

**DESCRIPTION OF PROJECT**

The Eagle Bend High school was built under a Workers Progress Administration (WPA) project during the depression. The historical significance in the city of less than 600 people is that the building stands over the city like a sentry protecting its territory. The building has Terrazzo hallways, open stairways and 3 foot walls in some parts of the building. Its unique design feature includes interior glass panels in the hallways and the building's interior is supported by columns. The interior walls can be moved as they are non-supporting.

A huge auditorium was built at a later date which has a band shell and is known for its acoustically friendly design.

A shop addition to the school has been repurposed and power point of that progress and an architectural drawing are exhibits in this package. (Exhibit) The project we are presenting is the design and repurpose of the 3 story building to provide affordable, for not less than 24 residents (more if possible). Design may also include one bedroom and or efficiency units to maximize choices in apartment size and cost and income potential.

The HUD NOFA we are planning to apply for in 2020 is expected to be a similar one to the 2019 HUD NOFA attached. The NOFA requires this to be a pilot housing development to create the pre-assisted living with on-site services to help seniors "age in place" and to enter assisted living at a much later date and to be replicated throughout the United States

**OUTLINE OF NEED OR PROGRAM**

1. Accommodate the proposed contemporary use of the building while preserving its historic significance and design. Proposed 2 bedrooms in as many units as possible with additional apartments as studio or 1 bedroom units.

We anticipate applying for Historic Preservation funds.

2. Handicap accessibility (placement of elevators(s), bathroom accessibility, universal design accommodating the security needs of tenants, community members (Entrances(s) design and building layout.

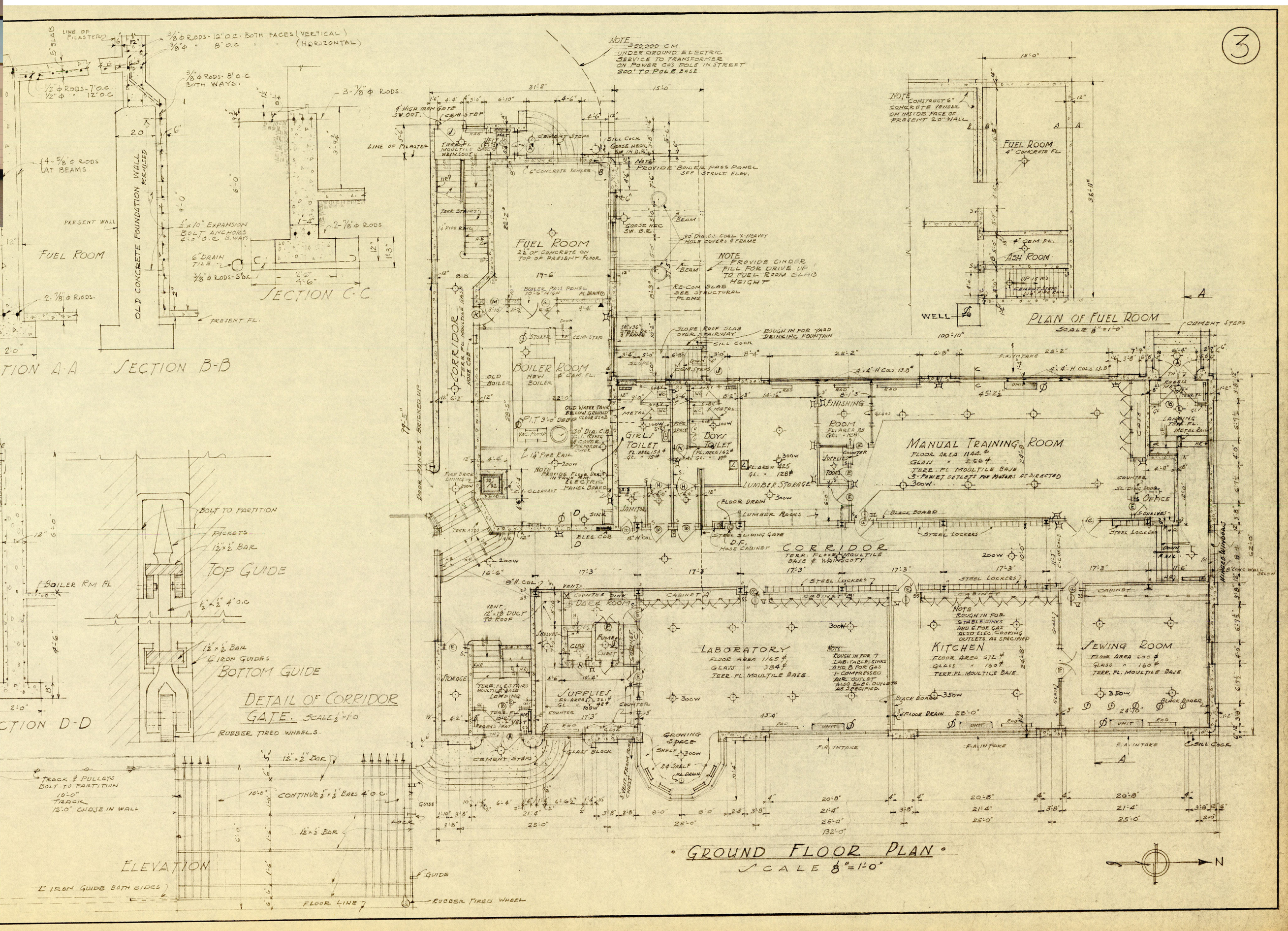
3. 10-14 garages (with indoor access) and storage units. Landscaping and parking design.

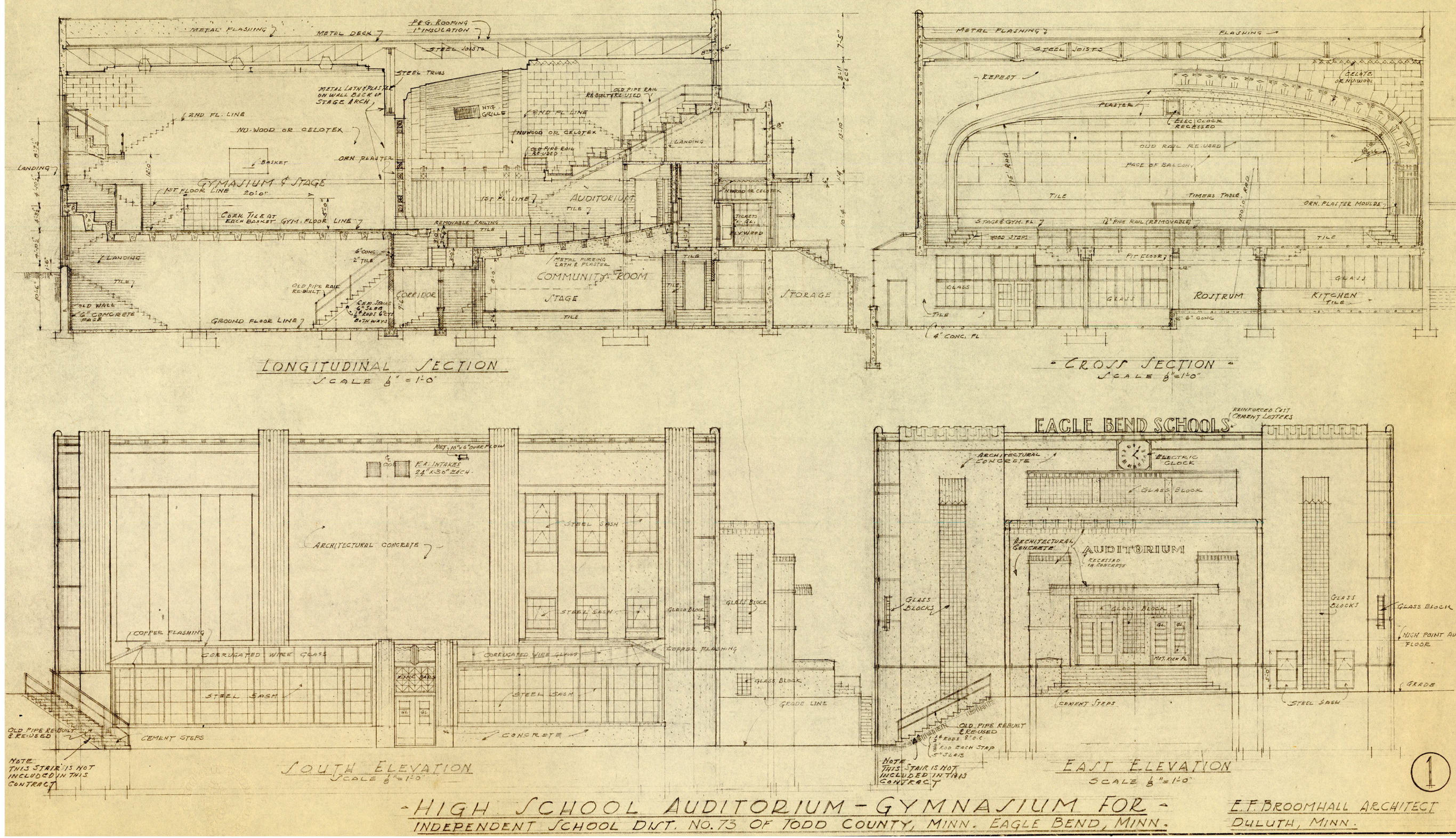
4. Indoor access to Hilltop Regional Kitchen. Co-development with the Hilltop Regional Kitchen in order that the "commons" area is provided by the utility of meeting and food service space in the Hilltop facility.

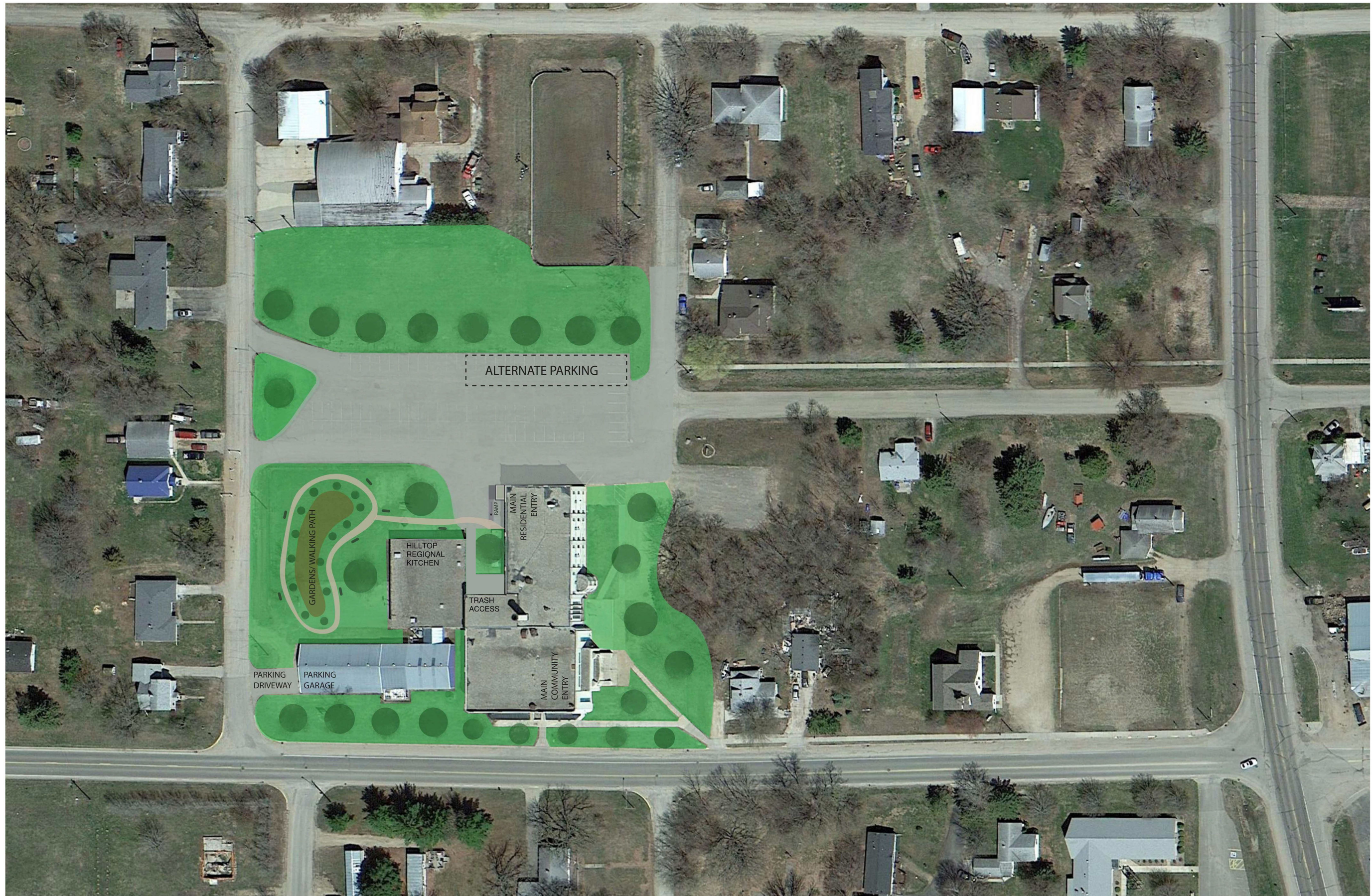
5. One guest room

6. Utility of space not utilized in apartments to create rental office space, small business rental space (as an incubator) or to provide additional amenities such as a hair dressing salon etc.

7. Physical year around activity spaces, including a natural option to involve senior residents in community gardens, walking paths, and is accessible to residents and community members.



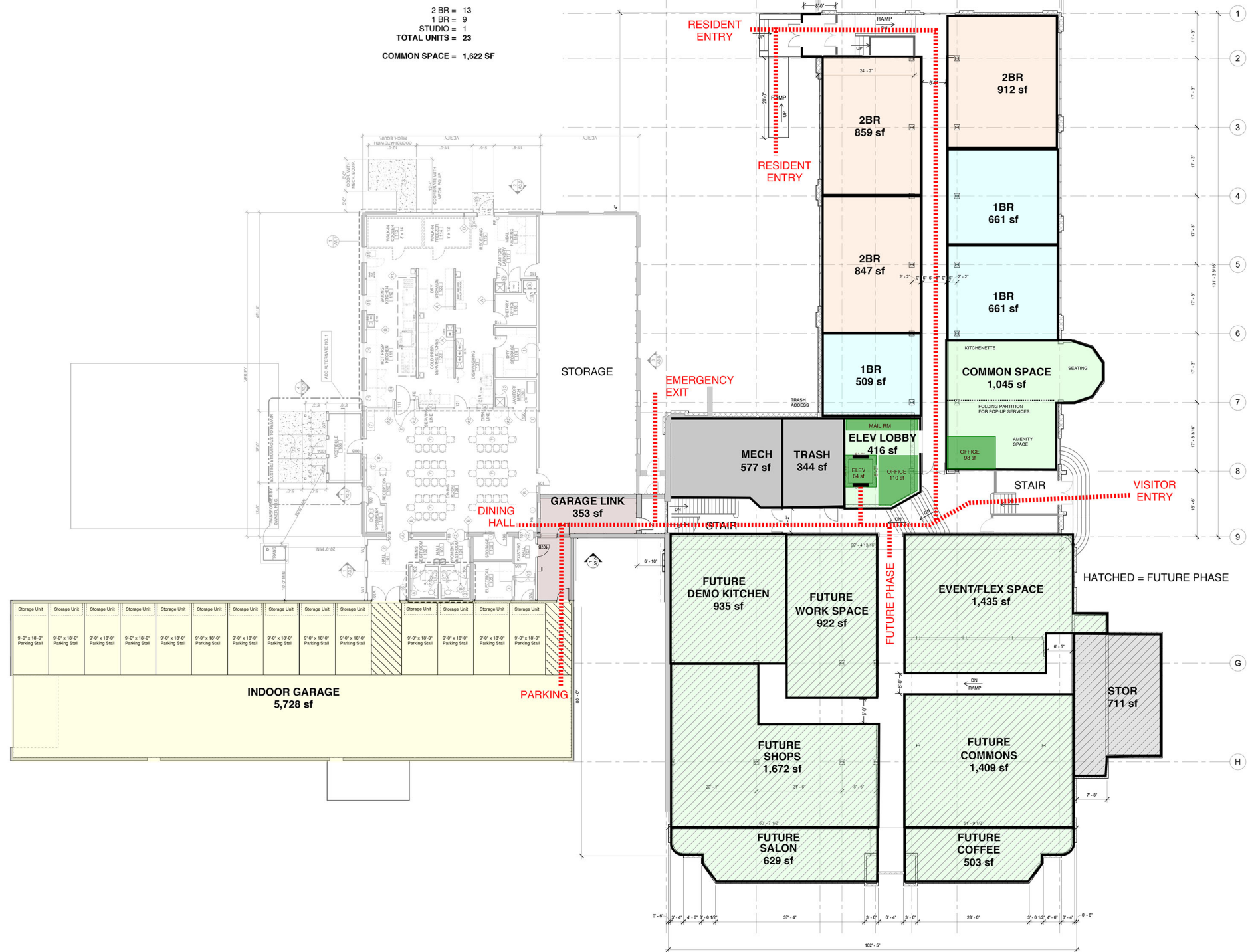




SITE PLAN

# COMBINATION GROUND FLOOR

2 BR = 13  
1 BR = 9  
STUDIO = 1  
TOTAL UNITS = 23  
COMMON SPACE = 1,622 SF



# COMBINATION FIRST FLOOR

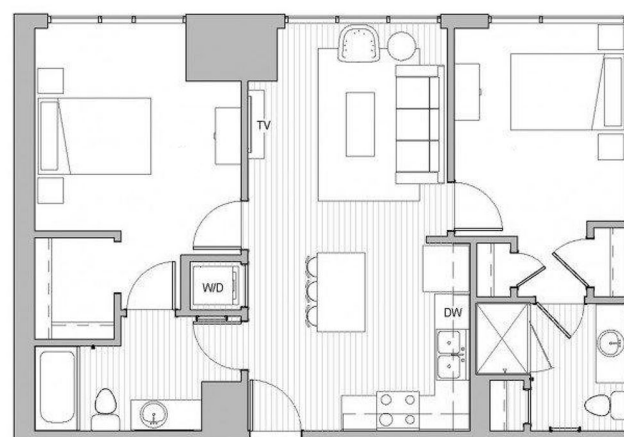


## PROJECT NARRATIVE

While some historical buildings do not readily adapt to housing, the historic high school in Eagle Bend has many components that make it a good candidate for this type of reuse. The building is 60 feet wide, type 2B construction with a column and beam support system making it easy to remove all interior walls and reappropriate the space for apartments and support spaces. The one aspect of the building that makes it challenging are all the stairs into and within the building. The level changing within the building will make it challenging for senior residents and those in wheel chairs to reach all areas of the building.

EBEDC also asked our team to review possibilities for the auditorium building. This building has rooms on the grade level, with auditorium riser seating, balcony with the adjacent basketball court, which functioned as the stage for the auditorium, visible through a decorative proscenium arch. After reviewing the structure of the risers, balcony and basketball court area, the team believes the best option for this structure is to convert it to a community center. The ground floor can be reappropriated as needed for different community spaces, while the basketball gym and auditorium can remain "as is".

One aspect of the interface between the auditorium building and the school/housing building that was not determined in this exercise is a route that would make the theater and basketball floor accessible to those in wheelchairs. The height difference between the First Floor of the housing level and the basketball floor is not great, so a small lift between floors might provide this needed access.



**SENIOR HOUSING:**

PLANS: In our plans our team developed 3 options for unit layouts that would work for EBEDC and this building. Each one has a slightly different mix of unit types to meet the varying needs of the residents of Todd County. Please see the plans shown on the boards for the break down. The unit types shown are meant for demonstration of plan only and are meant to convey intent and what units that could fit in this square footage might look like.

In addition to the apartments, the plans show the location of amenities and common spaces where residents can congregate. Given the need for a unit count of about 24, the common areas were limited in the housing building, with the thought that the seniors could also gather in the High Point Kitchen dining room, or in a newly renovated auditorium building community center.

ACCESS: As noted above, the existing building arrangement made it difficult to find routes that would be accessible by those in wheel chairs and seniors generally. To address these concerns our team needed to make several interventions to the plans.

-Resident Entrance: we moved the front door to the housing portion to the north west corner of the existing school at the existing stairwell. We extended the vestibule to accommodate the entry and provided a ramp from grade up to the vestibule landing. To access the housing, we removed the stairs to the ground floor, providing a ramp instead to the ground level. This ramp would provide access to the new elevator.

-Elevator: After determining the interrelationships of the floors and the reviewing the structure, we determined the best location within the building would be to install the elevator at the inside corner as shown on the plans. This location would allow access to all main levels of the new housing and the grade level of the auditorium building.

-High Point Kitchen: While there is an inside route to the High Point Kitchen dining room, it was not possible to create a route without adding a 2nd elevator or small chair lift. Our plans did not fully investigate this connection, but believe it is possible to create one with additional investigation.

**MECHANICAL SYSTEMS**

Another significant challenge for the project was to provide updated HVAC systems. EBEDC requested the residents be able to individually control the temperatures in their own units. The building code requires the supply of outside air to each of the apartments. The structural system and the existing window configuration led us to determine the best system would be to provide compact mechanical units for each apartment that would be piped with gas and powered and run in each unit. These systems are widely used in the multi-family field and are cost effective, although are not as energy efficient as a centrally powered system.

The building as a whole will required new HVAC equipment which can be located in the existing mechanical room on the ground level, and one or two air handlers can be located on the roof over the columns to provide ventilation.

It was thought that the space in the existing school might be able to support the new auditorium building as well, but if this is not the case, a new mechanical room could be created from the space on the ground level. An air handler could be located on the ground level as well, or after confirmation by a structural engineer, it could also be located on the roof of the auditorium building.

**PARKING**

EBEDC had requested an option for 10 to 14 enclosed, conditioned parking stalls for the residents of the apartments. Our team reviewed the options which included converting the grade level of the auditorium building and the construction of a standalone garage structure. In the end, our team determined the best course of action would be to convert the shop building at the west side of the campus to a parking garage with storage at the end of each stall for the residents. We were able to achieve the 14 stall request, and would provide an interior route to the parking area. We did show an alternate parking garage location on our site plan.

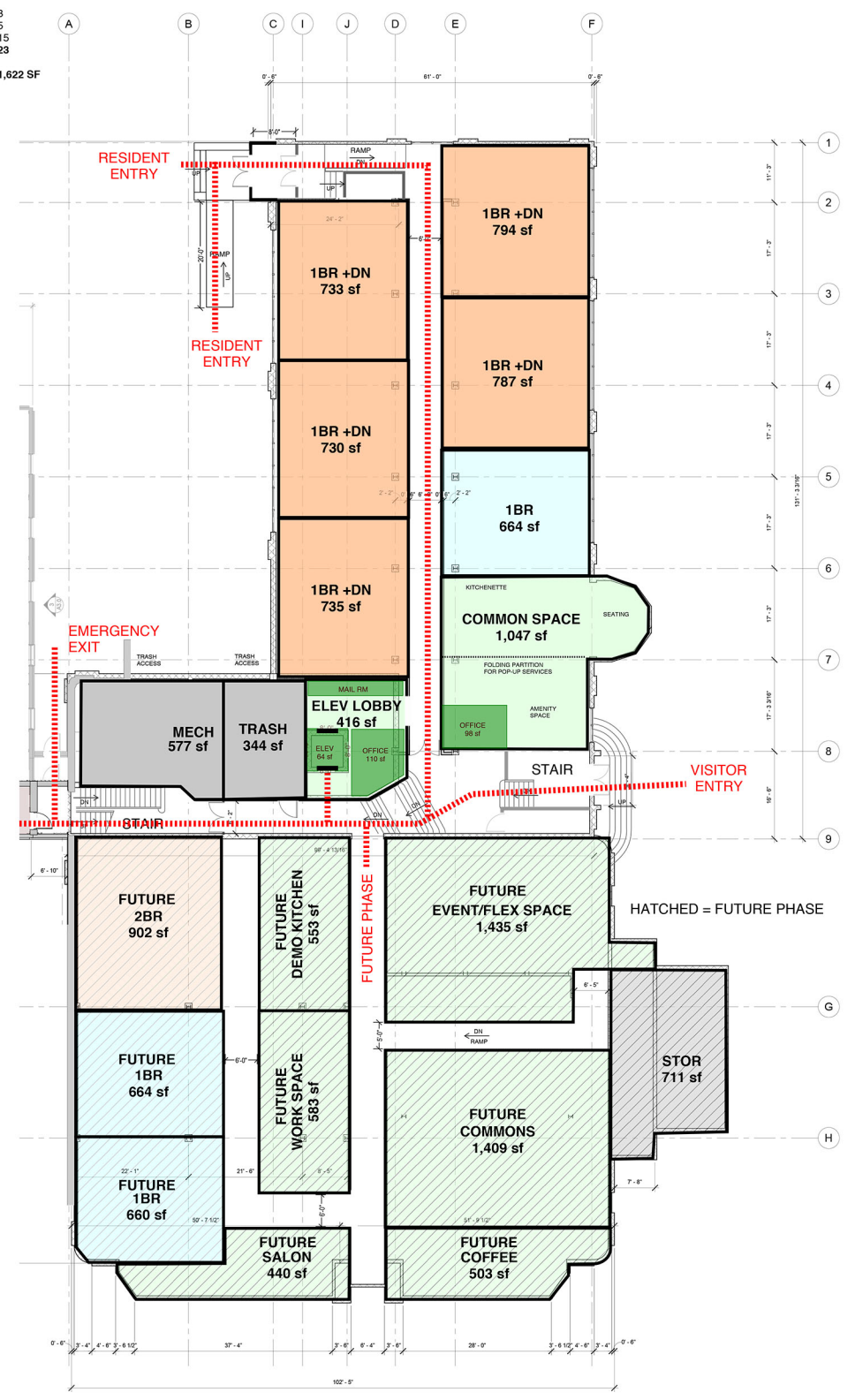
The drawbacks to this option would be the need for residents to walk outside to get to the garage and the substantial cost of its construction and the difficult nature of having it cash flow for the ownership group.

**COMMUNITY GARDEN**

EBEDC has requested some sort of walking paths and community garden space for the residents. A community garden and possible gardening spaces have been located on the West side of the building with a circular walking path lined with benches. This location gives residents easy access off the main residential entry. This outdoor space could also be utilized by the surrounding community.

# 1BR+DN OPTION GROUND FLOOR

2 BR = 3  
1 BR = 5  
1BR + DN = 15  
TOTAL UNITS = 23  
COMMON SPACE = 1,622 SF



# 1BR+DN OPTION FIRST FLOOR



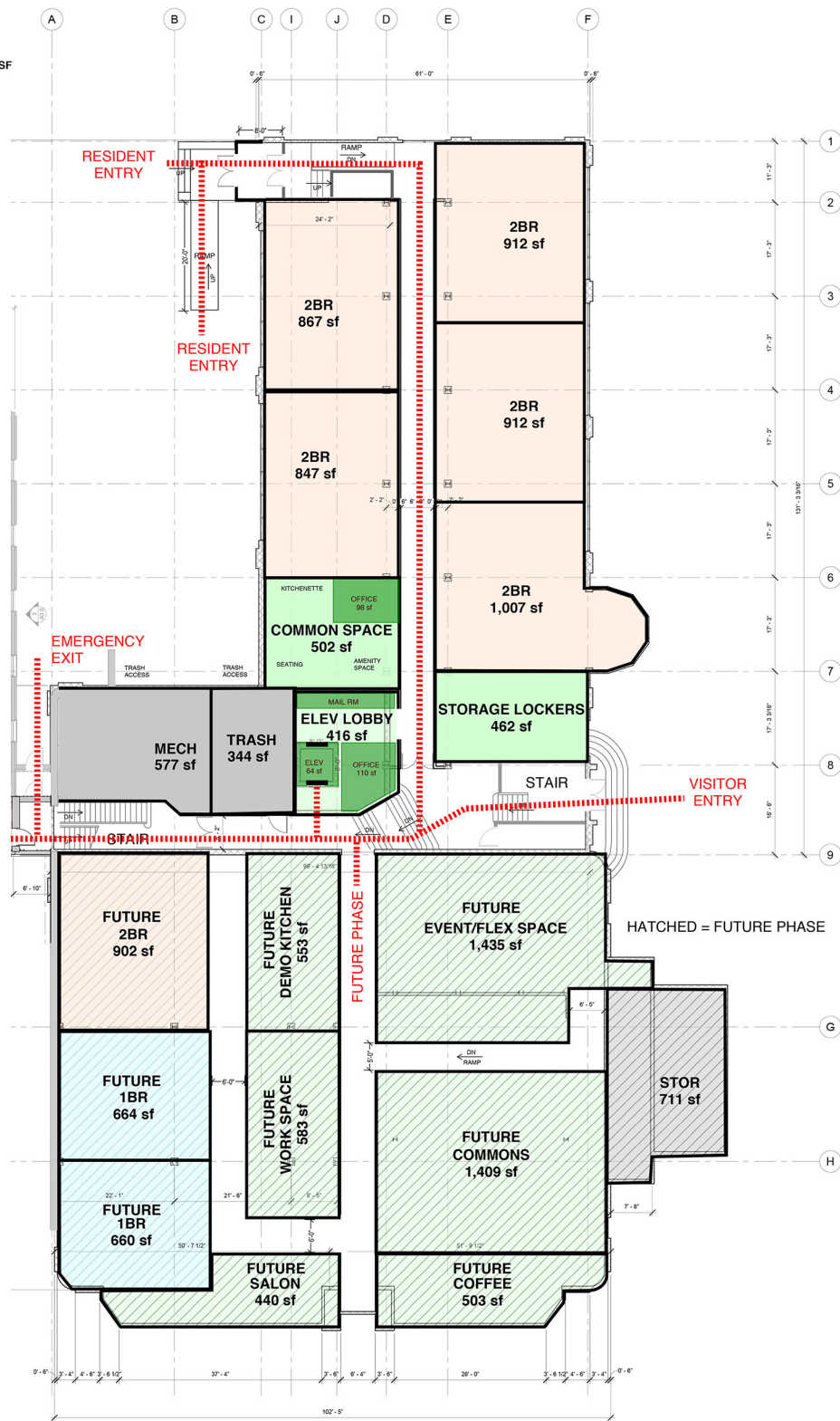
# 1BR+DN OPTION SECOND FLOOR



2BR ONLY

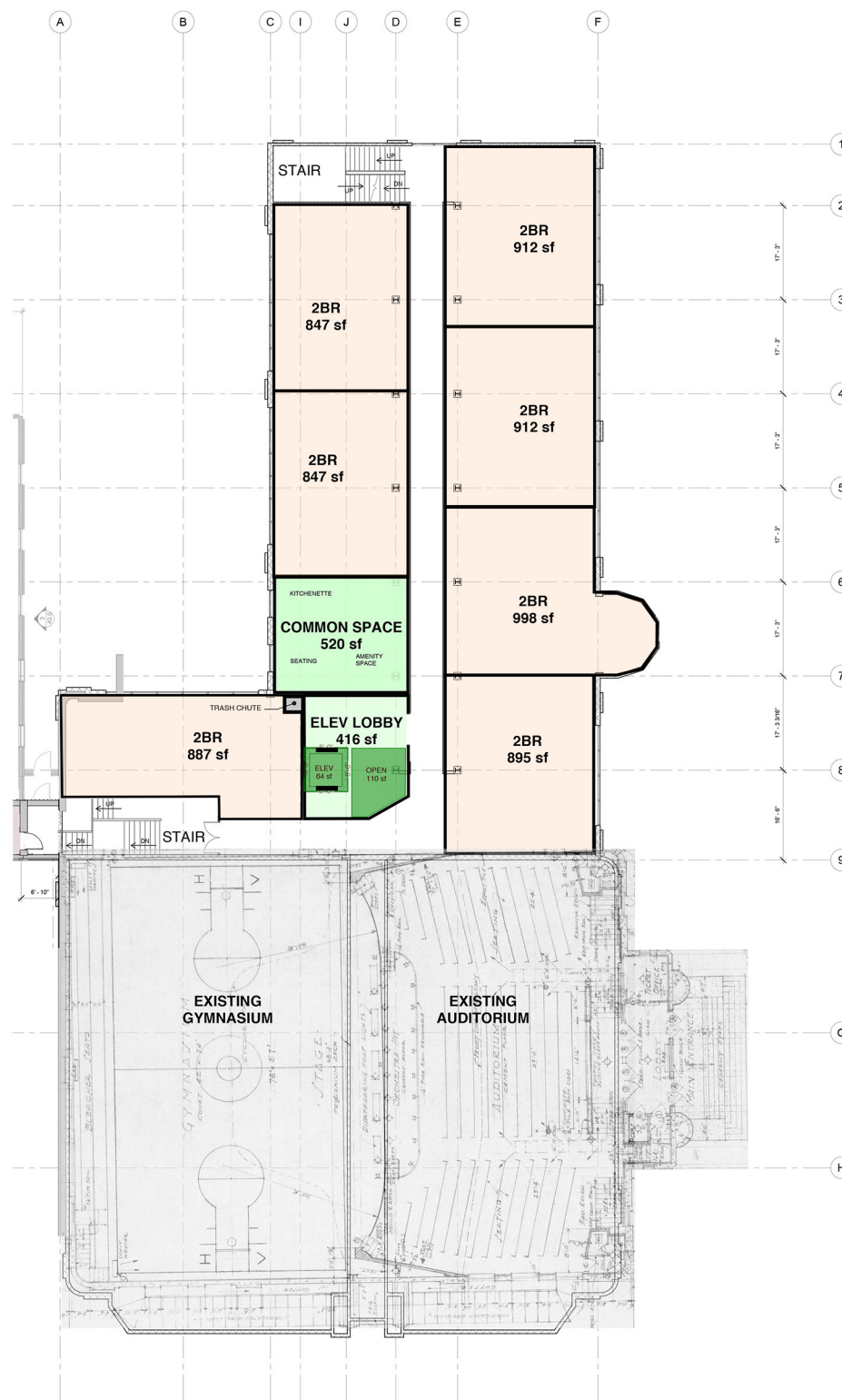
GROUND FLOOR

ALL 2BR  
LEVEL 1 = 5  
LEVEL 2 = 7  
LEVEL 3 = 7  
TOTAL UNITS = 19  
COMMON SPACE = 1,472 SF



2BR ONLY

FIRST FLOOR



2BR ONLY

SECOND FLOOR

