

Hangar 11 - Adaptive Reuse



GATEWAY TO THE NORTH ...

HANGAR 11 ...

IS ON THE NATIONAL TRUST OF CANADA'S

“TOP 10 MOST THREATENED HISTORIC PLACES IN CANADA” LIST (2017)

- Is on the **Inventory of Historic Resources in Edmonton** (p 220)
- **This Plan encourages the City to Retain, Restore and Designate its Historic Resources** (p 220)
- **It directs Blatchford redevelopment to Conserve & Retain Hangars onsite** (p 220)

... Hangar 11 is believed to be one of the last remaining buildings of its kind in western Canada, possibly in the nation, and is one of the most significant historic structures in Edmonton. (p1)



A map of the Northwest Staging Route published in the Edmonton Journal on October 20, 1942 (Edmonton Journal).

VISION & APPROACH



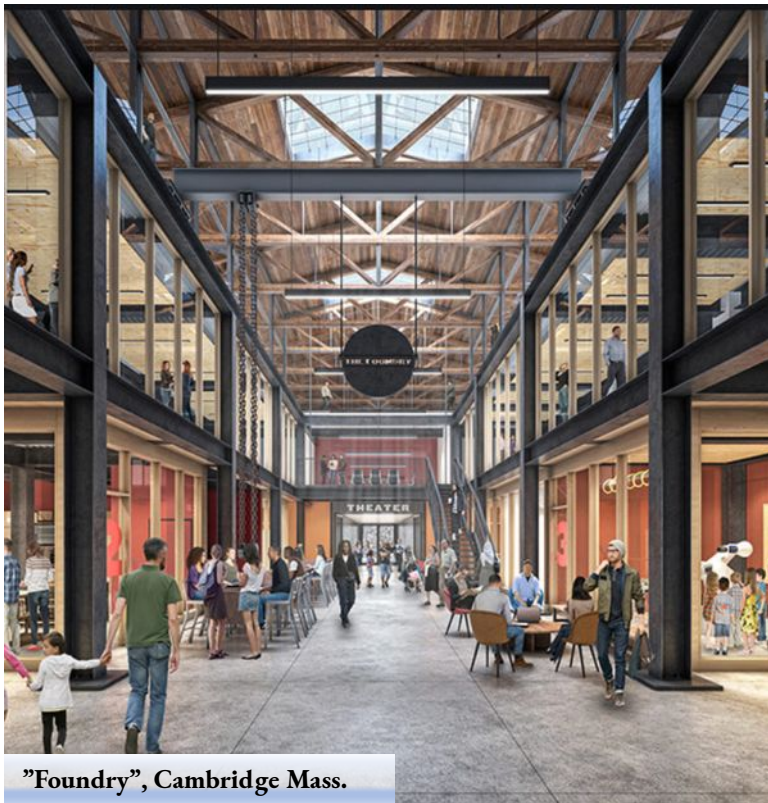
Riga's Central Market, Latvia



Lowry Hangar, Denver



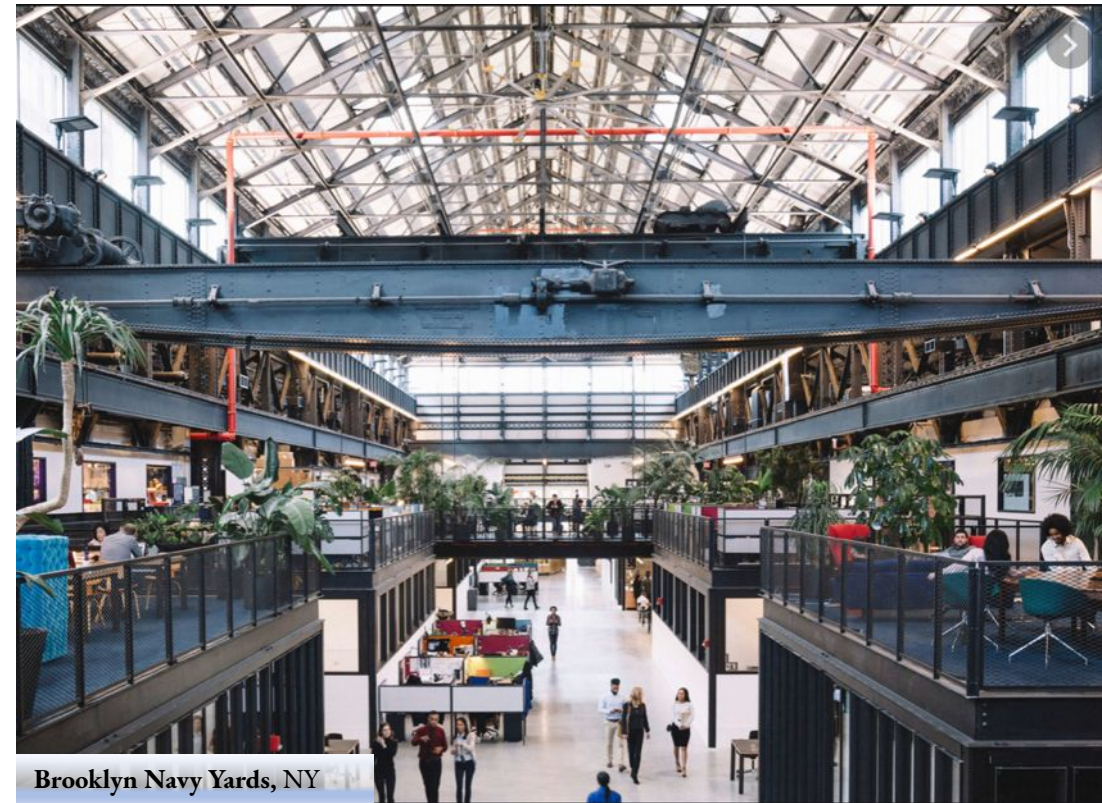
The Forks, Winnipeg



"Foundry", Cambridge Mass.



Roof Top Garden



Brooklyn Navy Yards, NY

VISION & APPROACH - LIVE + EAT + WORK + PLAY

AFFORDABLE HOUSING:

- (225) Tenants
- UNDER \$950/month (Studio)

“With **20,000 students and staff** that work and study at NAIT the [New] Hangar 11 will provide “affordable housing”, eliminate the areas “food desert”, and become a global example of visionary “Winter City design”.

- 30,000 sf Private Residential Social / Amenity Space
- Net Zero Energy w/massive Solar Garden
- (2) Massive Rooftop Patios
- Extensive "programming" - Music, cooking classes, gardening, skating ...

3-LEVEL - FOOD / SOCIAL HALL

- **100% LOCAL**
- (2,000+) patrons/day
- (200+) employed full/part-time
- **Est. \$25m+ in CRU Sales**
- **“Weave” the Hangar, NAIT, Blatchford and the LRT into a cohesive vibrant community.**
- **30,900sf Main Floor Footprint**
- 12,200 sf Main Floor Retail Space (35%)
- (24-36) Retail Spaces
- Daily/weekly "programming" with Residents and NAIT (Culinary, Alternative Energy, etc)
- Skating/Shinny Rink & Skating Trail
- Farmers Market
- Patios, Live Music, Festivals

TODAY ...



2023



- Maintain all core roof, window lines, and materiality
- Massive Curtain Wall Glass (North & South)
- Allow natural light to filter throughout the space
- Roof Top Garden (partner w/NAIT Culinary - grow food)
- Roof Top Solar (sell back to Grid)
- Meet / Exceed Blatchford's Net Zero Energy Goals
- "Historic Designation"

TODAY ...



2023

Main Seating / Entrance Area
[massive sliding glass curtain wall doors]



2023



Main / Middle Walkway
[European style seating outside of CRUs]

2023



West and Eat Seating Area
[3 levels of Residential - left]
[2 levels of CUR - right]



2023



Micro Condos (for Hangar 11): ARCHITURE





A NEW ARCHITYPE OF

Riga's Central Market, Latvia

Lowry Hangar, Denver

The Forks, Winnipeg



WINTER
CITY DESIGN

Granville Island, Vancouver

Roof Top Garden

Brooklyn Navy Yards, NY

THE OFFER

- Historic Designation
- Net Zero Energy Goal (40% better than 2017 Code)
 - Hook into Blatchford Energy System
 - Roof Top Solar (use and sell back to grid)
- Begin Construction: Spring 2021
- Completion Goal: August 1, 2023
- City “Buy-back Option” if not completed
- Fits the “Standards & Guidelines” (for historic places in Canada)

“OPTION A, B, C ...

- **OPTION A** – City funded: \$80m Restoration Concept:
 - Unknown tenants
 - Unknown income
 - Unknown economic or socio-cultural demand
- **OPTION B** – **Architecture’s Adaptive Re-Use Concept:**
 - **Proven tenant demand**
 - **Guaranteed income (taxes) - \$25-35m**
 - **Important economic or socio-cultural demand**
 - **Logical & very needed Adaptive Re-Use Design**
- **OPTION C** – Tear-down Hangar:
 - Another destroyed historic resource
 - Wasted ”affordable housing” opportunity
 - Wasted Blatchford and NAIT partner opportunities
 - Wasted economic and vibrancy dev’t opportunity

THANK-YOU



VISION & APPROACH – HOW?

“The most likely and impactful use of Hangar 11 would be as a public amenity space to serve the future population of the Blatchford community, the adjacent NAIT campus and Edmonton as a whole.” (p6)

“Adaptive reuse is a great opportunity to save and honor the heritage of a city and the history within. Repurposing a building from a different era helps to create a unique atmosphere for guests when creating a destination location.”

– PATRICIA WALL, VICE PRESIDENT AT WALL CONSTRUCTION

- PRESERVE
- RESTORE
- REVIVE
- UPGRADE
- HONOUR HISTORY



MAIN LEVEL

