

TRANSFORMING GHOST-BOXES:
FROM ABANDONMENT TO ENGAGING COMMUNITY INDIVIDUALITY

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TRANSFORMING GHOST-BOXES: From Abandonment to EngaEging Community Individuality

"THE GROWING PRESENCE OF EMPTY BIG-BOX STORES ACROSS THE UNITED STATES IS AFFECTING COMMUNITIES. BY ADDRESSING THE SCALE AND COMPLEXITY OF THESE ABANDONED BUILDINGS, IT CAN CREATE A BETTER PLACE FOR THE COMMUNITY TO ENGAGE WITH THE SITE."



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“Transforming Ghost-Boxes – from Abandonment to Engaging Community Individuality”

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ABSTRACT

Since the 1960s, big-box stores have defined retail shopping for American suburbs. However, these megastores are becoming abandoned at alarming rates due to economic decline and expansion. Large retailers, such as Wal-Mart, are contributing to the presence of empty big-boxes across the country. Big-box reuse is becoming more common. Communities still need to address the problem of these vacancies. The abandonment of big-boxes in the suburbs affects communities because the empty stores—cause blight, reduced property values, loss in tax revenue, and decreases social capital. As these big-boxes become abandoned, the communities need to find a solution to reuse them that will be beneficial. Big-boxes are created for one purpose – retail. When these megastores leave their old store to build a new superstore, there are legal constraints preventing competing retailers from purchasing the property, which leads to issues for the city because it can sit empty for years. The superstores are usually built near the old structure, leaving the city and its community to find a solution for the unused space. This paper will look at several case studies on communities that have found an alternative use for these “ghost-boxes”. How can big-box stores be re-adapted for community needs? The growing presence of empty big-box stores across the U.S. is affecting communities. As designers we need to address the scale and complexity of the problem to create better community engagement through public connections.

Beginning with a former big-box in Eden Prairie, Minnesota, an active community of about 60,000 people explores the possibilities of redesigning a big-box building to a library. The building is transformed into an enjoyable place where people can interact. It also creates a place for the surrounding neighborhoods to connect with one another. The ghost-boxes provide design challenges to break the typical structure, such as, bringing in natural light that would welcome the public. These challenges offer an alternative to the windowless, concrete, one-story structure of a typical big-box store. This type of project would encourage the community to grow and be an example for other communities such as Austin, Minnesota and Olathe, Missouri.

KEYWORDS:

Big-box reuse, big-boxes, Wal-Mart, communities, typology, blight, abandonment, vacancy

INTRODUCTION

America is a container landscape of big-box stores connected by highways. Wal-Mart, K-Mart, Sears, and Lowe's are some of the big-boxes seen across the United States. When these retailers vacate their buildings to expand to a superstore a mile away, it affects the community. With thousands of unoccupied stores spread across the United States, this is a huge issue. There is 1.4 billion square feet, or 50 square miles, of empty store spaces, surrounded by 150 square miles of useless parking lots across the nation.¹ That is equal to 56,800 football fields combined, or the size of Columbus, Ohio². Many small towns consist of one or more abandoned big-boxes, while larger cities have dozens. In 2005, Wal-Mart alone had 400 vacant properties nationwide.³ Suburban sprawl is a huge issue. As a result, big-box retailers have built more stores than the market needs. Many chains reinvent themselves by abandoning the old building to build a newer one. Abandoned big-box stores negatively impact the community. To benefit the community's identity, one needs to look at strategies to rehabilitate the blight site.

METHODOLOGY

This paper discusses how abandoned big-boxes impact their surrounding environments. The city needs to look into redesigning these buildings and sites to benefit the community they inhabit. Abandoned big-boxes have progressed to the present state of being "ghost-boxes" after years of neglect. Finally, it will discuss some of the problems of how these buildings impact the location. By analyzing the entire site one can discuss the transformation of these big-boxes into a re-used space.

Several factors are considered when looking at precedents. Such as the reasons for being vacant, recycle building materials, the embodied energy, and the integration with the community. With these criteria in mind, the following case studies are discussed: Eden Prairie Library in Eden Prairie, Minnesota; Spam Museum in Austin, Minnesota; and Heartland Community Church in Olathe,

Missouri.

By examining case studies through the literatures of Julia Christensen and Stacy Mitchell, this paper explore how the re-adaptation and reuse of ghost-boxes address the problems they present, the harms they have on the city, and the benefits of reusing these big-boxes. To benefit the community, the city should analyzed projects that transformed into rehabilitating functions. It can help determine the best method for other communities with similar issues.

The ghost-boxes forced the communities to cope with the adverse effects, although these problems are different in each city. There are diverse responses and methods in their adaptation and redevelopment of the site. These cases give a sense of how to redesign a building and site to respond to different problems. They attempt to present a solution to issues that have arisen as a result of the vacancy. When addressing the needs of each community, converting the site is possible. Talking to members in the community can help gather what the general population feels about the vacancy. It can help to see what they think about reusing the old structure, and what should be there to benefit the community better.

BIG-BOX STORES

Jane Jacob's, *The Death and Life of Great American Cities*, writes, "Everyplace becomes more like every other place, all adding up to Noplace."⁴ Big-box retailers are turning America into a continuous landscape of one story, pre-fabricated, windowless metal frame structures on a concrete slab foundation.⁵ Big-boxes need a large parking lot because they occupy more than 50,000-250,000 square feet of space and rely on car traffic. Following is a brief note of historical development that led to the rise of big-boxes.

Big-Box Development

The transition to the suburbs began after World War II. When soldiers arrived home, started a family, and wanted more space, the

idea of suburban city arrived. Although businesses remained downtown, they realized they needed to move to the customers. Houses in the suburbs are spread out, so businesses had to be located in separate areas near major interstate-highways. This resulted in people driving to these stores, reducing the amount of community engagement.

Big-box development began when Sam Walton opened the first Wal-Mart in 1962⁶. The idea of a big-box construction is a simple shell building to provide items at low prices. Spending little money on a basic structure, it gave an impression that shoppers can save. Big-box construction is standard because it saves time and money when developing each store versus an individual building design for each new store. Another reason the structure is simple is because many local ordinances dictate the size and form⁷. Many suburban cities do not want large retails next to residential areas, so they created commercial districts with height limits and other restrictions.

Post World War II

Before these big-boxes became an American icon, the traditional suburban neighborhoods address the community's need by having housing and businesses within walking distance of their Main Street. These small stores and the sidewalks connected to them provide a sense of community engagement.

The recession plays a role because the consumers spend less, causing retailers to vacate their space. Many buildings were once occupied, such as Wal-Mart or K-Mart, sat empty for years. Vacant properties are an eyesore, and drag down the economy from local shops.⁸ To address this issue, the cities need to work together and address the problems with these vacant buildings.

Changes to these abandoned big-boxes can make communities more sustainable. Through adaptive reuse, big-box stores provide new opportunities for designers to create new concepts. These big retail stores have a huge

impact on the lifestyle and development of the community. Through examples of reuse, it will provide a better solution for other vacant big-boxes to integrate.

THE PROBLEM



Figure 1: Example of an abandoned big-box store.

One of Wal-Mart's principles is to "cultivate a spirit of charitable giving and civic involvement within your organization." Wal-Mart claims to be involved in its communities and all types of charities due to Walton's belief. They donate a lot of money to the community, but they do not think about the community when relocating and leaving the old structure behind.

There are many problems associated with vacant big-boxes that communities face such as an increase in crime, higher cost and demand for the city. It results in loss of jobs and small businesses and it brings down the economy for the city. Big-boxes are vacant not because the location is unsuccessful, but are successful for expansion. To protect the retailers' interests, the old property has restrictions to prevent competitors from taking over. This burdens the city because the economy drops, making it difficult to find a new tenant for a large space.

Traffic

City officials and community groups have sought to weigh in on the impacts and to decide how to mitigate the negative aspects of big-box development. They would force large

companies to be accountable by regulating Supercenters. These big retailers have the potential to harm development and disrupt traffic patterns. Across the country, city governments have chosen to restrict the development of big-box retailers.

The construction of big-box stores raise questions of increased traffic congestion and associated land use problems. Traffic studies show superstores cause a greater amount of car trips on a daily and weekly basis, because they house both groceries and general merchandise. The city is defined by “thick rivers of traffic” and “warehouse-scale architecture.” This is a result of the City’s decision to approved construction of yet another big-box store, a Wal-Mart Supercenter, which will significantly increase the city’s traffic problem.

Moreover, big-box stores are not pedestrian-friendly, nor are they conducive to the use of public transportation. Big-box retailers undermine efforts to create pedestrian oriented communities by building expansive parking lots. Big-box stores have little desire to promote alternative forms of transportation. It could reduce the negative effects associated with big-box construction. However, since superstores are neither pedestrian friendly, nor are they transit-oriented, they induce the use of cars and increase traffic on the road. Because each Wal-Mart draws customers from surrounding town, the traffic created is extensive. Conversely, shopping located in an urban core downtown or at another shopping center is generally more accessible by public transportation.

Ordinances

Regardless why the building is vacant for years, they are affecting communities. At least 75 cities have created ordinances to prevent or limit the construction of new big-box stores. Also, these ordinances can help prevent abandonment of existing big-box stores.⁹ If the city comes up with local legislative ordinances, it can influence the retailers to comply. These restrictions can

influence the structure of the store. For example, “detailed guidance on the architectural composition of new buildings, size, presence of awnings and window, paint color, pedestrian flows, minimum setback, and parking limits.”¹⁰ These rules limit and control the development when building a new superstore. As for the abandoned store, one solution is for the city to negotiate an agreement with the owner. After a reasonable time the building remains vacant, it must be tare down and the property restored to a developable site.¹¹

Addressing the Problems

Looking at case studies, the issues that are focused on are: the society, environment, and the economy. These issues can address a better outlook on sustainability for the city. The community will thrive instead of being blight.

CASE STUDIES:

Eden Prairie Library

History



Figure 2: Exterior view of the library. Canopy entrance and side lighting.

Eden Prairie has always worked hard to improve the community. The city had a community library from 1986-2004, which was 15,000 square feet. As the population of the city increased, from 2,000 in 1960 to 60,000 in 2000, it began to look for a new building for the library to expand.¹² To save money and thinking about the needs of the community, they looked at reusing the old, vacant big-box building in town. As they

looked for a new location, the ideas of sustainable features became a top priority.

Eden Prairie Library purchased the former 43,000 square foot Lunds grocery store. Minneapolis architects, Bentz / Thompson / Rietow Inc. designed the library that achieved a standard by creating spaces that are innovative, providing easy access for the public, and are welcoming.

The former Lunds store was a workable site because it was close to the current site. It had plenty of parking spaces for the patrons, more square footage for all the books, a loading dock and storage capability. The structural foundation can also withstand the weight of books as they continue to grow. The library at the new location would revitalize the previous site that stood empty for four years. Despite a town mall across the street, it drew people away.

Building Reuse

The building was mainly reused with part of the exterior walls cut out for windows. The library kept the design of the front canopy to give the public a grand entrance. They recycled and reused the metal to save the city more money. Instead of a large, open exposed ceiling, they added another half a story with side lighting. This provided natural lighting for reading and studying. The large, open floor plan provides abundant space needed as a library function. The loading dock also provides easier accommodation to deliver and receive books with the other library systems.

Site Adaptation

The Eden Prairie Library was the first public building in the state to incorporate hydrogen fuel cells. The hydrogen fuel cells produce electricity, a more sustainable feature. To show green building and energy conservation, the Minnesota State Office, CenterPoint Energy, and 3M Corporation funded the project. A learning area inside the library taught the public how a few kilowatts of electricity produced provides enough power

for a typical home. The fuel cell can also produce enough electricity to power the entire library, which includes 82 computers.

Hormel Foods Corporation And Spam Museum

History



Figure 3: Exterior view of the museum.

The Spam Museum, located in Austin, Minnesota, is an example of the adaptation of a former K-Mart big-box store. K-Mart built their 32,000 square foot store in the 1970s in the heart of the commercial downtown district of Austin. In 1991, they relocated to the outskirts of town to draw more customers in the surrounding areas.¹³ Other surrounding businesses decided to move closer to the new K-Mart. This resulted in the buildings being vacant and attracting crime.¹⁴ The K-Mart store had been vacant for ten years until Hormel Food Corporation purchased it.

Building Reuse

The Hormel Food Corporation purchased the old K-Mart site in 1999, and readapted it to 1,089,000 square foot plant.¹⁵ By reusing the old store as headquarters, Hormel hoped to revitalize the downtown district of Austin. Paulsen Architects designed the project.¹⁶ The design incorporates many sustainable ideas to improve the quality of the space. The building is more energy efficient by reducing waste, reusing and recycling materials.¹⁷

The renovation of the interior is the most prominent part of the project. To deal with the lack of light, they added skylights to the office space. They also installed movable partition walls in the office. This allowed the employees to angle the walls in different ways to direct the light throughout the space.¹⁸ As for the museum, which did not open until 2001, controlled lighting was needed for the exhibition space. So having limited natural light was favorable based on the structure. Because the site was originally a farmers' market, the Spam museum ties back to the agricultural community. The museum converted part of the existing space for an exhibit, a lobby, and an auditorium. They also provided the community with a coffee shop, a gift shop, and an outdoor children's play area.¹⁹ All these spaces made great use of the old, existing space, which helped to attract the public to the museum. With over 10,000 visitors a year, this adaptation project can be considered successful.²⁰

Site Adaptation

Hormel Food Corporation used the site effectively when they took over. It is located off a major highway, Interstate 90, attracting drivers as they pass by.²¹ The museum uses road signs to attract visitors. Hormel Food Corporation designed the site to be accessible to pedestrian traffic. Also, part of the existing parking lot was converted into vegetation and pedestrian circulation. This allows Hormel to consider the environment and provide natural landscape.

Heartland Community Church

History



Figure 4: Exterior view of the church.

An empty box is sometimes the best present. This is what the Heartland Community Church, in Olathe, Missouri, felt when they purchased the former Rhodes Furniture building in 2008.²² When Rhodes Furniture was built, the building was 111,000 square feet and had over 1,000 parking spaces.²³ When the building was vacant, the businesses in the surrounding area actually continued to thrive, despite the vacancy. But the vacant building soon attracted illegal activities, such as vandalism and breaking and entering of the building.²⁴ Heartland was looking for a new location to accommodate their needs since they outgrew their previous location. Because many of their members are from the Kansas City area, instead of being only locals, moving ten miles away was reasonable.²⁵ The new church opened in November 2009.

Building Reuse

Heartland Community Church had much of the exterior structure remodeled. They also renovated the interior spaces. They recycled, reused, or resold much of the finishes. To get the community together to work on the project, the church members and their construction company, MBF Construction, organized a volunteer workday where people would help out by removing materials to be recycled and reused.²⁶ 60 volunteers removed about 100,000 square feet of carpet in a four-hour period.²⁷ This was a great way for the community to join and contribute to making the community better.²⁸ The architectural firm, 360 Architecture, designed a new

interior to make the church and community center more enjoyable. 450 square feet of natural lighting was brought into the building by cutting into the existing structure. To get more natural daylight into the atrium, a skylight was cut through the roof and the framing. In the children's nursery, 12 skylights were installed to provide a lot of natural light, making the children feels more alert and happy.²⁹ The church wanted its own identity reflecting their personality of "simplicity, transparency, and environmental", without having a typical church building.³⁰

Site Adaptation

When Heartland Community Church took over the site, they wanted to be integrated with the community. It was convenient for members in the area that are traveling. When the church opened, they saw a 30% increase in membership.³¹ Being close to the highway gave the church a greater exposure to the public.

The building's exterior was redesigned to contrast with the community. Sandblasting softened the exterior finish, for a more natural look. To have a natural landscape instead of a large parking area, they reconfigured the area to have over 20,000 square feet of green space, controlling water runoff.³² 50 church members volunteered and planted 1,000 plants in six hours.³³

URBANIZATION VERSUS SUBURBAN RETAILERS

It can be difficult to find a correlation between urbanism and suburbanism of big-box stores. Especially since big-boxes are scattered out near the highway in suburban districts. Some city planners discourage the ideas of big-box stores because they monopolize their competitors. But, they can also attract competition. If there's a Wal-Mart, a Target is nearby, and many other competing retailers are clustered together in the cities. People are willing to travel farther to go shopping. Thus, stores would take advantage of potential customers by building near their competitors. Big-boxes may knock out smaller

competitors, but it also brings a lot of businesses to the surrounding area. If Wal-Mart relocates to a bigger store, it will continue to attract other businesses along side it. We still have the issue of what the city would do with the vacant store. The city should enforce and have a say of what should be done before it deteriorates and run other businesses out.

Is having a cluster of big-box stores in a community a good thing or a bad thing based on urbanism perspective? Having the city being a big-box district can cause an un-walkable neighborhood. By trying to find a way for the suburban cities to become more urban by providing public transportation access and walkable area, it would encourage these big-boxes to locate closer to downtown versus on the edge of town. How can we help big-box stores to become more integrated with downtown without relocating and abandoning their store?

Big-boxes have been located in the suburbs, but in the past few years, most of the focus has been in urban cities. These large retailers are starting to think about how they can target these urban populations. One example is in Dinkytown, a neighborhood in Minneapolis. A large mixed-use complex was constructed to attract the younger generations wanting to live in an urban neighborhood. Target is located on the street level. Target is doing something different, an express store providing a quick stop. Tailored to city dwellers, Target Express, 15% the size of a regular store, features a modified assortment of merchandise - fresh produce, grab-and-go food and snacks, pharmacy, home, seasonal, electronics, beauty and more - designed for quick trip shopping.³⁴ Could this be the direction big-box stores are headed in?

POTENTIAL SITE

One abandoned site is located in St. Cloud, Minnesota. St. Cloud is a town that is growing with a lot of new businesses around. There was a Wal-Mart store at the edge of town, but left vacant. The surrounding area is desolated with other abandoned industrial buildings and

an empty strip mall. Walking around the property gave a sense of eeriness. The parking lot was left in disrepair with cracks all over the pavement and overgrown vegetation. It appeared to be a rest stop for several trucks. It also serves as an overflow parking for a car dealership next door. Peering inside the storefront, everything was gutted out. The lights were left on, and bunch of shopping carts are seen left behind. This site could prosper if a right business takes over, especially being on a bus line. The new Wal-Mart is located just down the street where there are many businesses around. The city still feels disconnected between the old and the new Wal-Mart site. The site also serves as a place to connect nearby city neighborhoods. Connecting the downtown core of St. Cloud to the outer edge of town would benefit the community.

ANALYSIS CONCLUSION

Other abandoned big-box sites have the potential to convert to a rehabilitated function. When addressing the needs of each community, these case studies prove that it can be achieved. The adaptive reuse of these sites provides a great opportunity to take a negative effect and transform it into something better. Big-boxes can be the greatest gift to the community. The library, museum, and the church are all great examples of creating new programs for the site and the city.

The adaptations in all three are interesting because they deal with reuse of the building. The idea that these abandoned big-box stores will hurt the community is common, and each community deals with it differently. Big-box stores are just building. They were designed to be nothing more than an open and bare space. It minimizes the overhead costs for these discount retailers. These case studies demonstrate that ghost-boxes can be reused into a better site, extending to the communities.

Although each case study shows different programs in the previous ghost-boxes, they are common trends in other cities. These

adaptations appear to be the most successful technique in mitigating blight by improving the community. It also improves the visual characteristic to the site and landscape. Also, pedestrian traffic can be improved, which helps the public to engage with the building.

Without demolishing part or all the building, reusing ghost-boxes can be difficult. The Heartland Community Church took part of the exterior down to add panel of glass where needed. The Spam Museum and Heartland Church reduced the existing parking lot. It helps incorporate more vegetation benefiting the community and the environment.

The problem with vacant big-boxes will continue if the large corporations continue to move to a new, larger superstore, leaving the previous building to remain empty for years. Since the supercenter is a new model for these department stores, they are not currently vacant. But, based on the current issue and in the future, these corporations will want to continue expanding to a new, larger site. Or possibly move into urban cities. Placing regulations on big-box stores from remaining empty will benefit the city and make these sites workable for reuse.

Big-box stores are large, and they impact the planning of the community. Many towns are looking into re-adaptation of these mega-stores that will be beneficial to the community. The redesign of these sites plays a crucial role in affecting the community economically and the lifestyle of the town.

These adaptations are sustainable. The community needs to make use of the incredible resources these big-box stores already have. Therefore, the public needs to be proactive by making sure the retailers see reuse as a feasible option for their store. Big-box stores are motivated by potential profits. Thus, communities should be aware of the financial incentives by readapting. Vacant big-boxes can be a great incentive for the city by creating a better community as a whole.

ADDITIONAL FIGURES

Figure A. (Top-Left) Exterior of Hennepin County Library – Eden Prairie
(Top-Right) Interior Lobby of the Library
(Bottom-Left) Interior Computer Area
(Bottom-Right) Interior Interactive Children Area



Figure B. Hormel Foods Corporation and Spam Museum

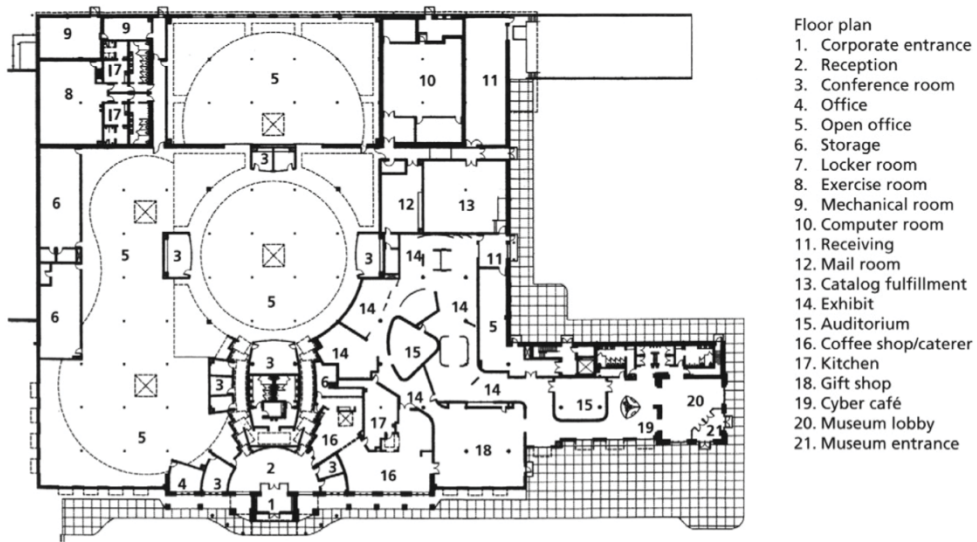


Figure C. Former K-Mart building is now Hormel Corporate's entrance



Figure D. Heartland Community Church



Figure E. Number of Persons per Wal-Mart Store

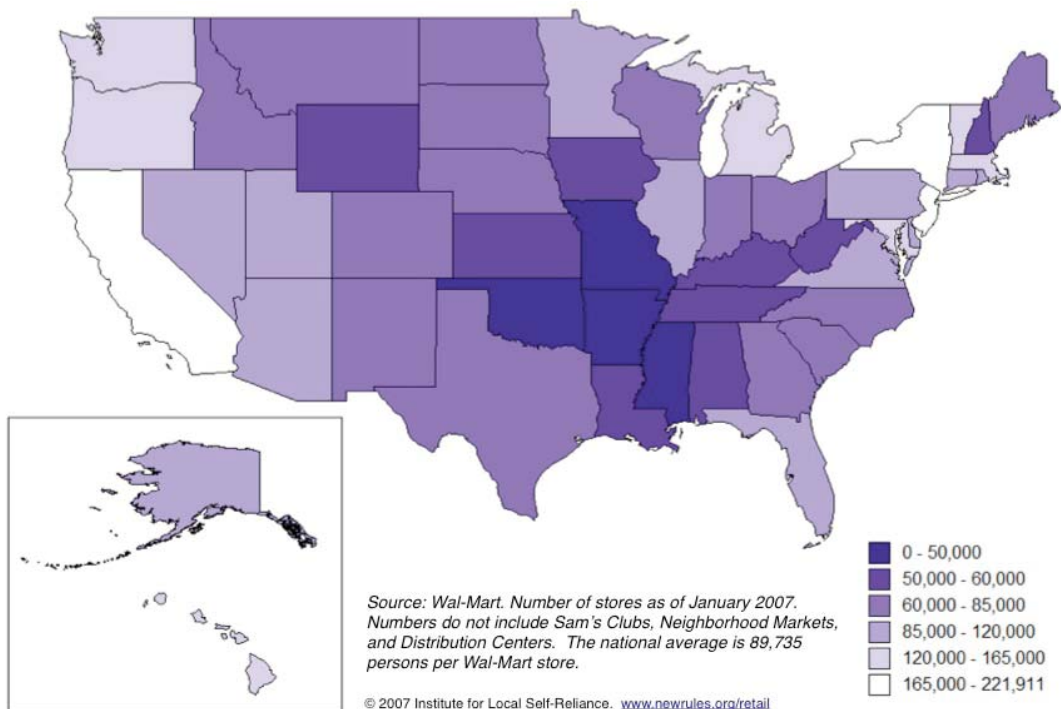


Figure F. Wal-Mart Square Footage per Person

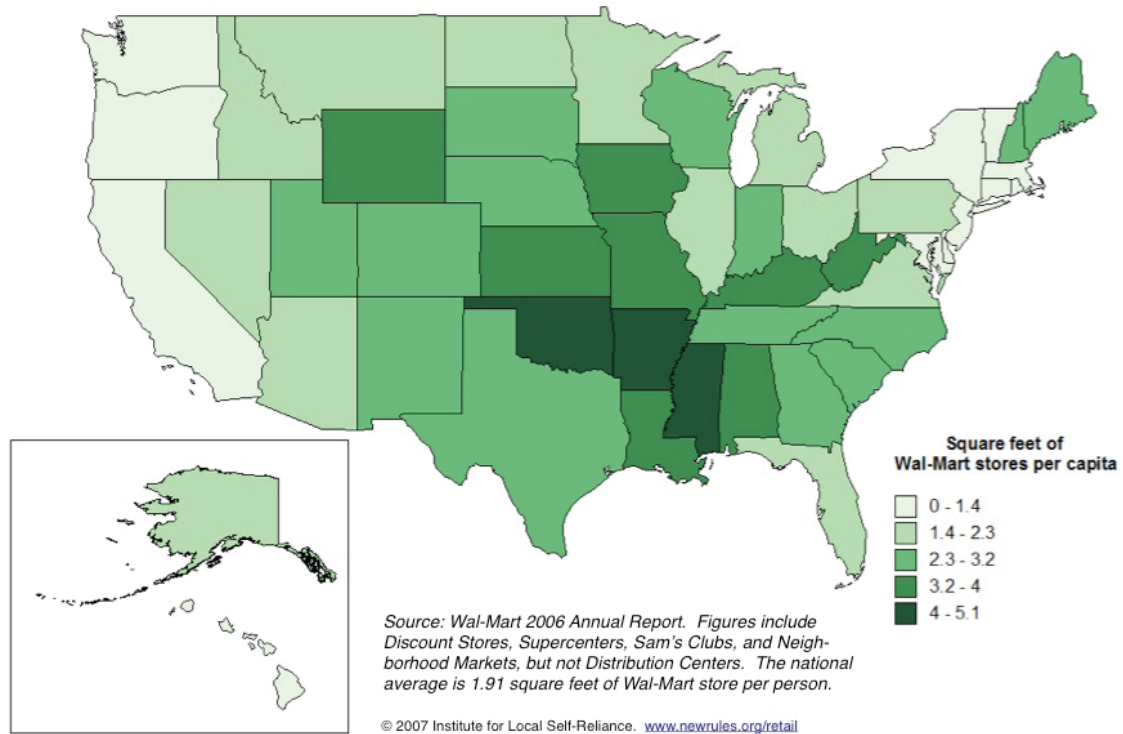
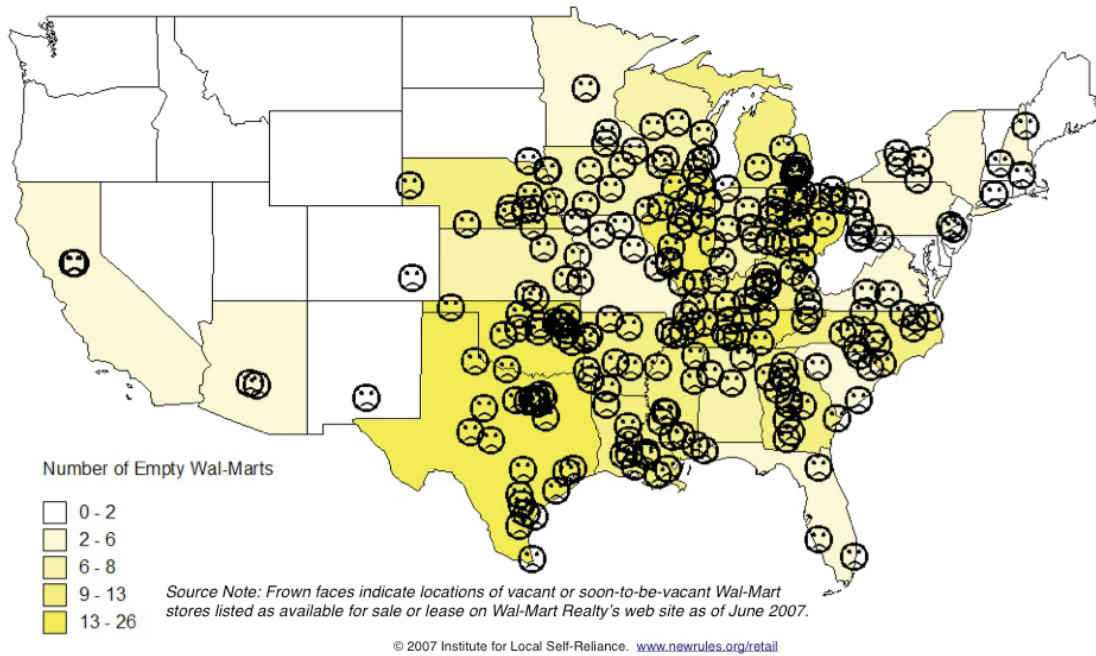


Figure G. Vacant Wal-Mart Stores in 2007



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² "United States Census Bureau." Columbus (city) QuickFacts from the US Census Bureau. <http://quickfacts.census.gov/qfd/states/39/3918000.html> (accessed August 1, 2014).

³ Christensen, Julia. *Big Box Reuse*. Cambridge, Mass.: MIT Press, 2008.

⁴ Jacobs, Jane. *The Death and Life of Great American Cities*. Vintage Books. New York: Vintage Books, 1992. 338.

⁵ Norman, Al. "The Case Against Sprawl." *Sprawl Busters*. <http://www.sprawl-busters.com/caseagainstsprawl.html> (accessed March 27, 2014).

⁶ Hicks, Michael J. *The Local Economic Impact of Wal-Mart*. Youngstown, N.Y.: Cambria Press, 2007.

⁷ "City Code." City of Eden Prairie, Minnesota: <http://www.edenprairie.org/index.aspx?page=77> (accessed April 28, 2014).

In Districts N-Com, C-Com, C-Reg, C-Reg-Ser, C-Hwy, Ofc, Pub A-C, A-OFC, TC-C, TC-R, TC- MU, and RM-2.5, seventy-five percent, (75%), of the exterior building finish shall consist of materials comparable in grade and quality to the following: 1) face brick; 2) natural stone; 3) glass; 4) Cast Stone; 5) Cultured Stone; 6) Architectural Precast; 7) Precast Concrete Panel with an exposed aggregate of granite, marble, limestone, or other natural stone material with at least two architectural reveals per panel.

Source: Ordinance No. 3-2013 Effective Date: 1-17-2013

Source: Ordinance No. 7-2011 Effective Date: 5-26-2011

⁸ Mitchell, Stacy. "Blighted Landscape." In *Big-box swindle: the true cost of mega-retailers and the fight for America's independent businesses*. Boston: Beacon Press, 2006. 101-126.

⁹ "Economic Impact Review." Institute for Local Self Reliance. <http://www.ilsr.org/rule/economic-impact-review/> (accessed April 29, 2014).

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¹¹ 1. "Bozeman, Montana, requires developers of retail stores of 40,000 to 75,000 square feet in size to submit plans for reusing the structure should the original tenant leave. Stores over 75,000 square feet are prohibited. The city's ordinance mandates that developers include specific design elements when constructing large stores to facilitate re-use by multiple tenants. These plans are reviewed as part of a conditional use permitting process."

"Preventing Dark Malls & Vacant Big Boxes." Institute for Local Self-Reliance. <http://www.ilsr.org/rule/preventing-vacant-boxes/> (accessed March 30, 2014).

2. "Oakdale, California, require that developers of retail stores larger than 40,000 square feet obtain and carry a performance bond that will cover the city's cost of demolishing the structure and maintaining the empty site should the store be vacated and remain dark for more than one year." Said performance/surety bond shall provide funds to cover the cost of complete building demolition and maintenance of the vacant building site if the primary building is ever vacated or abandoned, and remains vacant or abandoned for a period of more than twelve (12) consecutive months following primary business closure. 36-25.35R Property Development Standards.

"Municipal Code." City of Oakdale, CA. <http://www.oakdalegov.com> (accessed March 30, 2014).

3. "Wauwatosa, Wisconsin, adopted a big-box ordinance that requires new retail stores over 50,000 square feet contribute 20 cents per square foot of building's total size to the city's Land Conservation Fund before the city will grant them a building permit. The fund can be used to redevelop the site if the building is vacated and proper removal or reuse of the building is not planned." Prior to issuance of a building permit for any large-format retail development, the building owner must contribute to the Land Conservation Fund described in Section 20.14, Charter Ordinances, City of Wauwatosa. The amount of contribution will be calculated based upon the number of square feet of retail space being

created and must be as set forth in the consolidated fee schedule. 24.09.090 I.1.c. Large-Format Retail Developments.

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¹² Eden Prairie Minnesota. Eden Prairie History. <http://www.edenprairie.org/index.aspx?page=447> (accessed May 14, 2014).

¹³ Christensen, Julia. *Big box reuse*. Cambridge, Mass.: MIT Press, 2008. P.133.

¹⁴ *Ibid.* P.133.

¹⁵ "Milestones in Our History." Company History.

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<http://exploreminnesota.com/things-to-do/2817/spam-museum/details.aspx> (accessed March 16, 2014).

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²⁰ "Spam." SPAM. <http://www.spam.com/spam-101/the-spam-museum> (accessed March 16, 2014).

²¹ LeFevre, Camille. "American Icon Paulsen Architects turns an abandoned Kmart in Austin into a corporate headquarters and SPAM™ Museum for Hormel Foods." *Architecture Minnesota*, Sep. - Oct. 2002.

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²³ Carroll, Paul, and Chunka Mui. *Billion-dollar lessons: what you can learn from the most inexcusable business failures of the last 25 years*. New York: Portfolio, 2009. P.43

²⁴ Heckman, Ryan. Interview by author. Email interview. Email, March 28, 2014.

²⁵ Heckman, Ryan. Interview by author. Email interview. Email, March 28, 2014.

²⁶ "Heartland Community Church." *Heartland Community Church eNewsletter* 1, no. 3 (2008).

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²⁷ Heckman, Ryan. Interview by author. Email interview. Email, March 28, 2014.

²⁸ "Heartland Community Church." *Heartland Community Church eNewsletter* 1, no. 5 (2008).

<http://www.heartlandchurch.org/media/newsletter> (accessed March 16, 2014).

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³⁰ "Heartland Community Church / 360 Architecture." ArchDaily.

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ADDENDUM

“Transforming Ghost-Boxes – from Abandonment to Engaging Community Individuality”

ADDENDUM

After a year and a half focusing on my thesis, I have learned that a big-box store has a lot of space that can be used successfully and the community should take advantage of that space. With the senior center as my program, I reduced the existing space to integrate green spaces in the building. The use of outdoor gardens and winter gardens allow the public to feel invited and be more engaging in their community. When I selected the site, it had been abandoned for a few years. Recently over winter break, I learned that the property was purchased by the car dealership that owned the adjacent space, and that the lot was to be used for more showrooms. After further study, I wanted to focus on how to create a friendly, active senior center for our future generations. Our parents' generation don't consider themselves seniors and still feel young and active. By reusing the abandoned site, it can be successfully merged with the community wants and needs.

With further exploration, I would like to see if the building could be workable. Can the senior center still be active and engage with a community that is mostly made up of college students, but with a fast growing population of seniors? Parking is another issue. There are still large portions of the site that are asphalt, so I need to explore how I can deal with this better. By adding more green spaces in the existing parking lot, will the seniors and the community still be engaged with the site? How many steps would it actually take to get from where they park to the back of the garden?

During my final presentation, I received a few questions about why I made certain decisions. I chose to keep the memory of the big-box store that was there because I wanted there to be a perception of the former big box store in my new design, while having a different form and function of the building. One suggestion I received was to keep the old exterior walls in its place, but to remove the roof. I considered this, but decided that the rear walls and roof should be demolished so that the surrounding community would have a clear view of the outdoor garden. This would help to integrate the senior center with the surrounding community. If I had more time, I would further explore my site and the surrounding area to create a new community within the community. This would allow the community to become better engaged with the site and to be more connected with the programs.

Overall, I thought this thesis process was amazing and I would not change anything that I have done so far, but to continue to refine my design. If I had time, I would adapt the reviewers' comments into my design. I enjoyed the outcome of my design explorations. One thing I would keep challenging myself to do is to keep working on making bigger moves that would impact my design.

ANALYSIS



VIEW FROM 33RD AVE S



VIEW FROM 2ND ST S & 33RD AVE S



VIEW FROM W SAINT GERMAIN ST



VIEW FROM 2ND ST S



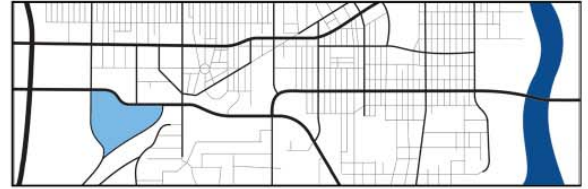
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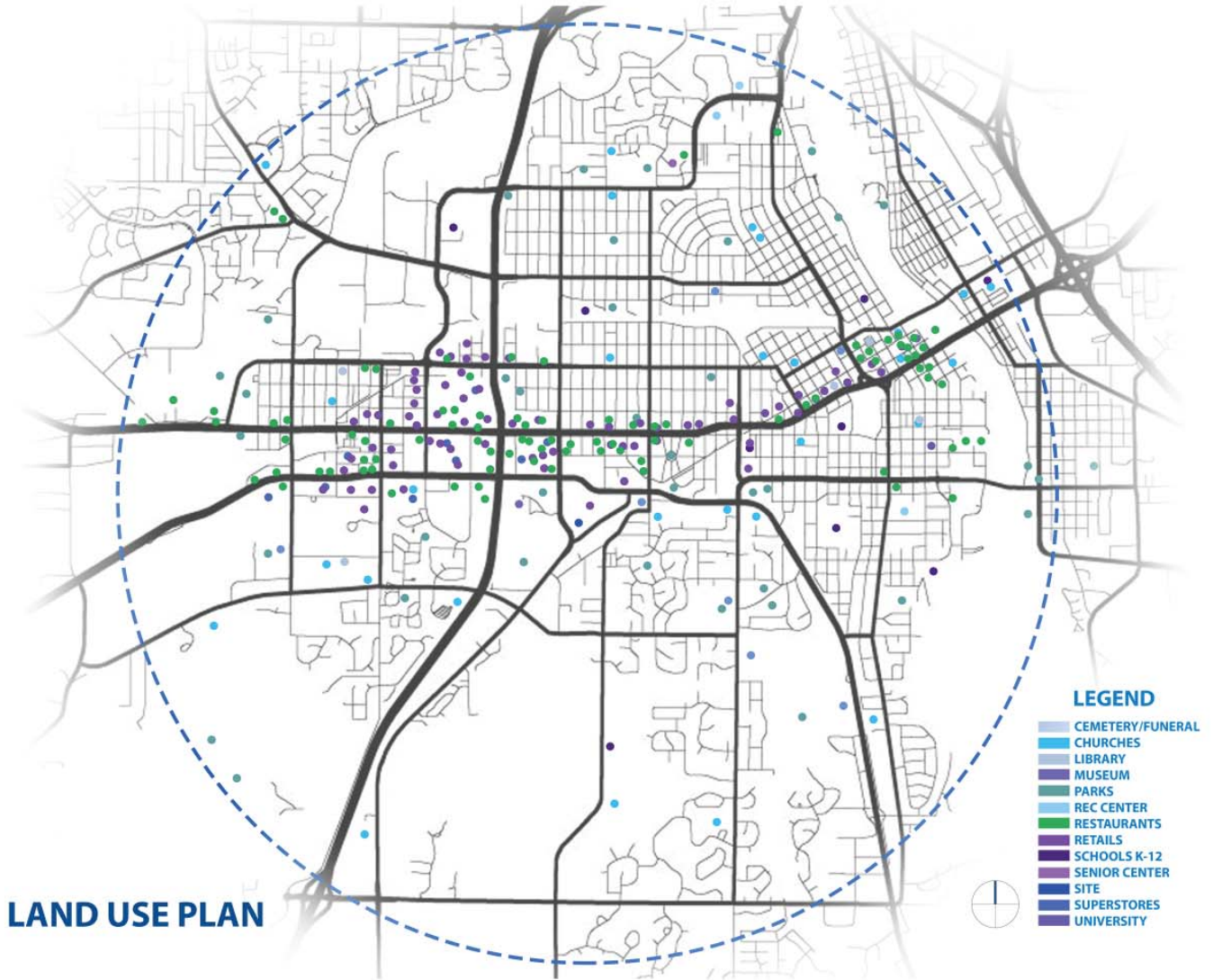
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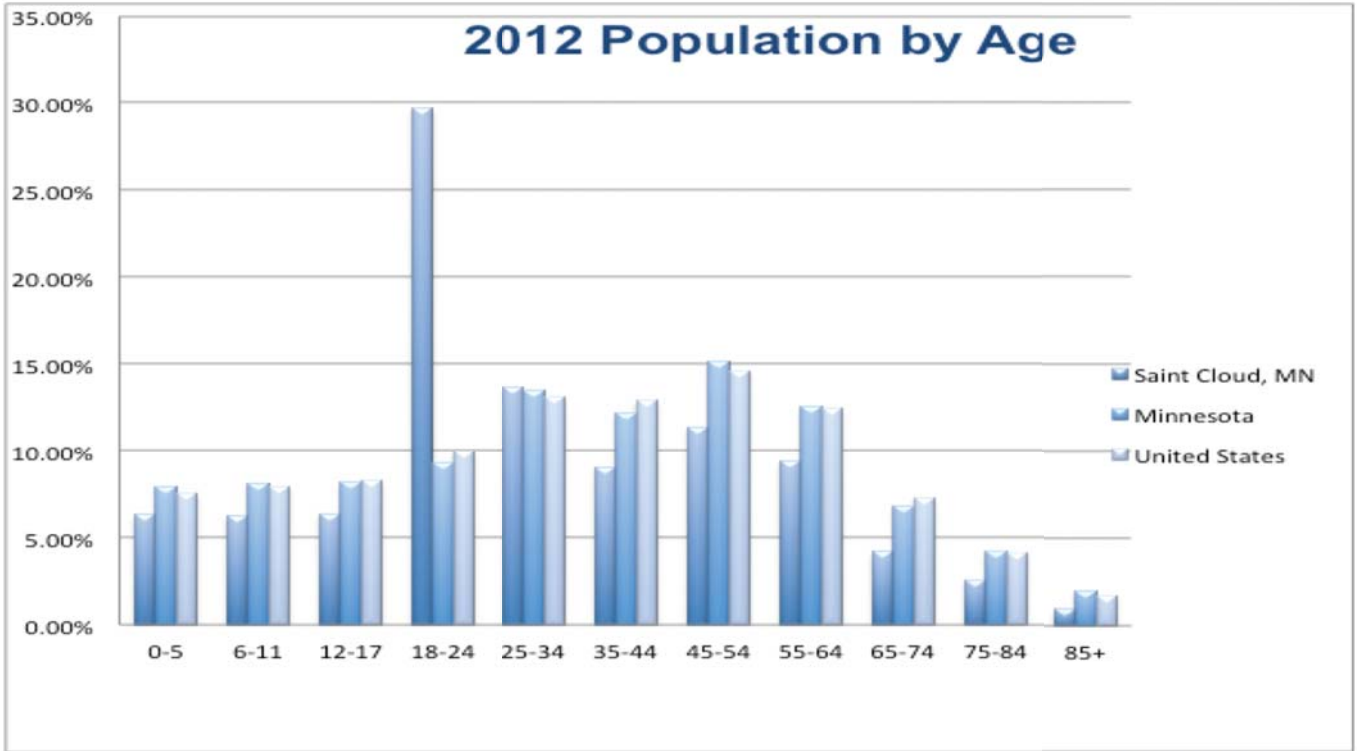


COUNTY LOCATION

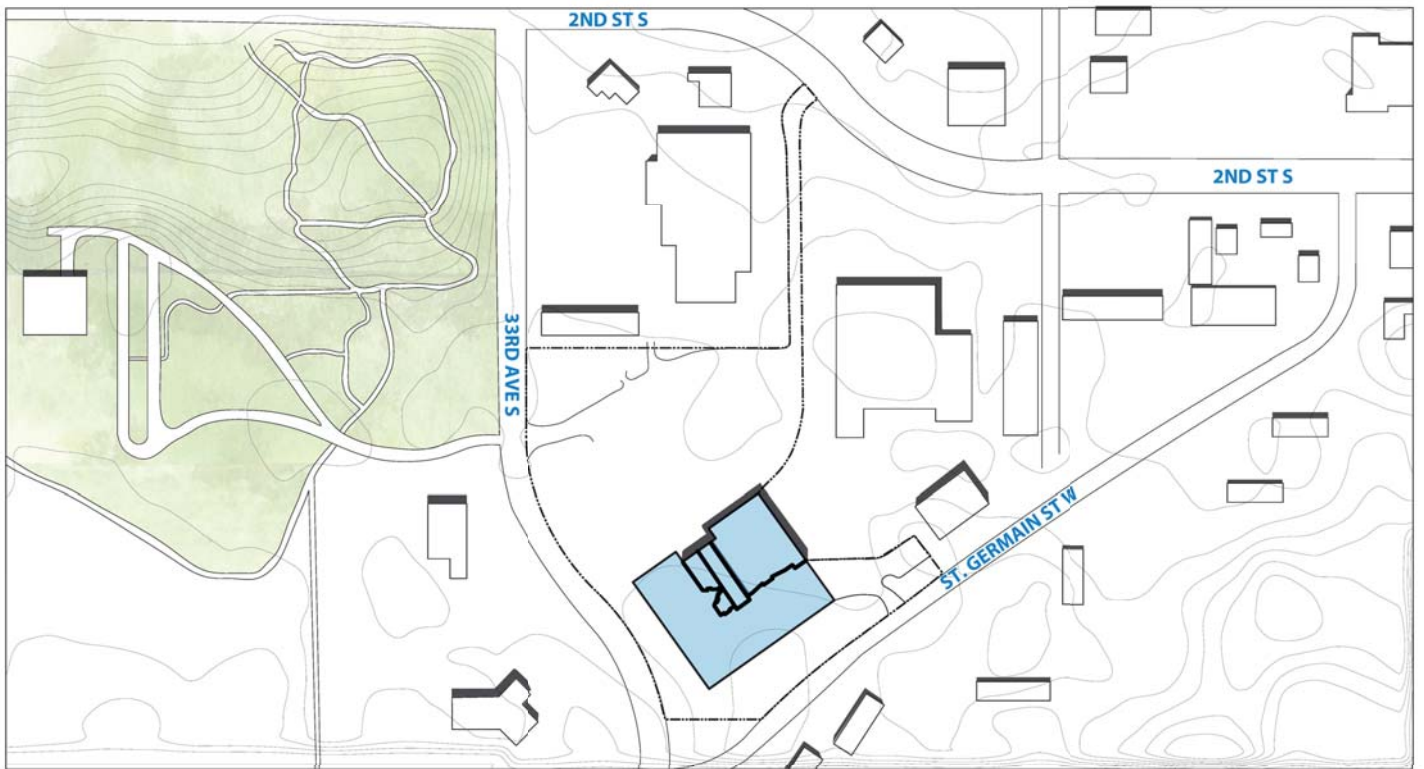


MACRO SITE

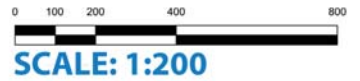


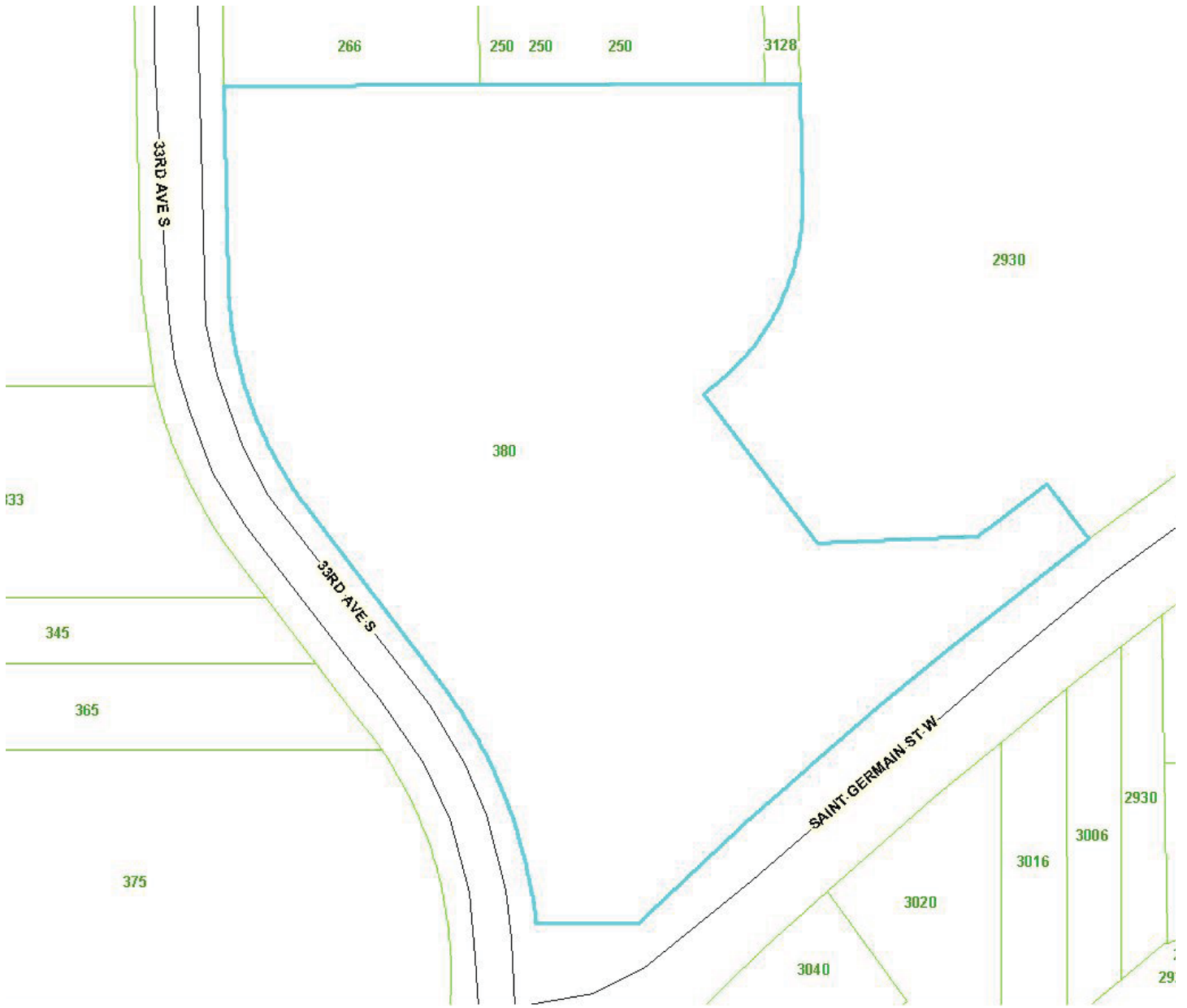


Source: US Census

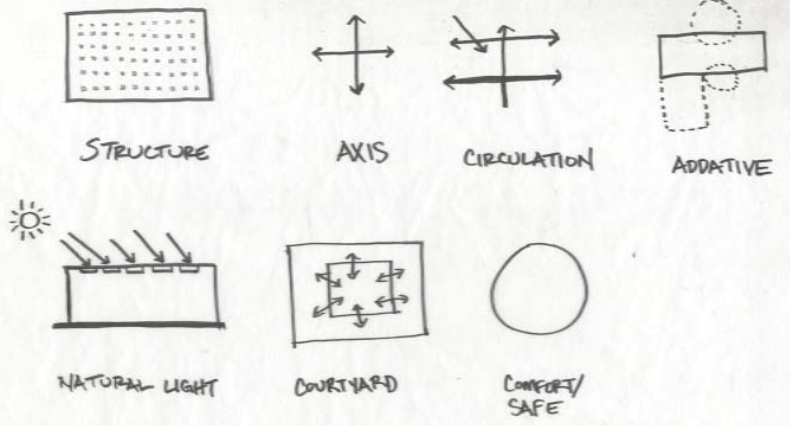
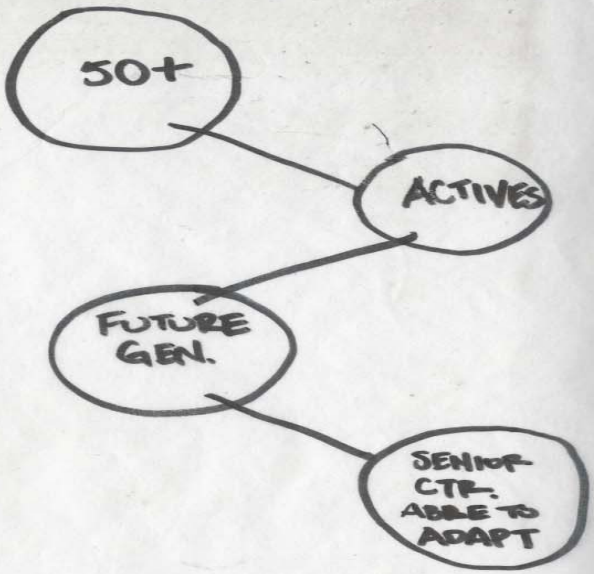


AREA PLAN

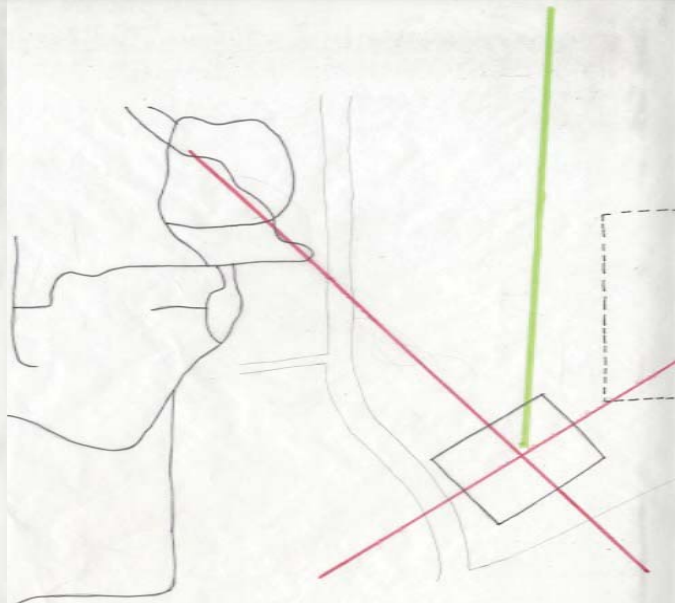
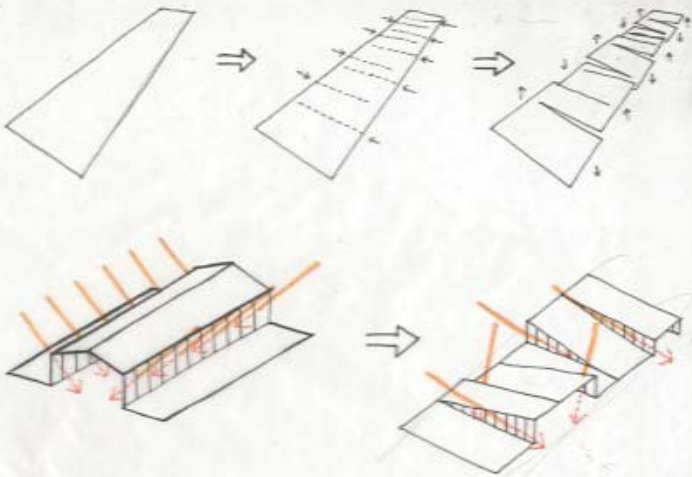
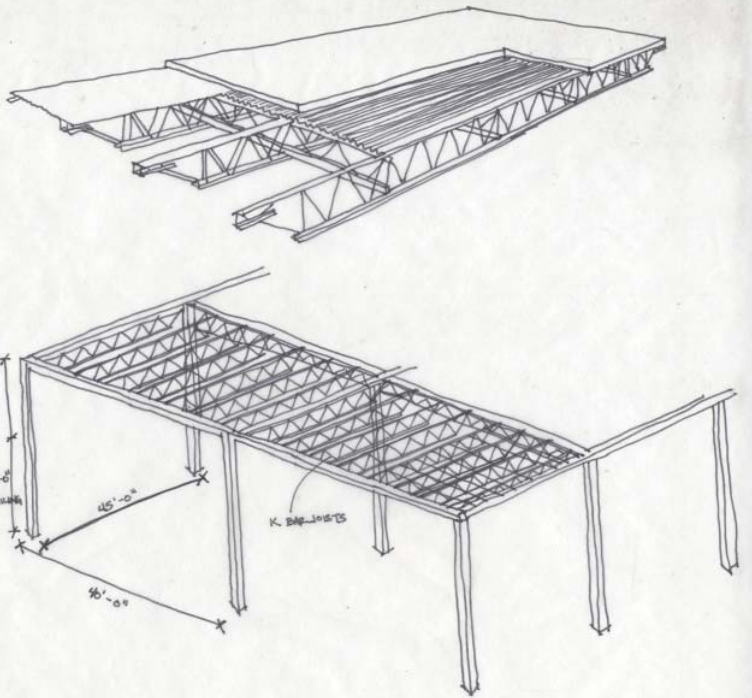
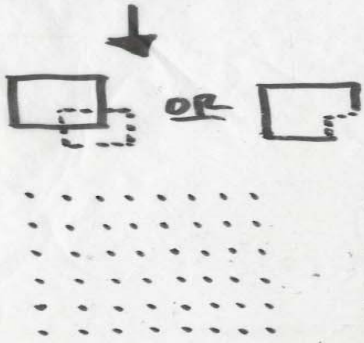


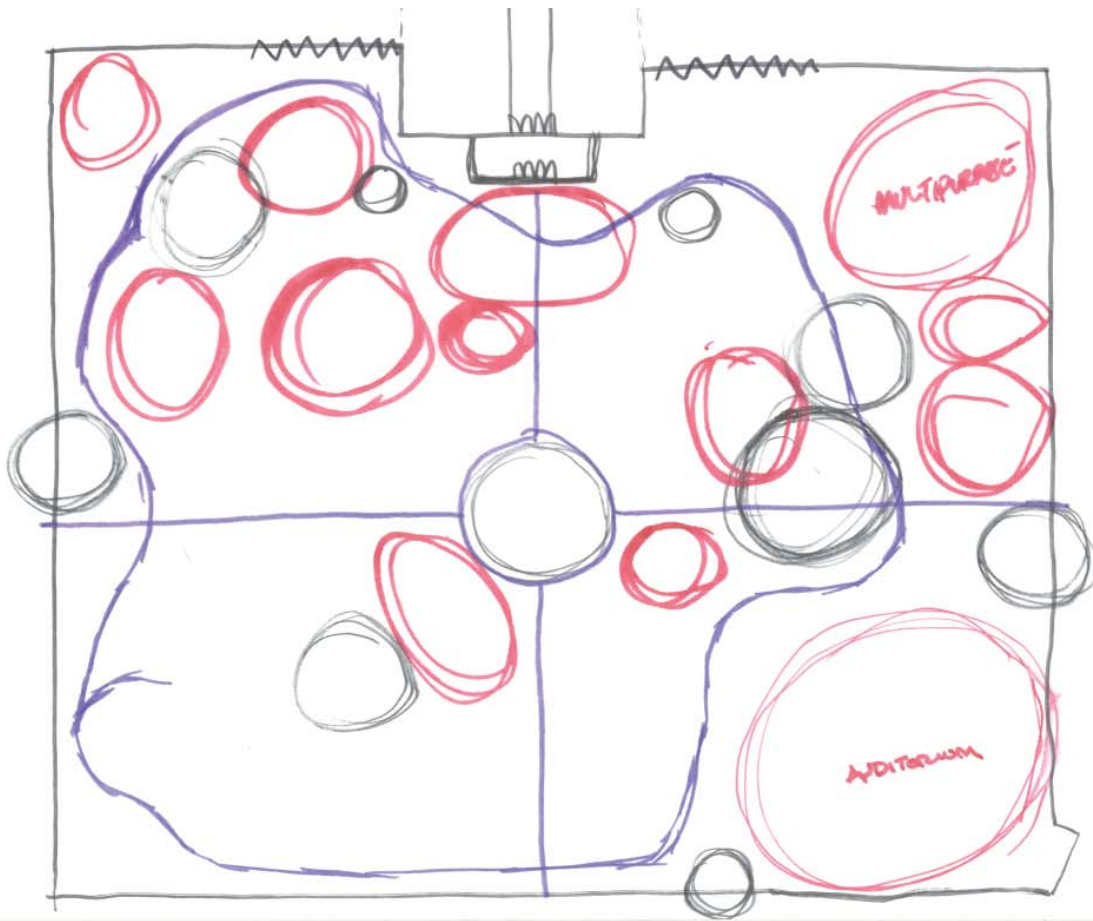


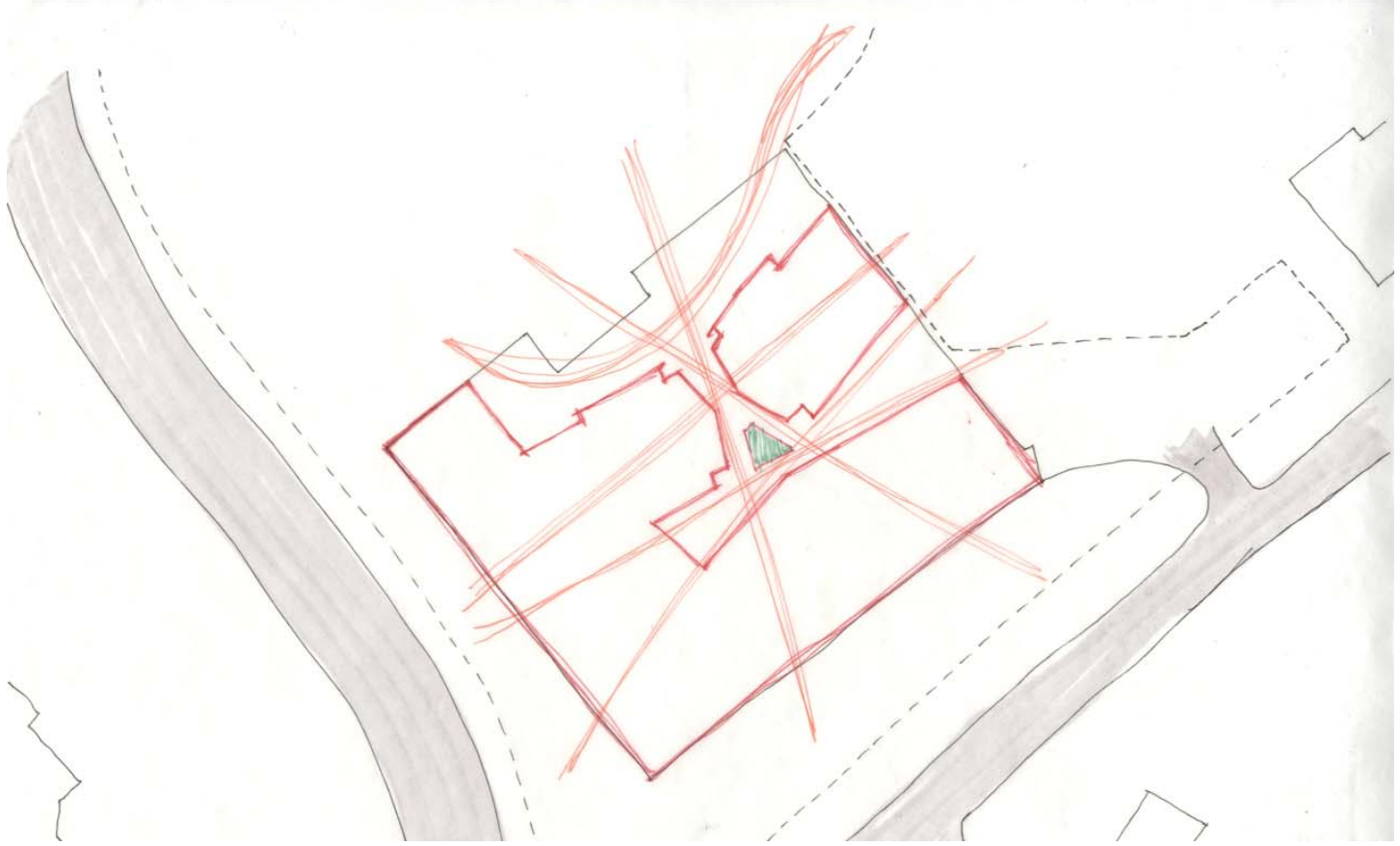
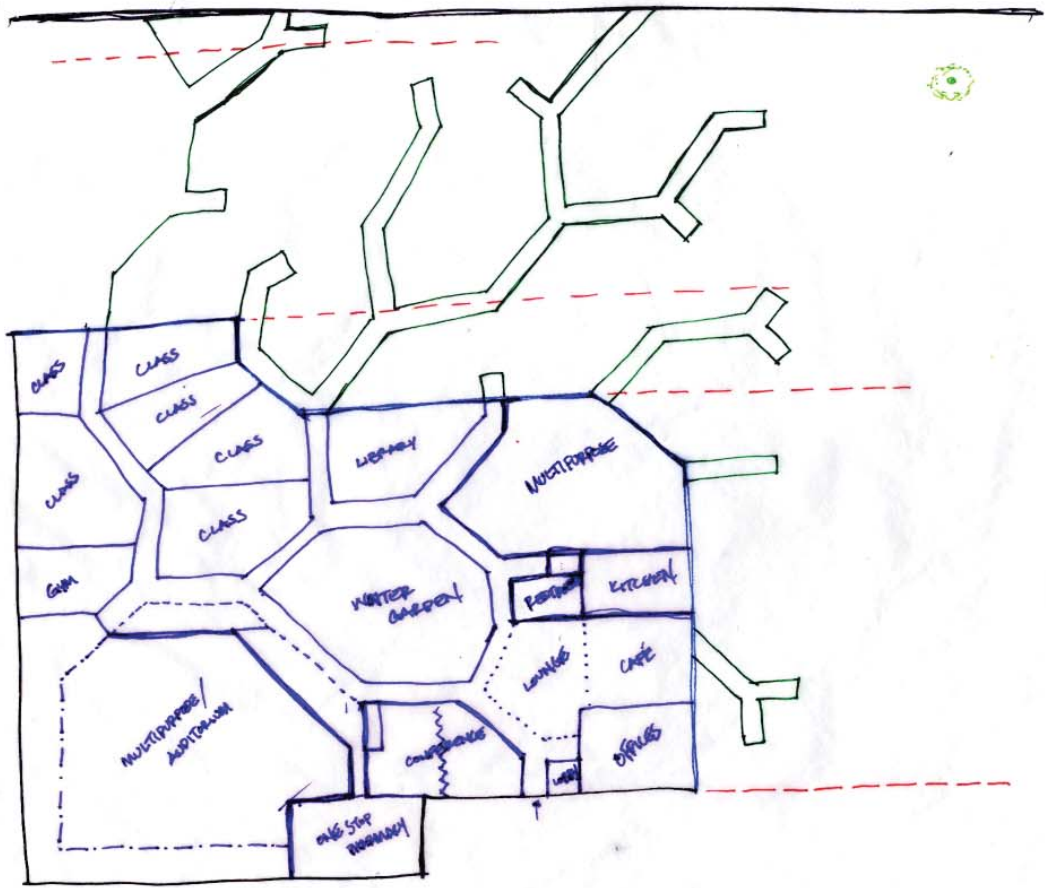
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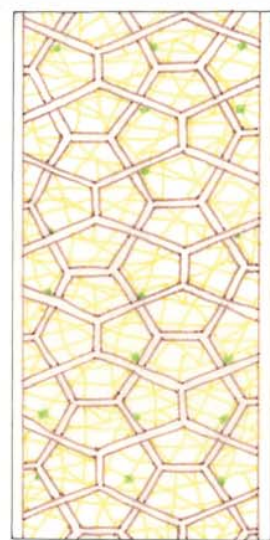
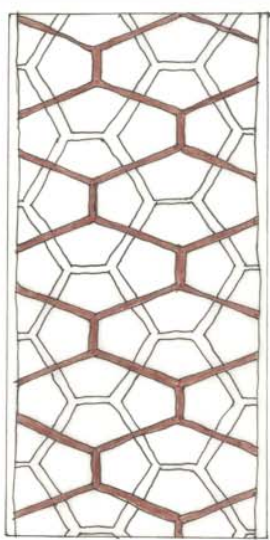
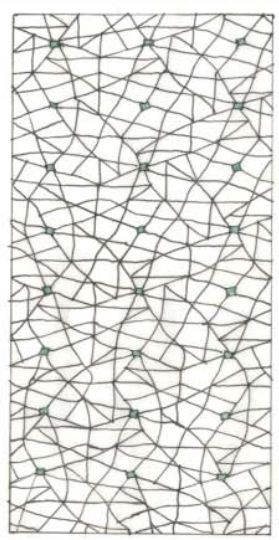
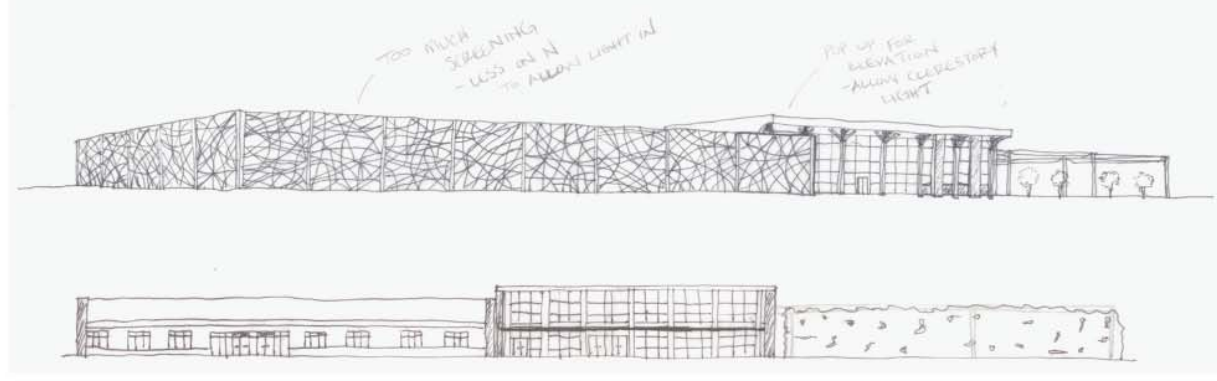
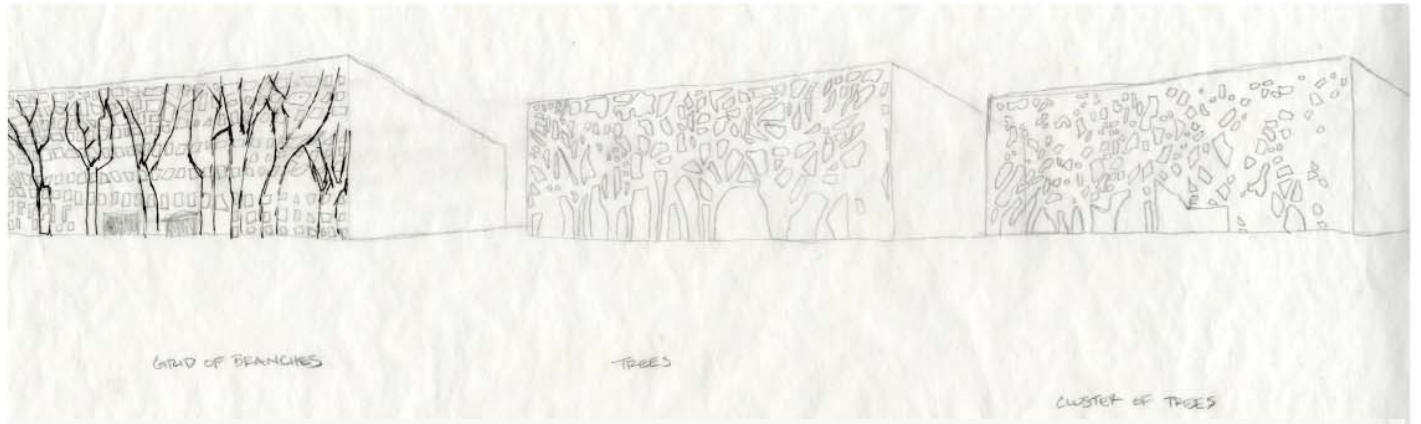
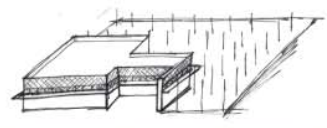
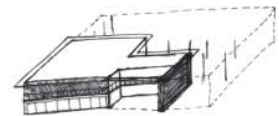
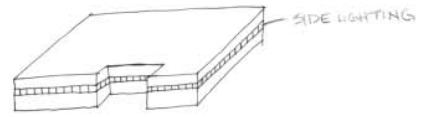
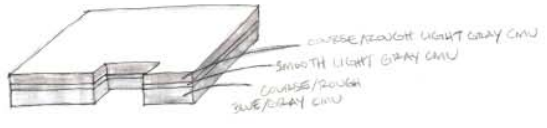


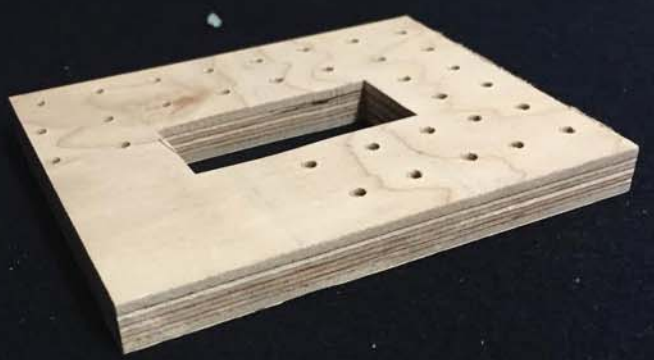
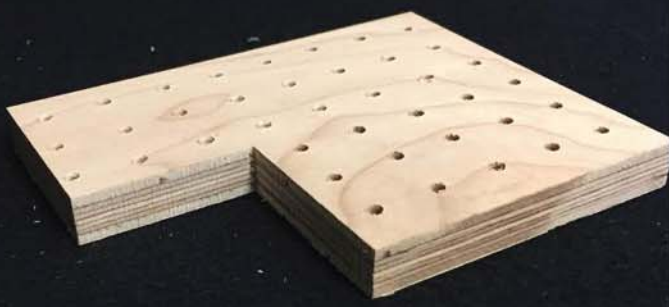
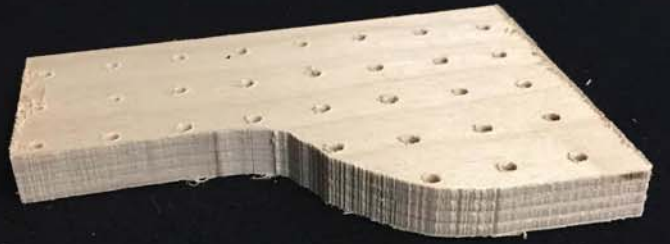
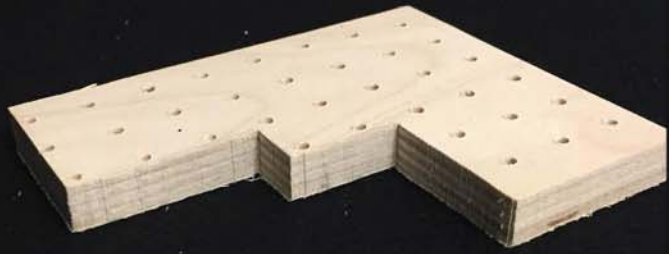
REUSING THE EXISTING STORE

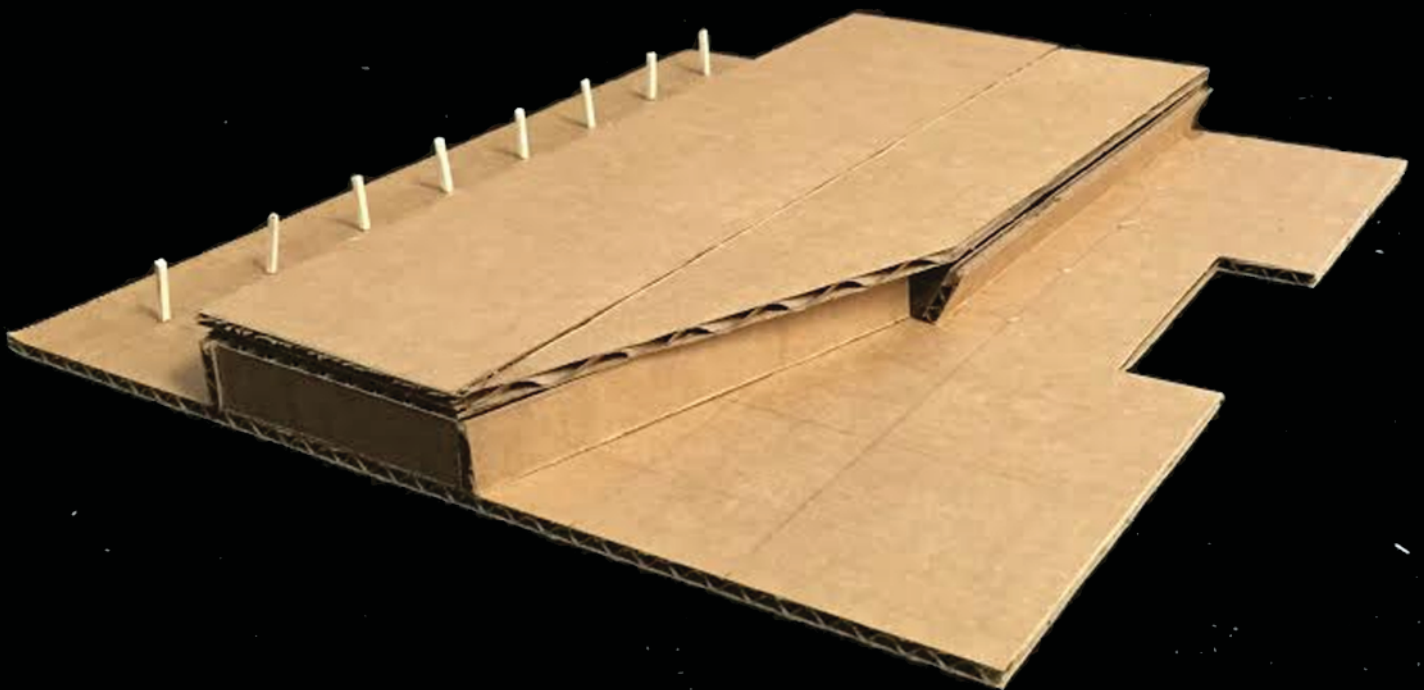
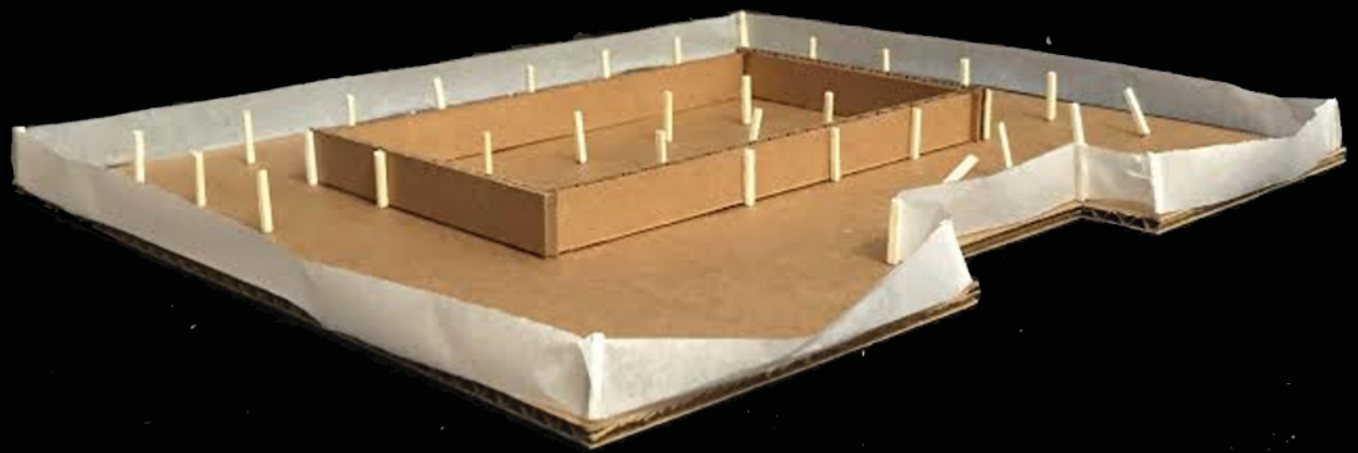


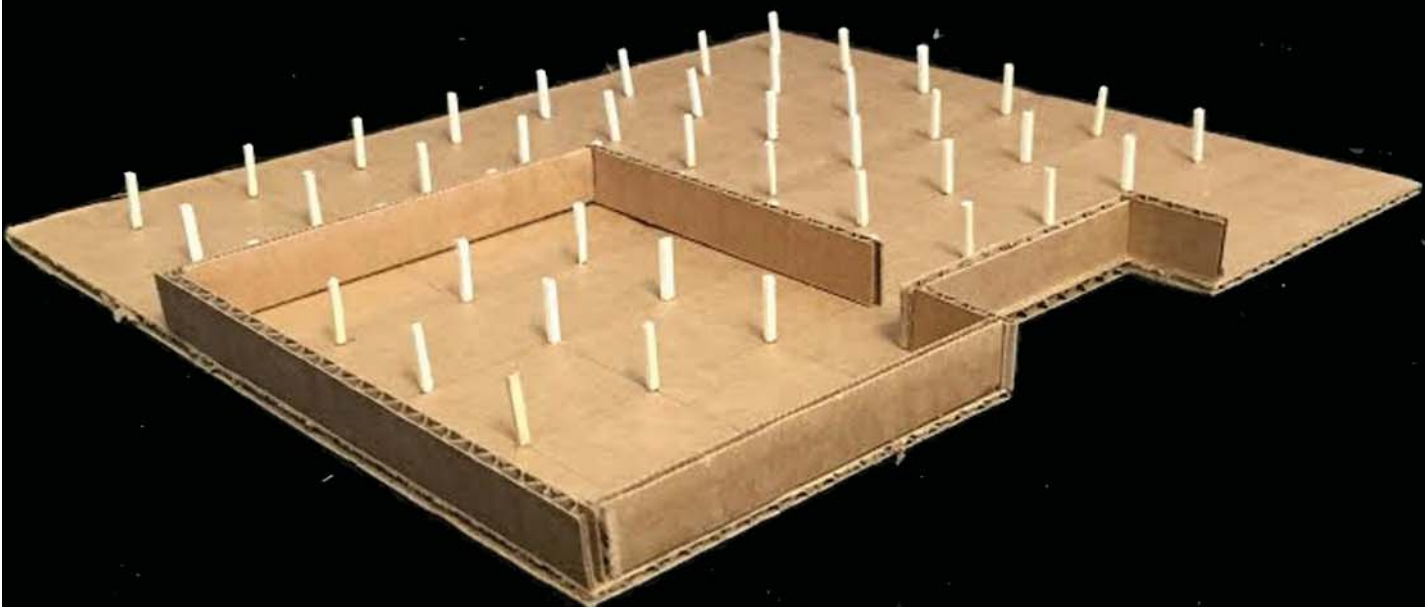
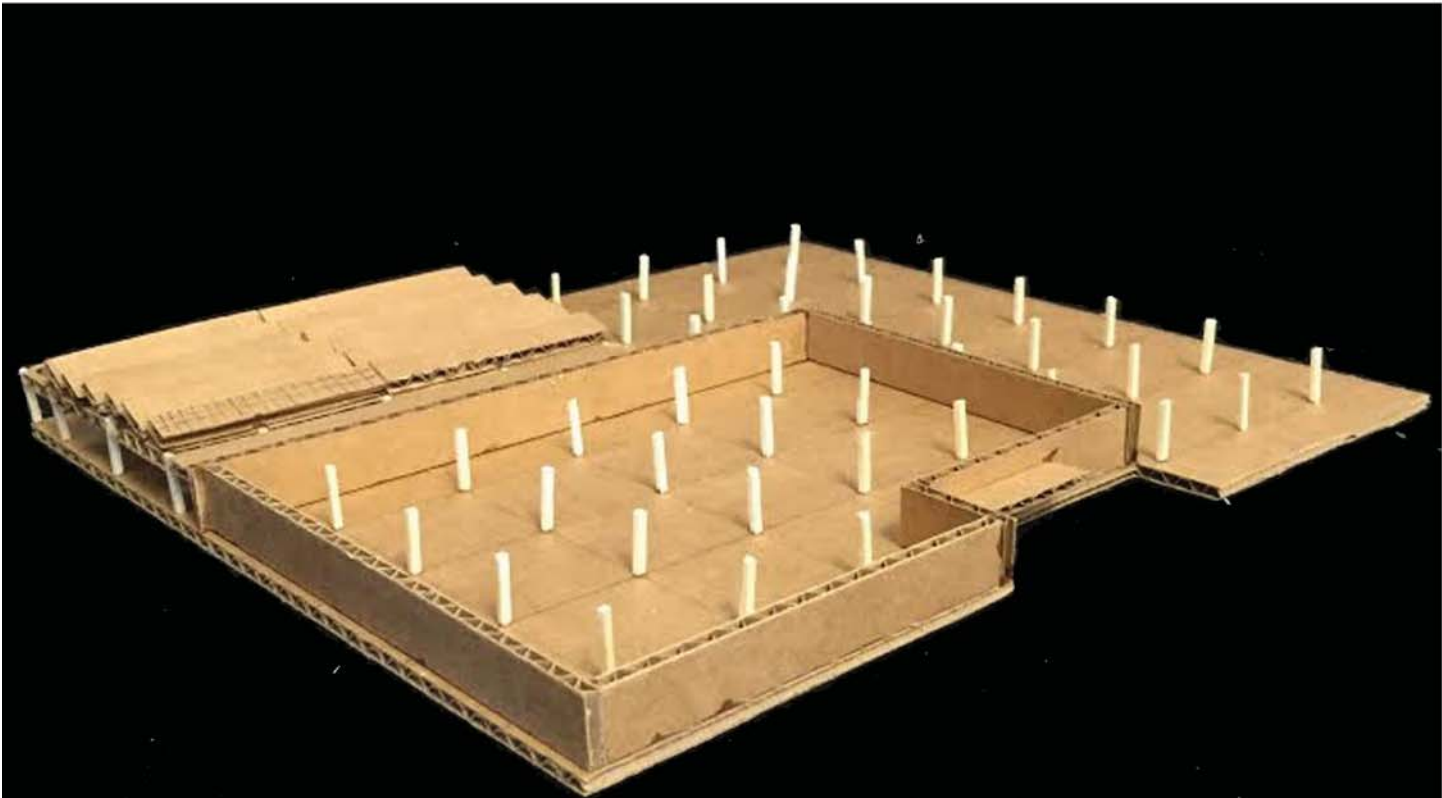


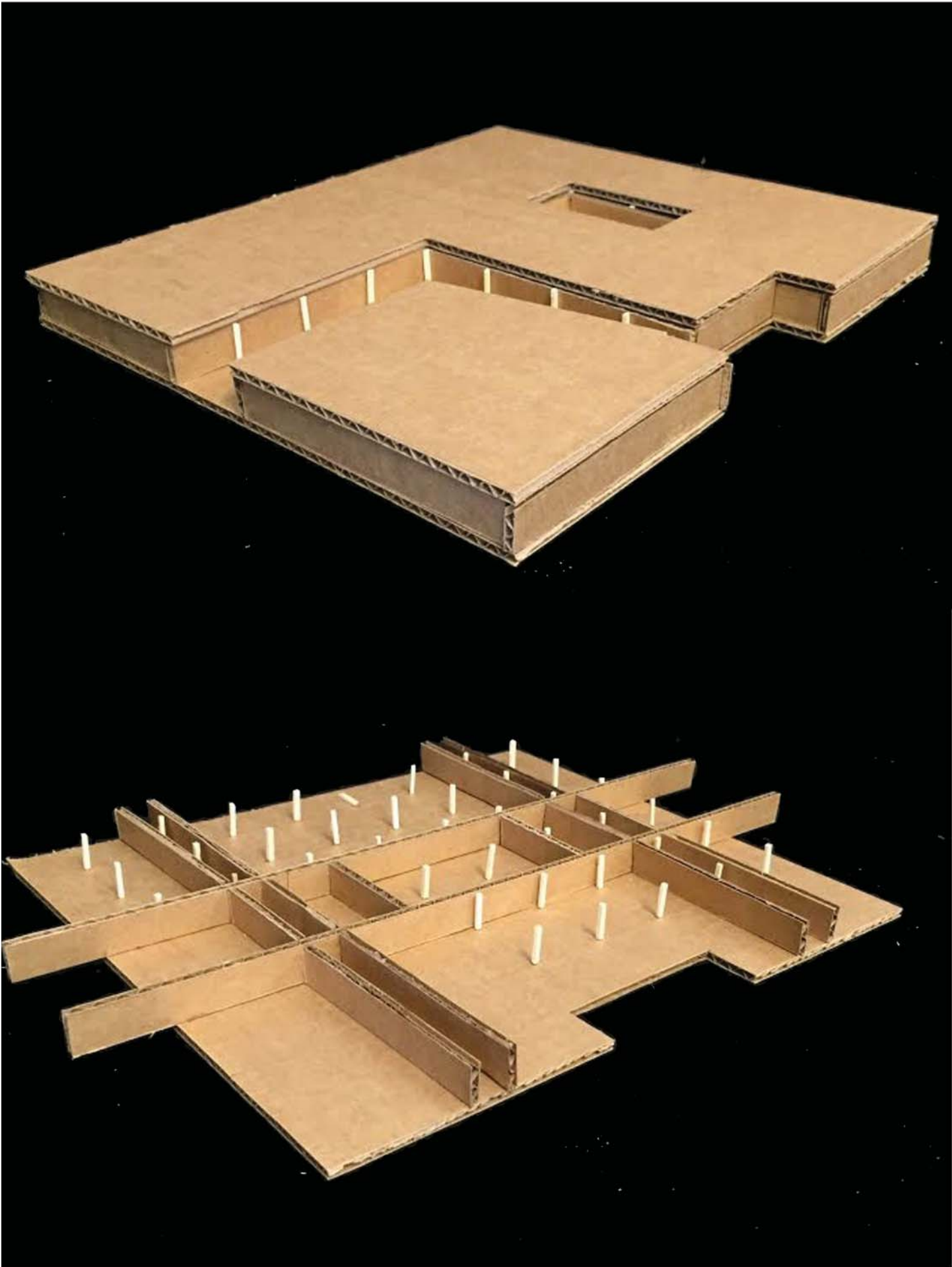






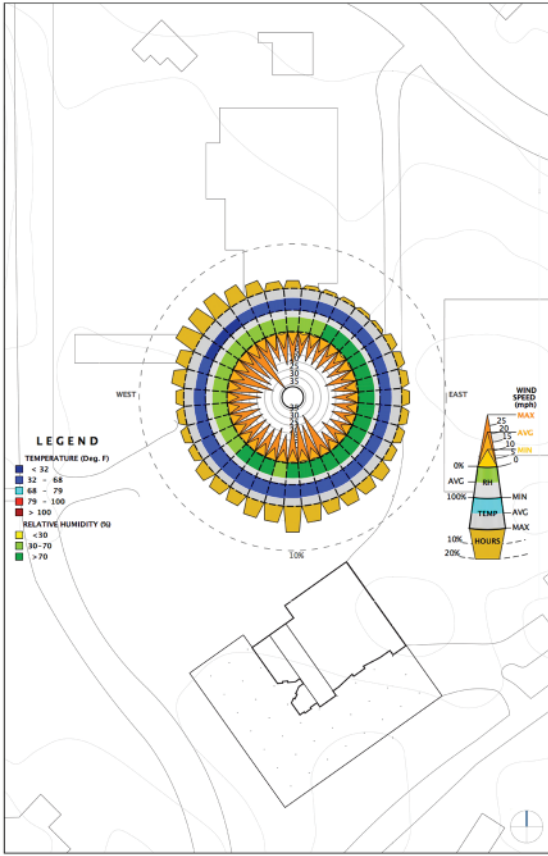






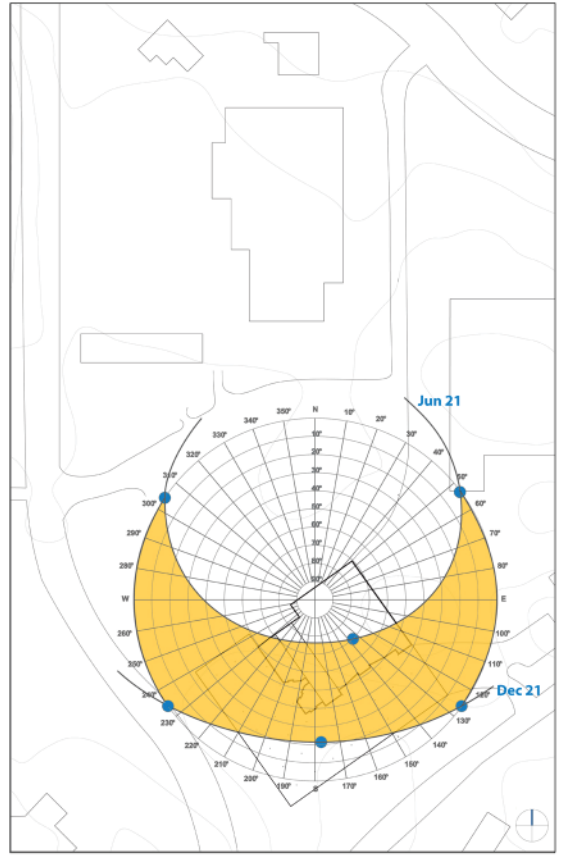


PRESENTATION



WIND DIAGRAM

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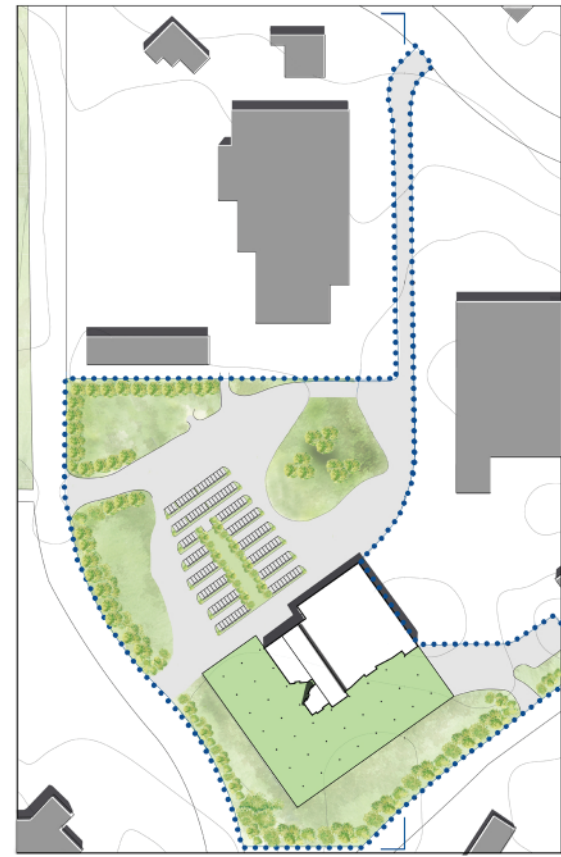
SUN DIAGRAM

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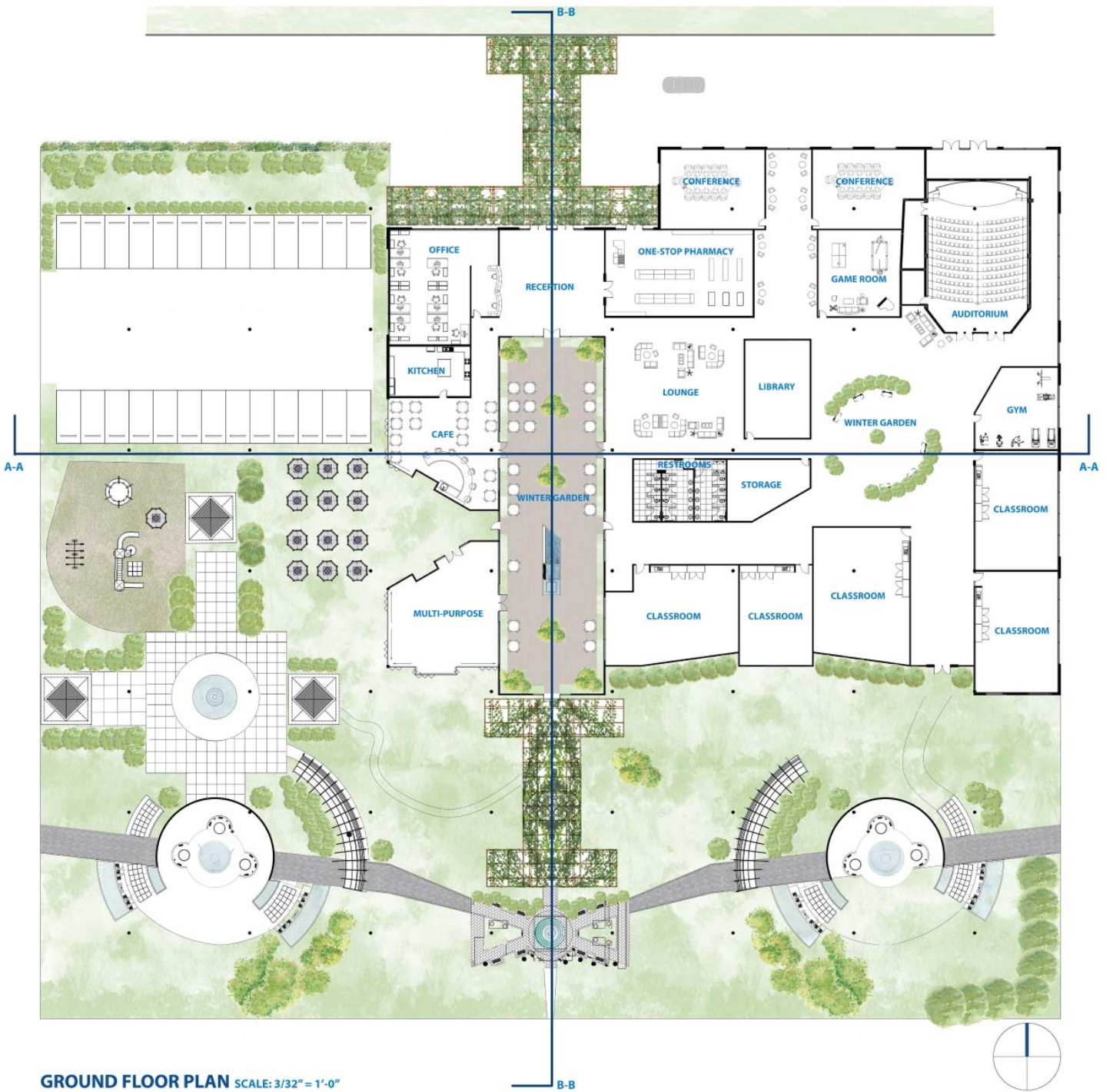
WATER RUNOFF DIAGRAM

SCALE: 1:100



SITE PLAN

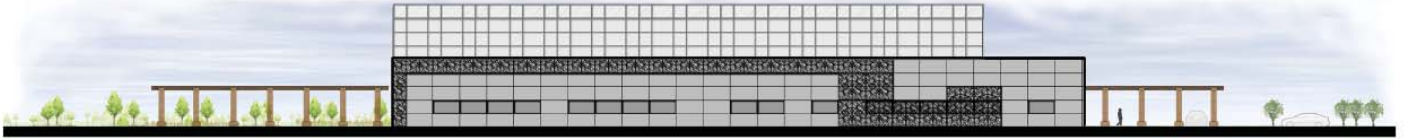
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GROUND FLOOR PLAN SCALE: 3/32" = 1'-0"



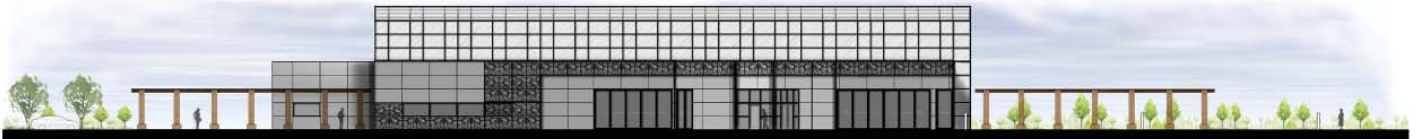
NORTH ELEVATION SCALE: 3/32" = 1'-0"



EAST ELEVATION SCALE: 3/32" = 1'-0"



SOUTH ELEVATION SCALE: 3/32" = 1'-0"



WEST ELEVATION SCALE: 3/32" = 1'-0"



LONGITUDINAL SECTION A-A SCALE: 3/32" = 1'-0"



TRANSVERSE SECTION B-B SCALE: 3/32" = 1'-0"



LIGHTING DIAGRAM





PLAYGROUND TO BUILDING

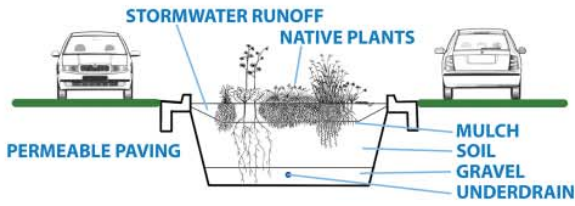


EXTERIOR GARDEN TO MULTIPURPOSE ROOM

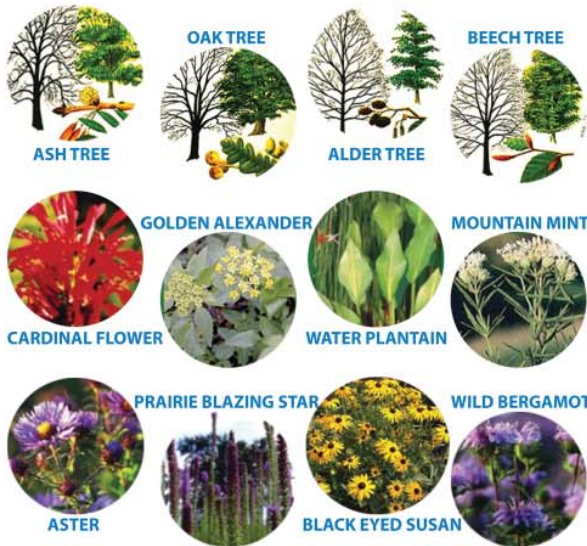




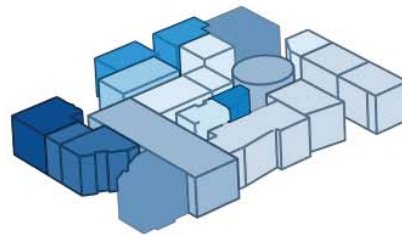
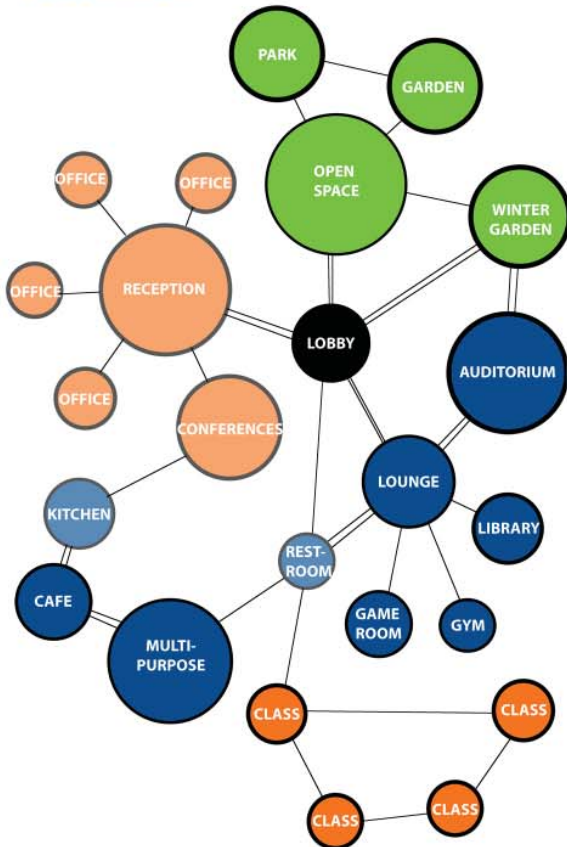




RAIN GARDEN DIAGRAM

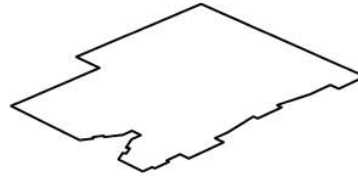


VEGETATION



PROGRAM	
7,145 SF	CLASSROOMS
852 SF	GYM
2,389 SF	AUDITORIUM
2,277 SF	CONFERENCE
980 SF	GAME ROOM
1,755 SF	PHARMACY
1,930 SF	LOUNGE
760 SF	LIBRARY
495 SF	STORAGE/MECH./ELE.
745 SF	RESTROOMS
6,947 SF	WINTER GARDENS
1,628 SF	RECEPTION/OFFICES
556 SF	KITCHEN
1,405 SF	CAFE
1,656 SF	MULTI-PURPOSE
31,520 SF	NET TOTAL
44,160 SF	GROSS TOTAL
75,620 SF	EXTERIOR GARDEN

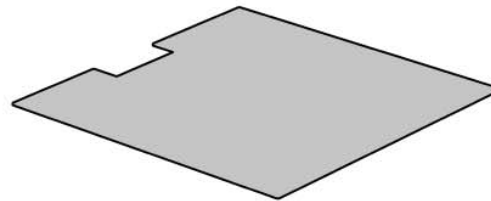
BUILDING FOOTPRINT

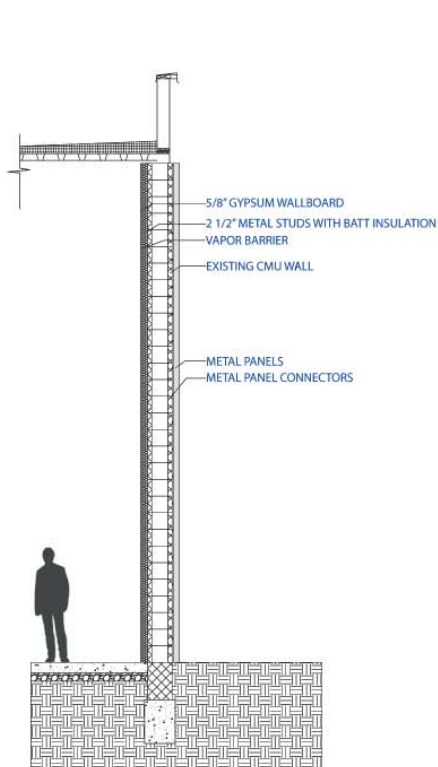
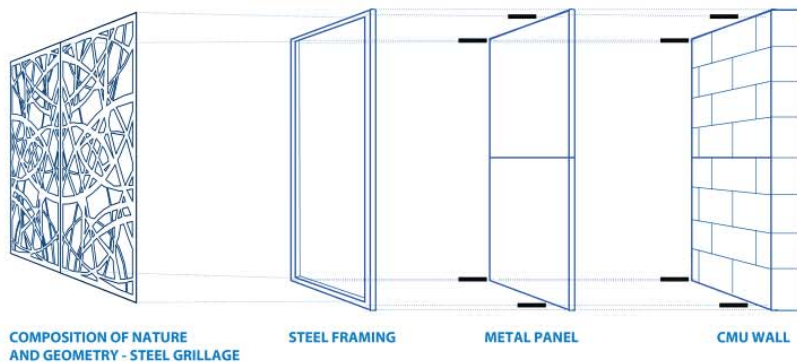
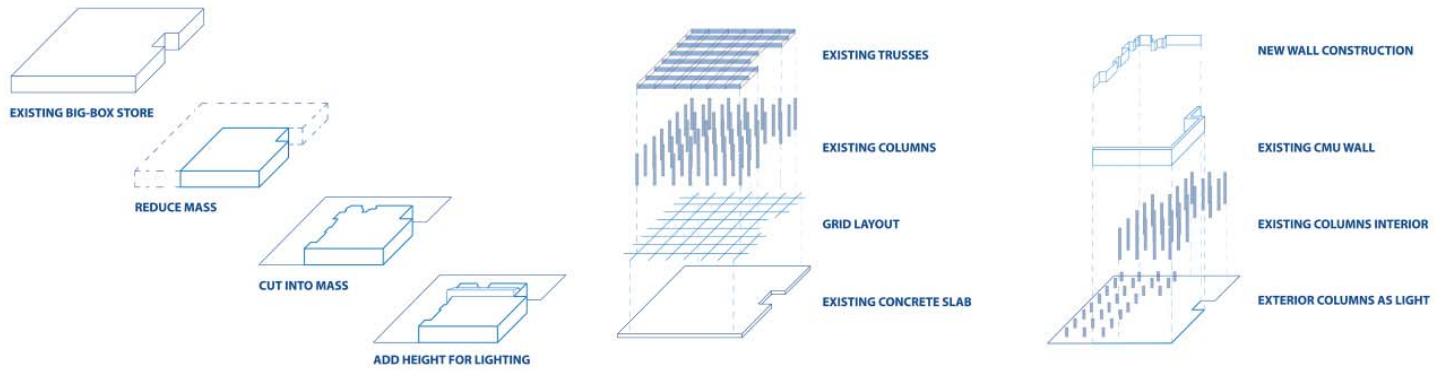


GARDEN

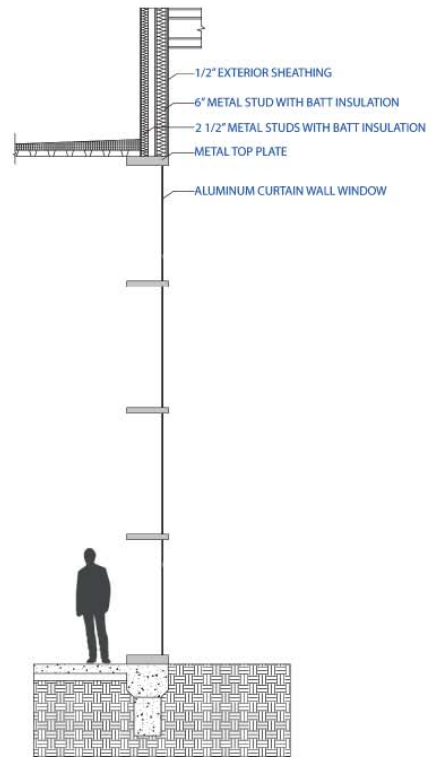


ORIGINAL BUILDING FOOTPRINT





EXISTING CMU WALL SECTION SCALE: 1/2" = 1'-0"



CURTAIN WALL SECTION SCALE: 1/2" = 1'-0"

