

SUSTAINABLE
ADAPTIVE REUSE
SUCCESS STORIES FOR
BIG BOX RETAIL

DANDELION PROJECT

Oh planning+design, architecture

“IS IT A WEED,
OR IS IT SOMETHING ELSE?”



PROBLEM



Within communities across the United States exist vacant big box retail buildings left behind by our fast changing consumer market. As franchises disband and big boxes become 'super' big boxes these discarded shells grow as a dominant feature of the American landscape.

A "big box" is a freestanding building occupied by a single retail tenant containing between 20,000 to 200,000 square feet of space designed to house the large inventories of the big box tenant. Examples of big box retailers include Lowe's, Wal-mart, and Target. Big box structures are designed to be efficient and cost-effective to the meet the specific needs of the big box tenant.

Large parking areas, difficult sites, deed covenants and land use restrictions are a few of the special challenges these properties pose to the communities they belong.

These leftover building shells pose problems for the communities they affect, but as the designers and planners at Ohp+d have realized, they also provide opportunities due to the wealth of material and infrastructure assets they possess.

CONVERSION OPPORTUNITIES INTO:

- Schools
- Mini shops
- Fire station
- Urgent care center
- Medical office building
- Clinics
- Community center
- Library

Circuit City filed for bankruptcy in 2009 leaving 1,500 vacant big boxes - Approximately 45 million square feet

Adaptive reuse of a building achieves LEED points for Innovation in Design & up to 8 points under the Materials and Resources category. These alone can boost a project from LEED Silver to LEED Gold.



The classic big box retail sits vacant awaiting vandalism, deterioration, and eventual destruction. This is the story for many big box retailers around the country.

Moderate Adaptive Reuse to Office / Clinic Space

DETAILS

Location:	Anywhere
Square footage:	Between 20,000 and 200,000 SF
Cost per square foot:	\$100 / SF
Use / Building type:	Conversion to B - occupancy

SUSTAINABLE STRATEGIES

- Reuse of entire building structure
- Reuse of majority of the building envelope
- Reuse of majority of building mechanical systems
- Transition from paved to planted areas



This option combines the economy of using the majority of the building envelope and systems with the opportunity of replanning and organizing the building interior. Exterior beautification is possible through increased landscaping, building elevation re-work, and modest additions.

Extensive Adaptive Reuse to Urgent Care / Essential Facility

DETAILS

Location:	Anywhere
Square footage:	Between 20,000 and 200,000 SF
Cost per square foot:	\$200 / SF
Use / Building type:	Conversion to I - occupancy

SUSTAINABLE STRATEGIES

- Reuse of majority of the building structure and envelope
- Reuse of some of building mechanical systems
- Exterior sustainable initiatives such as green roofs, bio-swales, and photovoltaic arrays
- Interior sustainable initiatives such as passive heating and cooling, daylighting and low VOC emitting materials
- Addition of skylights or interior courtyards



This option, albeit more invasive, allows thorough customization and personalization of the building exterior and interior while combining the economy of reuse of the building envelope and systems.

EXAMPLES



Willamette Center Photograph
Matt Ottinger under different firm

Two adaptive reuse projects by
Architect Matt Ottinger

Willamette Family Medical Center - Salem, OR
B - occupancy conversion 12,600 SF
\$96.40 / SF
\$1.2 Million project cost

Wellspring Center - Woodburn, OR
I - occupancy conversion 63,000 SF
\$161 / SF
\$10 Million in construction costs
\$1.2 Million landscape costs



Wellspring Center Photograph
Matt Ottinger under different firm

"We had a great opportunity to revitalize an area of Woodburn by adaptive reuse of an abandoned K-Mart building.

We created a healing environment by opening the huge building to the sky and incorporating nature within enclosed gardens and courtyards.

These views of nature created healing environments for the health and wellness center." Matt Ottinger

Oh planning+design, architecture is a woman-owned small business (certified WBE/ESB) specializing in architecture, master planning, interior design and LEED consulting with a unique focus in health care facilities.



Deb France
AIA, NCARB, LEED AP
deb.france@ohpd.net



Matt Ottinger
AIA, ASHE, CSI
matt.ottinger@ohpd.net

CONTACT

Oh planning+design, architecture
115 NW First Ave, Suite 300
Portland, OR 97209
503-280-8000
www.ohpd.net

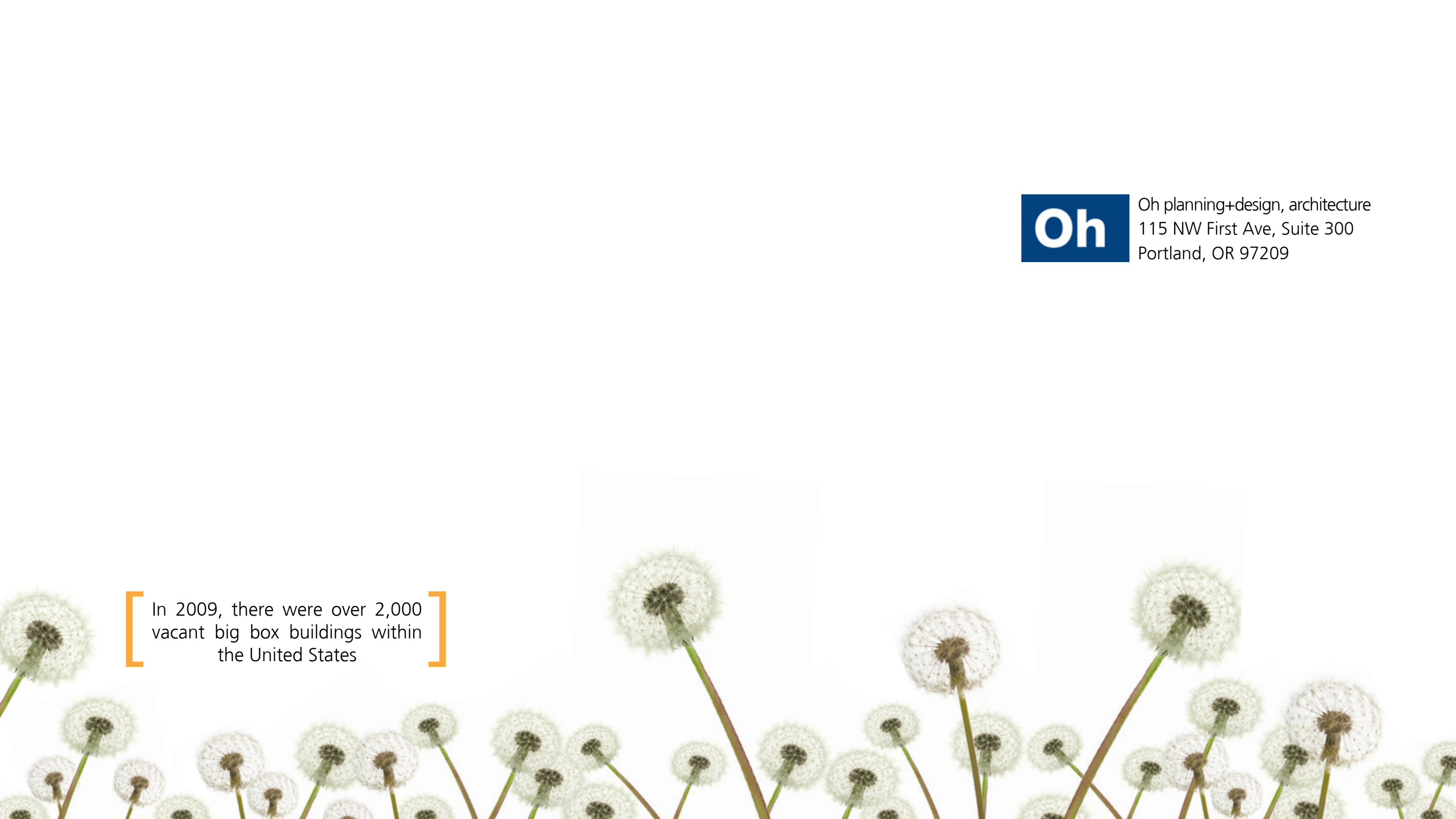
SERVICES

- Architecture
- Master Planning
- Medical Planning
- Interior Design
- LEED Consulting

WWW.DANDELIONPROJECT.NET

The logo consists of the letters 'Oh' in a white, sans-serif font, centered within a dark blue square.

Oh planning+design, architecture
115 NW First Ave, Suite 300
Portland, OR 97209

A field of dandelions with white seed heads and green stems, set against a white background. The dandelions are scattered across the bottom half of the page, with some larger ones in the foreground and smaller ones in the background.

In 2009, there were over 2,000
vacant big box buildings within
the United States