

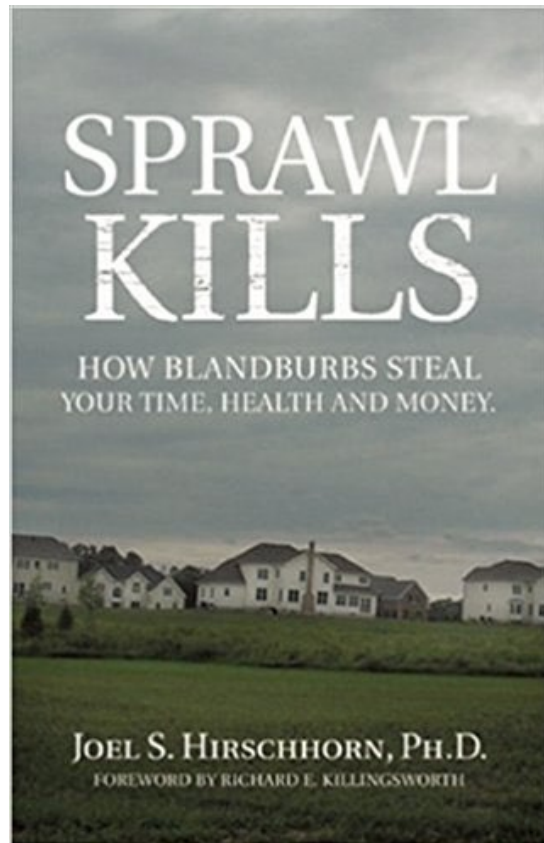


REPAIR AND PREPARE OUR SUBURBS FOR THE 21ST CENTURY

GALINA TACHIEVA

DPZ
CODESIGN

2018



Publication Date 2005

Americans could be killing the McMansion for good



Madeline Stone

Mar. 6, 2017, 8:37 AM 88,138



FACEBOOK



LINKEDIN



TWITTER



EMAIL



PRINT



- The McMansion became a symbol of prosperity leading up to the 2008 recession.
- Homebuyers today are emphasizing quality over quantity.
- The typical McMansion is not considered the sound investment it once was.

For many Americans, perhaps nothing better symbolizes prerecession excess than the McMansion.



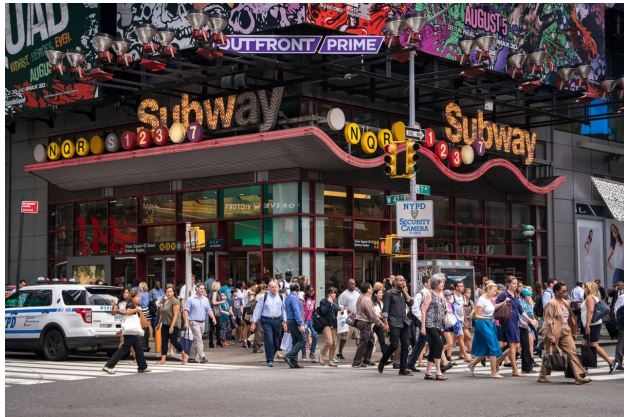
New homes seen next to undeveloped lots in a subdivision in San Marcos, California, in 2012. Mike Black / Reuters

THE WALL STREET JOURNAL.

September 16, 2018

The Link Between Urban Sprawl and Life Expectancy

Study suggests Americans who live in compact counties live longer, on average, than those who reside in more sprawling ones

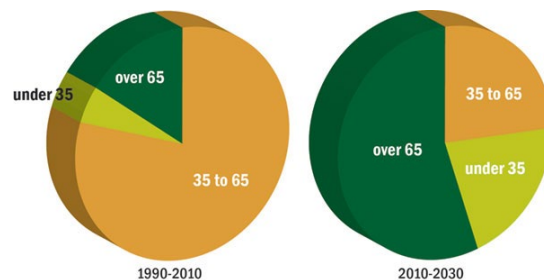


On reduced life expectancy: Dr. Hamidi said, “*We found that the impact of sprawl amounts to a 2.7-year difference on average.*”

URBANLAND

March 16, 2018

Suburban Remix: The Next Generation of Urban Places



U.S. population growth

The Economist

April 19, 2018

High prices in America's cities are reviving the suburbs

The last time Americans fled the cities for the suburbs, they were driven primarily by fear of crime. This time the migration is the consequence of the cities' success, not their failure.

Herald-Tribune

August 15, 2018

Millennial sprawl

Suburbs a popular choice for young homebuyers; Realtors wooing the generation



America's malls are rotting away

by Laura Sanicola @laurasanicola

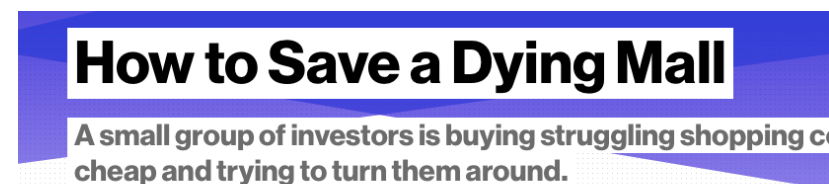
🕒 December 12, 2017: 8:12 PM ET



The worst is yet to come for American shopping malls.

“...a quarter of American malls will close in five years -- around 300 out of 1,100 that currently exist.” by Laura Sanicola,

CNN Money, December 12, 2017



by Patrick Clark

February 22, 2017, 8:10 AM CST Updated on February 27, 2017, 5:12 PM CST

THE WALL STREET JOURNAL.

PROPERTY REPORT

The Government May Want to Buy Your Dying Mall

Local governments worry dying malls will blight the landscape—they purchase them.



CHOICES OF GROWTH

SPRAWL VS COMPLETE COMMUNITIES





SPRAWL REPAIR STRATEGY

GOALS:

Upgrade Quality of Life in Sprawling Suburbs

Maximize Value of Stranded Real Estate Assets

Embrace the New Markets/ Engage Next Gen + Seniors

SPRAWL REPAIR

TRANSFORMING AUTO-DEPENDENT DEVELOPMENTS INTO COMPLETE, WALKABLE COMMUNITIES





SPRAWL REPAIR STRATEGY

ACTIONS:

Work in All Scales

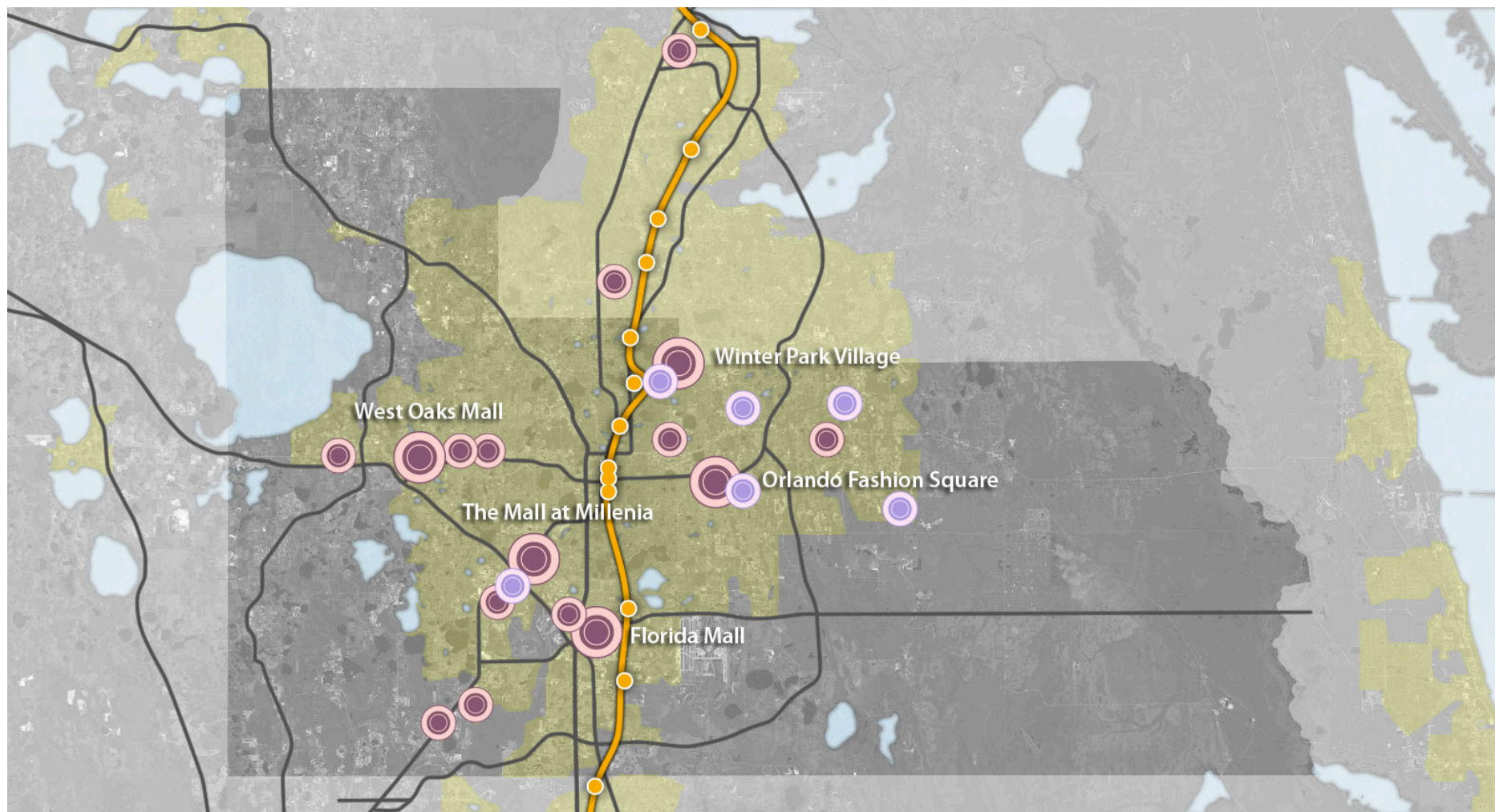
Adopt a Successional, Normative Approach

Reform the Regulatory Framework



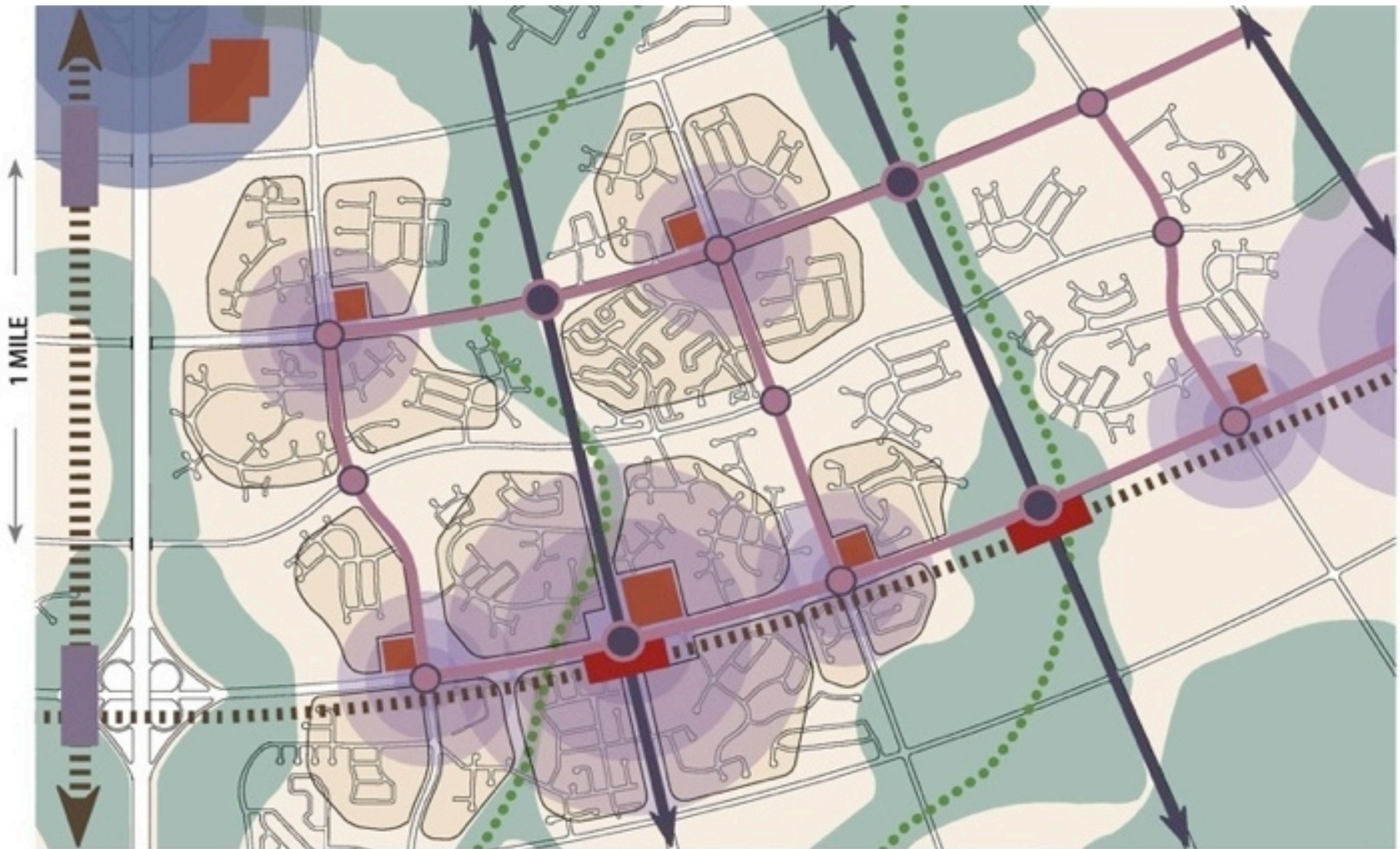
REGIONAL SCALE

NEIGHBORHOOD CENTERS, TOWN CENTERS, REGIONAL URBAN NODES



REGIONAL SCALE

NEIGHBORHOOD CENTERS, TOWN CENTERS, REGIONAL URBAN CORES



REGIONAL SCALE



REGIONAL SCALE

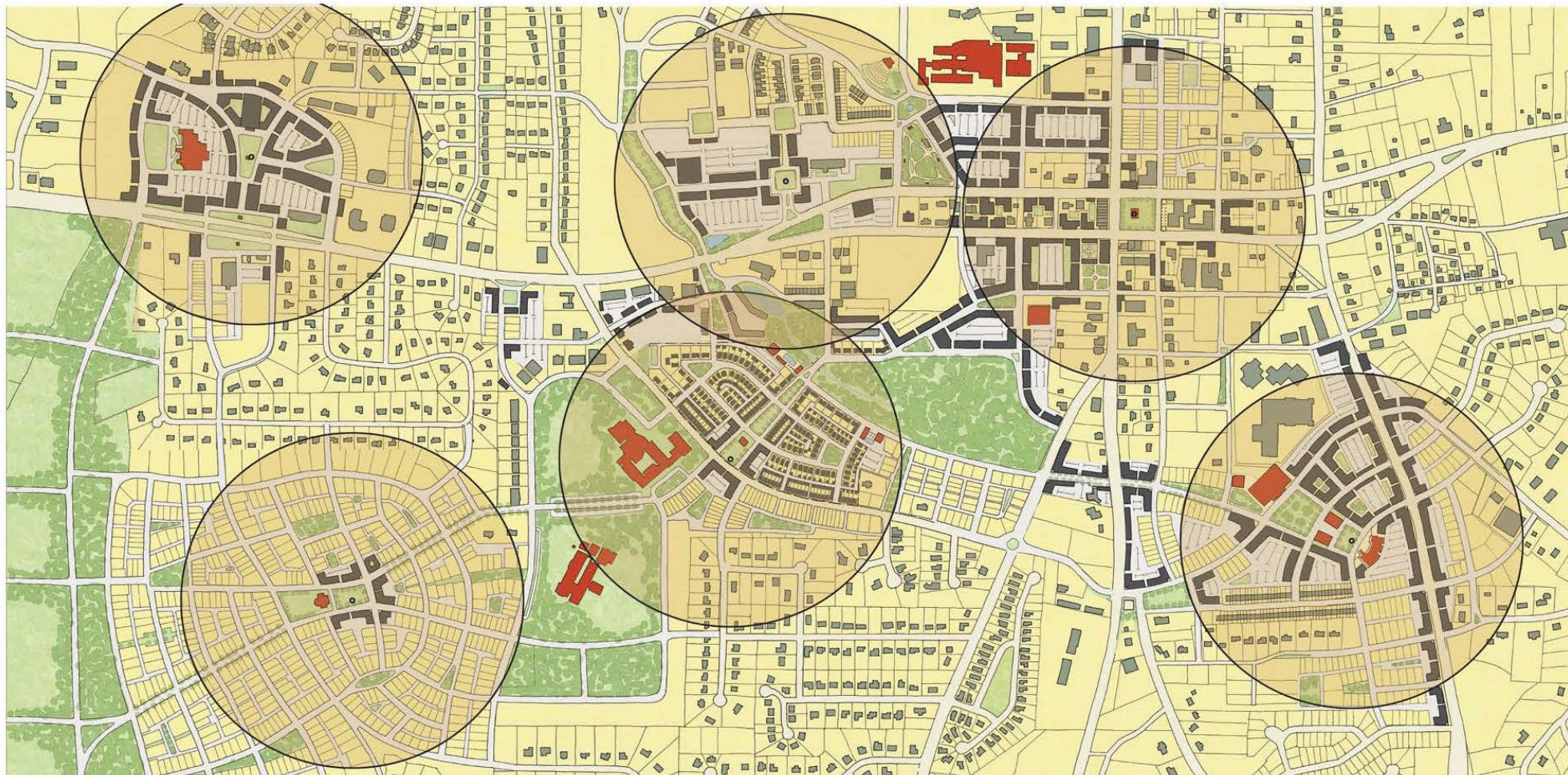


Miami Dade County, 2014



REGIONAL SCALE CHALLENGES

RECOVERY OF THE NEIGHBORHOOD STRUCTURE



COMMUNITY SCALE - MALL TRANSFORMATION

OREM, UTAH



University Mall - Existing Aerial



Master Plan - Charrette I



Master Plan - Charrette II



COMMUNITY SCALE - MALL TRANSFORMATION

OREM, UTAH



DPZ CoDESIGN

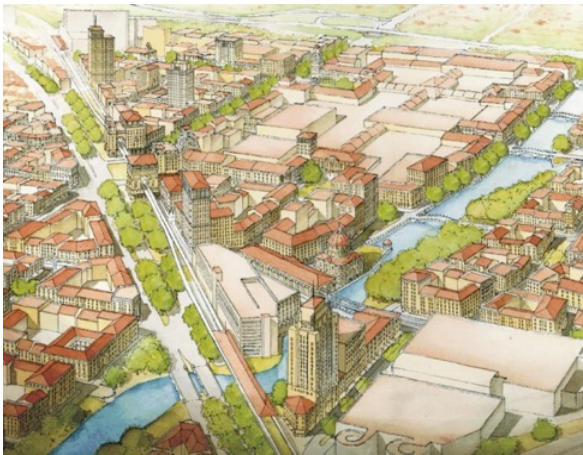
COMMUNITY SCALE - MALL TRANSFORMATION

OREM, UTAH



CREATING A TOWN CENTER

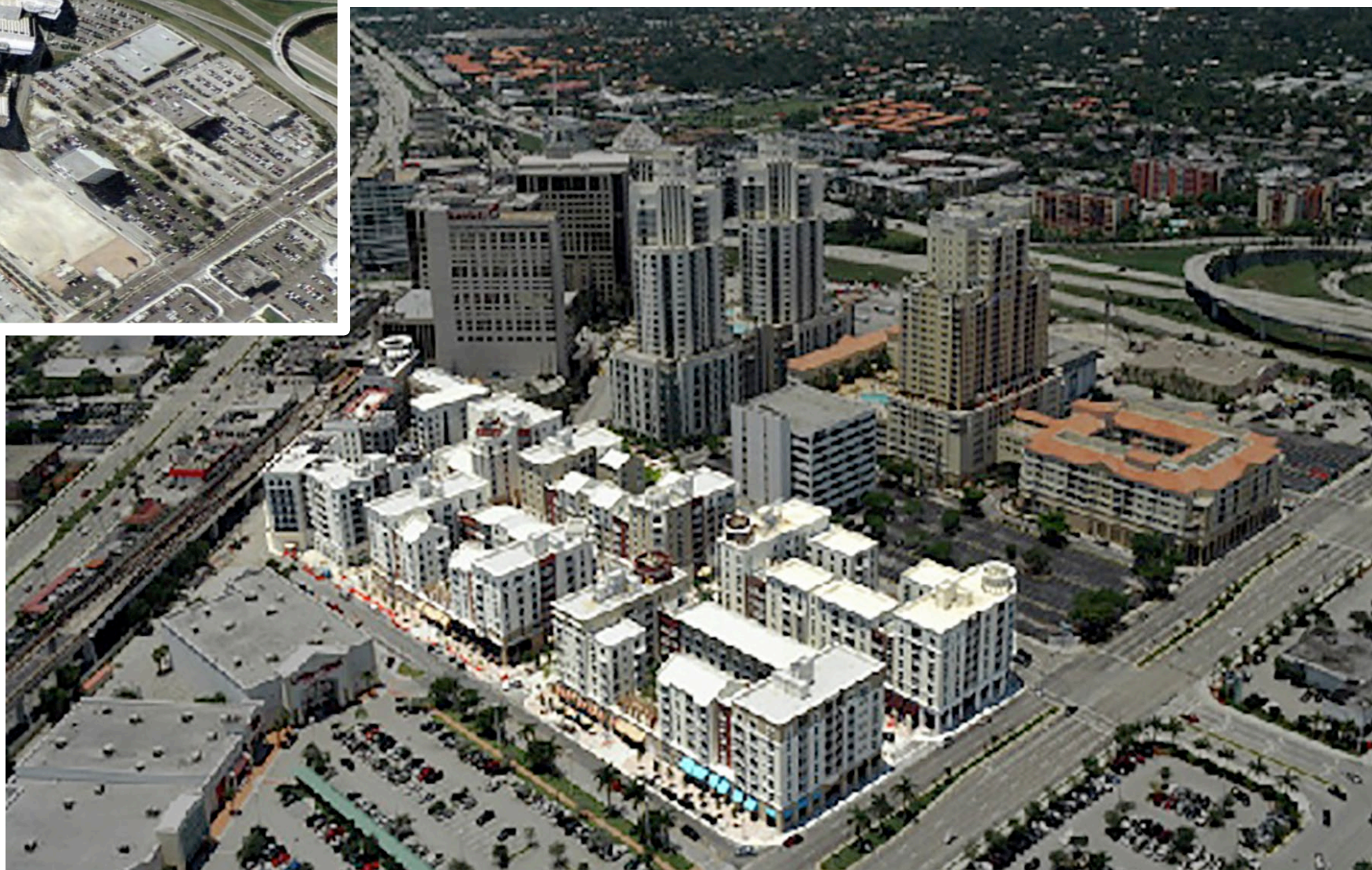
DOWNTOWN KENDALL, MIAMI, FL





CREATING A TOWN CENTER

DOWNTOWN KENDALL, MIAMI, FL



TACTICAL | LEAN ACTIVATION | INCUBATION

HIGH POINT MALL, HIGH POINT, NORTH CAROLINA



▲ Existing Conditions



▲ Proposed Conditions



TACTICAL | LEAN ACTIVATION | INCUBATION

HIGH POINT MALL, HIGH POINT, NORTH CAROLINA



▲ Existing Conditions



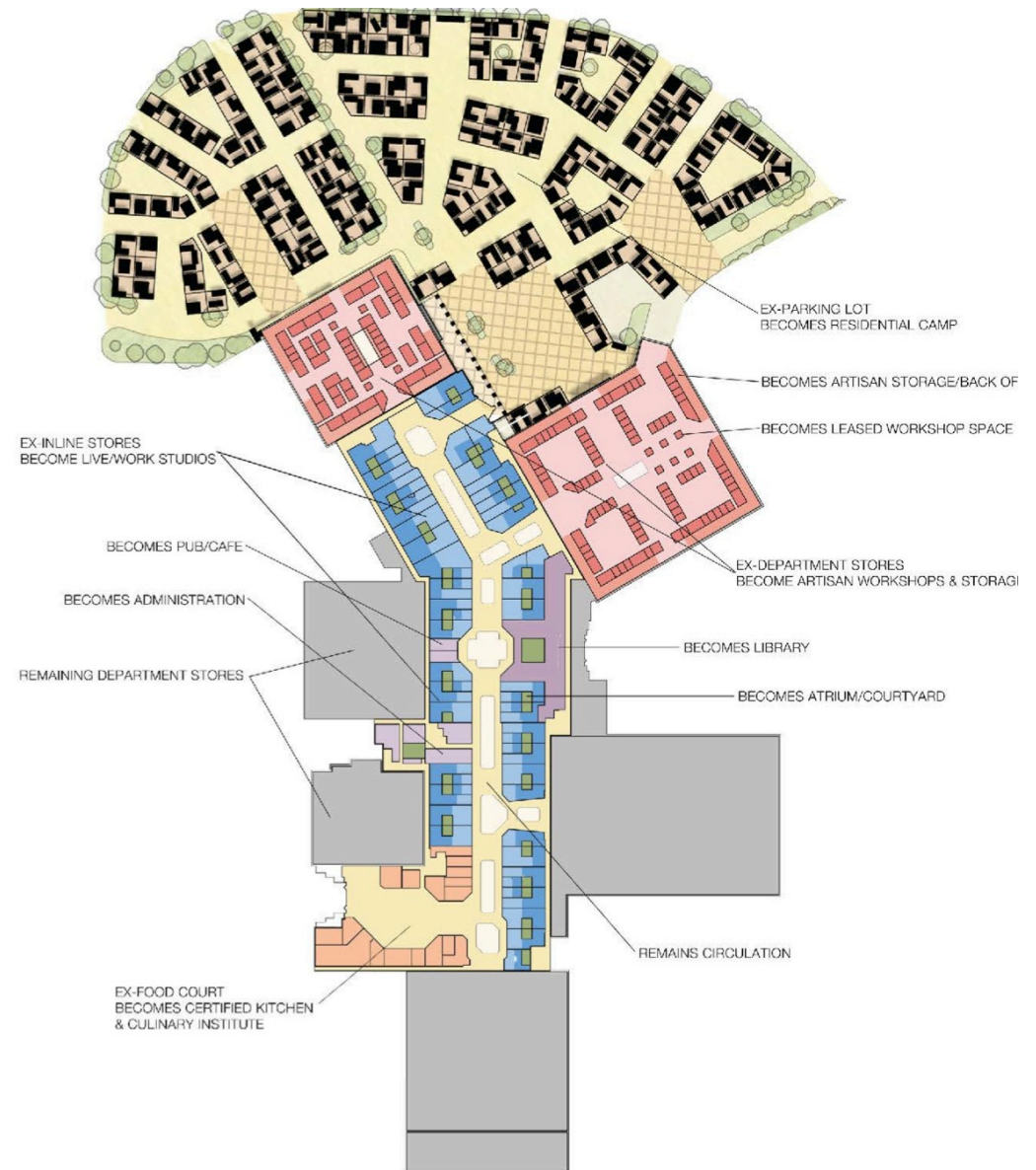
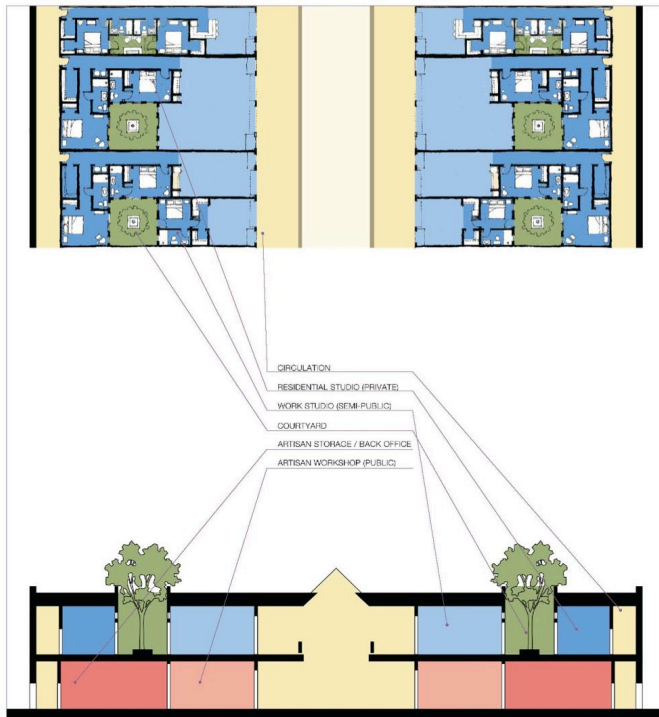
▲ Proposed Conditions

TACTICAL | LEAN ACTIVATION | INCUBATION

HIGH POINT MALL. HIGH POINT, NORTH CAROLINA



▲ Proposed Street View



TACTICAL | LEAN ACTIVATION | INCUBATION

HIGH POINT MALL, HIGH POINT, NORTH CAROLINA



ADAPTING & REUSING THE BOX

RACKSPACE, TEXAS



Before



After





CREATING A TOWN CENTER

MASHPEE COMMONS, MASSACHUSETTS





CREATING A TOWN CENTER

MASHPEE COMMONS, MASSACHUSETTS



CREATING A LIVE-WORK VILLAGE

ATLANTA, GEORGIA



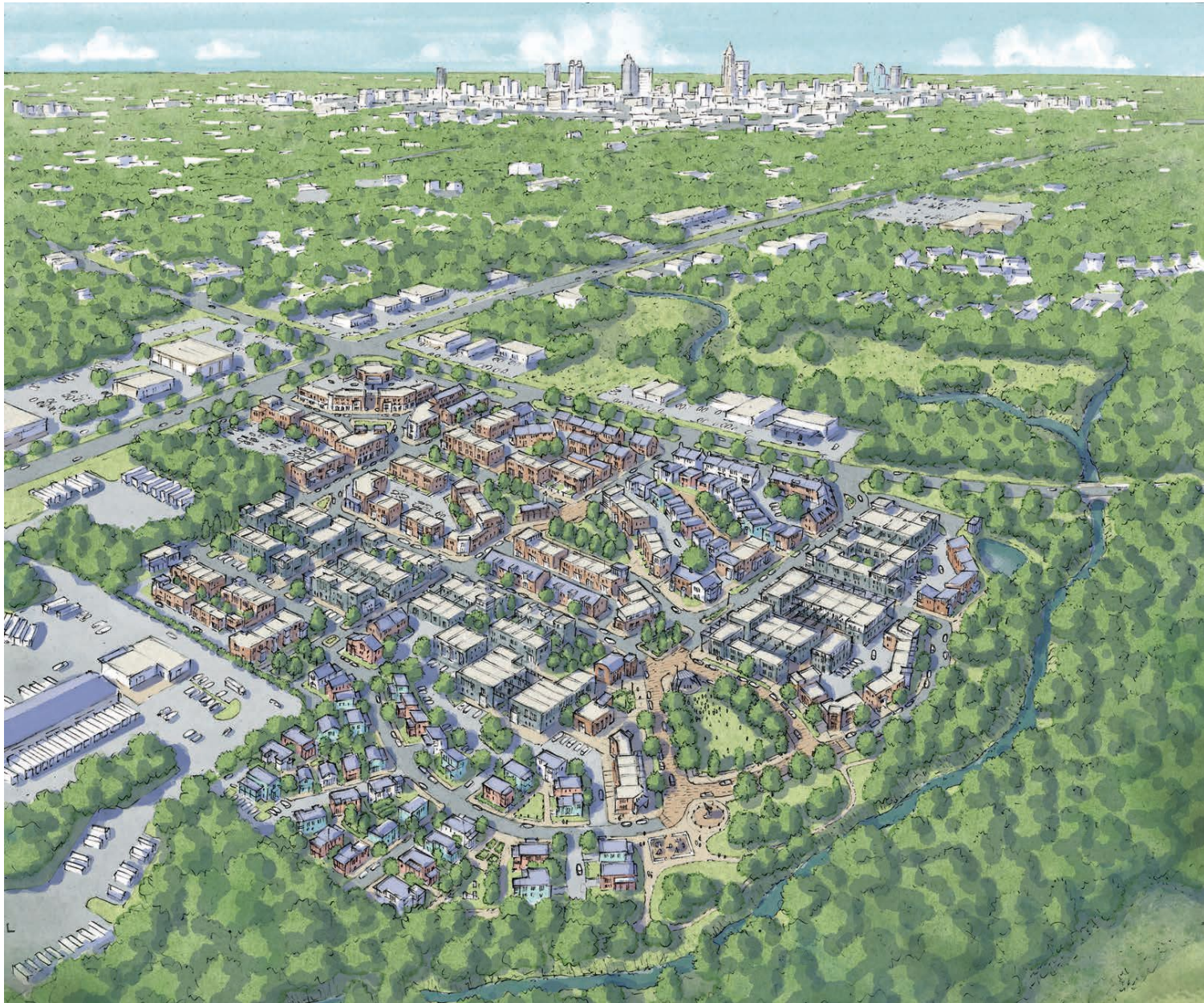
CREATING A LIVE-WORK VILLAGE

ATLANTA, GEORGIA



CREATING A LIVE-WORK VILLAGE

ATLANTA, GEORGIA



CREATING A LIVE-WORK VILLAGE

ATLANTA, GEORGIA



CREATING A LIVE-WORK VILLAGE

ATLANTA, GEORGIA



OFFICE PARK REPAIR

DOWNTOWN DORAL, FLORIDA

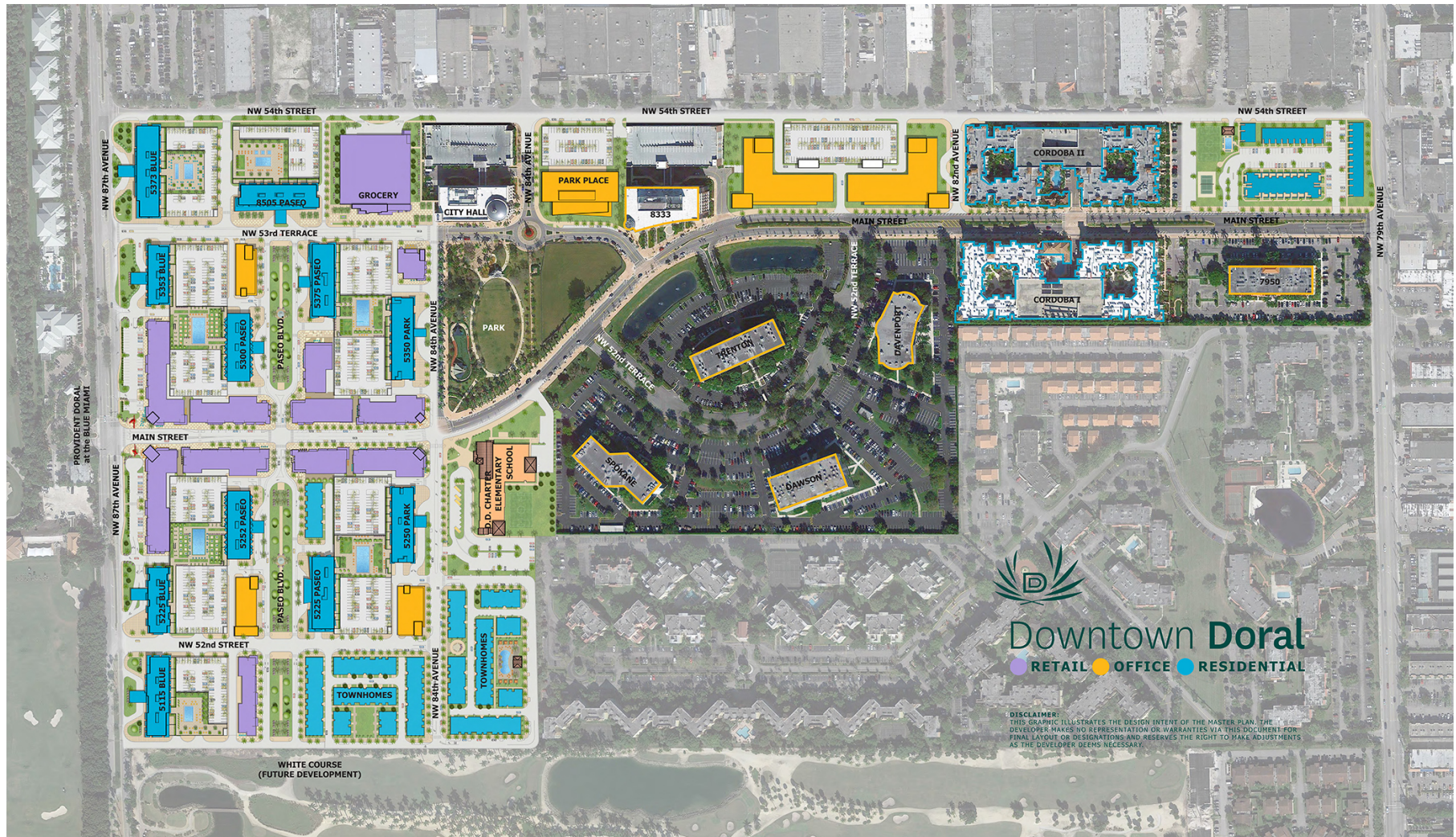
A lifeless office park transformed into a thriving 250-acre community with over 5,000 residences, 250,000 SF of retail and 1,000,000 SF of office space, “Downtown Doral is being lauded as a game-changer for the heavily industrial area.”*



DOWNTOWN DORAL, FLORIDA



DOWNTOWN DORAL, FLORIDA



DOWNTOWN DORAL, FLORIDA



DOWNTOWN DORAL, FLORIDA



GOLF COURSE REDEVELOPMENT

SOUTH SHORE, HAMBURG, NY



GOLF COURSE REDEVELOPMENT

SOUTH SHORE, HAMBURG, NY



GOLF COURSE REDEVELOPMENT



SUCCESSIONAL | TACTICAL | LEAN ACTIVATION | INCUBATION

EASTLAND MALL, NORTH CAROLINA



Phase: 1



Phase: 3



Phase: 2



SUCCESSIONAL | TACTICAL | LEAN ACTIVATION | INCUBATION

SEASIDE, FLORIDA



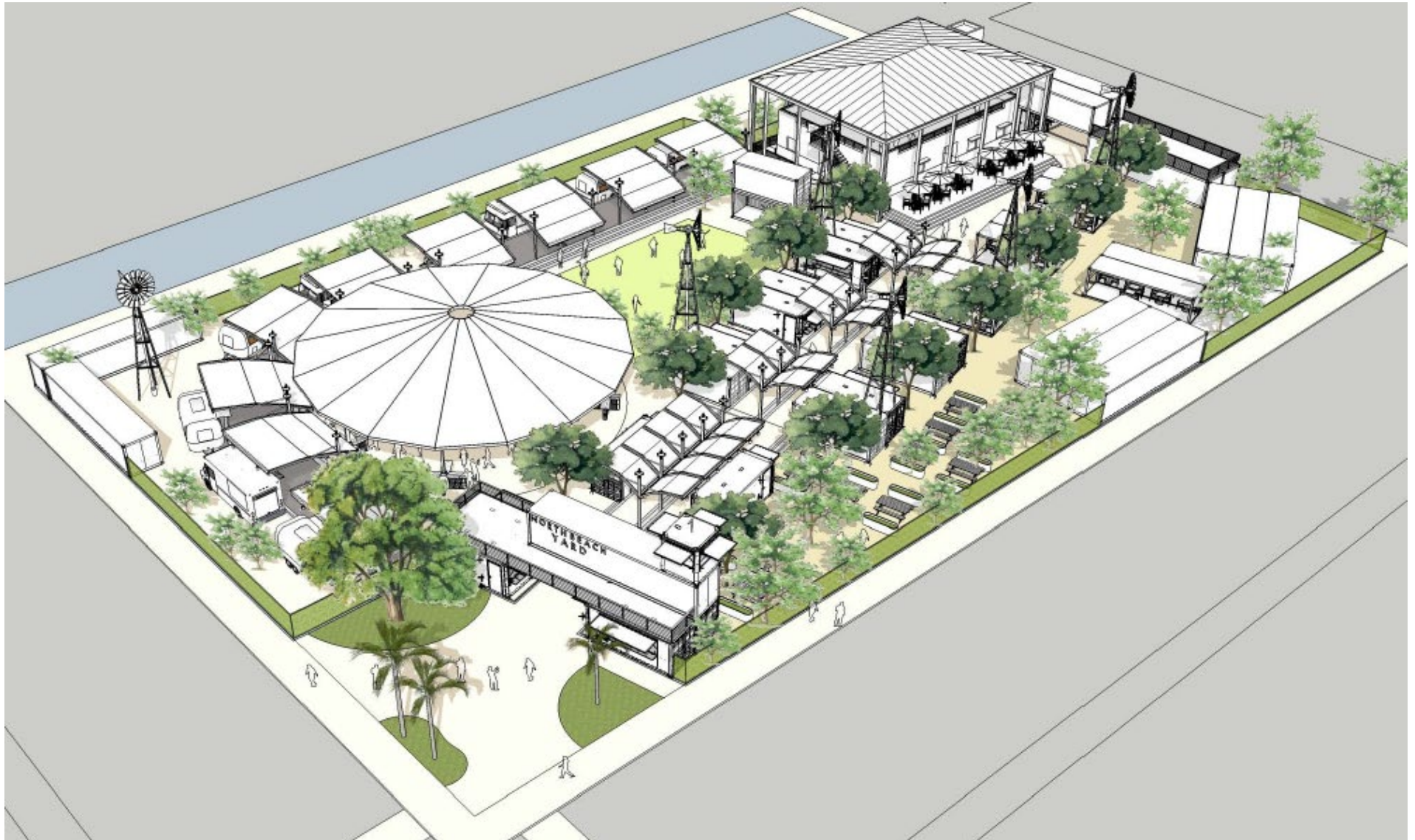
TACTICAL | LEAN ACTIVATION | INCUBATION

WINWOOD YARDS



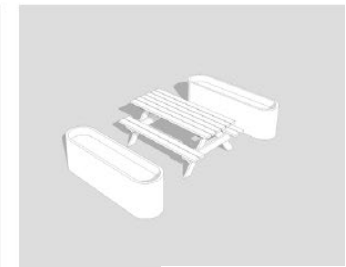
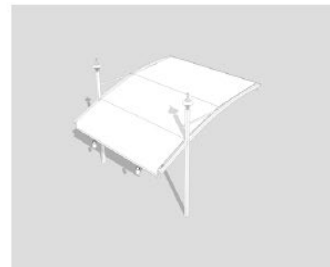
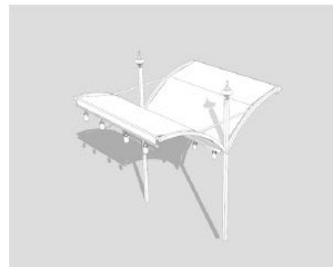
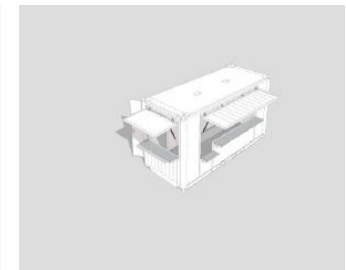
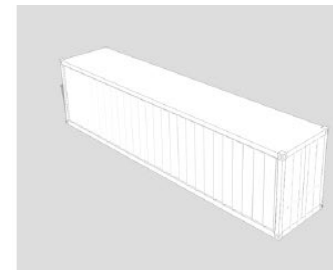
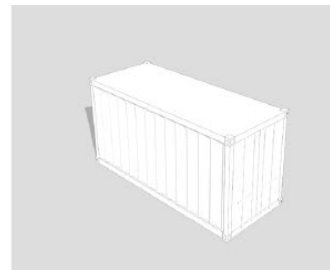
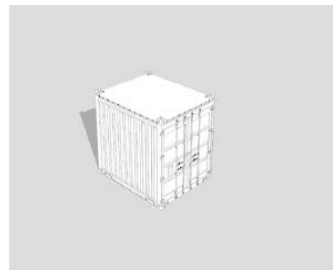
TACTICAL | LEAN ACTIVATION | INCUBATION

NORTH BEACH YARD, MIAMI BEACH, FLORIDA



TACTICAL | LEAN ACTIVATION | INCUBATION

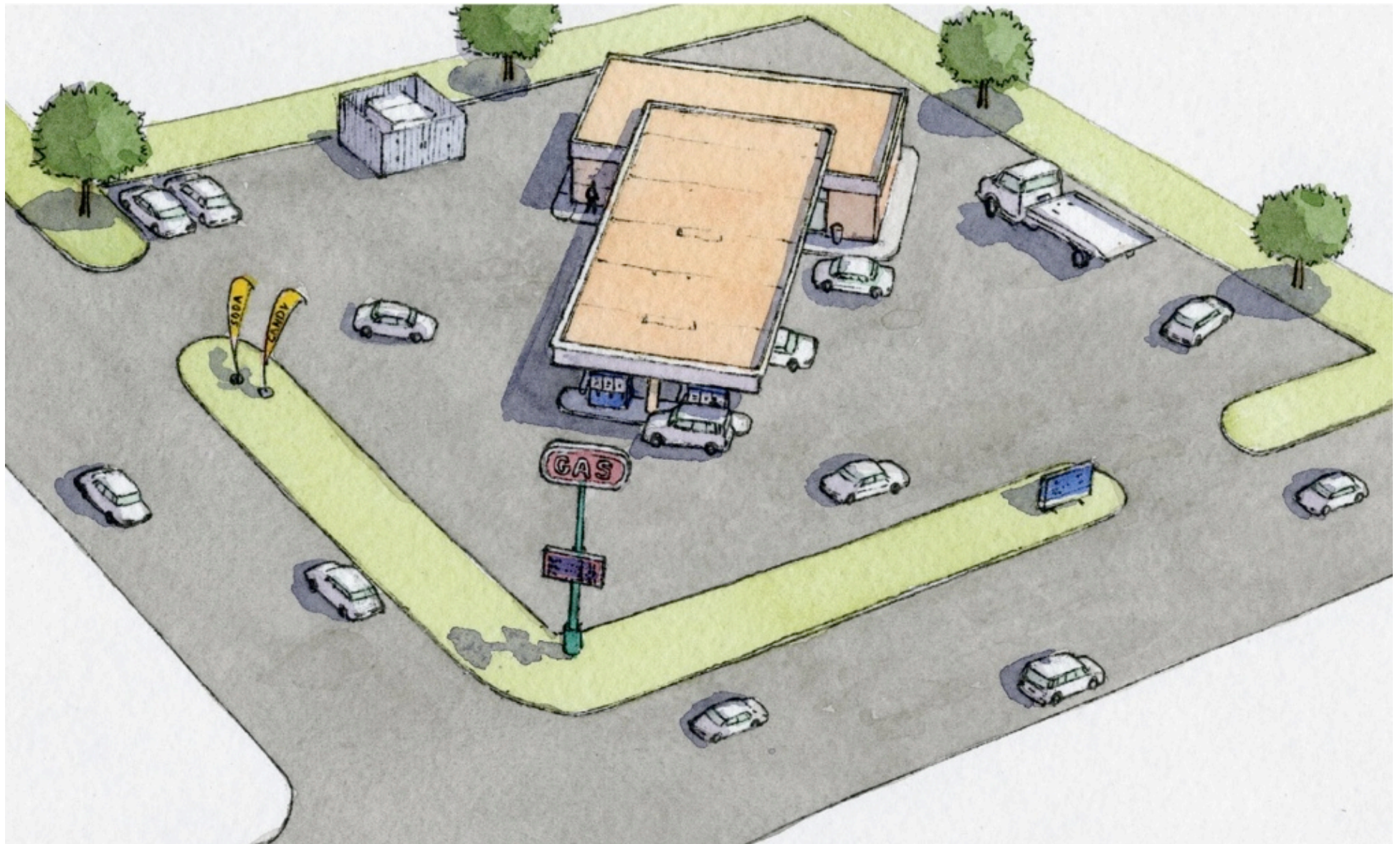
NORTH BEACH YARD, MIAMI BEACH, FLORIDA



Kit of Parts

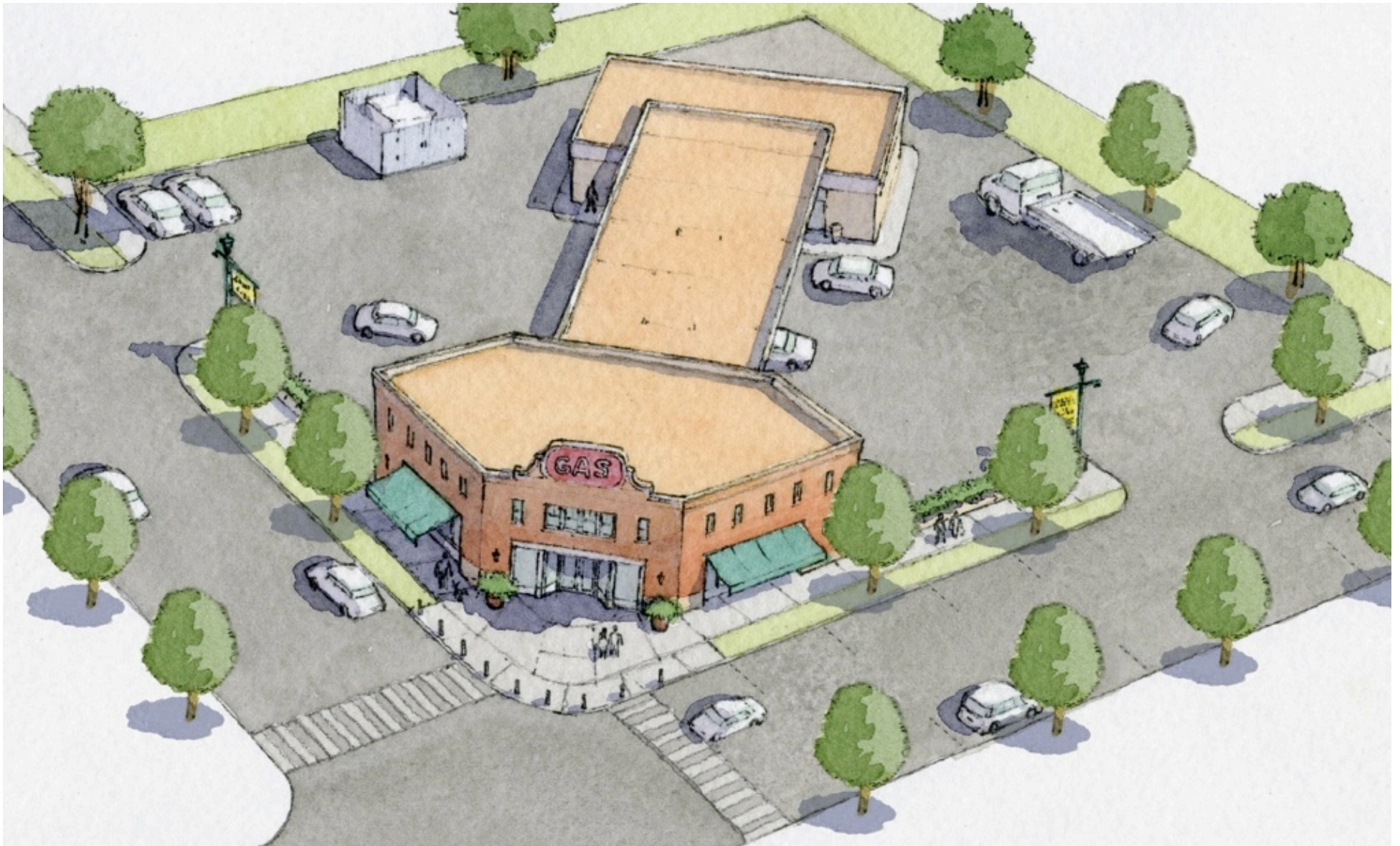
BUILDING SCALE

GAS STATION RETROFIT



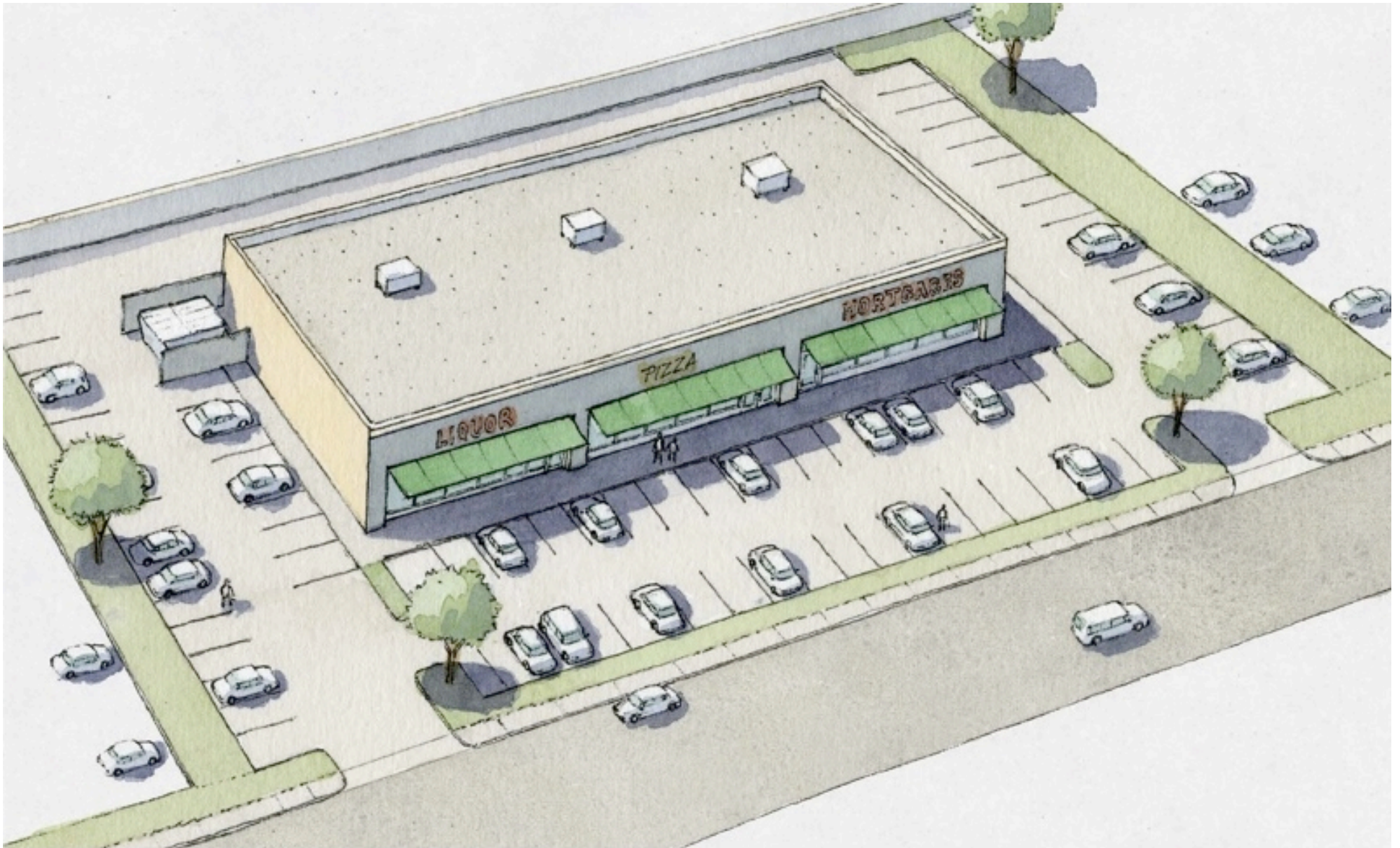
BUILDING SCALE

GAS STATION RETROFIT



BUILDING SCALE

COMMERCIAL STRIP CENTER RETROFIT



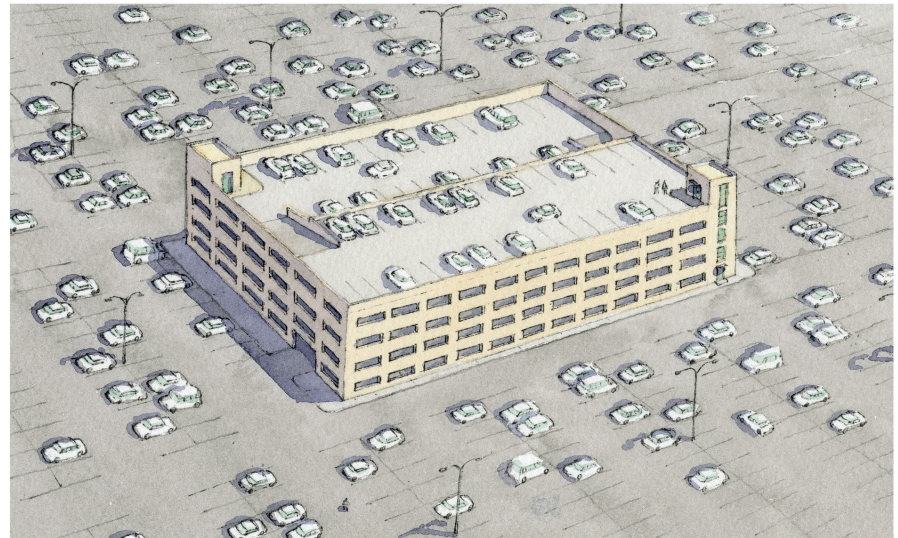
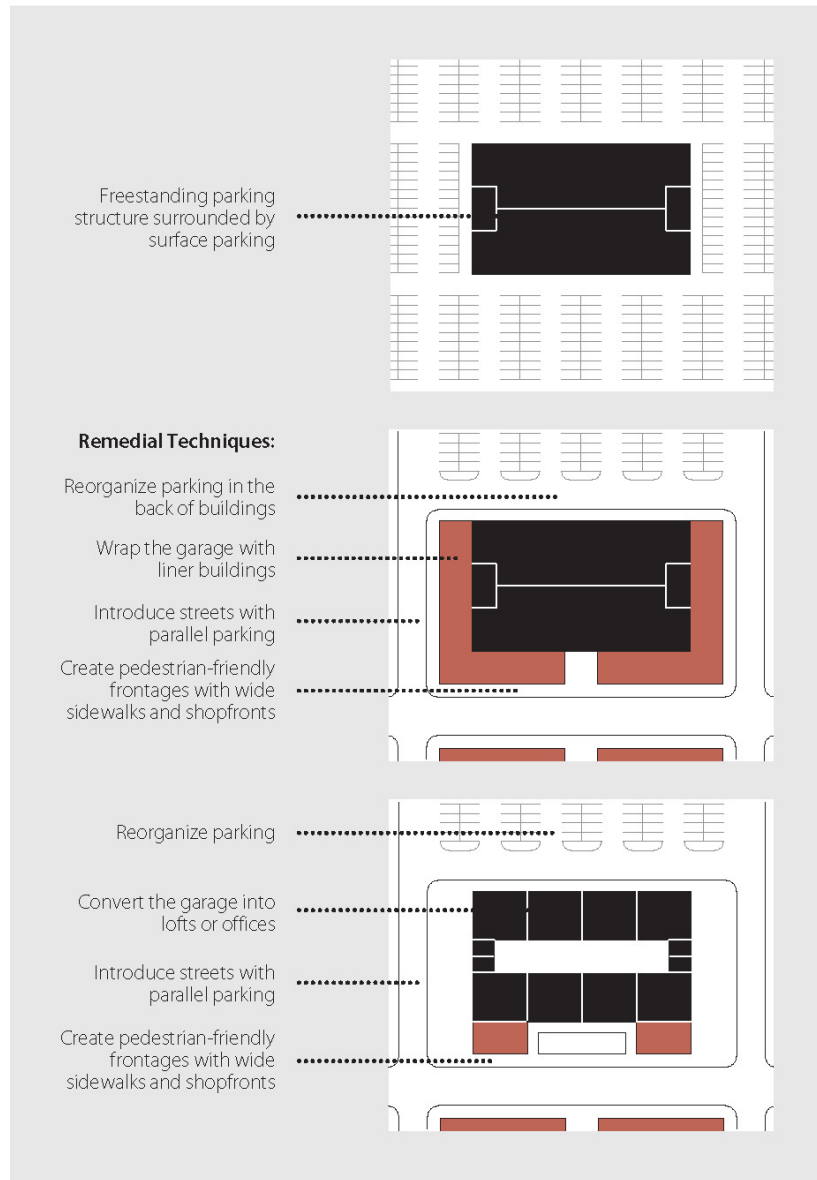
BUILDING SCALE

COMMERCIAL STRIP CENTER RETROFIT



BUILDING SCALE

PARKING GARAGE TRANSFORMATION



7-15. Existing parking garage



7-16. Repaired mixed-use urban building

REGULATORY FRAMEWORK REFORM

FORM-BASED VS LAND USE ZONING



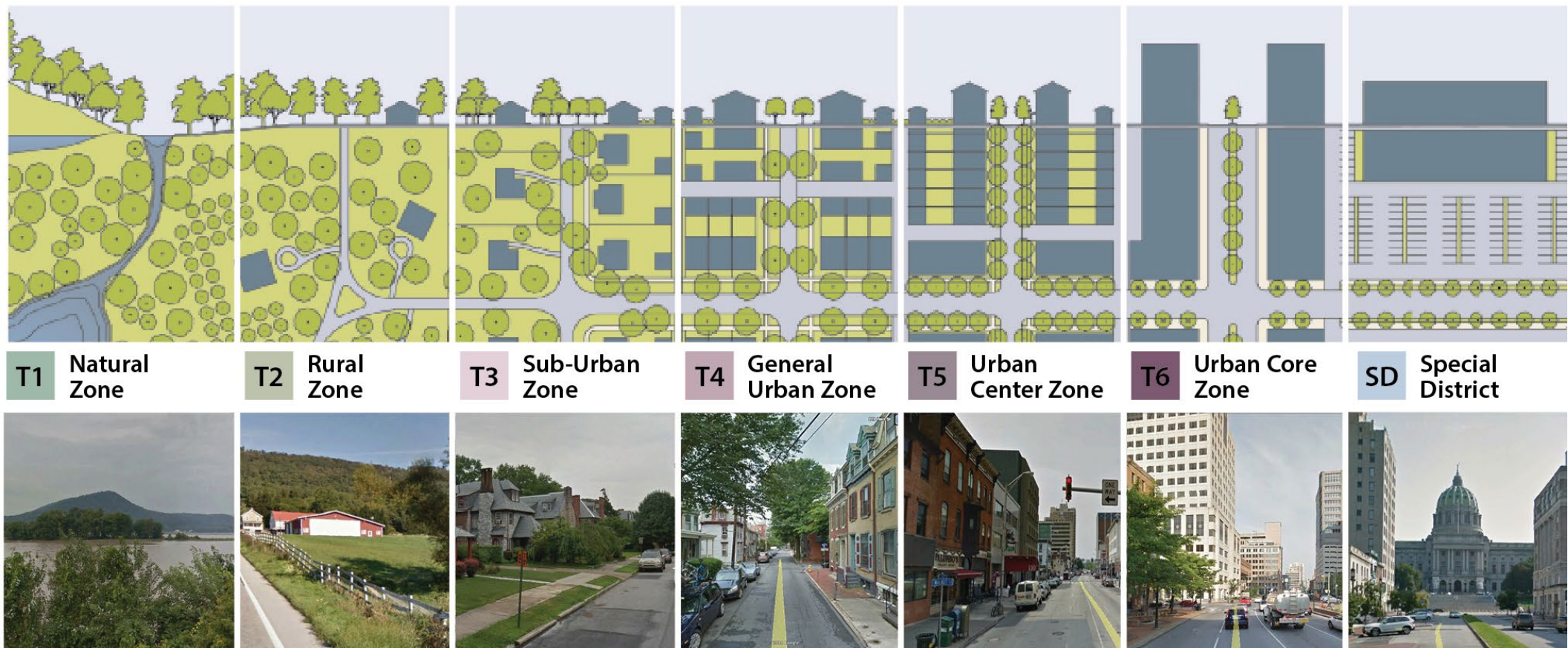
660' RADIUS / 2.5 MINUTE WALK



660' RADIUS / 2.5 MINUTE WALK

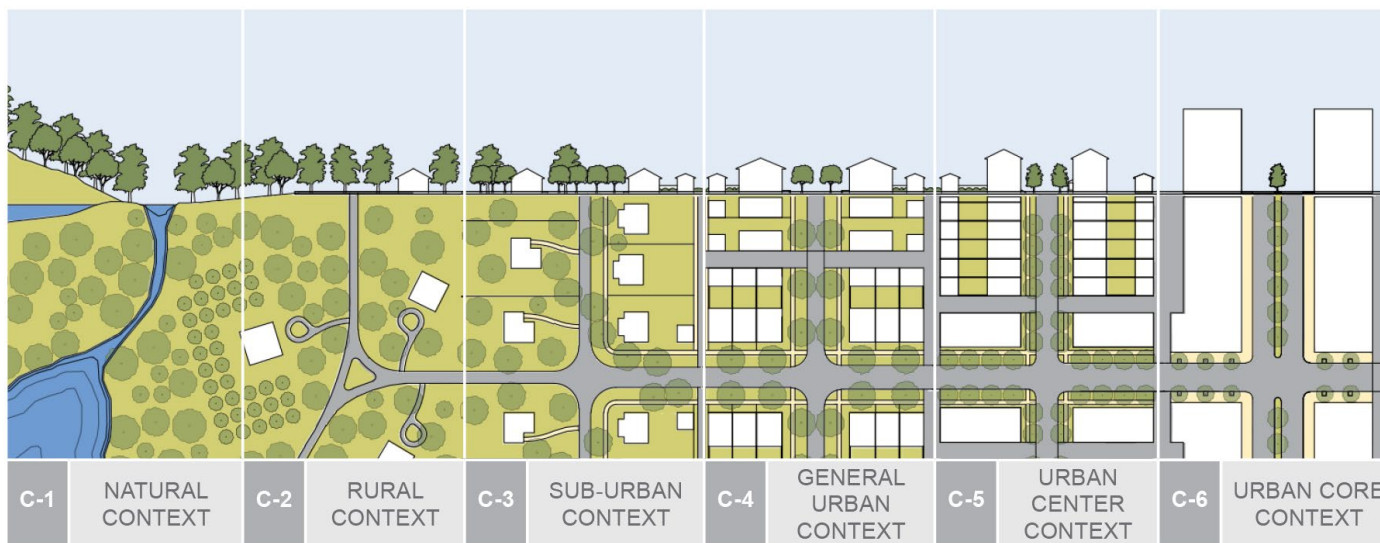
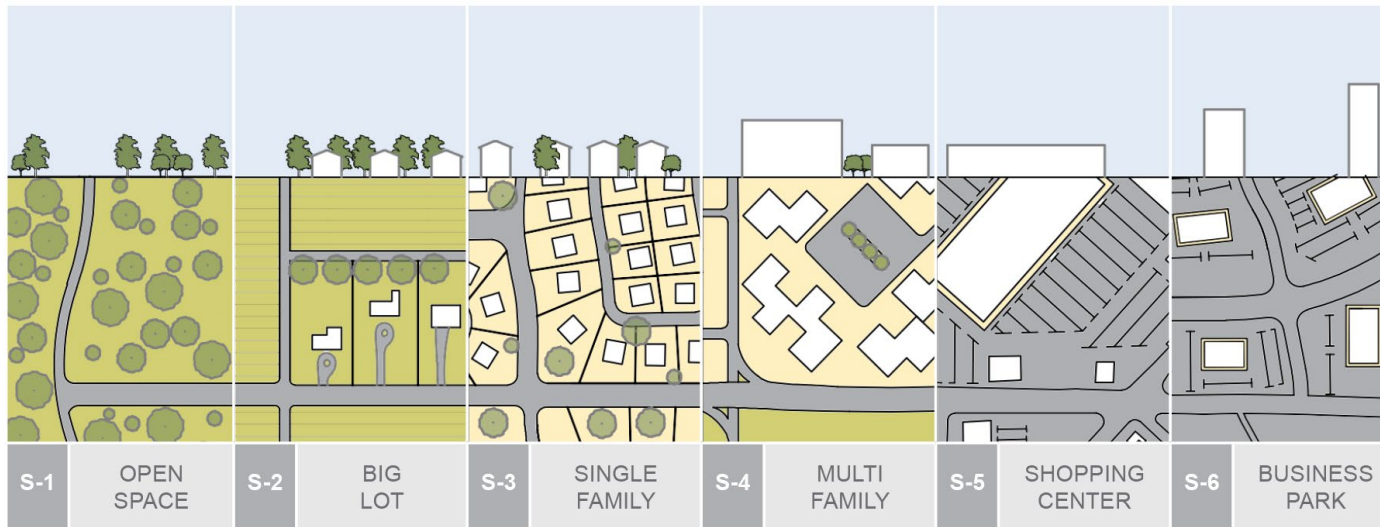
REGULATORY FRAMEWORK REFORM

LAND USE VS FORM-BASED ZONING



REGULATORY FRAMEWORK REFORM

LAND USE VS FORM-BASED ZONING



REGULATORY FRAMEWORK REFORM

LAND USE VS FORM-BASED ZONING



4-145. Conventional single-use zoning

- Open Space
- C - Commercial
- Existing buildings



4-146. Transect-based zoning

- T4 - General Urban zone
- T5 - Urban Center zone
- T6 - Urban Core zone
- CS - Civic Space
- CB - Civic Building
- Existing and proposed buildings

REGULATORY FRAMEWORK REFORM

STRANDED REAL ESTATE ASSETS - SUBURBAN OFFICE PARK



REGULATORY FRAMEWORK REFORM

OFFICE PARK RETROFITTED INTO A T.O.D. TOWN CENTER



SYOSSET PARK, NEW YORK



SYOSSET PARK, NEW YORK



SYOSSET PARK, NEW YORK



SYOSSET PARK, NEW YORK



SYOSSET PARK, NEW YORK



SYOSSET PARK, NEW YORK





SPRAWL REPAIR MANUAL

GALINA TACHIEVA

DPZ
CODESIGN