Rural Futures: Inventory and Concept Design in Southwest Minnesota

Project work made possible by partners
Summary
We have an opportunity to deal with vacant and underutilized commercial properties in a sustainable and responsible way. Actively preventing deterioration saves money, heartache, and time.

Phase 1: Gathering information
-Interviews
-Site database

Phase 2: Visioning and Concept Design
-Identify high-potential properties
-Architectural design work

Partners
Upper Minnesota Valley Regional Development Commission
umvrdc.org

UMN Extension Southwest Regional Sustainable Development Partnership
rsdp.umn.edu

Southwest Initiative Foundation
swifoundation.org

Center for Small Towns at UMN - Morris
morris.umn.edu-center-small-towns
Phase 2
Property Selection and Concept Design
This site was a former industrial operation in the City’s Industrial Park partially demolished, conveyed back to the City and slated for redevelopment. The City was working with an international development partner with the potential to utilize existing infrastructure on site. Utilizing drone images and other available imagery, we were able to work with the City and development partners on creating a digital mockup of the site with a copied layout of other operations visually overlaid on the site for purposes of displaying what potential development might look like.
This site was a currently vacant building in the central business district. Although not currently available for redevelopment, we worked with the City to work through some potential future redevelopment options utilizing the existing structure for various potential reuse plans and street level facade renderings. Various multi-level floor plan concept designs were developed for review.
722 6th Street
Dawson, Minnesota

Layout Options

Option 1
2 Independent Levels for 2 Companies

Option 2
Shared Space / Light Well

Option 3
One Building One Company

Hard to get natural light into this space

Possible Kitchen?
This site was a former commercial block in the central business district demolished and slated for redevelopment. Although no specific reuse plans were currently identified, we worked with the City to provide various site layout concept designs integrating green space, public art installation and structure footprints.
Montevideo, Minnesota

This site was a nationally registered historic structure in the central business district. The structure had been vacant for some time and was slated for redevelopment. A potential reuse had been identified for an existing Montessori School and licensed childcare facility. We worked with the City and the School to identify reuse and redevelopment parameters and develop concept interior floor plan layouts for potential redevelopment and reuse.
Montevideo, Minnesota

Current State Exterior
Montevideo, Minnesota

Current State Interior Ground Level

Current State Interior Upper Level
Montevideo, Minnesota

Early Concept Layout Sketches
Montevideo, Minnesota
This site included existing buildings in the central business district with an identified plan for demolition and redevelopment. The proposed new development plan for the site will be for demolition of currently vacant dilapidated site structures and construction of a 10-12k s.f., three-story mixed-use building. The first floor will consist of retail/commercial storefronts. The upper two levels will consist of units available for market-rate housing. We worked with the City to identify relevant zoning and setback parameters to develop proposed building footprint along with concept interior floor plan layouts, massing, elevations and facade renderings.
Granite Falls, Minnesota

Property Overview
- Total Square Feet: 18,000
- Number of Stories: 3 (1st Floor Retail / Commercial, 2nd + 3rd Housing)
- Total Square Feet: 10,000 - 13,000 requested
- Construction Type: Wood?
- Parking Spaces Desired: 28? Probably more for retail / commercial

Building Area
- ~16,830 sq ft as drawn

10' Setback in Red

Bldg Height Limit?
- (Drawn as 35')

10' Setback

Rooftop Deck

Retail / Commercial

Parking

Corridor

Corridor

Housing

Housing

Housing

Can vehicles access the site here?

Do we want to leave existing curb cut?

Possible vehicle access?

28 Parking Spots
- 9' x 20'

Concept Design
Granite Falls, Minnesota
Granite Falls, Minnesota

Typical 2 Bedroom
(≈870 sq ft)

Typical 3 Bedroom
(≈1090 sq ft)

Possible Clock Location

2 Bedroom (12 units)
3 Bedroom (8 units)
Circulation
Stairs / Elevator
Retail / Commercial
Car Access
Parking
Granite Falls, Minnesota
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