

# ADAPTIVE REUSE

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REPURPOSING A VACANT COLLEGE CAMPUS FOR NEW OCCUPANCY

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ARCH 772  
Spring 2024

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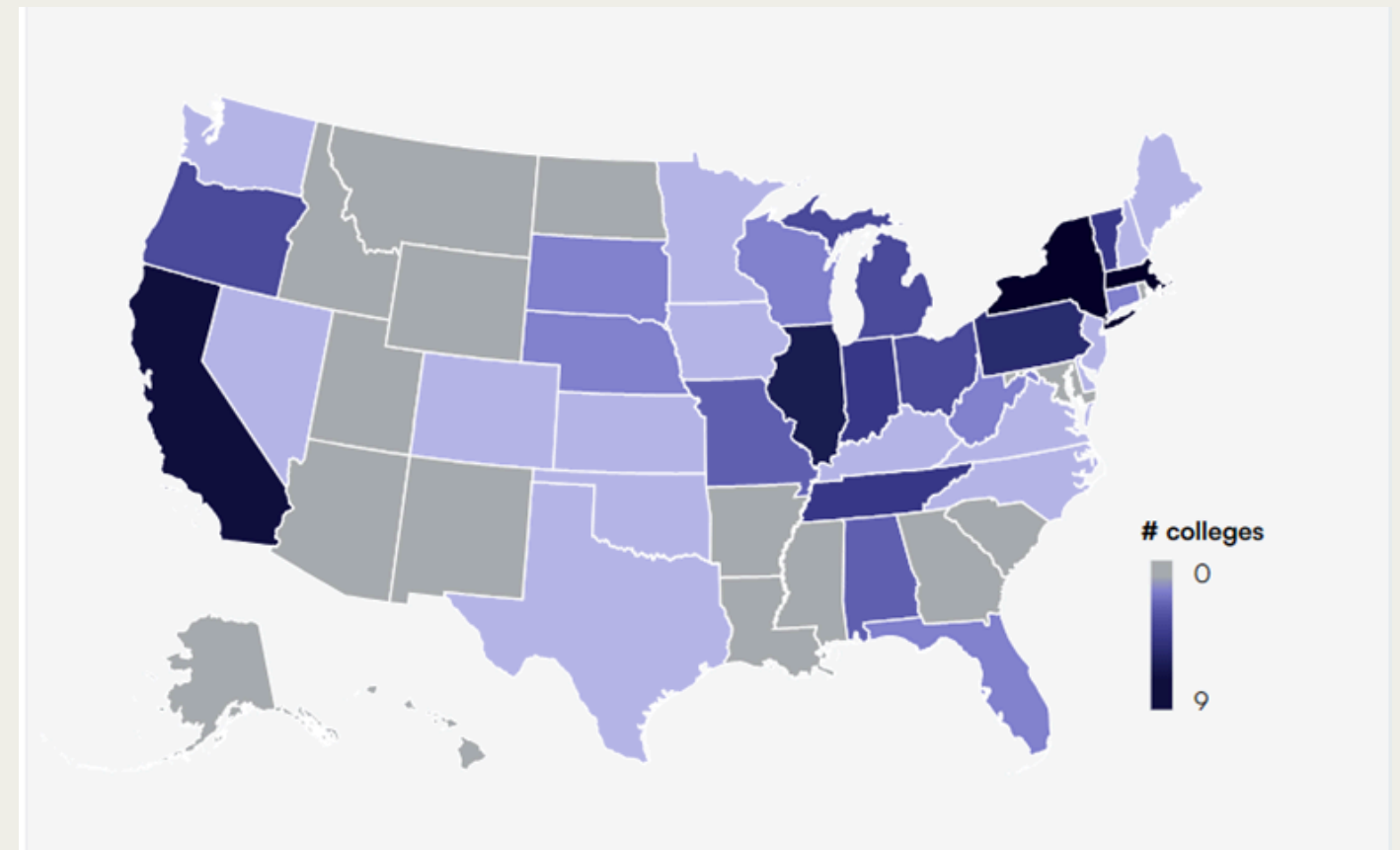
# INTRODUCTION

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Since 2016, over 91 private colleges have closed, merged with other schools, or announced plans of a closure or merger. This number roughly reflects the response to the COVID-19 pandemic, with students moving from in person to online and colleges not generating enough revenue to stay open.

Even before the pandemic, closures and mergers began rising due to

- pressures to lower tuition
- stagnating state funding
- a shrinking pool of high school graduates that has strained these institutions' bottom line and challenged their long-term viability



# INTRODUCTION

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This project specifically looks at a private, non-profit institution located in Aberdeen, SD that closed its doors in 2023: Presentation College. Through adaptive reuse, a solution to repurpose the vacant buildings on the 100-square-foot site allows for new function and occupancy to fill these spaces in an environmentally friendly way that adheres to the needs of Aberdeen and its cultural core.



Presentation College, 1993, Kathleen Daly

# BACKGROUND RESEARCH

# ADAPTIVE REUSE

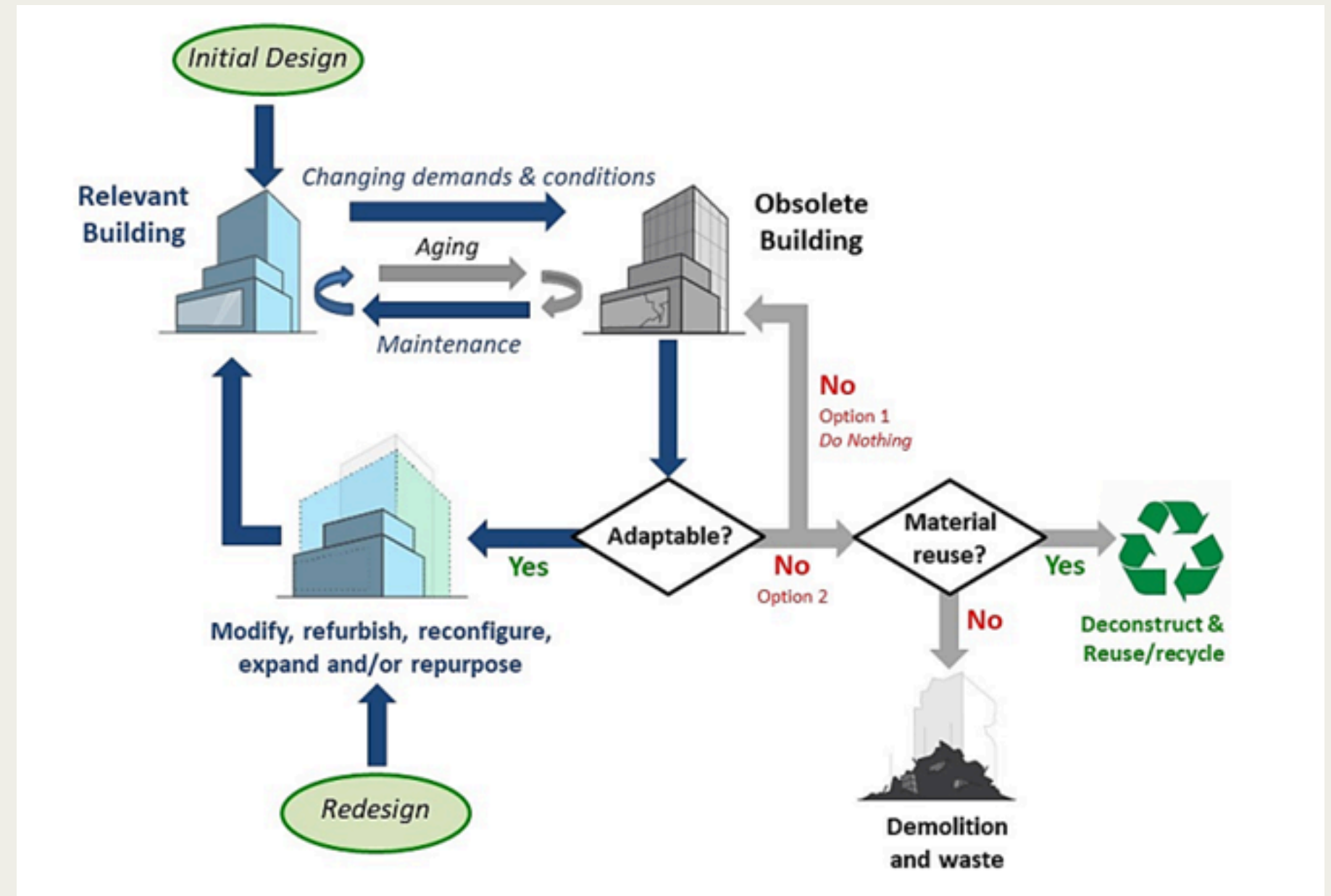
History of remodeling occurred through five stages:

- to add to
- to rebuild
- to contrast
- to construct narrative
- to create wholeness

Re-duce, re-use, re-cycle

Buildings are “variance-driven”

- No end in ecological communities, but rather oscillate in response to community needs and occupants of buildings



Rockow et al, 2018

Brand, p. 383, 1995

Stone, 2020

# 2022 GSR BUILDINGS REPORT AND CONSTRUCTION COSTS

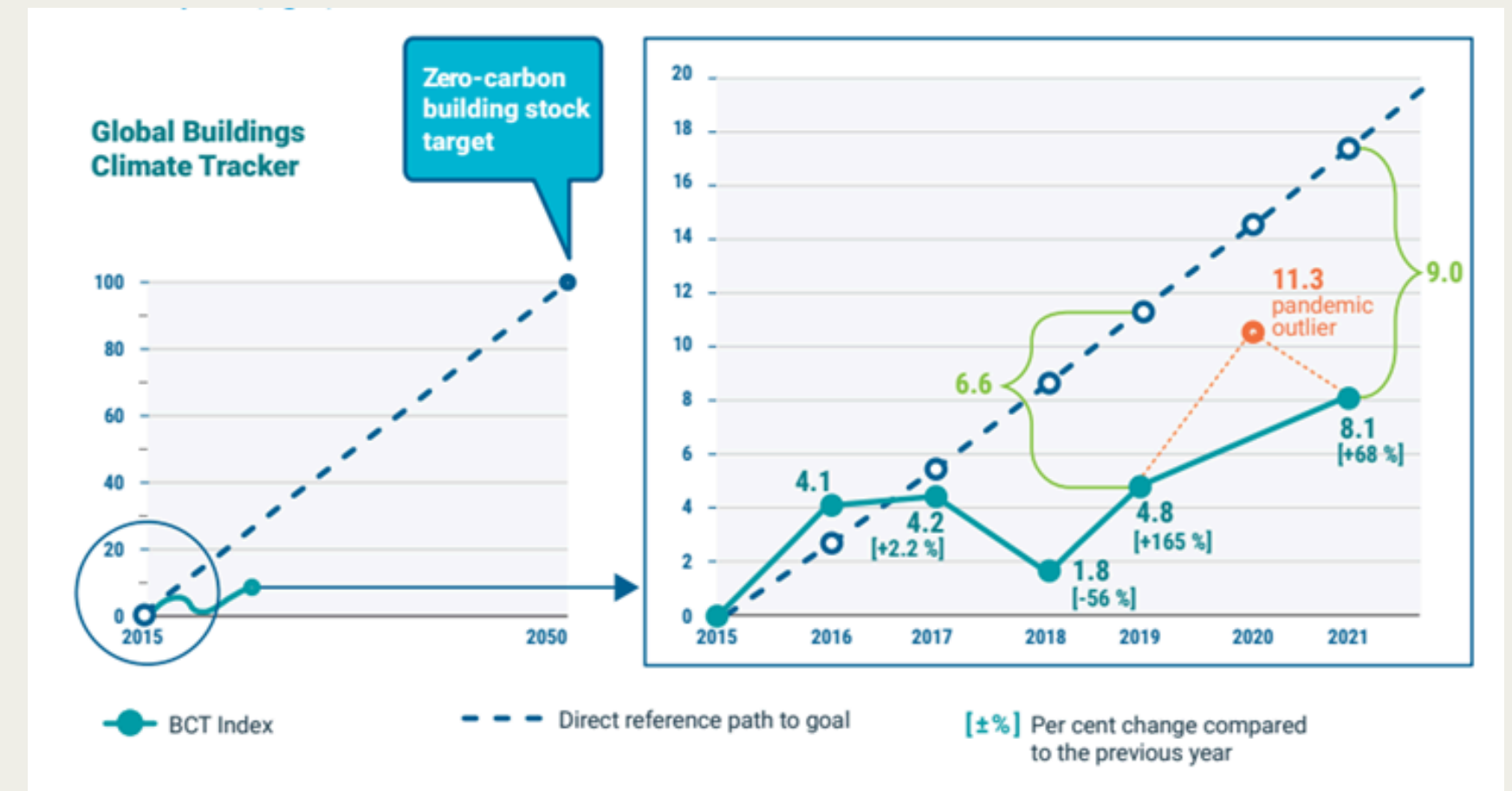
Energy consumption and CO2 emissions increased in 2021 above pre-pandemic levels

Building energy demands increased by four percent since 2020 with the reopening of workplaces and hybrid strategies remaining (largest in 10 years)

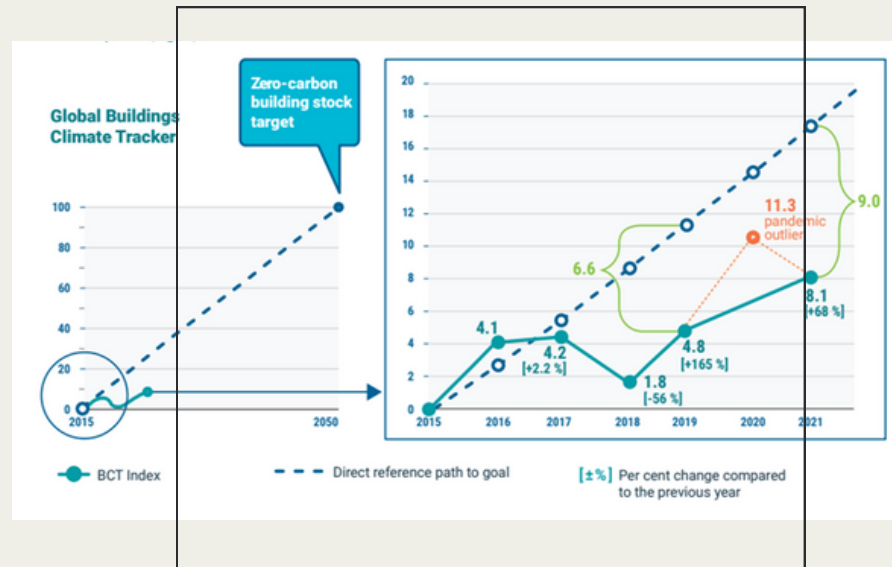
CO2 emissions from building operations at an all-time high

To get back on track:

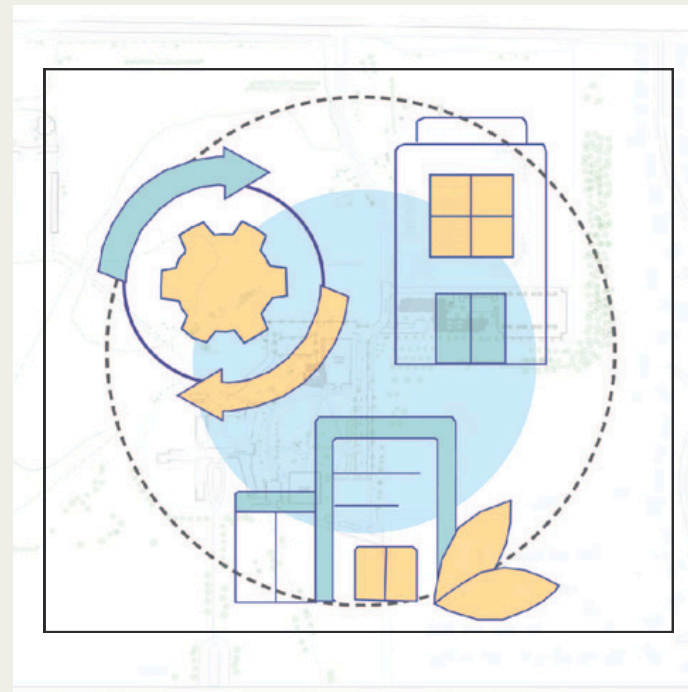
- improvement, rehabilitation, and recycling of existing building stock (buildings, materials)



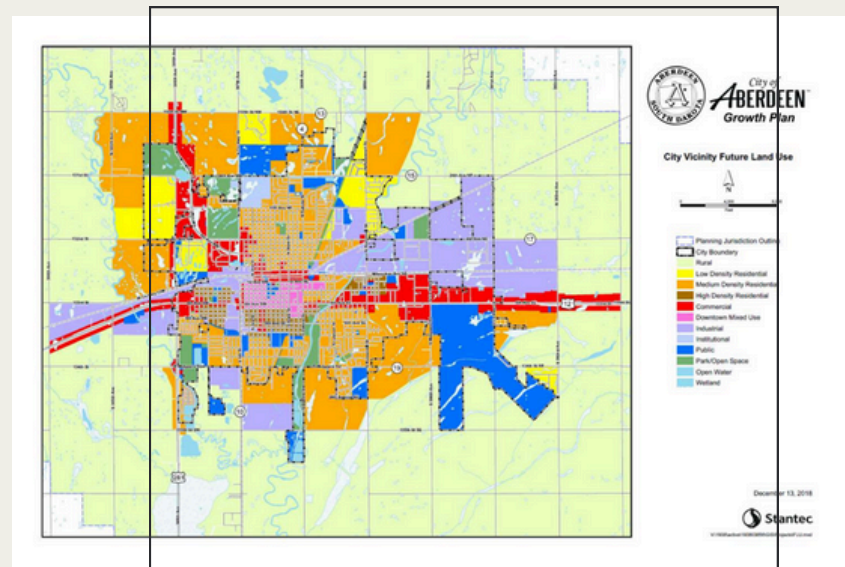
# PROJECT GOALS



**Reduce CO2 emissions and building energy consumption**



**Bring new occupancy and function back into vacant buildings**



**Develop strategies that adhere to Aberdeen's comprehensive plan**



**Keep cultural memory intact**



# PROJECT OVERVIEW

# PRESENTATION COLLEGE HISTORY

Previously owned by Presentation Sisters (originated from Dublin, Ireland)

- Taught/started many elementary and high schools around South Dakota and began the Avera St. Luke's Hospital in Aberdeen before moving to Presentation Heights

Presentation College was founded in 1951 and became co-educational in 1968

- Became accredited in 1970 (private, non-profit)
- Developed a four-year nursing degree in 1990
- Offered programs in Health and Sciences, Nursing, and Social Sciences and Humanities

Athletics program began in 1995 and continued growing

Opened a second location in Fairmount, Minnesota in 2003

- Later closed in May of 2021

Aberdeen location closed in 2023





# CIRCULATION

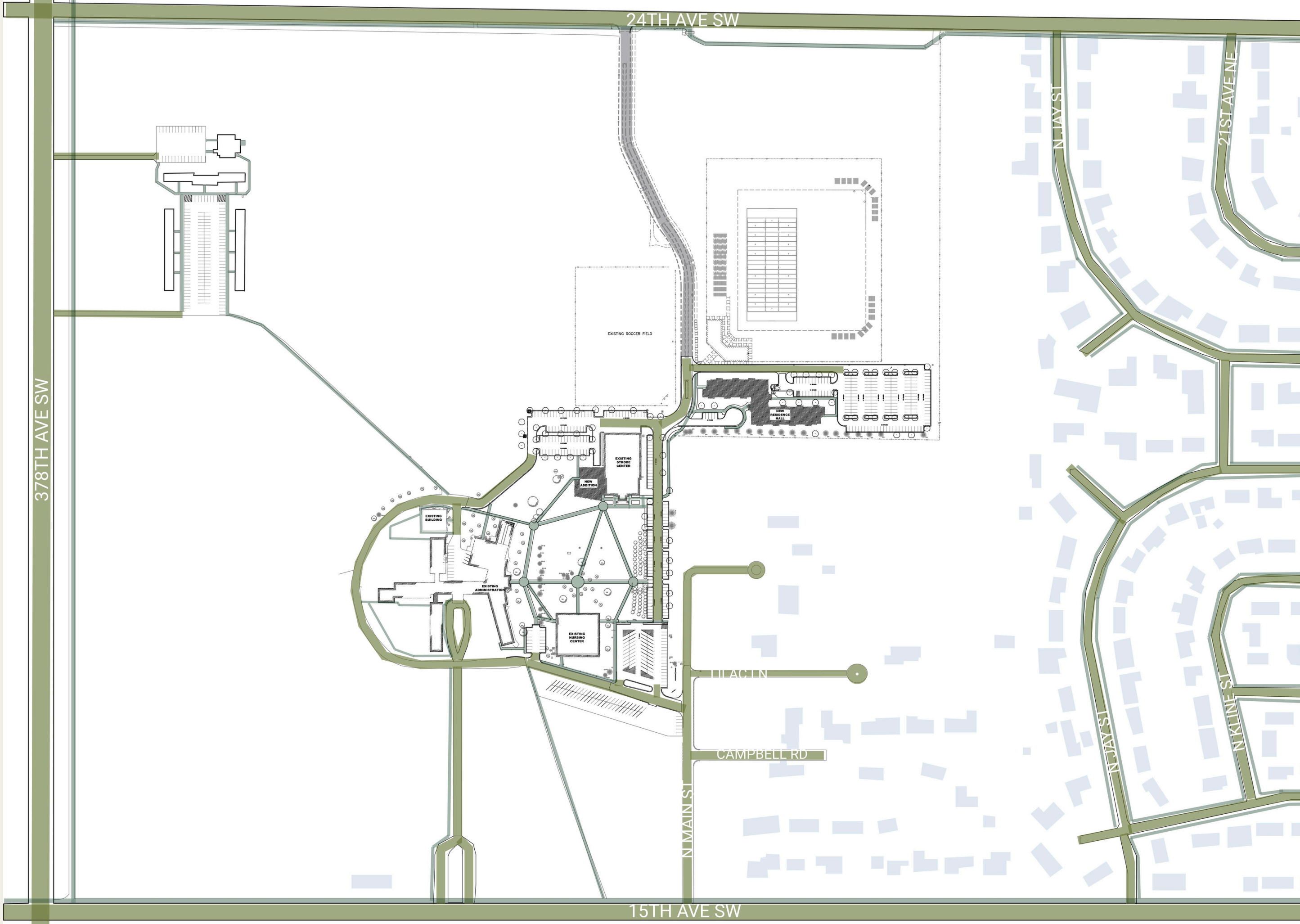
MAJOR ROADS: 15TH AVE SW, 24TH AVE SW, AND 378TH AVE SW

BROWN COUNTY FAIRGROUNDS TO NORTH

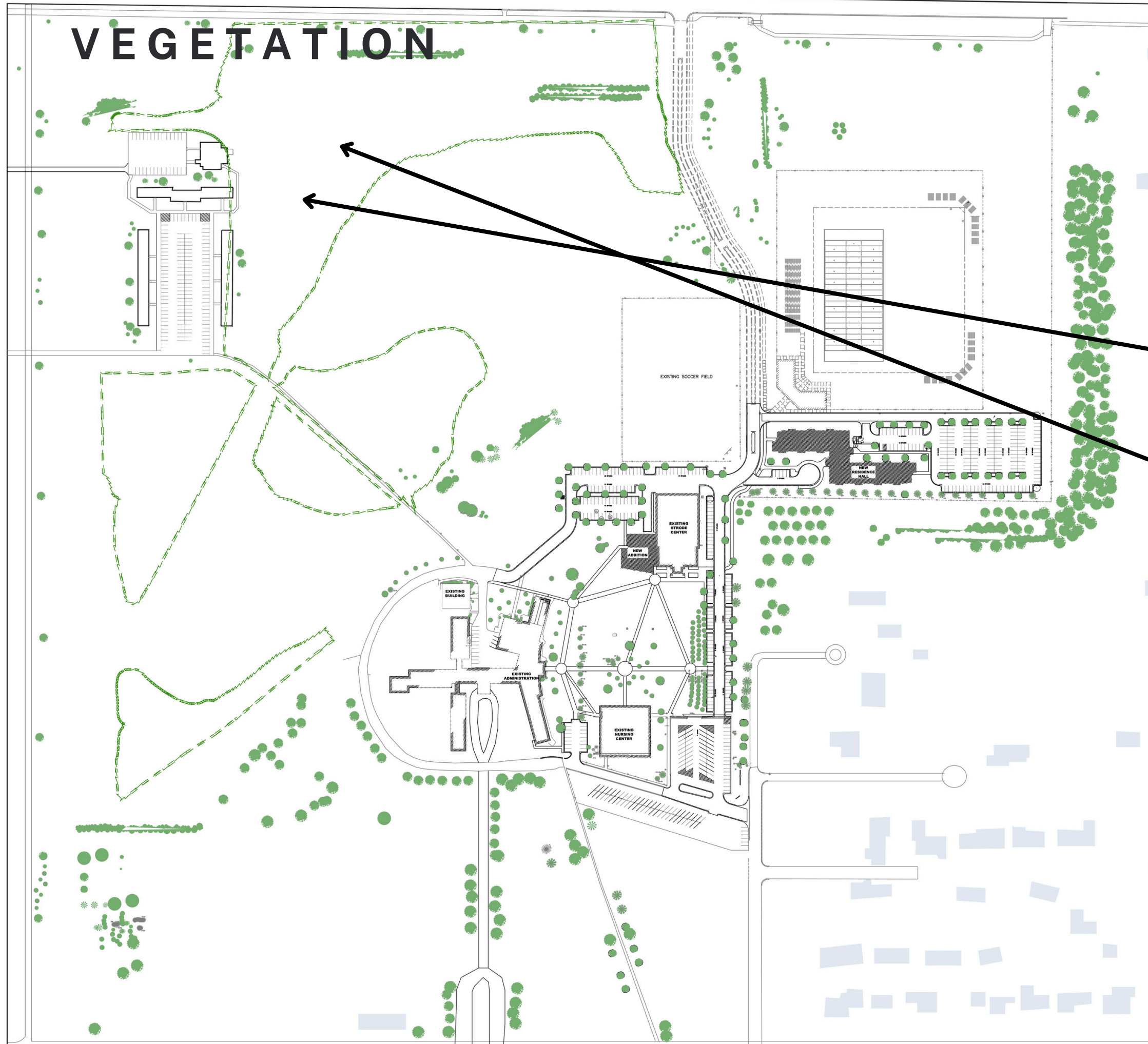
OPEN FIELDS (MUNICIPAL/COUNTY/STATE ZONE) TO THE WEST

RESIDENTIAL TO THE EAST, SOUTH, AND PARTIALLY WEST

SITE LOCATED IN R-1 LOW DENSITY RESIDENTIAL ZONE



# VEGETATION



WHITE ASTER



LEAD PLANT

MILKWEED AND PRAIRIE



PRAIRIE CONEFLOWER



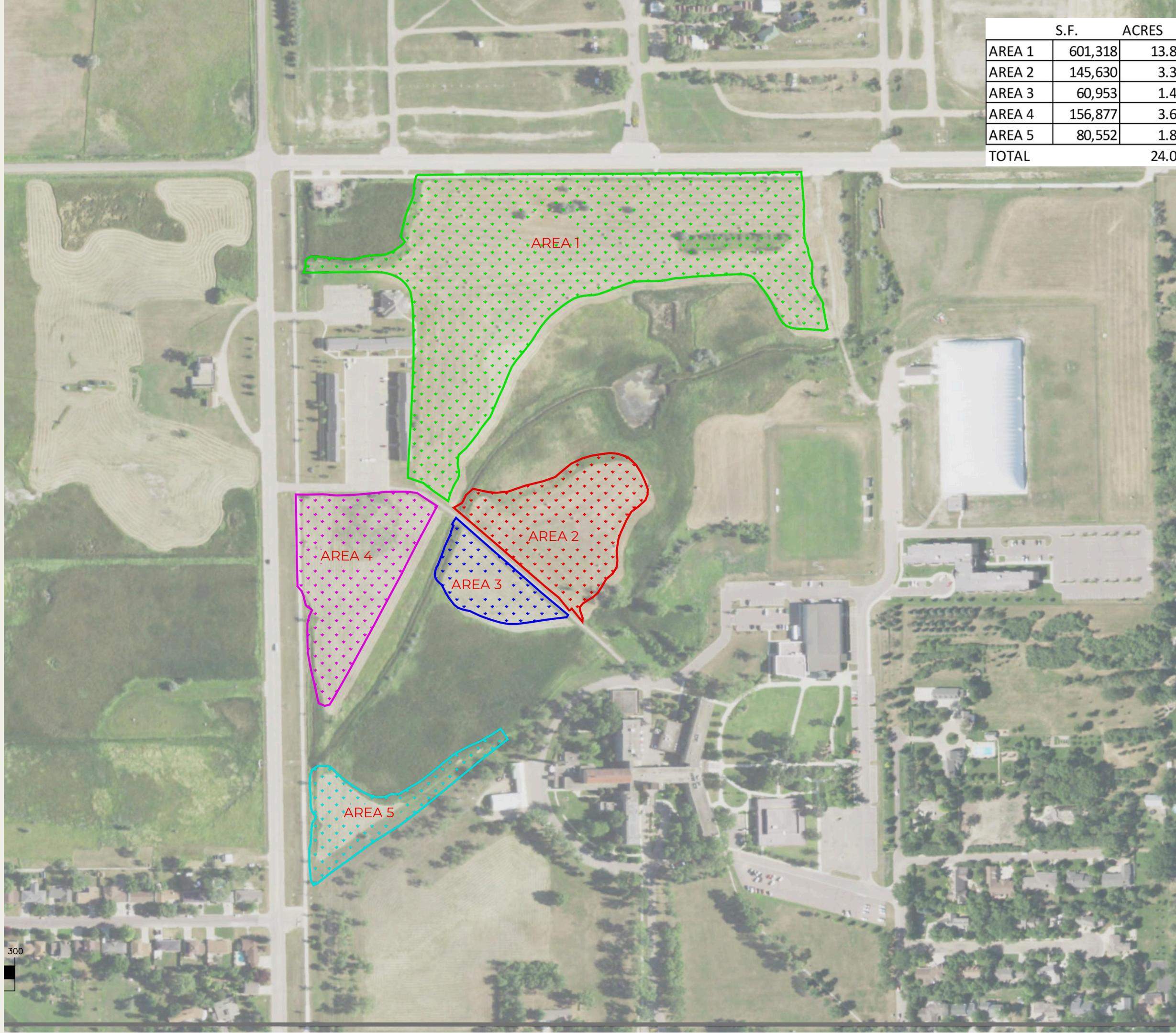
3 SEPARATE  
PLANTINGS:

MAY 24TH, 2021

SEPTEMBER 16TH,  
2021

FEBRUARY 14TH, 2022

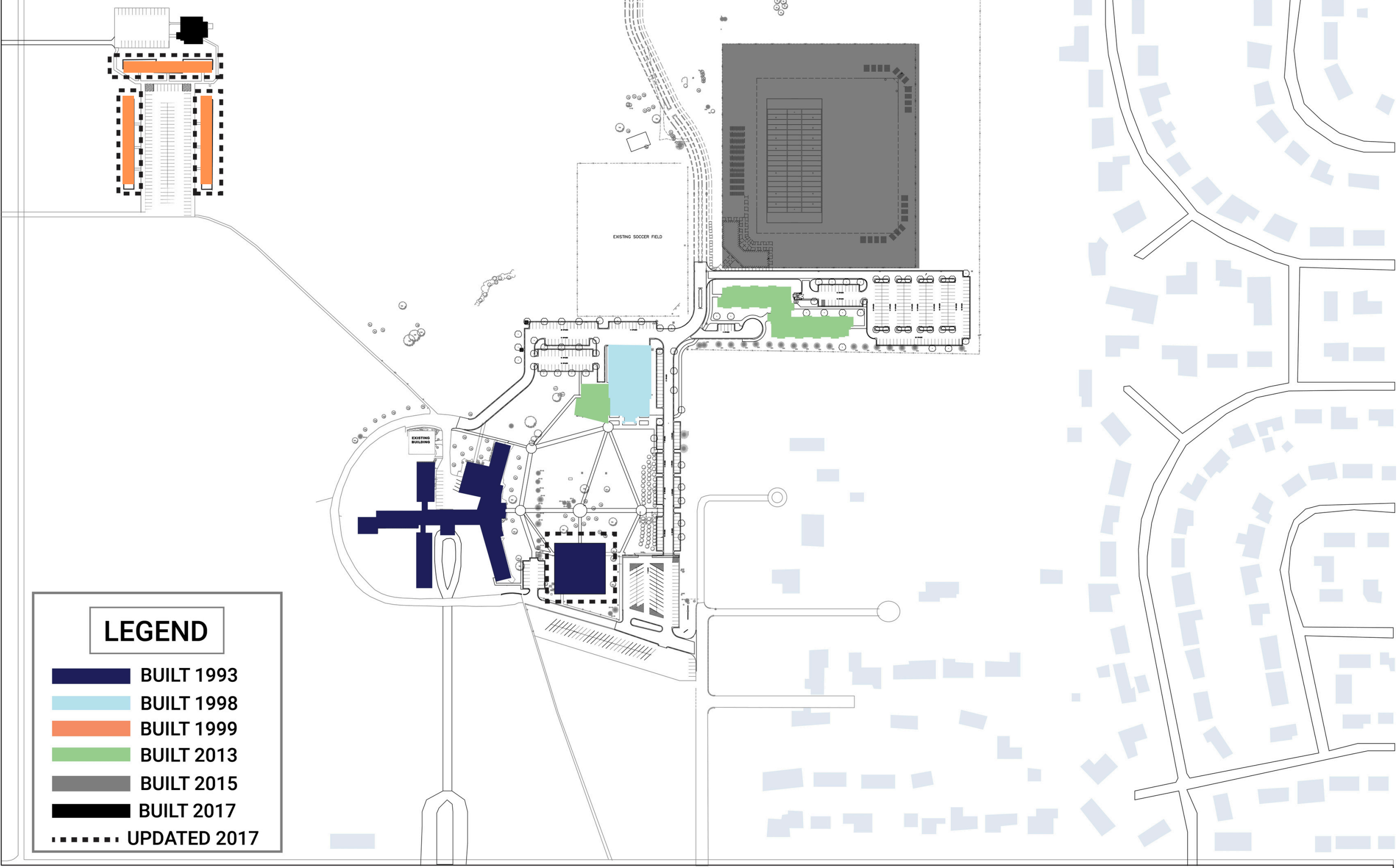
PRESENTATION  
SISTERS INSPIRED BY  
POPE FRANCIS' BOOK  
LAUDATO SI - CARING  
FOR OUR COMMON  
HOME. THE SISTERS  
HIRED JARED HOHN  
AND JAIME RISSE  
(ECOLOGY  
SPECIALISTS) TO  
BEGIN THE  
PRAIRIELAND  
RESTORATION



	S.F.	ACRES
AREA 1	601,318	13.80
AREA 2	145,630	3.34
AREA 3	60,953	1.40
AREA 4	156,877	3.60
AREA 5	80,552	1.85
TOTAL		24.00

Glycyrrhiza lepidota (American Licorice/Wild Licorice)
Mimulus ringens (Monkey Flower)
Symphyotrichum novae-angliae (New England Aster)
Carex vulpinoidea (Brown Fox Sedge)
Juncus torreyi (Torrey's Rush)
Rudbeckia hirta (Black Eyed Susan)
Verbena hastata (Blue Vervain)
Oenothera biennis (Evening Primrose)
Zizia aurea (Golden Alexanders)
Desmanthus illinoensis (Illinois Bunchflower)
Helianthus maximiliani (Maximilian Sunflower)
Solidago missouriensis (Missouri Goldenrod)
Chamaecrista fasciculata (Partridge Pea)
Coreopsis tinctoria (Plains Coreopsis)
Dalea purpurea (Purple Prairie Clover)
Helianthus pauciflorus (Stiff Sunflower/Showy Sunflower)
Asclepias incarnata (Swamp Milkweed)
Achillea millefolium var. occidentalis (Western Yarrow)
Monarda fistulosa (Wild Bergamot/Bee Balm)
Nassella viridula (Green Needlegrass)
Elymus trachycaulus (Slender Wheatgrass)
Pascopyrum smithii (Western Wheatgrass)
Amorpha canescens (Lead Plant)
Anemone canadensis (Canada Anemone/Meadow Anemone)
Astragalus canadensis (Canada Milkvetch)
Dalea candida (White Prairie Clover)
Desmodium canadense (Showy Tick Trefoil)
Echinacea pallida (Pale Purple Coneflower)
Eupatorium perfoliatum (Boneset)
Gaillardia aristata (Blanket Flower)
Lobelia siphilitica (Great Blue Lobelia)
Penstemon grandiflorus (Shell Leaf Penstemon/Large-Flowered Beardtongue)
Ratibida columnifera (Prairie Coneflower/Longheaded Coneflower)
Rosa arkansana (Prairie Wild Rose)
Solidago nemoralis (Gray Goldenrod/Dwarf Goldenrod/Old Field Goldenrod)
Solidago rigida (Stiff Goldenrod)
Tradescantia bracteata (Prairie Spiderwort)
Verbena stricta (Hoary Vervain)
Bouteloua curtipendula (Sideoats Grama)
Bouteloua gracilis (Blue Grama)
Schizachyrium scoparium (Little Bluestem)
Sporobolus heterolepis (Prairie Dropseed)

# BUILDINGS YEAR CONSTRUCTED



## LEGEND

- BUILT 1993
- BUILT 1998
- BUILT 1999
- BUILT 2013
- BUILT 2015
- BUILT 2017
- UPDATED 2017

# SITE PHOTOS

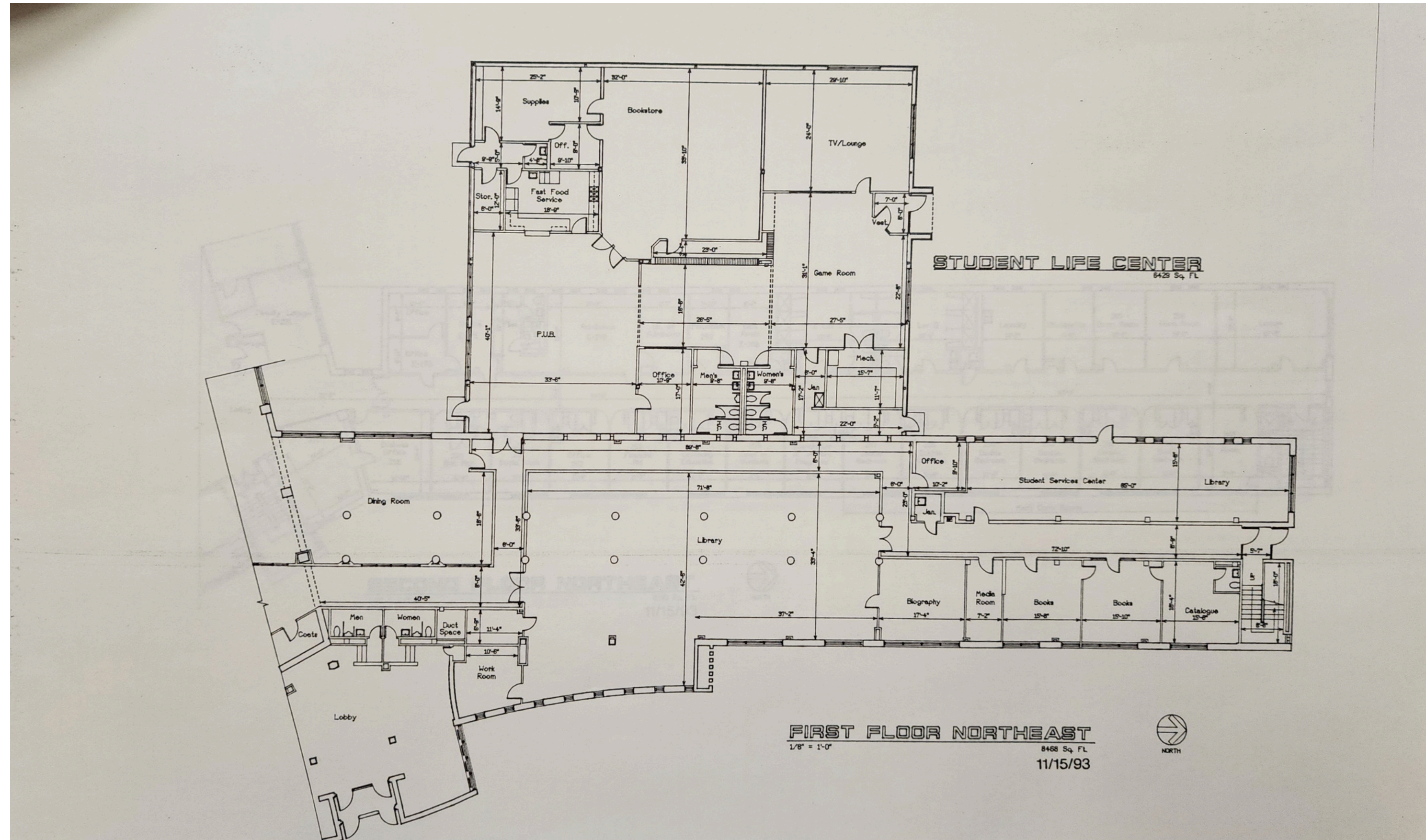




# SITE PHOTOS

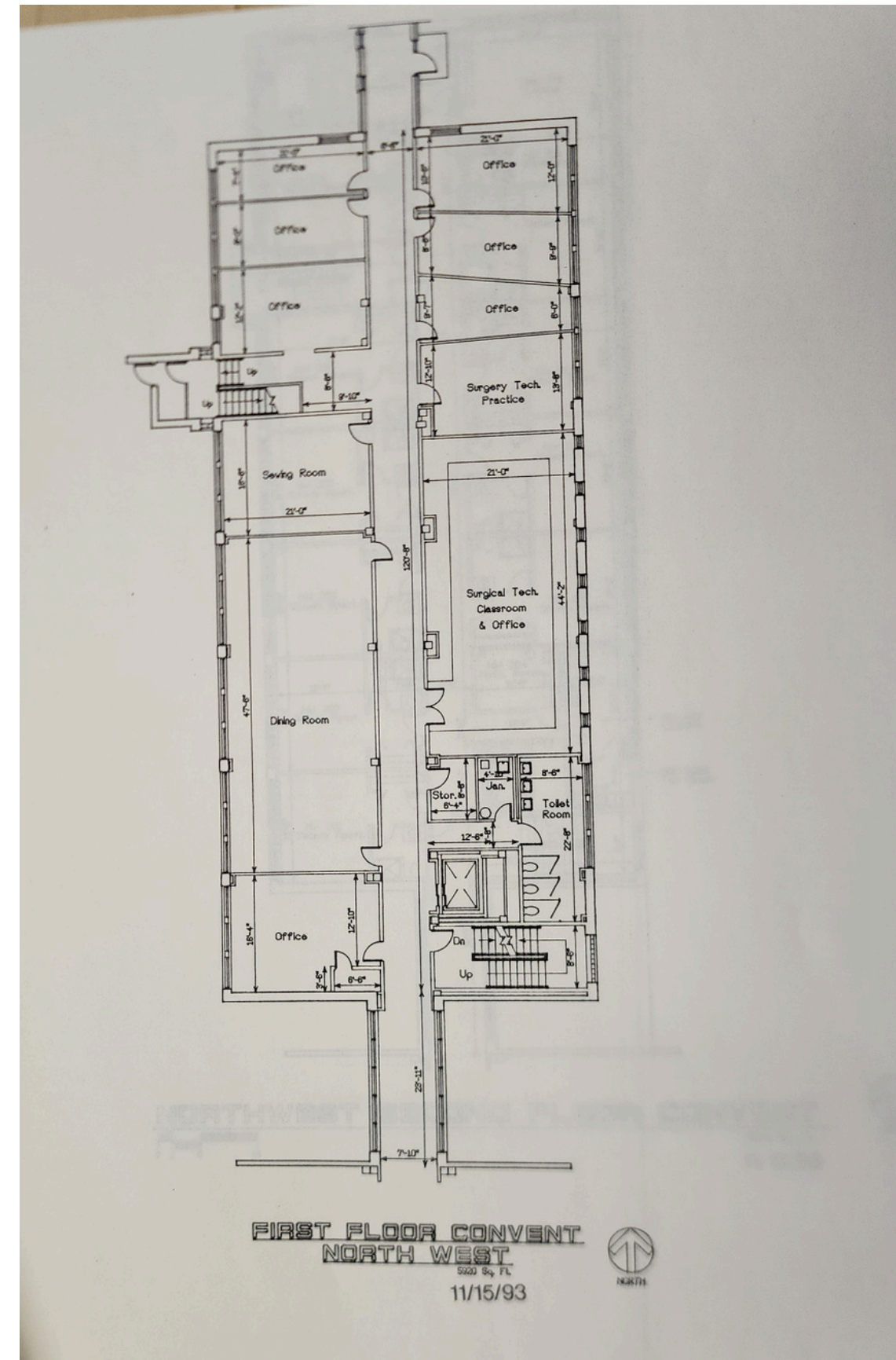
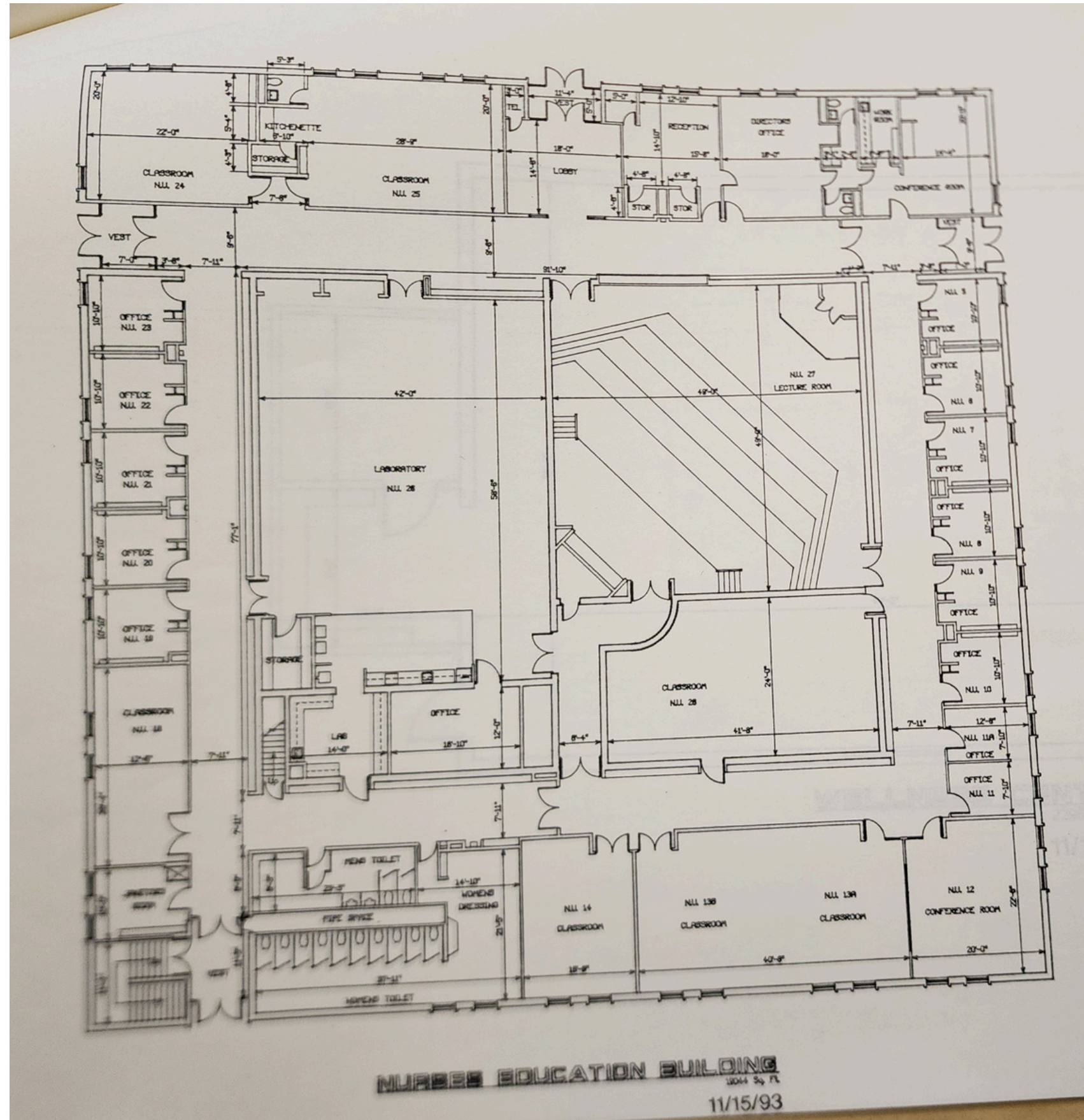


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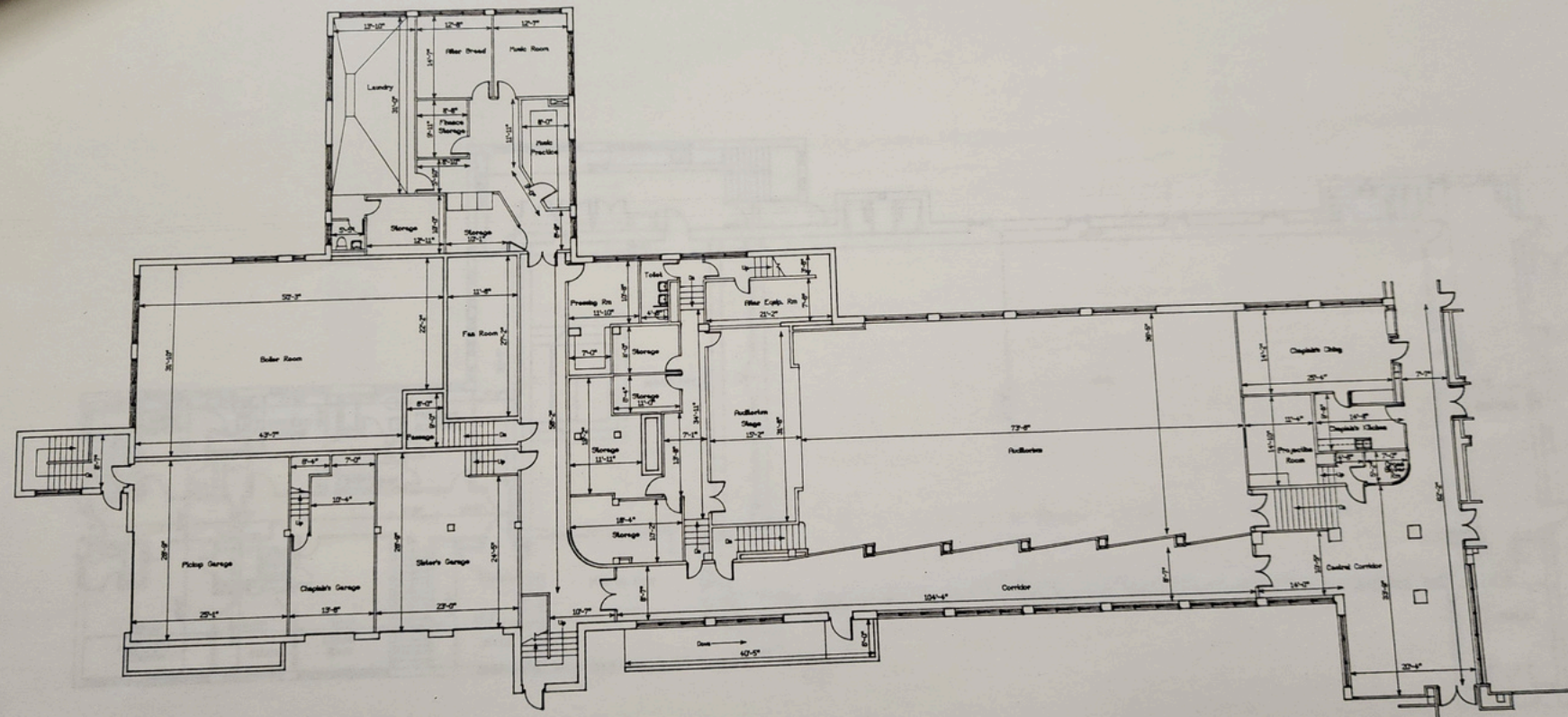


Student Life Center, Presentation College, 1993, Kathleen Daly

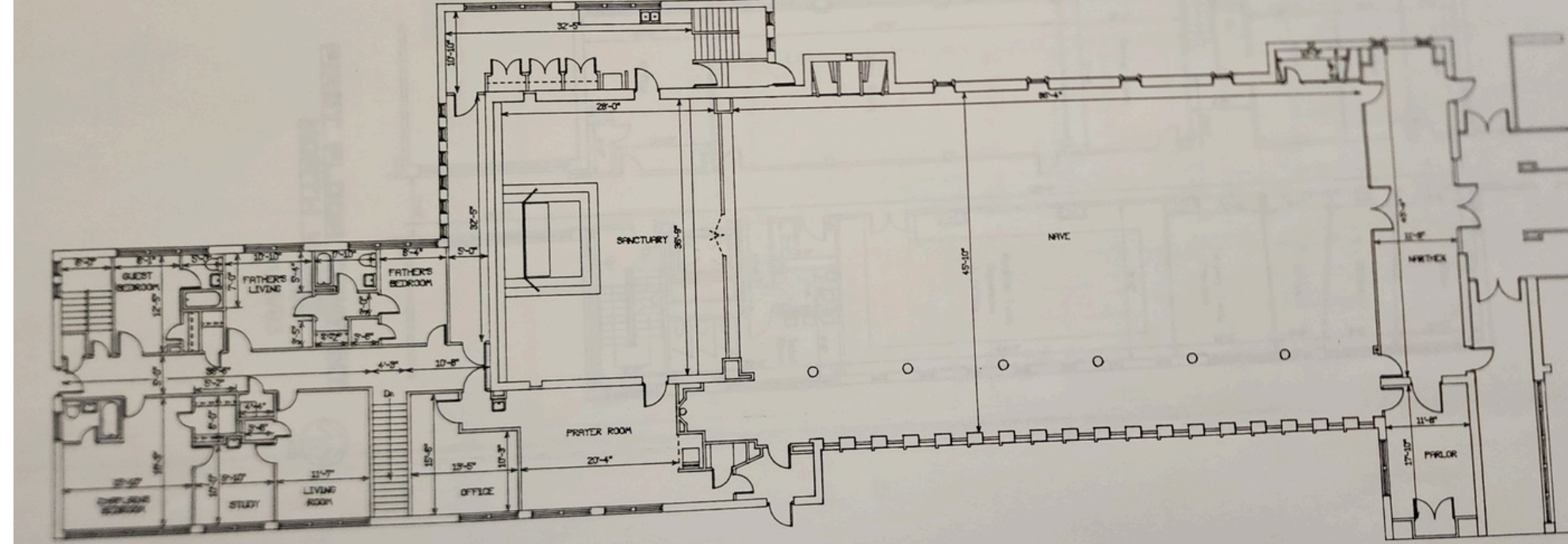
# EXISTING DOCUMENTATION



# EXISTING DOCUMENTATION

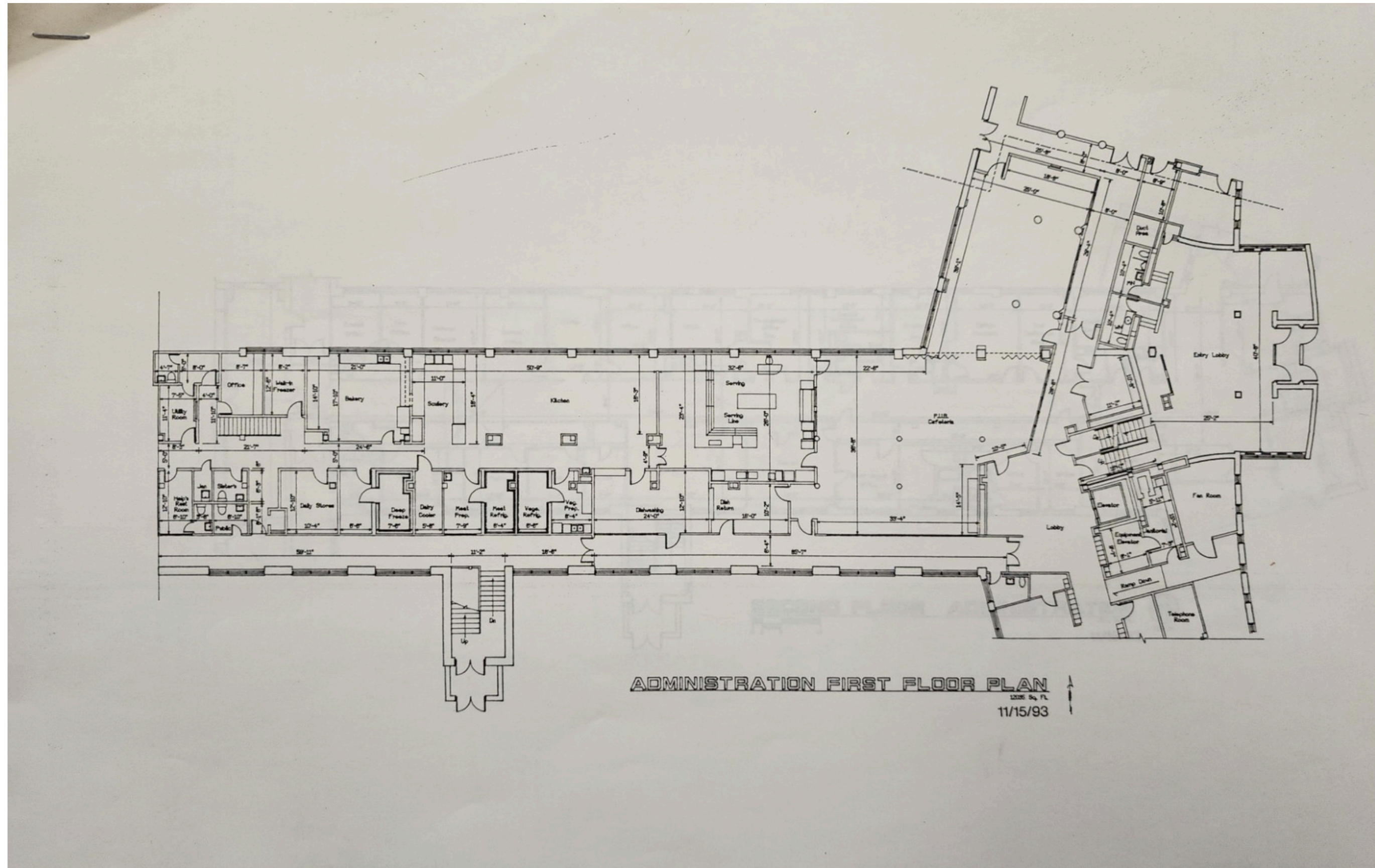


AUDITORIUM PLAN  
1024 Sq. Ft.  
11/15/93



CHAPEL FLOOR PLAN  
8278 Sq. Ft.  
11/15/93

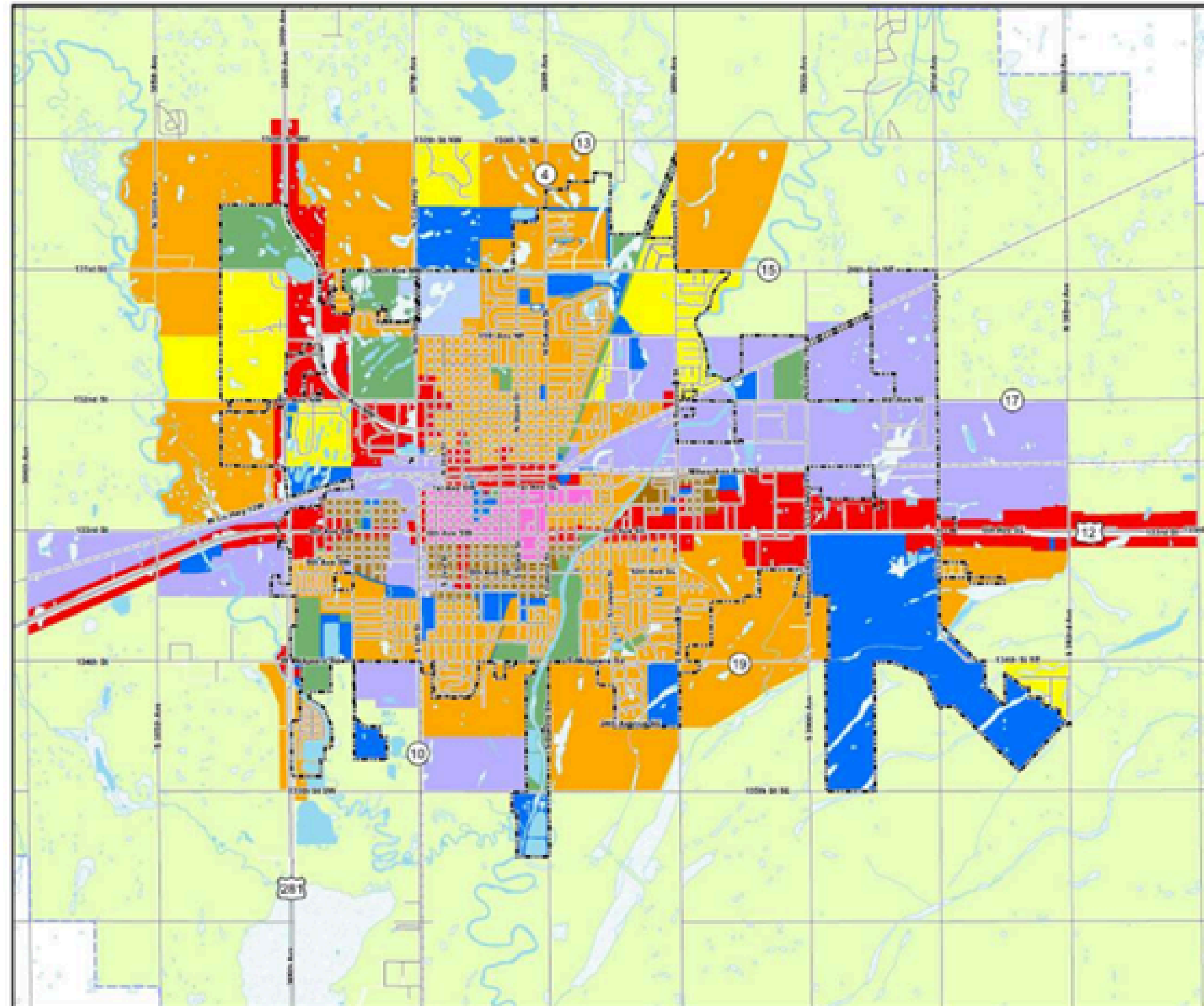
# EXISTING DOCUMENTATION



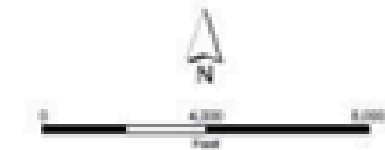
Administration First Floor, Presentation College, 1993, Kathleen Daly

# ABERDEEN COMPREHENSIVE PLAN 2050

FUTURE LAND USES - ABERDEEN 2045		
Future Land Use Category	Acres Within City Limits	Acres Outside City Limits
Rural	24	39,824
Low Density Residential	705	424
Medium Density Residential	2,340	3,783
High Density Residential	291	0
Commercial	1,069	597
Downtown Mixed Use	190	0
Industrial	1,487	1,763
Institutional	149	0
Park/Open Space	868	0
Public	1,642	244
Right-of-Way	1,541	1,265
Open Water	289	969
<b>Total</b>	<b>10,595</b>	<b>48,867</b>



City Vicinity Future Land Use



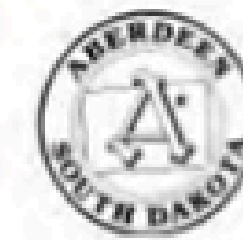
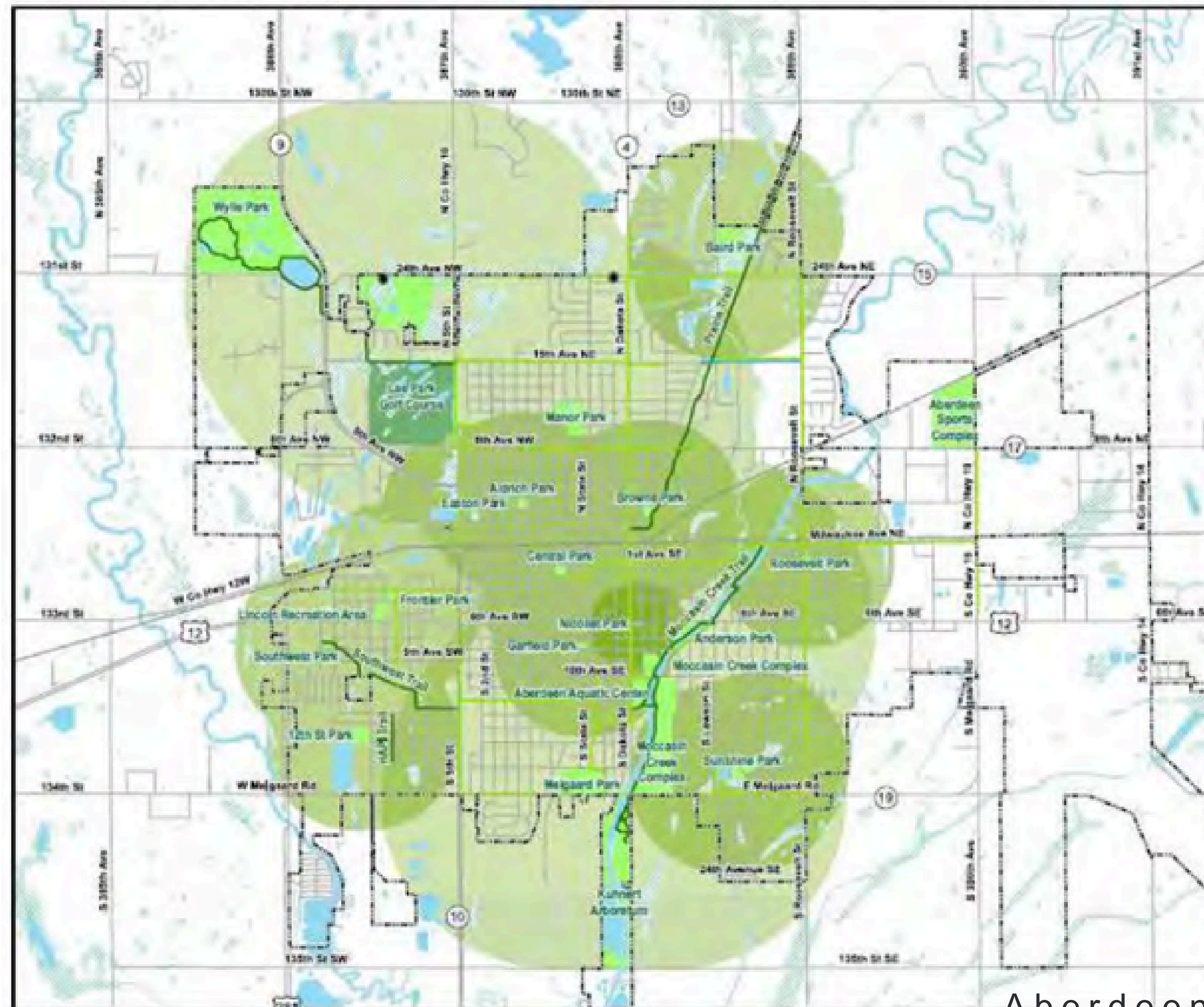
- Planning Jurisdiction Outline
- City Boundary
- Rural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Downtown Mixed Use
- Industrial
- Institutional
- Public
- Park/Open Space
- Open Water
- Wetland

December 13, 2018



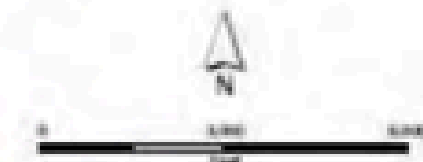
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# ABERDEEN COMPREHENSIVE PLAN 2050



City of  
**ABERDEEN**  
Growth Plan

### Park Service Areas



- Off-Road Trail
- Roadside Trail
- Bike Lane
- Park
- Golf Course
- Community Park & Playfield Service Area
- Neighborhood Park Service Area
- Mini Park Service Area
- City Boundary
- Open Water
- Wetlands
- Trail Segments In Process

December 5, 2018



# ABERDEEN COMPREHENSIVE PLAN 2050

## LAND USE GOALS

- Stabilization of “tired” neighborhoods, rehabilitation and revitalization, and provision of quality, **affordable housing**
- Compatible future land use planning to prevent undesirable encroachment of neighborhoods and sensitive areas
- An attractive, highly livable community with a preserved small-town character and unique identity
- Policies, regulations, incentives, and processes that consistently represent the vision and desired character of the community

## ECONOMIC GOALS

- Economic development program that facilitates business start-ups, fosters expansion of existing businesses, and attracts new employers that contribute positively to the tax base
- A highly **qualified, skilled and educated labor force** that meets the employment needs of local businesses



# PROPOSED SOLUTION

# PROGRAMMING AND OCCUPANCY

City purchased the Strode Activity Center, the Winter Dome, the soccer field, and a vacant lot to the north

- Programming and recreational use (winter and spring months)

Northern State University, the other institution in Aberdeen, added a 4-year accredited nursing major to their programming

Aberdeen lacks a higher education technical school in the region

- Central High School offers voc-tech classes to their students
- A technical school in Aberdeen will attract local high school students and people around the area
  - Building trades, computer science, mechanical, electrical, and plumbing trades
- On-campus apartments

Affordable housing

Leasable commercial/office space

# CASE STUDIES

# AIB COLLEGE OF BUSINESS

Location: Des Moines, Iowa

Founded: 1921

14.5 acres

Private, non-profit baccalaureate college of business

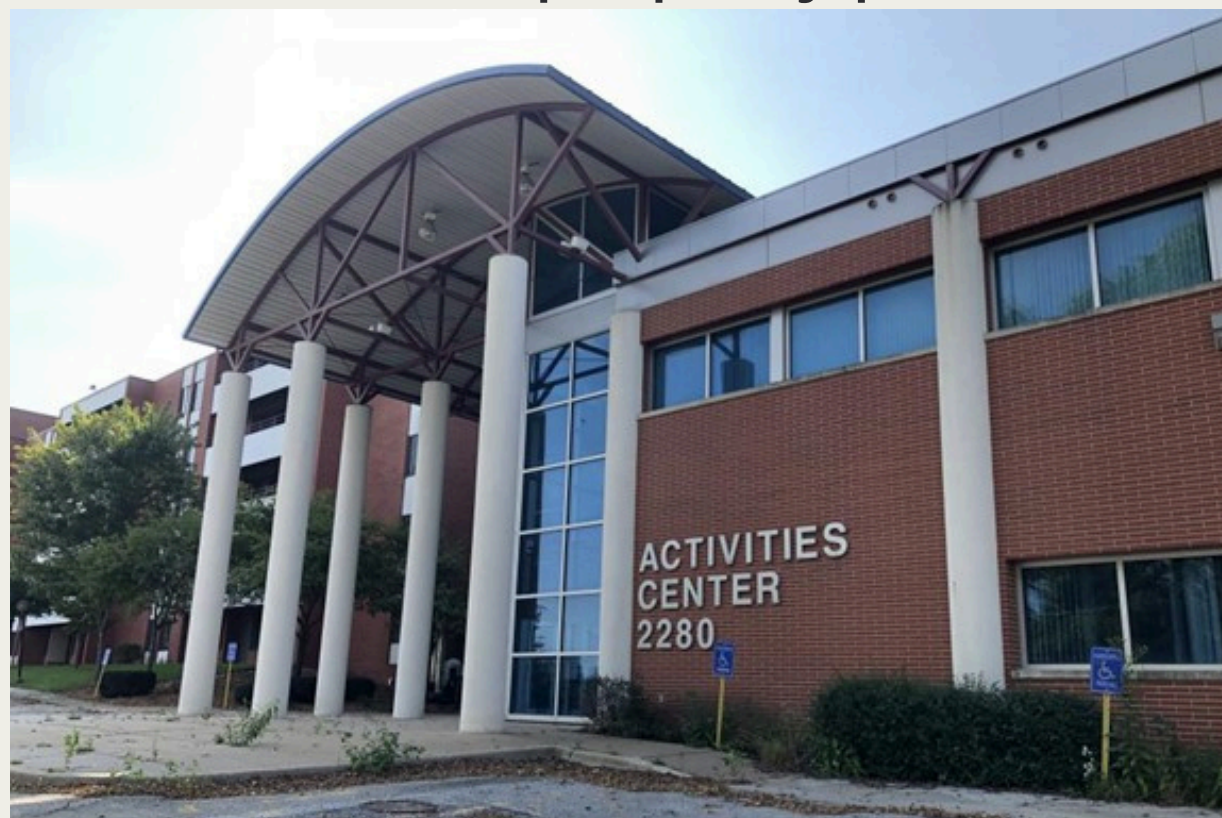
Merged with University of Iowa in 2016 and later closed in 2018



Former Fenton Hall became 93 apartment units

Activity Center used for programming for seven months, while remaining five months open for residents of nearby apartment complexes

Three-acre vacant property purchased and turned into high-end townhomes



# NASSON COLLEGE

Location: Springville, Maine

Founded: 1912

280 acres

Four-year accredited liberal arts college (private)

Went through many closings and re-openings, but officially closed in 1983

Student Activity Center repurposed into community center

Community health center opened in previous science building

Residential dorms turned into senior housing, apartments, and office spaces



# UNIVERSITY OF TEXAS AT DALLAS ENGINEERING AND COMPUTER SCIENCE WEST

FLOOR PLANS



LEVEL 01

- |                       |                     |                            |                                 |                         |                   |
|-----------------------|---------------------|----------------------------|---------------------------------|-------------------------|-------------------|
| 1 COMMUNITY COMMONS   | 4 INSTRUCTIONAL LAB | 7 STUDY/INTERACTION        | 10 EXTERIOR TERRACE             | 13 COMPUTER LAB         | 16 OFFICE SUITE   |
| 2 300-SEAT AUDITORIUM | 5 PROJECT WORKSHOP  | 8 BUILDING SUPPORT         | 11 CAFÉ / COFFEE BAR            | 14 "BIRD'S NEST"        | 17 STUDENT LOUNGE |
| 3 CLASSROOMS          | 6 RESEARCH LAB      | 9 STUDENT PROJECT WORKROOM | 12 FACULTY / RESEARCHER SUPPORT | 15 FACULTY / GA OFFICES | 18 SHELL / FUTURE |



FLOOR PLANS

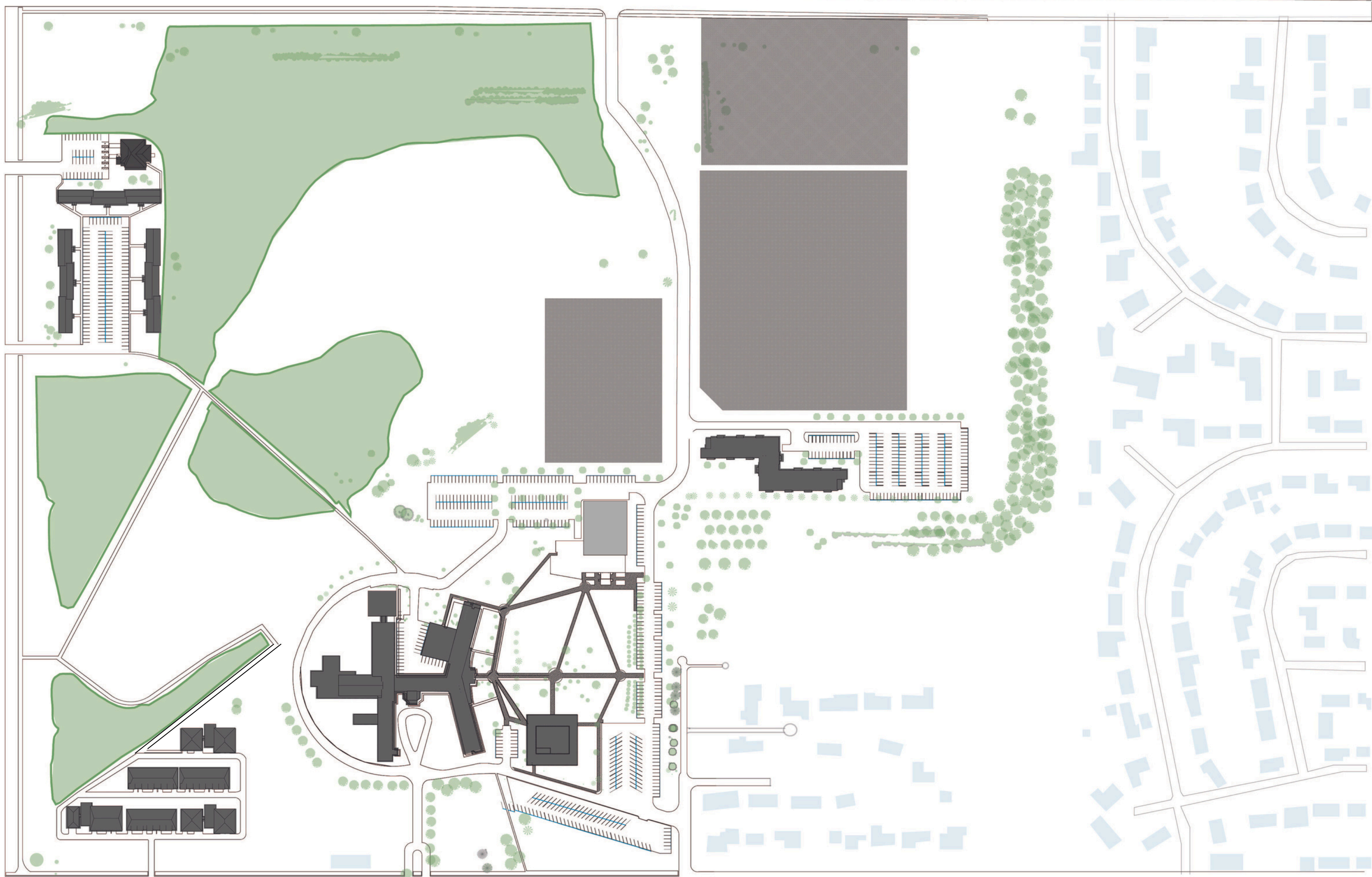


LEVEL 02

- |                       |                     |                            |                                 |                         |                   |
|-----------------------|---------------------|----------------------------|---------------------------------|-------------------------|-------------------|
| 1 COMMUNITY COMMONS   | 4 INSTRUCTIONAL LAB | 7 STUDY/INTERACTION        | 10 EXTERIOR TERRACE             | 13 COMPUTER LAB         | 16 OFFICE SUITE   |
| 2 300-SEAT AUDITORIUM | 5 PROJECT WORKSHOP  | 8 BUILDING SUPPORT         | 11 CAFÉ / COFFEE BAR            | 14 "BIRD'S NEST"        | 17 STUDENT LOUNGE |
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# ADAPTIVE REUSED SITE PLAN



CITY OWNED  
PROPERTY

TECHNICAL  
SCHOOL

STUDENT  
HOUSING  
APARTMENTS

AFFORDABLE  
HOUSING

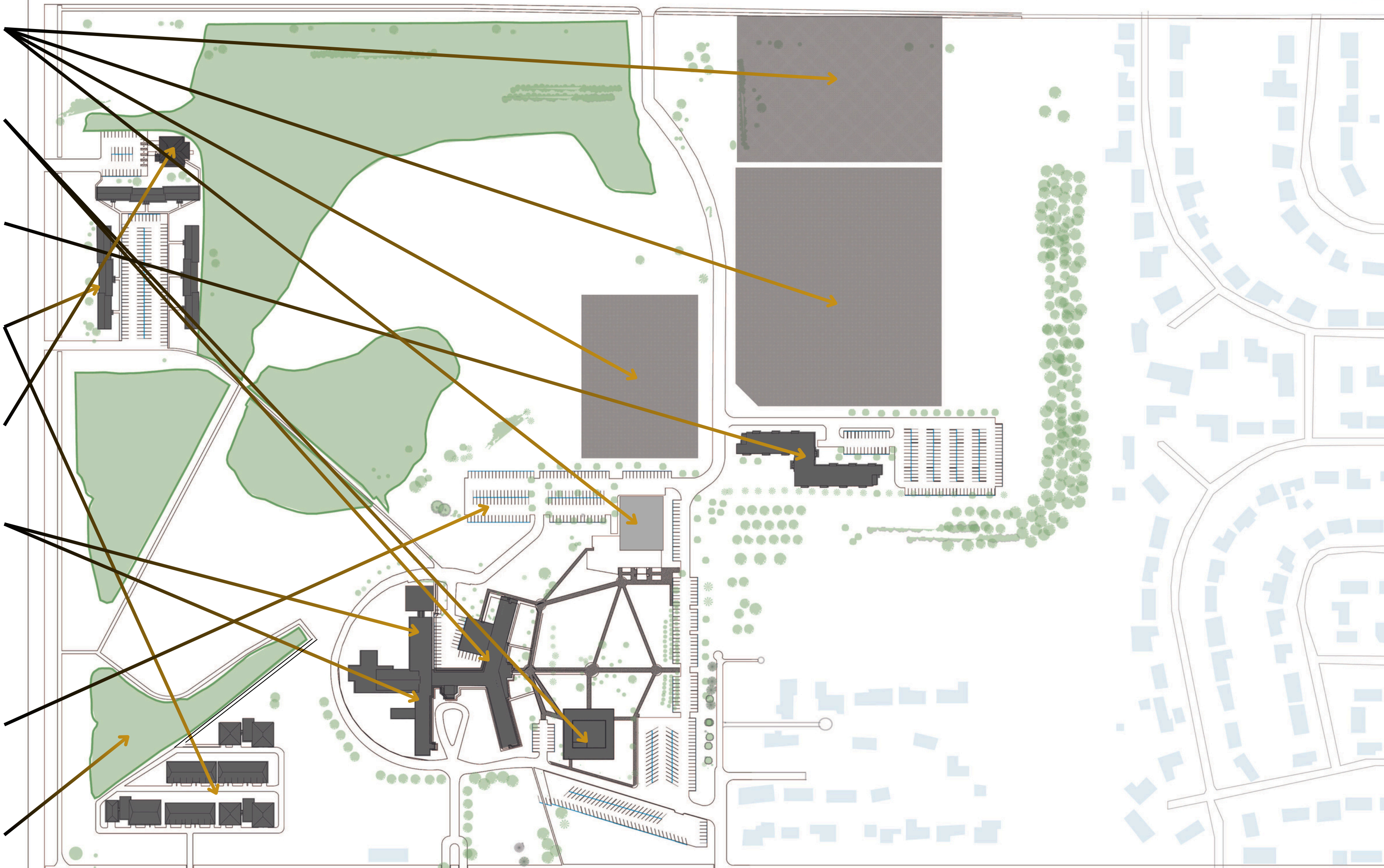
EVENT SPACE

LEASIBLE  
OFFICE SPACE

TECHNICAL  
SCHOOL

ADDITIONAL  
PARKING

NATIVE  
PRAIRIELAND  
GRASSES

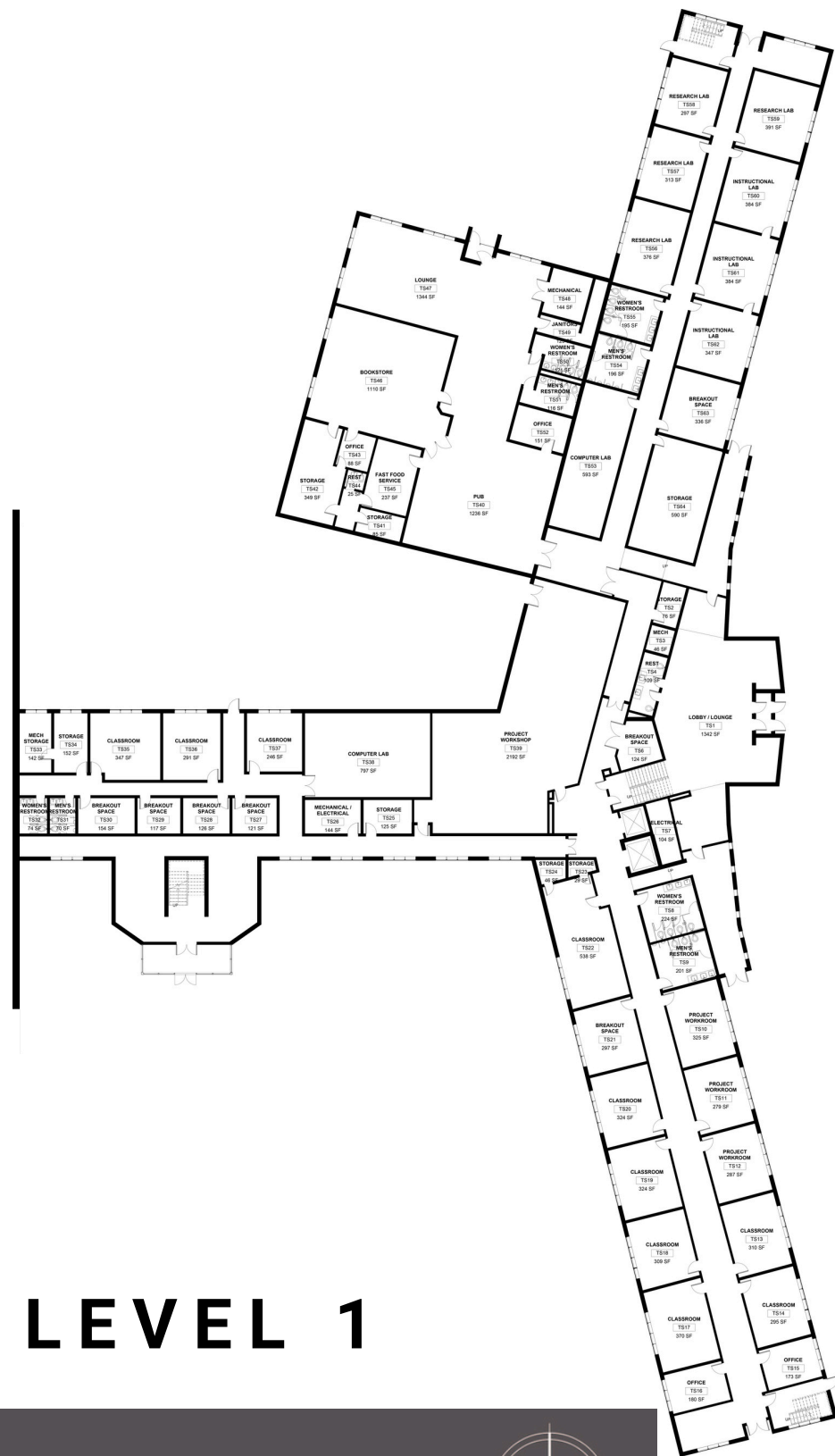




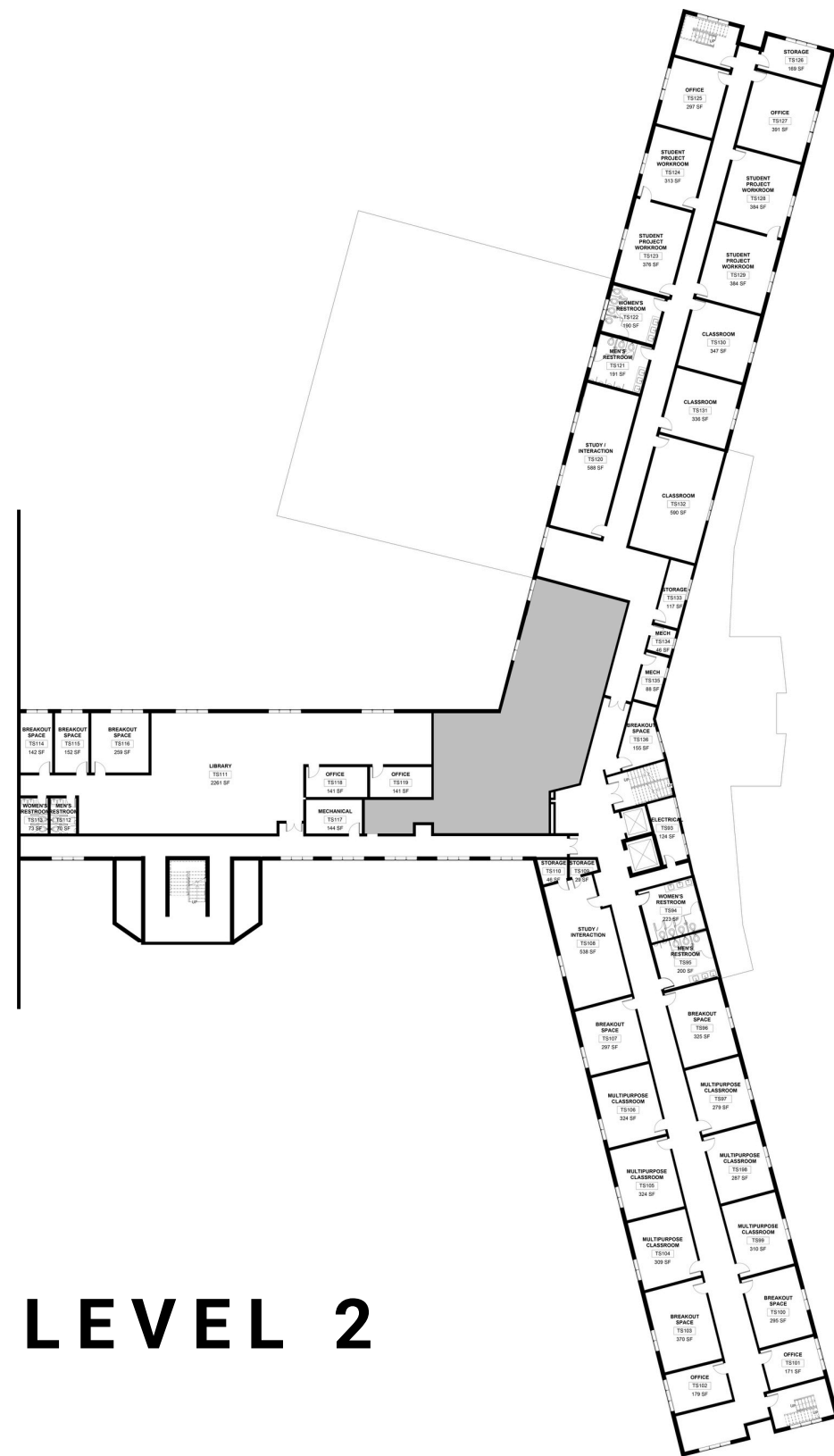
NORTHEAST TECHNICAL SCHOOL



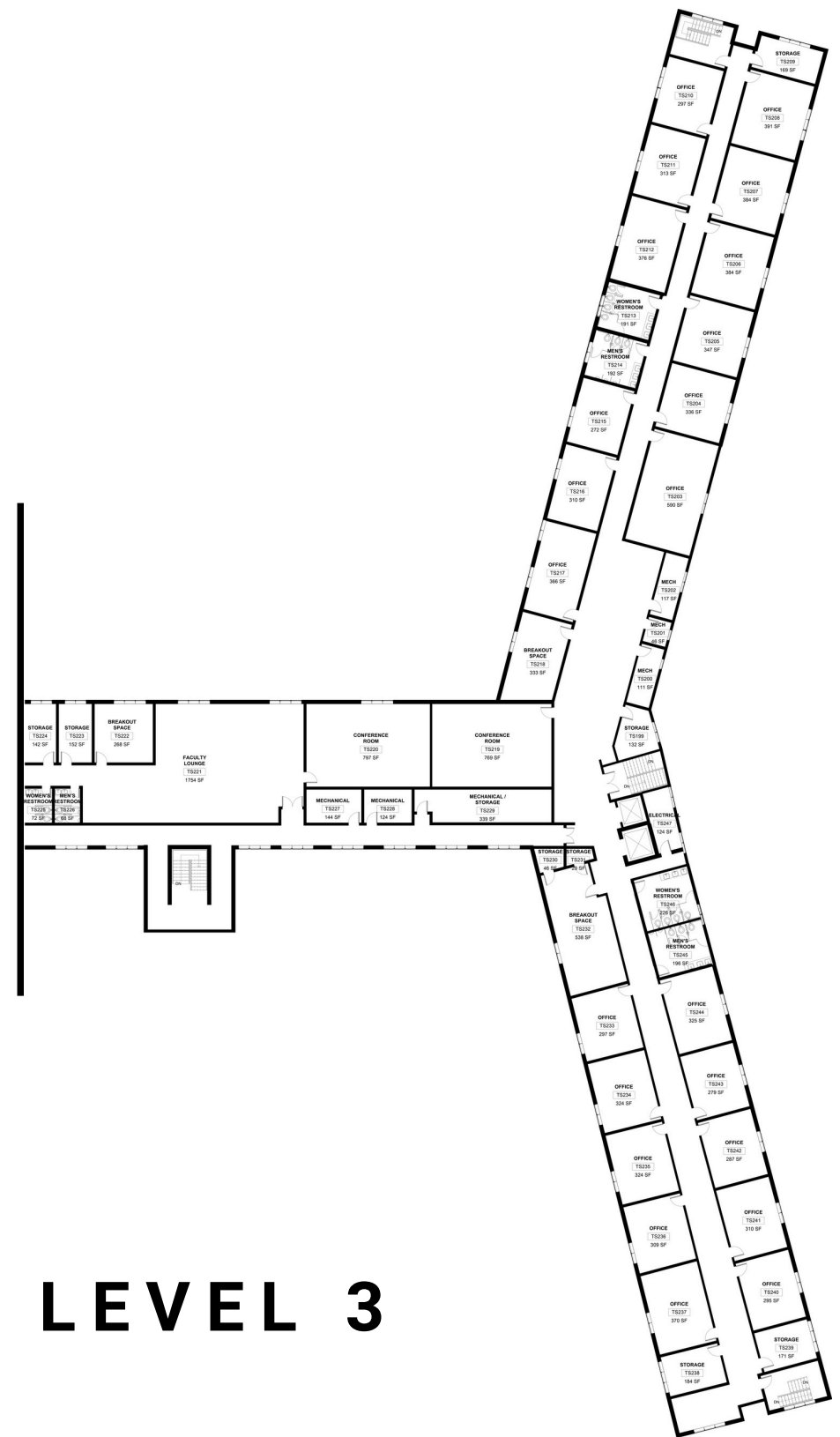
# NORTHEAST TECHNICAL SCHOOL



**LEVEL 1**

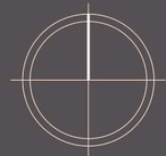


**LEVEL 2**



**LEVEL 3**

SCALE: 1/8" = 1' 0"



0 6 12 18 24 30



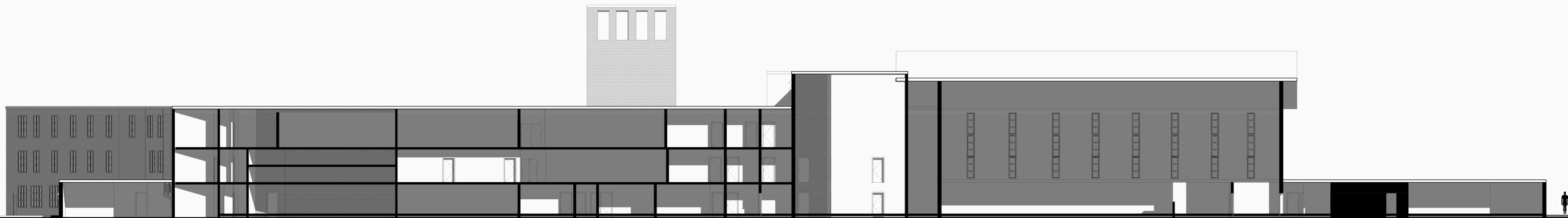
**SOUTH ELEVATION**



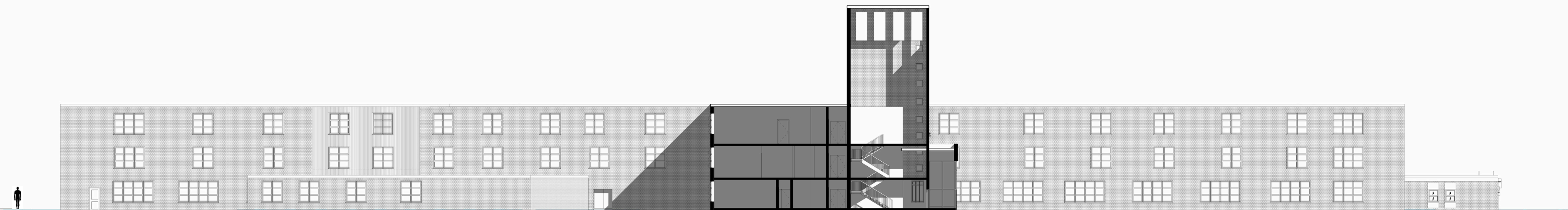
**WEST ELEVATION**

SCALE: 1/8" = 1' 0"





**NORTH SECTION**



**WEST SECTION**

SCALE: 1/8" = 1' 0"

0 6 12 18 24 30



COMPUTER LAB

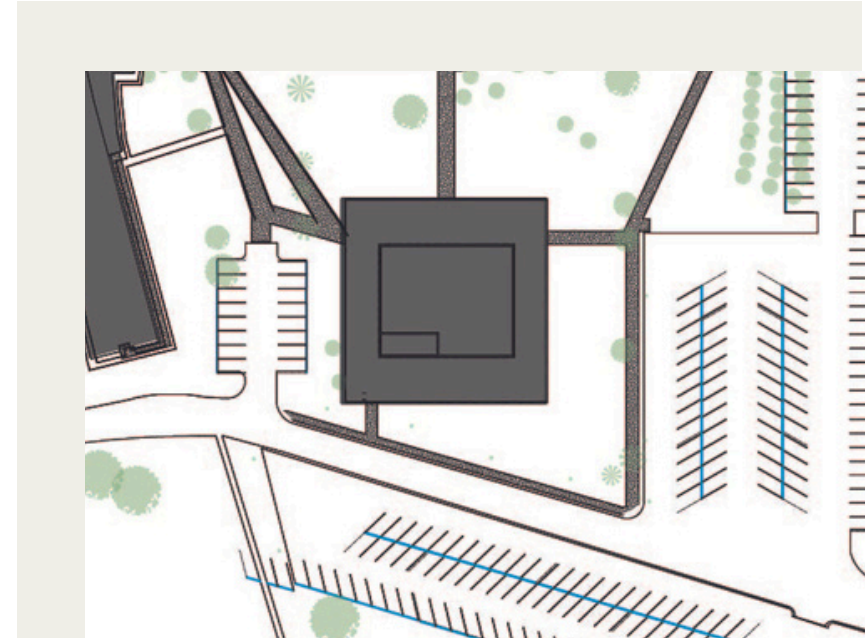


PROJECT WORKSHOP

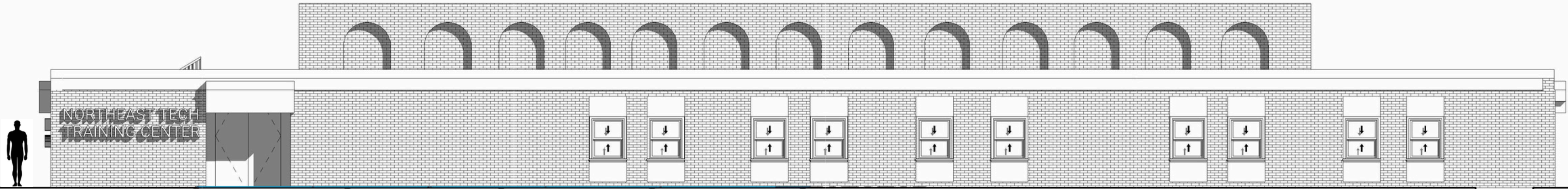
# NORTHEAST TECHNICAL LEARNING CENTER



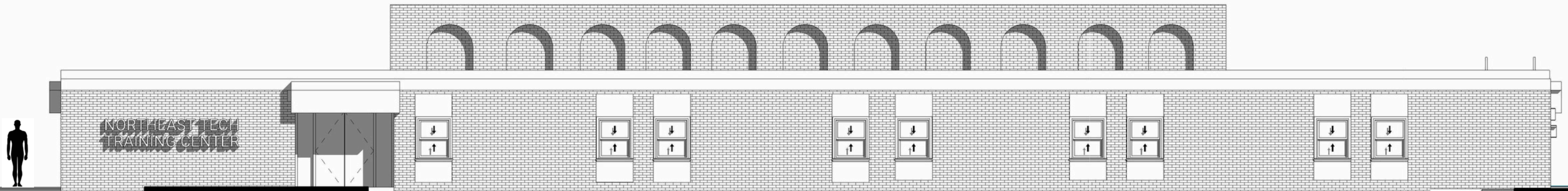
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**SOUTH ELEVATION**



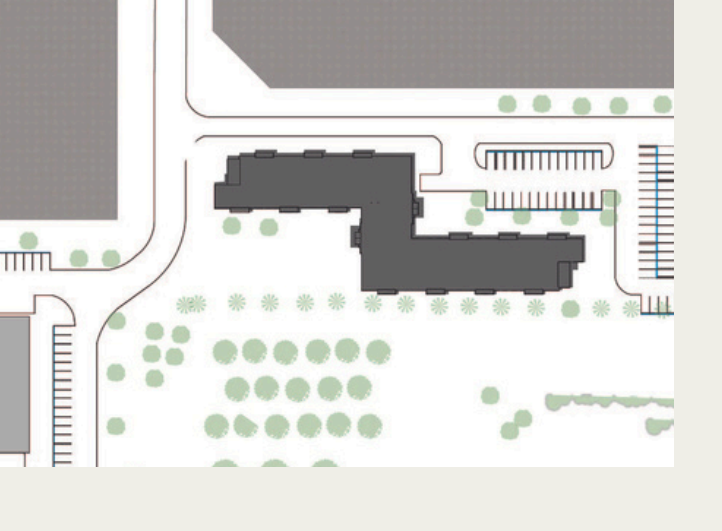
**WEST ELEVATION**

SCALE: 1/8" = 1' 0"





EXTERIOR CAMPUS RENDER



# STUDENT HOUSING APARTMENTS



LEVEL 1 FLOOR PLAN

- 6 1-BEDROOM APARTMENTS
- 1 2-BEDROOM APARTMENTS
- 39 4-BEDROOM APARTMENTS

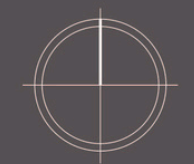
SCALE: 1/8" = 1' 0"





# LEVELS 2 AND 3 FLOOR PLAN

SCALE: 1/8" = 1' 0"





**WEST ELEVATION**

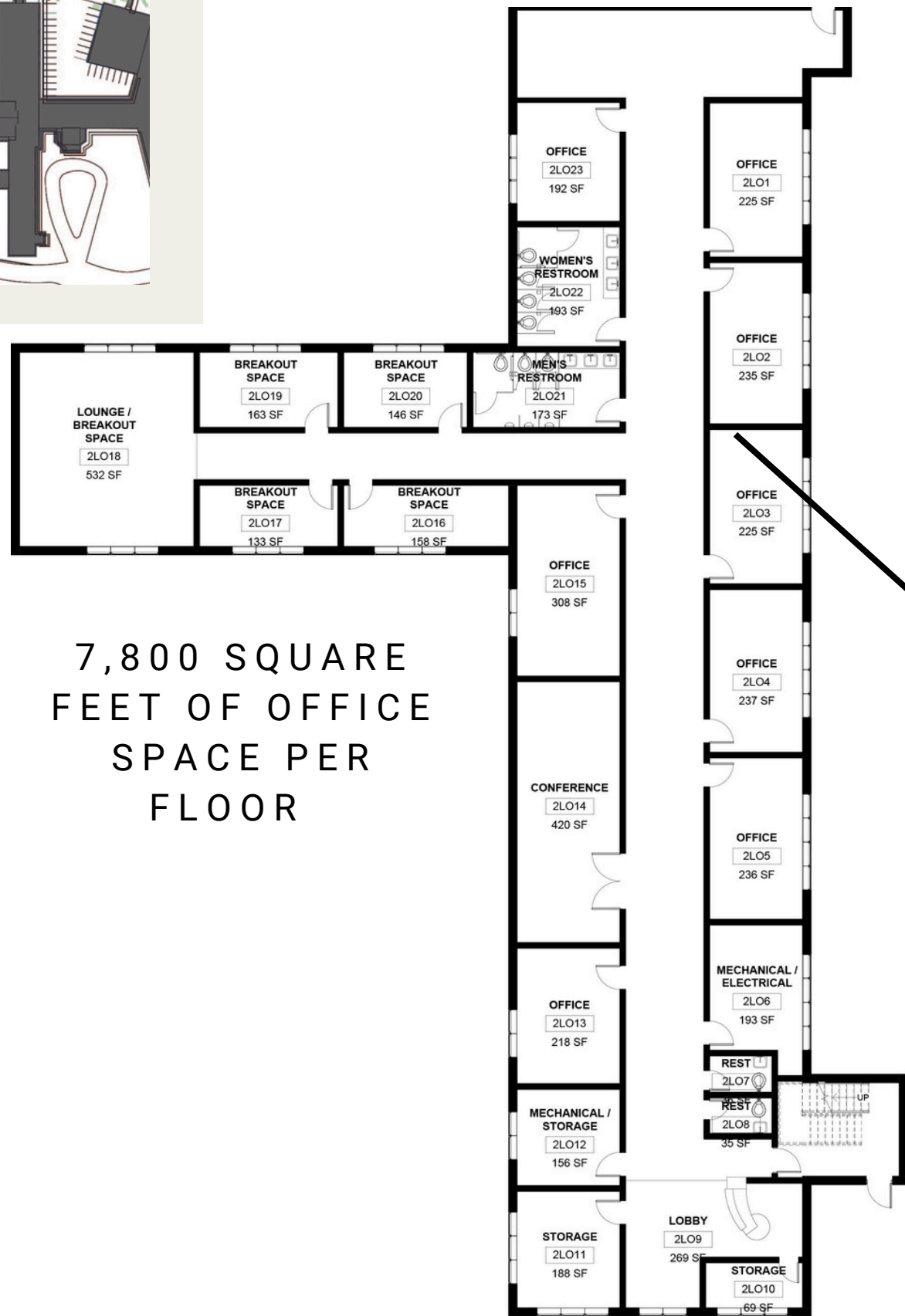
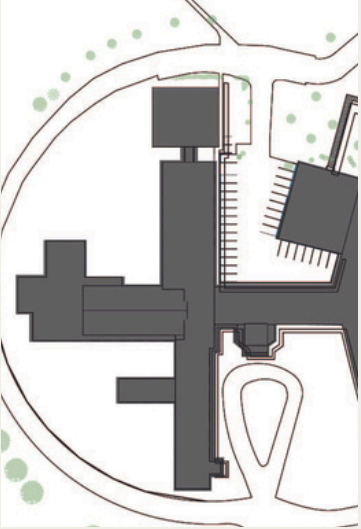


**SOUTH ELEVATION**

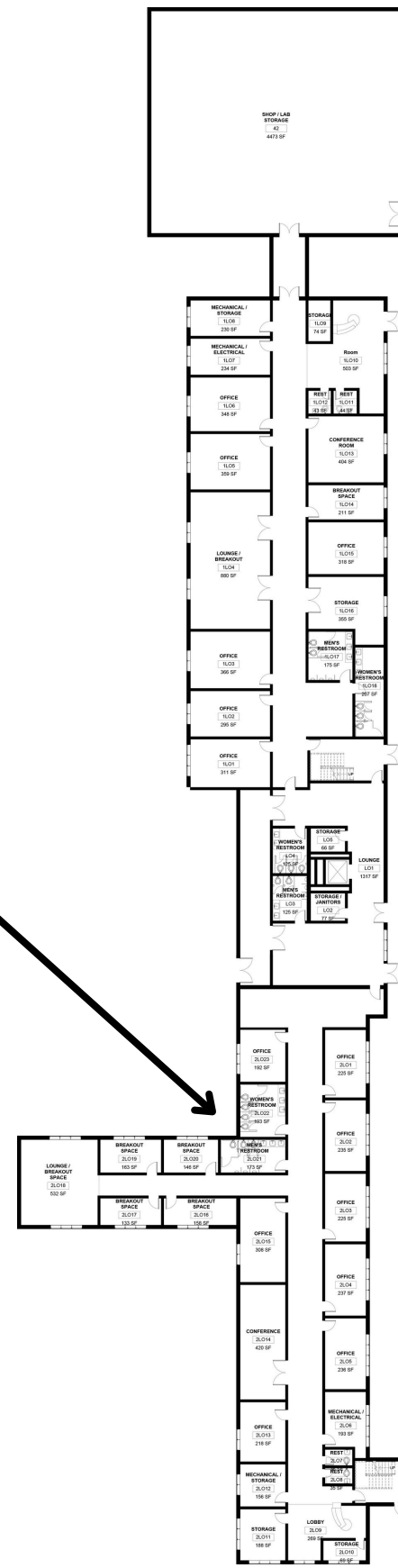
**SCALE: 1/8" = 1' 0"**

0 6 12 18 24 30

# LEASABLE OFFICE SPACE



7,800 SQUARE FEET OF OFFICE SPACE PER FLOOR



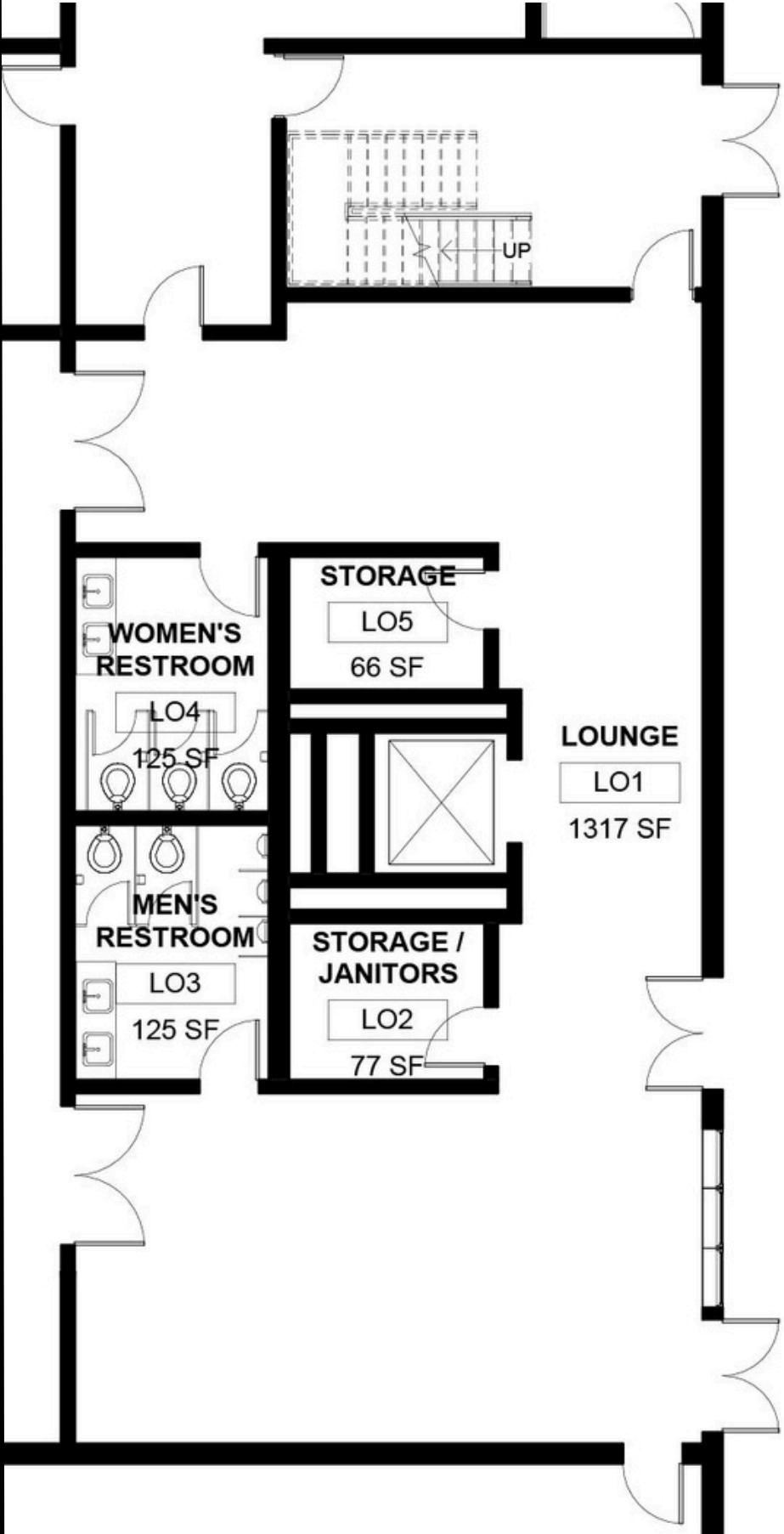
# LEVEL 1 OFFICE SPACE

SCALE: 1/8" = 1' 0"



0 6 12 18 24 30

# LEVEL 1 CONNECTING LOUNGE SPACE



SCALE: 1/8" = 1' 0"



0 6 12 18 24 30



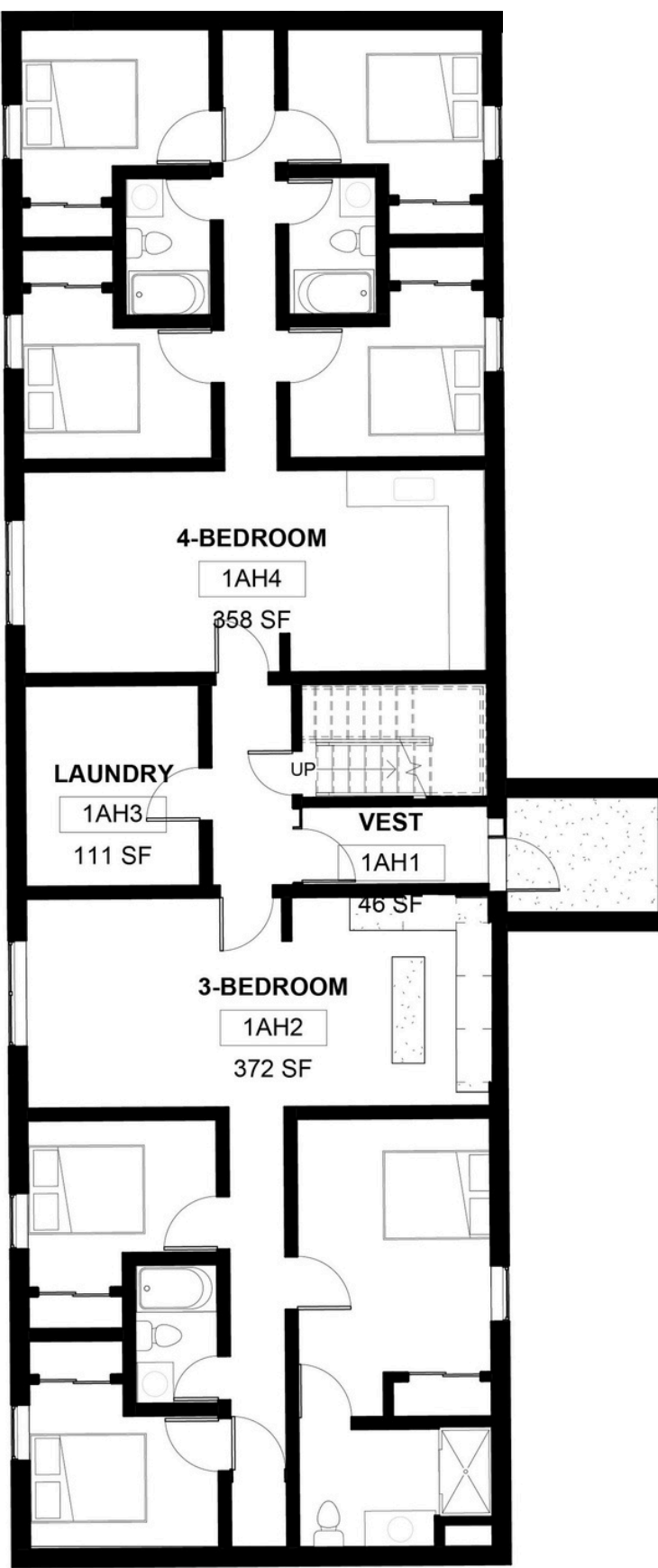
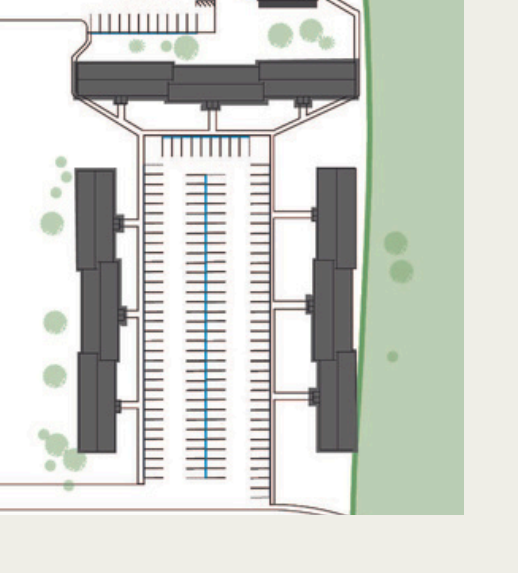


WEST SECTION

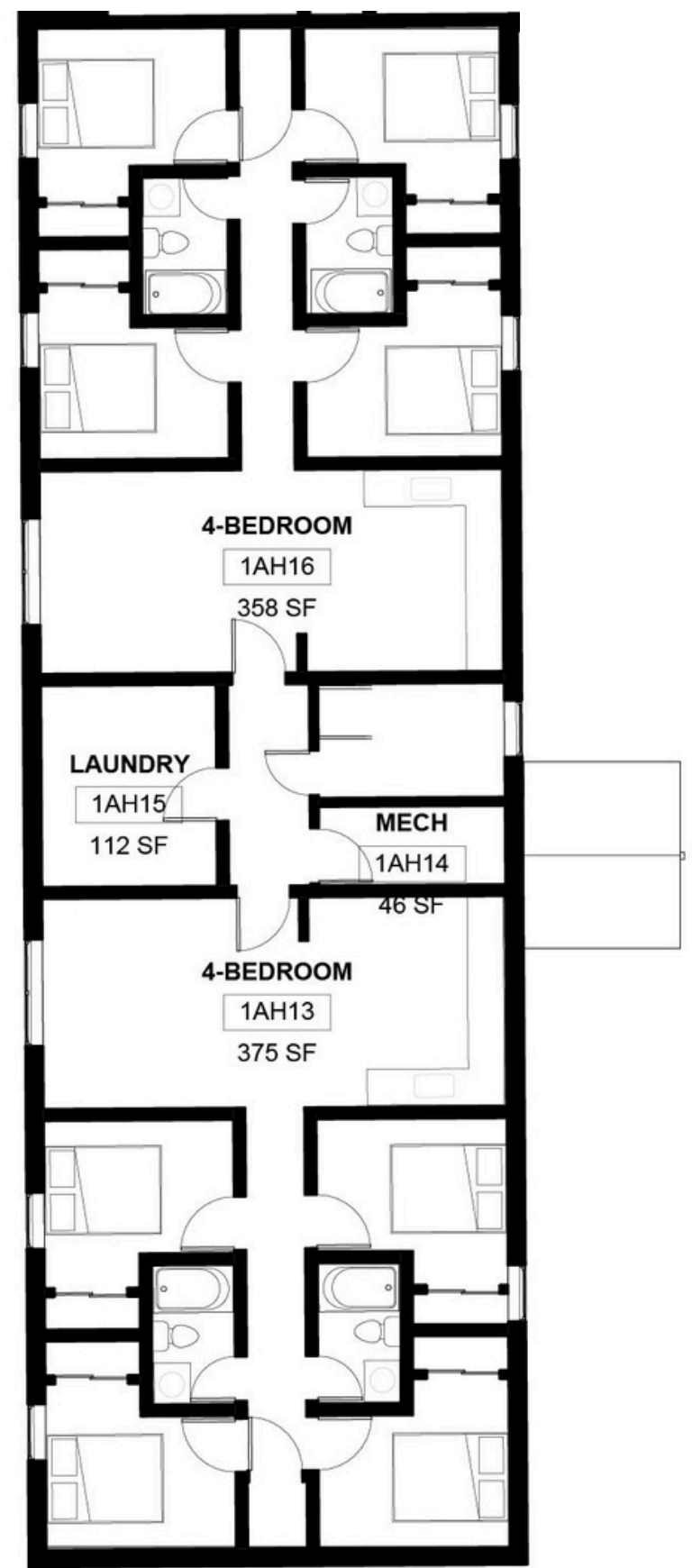
SCALE: 1/8" = 1' 0"

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# AFFORDABLE HOUSING

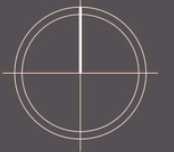


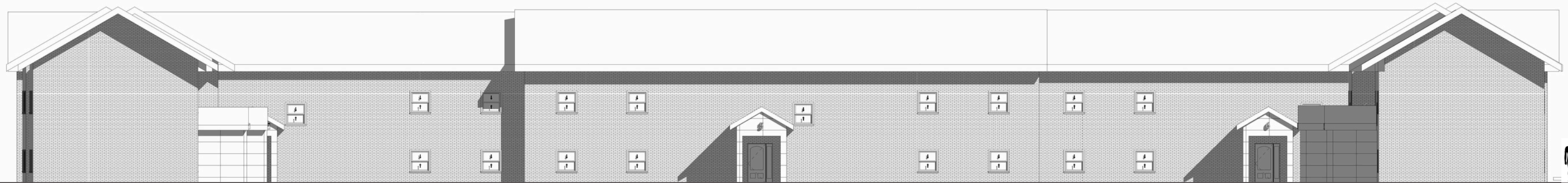
**LEVEL 1**



**LEVEL 2**

SCALE: 1/8" = 1' 0"





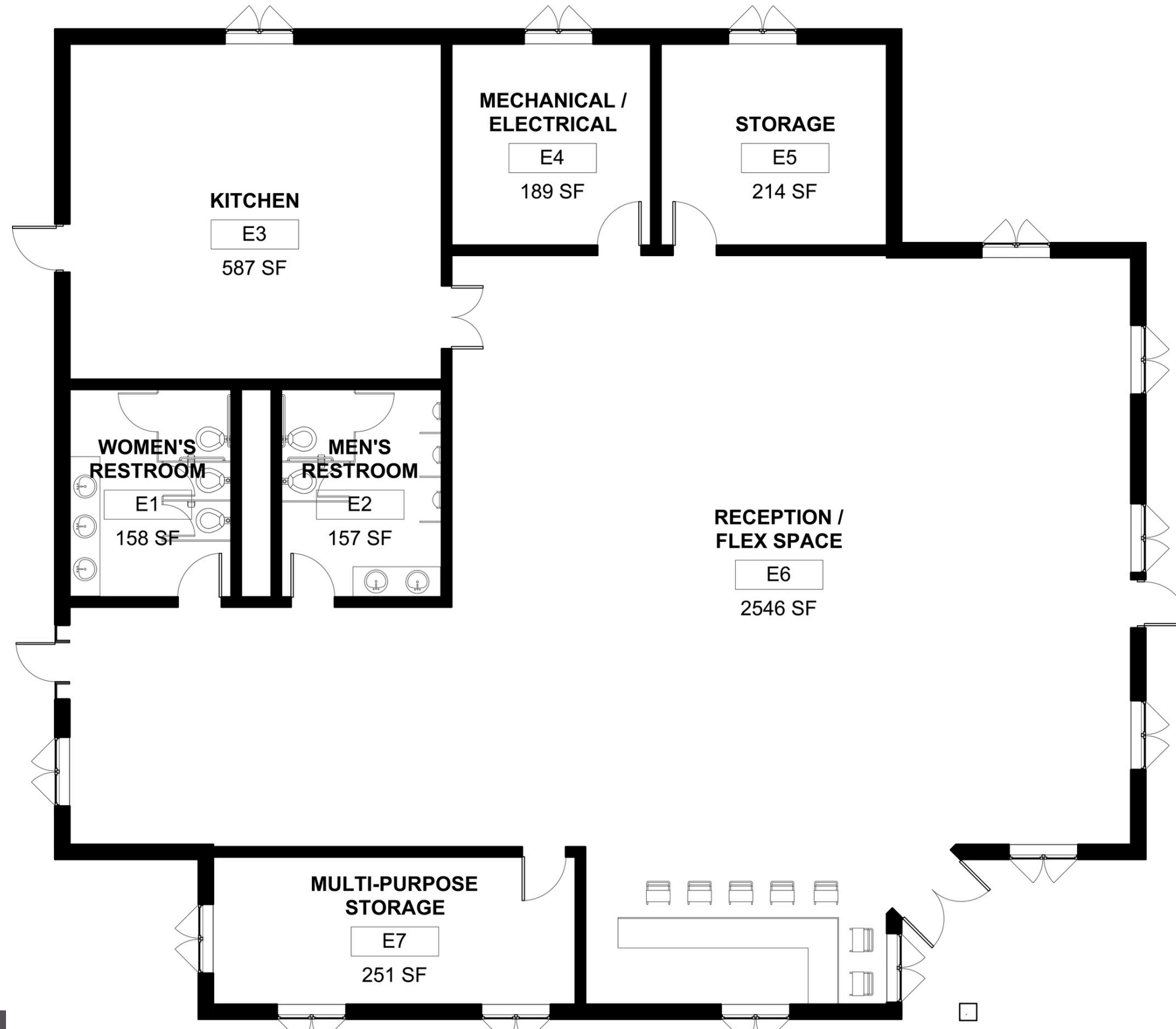
**SOUTH ELEVATION**



**SOUTH SECTION**

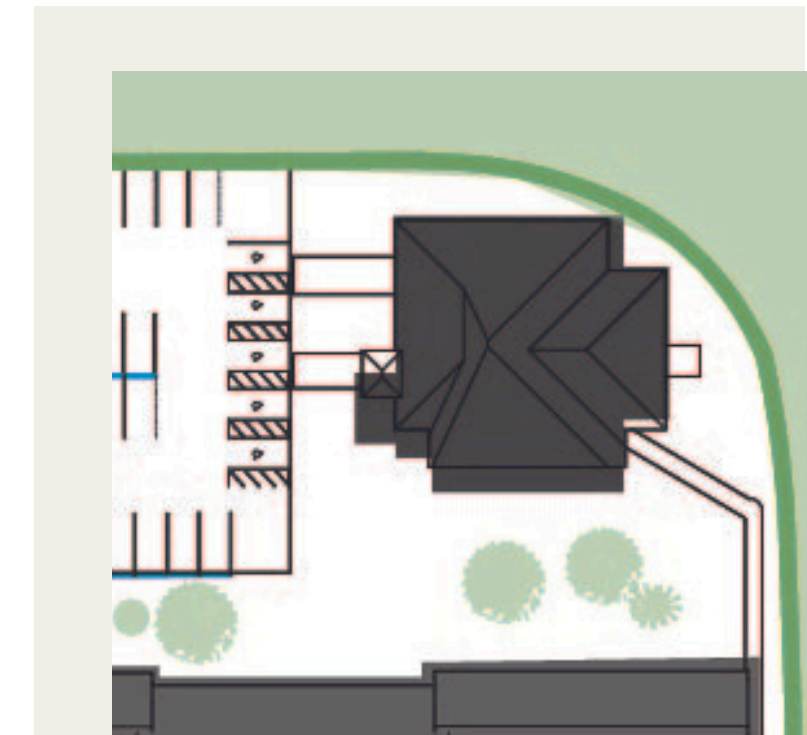
**SCALE: 1/8" = 1' 0"**

0 6 12 18 24 30



**EVENT SPACE FLOOR PLAN**

SCALE: 1/8" = 1' 0"

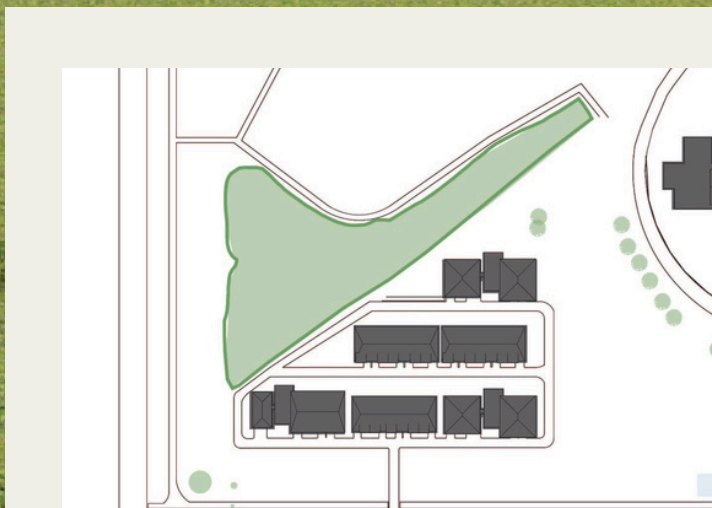




**AFFORDABLE HOUSING  
INTERIOR APARTMENT**



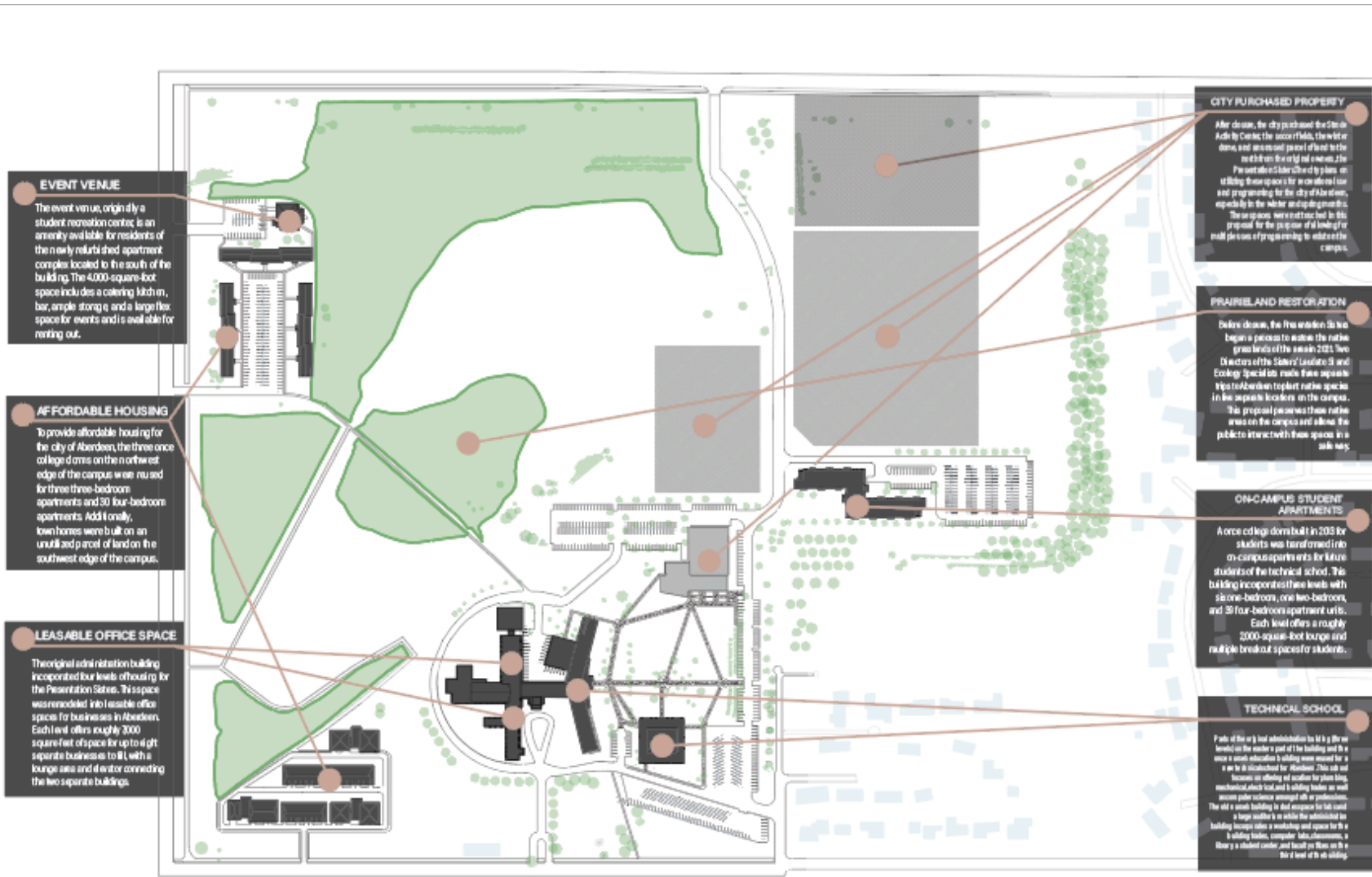
**AFFORDABLE HOUSING  
TOWNHOMES**





CAMPUS RENDER





# ADAPTIVE REUSE

## REPURPOSING A VACANT COLLEGE CAMPUS FOR NEW OCCUPANCY

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.

