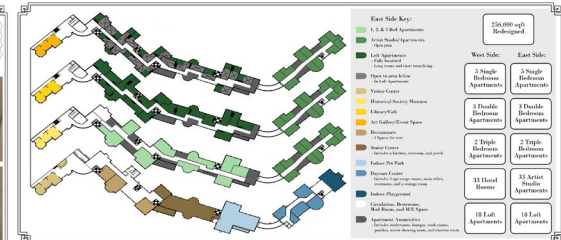
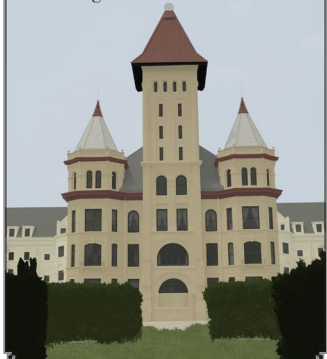


Breaking Barriers By
Preserving The Future:
Fergus Falls Kirkbride



Breaking Barriers by Preserving the Future: Fergus Falls Kirkbride

A Kirkbride is a mixed-use design that uses architectural energy designed to preserve historic Kirkbride. The site was designed to be a new central high-rise building with parking which also provides important amenities. The new 11 Kirkbride building will be a mix of "low" and "high" end of the market. The new 11 Kirkbride building will be a mix of "low" and "high" end of the market. The new 11 Kirkbride building will be a mix of "low" and "high" end of the market. The new 11 Kirkbride building will be a mix of "low" and "high" end of the market.



What it was:



Definition

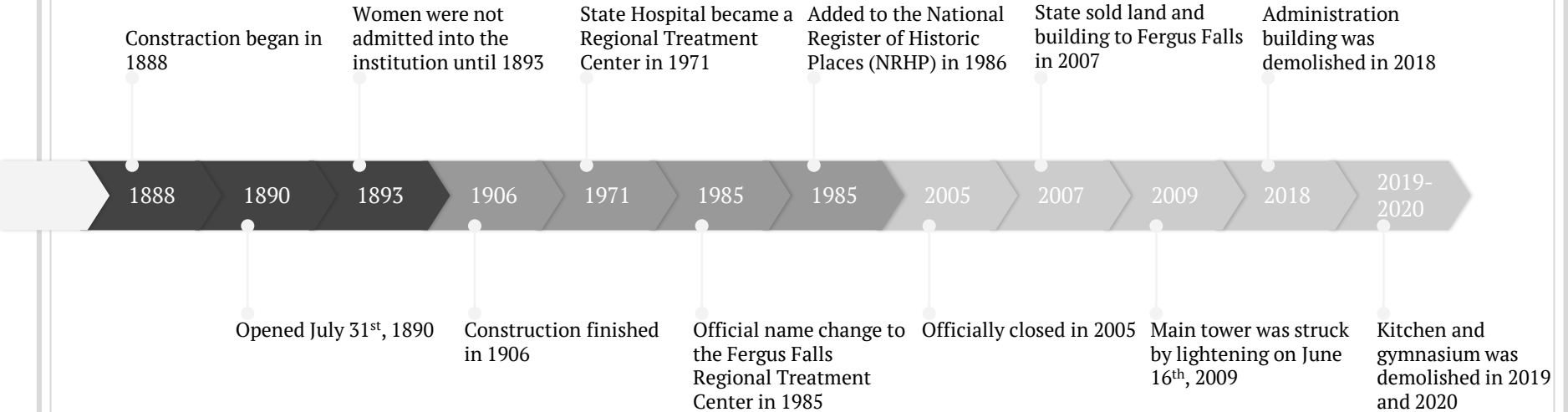
An architectural concept for mental asylums designed by American psychiatrist Thomas Story Kirkbride with the key ideas of having more natural light and fresh air and creating a self-providing structure to keep patients occupied.

**The History Behind
The Fergus Falls Kirkbride**

About

- ▣ Architect: Warren Dunnell
- ▣ Typology: Administration, Hospital, and Residential
- ▣ Style: Roman, Renaissance, and Gothic
- ▣ Cost: c.\$1,000,000
- ▣ 3rd State Hospital in Minnesota

Timeline



Numbers

73 Kirkbrides built
in the United States

33/73 Kirkbrides
still exist

24/33 Kirkbrides
are partially
preserved

9/33 Kirkbrides
have been
adaptively reused

4/9 are mixed-use
redevelopment

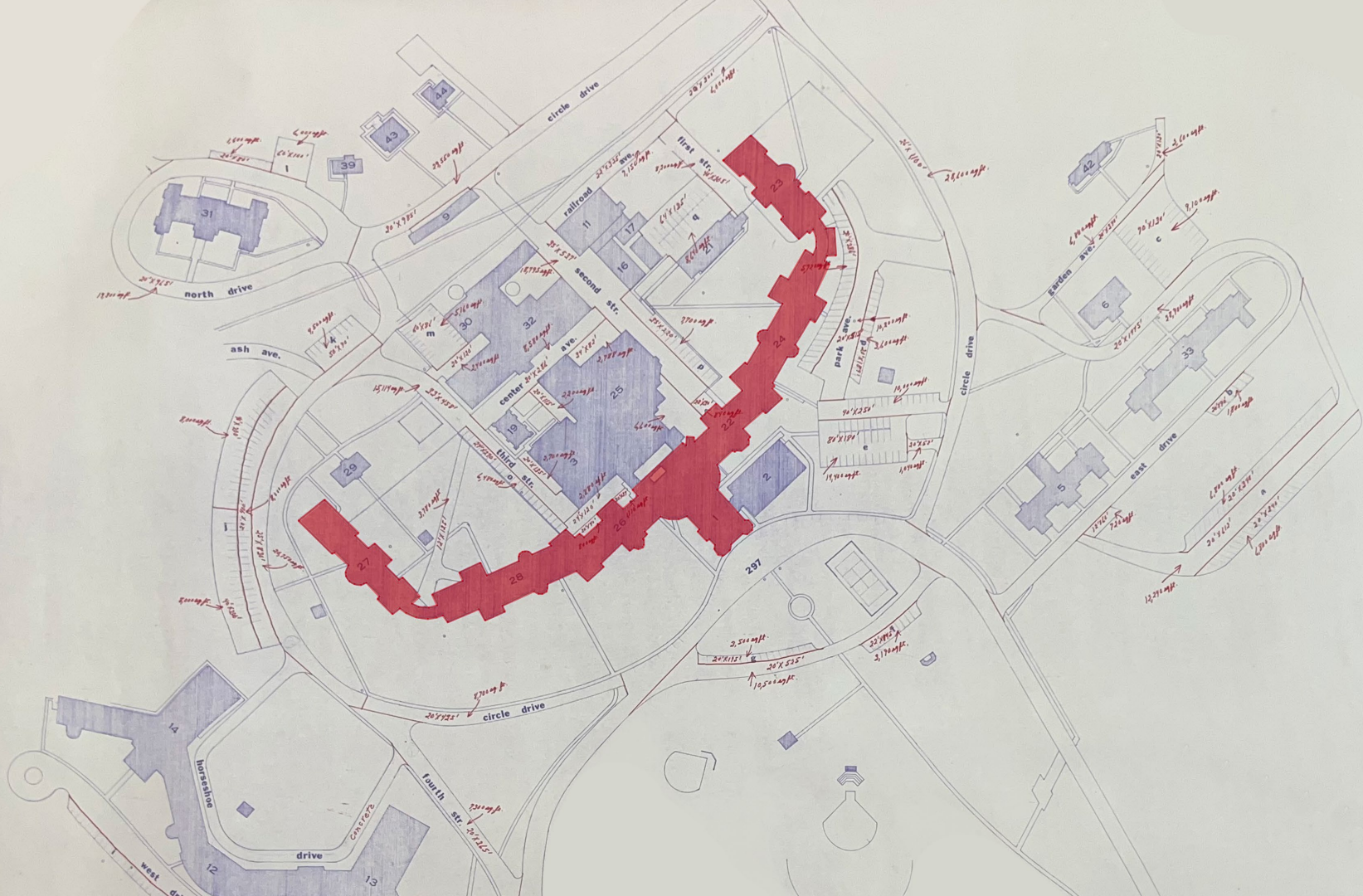
3/9 are housing
communities

2/9 are correctional
facilities

Site

- Northern Fergus Falls, MN
 - 1400 Union Ave N
- Tower and wings stretch over 11 acres
 - Around 1,500sqft long
- 120 Acre property
 - Focused on land surrounding the horseshoe
 - Entire grounds planned by a landscape architect





Scale

- ▣ 120 Acre property
- ▣ Focused on land surrounding the horseshoe
- ▣ Entire grounds planned by a landscape architect

**The Present Situation of
The Fergus Falls Kirkbride**

Demolition

Five Phase Demolition Plan:

- ▣ Phase 1 – Administration Building (2018)
- ▣ Phase 2 – Gymnasium, Kitchen & Tunnels (2019-2020)
- ▣ Phase 3 – Fix leaking roof & cover broken windows (2023)
- ▣ Phase 4 and Phase 5 - Future

Redevelopment

- ▣ 18+ failed redevelopment attempts
- ▣ Many ideas: senior center, library, historical center, boutique hotel, restaurants, shops, gallery, lounges, apartments, artist studios, daycare center, movie screening room, indoor playground, greenhouse, indoor dog park, therapist office, etc...

Importance

- ▣ Historical preservation
- ▣ Community contribution
- ▣ Disbanding stigma
- ▣ Personal connection
- ▣ Architecturally unique

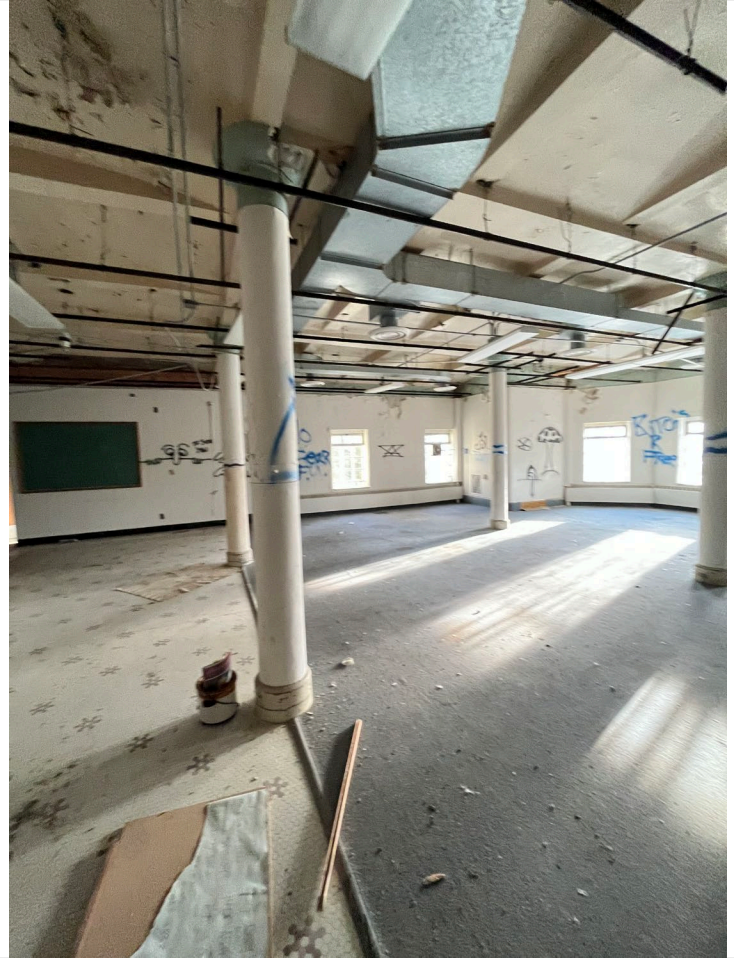








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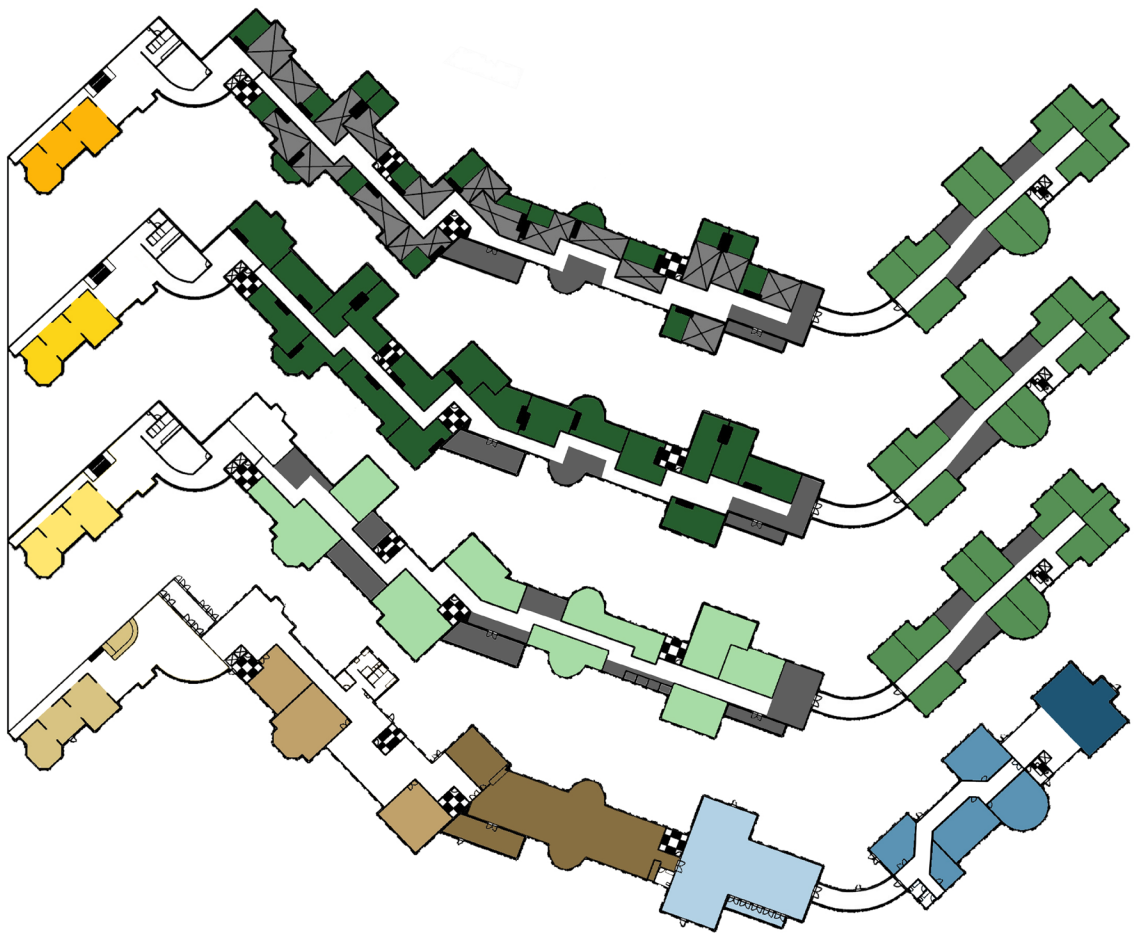


**The Future Solution of
The Fergus Falls Kirkbride**



- Event Center
- Boutique Hotel
- Shops
- Visitor Center
- Restaurants
- Senior Center
- Indoor Pet Park
- Daycare Center
- Indoor Playground
- Airbnb





East Side Key:

- 1, 2, & 3 Bed Apartments
- Artist Studio/Apartments
- Open plan
- Loft Apartments
- Fully furnished
- Long term 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 Amenities
- 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









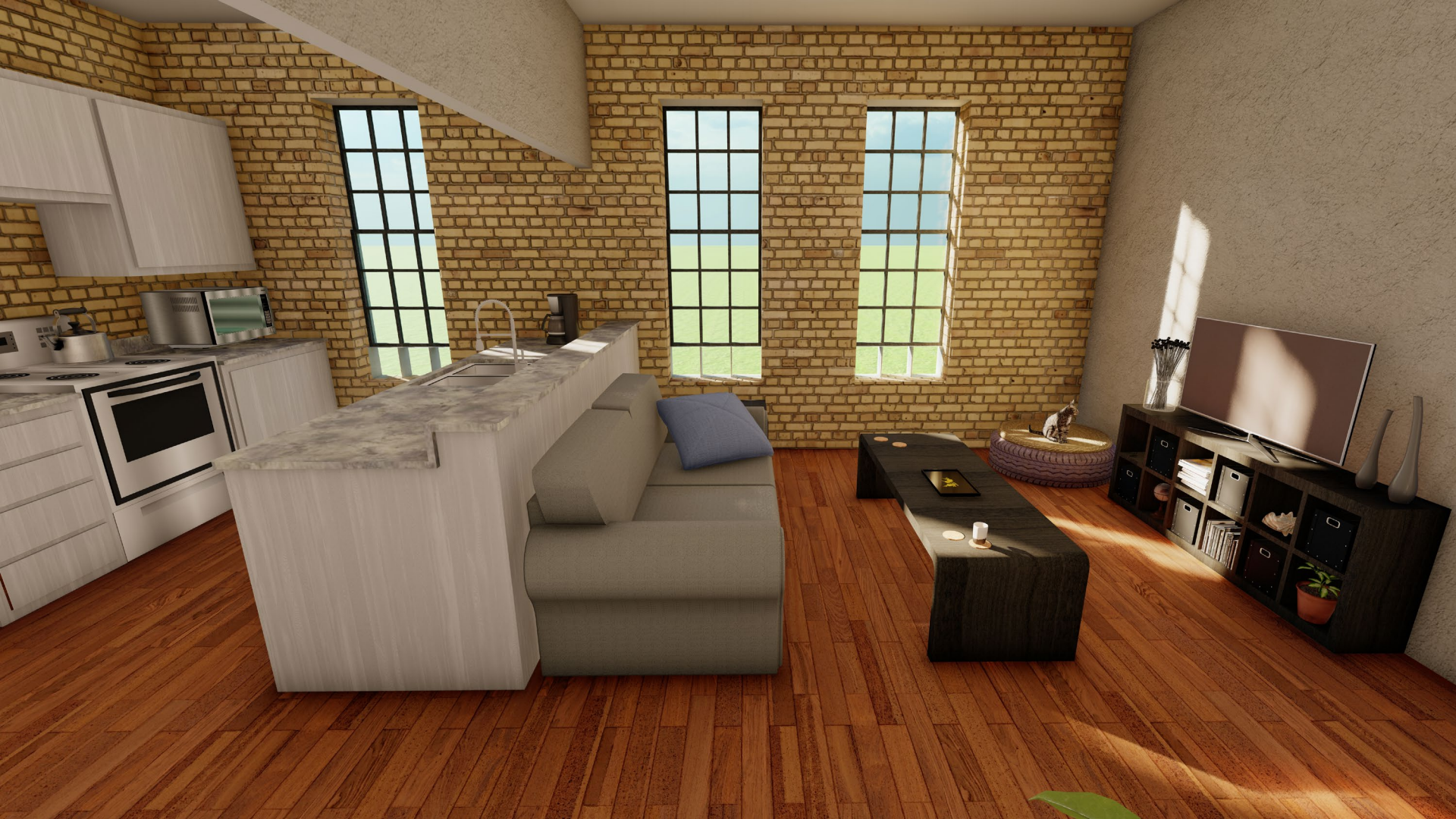


POSITIVE MIND.
POSITIVE VIBES.
POSITIVE LIVE.









Thank you

Any Questions?

Presentation by DeAnna Hurley

May 2, 2023