, and high-rise edge
CF Shops at Don Mills, Toronto: Cadillac Fairview



From indoor to outdoor mall with active streets, public space, and high-rise edge CF Shops at Don Mills, Toronto: Cadillac Fairview

Market

All these Toronto malls could be getting redeveloped

Josh Sherman Aug 18, 2017

156 Shares



Cadillac Fairview Investing \$21M In Shops At Don Mills Revitalization

May 03, 2016 | Ryan Starr, Bisnow Toronto

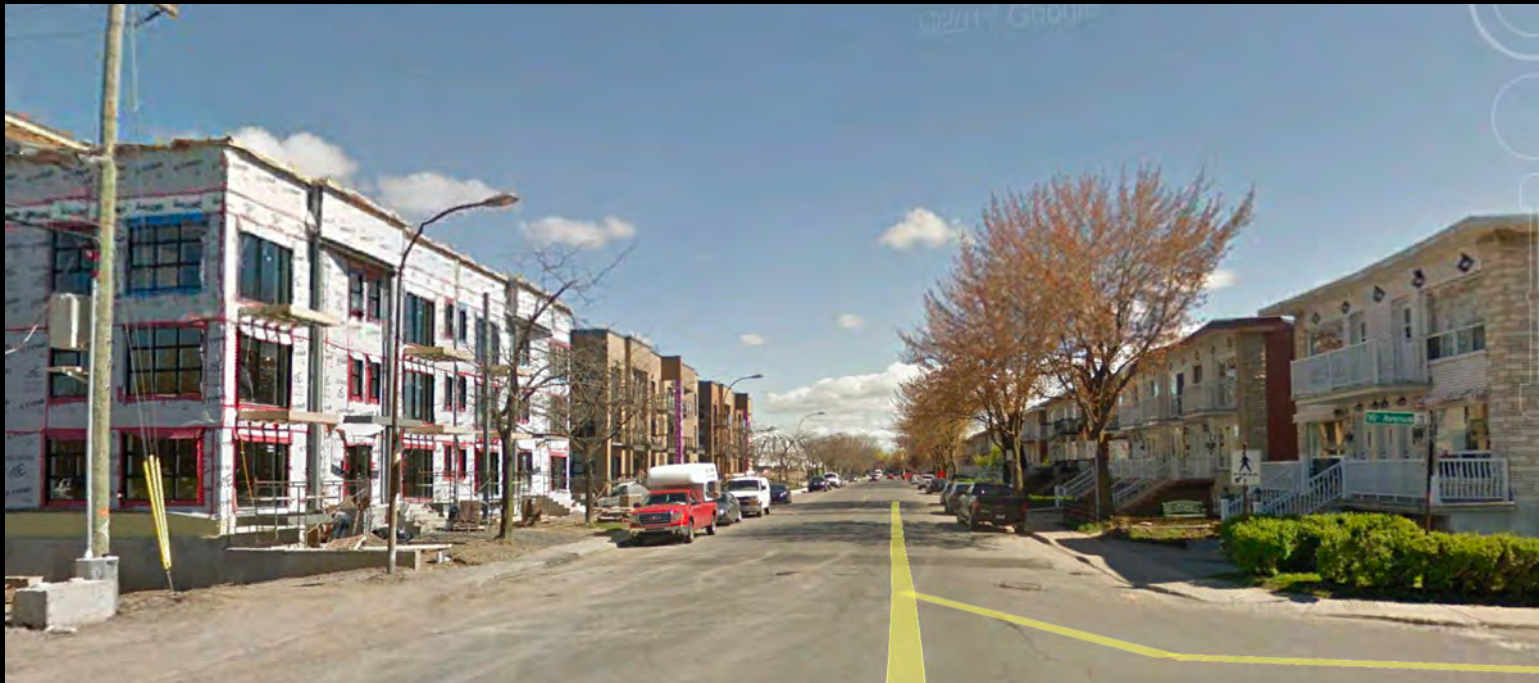


Mixed-use mall with communal space coming to Montreal?
Royalmount Shopping Complex, Montreal: Carbonleo



Artist's rendering of the proposed Royalmount shopping complex by developer Carbonleo. COURTESY OF CARBONLEO

***"Rightsizing the mall to operate as a strip, adding urban housing at street
Place LaSalle, Montreal: Strathallen***



retrofitting challenge:

NEXT STEPS?



Beware of bubbles – both in housing and in retail

Take advantage of calmer market to explore more reinhabitation and greening opportunities

Help suburban communities address the 21st C challenges they were never designed for:

- Climate change, aging population, technological disruptions, autonomous vehicles, suburban poverty, and a vibrant public realm