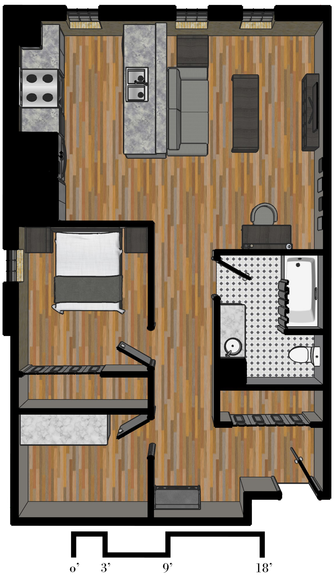


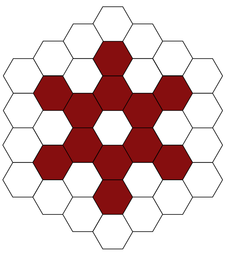
Single Bedroom Apartment Sample

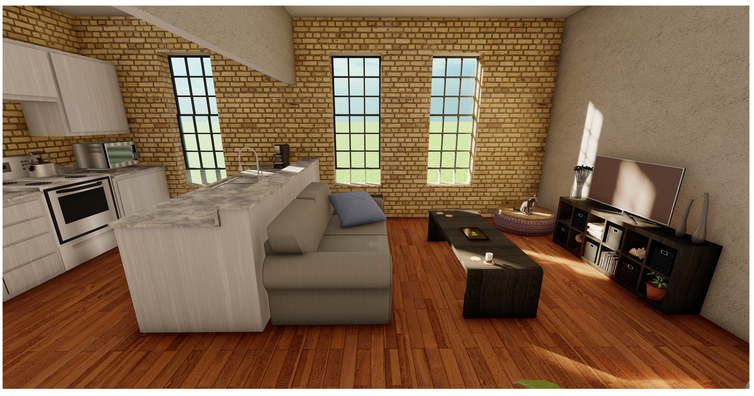
- Bathroom uses original tile pattern

- Bricks on exterior wall are restored

- Between 750-800sqft for each single -unit

- All units are completely unique





A Kirkbride is a mental asylum design that uses architectural concepts developed by psychiatrist Thomas Kirkbride. Two of the main concepts are to have more natural light and fresh air by adding addtional windows and keeping patients occupied by making the building self-providing which give the patients responsibilities. There were 73 kirkbrides built across the United States, but of those 73, only 33 still exist to some degree. The Fergus Falls Kirkbride is among those 33 left. Of those 33, only 24 are partially preserved. The Fergus Falls Kirkbride also known as the Regional Treatmentn Center, fits in this select section as well. Historically, the building was categorized as a hospital/asylum, but with the new reuse design, the building will be categorized as residential, business, and educational. The goal is to keep the intended purpose of helping people and the importance of mental health in mind while repurposing the building. This reuse design takes many ideas from the community into consideration while adding much needed parking. The Kirkbride is a building that attracts tourists from all around and could highly benefit the community if repurposed successfully. Some of the elements included in this reuse design are: visitor center, library, day care, gallery, shops, and apartments.

Visitor Center

- Displays story and history of the Fergus Falls Kirkbride

- Bricks on exterior wall are restored

- Orignal fireplaces are restored

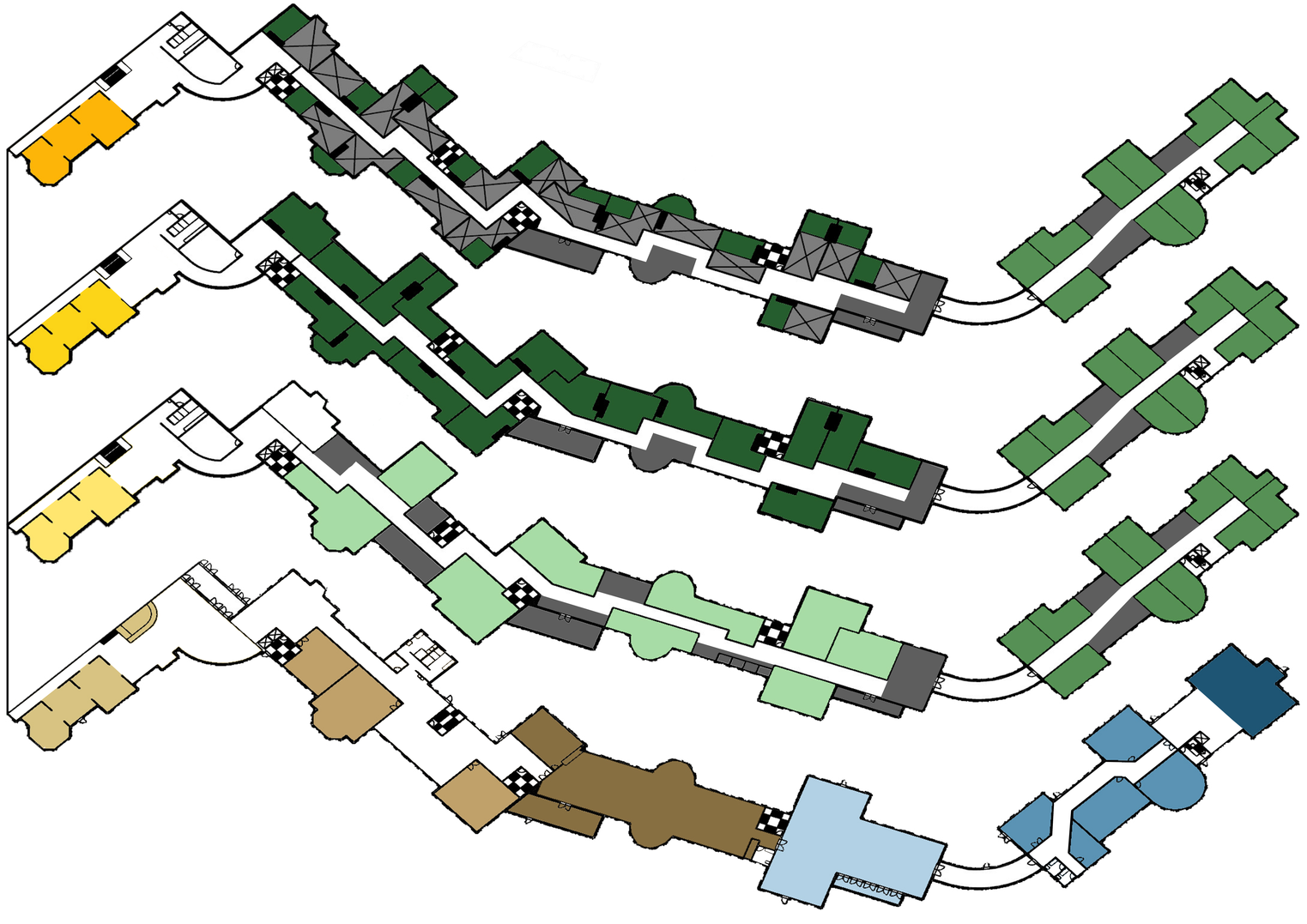
- Utilizes most of original layout

- Main entrance in back of main tower

- Welcome desk under grand staircase

- Grand staircase restored

- Updated windows that reflect the original window design



East Side Key:

- 1, 2, & 3 Bed Apartments
- Artist Studio/Apartments
  - Open plan
- Loft Apartments
  - Fully furnished
  - Long terma and short term living
- Open to area below
  - In Loft Apartments
- Visitor Center
- Historical Society Museum
- Library/Cafe
- Art Gallery/Event Space
- Restaurants
  - 3 Spaces for rent
- Senior Center
  - Includes a kitchen, restroom, and porch
- Indoor Pet Park
- Daycare Center
  - Includes 3 age-range rooms, main office, restrooms, and a storage room
- Indoor Playground
- Circulation, Restrooms, Mail Room, and M/E Space
- Apartment Ammenities
  - Includes studyrooms, lounges, work rooms, porches, movie showing room, and exercise room

256,000 sqft
Redesigned

West Side:	East Side:
5 Single Bedroom Apartments	5 Single Bedroom Apartments
3 Double Bedroom Apartments	3 Double Bedroom Apartments
2 Triple Bedroom Apartments	2 Triple Bedroom Apartments
33 Hotel Rooms	33 Artist Studio Apartments
18 Loft Apartments	18 Loft Apartments

What it was:

Visitor Center

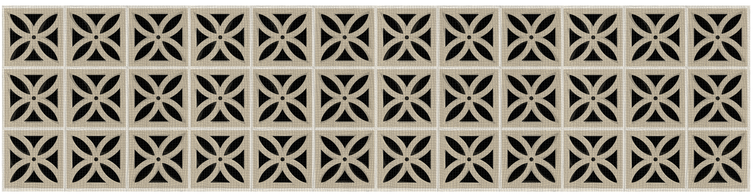
Lounge

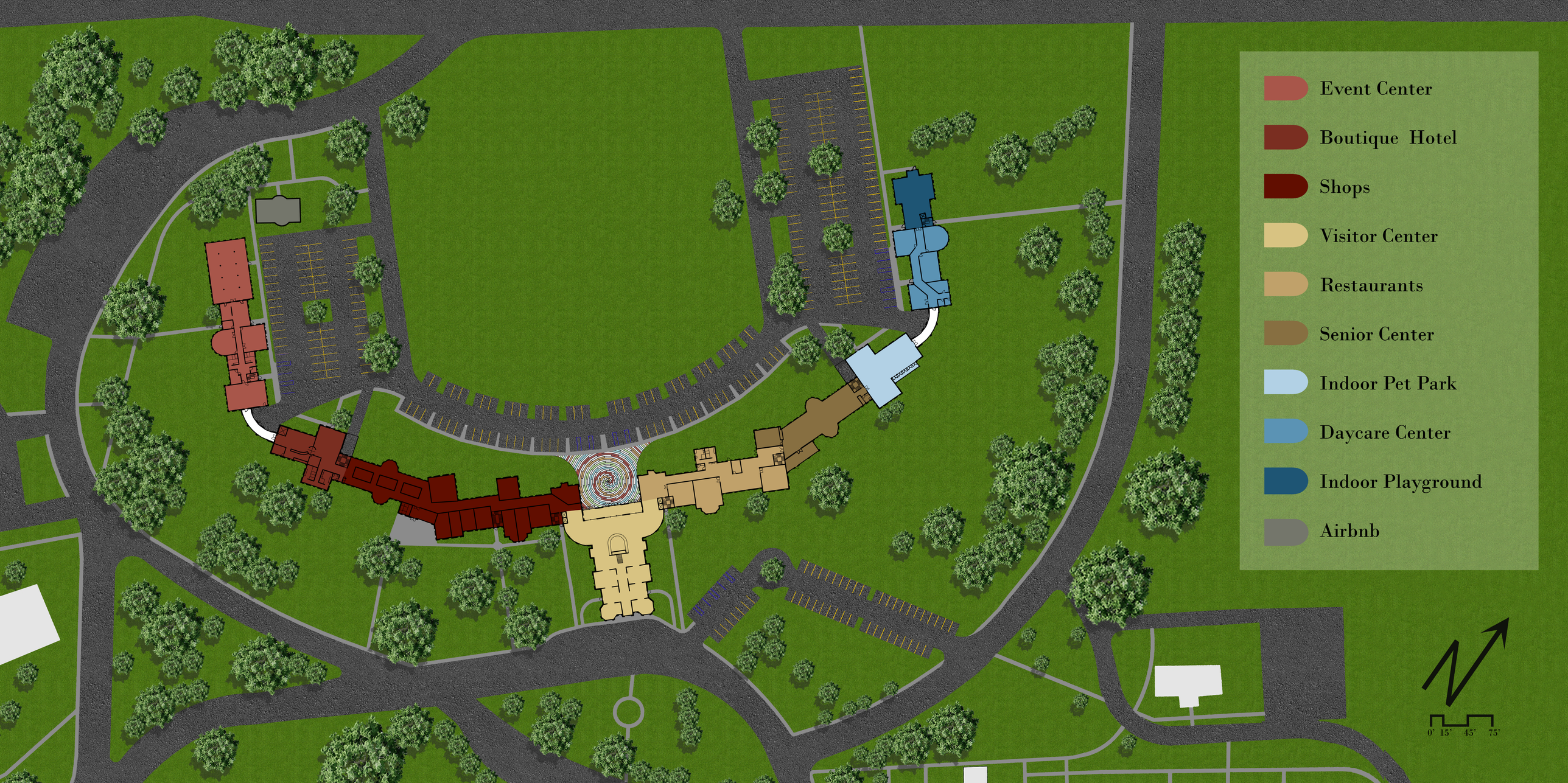
Event Center

Porch

Picture Credit: Ray Stratton

The Fergus Falls Kirkbride has been around since 1890 and has helped over 40,000 people in the 115 years it was open. The building has over 500,000 sqft that has been sitting empty since 2005 when it closed. Since then, the city has initiated a 5 phase demolition plan that has already started. Having completed Phase 1 and 2, the building's square-footage has been reduced to around 300,000sqft. There have been multiple solutions offered, but none have been able to go through. However, that doesn't stop people from still trying to save the building. A local group called Friends of the Kirkbride has been raising awareness about the building for years which has increased the public's interest in the building. In fact, the Otter Tail County Historical Society currently raises money by giving walking tours around the exterior of the building while talking about the history. While the debate on what to do with the Kirkbride continues, the city will continue to move ahead with the next phase in their plan unless something changes.




Event Center
Boutique Hotel
Shops
Visitor Center
Restaurants
Senior Center
Indoor Pet Park
Daycare Center
Indoor Playground
Airbnb
0' 15' 45' 75'