

Pine City OLD MILL SITE REDEVELOPMENT






Pine City, Minnesota



Demographics



-  Being Developed
-  Development Site
-  A Place for You

The Story - Our Old Mill and Our New Neighbors

The City of PINE CITY is changing and we're ready for it--our downtown has become the host to farmers markets and movies in the park, pizza and drinks with friends. Fishing in the summer, and winter, playing in the lake when it is warm.

After working together on a comprehensive plan for our city, we've discovered an unmet need for more homes available to renters. We want these homes to be close to our parks and libraries, and to take advantage of Pine City's core services.

We propose to utilize the site of the old mill to offer this housing, side by side with amenities for people needing emergency housing at A Place for You.

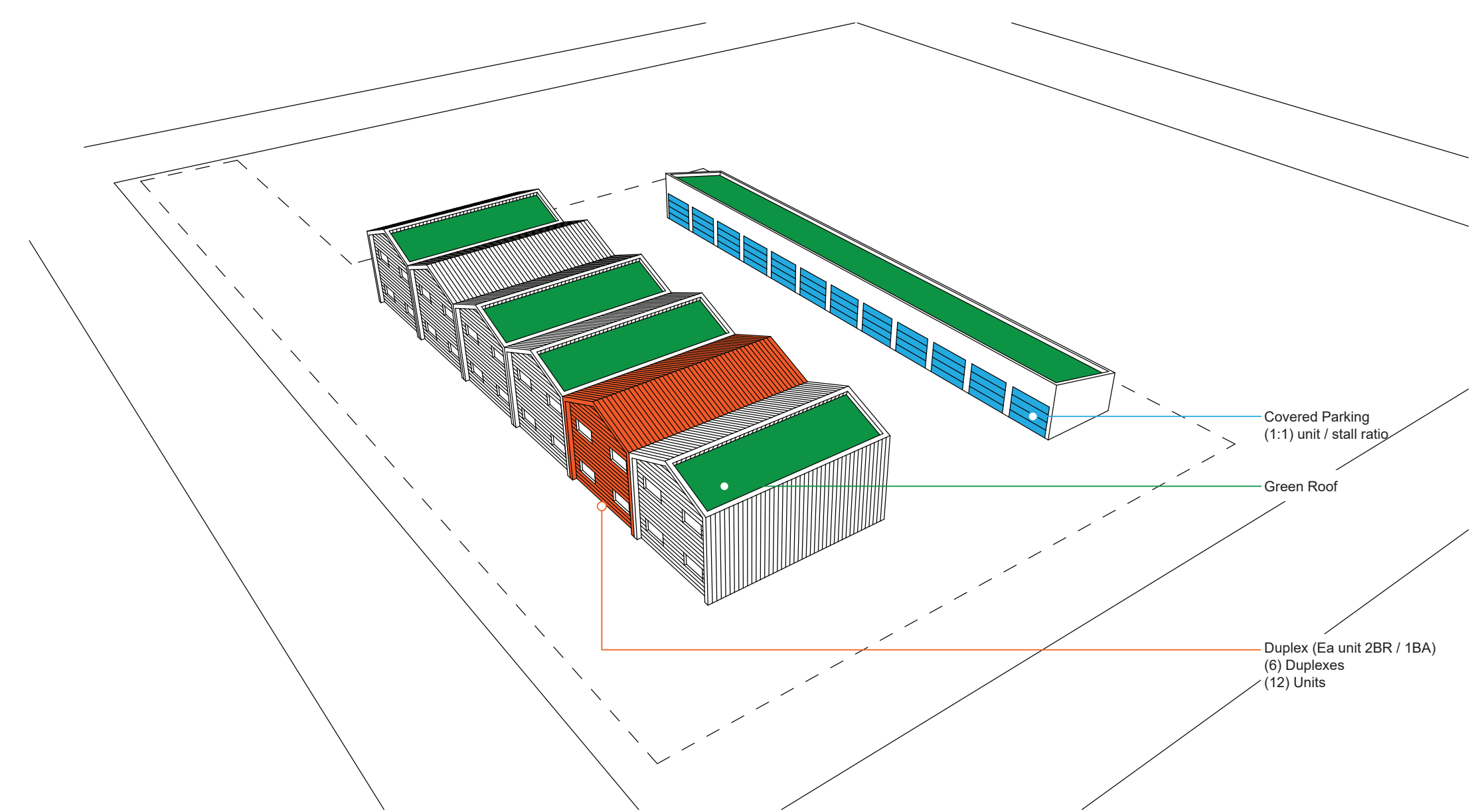
This proposal considers affordable design strategies, like using regular shapes to keep costs under control and using materials that rely new technology for improved durability.

The two options presented here demonstrate the value of sharing building costs by grouping homes together; one scheme shows fewer, more similar homes, while the other achieves greater variety, suiting our city's diverse housing needs.

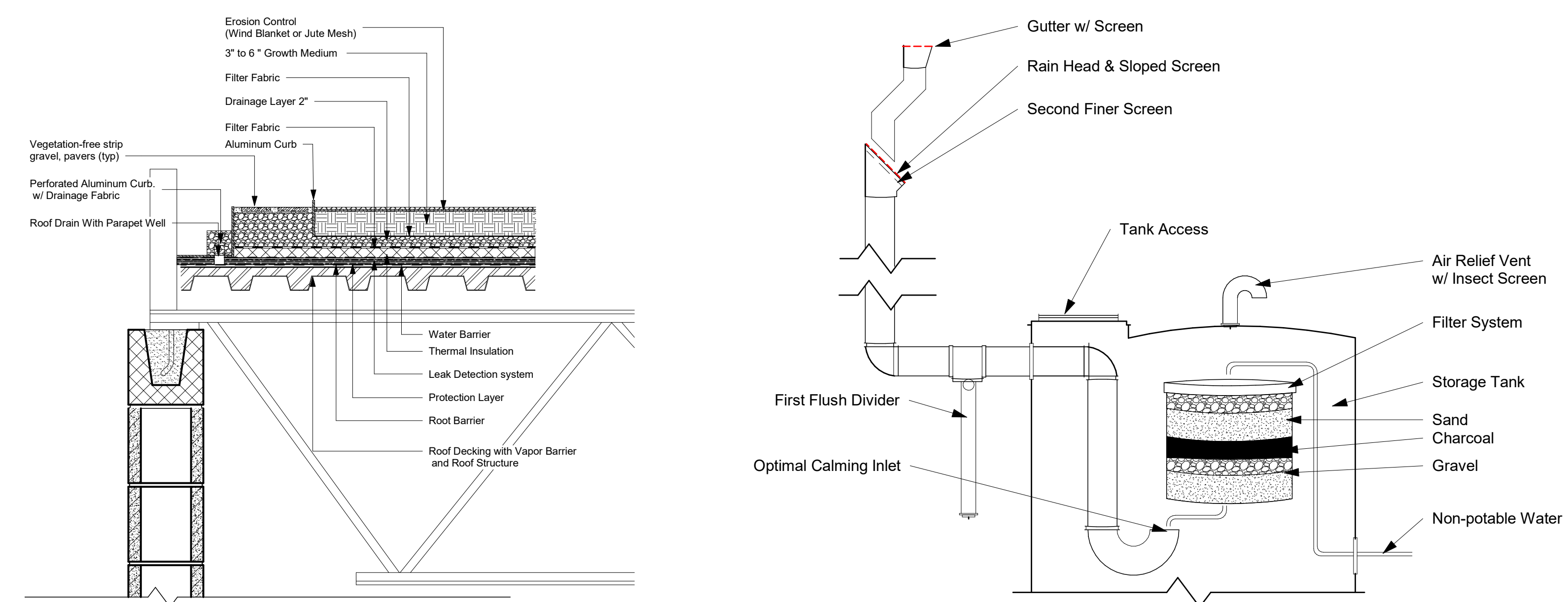


Site Before Demolition

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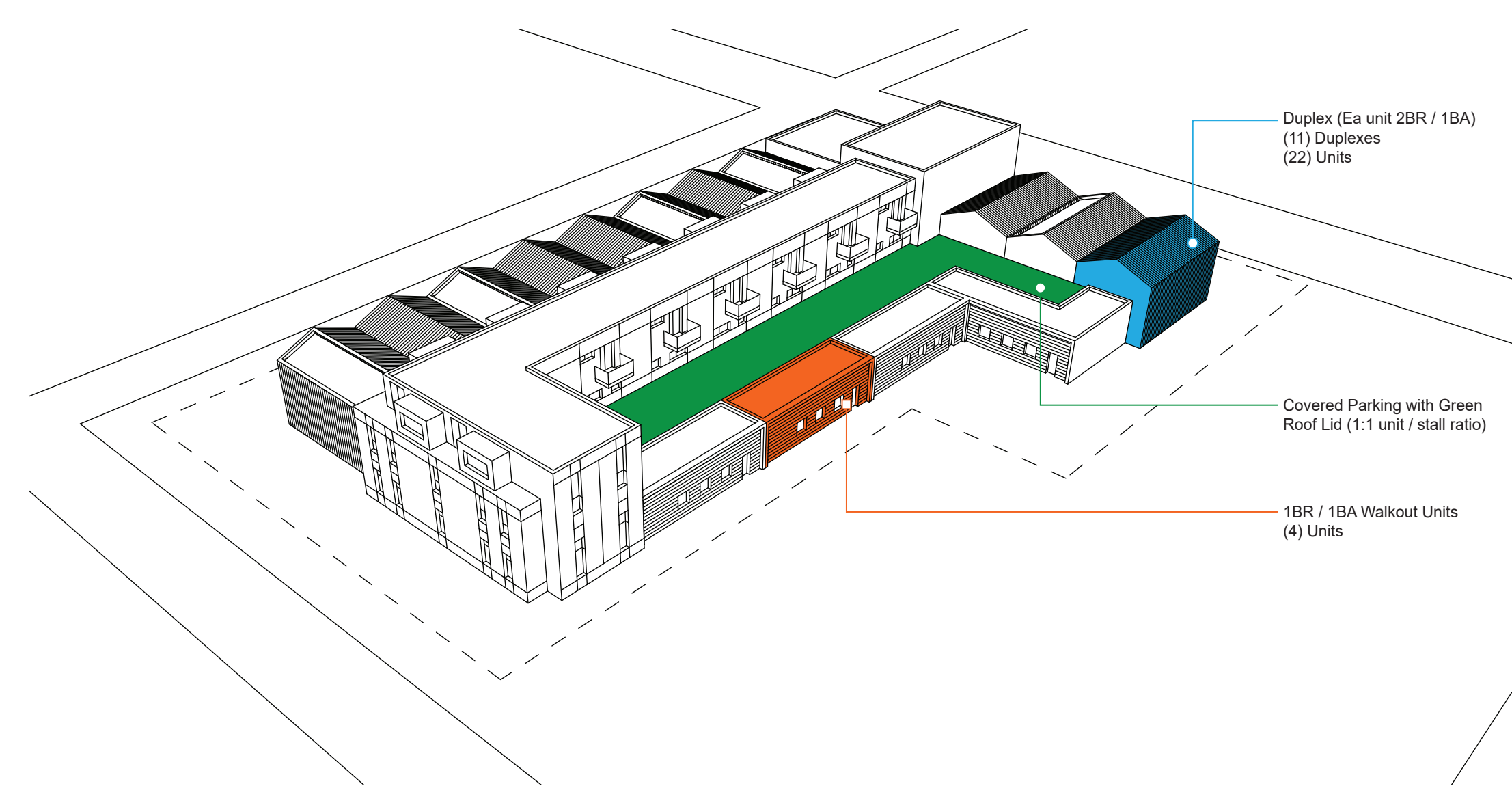
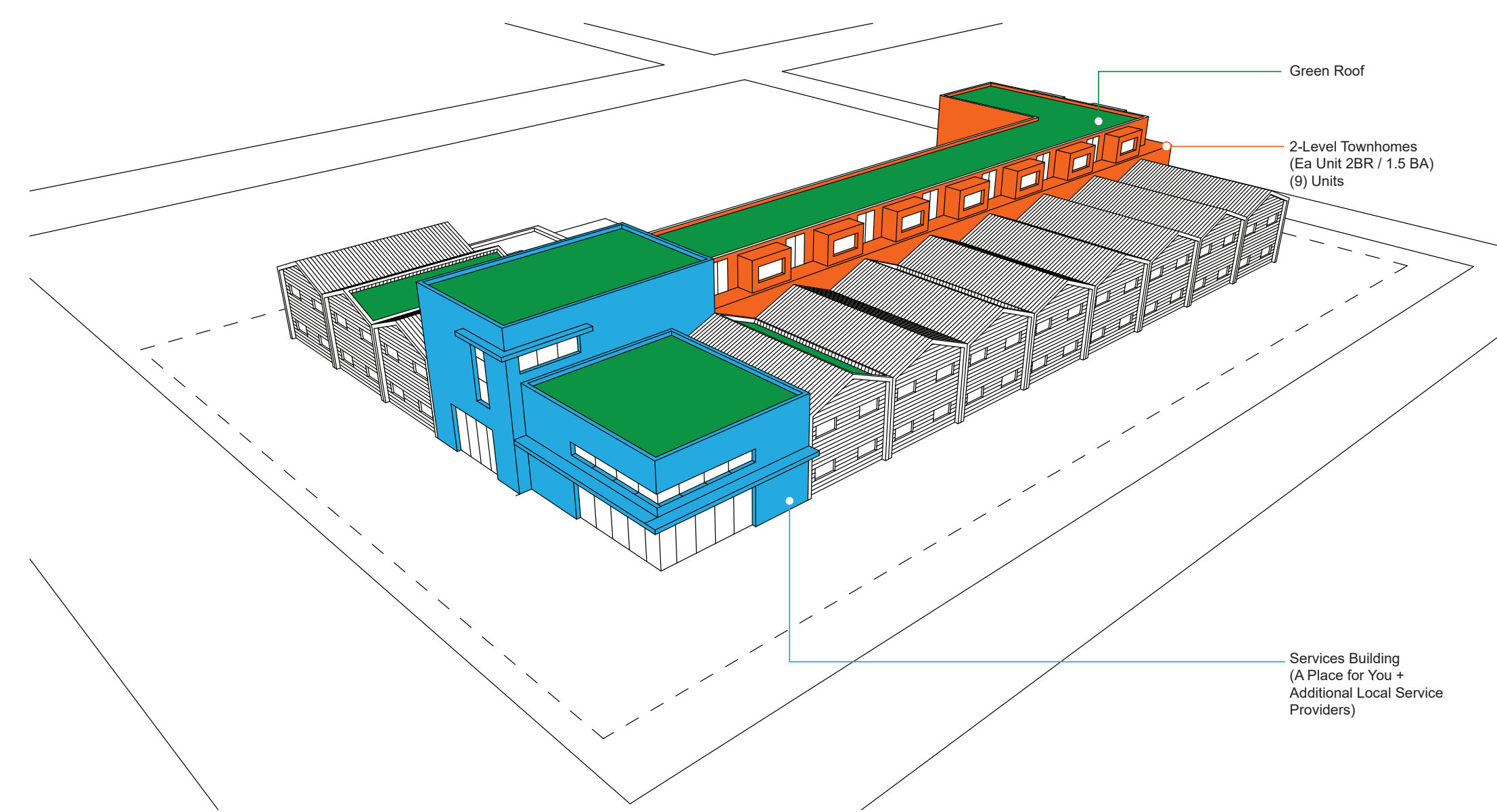


Massing Option One



Sustainable Methods
Green Roof Assembly Section

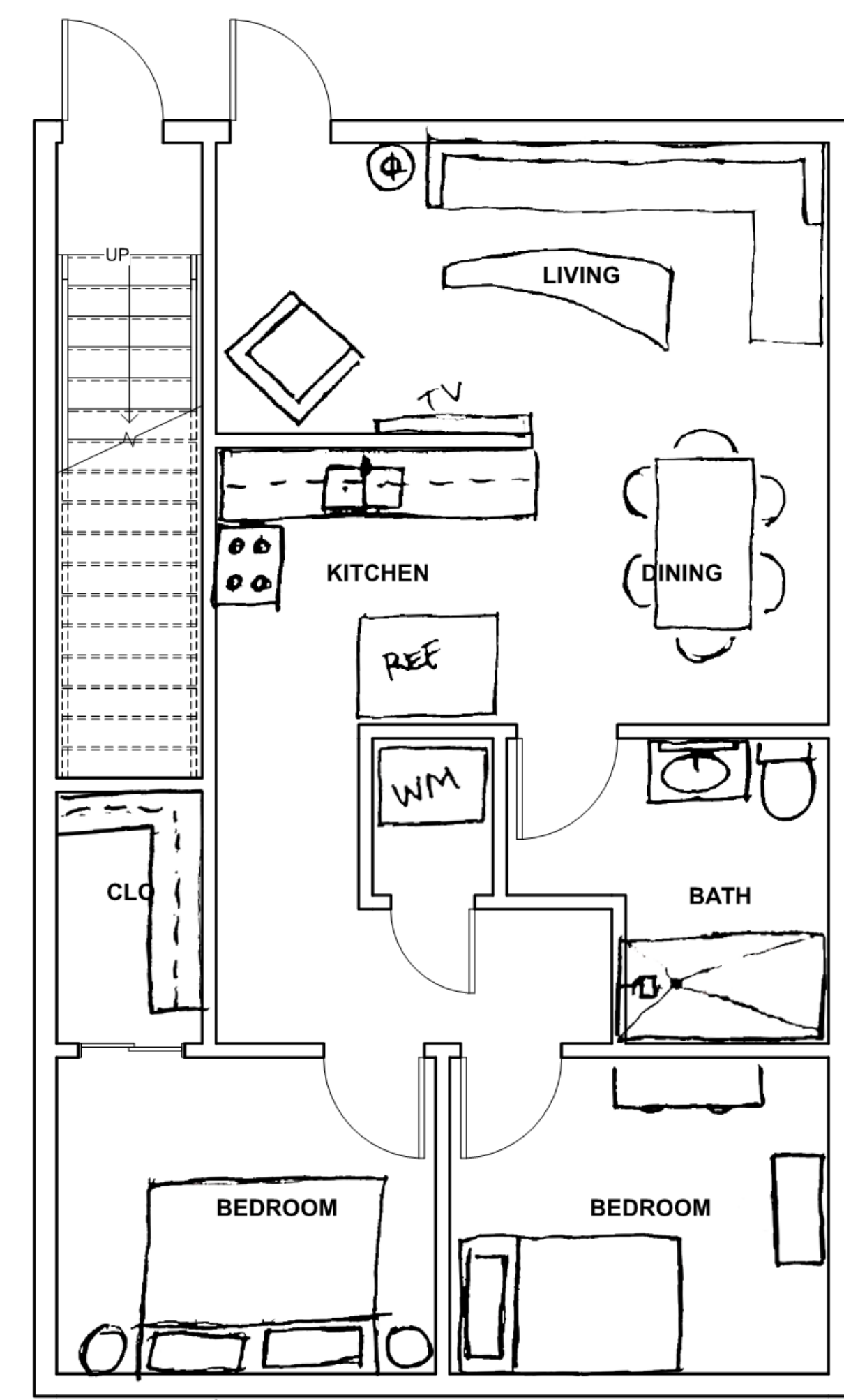
Storm-water Runoff Catchment and Processing Assembly



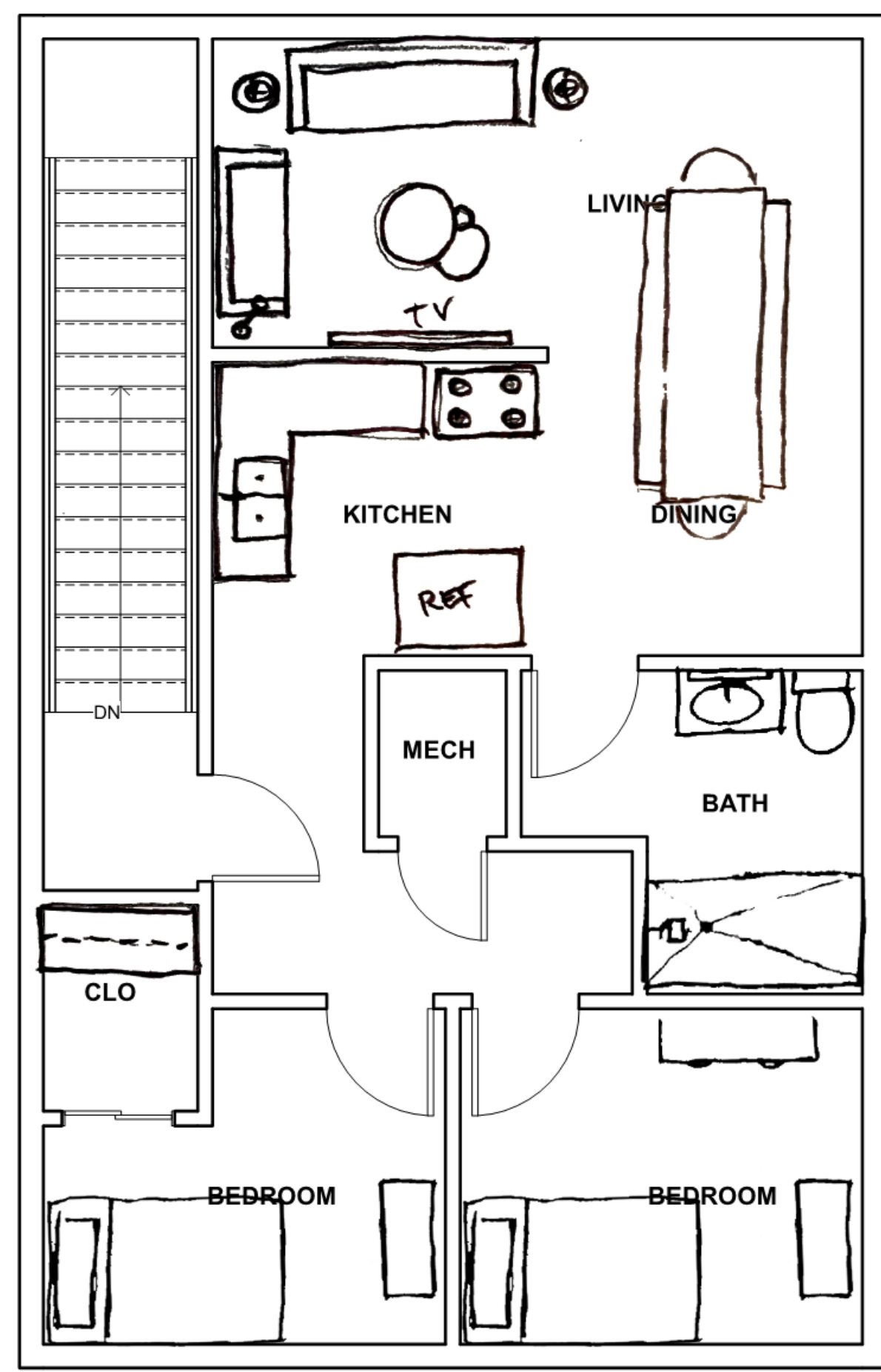
Massing Option 2
More variety of home styles - town homes, apartment homes, duplexes
Sharing infrastructure and building cost with more people
Adding amenities - office space for service providers and storefronts

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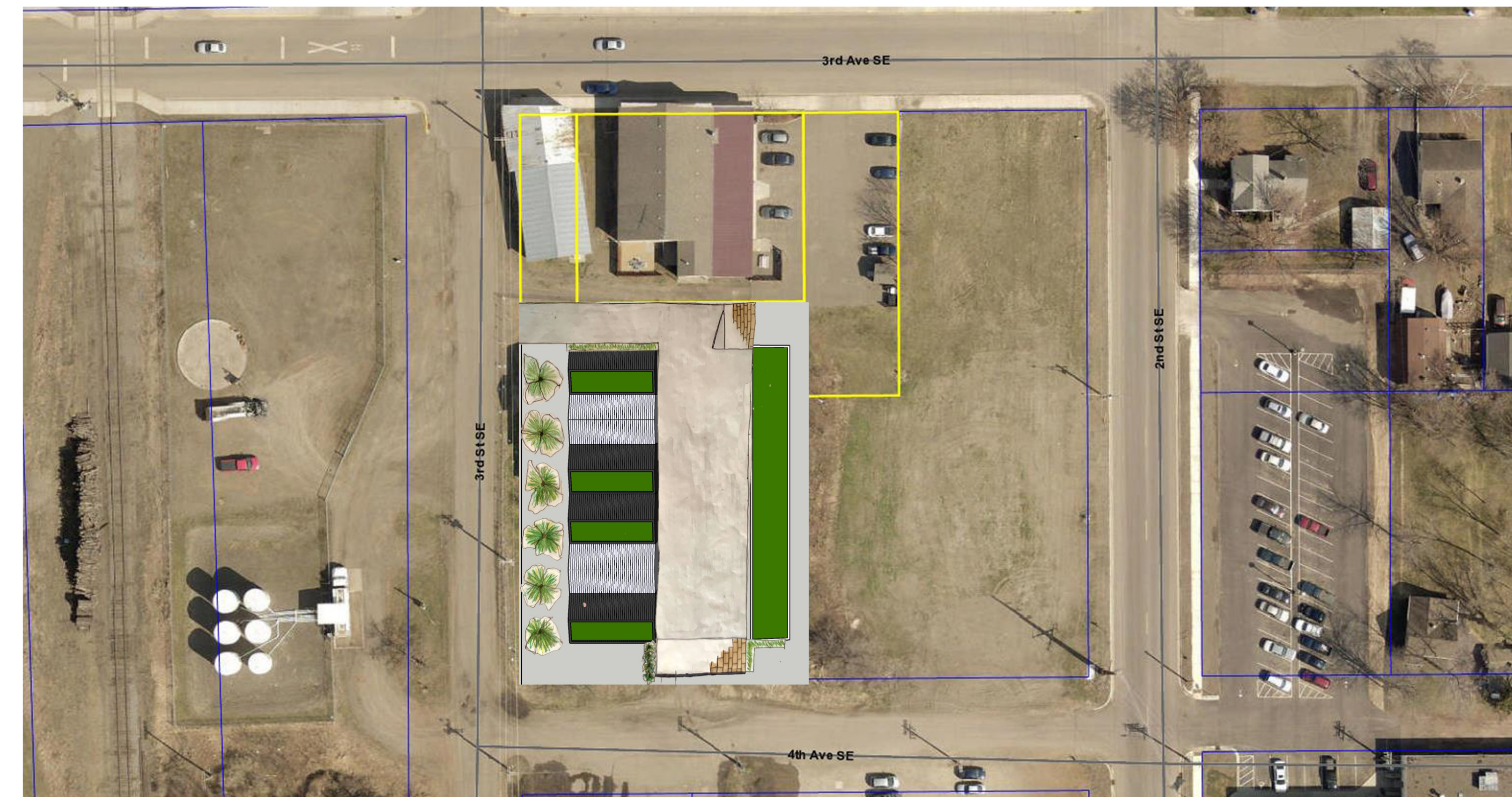
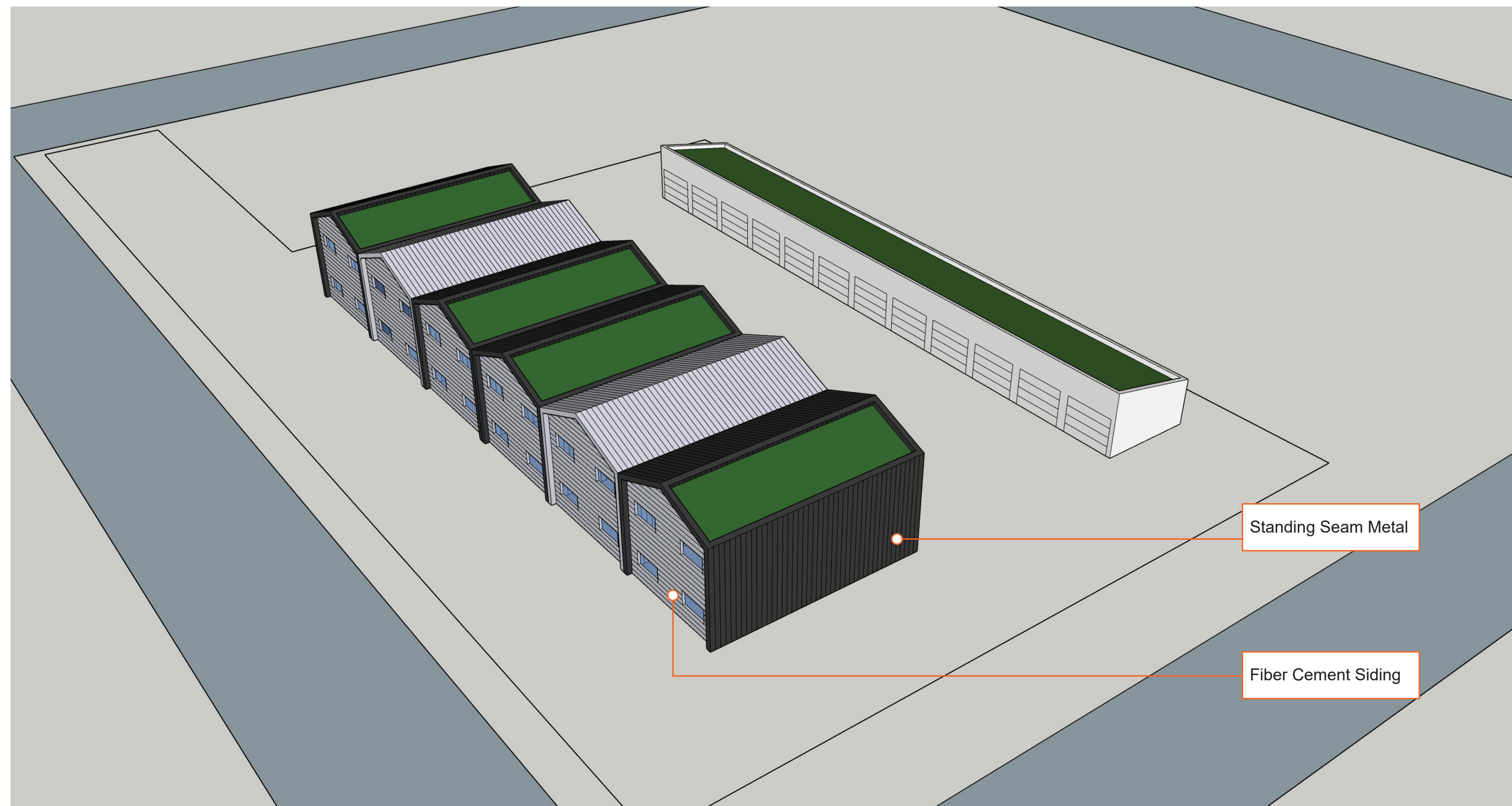
OPTION ONE



Lower Level



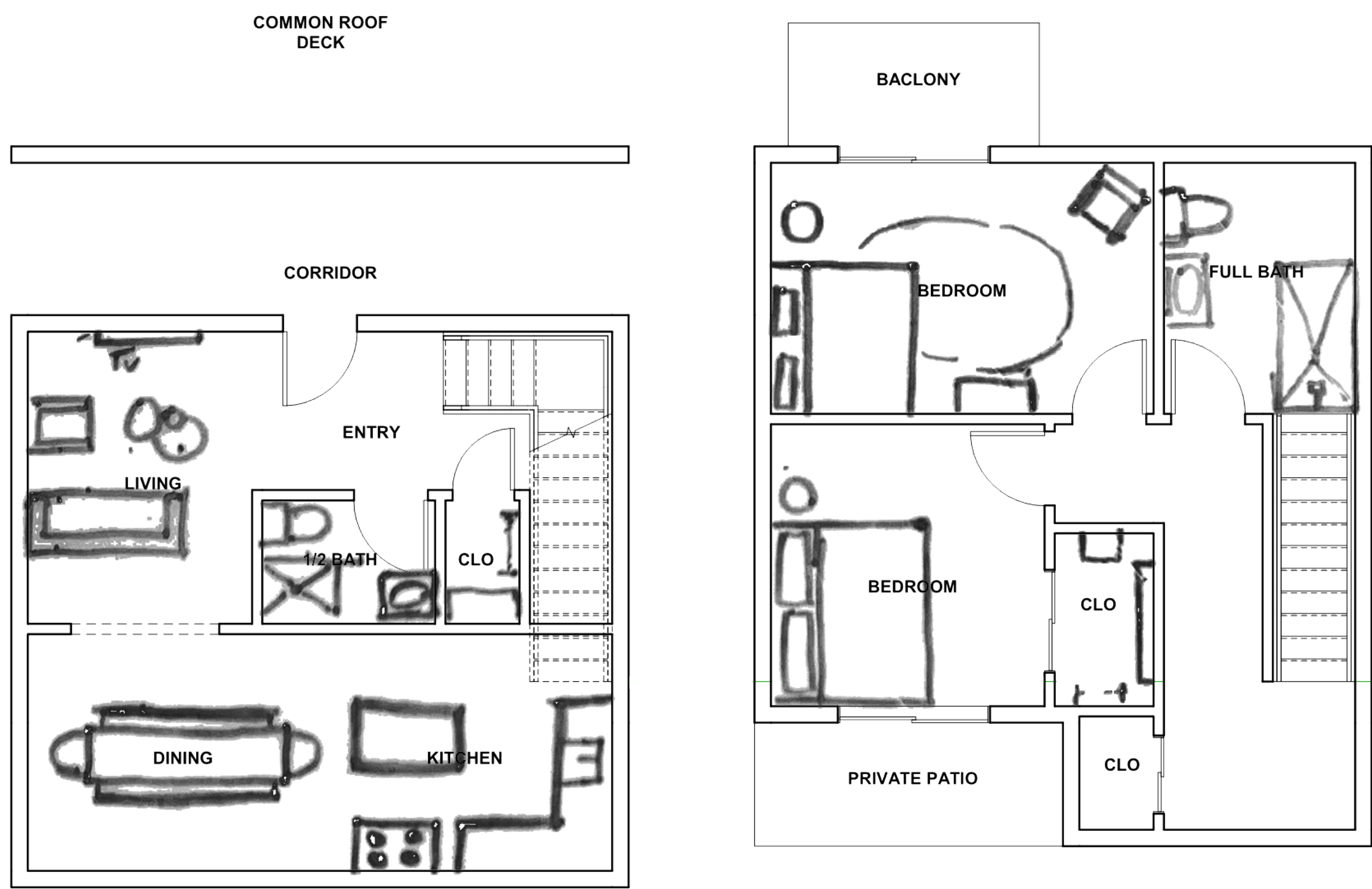
Upper Level



Building Mass on Site

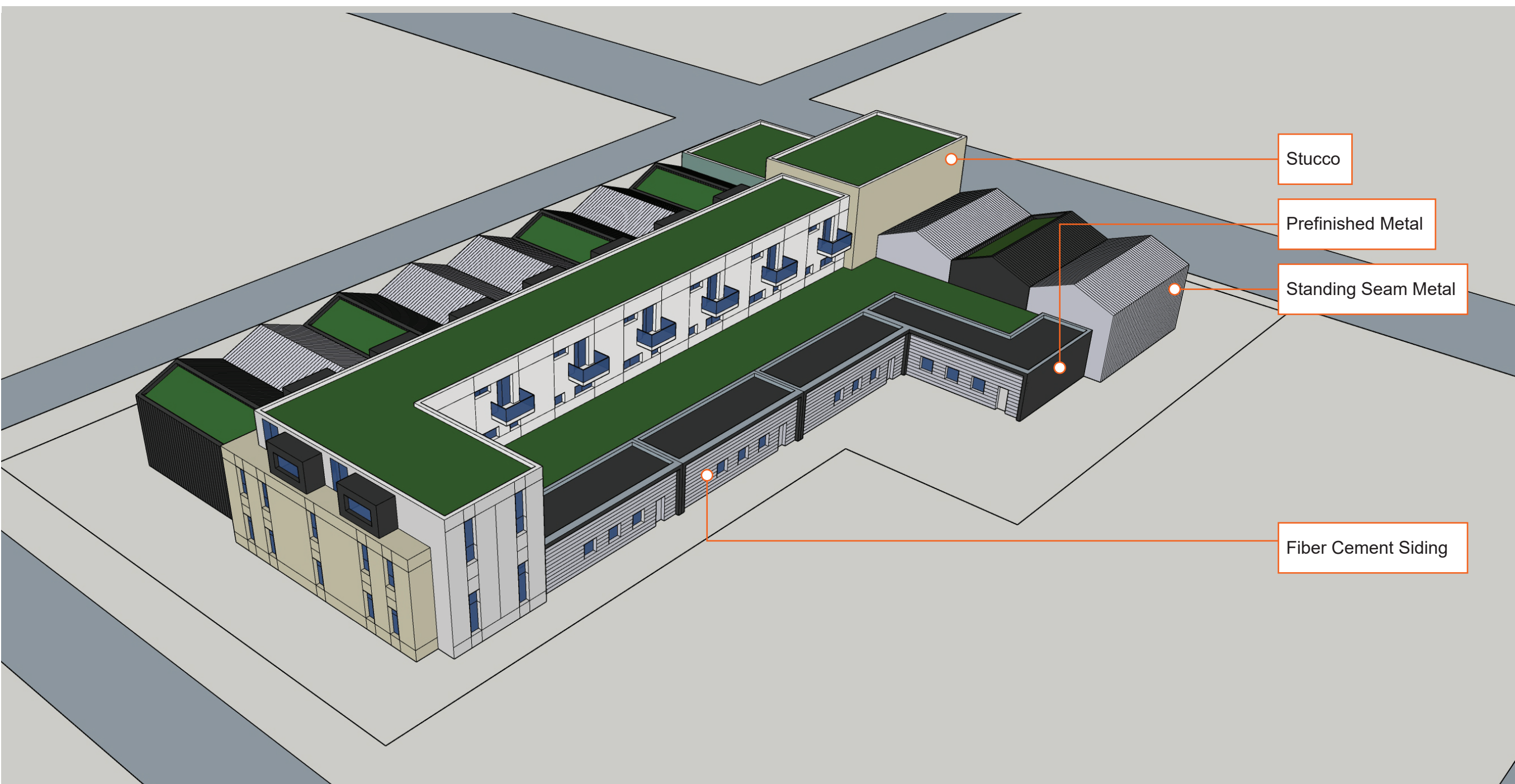
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OPTION TWO



Townhome Lower Level

Townhome Upper Level



Building Mass on Site

2020 SEARCH FOR SHELTER DESIGN CHARRETTE

Creating Affordable Design Solutions to Meet Minnesota's Housing Needs Since 1987
 Oliver Ellis, AIAS + Samuel LaSusa, AIAS + Jeremy Stock, AIA + Savannah Steele, Assoc. AIA
 February 8, 2020
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