

ADAPTIVE REUSE & CASE STUDIES

“Breathing New Life Into Old Bones”

Presented by

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PRESENTATION AGENDA

- 1 SO WHAT IS ADAPTIVE REUSE ANYWAY?
- 2 CASE STUDY 01_ 9TH BRIDGE SCHOOL
- 3 CASE STUDY 02_ THE KITCHEN AT ATOMIC
- 4 CASE STUDY 03_ 720 S. 4TH STREET

SO WHAT IS ADAPTIVE REUSE ANYWAY?



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According to Wikipedia:

Adaptive reuse deals with the issues of conservation and heritage policies. While old buildings become unsuitable for their programmatic requirements, as progress in technology, politics and economics moves faster than the built environment, adaptive reuse comes in as a sustainable option for the reclamation of sites. **In many situations, the types of buildings most likely to become subjects of adaptive reuse include: industrial buildings, as cities become gentrified and the process of manufacture moves away from city; political buildings, such as palaces and buildings which cannot support current and future visitors of the site; and community buildings such as churches or schools where the use has changed over time.**

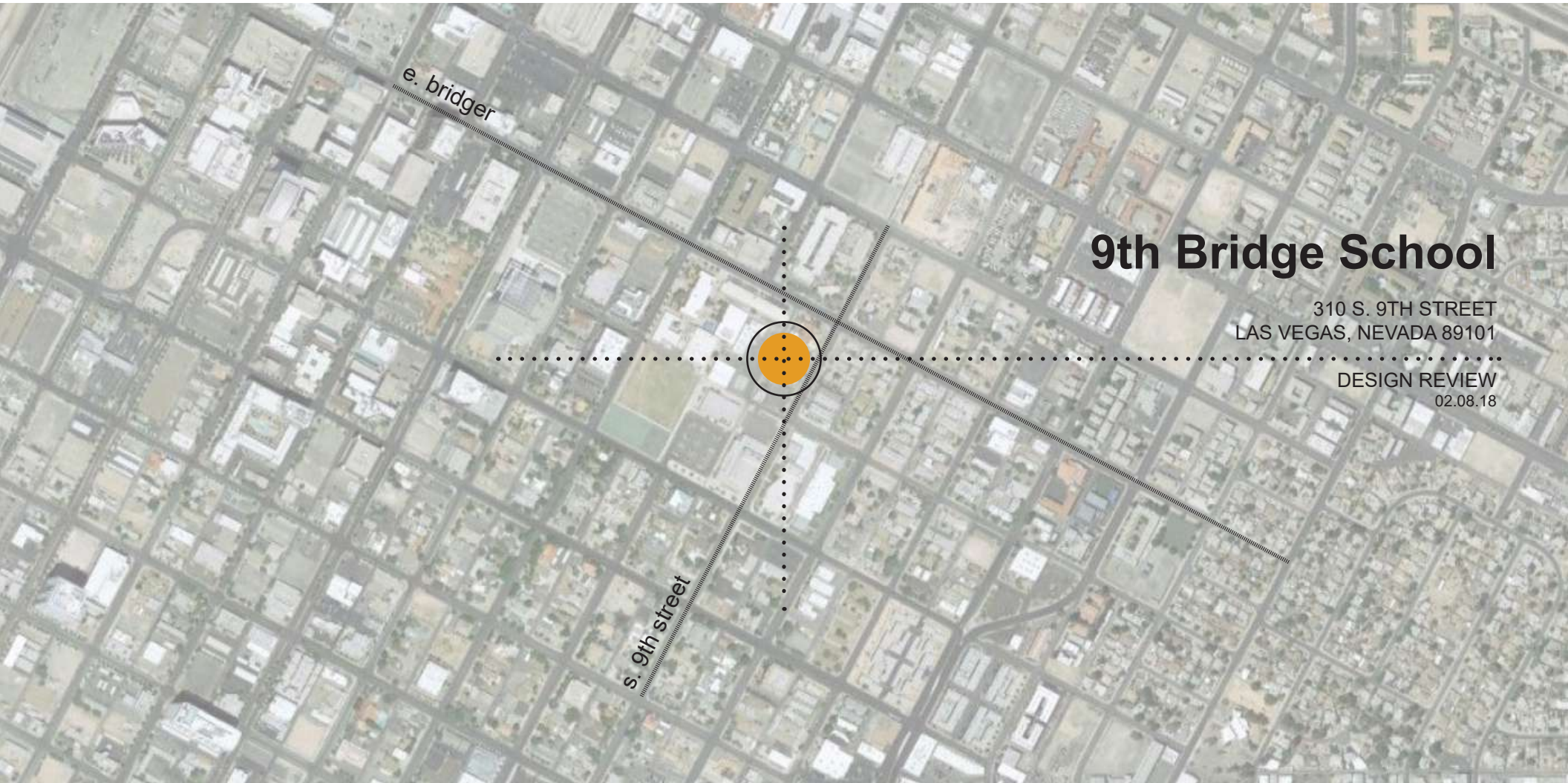
Adaptive reuse is seen as an effective way of reducing urban sprawl and environmental impact. By reusing an existing structure within a site, the energy required to create these spaces is lessened, as is the material waste that comes from destroying old sites and rebuilding using new materials. Through adaptive reuse old, unoccupied buildings can become suitable sites for many different types of use.

IN OTHER WORDS:

ADAPTIVE REUSE = SUSTAINABLE DEVELOPMENT



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9th Bridge School

310 S. 9TH STREET
LAS VEGAS, NEVADA 89101

DESIGN REVIEW
02.08.18



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9TH BRIDGE SCHOOL

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PROJECT OVERVIEW

- 1.56 ACRE SITE DEVELOPED IN 1946 BY THE FIRST BAPTIST CHURCH
- 2004 RESTORATION BY CITY OF LAS VEGAS
- CITY PROGRAMS INCLUDED:
 - DOWNTOWN SENIOR SERVICES CENTER
 - Nevada Public Computer Center Lab & Senior Citizens Law Project
 - JUDE 22 SENIOR NUTRITION CENTER
 - FAMILY PROMISE
- 2012 PROPERTY PURCHASED BY DOWNTOWN PROJECT TO DEVELOP ECDC (\$50M INITIATIVE)
- PRE-SCHOOL THROUGH K



SITE_CONTEXT



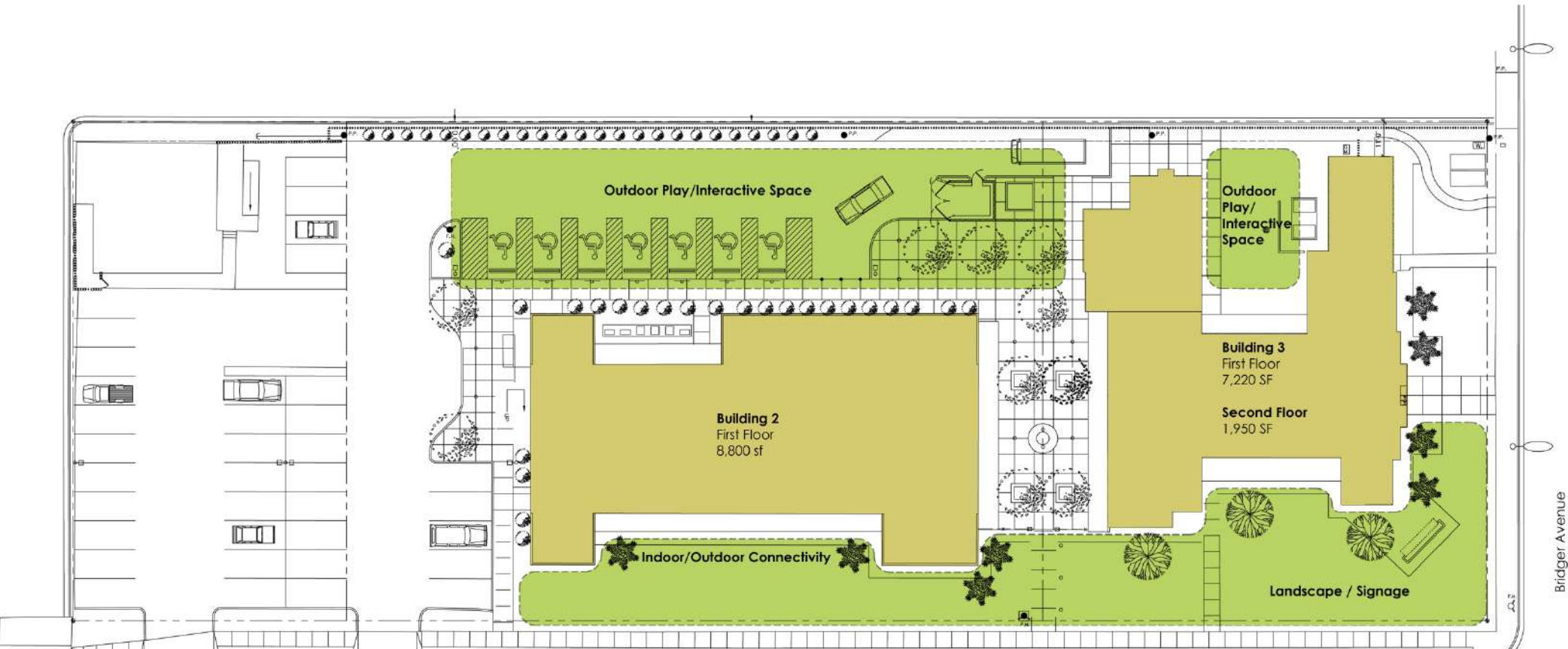
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EXISTING PHOTOS



PHASE 01 CONCEPTUAL SITE PLAN

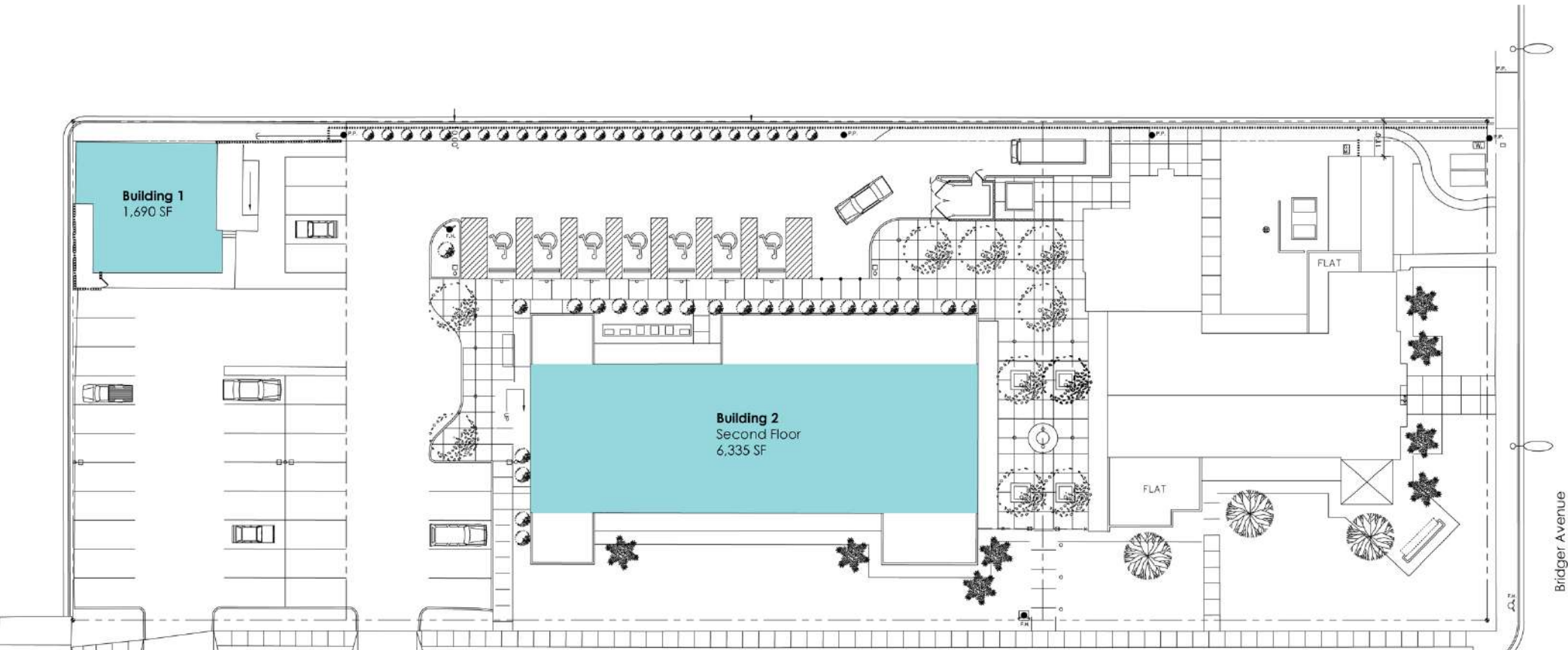


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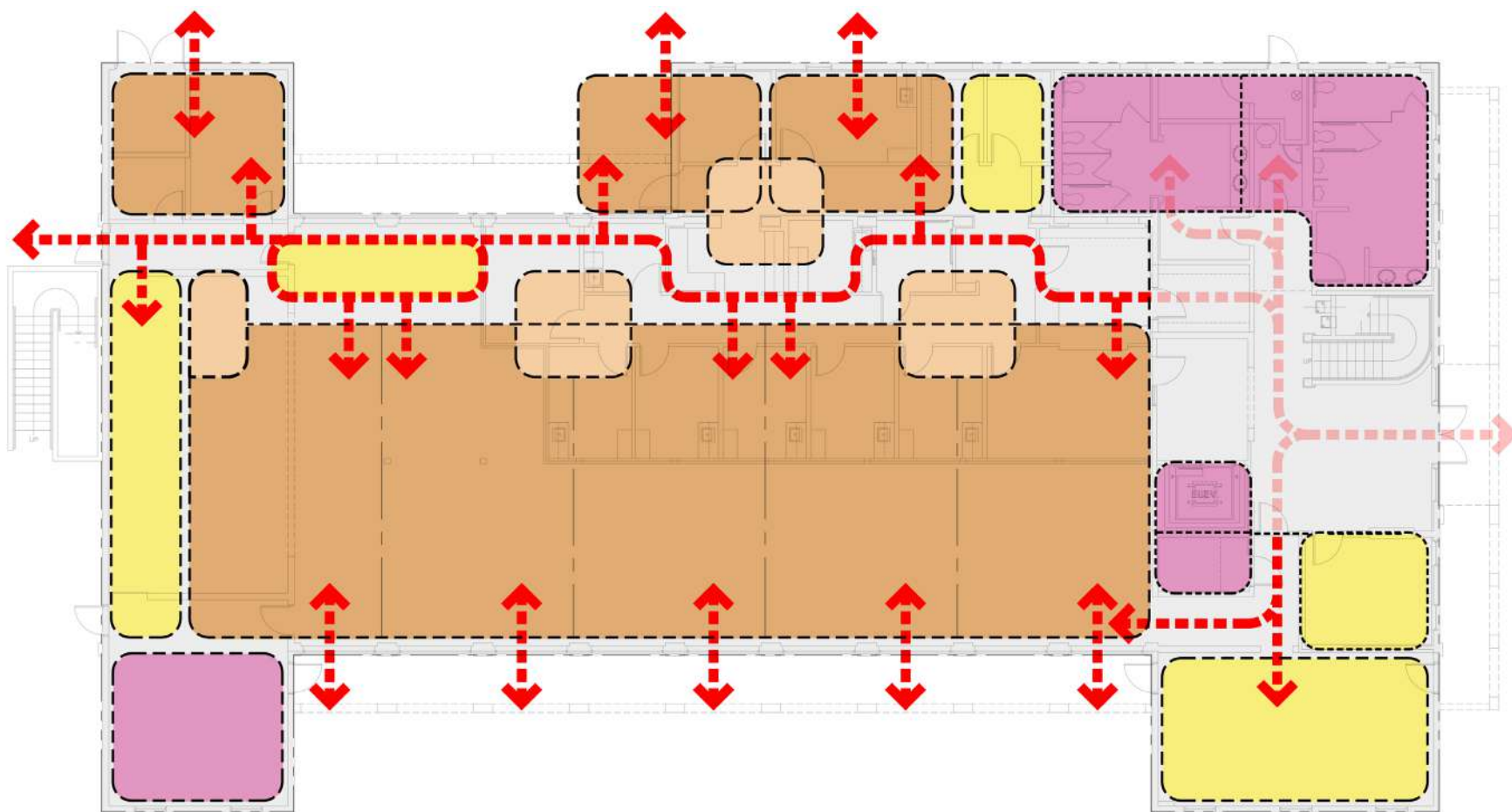
PHASE 02 CONCEPTUAL SITE PLAN



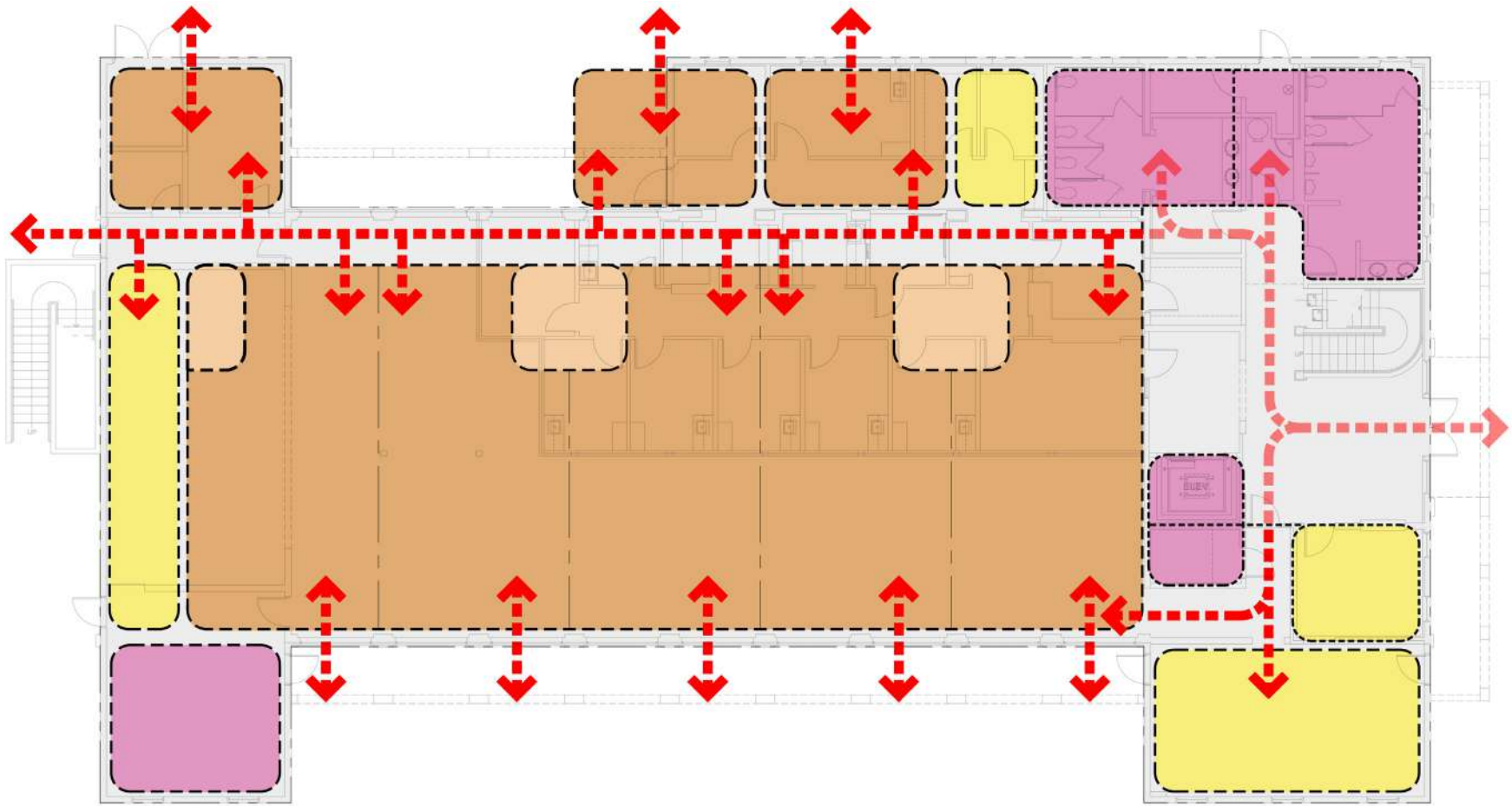
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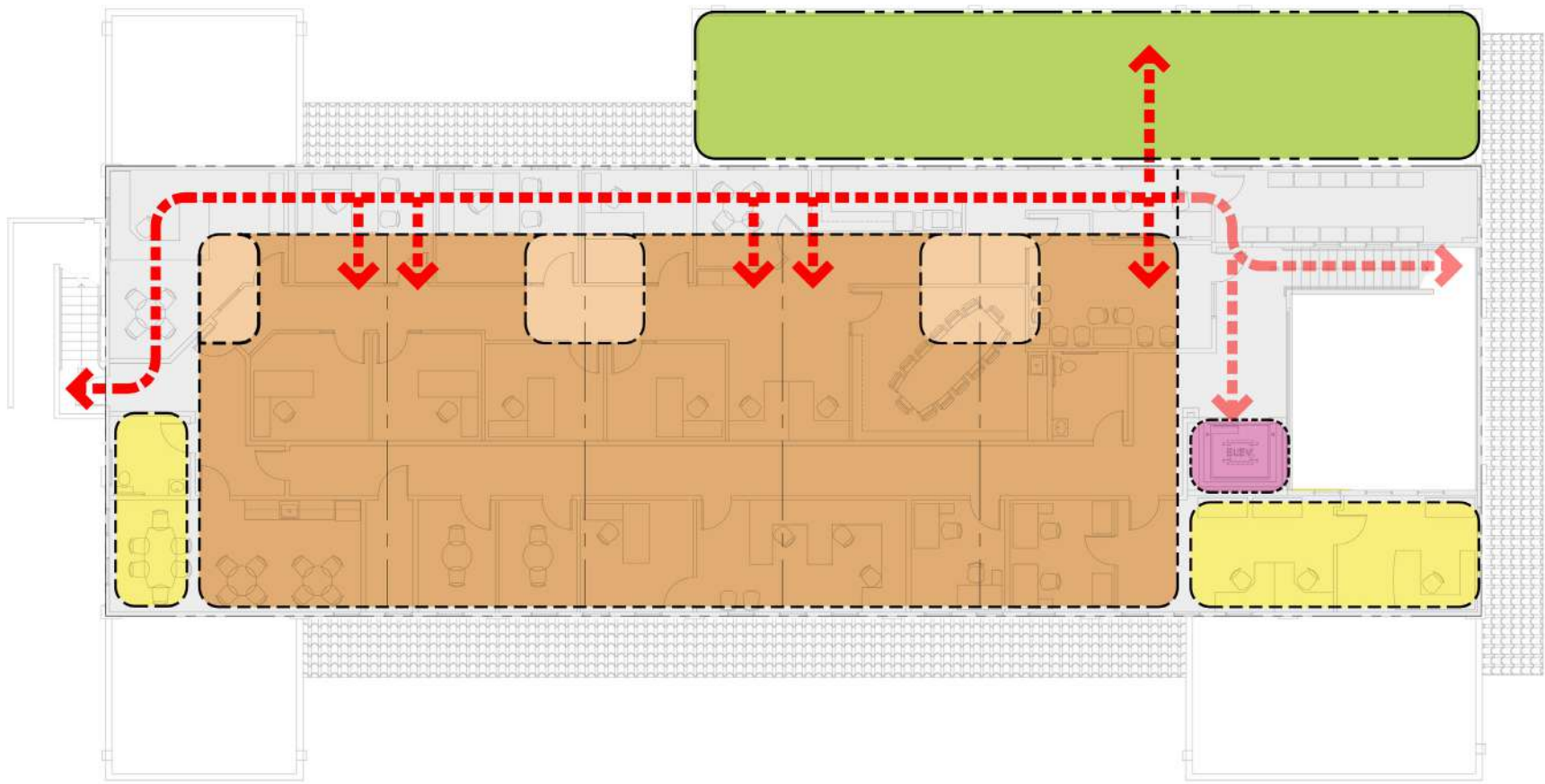


LEVEL 01_CONCEPT 01



LEVEL 01_CONCEPT 02





LEVEL 02_CONCEPT 01





CLASSROOM SPACE



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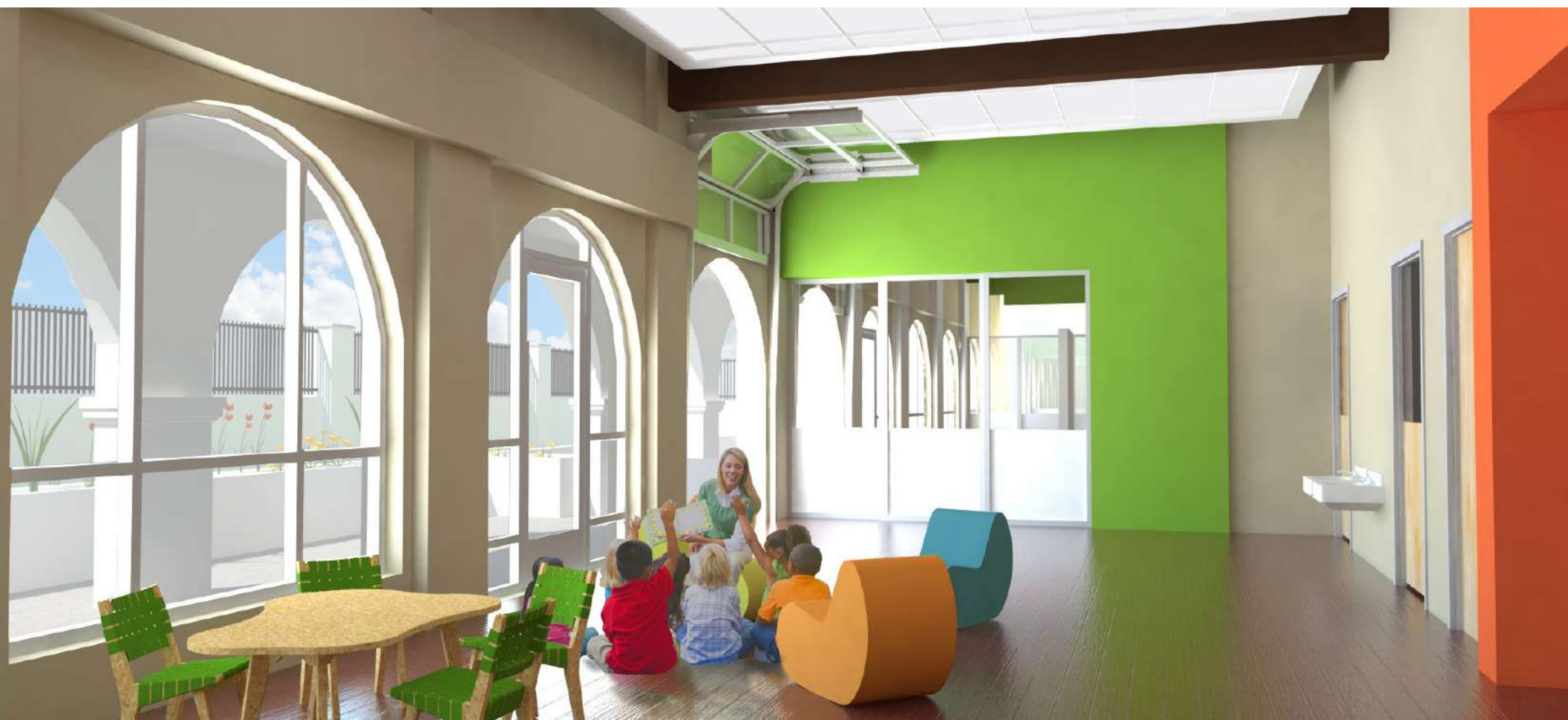
CLASSROOM SPACE ANCILARY SPACE



CLASSROOM SPACE
 ANCILARY SPACE
 ADMINISTRATIVE SPACE



CLASSROOM SPACE
 ANCILARY SPACE
 ADMINISTRATIVE SPACE
 EXISTING SPACE



CONCEPTUAL RENDERING_CLASSROOM



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CONCEPTUAL RENDERING_CLASSROOM OBSERVATION AREAS



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CONCEPTUAL RENDERING_RECEPTION



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CLASSROOM REALITY_KIDS MAKE A MESS



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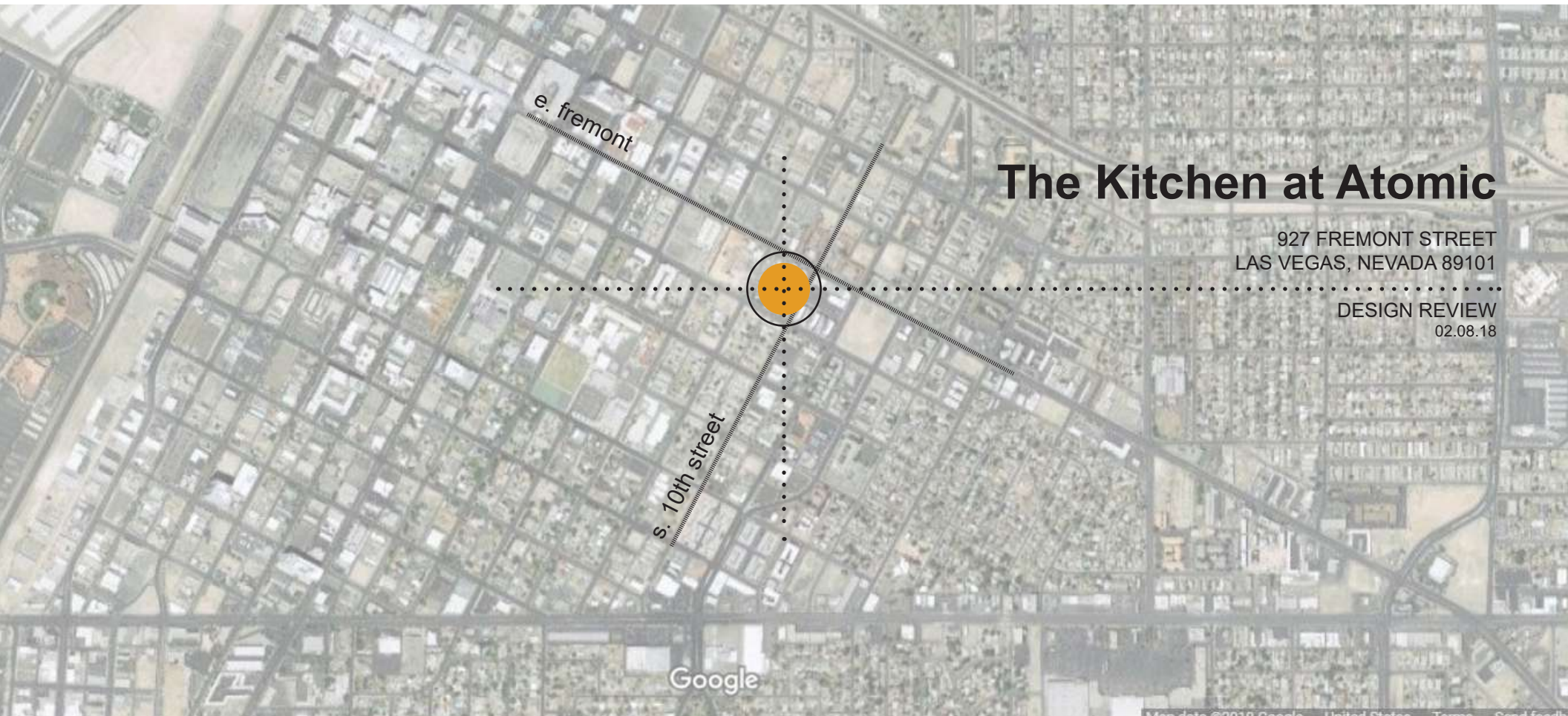
COMPLETED PROJECT WITH NEW PERIMETER WALL



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The Kitchen at Atomic

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THE KITCHEN AT ATOMIC

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PROJECT OVERVIEW

- 3,680 SF 3-BAY AUTOMOTIVE SHOP DEVELOPED IN 1946
- 600 SF OUTDOOR PATIO
- ACTIVE SITE REMEDIATION



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EXISTING PHOTOS



AUTOMOTIVE GARAGE



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INTERIOR



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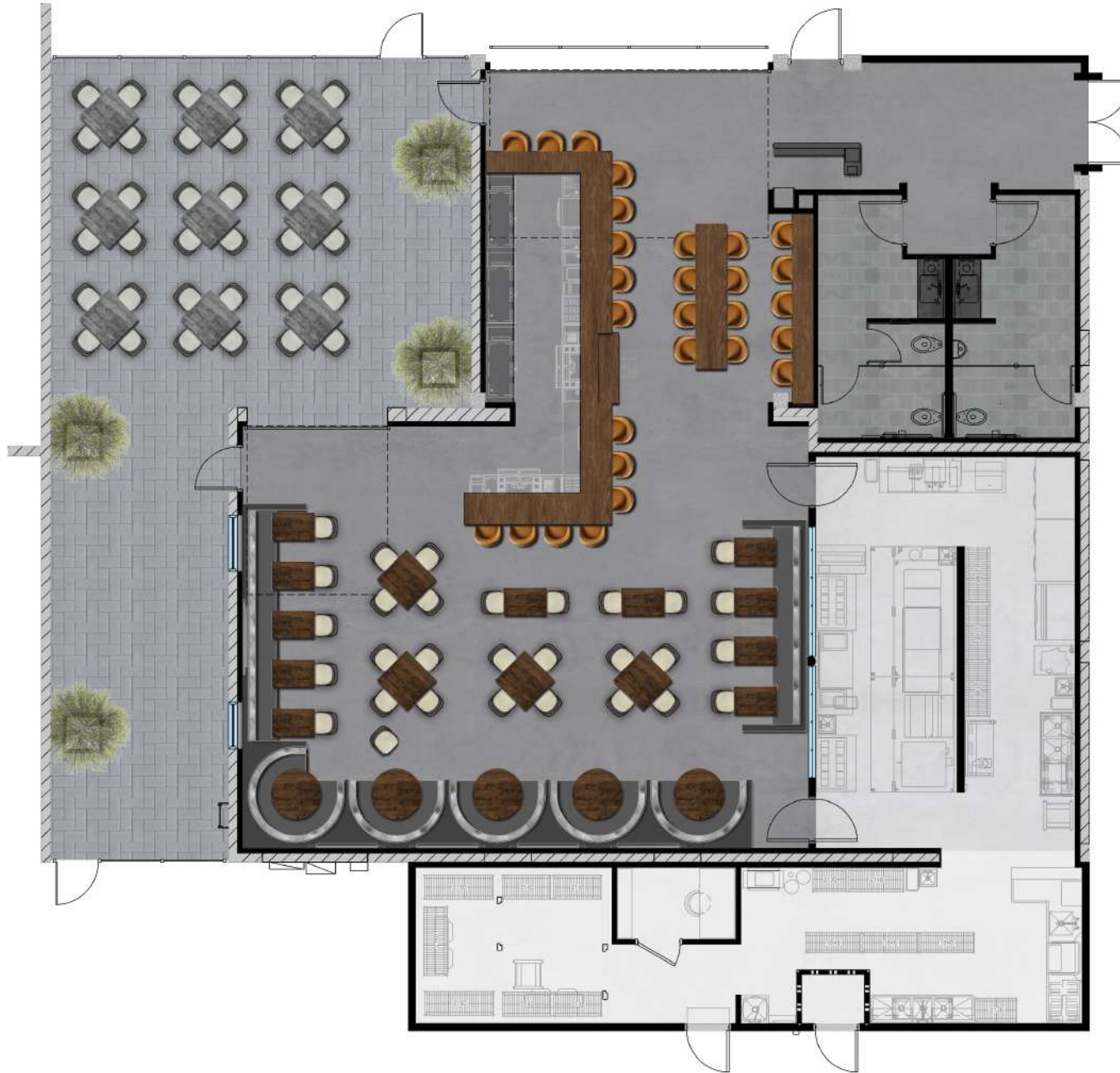


INTERIOR



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NEW FLOOR PLAN



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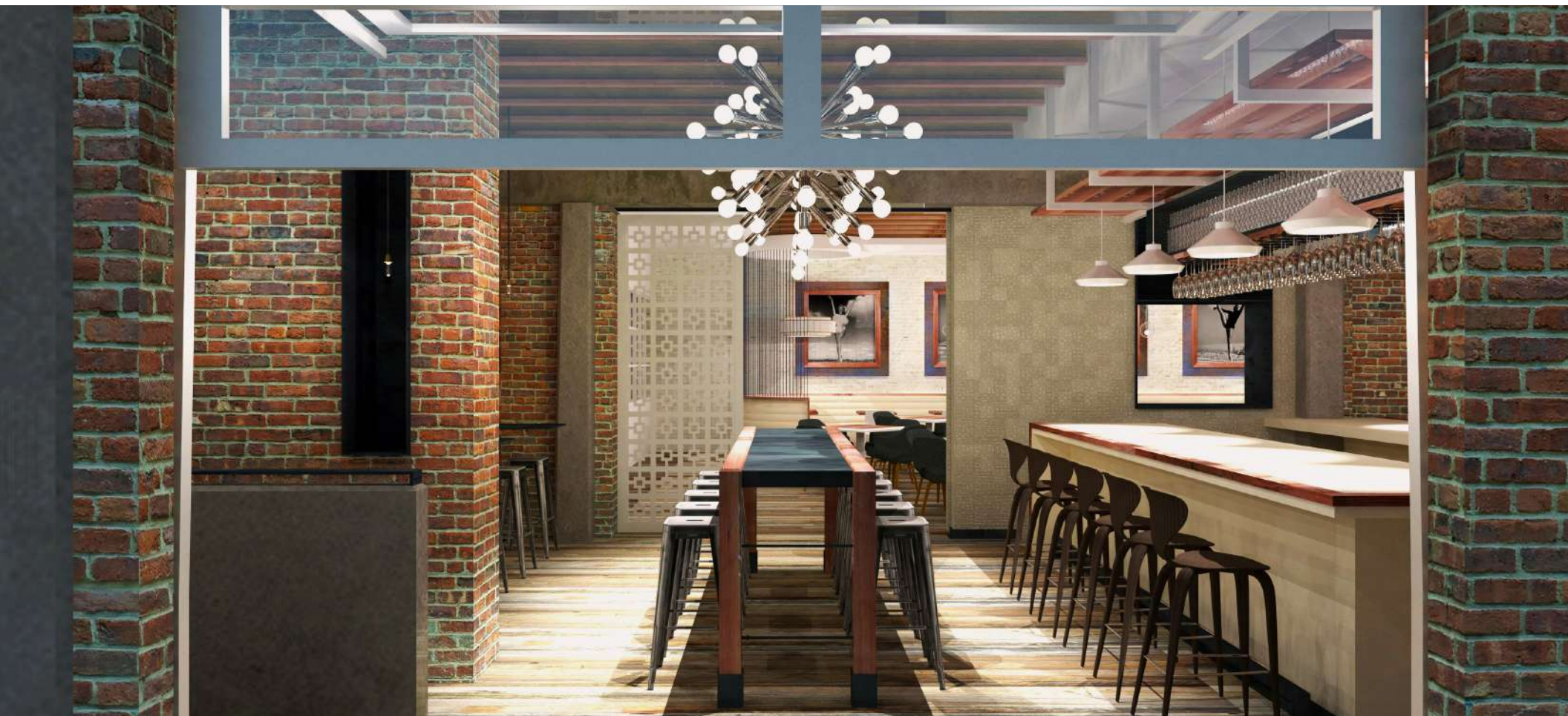
INTERIOR



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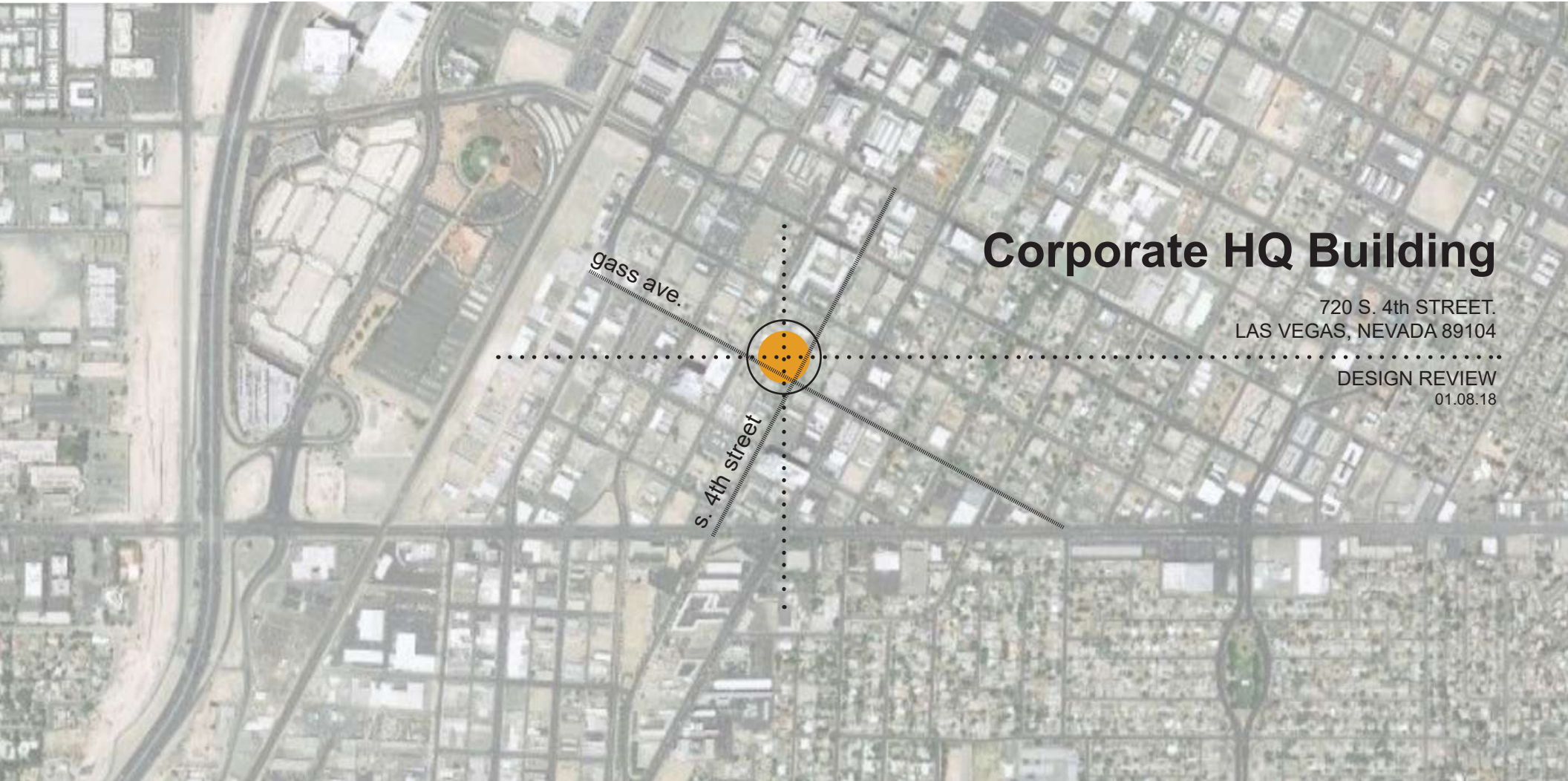
INTERIOR



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THE KITCHEN AT ATOMIC

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Corporate HQ Building

720 S. 4th STREET.
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DESIGN REVIEW
01.08.18



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CORPORATE HQ BUILDING

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PROJECT OVERVIEW

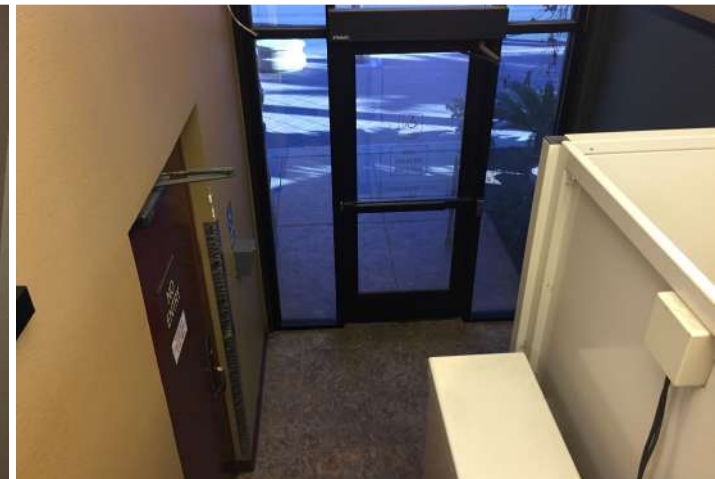
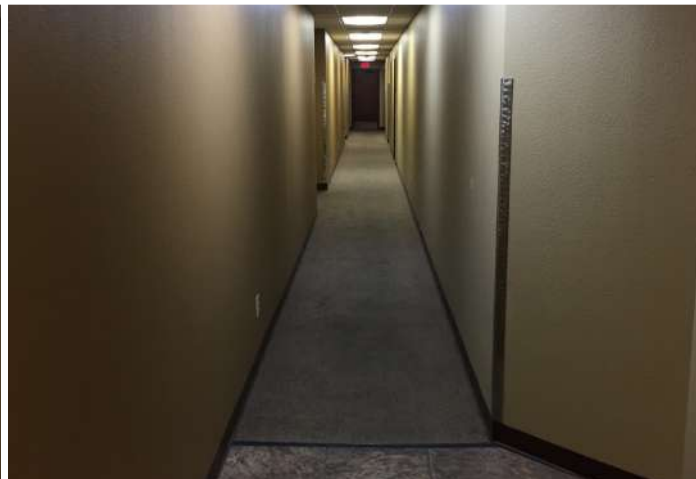
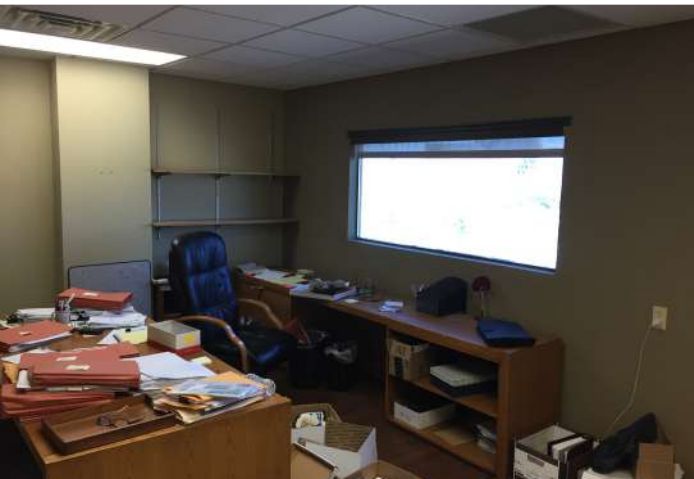
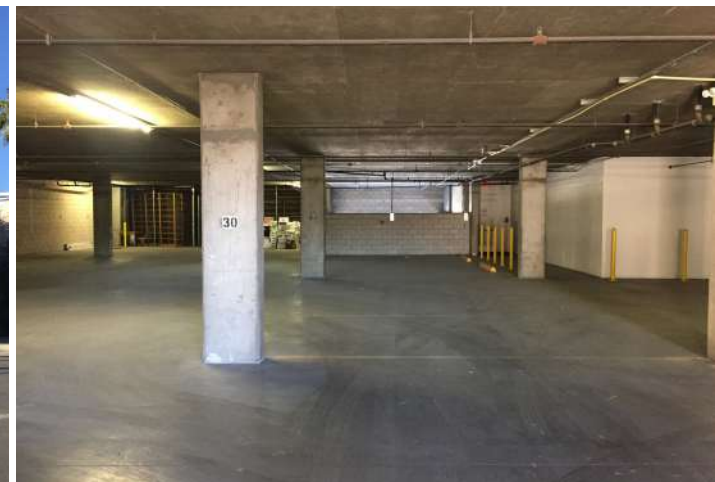
- 3 STORY CORPORATE HQ OFFICE BUILDING CONSTRUCTED IN 1986 (POST MODERN)
- 30,000 SF
- COMPLETE EXTERIOR AND INTERIOR RENOVATION



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EXISTING PHOTOS



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CORNER OF 4TH & GASS



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ENTRANCE LOBBY



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2ND FLOOR ELEVATOR LOBBY_CONFERENCE ROOM



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3RD FLOOR ELEVATOR LOBBY



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3RD FLOOR EXECUTIVE OFFICES



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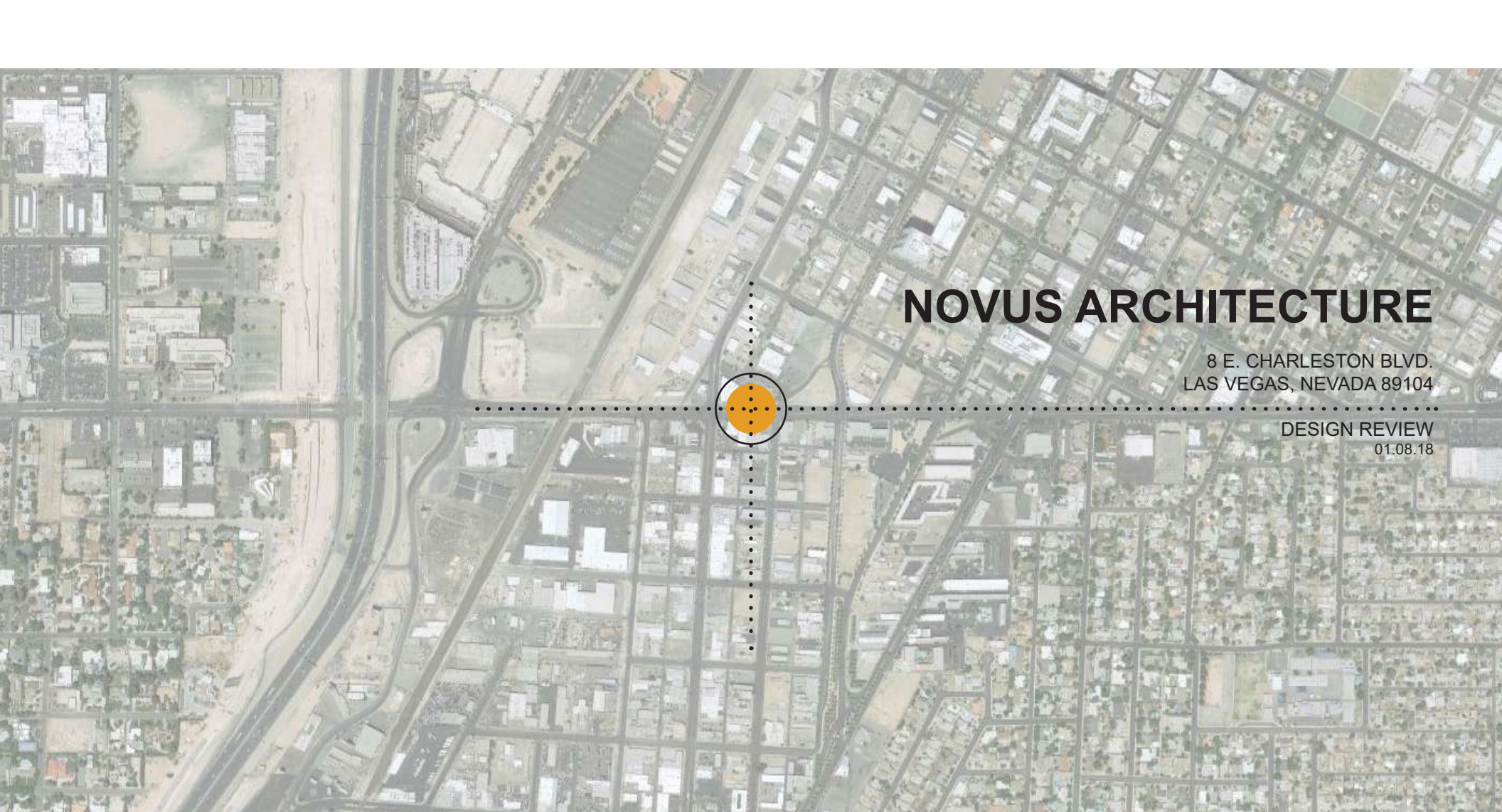
OUTDOOR ROOFTOP DECK



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An aerial photograph of a city grid, likely Las Vegas, with a yellow circle and crosshairs marking a specific location. The text 'NOVUS ARCHITECTURE' is overlaid on the right side of the image.

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