



Repurposing Old Buildings into New Communities

Daniel Levy | **DKLEVY**



3
DIFFERENT
COUNTRIES



100
CLIENTS



13
DIFFERENT
STATES



260
PROJECTS
MANAGED



\$325
MIL IN PROJECTS
MANAGED



74 SENIOR LIVING PROJECTS



DKLEVY



Why Restoration?



SUSTAINABILITY



SENSE OF PLACE



COMMUNITY
CONNECTIONS



MARKETING & FINANCIAL
VIABILITY

Key Factors



Dry bones, hear the word of the Lord! This is what the Sovereign Lord says to these bones: I will make breath enter you, and you will come to life. *Ezekiel 37:5*

PURPOSE IN RESTORATION



SUSTAINABLE CONSTRUCTION AT A GLANCE

HITT + GREEN BUILDING

LEED® or Leadership in Energy & Environmental Design, has redefined the way we think about the places where we live, work, and learn. HITT has been actively engaged in sustainable construction since the inception of LEED.

COMPANY-WIDE STATS



LEVELS OF LEED CERTIFICATION

The LEED rating system generally has 100 base points plus six Innovation in Design points and four Regional Priority points for a total of 110 points. Each credit is weighted based on the environmental impacts and human benefits that it addresses.



OUR LEED TEAM



94 Accredited Professionals
4 Green Associates

LEED HIGHLIGHTS

- | | |
|---|---|
| Headquarters
Washington Gas Headquarters - LEED Gold | Existing Buildings
HFF Headquarters - LEED Silver |
| Core & Shell
National Business Park - LEED Gold | Healthcare
HOKUS Fairfax - LEED Certified |
| 1st Platinum K-12 School
Sidwell Friends Middle School - LEED Platinum | Commercial Interiors
BP America - LEED Platinum |
| 1st East Coast Installation
Bloom Energy Server | 1st US Installation
Ecor by RH-AUJ |

SOURCE:
<http://www.usgbc.org/articles/about-leed>
<http://www.greenfootprints.org>
<http://www.ecarbonfootprint.com>

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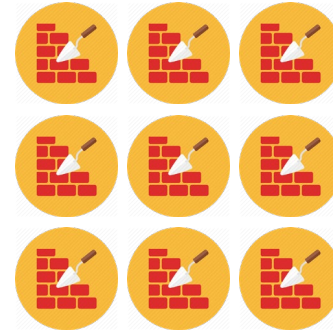
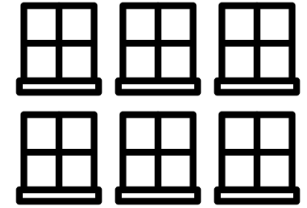


SUSTAINABIL



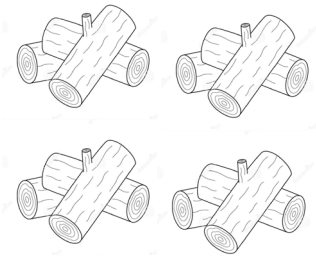
Renew & Reuse Materials

500
WINDOWS
SAVED &
RESTORED



5 MIL BRICK
MATERIALS
REUSED

5,000
TIMBERS
REUSED





*Old
Materials,
New
Life*

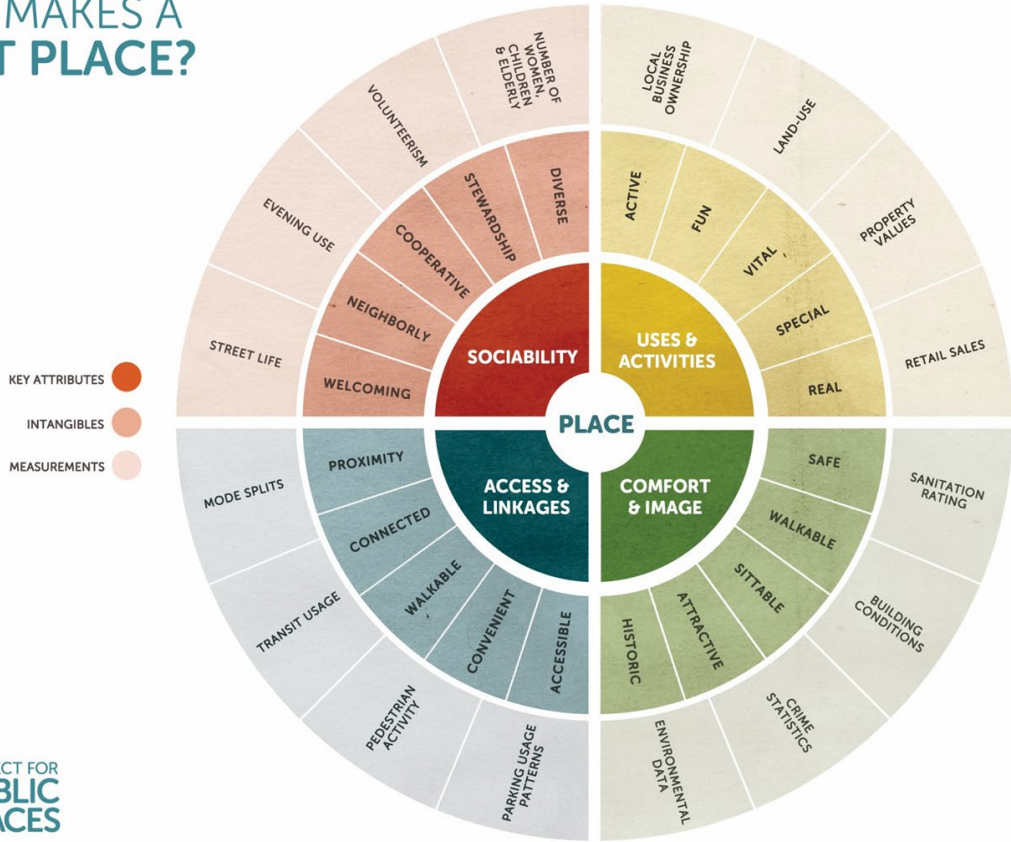


- Solar panels at Oakwood Senior Living
- Saving on energy cost
- LEED points
- Marketing points



OPPORTUNITIES FOR RENEWAB

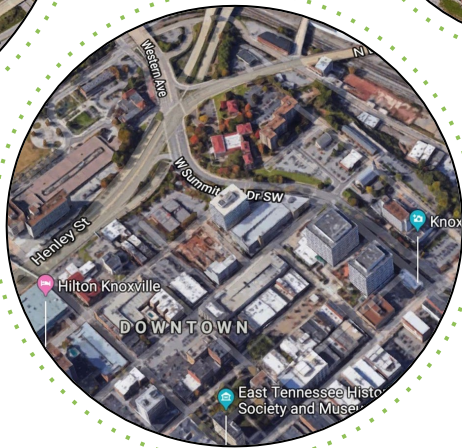
WHAT MAKES A GREAT PLACE?



- **SOCIABILITY**
 - Diverse
 - Neighborly
 - Welcoming
- **USES & ACTIVITIES**
 - Active
 - Vital
- **COMFORT & IMAGE**
 - Safe
 - Walkable
 - Attractive
 - Historic
- **ACCESS & LINKAGE**
 - Connected
 - Convenient
 - Accessible



Maintaining, Improving, & Creating a Sense of Place



- Opportunity to spread “amenity” expensive cost by leveraging community assets such as

- Parks
- Restaurants
- Wellness centers
- Daycares
- Churches
- Walking Trails

Leveraging Community Assets



- People constantly want to tour, & younger age groups look to move in
- Wide & broader net
- Restoration is a catalyst for community growth & revitalization.

CATALYST FOR GROWTH



Community Impact & Engagement / AN ENGAGING, COMMUNITY ASSET



Before Renovation



After Renovation



Multi - generational engagement, COMBATTING ISOLATED SENIOR LIVING COMMUNITY

How do Restoration & Reuse Projects

HELP YOUR BOTTOM LINE?



Keeping the h**IST**ORY alive





- Free press
- Hero status
- Faster pre-lease



Social & Professional Benefits



- Instant equity
- Creative financing
- Cost sharing
- Tax & Grants incentives

Financial Viability



ALEXANDER INN

Hotel



Elementary School



High School

OAKWOODKNOXVILLE HIGH

Case Studies

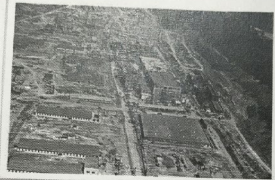


Alexander Inn / AT HISTORIC OAK RIDGE, TN

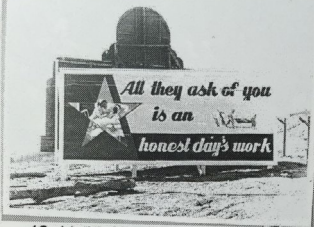


- The Alexander Inn was a two-story hotel known as *"The Guest House"*.
- Hosted US President John F. Kennedy & Wife Jackie Kennedy.
- Hosted top military officials & physicists as the Manhattan Project was being conducted closeby.
- It was abandoned in the 1990s after the Manhattan Project ended.

*Every Building has a h**ISTORY***



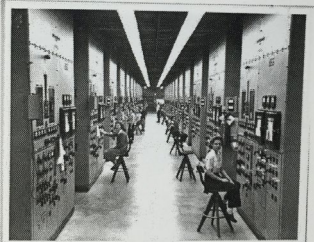
43-09-08 Aerial View of 1938...



43-11-11 All They Ask #193A...



44- Overall View from #1941.jpg



44- Control Room Panel#193E...



44- Woman at Control Panel.jpg

- 40 Assisted Living & 20 Memory Care Units
- 41,040 SF
- \$9 million in restoration costs
- Local 90% 10 year tax break PILOT
- Historic Tax Credits
- \$500,000 from Oak Ridge Heritage & Preservation Association & Department of energy



- Fire rated assemblies with historic interior wood trim & molding that couldn't be removed
- Narrow corridors
- Creating marketable senior living unit out of small hotel rooms
- Accessibility
- Lack of elevators & enclosed stair towers

Design Challenges



- + Lounge
- + Jazz bar
- + Library
- + Spa
- + Art Gallery
- + Soda Fountain
- + Dining Room

PROGRAMMING

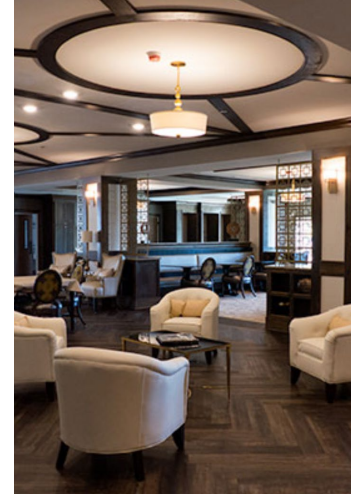


After Renovation





Restoring the Special Moments







“

Awarded in 2016 the Chairman's Award for Achievement in Historic Preservation.

Only Tennessee project to garner this national honor that has been awarded since 1966.”

“

Won the highest preservation award given in the U.S., the Chairman's Award

from the Advisory Council on Historic Preservation, whose members are

appointed by the President of the United States.”



Oakwood / IN HISTORIC NORTH KNOXVILLE, TN



- Oakwood Senior Living was a local elementary school known as “Oakwood Elementary”
- Sat in disrepair for 20 years
- Knox Heritage places Oakwood on the 2009 'Fragile 15' list of endangered historic places
- Acquired property in 2012, opened in 2015



*Every Building has a h**ISTORY***



- 55,000 SF
- 62 apartments assisted & memory care
- Low acquisition cost \$1 dollar from county surplus
- Local PILOT
- \$9 million investment



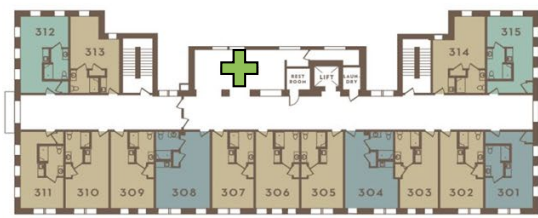


- The renovation effort took twice as long as normal because of condition of structure's shell.
- Large classrooms and window arrangements made units configurations challenging.
- Fire & roof damages made structure unstable.
- Making the entrance gym feel to scale & welcoming.

Design Challenge



- + Salon
- + Fountain Bar
- + Gathering Space
- + Spa
- + Dining Room
- + Game Room
- + Library
- + Private Dining



3rd Floor



2nd Floor

Programming

Oakwood Senior Living







After Renovation



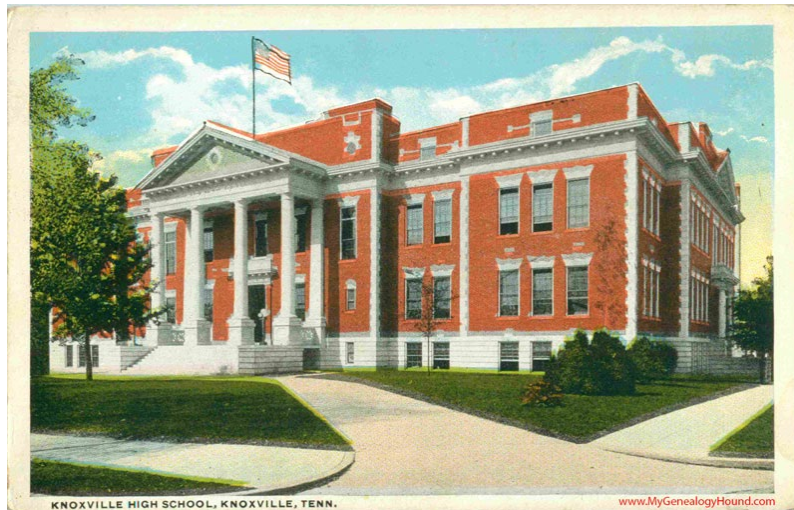
OAKWOOD
SENIOR LIVING





Dwelling Units

- Knox County Mayor Preservation Award 2015, Oakwood Senior Living
- Knox Heritage Fantastic Fifteen Award 2015, Oakwood Senior Living
- 2016 Orchid Award, Keep Knoxville Beautiful for Oakwood Senior Living Center
- Won Preservation of the Year award from Knox Heritage



Knox High / AT THE OLD CITY IN KNOXVILLE, TN



- Knoxville High School was built in 1910.
- Originally known for being the first high school in Knoxville, TN.
- Restored into an Independent Senior Living Community & opened in October 2017.

*Every Building has a h**ISTORY***

Building Stats

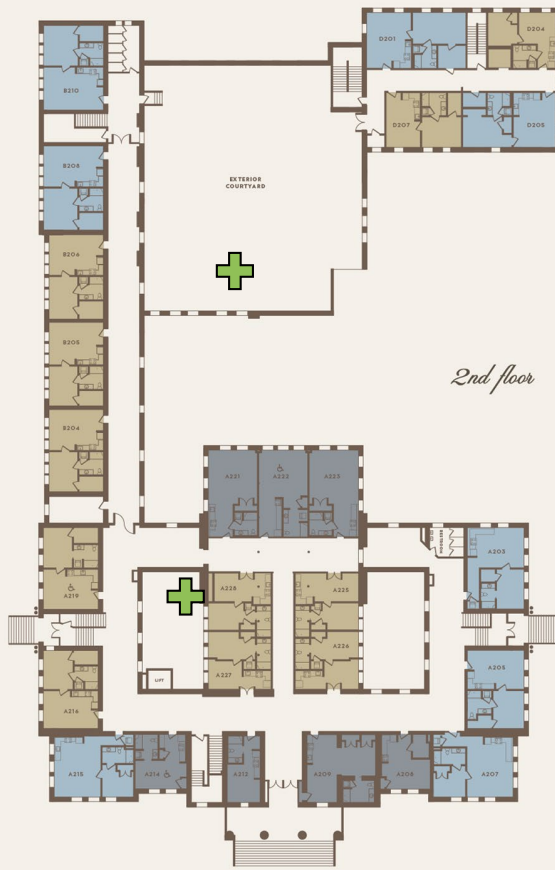
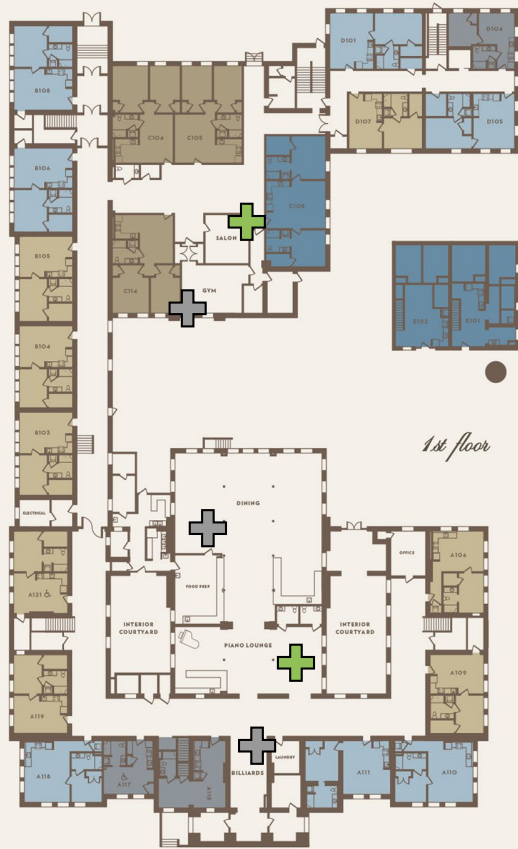






105,000 SF

\$15.5 mil reno effort

\$500,000 purchase price

100-unit independent living



-  Sky-lit Atrium
-  Billiards
-  Sports Bar
-  Bocce Ball Court
-  Historic Art Gallery
-  Alumni Room
-  Restaurant

PROGRAMMING



- Fire rated assemblies
 - Maintaining the historic tin ceilings were part of the historic tax credit criteria
- Programming wide corridors
- Lack of elevators & enclosed stair towers
- Finding interstitial space to conceal all the building infrastructure upgrades.



Design Challenge





Keeping the History Alive

“

This important historic landmark has been meticulously renovated and restored to honor its role in shaping the city of Knoxville. [apartments.com](https://www.apartments.com)”



A Spirited Lifestyle





KNOXVILLE HIGH
SENIOR LIVING

“ Best Repositioning of 2018: From Endangered High School to Celebrated Senior Housing. ”

- Senior Housing News

“ Won highest preservation award given in the United States ”

- Knox County Commission

How can you restore your community?

GUTS. TEAM APPROACH. COMMUNITY SUPPORT.



Comments / QUESTIONS