



Caltrans Division of Research,
Innovation and System Information

Research



Notes

Planning, Policy,
and
Programming

NOVEMBER 2022

Project Title:
Redeveloping Failing Malls:
Opportunities for Reducing VMT
and GHG Emissions and Increasing
the Housing Supply through Urban
Villages

Task Number: 3447

Start Date: October 1, 2021

Completion Date: November 30,
2022

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Redeveloping Failing Malls in California

Opportunities for Reducing Vehicle-Miles-Traveled (VMT) and Greenhouse Gas (GHG) Emissions and Increasing the Housing Supply through Urban Villages

WHAT IS THE NEED?

California, even pre-pandemic, has had persistent housing shortages. The housing deficit in the state is estimated to be 3.5 million housing units. In 2019, the State had the highest number of homeless people (over 151,000 people), and unsheltered homeless (over 108,000) in the country. Even before the pandemic in January 2020, the yearly homeless count in Los Angeles County showed a 12.7% rise in homelessness despite increases in the number of people rehoused.

WHAT ARE WE DOING?

Building on related recent research (2018, forthcoming 2021), this research aims to develop a model process to assist the State and local governments in the redevelopment of failing shopping malls as mixed-use centers that optimize opportunities for housing, providing neighborhood commercial and other residential amenities, i.e., parks, pedestrian and bike-oriented streets.

WHAT IS OUR GOAL?

The goal of this research project is to explore urban village redevelopment opportunities for failing malls throughout California.

WHAT IS THE BENEFIT?

This project will address the opportunities presented by failing malls in California to address housing deficits, traffic congestion in metropolitan areas, and to reduce vehicle miles traveled and associated greenhouse gas emissions.



DRISI provides solutions and
knowledge that improves
California's transportation system

WHAT IS THE PROGRESS TO DATE?

A project panel kick-off meeting was held in July 2022. Four malls within suburbs in California were selected for case study. The project team updated the literature review of both academic and practitioner studies on local transit-oriented development (TOD), transit and active transport and housing financing and policymaking. The project team reviewed local (for 4 case studies) and state programs and incentives that could be used as local/state contributions to public-private partnerships in mall redevelopments to include housing.

The project team conducted outreach to local and state officials to identify representatives for interviews. The researchers applied and obtained exempt status from human subject research from USC Internal Review Board. The team conducting a final update of the literature review on remote work, "move to the suburbs", and recent trends in shopping malls, focused on California malls. The research team is working on a draft report submittal to Caltrans prior to November 30, 2022.

IMAGE



Image 1: Sample rendering for Suburban mall redevelopment into a mixed-se residential area.