

EVENT VENUE
 The event venue, originally a student recreation center, is an amenity available for residents of the newly refurbished apartment complex located to the south of the building. The 4,000-square-foot space includes a catering kitchen, bar, ample storage, and a large flex space for events and is available for renting out.

AFFORDABLE HOUSING
 To provide affordable housing for the city of Aberdeen, the three once college dorms on the northwest edge of the campus were reused for three three-bedroom apartments and 30 four-bedroom apartments. Additionally, townhomes were built on an unutilized parcel of land on the southwest edge of the campus.

LEASABLE OFFICE SPACE
 The original administration building incorporated four levels of housing for the Presentation Sisters. This space was remodeled into leasable office spaces for businesses in Aberdeen. Each level offers roughly 7,000 square-feet of space for up to eight separate businesses to fill, with a lounge area and elevator connecting the two separate buildings.

CITY PURCHASED PROPERTY
 After closure, the city purchased the Strode Activity Center, the soccer fields, the winter dome, and an unused parcel of land to the north from the original owners, the Presentation Sisters. The city plans on utilizing these spaces for recreational use and programming for the city of Aberdeen, especially in the winter and spring months. These spaces were not touched in this proposal for the purpose of allowing for multiple uses of programming to exist on the campus.

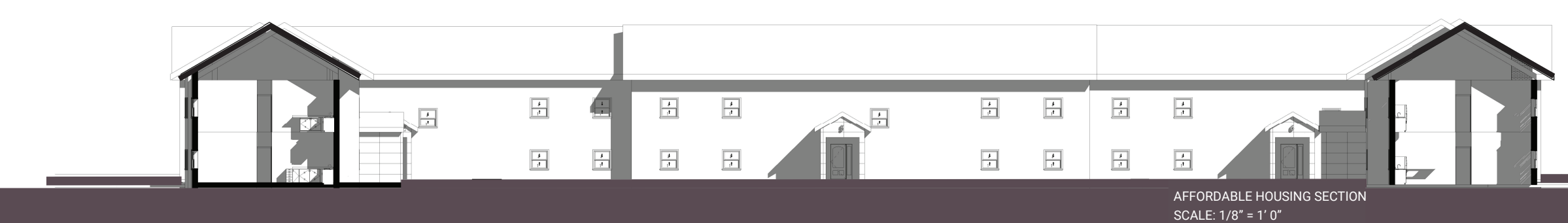
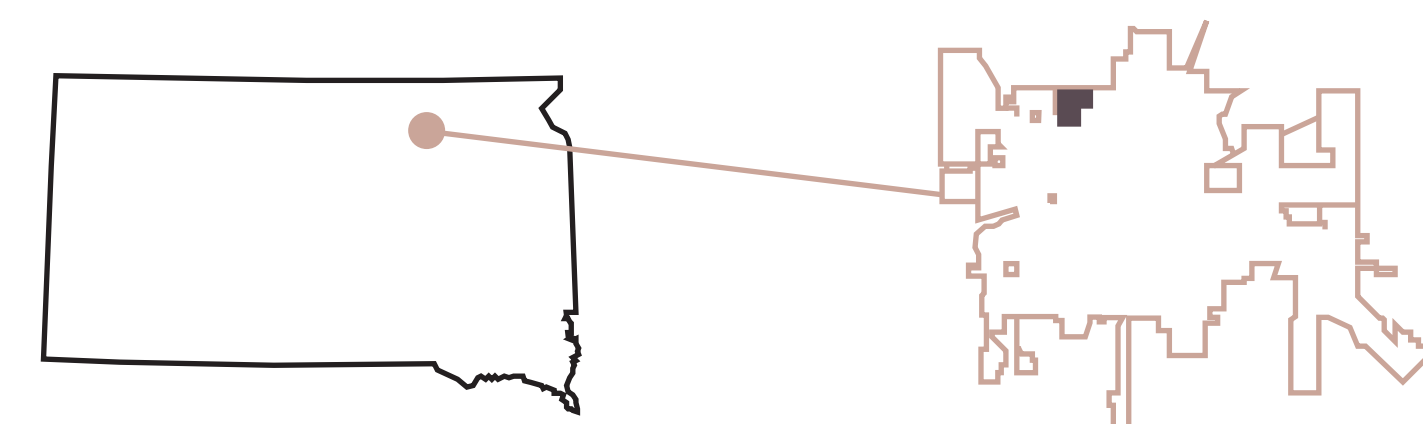
PRAIRIELAND RESTORATION
 Before closure, the Presentation Sisters began a process to restore the native grasslands of the area in 2021. Two Directors of the Sisters' Laudato Si and Ecology Specialists made three separate trips to Aberdeen to plant native species in five separate locations on the campus. This proposal preserves these native areas on the campus and allows the public to interact with these spaces in a safe way.

ON-CAMPUS STUDENT APARTMENTS
 A once college dorm built in 2013 for students was transformed into on-campus apartments for future students of the technical school. This building incorporates three levels with six one-bedroom, one two-bedroom, and 39 four-bedroom apartment units. Each level offers a roughly 2,000-square-foot lounge and multiple breakout spaces for students.

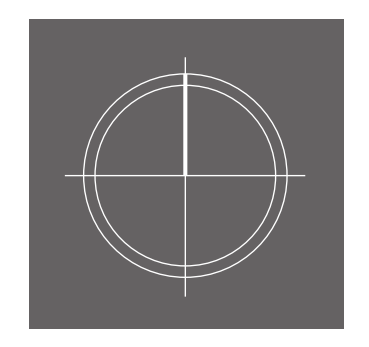
TECHNICAL SCHOOL
 Parts of the original administration building (three levels) on the eastern part of the building and the once nurse's education building were reused for a new technical school for Aberdeen. This school focuses on offering education for plumbing, mechanical, electrical, and building trades as well as computer science amongst other professions. The old nurse's building includes space for labs and a large auditorium while the administration building incorporates a workshop and space for the building trades, computer labs, classrooms, a library, a student center, and faculty offices on the third level of the building.

ADAPTIVE REUSE

REPURPOSING A VACANT COLLEGE CAMPUS FOR NEW OCCUPANCY



AFFORDABLE HOUSING SECTION
 SCALE: 1/8" = 1'-0"



Adaptive reuse refers to a change in function to a building whose previous use has become obsolete. This process utilizes tools of reconstruction and renovation to modify the existing structure and spaces within to accommodate a new function for different occupants and needs while still preserving the overall integrity of the building. Redevelopment or renewal strategies are applied to improve or add to existing building conditions to extend the lives of these structures. This recycling technique has existed in design and construction for centuries, though it has begun rapidly trending following the COVID-19 pandemic with many under- or un-utilized buildings and spaces left in its stead. Since 2016, over 91 higher education institutions have closed, merged, or announced plans of closure or merger. This project proposes adaptive reuse as a solution for vacant college buildings and campuses to avoid an increase in CO2 emissions and building energy consumption as a result of demolition or new construction when vacant spaces like this exist.

This proposal focuses on a private, non-profit college in Aberdeen, South Dakota that closed its doors in the spring and summer semesters of 2023 called Presentation College. This institution was founded in 1951 and specialized in Health and Natural Sciences, Nursing, and Social Sciences and Humanities. Within the 100 square-foot campus and structures, a new technical school that specializes in plumbing, mechanical, electrical, and building trades along with computer science is proposed to develop new occupancy in these vacant buildings and a new prospect for Aberdeen. The campus will also incorporate an on-campus student apartment, affordable housing in once-student-dormitories-turned-apartments and a further addition of townhomes, and leasable office space in the existing structure to eliminate harmful emissions into the environment, provide new occupancy in the vacant buildings, and creating new prospects for Aberdeen while maintaining the cultural memory of the Presentation Sisters and its college.

