Hotel Tower - No Density Concept, Signature Int's

- Entrance/Foyer
- Lobby/Check-in/Out
- Restrooms
- Administration Offices
- Lounge
- Suites - Suites, Doubles, Singles

Office Complex - Lower Class A - Shared Spaces.

- Shared Reception Areas/Lounge
- Shared Secretary Pools
- Shared Communication Areas - Also Phone and Computer Network - Tele-Conferencing
- Offices - Clustered Around Shared Amenities
- Restrooms
- Shared Conference Rooms
- Audio/Visual Areas
- Areas for Temporary/Short Term Use from Guests at the Hotel - Access to amenities
- Employee Lounge/Locker Area.

Townhouse/Row House Condominiums.


- Decks/Roof's/Balconies
- Dining/Kitchen
- Living with Fireplace
- Den, Family Room
- Suites - 1, 2, 3 Bedrooms
- Bath/Showers/Lavatory
- Entrance/Elevator
- Garage/ Mud Area/ Laundry
CLUSTER HOMES - 3 & 4 ATTACHED UNITS - STUDED ENTRY
STRUCTURE,

- GARAGE / 2 ½ BATH / LAUNDRY - UNDERGROUND
- ENTRY STRUCTURE
- LIVING ROOM WITH FIREPLACE
- DINING / KITCHEN
- LARGE FAMILY ROOM
- 3 TH / SUNDAY NECESSITIES
- SLEEPING - 1 OR 2 BEDROOMS
- DECKS / PATIOS / BALCONIES
- CLUB ROOM - POOL, TENNIS COURTS, WEIGHT ROOM

LIGHT COMMERCIAL, ADJOINT COMMERCIAL,

- RESTAURANTS / FAST FOOD
- NIGHT CLUBS / DISCO CLUBS
- LAUNDROMAT / LAUNDRY
- CONVENIENCE STORE
- DAY CARE CENTER
- RETAIL SHOPS - SMALL - BOUTIQUE TYPE
- DOGGIE TRACK AROUND WATER EDGE
- SEVINC LEASING OFFICE IN BACK
Possibly line the street, right before the skylight to act as a transition.
Transition before passitz under skylight.
- The main entry to the hotel/office
For an illusion of security, rather than an actually secured, walled-off perimeter. The wall grows out from an earth berm, only at the locations of the bitter gates. The earth berm usually forms a buffer. These approaches are well lighted, as well as united in number, continuing the motion of security.
- Hotel Complex
  - Public open space
  - Lone open space
  - Semi-public circulation
  - Private rooftop

- Office Complex

- Overhang to deflect high summer sun
- Low winter sun can penetrate
A Focus Aperture. I would like to maintain a psychological continuation of the view visited on into infinity. (The image is not the actual terminus of the canal; it constitutes farther on.)
LUXURY RESIDENCES - CLUSTER TYPE 4 PER UNIT
A  RECEPTION / TERRACE / BATHROOM
B  LIVING / DINING / KITCHEN
C  BEDROOMS / BATH
D  CIRCULATION / PARKING
Phase the construction of each group of 4 units to respond to the demand for them. The possibility of selling them before they are constructed, after a few models have been built.
In downtown Indianapolis, residential units rehabilitated within the past three years command a rate of $350,000. Even the most exclusive suburban rental communities cannot command rental rates equivalent to downtown rates. The most they can command is $275,000.

Extreme situation - one West Wabash residences 657 North Illinois St.
Indianapolis in 46204.

- 1 Bedroom w/Den/2 Baths 2240 sq ft $190,000
- 2 Bedroom w/Den/2 1/2 Baths 2260 sq ft $250,000
- 2 Bedroom w/Den/2 1/2 Baths (Penthouse) 2715 sq ft $295,000
- 3 Bedroom w/Den/3 1/2 Baths (Penthouse) 3080 sq ft $345,000

(EVERYTH DRINK VERTICAL CIRCULATION)

COLDWELL BANKER - 269-1000

F.C. TUCKER 212 - 634-6363 - 844-4200

Dott Schumacher

- Lowerslie Grove - Town Houses (Attached)
  $85,000 - 135,000 - 1983-1986
  1650 sq ft 2 Bedroom 1 1/2 Bath

- Lowerslie Fenton - 150,000-209,000
  - Limited Productivity

- 109,000
$120,000 to $200,000 (around $150,000)

Potential buyers:

- Personal space & toilets

Individual family composition:

○ Single person: Master bedroom, guest bedroom, den/office, master bath, bath

○ Married couple: Master bedroom, guest bedroom, (no children) den/office, master bath, bath

○ Married couple: Master bedroom, 1-3 bedrooms, den/office, guest bedroom, master bath, bath (1-3 children)

○ Retired couple: Master bedroom, guest bedroom, den, master bath, bath

Eat, other, entertainment:

○ Kitchen, breakfast nook, dining area, liv/office/fireplace, laundry/laudry

○ Recreation/entertainment: Audio/video, lounge/fireplace, outdoor terrace/patio

Other, parking:

○ Double parking facility with storage, space.

All units include the following items:

- Interior: trim:
- Floor coverings:
- Cabinets: vanities:
- Appliance:
- General:

Items not included:
PF LEVEL

AT THE VIEW OF (PRIVATE)
OPEN
OUT DOOR TERRACE / PATIO
FIREPLACE / DOUBLES AS OUT DOOR
BBQ B- QUE GRILL.
CLOSET CLOSET
LAUNDRY

CENTRAL ELEVATOR

OPEN

COST AND PERKS (1987)

1. SAUNA 6'5" — $2850
2. HAMMAM — $3500

ELEVATORS — 1500# CAPACITY — $37,600
2-STOP ELEVATOR
2-STOP ELEVATORS
+$42,100
10,375 PER ADDITIONAL STOP.
MAJOR DESIGN CONSIDERATIONS:
- PRIVACY, VISUAL AND ACOUSTIC
- SECURITY, BOTH PERCEIVED AND ACTUAL
- ACKNOWLEDGING THE URBAN GRID OF THE CITY FABRIC
- ACKNOWLEDGING THE ROTATED GEOMETRY OF THE CANAL AND PARALLEL STREETS
- A MEDIUM DENSE SOLUTION THAT CREATES A LUXURY AND NATURAL OASIS WITHIN THE DENSITY OF THE CITY PROPER
- QUALITY OF CONSTRUCTION AND CONSTRUCTION MATERIALS ARE MAJOR CONSIDERATIONS

SOLUTION:
- THE COMPLEX (CLUSTER UNITS) CONSIST OF TWO SPECIFIC MODELS:
  1) 14 CLUSTERS OF 8 UNITS EACH, 2 FLOORS PER UNIT, ROUGHLY 1800 SQ. FT. EACH. (112 UNITS TOTAL) \( \rightarrow 1800 \times 112 \times 2 = 403,200 \) SF.

\( 2) 9 \) CLUSTERS OF 4 LUXURY UNITS EACH, 3 FLOORS PER UNIT, ROUGHLY 2700 SQ. FT. EACH. (36 UNITS TOTAL) \( \rightarrow 2700 \times 36 \times 9 = 87,480 \) SF.

- UNDERGROUND PARKING
- EXTENSIVE LANDSCAPE - TALES FROM A SLEEPING BROOK
- BEAUTIFUL TOPOGRAPHY
- WOODED SITE
- LIVABLE SPACE FOR LIVING, DINING, ENTERTAINING
- Garage Level: 15'
- Bottom Level: 9'
- Middle Level: 9'
- Top Level: 15'-17' Max
VIEWS A PREMIUM

MINIMAL AREA ALLOCATED FOR CIRCULATION ONLY.

VIEW IS NOT REQUIRED

VERTICAL CIRCULATION

PUTTING WALL
(CORE WALL)
- TR - Terrace w/ Bar & B-Q Pit
- AV - Audio Visual Lounge
- FL - Terrace Assembly Area
- G - Guest Bathroom

Diagram of a floor plan with labeled areas.
TWO LEVEL Cluster Unit:

2nd Floor
- 1 Bedroom (M)
  - Closed
- 1 Bathroom (M)
  - Two Entrances
- 1 Bedroom (F)
  - Open
- 1 Bathroom (F)
  - Walk-in closets
- 2 Bedrooms
  - 1 Bathroom
  - Den/Office
*** FINAL SOLUTION: Project Presentation.
GARAGE LEVEL-PLAN
SECTION THROUGH BUILDING - RIGHT
DUPLEX - FIRST LEVEL - PLAN
** 12/11/86
Meeting with Dick Pollick of Michael Browning Investments:
- Discussed developing in general. - the ability of a larger company to buy pieces of property 10 to 15 years in advance, anticipating a future project. - the possibility of working with a group of investors on the addition to the Madame Walker Building.

** 12/21/86
Meeting with Walter Blackburn of Blackburn and Associates:
- Discussed developing along the Canal and around Indiana Ave.
- we drove around deciding on possible locations for my Thesis project.

** 12/27/86
Meeting with Clyde E. Woods of Woods and Associates:
- Discussed developing in general with emphasis on the small scale developer. - began to develope a methodology and a strategy of approach.

** 1/2/87
Meeting with David Franklin of Melvin Simon and Associates:
- Discussed development strategies in general.
- talked about possible locations for a project [a mixed-use development] downtown along the Canal.

** 1/7/87
Meeting with Cynthia Prime [Public Relations] and Robert McGuffey [Architect] of Melvin Simon and Associates:
- Discussed the specific process a project would follow, beginning with the initial idea and culminating with a sound, profitable bldg.
- step by step, we went through their particular methodology, giving me enough background to structure a questionnaire format that I would use with the other development firms I would contact.

** 1/9/87
Meeting with Clyde Woods.
- I need to mail him a copy of my thesis proposal.

** 1/16/87
Meeting with Gordon Clark, an architect with Browning, Day, Mullins, and Deirdorf.
- We basically discussed developing in general with a little more emphasis on the motives involved.
- needs are generally looked at in the form of "a specific determined function looking for an appropriate piece of land" or an "available land looking for an appropriate use".
- we discussed various possible combinations for a multi-use or mixed development project. A specific site being at the culmination of this canal that is zoned commercial.
- housing for both transit (mid-priced hotel) and permanent (condominiums) residents. Also, providing all the support functions.
- referred me to Kenny Morgan, Madame Walker Urban Life Center (executive director).
- discussed the current notions of providing a hotel that is strictly just that; no other amenities provided. The void is expected to be filled by another private business. Example: Signature Inns and Bob Evans restaurants.
** 1/17/87
Meeting with Alfredo.
-Discussion on major ethical issues/questions that must be addressed.
-The responsibility of the developer to provide "space" that is designed specifically with people in mind. Facilities that will an environment that is comfortable to the individual worker and hence, generate a productive attitude; or at least, compliment productive people.
-a discussion on the physical limitations intrinsic to the development business/community that seems to be at odds with this idea of "quality designed spaced".
-time is money and once the time clock is set in motion, things have to happen at an incredible pace.
-Examples of environments that work (in both senses of the word).

** 1/25/87
Meeting with Carolyn Good.
-The incredible importance of providing "space" that will compliment production (individual).
-large sums of money spent on research on ergonomics (human comfort) by major corporations.
-the correlation of the environment to the level of motivation and production of the workforce.

** 2/5/87
Meeting with Kenny Morgan, executive director of the Madame Walker Urban Life Center. Also, with Lloyd Tucker, director of development, Business Opportunities Systems (BOS).
-Major emphasis of the meeting revolved around the notion of working together. They need material for a proposal for possible funding. It is a small group of business men within the Indianapolis community.

-we discussed what they had in mind and I decided on how I would incorporate it into a thesis.
-based on a distinct knowledge of the area and its demographics, they informed me on certain niches that they were intending to fill.
-hotel complex (not 4 or 5 star).
-office complex (class B/possibly incubator type environment for fledging businesses) shared costs.
-residential fabric of some sort.

** 2/5/87
Meeting with Michael Brown of Browning, Day, Mullins, and Dierdorf, Inc. Discussed development in general; he referred me to the firm of Kennedy, Brown, and McQuiston. They have owned and developed their own projects (a small scale developer).

** 2/5/87
Meeting with Chuck Tyler of Kennedy, Brown, and McQuiston.
-Scheduled a meeting for 2/19/87 to have more time for discussion.

** 2/12/87
Meeting with Larry Roan, director of operations for Mansur Development Corporation. Discussed development in general (process). I also asked the feasibility of the three functions based on the city demographics, as well as specific location.

Hotel: Mid-priced, no amenities, similar to Signature Inn concept.
Pros: excellent location.
-exit off ramp from Chicago.
-adequate parking area owned by the city on adjacent lots.
-view of downtown.
-possibility of canal.
-transportation link to downtown.

Office Complex: Lower Class A office space (not premium).
Pros: -possibility of incorporating free parking.
 -downtown address.
 -access to highway (I-65 & I-70).
Residential: Condominium/Apartment.

-Focus on the urban professional.
-close proximity to downtown (Government workers, attorneys, lawyers, and etc.).
-close proximity to Methodist Hospital (nurses, possibly intern doctors).
-close proximity to I.U.P.U.I. (graduate students, faculty and staff).
-He also discussed the process his company has established to conduct business.
-Class A office space $16-$20 per sq. feet.
-Class B office space $10-$14 per sq. feet.
-He has agreed to be one of my official outside resources.

** 2/12/87
Another meeting with Clyde Woods of Woods and Associates.
- Discussed the process a small scale developer would follow. It is significantly different when all
 the major roles are played by a sole individual; one wears many hats.
- Major differences include the notion that in the case of a small scale developer, he is meeting a
 need, filling a niche, rather than creating a need. Hence, there really is no need for a public
 relations campaign.

** 2/12/87
Meeting with David Portch, with F.C. Tucker Co., Inc. Realtors and Developers.
- Discussed the process of obtaining land once major decisions have been implemented. The
 notion of the smaller developer buying options on pieces of land until full financial backing has
 been acquired.

** 2/1987
Meeting with Mark Rougeux of Duke & Associates.
- Talked about developing in general. He covered his firms, specific methods of operation, and
 he gave me specific examples of their work. We also discussed the projected/tentative program
 that I intend to use.

** 4/16/87
Meeting with Larry Roan of Mansur to review design and answer some specific questions.

** 4/16/87
Discussed strip commercial along canal. Possible satellite to their Center Circle Project.

** 6/12/87
Meeting with John Burns of the Planning and Zoning Division of the Metropolitan Development
Board to establish the building setback and fire code requirements pertaining to my site.
- Also talked to the City Fire Marshal at the firechief’s office and to Larry Coffey at the Division
 of Economic and Housing Development.
- I picked up the zoning ordinance for the Central Business Districts from the Division of
 Development Services.
Meeting with Larry Roan.
- A preliminary review of my proposal for cluster housing units.
- We discussed the possible combinations of luxury units -150k to 200k and normal units-86k to 105k, as well as the option of single level units along the outer perimeter of the designated area.
- I later talked with an agent (residential) of F. C. Tucker about the specific percentages of the above mentioned combinations. I was concerned with particular units he had sold, both luxury and normal and on just how much the current residential market downtown could sustain.