



SOUTHEAST CORNER

VIEW ON GRANT

Design on a Human Scale

This site is located in an urban, walkable neighborhood adjacent to a ballet school and performance space and near an art museum and 2 higher education institutions with over 30,00 students.

Provide Choices

The project is part of an urban center with many options for apartment and townhouse living, coffee shops, brewpubs and cafes, employment and educational opportunities, bikes trails and river activities.

Encourage Mixed-Use Development

The apartments are home to a large number of ballet professionals working at the adjacent ballet company and feature a tenant lobby/lounge that is host to a coffee shop open to the public.

Preserve Urban Centers

This project preserved a vacant historic warehouse structure built for a metal fabrication company in the 19th C., returning the facade to its original openings and converting the loading dock to a cafe.

Vary Transportation Options

The project utilizes a semi-automated parking system to achieve a 0.5 parking ratio and includes a tenant bike room. The site is in a walkable neighborhood and adjacent to 3 city bus lines and a bike sharing station.

Build Vibrant Public Spaces

The onsite public cafe located in the entry lobby/lounge with its outdoor seating serves a role as an important and iconic public space for the neighborhood that activates a visible corner.

Create a Neighborhood Identity

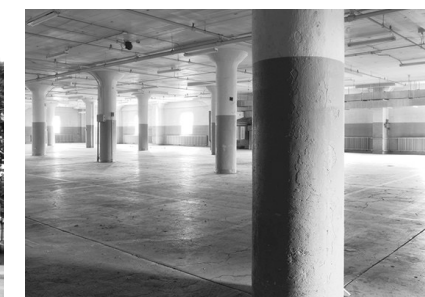
The parabuilding concept has created a striking, iconographic addition to the Downtown Columbus skyline and a beacon for a reviving downtown neighborhood.

Design Matters

The project's high-contrast, canilevered addition with its shaped profile and orange accents makes an overt statement of the potential for a city's history to participate in its future.



Former view of southeast corner



Former warehouse interior



Existing interior window in new cafe