COMMUNITY WITHIN A SCHOOL:  
A Redevelopment Opportunity Study

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Client: Space, Inc

PROBLEM STATEMENT

Saddled with crumbling facilities and escalating operating costs on an already-constrained budget, the Clear Creek School District seeks to understand if a vacant school can regain its position as a community hub that fills the gaps in unmet needs through an adaptive reuse project.

COMMUNITY NEEDS

A Meta-Needs Assessment (MNA) was performed to efficiently analyze the top needs of the community. Ten community needs assessment reports were used to extract the top ten needs from each. Each need was assigned points (1-10) with number one needs getting 10 points while the tenth need received one point. Points were totalled for each category. The need categories were ranked by their total score.

NEEDS RANKED BY POINTS

Housing | 87
Mental Healthcare | 72
Employment | 39
Childcare | 50
Seniors | 49
Healthcare | 36
Quality of Life | 25
Other | 25

COMMUNITY WITHIN A SCHOOL

COMMUNITY EVENT SPACE

DAYCARE & SCHOOL
MENTAL HEALTH & HEALTHCARE
TEACHER & STAFF HOUSING

RECOMMENDATIONS

Sports Field & Playground

2nd - 4th Floor Parking

School & Daycare Parking

170 & Idaho Springs

First Floor
Second Floor
Third Floor
Fourth Floor

Property Boundary

ADA Path

Entrance

Driveway

Traffic Flow

Parking