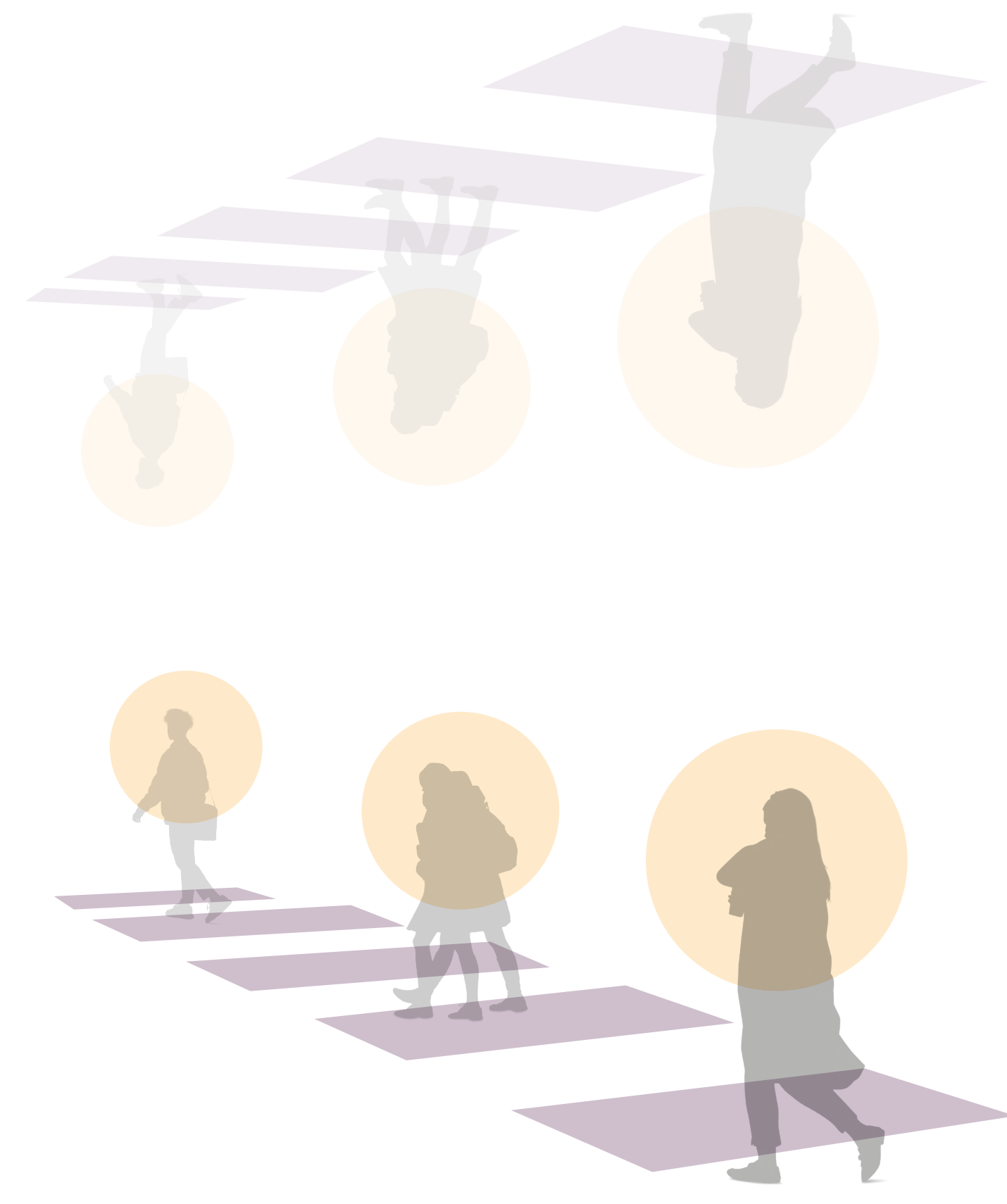


# REVITALIZING

# GHOSTS

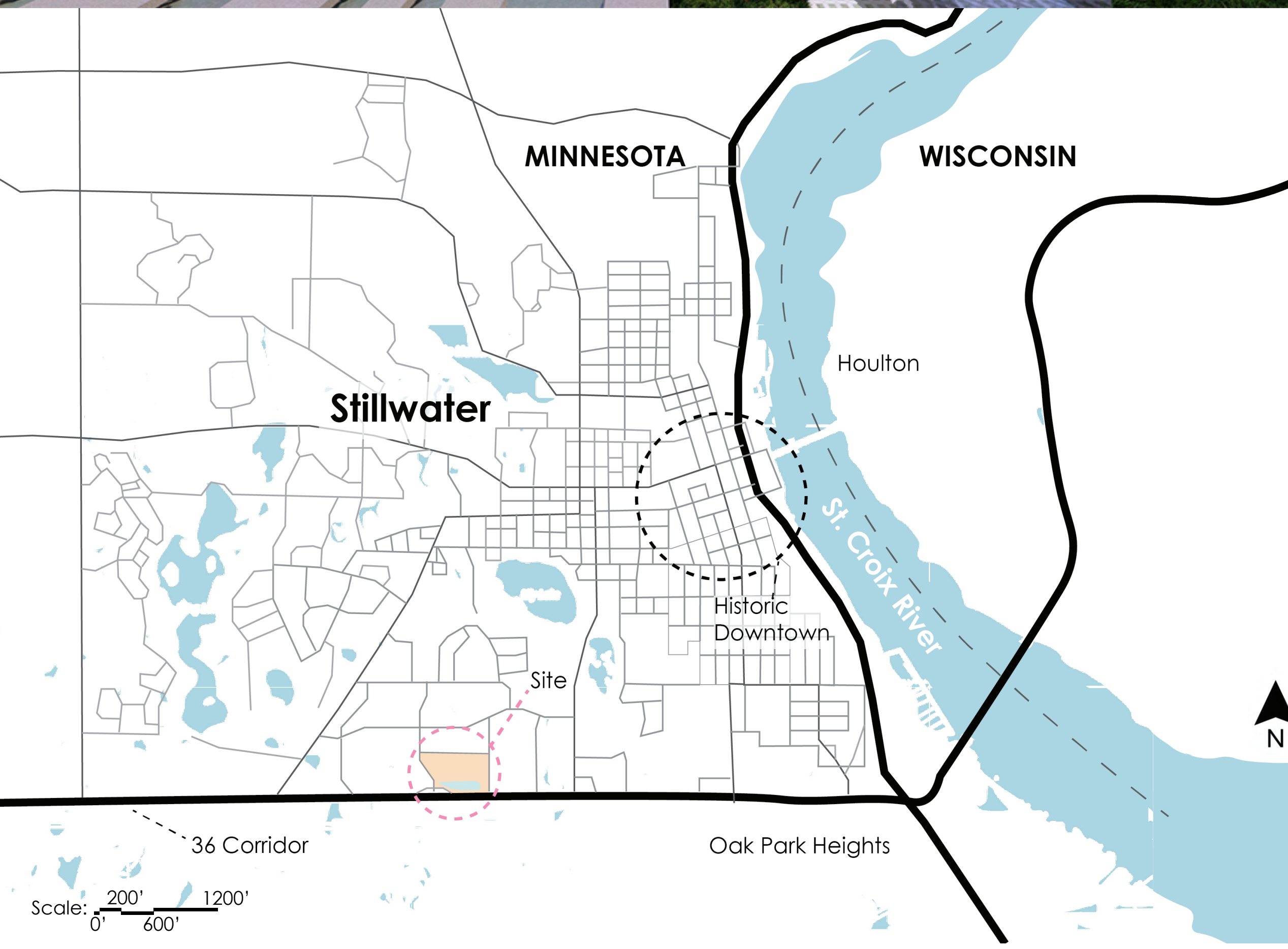
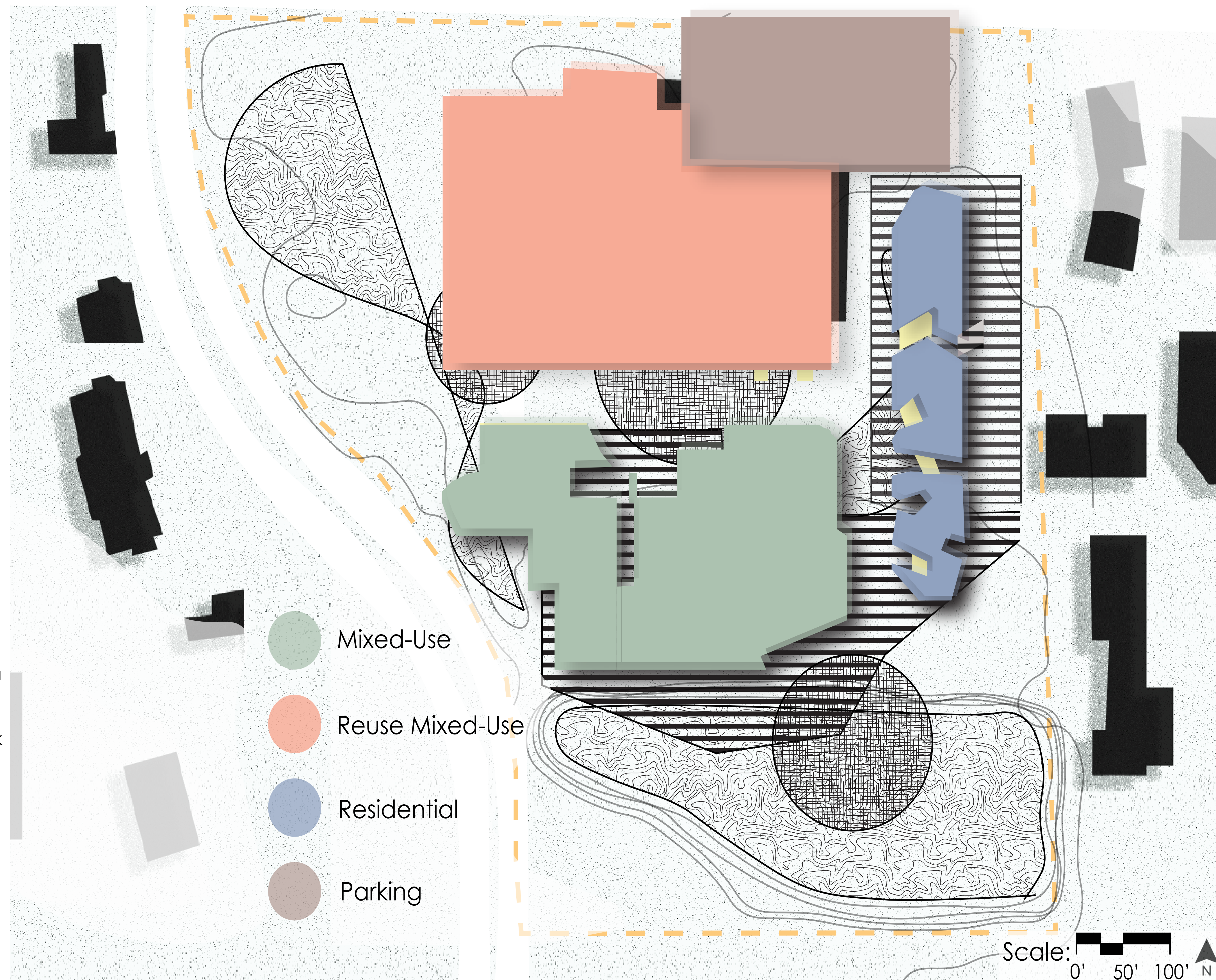


## Breathing New Life Into Disused Developments to Foster Resilience

Landscapes and environments should not be limited to nature, but continued through what is designed in the built environment. A sense of place, human scale, and taking cues from the natural world should be a necessity in the creation of architecture. Through the adaptive reuse of abandoned box stores and sites which lay across the American landscape of cities and towns today, revitalization can breathe life back into ghost areas. Designing a development which promotes walkability, interactions, and connections, a resilient form of the urban environment can emerge.



Existing Site Conditions

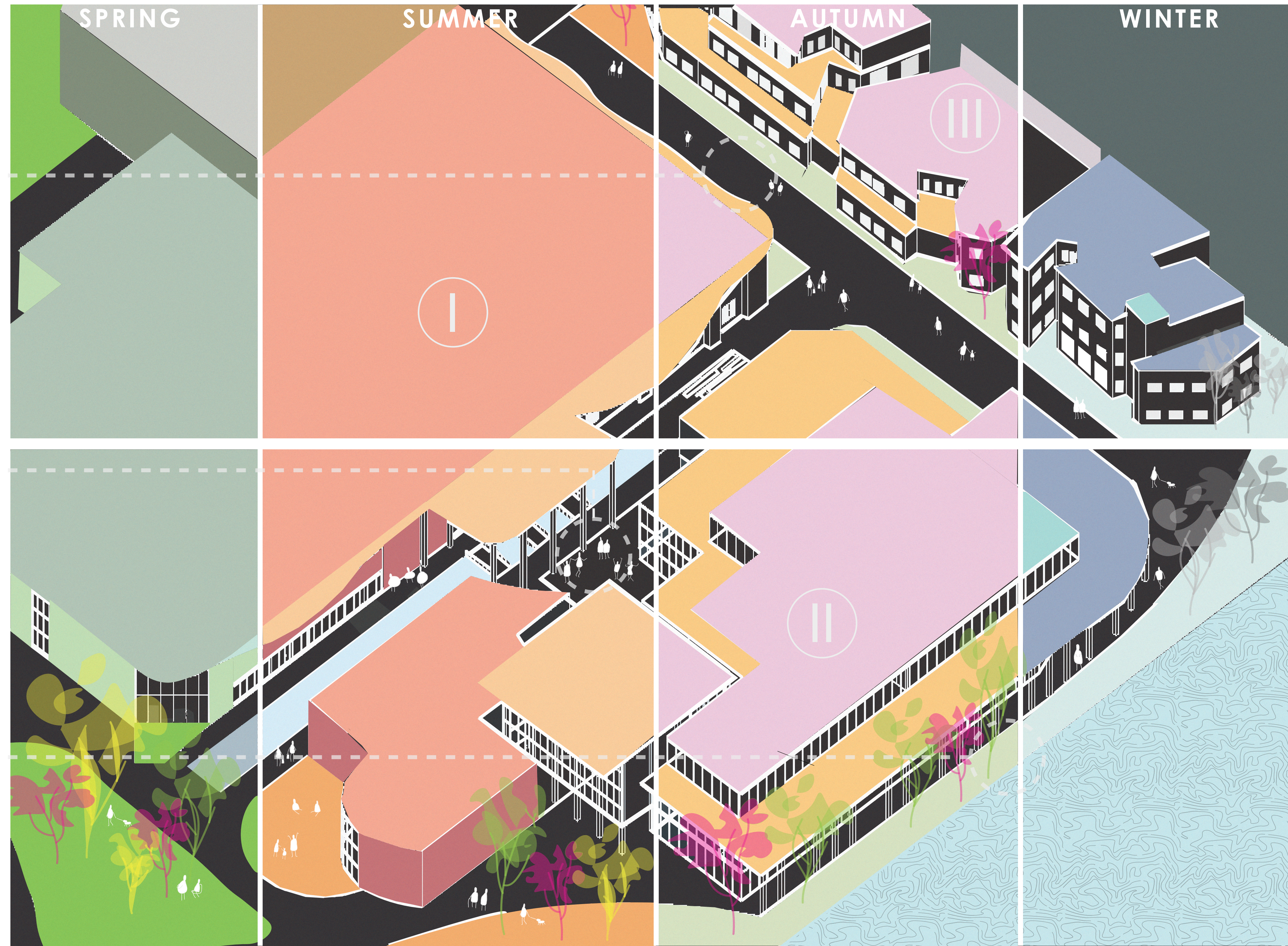
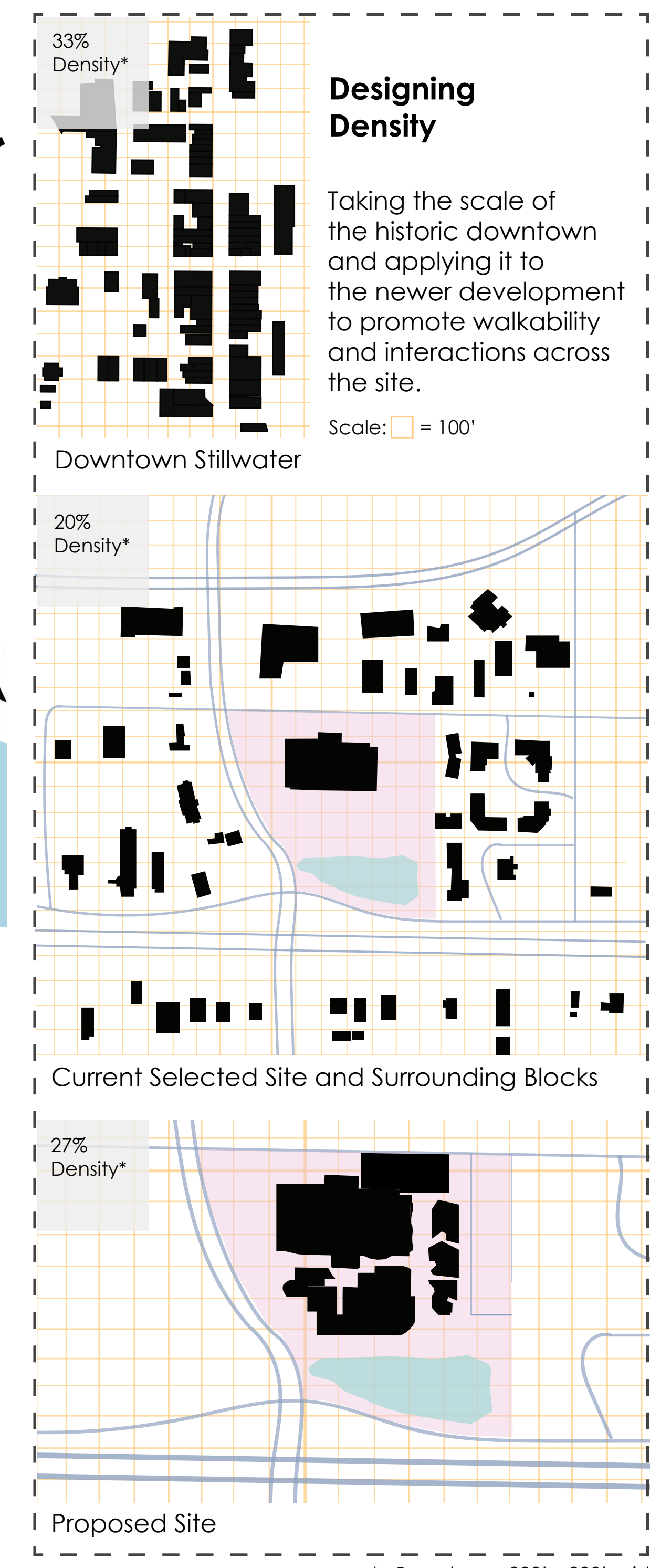
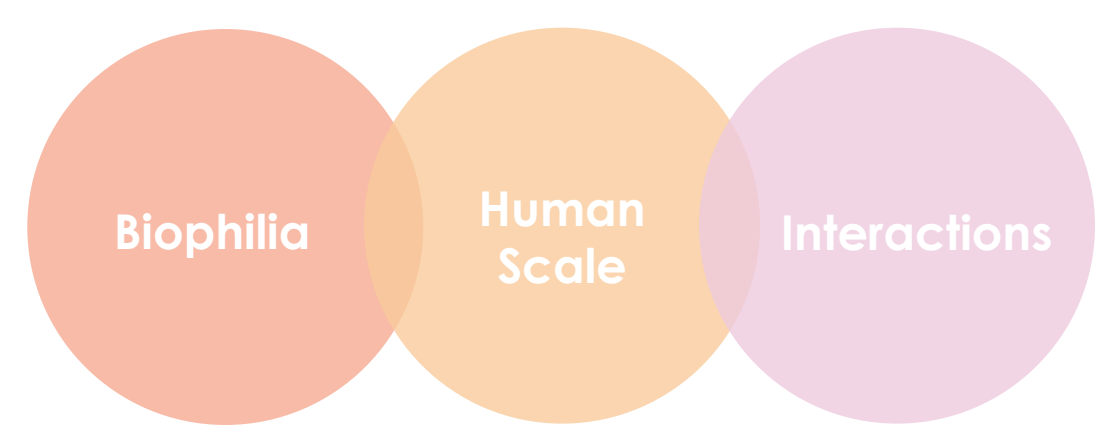


Located in Stillwater Minnesota, the selected site sits north of the busy Highway 36 which connects Minnesota to Wisconsin. This area has high vehicle traffic and there is low pedestrian walkability between blocks. Compared with the historic walkable downtown a few blocks away, the selected site of 2001 Washington Ave is missing the human life and connection that makes the downtown thrive.

### Comparisons



### What Does it Take?

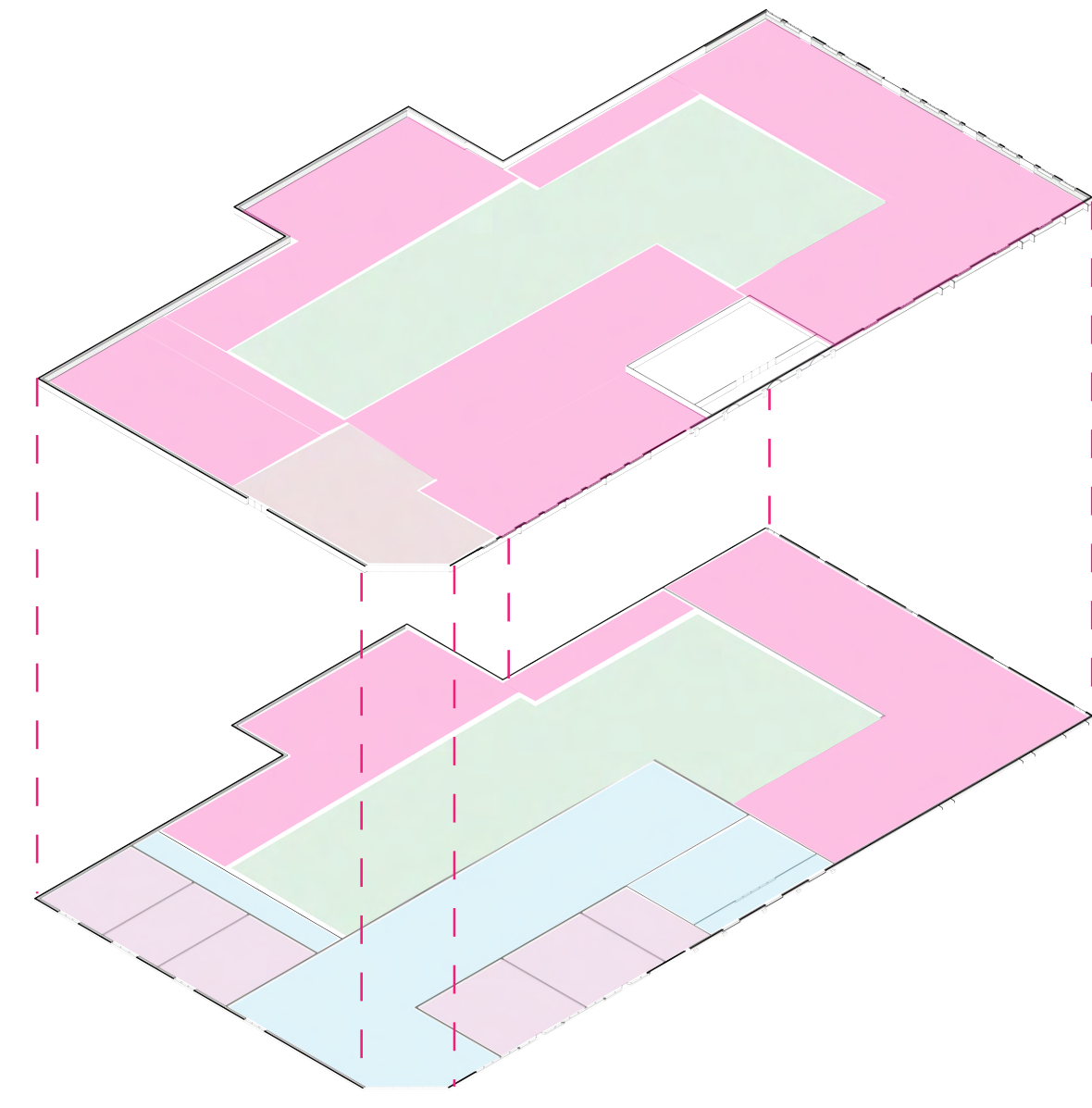


\* Based on a 800' x 800' grid

# AWAKENING THE SITE

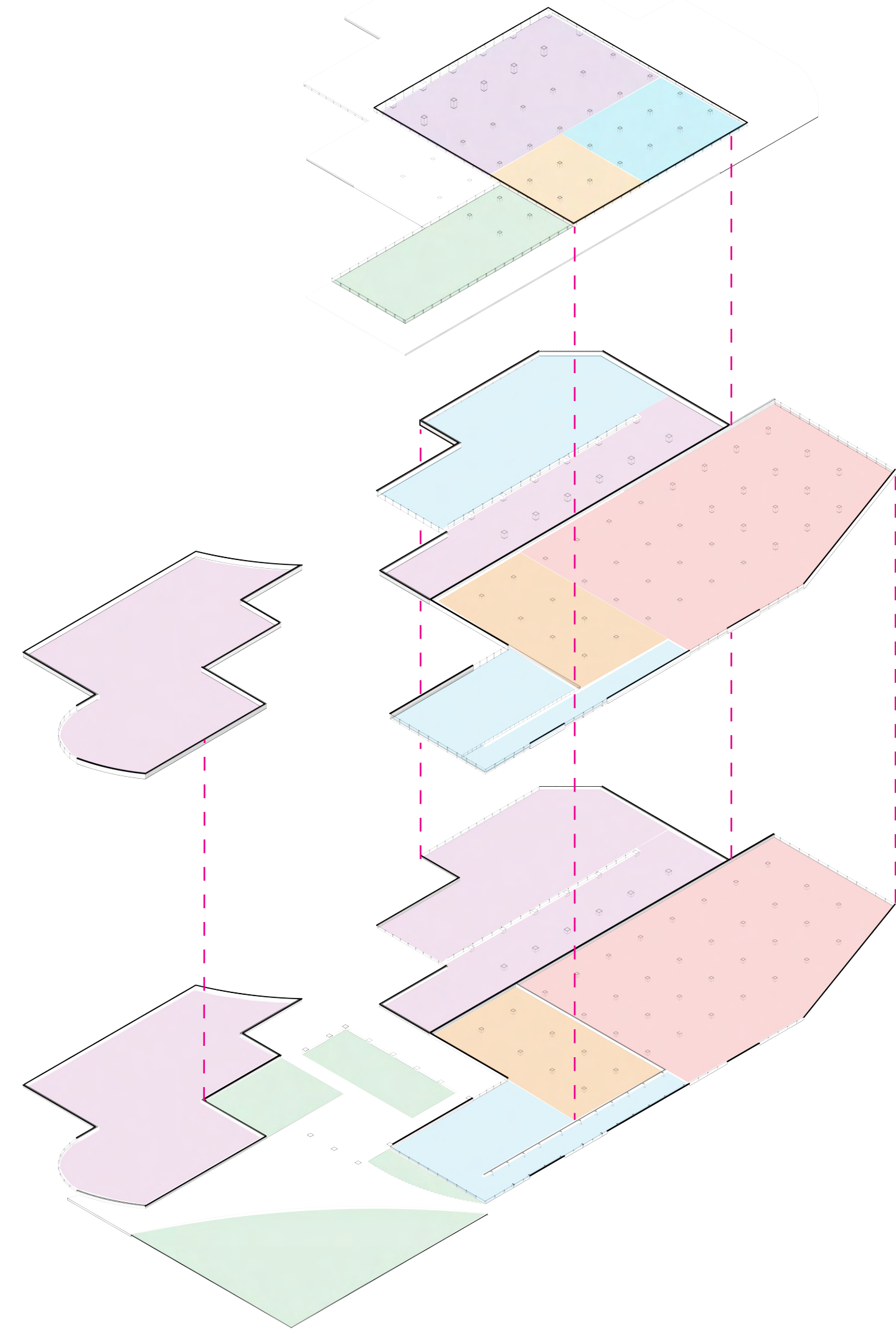
## I Adaptive Reuse

The reuse of an existing building allows for a more sustainable approach to revitalizing the existing site. The old box store will now become a mixed-use building with retail space and residential units. A central indoor courtyard with skylights and an atrium is a multiuse space to host events, be a place for residents to relax, hold community events, and have the flexibility to serve other purposes.



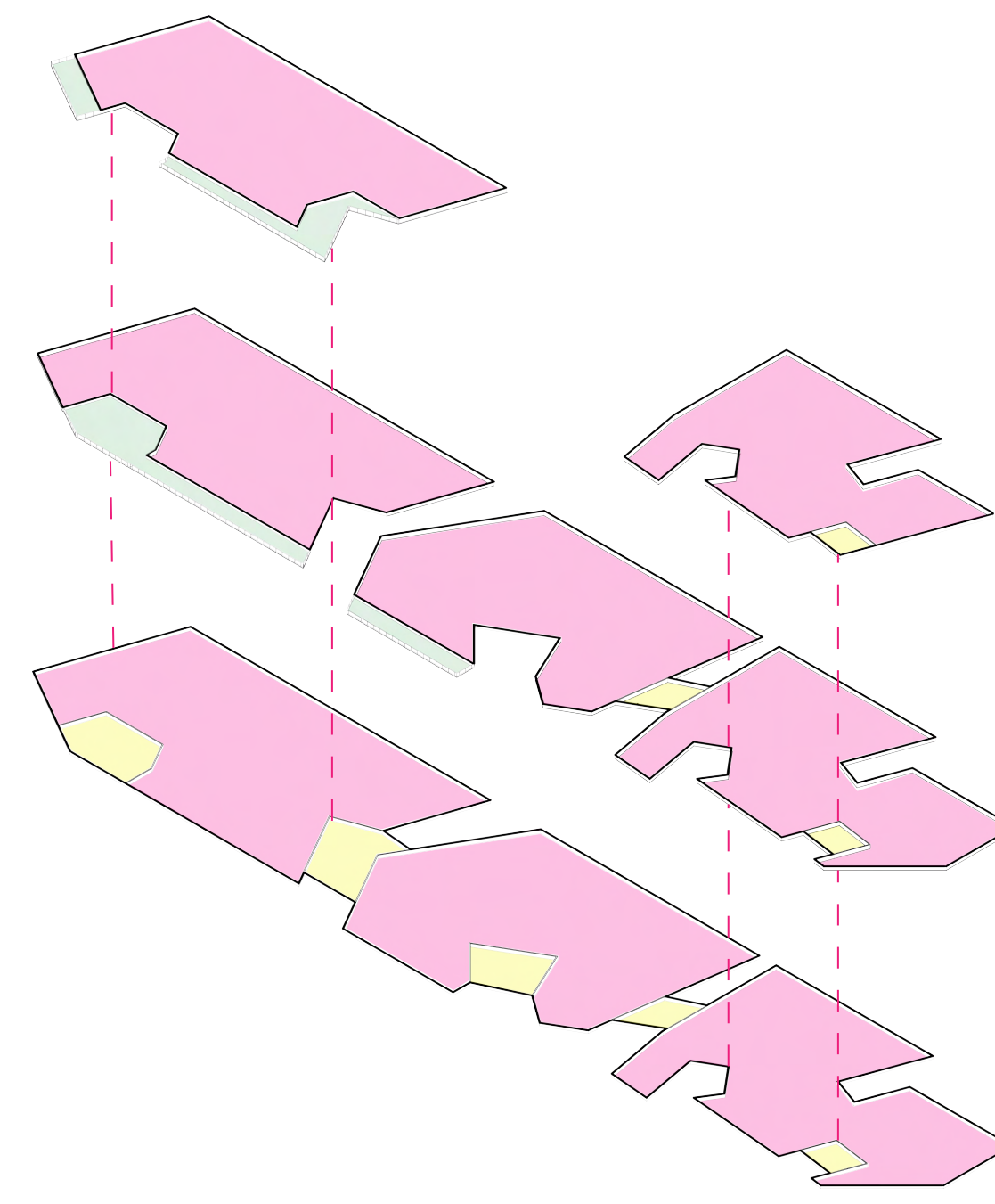
## II New Mixed-Use

A new building designed with the expectation of future change. Multiple uses and multiple lives will cycle through this shell. Designing for change is designing for resiliency.



## III Residential

A building solely for residential units. Balconies carved out of the form, along with outdoor spaces, give residents the ability to connect with the outdoors. Polycarbonate shell rooms serve as community indoor spaces that let in daylight while giving the privacy and comfort of being indoors, especially during the winter months.

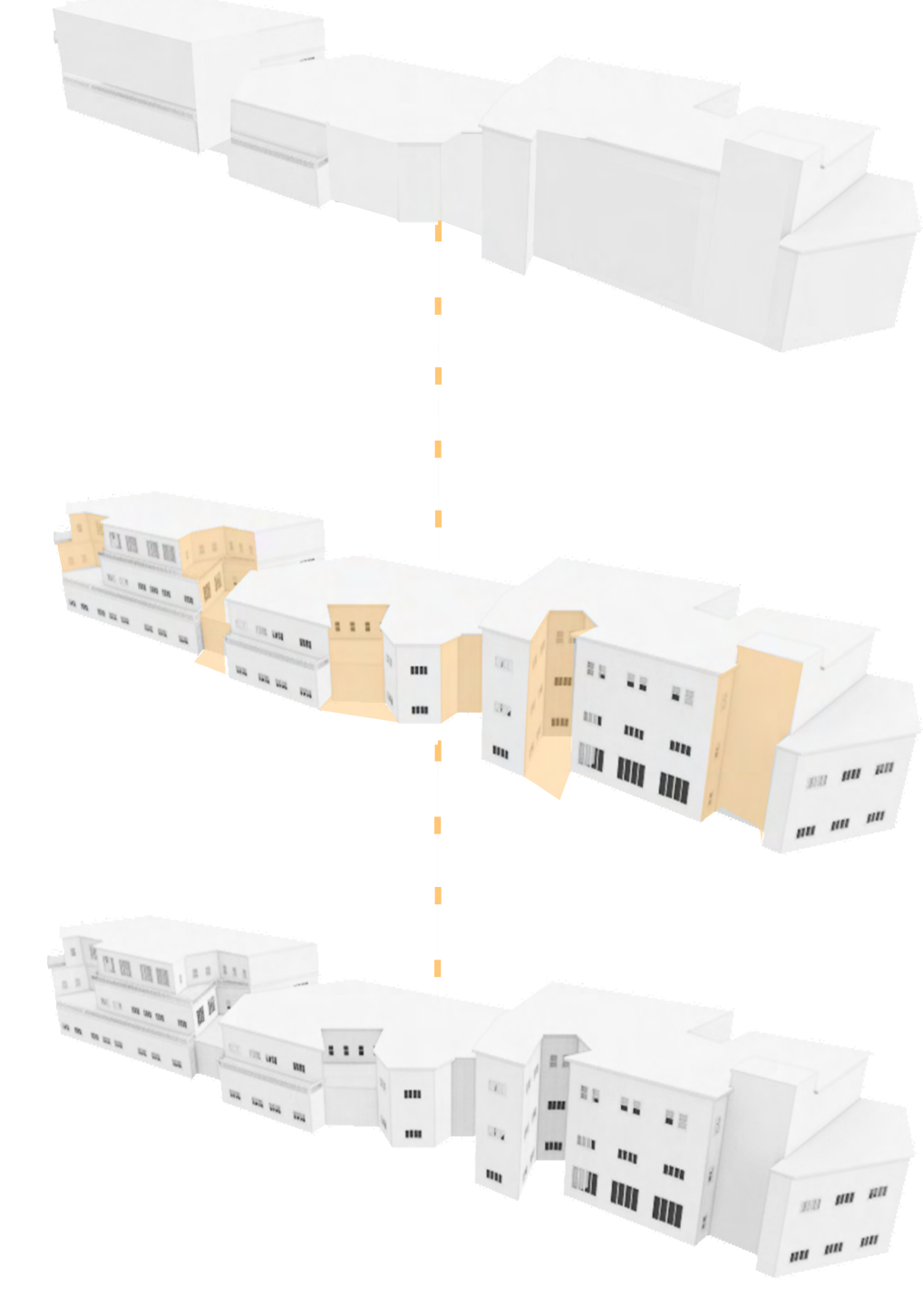
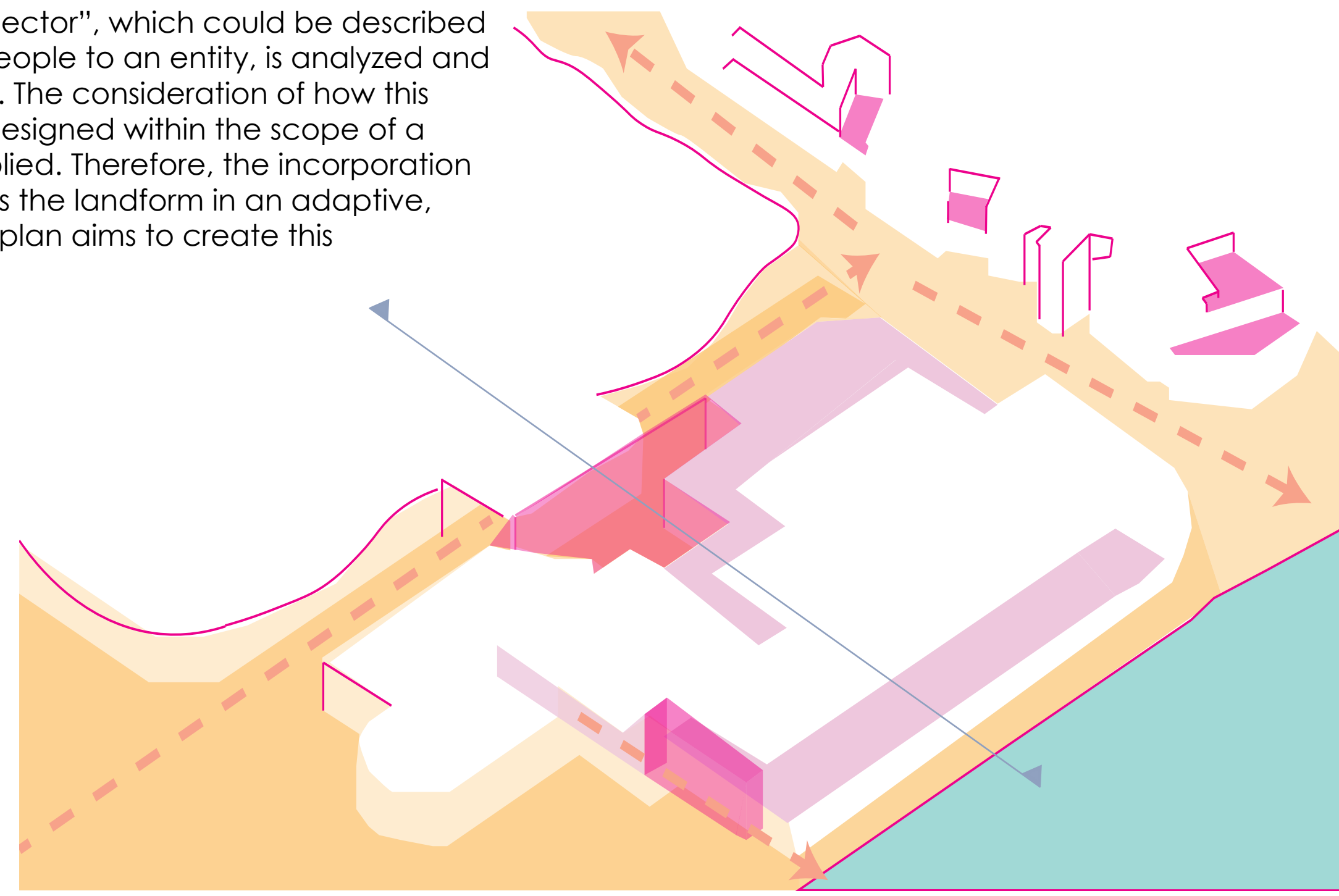


- KEY
- Retail
  - Residential
  - Commercial
  - Community Space
  - Flex Space
  - Green Space
  - Daylight Rooms
- Note: Floorplans not to scale

The world is not static  
In creating for the future we must keep this in mind

An intangible connector  
the gravitation and pull  
of one entity  
to another  
Connection  
Interaction  
The promotion  
of being  
and lingering

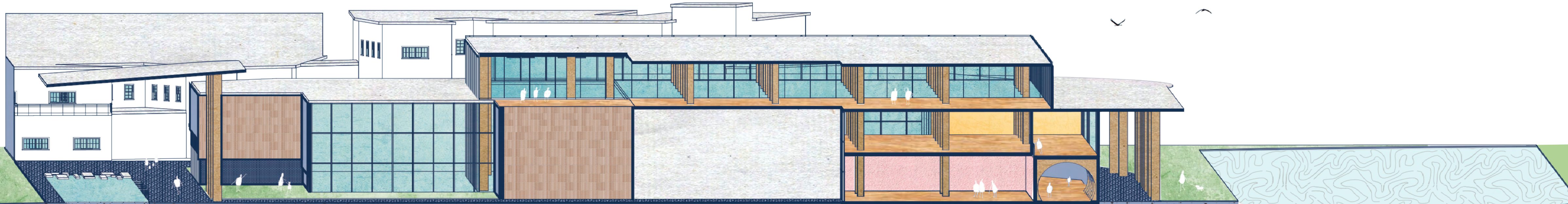
## Mimicking Landforms: Implementing Biophilic Design in a Master Plan



Downtown Stillwater

Carving the Site

Residential Building Form



East Section - Not to Scale