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?
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
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
EXISTING PHOTOS
PHASE 01 CONCEPTUAL SITE PLAN

Outdoor Play/Interactive Space

Building 2
First Floor
8,600 sf

Building 3
First Floor
7,220 SF
Second Floor
1,950 SF

indoor/Outdoor Connectivity

Landscape / Signage
NEW SITE PLAN
LEVEL 01_CONCEPT 01
LEVEL 01_CONCEPT 02
CLASSROOM SPACE
CLASSROOM SPACE
ANCILARY SPACE
CONCEPTUAL RENDERING_CLASSROOM
CONCEPTUAL RENDERING_CLASSROOM OBSERVATION AREAS
CONCEPTUAL RENDERING_RECEPTION
CLASSROOM REALITY_KIDS MAKE A MESS
CLASSROOM REALITY_KIDS MAKE A MESS
COMPLETED PROJECT WITH NEW PERIMETER WALL
The Kitchen at Atomic

927 FREMONT STREET
LAS VEGAS, NEVADA 89101

DESIGN REVIEW
02.08.18
PROJECT OVERVIEW

• 3,680 SF 3-BAY AUTOMOTIVE SHOP DEVELOPED IN 1946
• 600 SF OUTDOOR PATIO
• ACTIVE SITE REMEDIATION
EXISTING PHOTOS
AUTOMOTIVE GARAGE
INTERIOR

THE KITCHEN AT ATOMIC
927 FREMONT STREET
LAS VEGAS, NEVADA 89101
NEW FLOOR PLAN
INTERIOR
INTERIOR
THE KITCHEN AT ATOMIC
927 FREMONT STREET
LAS VEGAS, NEVADA 89101
INTERIOR
INTERIOR
PROJECT OVERVIEW

- 3 STORY CORPORATE HQ OFFICE BUILDING CONSTRUCTED IN 1986 (POST MODERN)
- 30,000 SF
- COMPLETE EXTERIOR AND INTERIOR RENOVATION
EXISTING PHOTOS
CORNER OF 4TH & GASS
ENTRANCE LOBBY
2ND FLOOR ELEVATOR LOBBY_CONFERENCE ROOM
3RD FLOOR ELEVATOR LOBBY
3RD FLOOR EXECUTIVE OFFICES
3RD FLOOR OPEN OFFICE
OUTDOOR ROOFTOP DECK