PROJECT SUMMARY / PROGRAM STATEMENT:

OVERVIEW:
As with many urban sites, this redevelopment project needed to respond to a wide range of contextual forces. The primary goal was to redevelop an abandoned brownfield site and industrial structure to support a mixed-use program including office and apartments in the historic Brewery District neighborhood, just south of Downtown Columbus.

DESIGN VISION:
Through design discussions, the team selected to respect and celebrate the raw character of the existing structure through minimal insertions of complementary materials and space. The design team created both the office and living spaces in response to the building’s inherent cues. The design capitalizes on existing exterior openings which flood the spaces with abundant natural light. Core elements, including vertical circulation and mechanical spaces, were utilized to divide space without dictating office activities or resident lifestyle. This process of minimal additions ultimately increases the flexibility of the solution and should ensure a sustainable future for The Jack.

EXECUTION:
The final 13,000 sq. ft. structure consists of a street-level office which extends the length of the entire building. The second and third floors consist of six loft-style apartments and a common roof deck. The existing vertical stair was repurposed and modified and the existing abandoned elevator shaft was utilized as a transition space between public and private areas in the office. The office space is divided into five distinct zones, an open flexible work studio, an entry zone with roll-up doors accessing an outdoor patio, a mechanical/restroom core, the collaboration space, and finally the studio library. Crisp ceiling and wall interventions contrast with the raw natural materials. Existing concrete floors were polished, steel panel accents added to highlight interventions, and reclaimed lumber creates a ceiling at the entry. All of these interventions heighten the contrast between new and old. The first floor office tenant is currently seeking LEED CI certification.

The apartments range in size from 800 to 1,100 sq. ft. and focus on flexibility for residents. The restroom and mechanical equipment are collected in a centrally located pod which establishes a backdrop for the kitchen and serves to hide all air distribution equipment, eliminating visual clutter on the existing ceiling. Floors, ceilings and walls remain exposed, taking advantage of the rich inherent properties of the wood and brick infrastructure.

The site response creates a protected parking area to the north side of the building with distinct and separate access from Wall Street behind the building. Pervious pavement was utilized as a solution to slow and filter parking area rainwater runoff. Visitors enter both the apartments and offices through an outdoor patio garden, softening the transition.
NORTH ELEVATION

dirt was removed from bottom portion of the building to assist with pervious pavement installation.