## MALL OF THE FUTURE: CATALYSTS FOR COMMUNITY REGENERATION

#### **ULI Fall Meeting**

Wednesday, October 26, 2016

#### Moderator



**Catherine Cuellar** Catherine Cuellar.com



**Mark Bulmash**The Howard Hughes
Corporation



**Sarah Kimes** CallisonRTKL



**Melanie Ferguson**Matthews Southwest



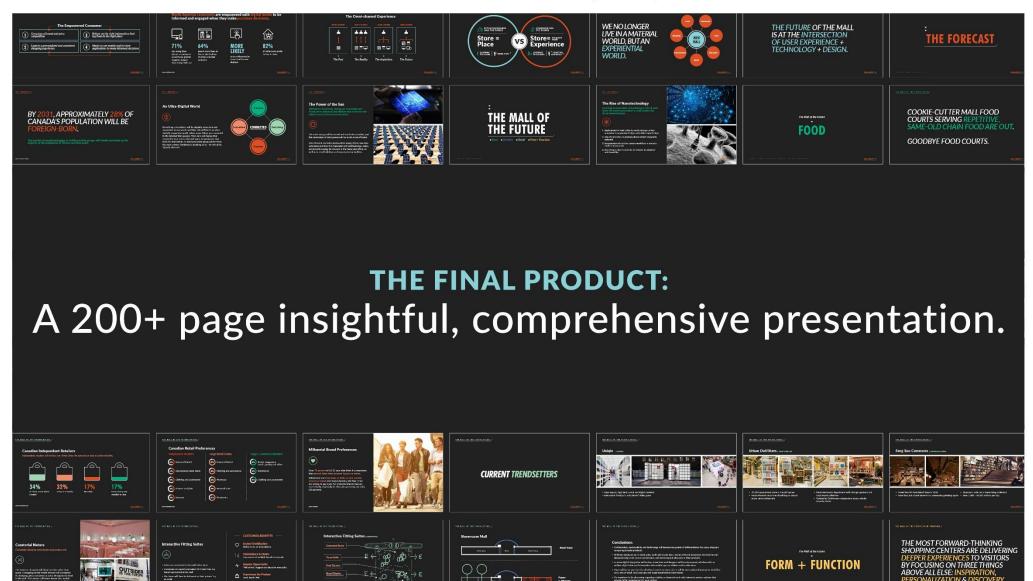
**Kenton McKeehan** Hines

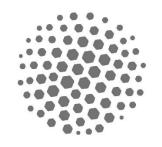


Mobility
 Retail
 Form + Function

Food

#### Mall of the Future (2015)





# Our challenge:

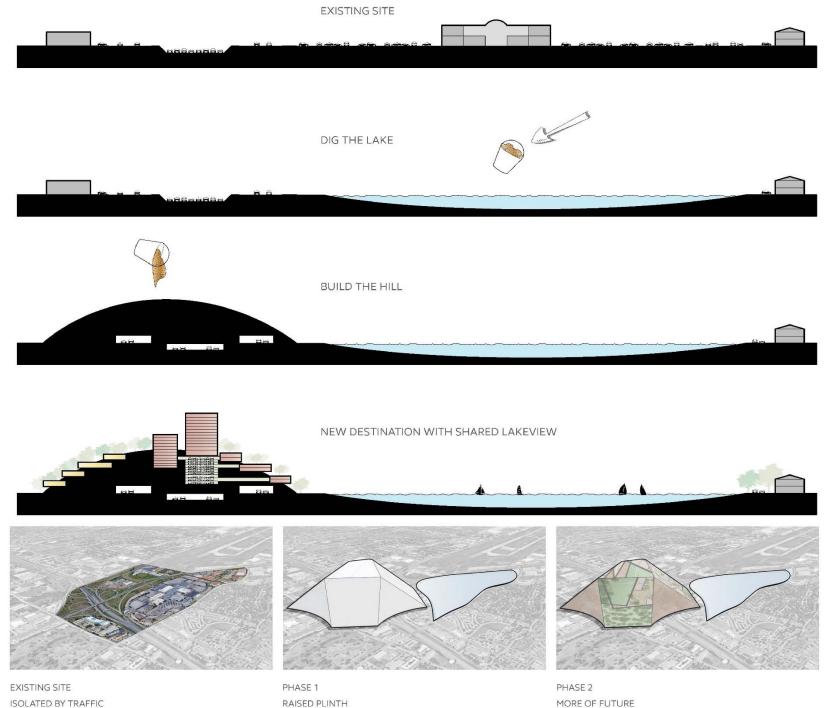
How can aging mall sites present an opportunity for growth and community regeneration?

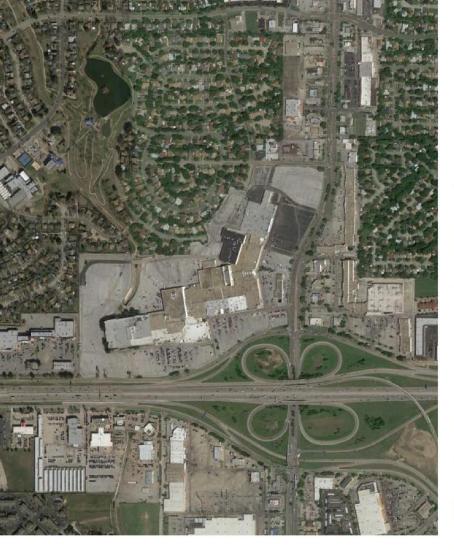


# Ridgmar Mall Fort Worth, Texas Built: 1976

Anchors: 5

Retail Area: 1.27 Million SF



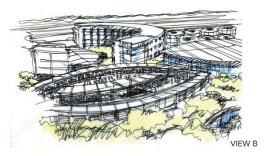


# Irving Mall Irving, Texas Built: 1972 Anchors: 5

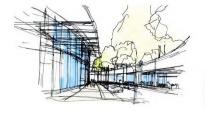
Retail Area: 1.05 Million SF

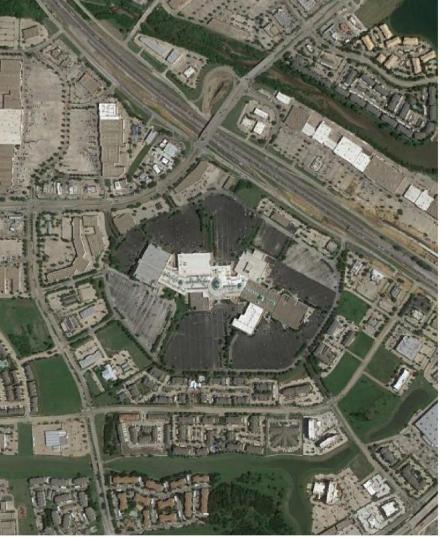










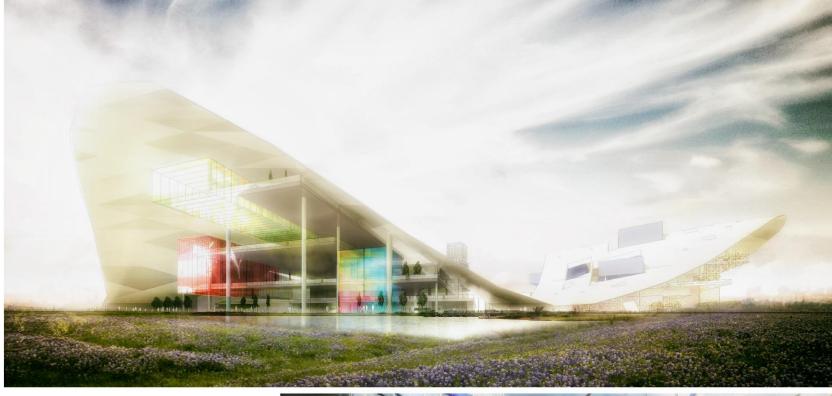




Lewisville, Texas Built: 1989

Anchors: 4

Retail Area: 1.04 Million SF









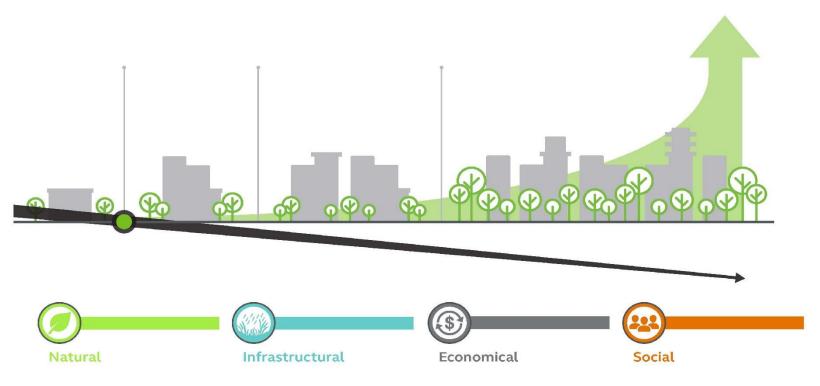


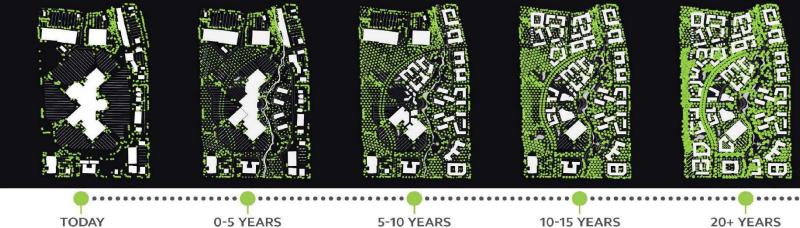


### **Collin Creek**

Plano, Texas Built: 1981 Anchors: 4

Retail Area: 1.12 Million SF





Allow for change in the natural, social,

economic and infrastructure markets

Nourish and encourage the systems to develop according to their needs and the changing market trends This is not a final design solution, but only one of many potential solutions that could be implemented based on

the outside influences of the various

Approach the project with a series of systems that will develop over time and work in concert with each other

Establish the systems with minimum cost while decommissioning the mall

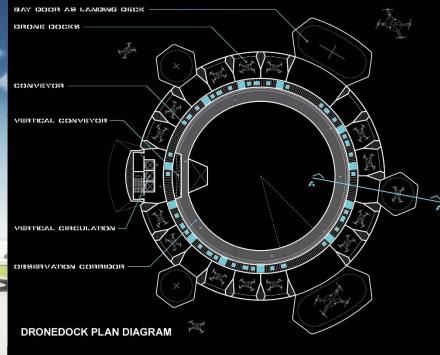


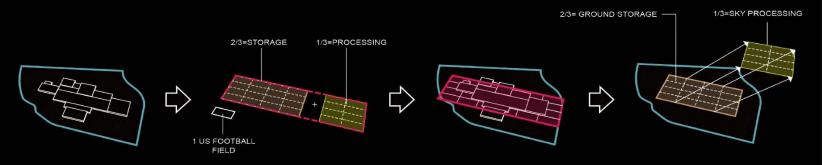
### Six Flags Mall

Arlington, Texas Built: 1970 | Set for Demolition: 2016 Anchors: 4

Retail Area: 1.04 Million SF







**CURRENT SITE EXISTING BUILDING** 

STANDARD DISTRIBUTION CENTER (24 US FOOTBALL FIELDS)

SITE OVERLAY **AREA COMPARISON** 

**PROPOSED FUTURE USE** DRONEPORT

#### **OUR TAKEAWAYS:**



# Thriving Natural Landscape



# Connection to Community

# A Mall by a New Name

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