



Re-Mall MIXED USE VILLAGE



City of Santa Fe
Long Range Planning Division



Re-Mall

MIXED USE VILLAGE

Transforming Santa Fe's Shopping Malls

City of Santa Fe
Land Use Department
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Re-Mall...

Transforming Santa Fe's Shopping Malls

Malls around the country continue to be impacted by new competitive retail environments and increased on-line shopping. A number of well-known department store chains are closing their mall locations all over the country. However, opportunities exist to transform these primarily auto-oriented environments into walkable mixed use communities.

Many of these malls are centrally located at major intersections close to transit and have an over-abundance of parking. Potential changes include the addition of housing, offices and outdoor areas into a mixed use environment.

Santa Fe has three locations that could transition into mixed use environments:

- Santa Fe Place
- Premium Outlets
- De Vargas

Ideas presented here are not meant to limit retail establishments but to enhance and improve the malls by adding some great new features including much needed housing opportunities. Concepts shown will require flexibility from the city and its development regulations as well as the owner/developer with the re-thinking of their property.

This study looks at how these malls can be converted into a variety of uses and become a type of "infill development" that would include housing as a major element. This type of mall conversion and activity is happening throughout the United States and has proven to be a successful re-development opportunity... We have that opportunity here in Santa Fe.



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Los Arboles Plaza (Santa Fe Place)

Concept Housing is added to the northeast portion of the site, as well as uncovered walkways through the village area.

Apartments (35 % of development)

- One story: 140 units (650 sq. ft. each)
- Two story: 280 units

Office (25% of development)

- Approximately 50,000 sq. ft.

Retail (40% of development)

- Approximately 80,000 sq. ft.
- Large public plazas with seating, a play area and large shade trees
- Residential uses are separated from commercial by wide open air walkways
- Ample parking and bus systems are in close proximity

Lodging (existing)

Auto Repair (existing)

Bank (existing)

Park (existing)

Restaurant (existing)



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LAS RAMBLAS (Santa Fe Place)

Concept Housing is added to the northeast and southeast portion of the village. Uncovered walkways act as main streets through the village.

Apartments (50% of development)

- One story: 140 units (650 sq. ft. each)
- Two story: 280 units

Office (15% of development)

- Approximately 30,000 sq. ft.

Retail (35% of development)

- Approximately 65,000 sq. ft.
- Large public plaza with seating and a play area and large shade trees.
- Residential uses are separated from commercial by wide open air walkways.
- Ample parking and bus systems are in close proximity.

Lodging (existing)

Auto Repair (existing)

Bank (existing)

Park (existing)



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Los CALLES BONITAS

(Santa Fe Place)

Concept Housing is added to the northeast portion of the site, as roadways are brought through the village, with on-street parking and roundabouts.

Apartments (50% of development)

- One story: 220 units (650 sq. ft. each)
- Two story: 440 units

Office (25% of development)

- Approximately 50,000 square feet.

Retail (25% of development)

- Approximately 50,000 square feet.
- Ample parking and bus / transportation systems are in close proximity.
- Street system thru development with on-street parking.

Lodging (existing)

Auto Repair (existing)

Bank (existing)

Park (existing)

Restaurant (existing)



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*Transforming
Premium Outlet Mall*



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CALLE DE LOS FLORES (Premium Outlet)

Concept Housing is added near the entrance to the village off Beckner, with additional housing enclosing the eastern boundary of the property. Housing is also added at the southeast corner.

Apartments

- One story: 169 units. (750 sq. ft. each)
- Two story: 338 units. (750 sq. ft. each)
- Parking adjacent to each building

Condominiums

- One story at: 78 condominiums (825 sq. ft. each)
- Two stories: 156 condominiums (825 sq. ft. each)
- Parking adjacent to each building

Office

- Approximately 22,000 sq. ft. total

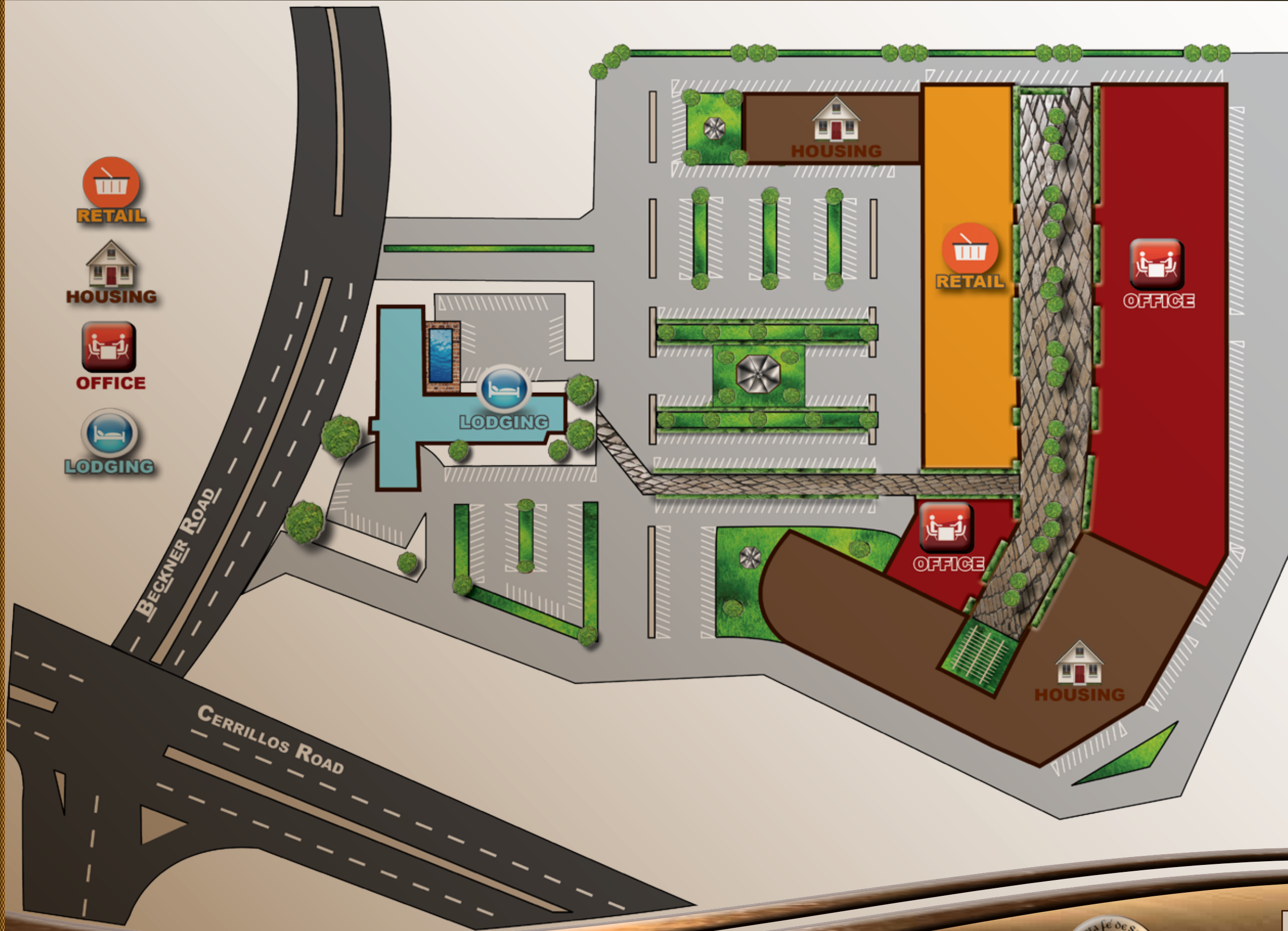
Retail

- Approximately 133,000 sq. ft. total

Lodging (existing)



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VISTA DE LAS MONTANAS (Premium Outlet)

Concept Housing is added to the east side of the village, while most of the housing is added to the southwest corner. The south end of the village is devoted to offices, while a central park-let with a gazebo is added to the center of the village.

Apartments

- One story: 102 units.(650 sq. ft. each)
- Two story: 204 units
- Parking adjacent to the building

Condominiums

- One story: 27 (750 sq. ft. each)
- Two story 54

Retail

- Approximately 60,000 sq. ft. total

Office

- Approximately 130,000 sq. ft. total

Lodging (existing)



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PLAZA DE LOS ARBOLES (Premium Outlet)

Concept Housing is added in smaller blocks of units in the village with a park & gazebo added to the central and northeast corner of the village. Restaurants are also added to the village.

Apartments

- One story: 268 units (650 to 750sq. ft. each)
- Two stories: 536 units
- Parking adjacent to the building and parking garage.

Retail

- Approximately 95,000 sq. ft. total

Lodging (existing)



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Transforming De Vargas Mall



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CALLE DE LUZ (De Vargas Mall)

Concept Housing is added to the west side of the village next to Sabino Street and the Fiesta Street neighborhood. A park is located next to the new housing.

Apartments

- One story: 94 units (650 sq. ft. each)
- Two story: 188 units
- Parking adjacent to the building

Condominiums

- One story: 28 units (750 sq. ft. each)
- Two stories: 56 units

Retail

- Approximately 247, 000 sq. ft. total

Bank (existing)

Restaurant (existing)

Office (existing)



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RIO DE SUENOS

(De Vargas Mall)

Concept More housing is added to the west side of the village as some of the existing retail space is re-purposed for housing. A courtyard-style park is added next to the housing.

Apartments

- One story: 154 units (650 sq. ft. each)
- Two story: 308 units
- Parking adjacent to the building

Condominiums

- One story: 17 units (750 sq. ft. each)
- Two story: 34 units

Retail

- Approximately 187, 000 sq. ft. total

Bank (existing)

Restaurant (existing)

Office (existing)



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TIERRA DE PAZ

(De Vargas Mall)

Concept Housing is added by purposing much of the existing western mid-section retail area.

Apartments

- One story: 174 units (650 sq. ft. each)
- Two story: 358 units
- Parking adjacent to the building

Condominiums

- One story: 27 units (750 sq. ft. each)
- Two story: 54 units

Retail

- Approximately 227,000 sq. ft. total

Bank (existing)

Restaurant (existing)

Office (existing)



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