

ROOSEVELT HALL ADAPTIVE REUSE



Prepared for:
Atlanta Housing Authority
The Integral Development LLC

Prepared by:
Lord Aeck Sargent

MARCH 2015

Acknowledgements

Atlanta Housing Authority

Joy W. Fitzgerald, Interim President & Chief Executive Officer
Trish O'Connell, Vice President - Real Estate Development
Wm. James Talley, Sr. Project Manager
Adrienne Walker, Grant Writer

Integral Development LLC.

Amon Martin III, Sr. Development Director

Lord Aeck Sargent

Urban Designer and Planning Expert
Bob Begle, Principal
John Skach, Senior Associate
Niti Gajjar, Associate

Sustainable Housing and Preservation Expert
Tom Butler, Associate

Historic Preservation Expert
Karen Gravel, Director
Joy Collins, Intern Architect



TABLE OF CONTENTS



1. Site Context
2. Base Building Conditions
3. Program Themes and Concepts
4. Existing Physical Constraints
5. Design Approach
6. Design Strategy
7. Schematic Layout
8. Paradigm: Historic Preservation
9. Paradigm: Teaching Kitchen
10. Paradigm: Sustainability
11. Next Steps for Renovation

I. Site Context



Figure I. Roosevelt Hall Context



A. Front elevation from Atlanta Student Movement Boulevard



B. Main entrance



C. Recessed entry to the storefront



D. Facade detail with brick cladding



E. West elevation on Roach Street, boarded up/filled doors and windows



F. Building alley way on south



G. Undeveloped land on Roosevelt parcel



H. East elevation with fire exist, chimney and building utilities



Site Context and Background

The Roosevelt Hall is located on 666 Atlanta Student Movement Boulevard and is currently owned by Atlanta Housing Authority. This is the only remaining building from the former University Homes public housing which was demolished in 2008. Central to the Atlanta University Center schools and neighborhood, the building sits on a 1.4 acre undeveloped parcel with some mature trees and grassy landscape. The historic two-story brick building has a significant street presence with original store-fronts and an inviting entrance. Before the demolition of public housing, Atlanta Police Precinct occupied part of the building for administrative uses. The other storefronts were used as a community laundry, a management office, and a resident service office. The building has suffered from a lot of vandalism and is in poor condition from inside. However, the building is in great condition externally and has a huge potential for rehabilitation.

University Choice Neighborhoods and Scholars Landing

Atlanta Housing Authority had been awarded Choice Neighborhoods (CN) Planning Grant by the U.S. Housing and Urban Development (HUD) in 2010 as one of the first pilot projects. The CN area covered three

neighborhoods on west side of downtown Atlanta - Vine City, Ashview Heights and Atlanta University Center. The final Neighborhood Transformation Plan (NTP) included recommendations and implementation strategies for housing, neighborhood and people programs. The plan also laid out conceptual design for the target site, former University Homes, which is called Scholars Landing (Figure 3). The site is programmed for mixed-use and mixed-income development - senior housing, multifamily, townhomes, condos, retail, and institutional. One of the key recommendations was adaptive reuse of Roosevelt Hall to house future retail/commercial and community-oriented uses. Some of the big ideas and programs from the NPT are - healthy cooking and nutrition education; community meeting and training space; business development; CN office; CommUniversity; storefront restaurant/retail; AUCC's satellite office; community services; and healthy living center. Using some of these ideas, the photo simulation was generated for the building (Figure 2), which demonstrates how adaptive reuse could enhance the existing character and create vibrancy on the street, and the neighborhood.

Scholars Landing plan has already taken the path to implementation. AHA's development partner, Integral has completed construction of the Veranda (building 1) and it is fully occupied by seniors. Oasis (building 2) construction is underway.



Figure 2. Photo simulation of adaptive reuse of Roosevelt Hall, looking east from Atlanta Student Movement Boulevard

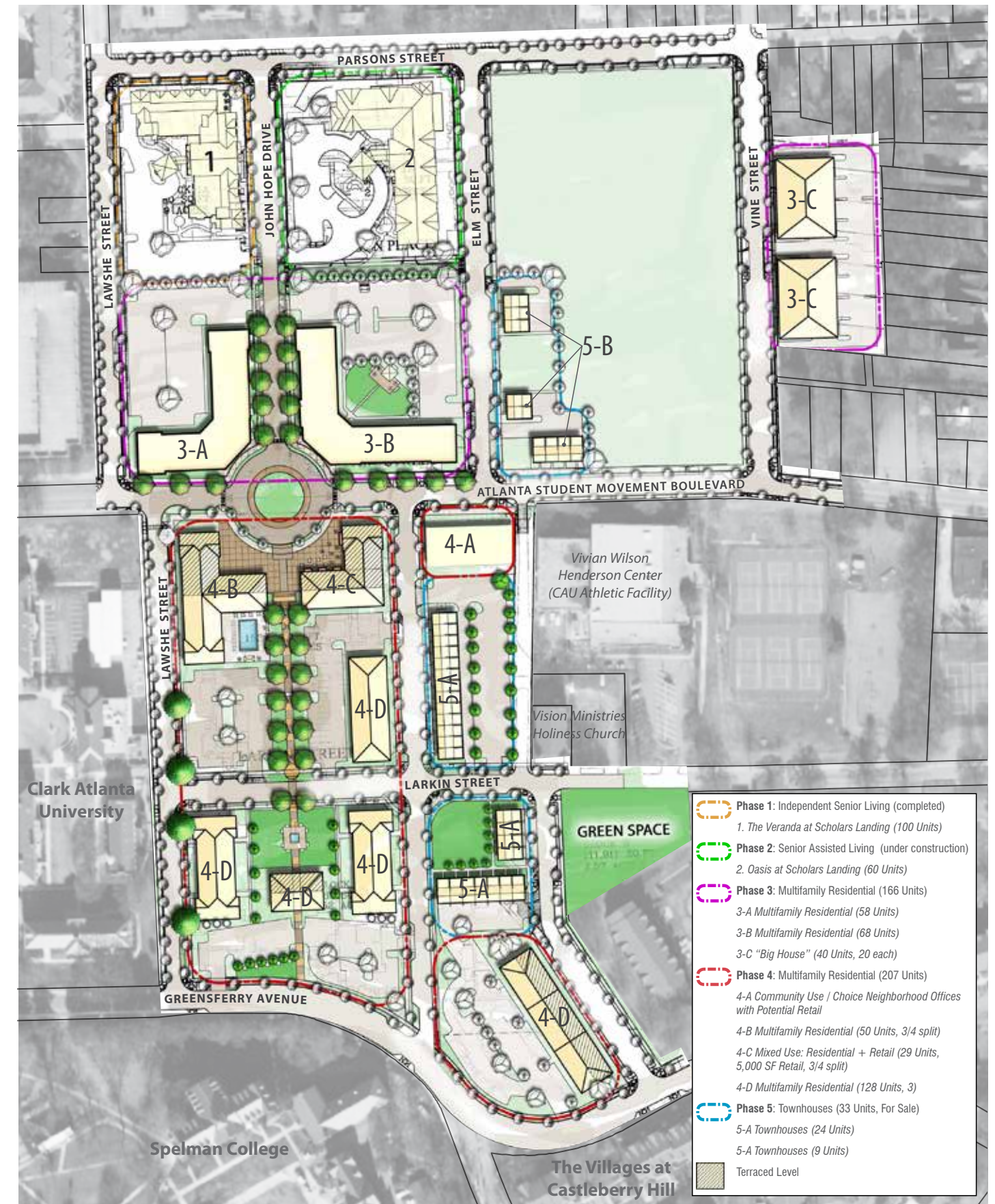


Figure 3. Conceptual design of Scholars Landing, former University Homes

Historic Background

Roosevelt Hall was built as a community center within the University Homes Housing Project, a New Deal and Public Works Administration (PWA) project constructed in Atlanta during the Great Depression. Designed and built from 1934-1936, University Homes was the African-American counterpart of the first federally-funded housing project in the United States known as Techwood Homes. University Homes was built to replace an impoverished area known as Beaver Slide near Atlanta University and Clark, Spelman, Morris Brown, and Morehouse Colleges. Atlanta businessman Charles F. Palmer and Atlanta University president John Hope presented the idea for low-income housing to President Franklin D. Roosevelt, and in October 1933, PWA approved the construction of Techwood Homes for whites and University Homes for blacks.

In 1934, Architects Edwards & Sayward, Associate Robert Logan, Engineer I.O. Freeman, and landscape architect William C. Pauley designed University Homes on a fourteen-acre site with Roosevelt Hall as a central focal point within the community. The project cost \$1,900,000 for forty-two concrete, brick-clad buildings with 677 apartments. The buildings were early examples of the International Style with interconnected rectangular volumes, flat roofs, and flush, uniform wall surfaces. University Homes was demolished from 2008-09 after providing public housing in Atlanta for over seventy years. Roosevelt Hall was the only building retained from the housing project and is currently planned for use within a new mixed-use community.

Considering the historical significance of the building, the following character defining features must be preserved and restored while renovating the building.

Setting

- Located adjacent to college campuses



Exterior

- Long, rectangular building form
- Brick, structural clay tile, concrete and steel structure
- Flat roof
- Parapet with concrete (or cast stone) cap
- Red American bond brick exterior with a darker colored header for every four stretchers and light gray mortar
- Three rows of projecting brick at belt course - a single row of stretchers between two double rows of stretchers
- Projecting main entry
- Cast stone border at recess of double-height main entry

- Concrete water table and sill
- Recessed storefronts
- Beadboard ceilings at recessed storefronts
- Transom windows at storefront doors
- Window pattern on second level with rowlock sill

Interior

- Central main stairwell location
- Multi-height space at stair
- Cast iron railing with brass handrail
- Three floor plates at grade that follow the exterior topography
- Open floor plan with column grid (The interior spaces and column grid were altered soon after the building was constructed)



Temple University Libraries, Urban Archives



2. Base Building Condition

Building Assessment

The consultant team did a thorough assessment of the building on July 21st along with the AHA representative. The existing condition and the physical setting were documented through photographs and measurements (from inside and outside). As built floor plans, elevations, and a detailed massing model were also created.



The building interior is in distressed condition; including the partition walls, ceiling and carpet. The old furniture and fixtures need to be removed.



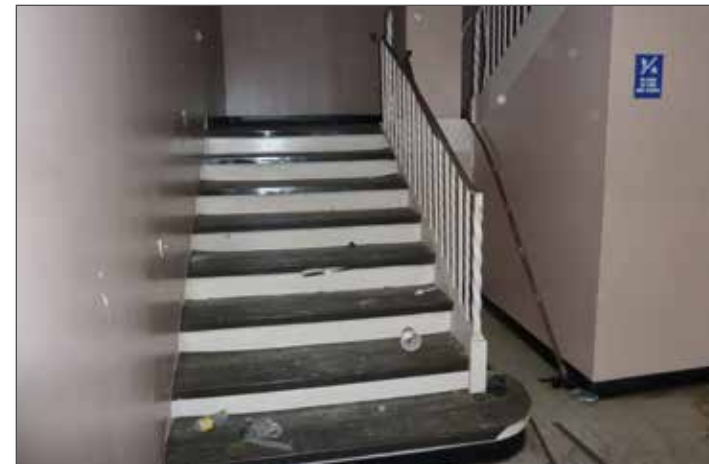
The central bay on first floor was occupied by a laundromat; the building needs major clean-up from inside by removing the debris.



The existing storefront windows are intact and should be preserved for future use. The window glass need to be replaced and the bay area need some repair.



Main door on first floor providing ADA access from Atlanta Student Movement Boulevard; it could be preserved with minor repair.



Central stair from the main entrance leading to second floor; the stair is in good condition structurally and requires some restoration by replacing the handrail and exterior finishes



Community room on second floor (on east side of building) shows concrete frame structure in good condition; the floor finished need to be changed and the exterior windows need to be replaced complimenting historic character of the building



Existing stage in the community room; it could be repurpose or removed based on the future program needs in the building



Building slab made of clay tiles and concrete; the structural condition should be examined by a structural engineer for stability and water proofing



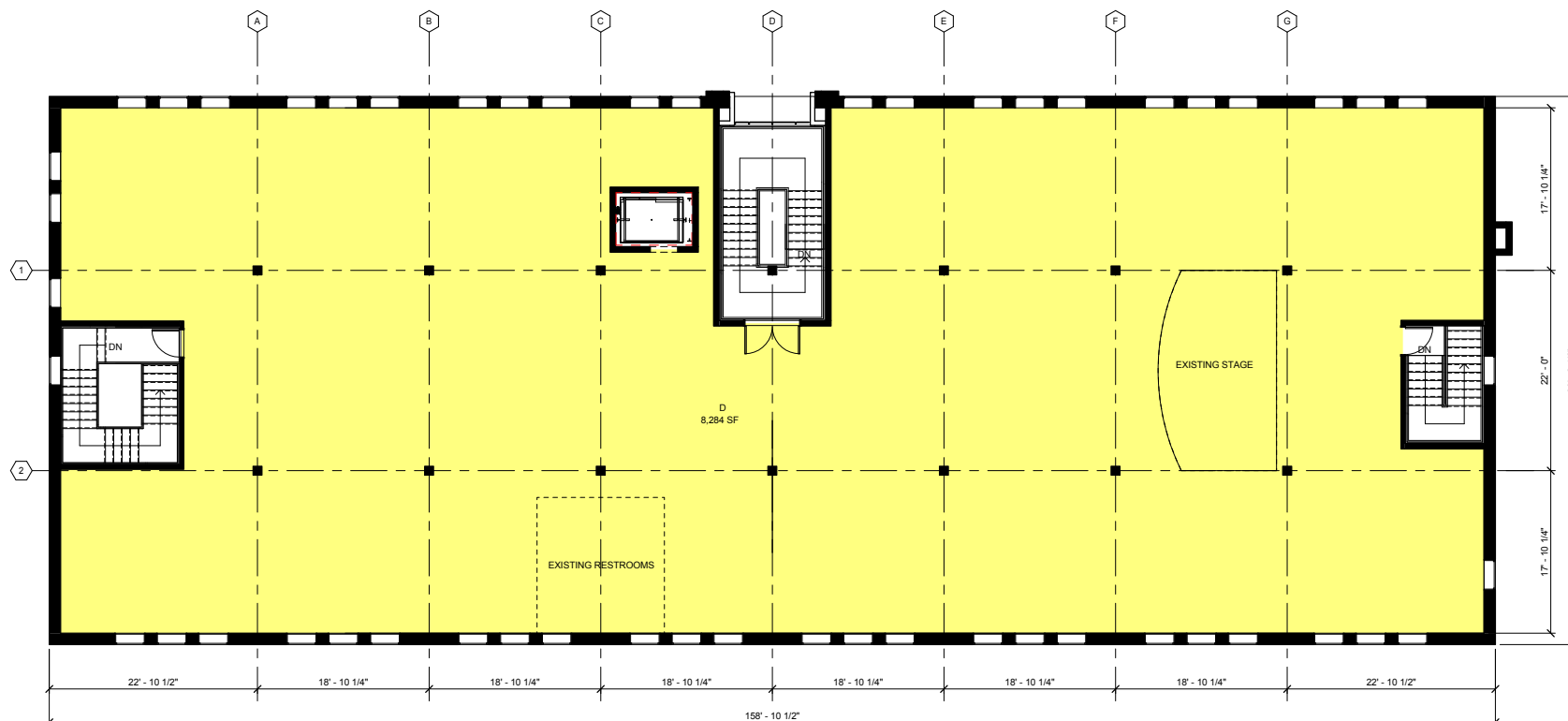
Egress stair on west side of second floor; the stair provides fire exist and should be preserved



First Floor

The rectangular historic building is a combination of load bearing exterior walls and concrete frame structure on interior. The load bearing walls are constructed using clay tile blocks with concrete and have brick cladding on outside. The concrete columns are placed in a regular grid format which subdivides the floor; however, the open structure provides flexibility to design the space in any configuration. The building gets divided into two wings due to the main entrance/stairwell in the center with an elevator to the west. In terms of main facade character, the building is symmetrical on either side of the main entry (see North Elevation). The original storefronts with recessed entry and glass windows still exist which create a great street presence and character. The other three sides on first floor are mostly enclosed, and have only exit doors (see South, East and West Elevations). On this level, the key constraint is three floor plates due to elevation change. The building steps down from east to west by 5' 1 3/4". Three floor plates (level A, B and C) have varying square footages; the middle pad (level B) is smallest in area and has odd configuration due to the main stairwell.

| Space | Area |
|---|--------------------------------------|
| ■ First Level A | 3,222 SF |
| ■ First Level B | 1,740 SF |
| ■ First Level C | 3,153 SF |
| First Level Total | 8,115 SF (Excluding Stairs) |
| ■ Second Level D | 8,284 SF (Excluding Stairs) |
| Total | 16,399 SF (Net building area) |



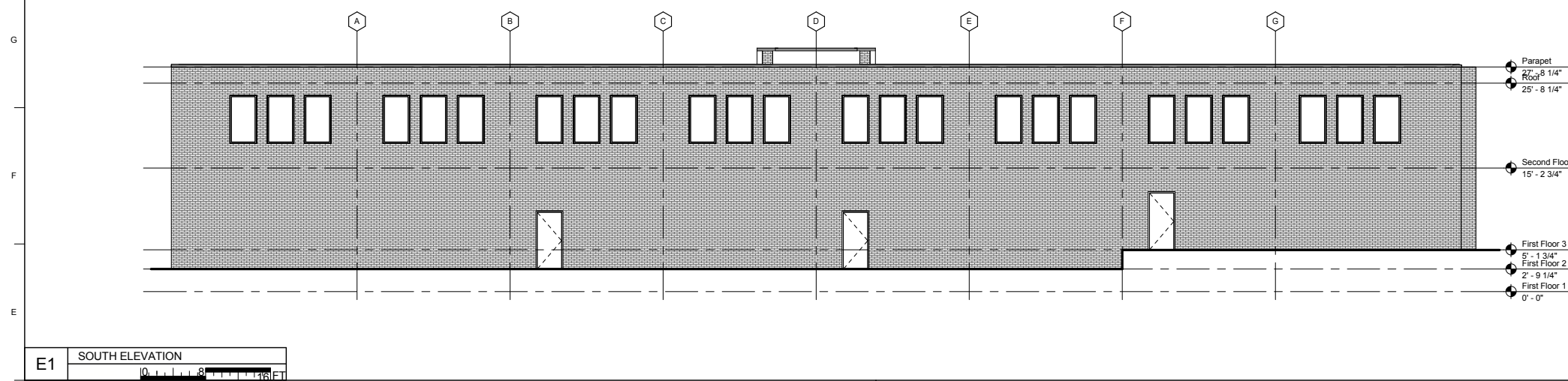
Second Floor

The second floor can only be accessed from the street using the main stairwell. There are also two egress staircases on either end of the building. In terms of building structure, the column grid is extended on the second floor which divides the floor in smaller bays. The north and south side of the building has rows of windows which could provide enough light for the full depth of the building. The eastern wing has a wooden stage which could be reused for future community space. The roof can only be accessed using a ladder. If there is a recommendation to activate the roof, the main stair and the elevator will have to be extended to the roof level.

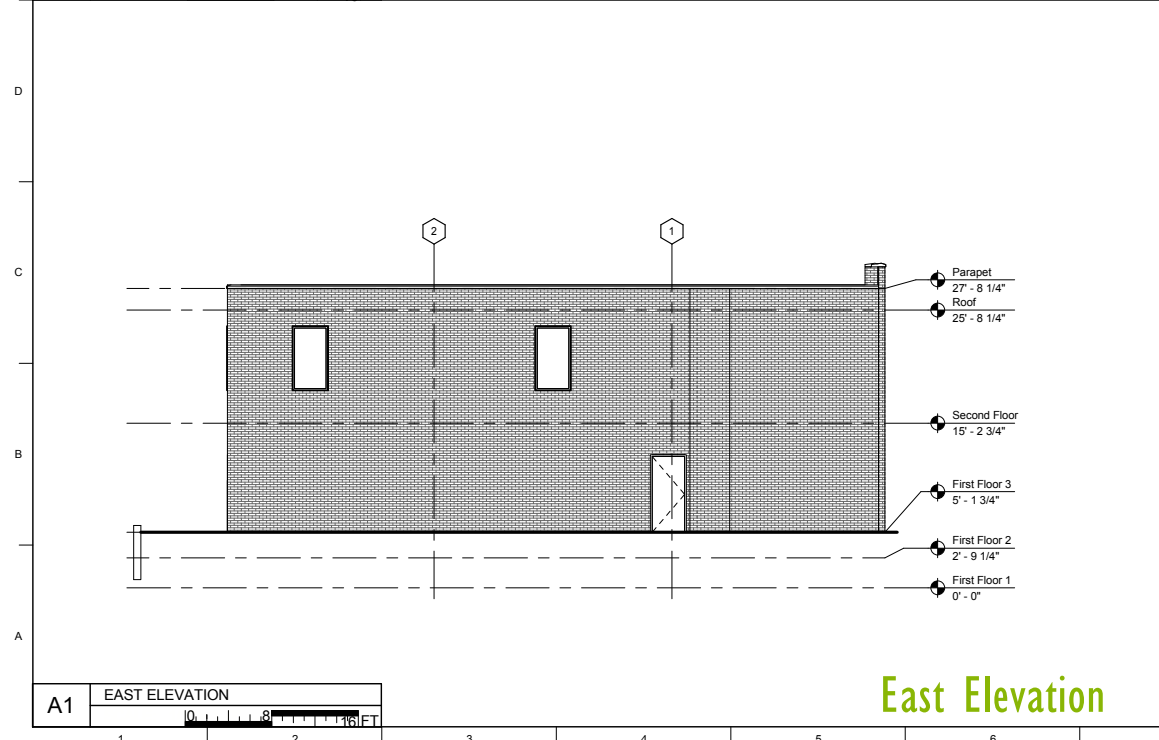




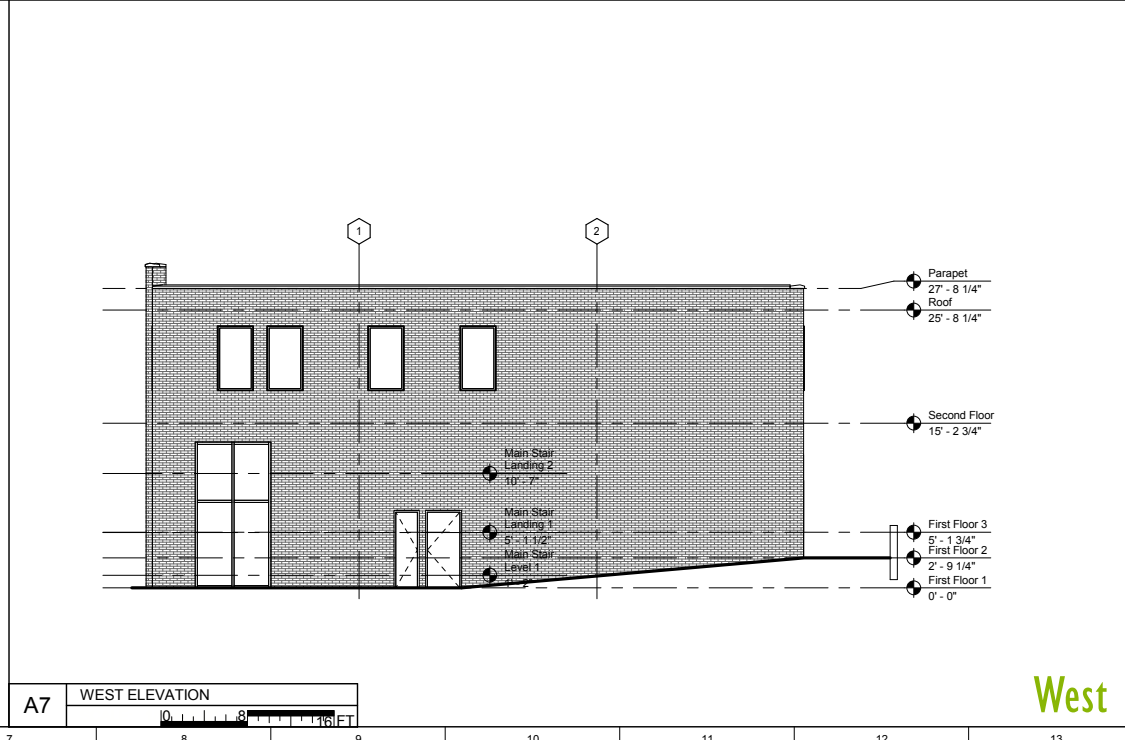
North Elevation



South Elevation



East Elevation



West Elevation

3. Program Themes and Concepts



Note: The program vision/themes were created based on stakeholder interviews with Atlanta Housing Authority staff, AUCC and UCDC. These themes are representative of wish list program of the building. Due to the limited space in the building, only partial program can be accommodated.



PROGRAMMATIC AND NON-PROGRAMMATIC ELEMENTS

PLACE MAKING COOL PLACE

Integration of indoor and outdoor spaces



Taste of West Side (Food trucks)



Rooftop social gathering



Events and activities

Free Wi-Fi

ADAPTIVE REUSE / PROGRAM

COMMUNITY-ORIENTED

Resident Community:

- Community meeting and training space
- CN Field Office
- Computer lab
- CommUniversity



Student Community:

- AUCC's satellite office
- UCDC satellite office

Community-wide

- Café/Sandwich Shop/Bistro
- Copy/photo center
- Small business incubator / pop-up shops (boutique/novelty shop / food-related start-ups)



HEALTHY LIVING

Healthy activities / wellness education



Teaching Kitchen (nutrition classes/culinary education)



Process and "co-pack" local food

Healthy food co-op and café



BUILDING TECHNOLOGY SUSTAINABILITY

Green material / products



Energy efficiency / use of renewable energy

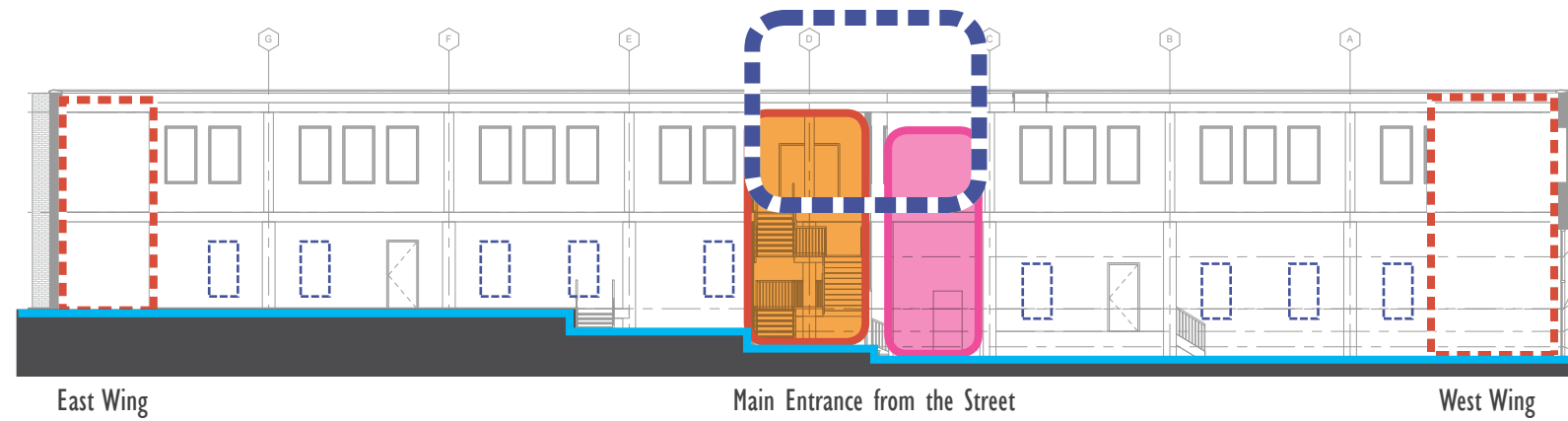


Living walls/Acquaponics











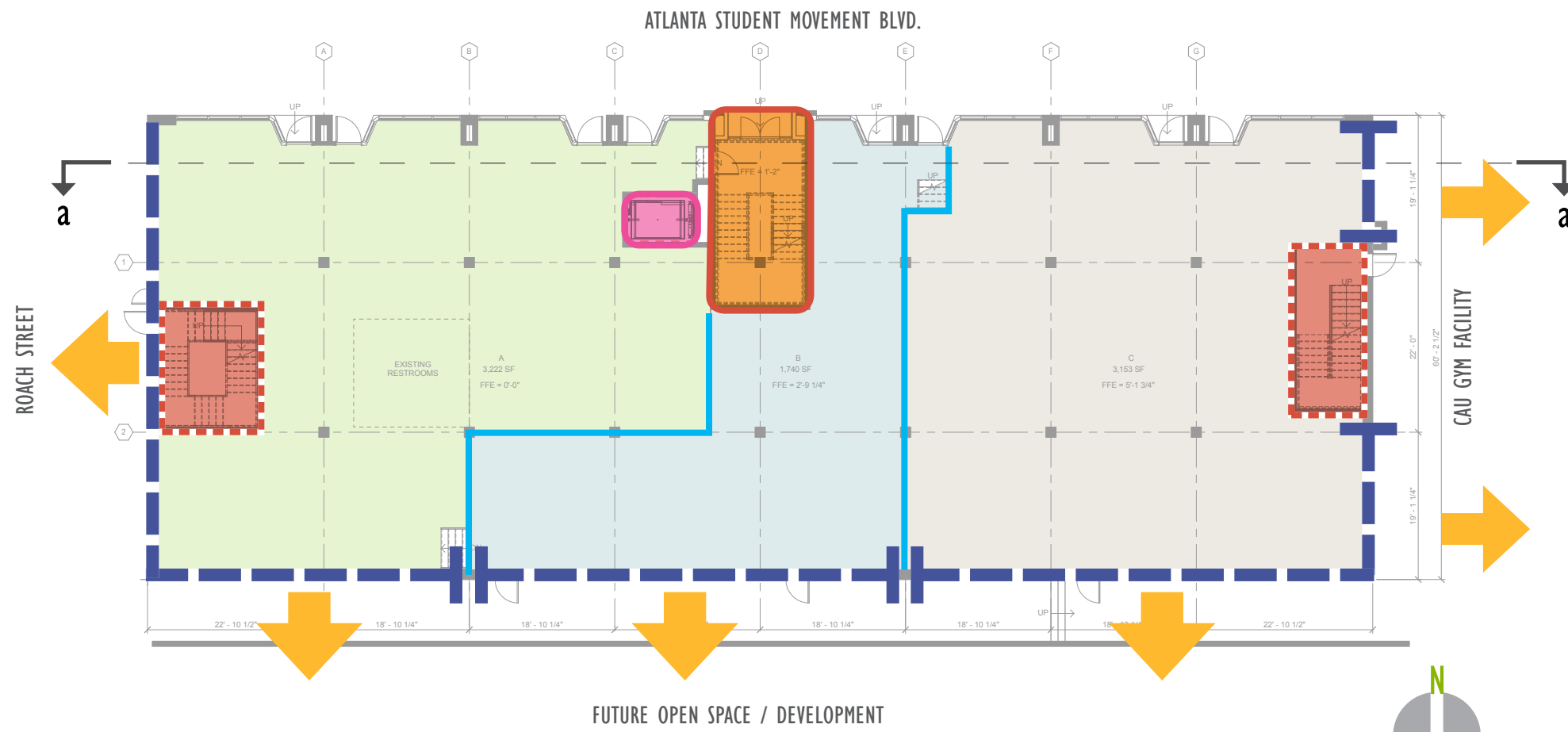
Environmental quality

4. Existing Physical Constraints & Opportunities



Section aa

-  Main stairwell has to remain
-  Stepped floor on first floor has to remain
-  Elevator could be moved (cost prohibitive)
-  Egress stairwells could be repurposed depending on the program
-  Potential to create more openings
-  Potential to create better relationship to the surrounding
-  Potential extension of Stairwell and Elevator to access the roof
-  Potential new openings on south/east/west facade



First Floor Plan



5. Design Approach

Looking at the vision/themes and the available net square footage, the building could only accommodate limited program. In its essence, the building should continue to serve the community as it has been in the past. The future program should be multi-faceted in offering various uses for the residential community and the students. The overall design could be approached in three different ways based on level of intervention from low to high. Each design approach has its cost implications and could be envisioned as shorter term to longer term development in order to achieve the full program.

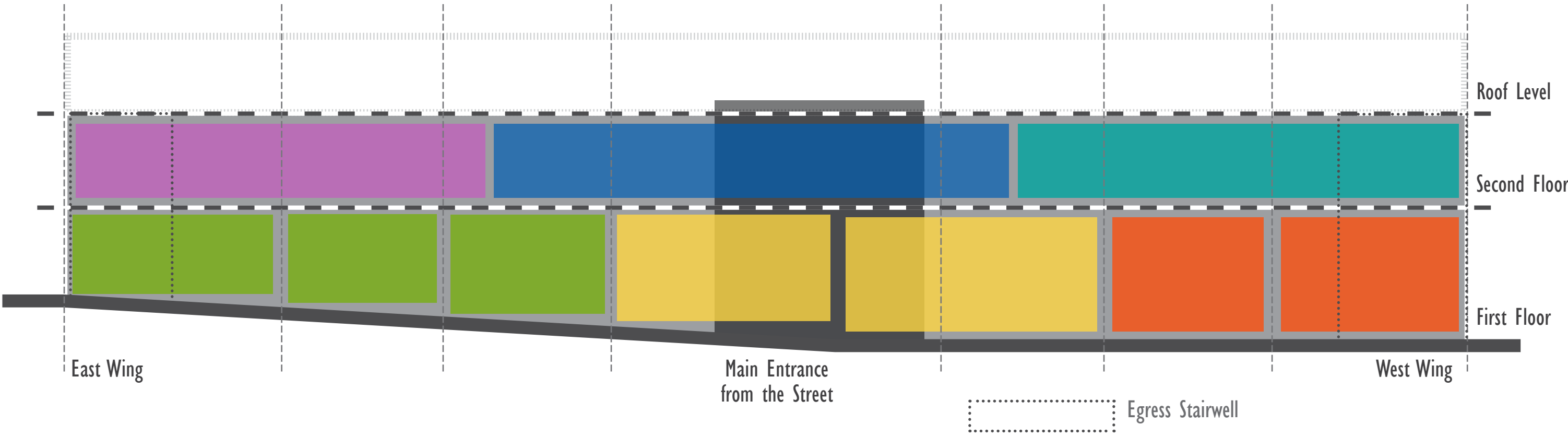
As shown in the diagram below, there are three design approach:

- Basic shell - minimal interventions
- Vertical expansion – activation of roof (depending on the roof capacity)
- External core – addition of a building on south with more program

The design team ran test fit scenarios for each design approach to see how much program can be accommodated in the building on each floor. See section 6 for design strategies with program blocking diagrams.

| Design Approach | Basic Shell | Vertical Expansion | External Core |
|-------------------------|--|---|---|
| Development Strategy | Renovate the existing two floors while keeping internal and external changes to a minimum | Renovate and extend existing vertical circulation elements to allow access to a programmed roof space | Renovate and relocate vertical circulation and services to a newly constructed external core |
| Benefits and Challenges | <p>Benefits: lower initial cost; creates a face lift / presence in the community</p> <p>Challenges: difficult to accommodate all program elements with limited space</p> | <p>Benefits: provides additional program space with minimal structural changes; utilizes existing stairs and elevator</p> <p>Challenges: may hinder feasibility of preservation tax credits; roof space may need special conditioning</p> | <p>Benefits: provides additional program space</p> <p>Challenges: much higher cost for building expansion and some level of structural changes to the existing building</p> |

6. Design Strategy: Ia Shell Buildout

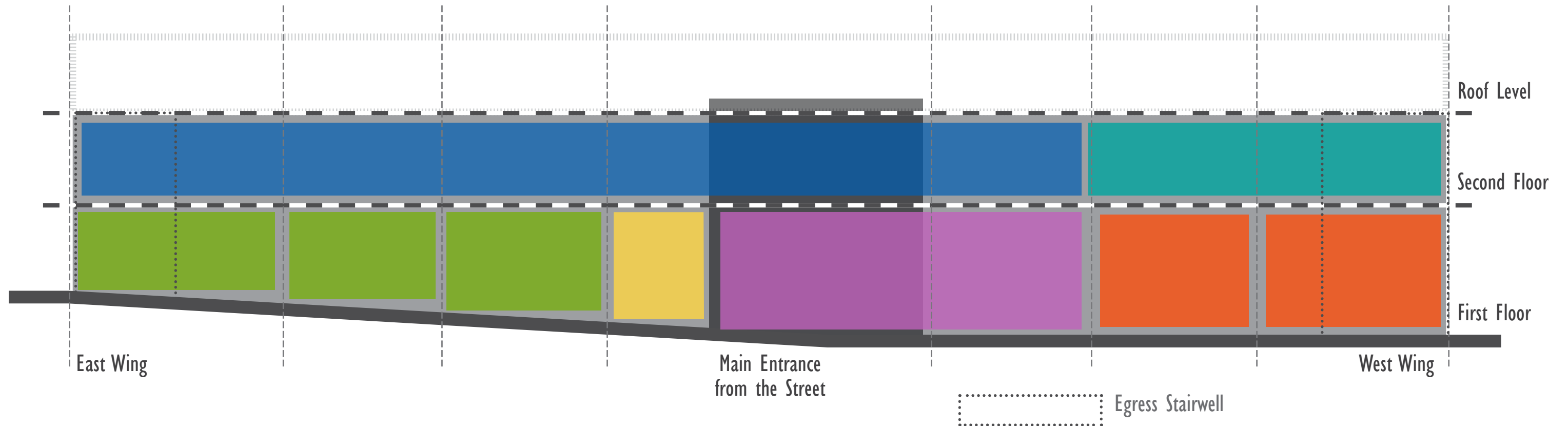


Program Focus: Healthy Living

- FIRST FLOOR**
- Pop Up Retail / Coffee-Sandwich-Bistro
 - Business Incubator (Small offices / shared conference room)
 - Teaching Kitchen / Healthy Food Distribution
- SECOND FLOOR**
- Community Meeting & Training Space / Computer Lab
 - AUCC Satellite Location (partial program)
 - CN Field Office / SBA Satellite Office



6. Design Strategy: 1b Shell Buildout



Program Focus: CommUniversity

FIRST FLOOR

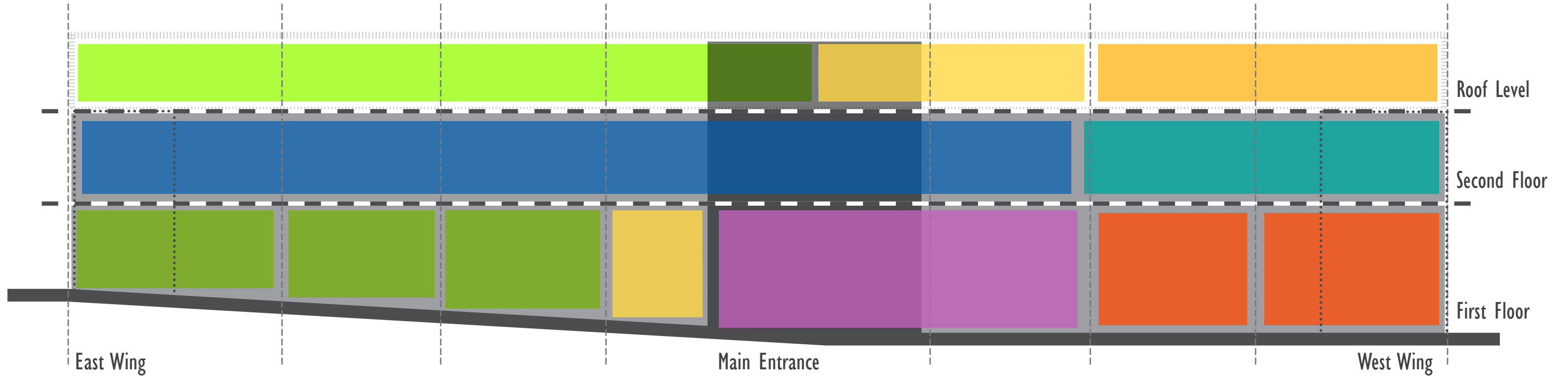
- Pop Up Retail / Coffee-Sandwich-Bistro / Business Incubator
- CN Field Office / SBA Satellite Office
- Health & Wellness Services (Small Clinic / Drug Store)
- Teaching Kitchen / Healthy Food Distribution

SECOND FLOOR

- Community Meeting & Training Space / CommUniversity
- AUCC Satellite Location (full program) / UCDC Satellite Office



6. Design Strategy: 2 Vertical Expansion



FIRST FLOOR

- Pop Up Retail / Coffee-Sandwich-Bistro / Business Incubator
- CN Field Office / SBA Satellite Office
- Health & Wellness Services (Small Clinic / Drug Store)
- Teaching Kitchen / Healthy Food Distribution

SECOND FLOOR

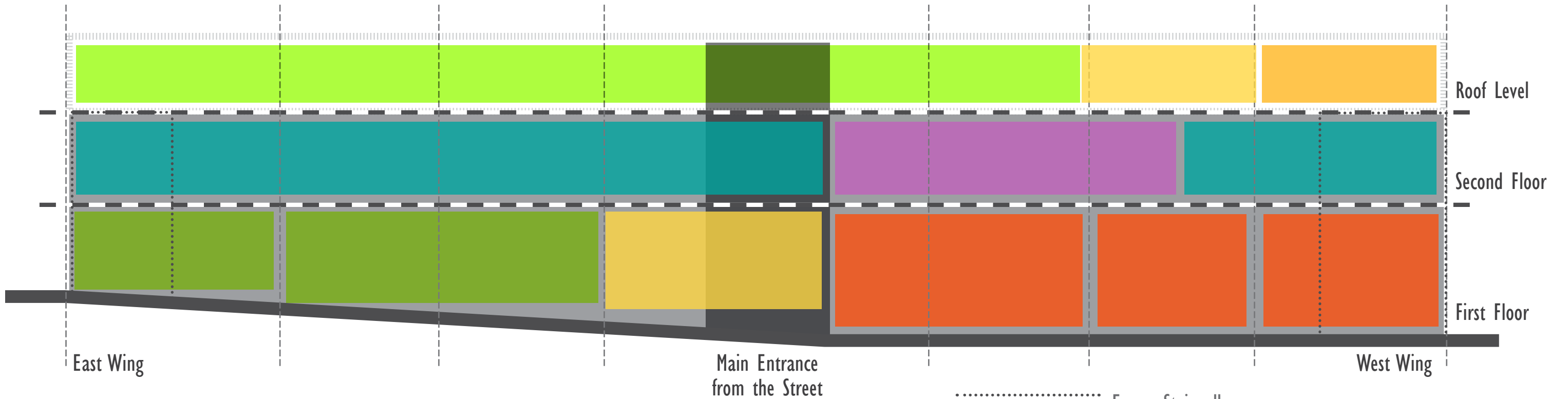
- Community Meeting & Training Space / CommUniversity
- AUCC Satellite Location (full program) / UCDC Satellite Office

ROOF LEVEL

- Living Walls / Aquaponics / Farming
- Social Event Space
- Wellness Education / Fitness Classes

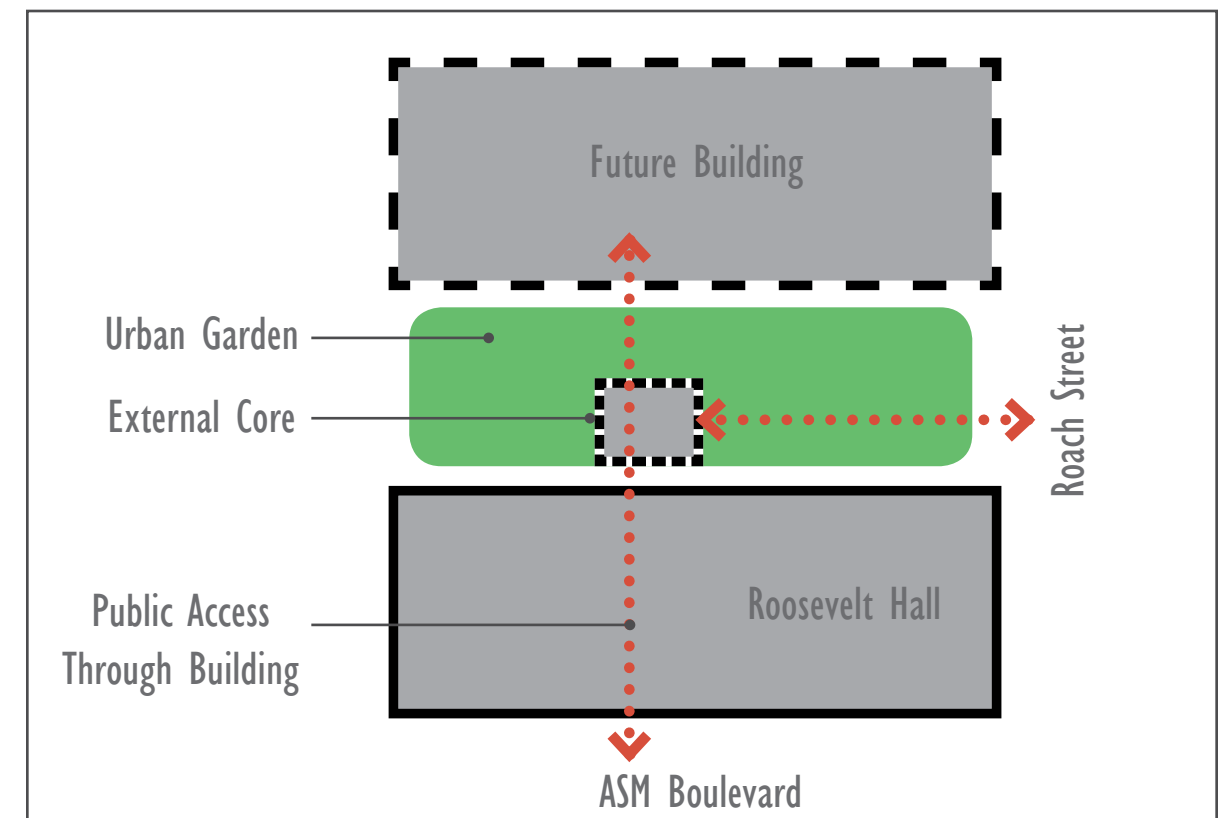


6. Design Strategy: 3 External Service Core

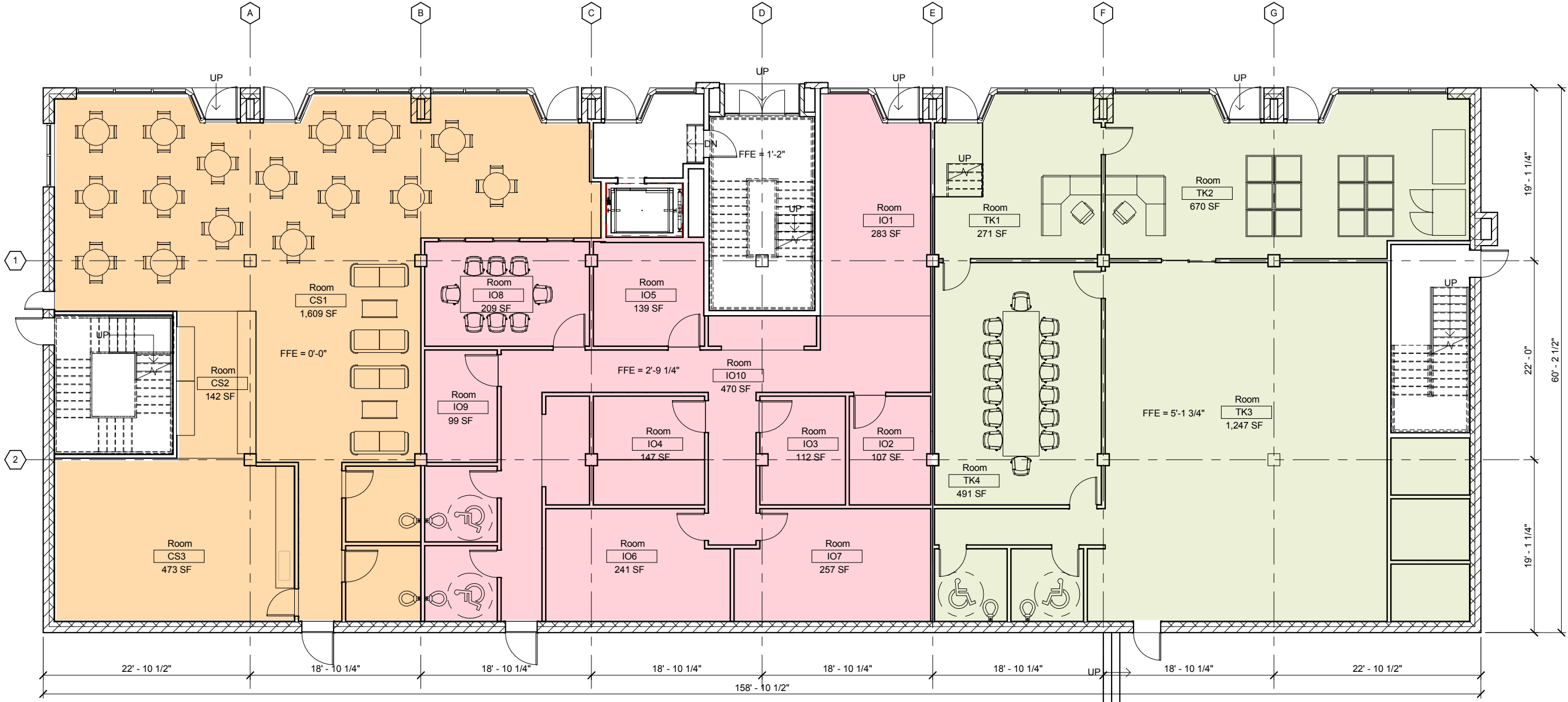


- FIRST FLOOR**
- Pop Up Retail / Coffee-Sandwich-Bistro / Business Incubator
 - Health & Wellness Services (Small Clinic / Drug Store)
 - Teaching Kitchen / Healthy Food Co-op and Cafe
- SECOND FLOOR**
- Community Meeting & Training Space / Computer Lab / Process & Pack Local Food
 - CN Field Office / SBA Satellite Office
- ROOF LEVEL**
- Living Walls / Aquaponics / Farming
 - Social Event Space
 - Wellness Education / Fitness Classes

Egress Stairwell



7. Schematic Layout: First Floor Plan



Coffee Shop / Sandwich Shop (2,475 SF)

- CS1 Dining Area (aprox. capacity 72)
- CS2 Serving Counter and Check Out
- CS3 Preparation Area

Incubator Offices (2,440 SF)

- IO1 Reception
- IO2 Small Office
- IO3 Small Office
- IO4 Medium Office
- IO5 Medium Office
- IO6 Large Office
- IO7 Large Office
- IO8 Shared Conference Room
- IO9 IT Room
- IO10 Hallway

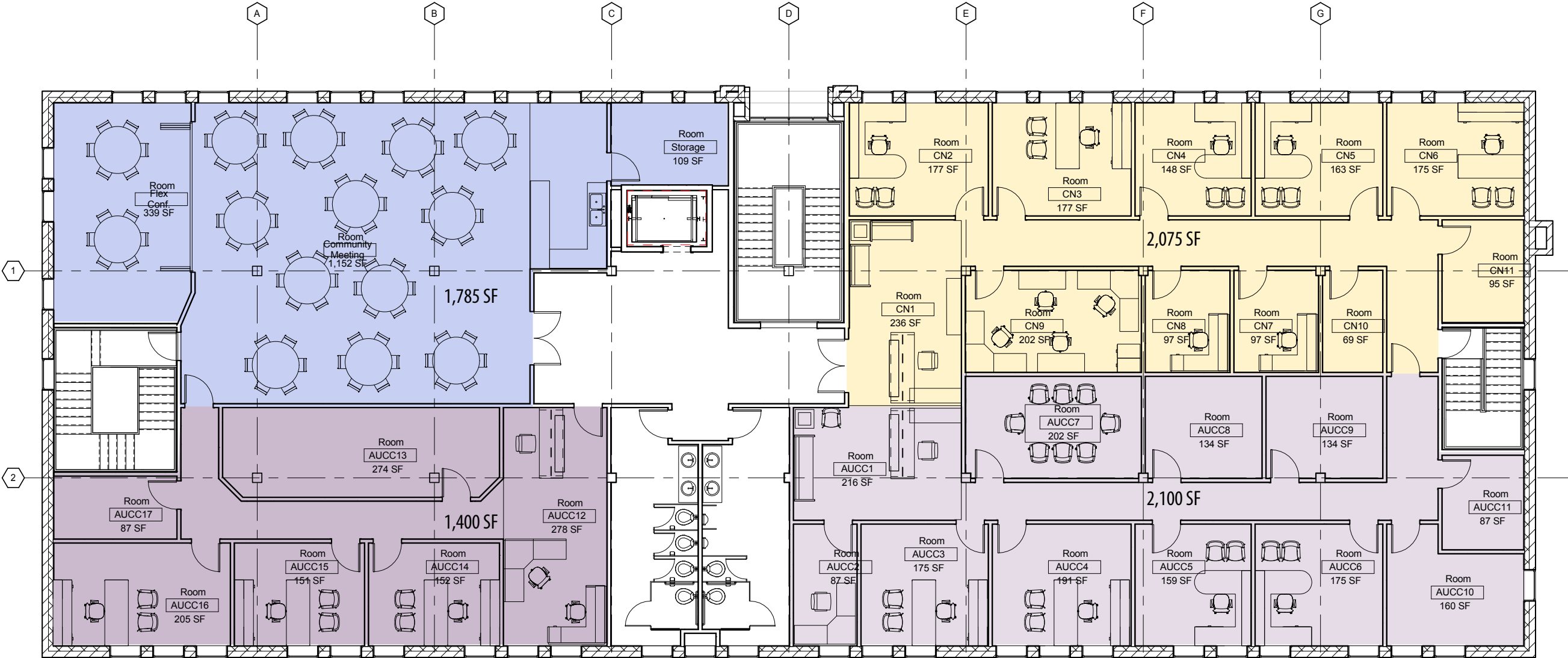
Retail and Teaching Kitchen (3,200 SF)

- TK1 Reception for Teaching Kitchen
- TK2 Storefront Retail (food distribution)
- TK3 Teaching Kitchen
- TK4 Classroom for Nutrition Classes

Atlanta Housing Authority would like to take incremental approach to building renovation; hence, Basic Shell design strategy was considered. Under this strategy, the entire building will be cleaned up from inside by demolishing interior walls and ceilings. Considering the historic character defining features, the building elements will be repaired and restored. Depending on funding availability, new mechanical, electrical and plumbing (MEP) services will be installed to create shell spaces. The first floor is programmed for teaching kitchen with storefront retail space; incubator offices; and coffee shop / sandwich shop. The interior built up of individual program spaces could be done by future tenant.



7. Schematic Layout: Second Floor Plan



Choice Neighborhood Office (2,075 SF)

- CN1 Reception / CN Program Administrator / Media Specialist
- CN2 Director of CN Housing and Neighborhood Development
- CN3 Director of Partnerships and Resource Development
- CN4 Case Manager
- CN5 Case Manager
- CN6 Case Manager
- CN7 AHA Employee
- CN8 AHA Employee
- CN9 Flexible Office Space
- CN10 IT Room
- CN11 Storage Room

AUCC Central Office (2,100 SF)

- AUCC1 Reception
- AUCC2 Accounting Staff
- AUCC3 Associate Director
- AUCC4 Executive Director
- AUCC5 Executive Assistant
- AUCC6 Community Outreach Coordinator
- AUCC7 Conference Room (8-10 people)
- AUCC8 Interview Room
- AUCC9 Interview Room
- AUCC10 Storage
- AUCC11 IT Room

AUCC Academic and Career Services (1,400 SF)

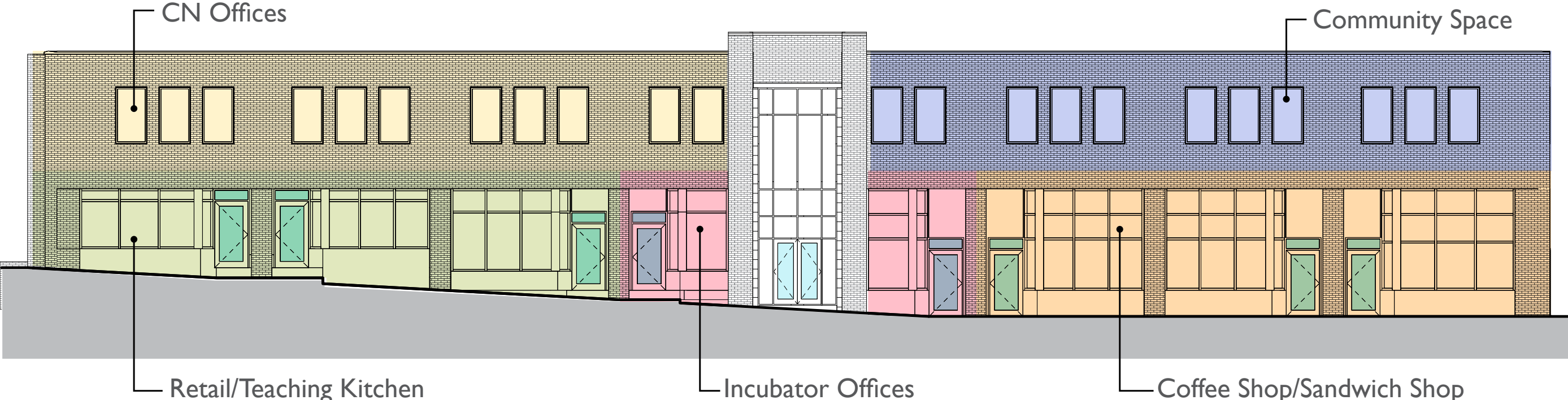
- AUCC12 Administrative Assistant / Reception
- AUCC13 Computer Lab (8 stations)
- AUCC14 Academic and Career Services Director
- AUCC15 Student Affairs Coordinator
- AUCC16 Recruiting and Special Projects Coordinator
- AUCC17 Storage

Common Spaces (1,785 SF)

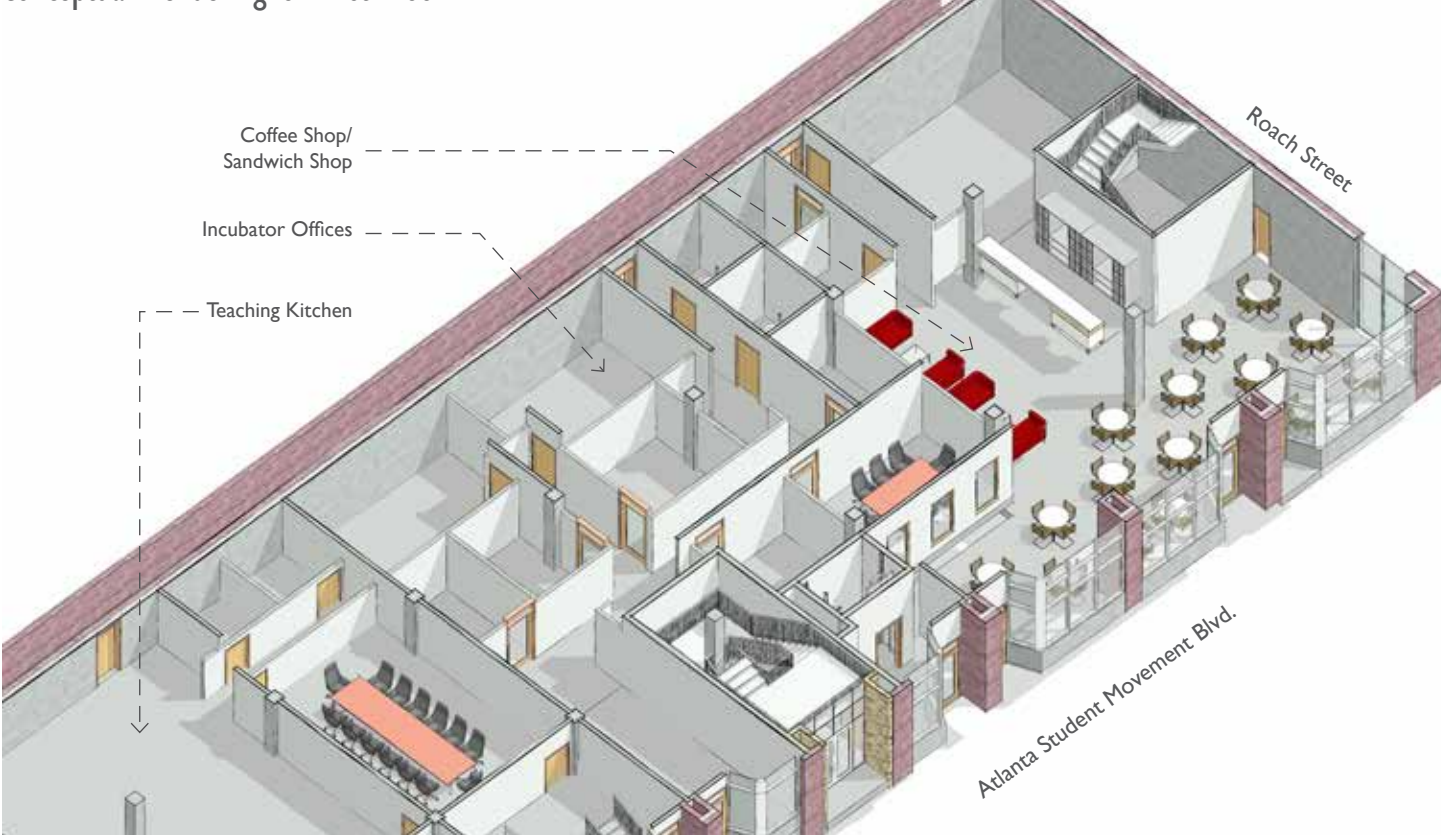
- Community Meeting Room
- Flexible Conference Space
- Storage

The second floor is divided into two parts - office suites (CN and AUCC) on east side, and community room and AUCC Academic & Career Services on west side. The community meeting room is located right above the coffee shop/sandwich shop. The egress stair could also be used as a service stair to cater food for the community events in the meeting room.

7. Schematic Layout: Elevation & Interior



Conceptual Rendering of First Floor

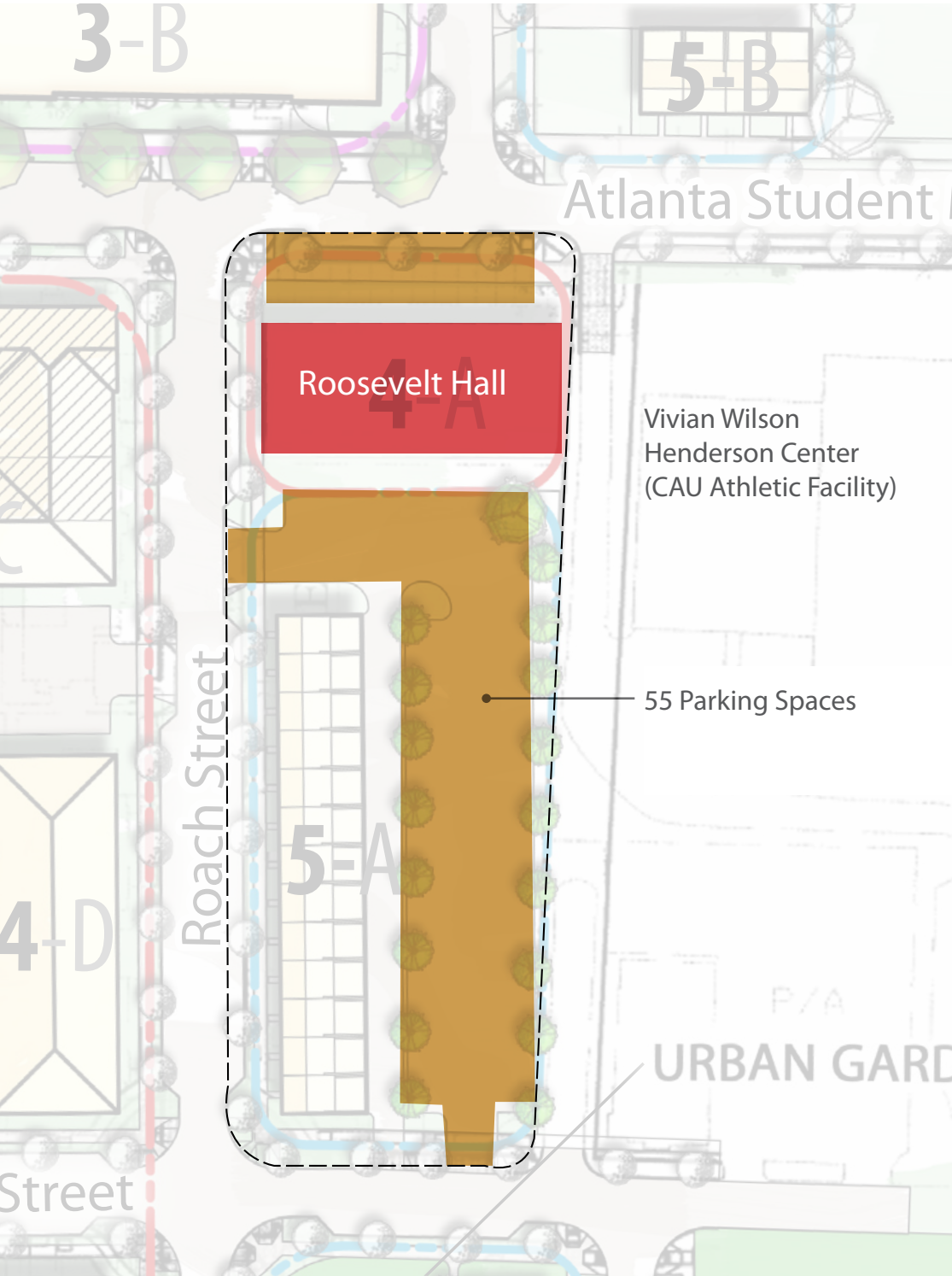


Conceptual Rendering of Second Floor

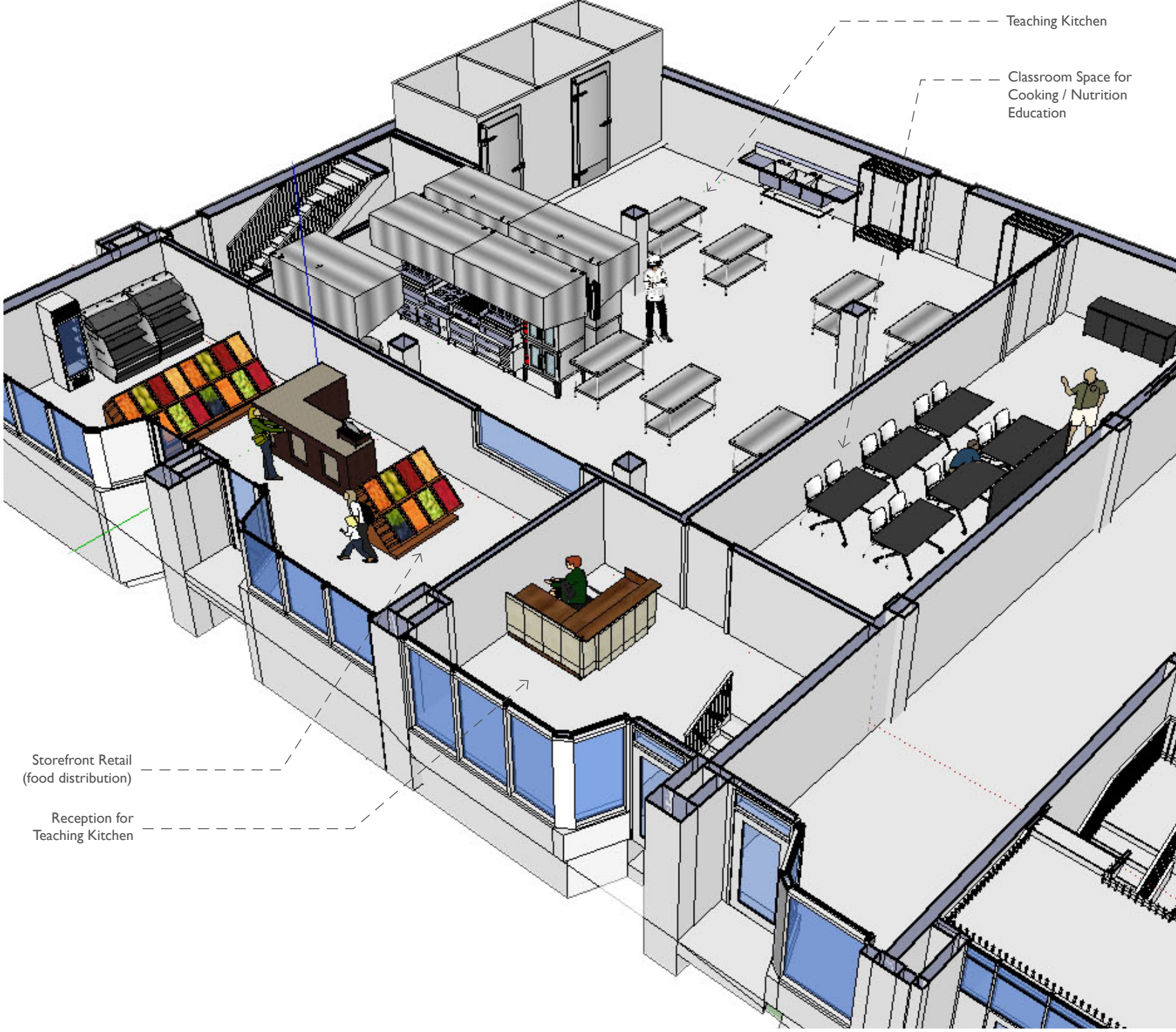


7. Schematic Layout: Site Plan

Roosevelt Hall Site Plan



Conceptual Teaching Kitchen at Roosevelt Hall



8. Paradigm: Preservation / Adaptive Reuse



Small architectural elements integrated with the historic design create opportunities for engaging the community



Active outdoor spaces can be created utilizing the roof and streetscape



Simple finishes in concert with original architectural character can create inviting, attractive interior spaces



9. Paradigm: Teaching Kitchen



An open incubator kitchen can provide opportunities for the community to learn how to prepare healthy meals



Food is a key part of most neighborhood celebrations



Integrating a small market offers a venue for the sale of foods prepared in the kitchen



The roof and adjacent space in the neighborhood can be used to grow herbs and vegetables for sale and use in the kitchen

10. Paradigm: Sustainability



The roof and façade of the building can become active greenspace



The roof and façade of the building can become active greenspace



Harvesting rainwater to irrigate the gardens captures a resource that normally goes down the drain, reducing the building's reliance on costly city water



II. Next Steps for Renovation

Phase 1: Building Repair / Preservation

- Interior clean-up for new uses - removal of existing partitions, ceilings, and mechanical in the entire building to leave a clean slate for new uses.
- Abatement - if needed, allowance for asbestos and lead abatement. Assumes that very little will be required given the age of the existing finishes
- Work with structural engineers to inspect the building for safety and building codes
- Examine the roof for structural safety and water proofing
- Masonry repair - allowance to repoint/replace masonry (parapet above main entrance)
- Replace windows and doors - replace all second floor windows with historically appropriate operable units, and all service doors on ground level
- Storefront - repair glass, restore historic store fronts
- Roofing, gutters and down spouts
- Rehabilitation of main staircase - new stair tread and risers in public stair, restore brass railings
- New elevator - replace elevator in existing shaft, with new machine room-less, traction elevator
- Enhance the front façade with new lighting, signage and site improvements

Phase 2: Finishing the Building for New Program

- Design development - interior layout for any modifications
- Prepare construction drawings
- Building permits for new MEP

PHASE 2a:

- Install new MEP on second floor
- New restrooms on second floor
- Finish space on second floor for CN offices and community meeting room

PHASE 2b:

- Install new MEP on first floor
- Create shell spaces for first floor
- Create shell spaces for rest of second floor - AUCC offices

Phase 3: LEED Certification

- Identify synergies in the program, building structure and site, and design strategies to create the greatest impact with the resources available
- Target an appropriate level of certification, balancing goals, budget, and long-term impact for the building and community
- Use Energy Modeling to optimize the mechanical systems and building envelope while respecting the historic nature of the building
- Integrate the commissioning process to verify that design and construction are meeting the project's goals

Funding Resources

- Atlanta Housing Authority to fund \$2 Million for building renovation
- New Market Tax Credit