This book marks the end of a 9 month period known as the "ARCHITECTURAL THESIS." It is by no means a complete documentation of my design process, but does begin to show the approach used to achieve the final design.
ACKNOWLEDGMENT

My efforts in this book would not have been possible without the love and support of my wife Ronda, who has put up with a lot the last five years, and my parents, Earl and Rita, who have supported me in every way possible.

Also my thesis critics Jack Wyman, Bruce Meyer, and especially Harry Eggink.

All my friends and classmates that endured the same punishment I did. GOOD LUCK!

And last but certainly not least, Bill Hainje and Wick Rimert. THANKS
INTRODUCTION
Program Brief
Goals / Objectives
Assumptions

SITE
Site Selection
Site Analysis

DESIGN
Research / Building Type Study
Program : Space Summary
Concepts
Preliminary Sketches / Designs
Final Drawings

CONCLUSION
The concept behind this project is to develop a multi-functional urban center for Indianapolis. The building will contain an array of shopping and dining experiences grouped around several small courts. The building will also contain speculative office space for the large corporation as well as the small business man. A housing environment unique to the Indianapolis area is also incorporated.

The downtown growth and revitalization of Indianapolis is on the move. The revitalization of the City Market, building of Market Square Arena, 1980 Market Street improvements, and proposals of "indyarc" show a strong development potential toward the east.

Because of the natural forces, city planning, and corporate commitment, Indianapolis has developed into one of the most livable urban centers in the nation. For this reason, downtown "Urban Housing" is needed and justified.

The client/user group would consist of shoppers, workers, and residents. The residents, primarily young professionals, would add greatly to the area. The building itself would have a twenty-four hour life, shopping and working during the day, living at night. The mix of residential and office/retail serve to compliment each other. The twenty-four hour use makes the building safer and more efficient than if it were used strictly during the day.

Project: 302 East Ohio - Indianapolis, Indiana

Client: A commercial developer

Users: Shoppers and diners, workers, residents

Program: Parking - 210,600 s.f.
          Retail - 99,424 s.f.
          Office - 153,280 s.f.
          Housing - 206,956 s.f.

Structural System: The structure consists of concrete and steel construction. Conventional flooring (concrete on steel decking) is utilized.

Major Materials: The skin consists of a limestone panel and tinted glazing. Interior finishes include granite flooring and high gloss surfaces.
To develop a cohesive plan dealing with the three functions of retail, office, and housing.

Develop a piece of architecture that fits the context of the area, and still injects a newness and uniqueness the building commands.

Provide an appropriate entry to the Regional Center which conveys a "sense of arrival".

Accommodate the expansion of single family and multi-family housing.

Allow for the growth of office space east from the existing northeast office developments.

Allow for planned transitions between uses and elements.

Define the East-West corridor of Ohio Street.
ASSUMPTIONS

The first and foremost assumption of this thesis is that development in the downtown area would occur to the east of the central city. Thru participation in "Indyarc '83", a strong desire to move east and improve existing wholesale/commercial district was examined. "Indyarc '83" consisted of extensive study & design implications by a team of students working closely with Indianapolis Architects.

After assuming that development would begin to move east, I assumed that development would occur rapidly with my proposal being the precedent for the area. (See site assumption plan.)

I assumed that existing structures would be renovated to accommodate new functions—the old Fire Station headquarters being renovated into office space and the six story Service & Stores building would be renovated into housing.

The last major assumption made provided for a six story parking structure to accommodate for and reduce the on site parking of the proposed facility.
Future Building Conditions

1. The design of surrounding buildings should take into account relationships with land use in the surrounding blocks. (Retail/Commercial/Residential)

2. The design relationships between new development and existing buildings should be maintained, such as height and character.

3. All buildings should be designed in such a way as to block as little sunlight as possible from public as well as private spaces. This will allow for the application of energy aspects.

4. Building setbacks should be such as to allow for street amenities (planting, plaza space, etc.) for residential and building uses.

5. Facilities for off-street truck landing and unloading should be provided.
Indianapolis is a city which is obviously on the move. Its growth is not the growth one sees in areas like Houston or Dallas where external economic factors seem to have swept the city along in a whirlwind. Indianapolis growth is more subtle, with some influence involving plans developed by a public/private partnership that is unique in the world. (Regional Center plan, Indyarc, etc.) Certain elements of these plans are being implemented by large corporations as well as the private sector. Regardless of the reason, evidence of this careful but solid promise for future abound.

To the east of the city center lies an area the Regional Center plan terms "Eastside Wholesale/Commercial" district. It is an area that includes major entries to the city center. Most of the area is made up of service facilities which provide support for the more intense development within the center.

Site selection was based on several criteria:

A. The site had to be on the leading edge of the area as a beginning for development moving east.

B. The site had to reduce some of the surface level parking areas thus the site had to be an open lot.

C. The site had to be on one of the major entry/exit routes.

The site selected was a surface level lot bounded by Ohio Street to the South, Alabama to the west and New Jersey to the East.

Ohio Street, being a major east/west transportation route, is easily accessible from all directions. The interstate exists onto Ohio from the east. To the west is the neo-classical Indiana State Museum, to the north the old Fire Station Headquarters and Cadle Tabernacle, and to the east and south surface level parking lots. The site is within walking distance of the city center.

These support facilities serve an extremely vital role for the city center, but pose important questions about future growth for Indianapolis: What about the likelihood that dense office development will push east? And what improvements could be made with the development of existing acres of patchwork surface level parking lots? These are the questions that lead to the focus of Indyarc '83.
## Solar Data

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**Sun Path (Azimuth) June 21**

- **9am**: 289°
- **9pm**: 14°
- **3pm**: 90°
- **3am**: 90°

**Selected Altitudes - June 21**

- Noon: 74°
- 9am: 49°
- 9pm: 14°
- 3pm: 90°
- 3am: 90°

**Selected Altitudes - December 21**

- Noon: 74°
- 9am: 54°
- 9pm: 44°
- 3pm: 90°
- 3am: 90°
### CLIMATIC DATA

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<td>62</td>
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Research into the subject of multi-use building is very limited. Mixed-used buildings contain practically any and every building type, compatible or not. Most research was broken down into single functions due to the lack of information on the combination of building type - Retail/Office/Housing.

I have documented two buildings, one a mixed-use facility comprised of retail/office/housing and the other comprised of retail/office.

Listed are a few building types which were also studied:

- **Toronto Dominion Square**
  - Calgary, Alberta, Canada.
  - retail/housing

- **Santa Monica Place**
  - Santa Monica, California
  - retail

- **Santa Monica Place**
  - Frank Gehry
  - Santa Monica, California
  - retail

- **Residential Condominiums**
  - John Patkau
  - Edmonton Alberta, Canada
  - housing

- **388 Market Street**
  - Skidmore, Owings, Merrill
  - San Fransico, California
  - retail/office/housing

- **Arcade**
  - Dayton, Ohio
  - retail

- **Hoyt Condominiums**
  - H.H. Richardson, Stecker LaBao Architects
  - Hartford, Conn.
  - retail/housing

- **Plaza Pasadena**
  - Pasadena, California
  - retail
CENTER ITHACA
Werner Seligmann & Associates
Ithaca, New York

Building Survey:
The four level building contains retail, office, housing. Retail functions occur on the basement and ground level in a farmers market type atmosphere. Office space occurs on the second level and one and two bedroom units occur on levels three and four. The housing units are one and two level maisonettes and lofts.

Site/Building Relationship:
Center Ithaca is carefully designed in terms of scale and materials to fit with other buildings in the area. The center fills a void on the commons and has a direct relation with the street mall.
Pedestrian Circulation:

Shops stalls are provided so as to allow circulation to meander thru the building. Vertical circulation the only ordered condition.

Structure:

Reinforced concrete foundation on spread footings; steel frame with composite concrete decking. 25 foot bays

Unique Feature:

Overhead doors which open onto mall to allow for interior/exterior transition.

Parti/Concept:

Recreate downtown; layering of existing functions. Retail on lower, then office, then housing above.
C.D. HOWE BUILDING
Adamson Associates
Ottawa, Canada

Building Survey:

The Howe Building contains 6 lower levels; 5 parking, 1 commercial.
2 commercial levels above ground
and 11 levels of office space above,
13 floors total above ground.

Site/Building Relationship:

Howe building is centrally located
on a block within the immediate
environs of the parliamentary pre-
cincts. A dense urban setting
Pedestrian Circulation:

Structure:
Reinforced concrete, 30' sq. bays

Unique Features:
Double decked elevators
12 level atrium
Arcade at ground level

Parti/Concept:
Horizontal block with indentations
to identify entry. All on a pedestal
to form arcade
Entry courts / Interior court.

Activities in these spaces would be limited because of the relatively small size for interior spaces.

Activities in the space would include:
- People watching displays
- Circulation

Sizes range from 1000 to 2500, 6000+ center

Center Court:

Entry courts occur at the urban face and the pedestrian face. They provide lobbies and act as transitional areas between inside and outside.
Retail:

1. Shops: retail

   - Ladies Fashions
   - Jewellery & Gifts
   - Specialty Stores
   - Menswear
   - Drugs, Stationery & Photography
   - Mens Fashions
   - Service Stores.

   - The shops would provide for a wide array of retail goods giving the urban shopper an opportunity to shop in a unique environment unlike that of a suburban mall.

   - Activities would consist of shopping & browsing.

   - Needs:
     - Sales counters
     - Display Counters
     - Racks
     - Dressing Rooms
     - Storage areas
     - Offices.

   - Retail areas would be designed to allow for flexibility in addition/subtraction of space depending on shop/clientele.

   - Shops would consist of a high level of merchandise air.

   - Green spaces to allow for interior or exterior relationships.

   - All retail, face shops should cater to future needs.

   - Retail shops, convenience stores, high street retail.
Restaurants:

- High class restaurants which incorporate elaborate decor and serve fine foods.
  Club type seating.
- A range of types and sizes are to be provided.
- The service will be table type.
- Environmental needs range from dynamic, active, and adaptable to private, intimate.
- Should be acoustically private from other surroundings, yet should be open to its surroundings.
- Visually links not a necessity.
- Looks into yet not apart of.

Food Shops:

- Hot dogs stands
  Fast foods
- Provide counter space. no seating.
  The seating would be provided in the atrium space allowing for a personal interaction.

This type of food service is reminiscent of the market. giving touch by making people interact.
**SPACE SUMMARY**

**LEVELS -3 - (-1):**

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<tr>
<th>Area</th>
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<tr>
<td>Parking Area</td>
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<td>Apartment Lobby 1</td>
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<td>Apartment Lobby 2</td>
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**LEVEL 1:**

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<td>Retail (20 - 26 shops)</td>
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<td>-210,600 s.f.</td>
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**Apartment Lobby 1:**

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<td>Reception</td>
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<tr>
<td>Trash Room</td>
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<td>Circulation</td>
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**Apartment Lobby 2:**

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<td>Trash Room</td>
<td>150</td>
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<tr>
<td>Circulation</td>
<td>280</td>
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**Service:**

- Toilets Men - 200 s.f.
- Toilets Women - 200 s.f.
- Mail Room - 220 s.f.
- Receiving - 92 s.f.
- Office - 200 s.f.
- Office - 128 s.f.
- Storage - 640 s.f.
- Mechanical - 350 s.f.
- Trash - 540 s.f.
- Circulation (vertical) - 1580 s.f.

**Courts & Malls:**

- West Court - 4703 s.f.
- Center Court - 4608 s.f.
- East Court - 3150 s.f.
- Mall - 5810 s.f.

- Total - 17,771 s.f.

**LEVEL 2:**

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**Service:**

- Toilets Men - 200 s.f.
women- 200 s.f.  
Office - 200 s.f.  
Office - 128 s.f.  
Storage -1120 s.f.  
Mechanical -843 s.f.  
Circulation (vertical) -1580 s.f.  
Other -1015 s.f.  
- 5,290 s.f.  
Total - 45,874 s.f.

LEVEL 3:  
Office:  
Rentable space - 34,588 s.f.  
Circulation - 9,906 s.f.  
Service:  
Toilets Men - 200 s.f.  
Women- 200 s.f.  
Maintenance - 398 s.f.  
Storage - 400 s.f.  
Circulation (vertical) -1580 s.f.  
Mechanical -1143 s.f.  
Other -1000 s.f.  
- 4,921 s.f.

Housing:  
Lobby/ Atrium -3552 s.f.  
3 Apartments @ 636 s.f. -1908 s.f.  
Trash Room - 150 s.f.  
Other - 384 s.f.  
- 5,994 s.f.  
Total -55,709 s.f.

LEVEL 4:  
Office:  
Rentable space - 40,164 s.f.  
Circulation - 12,886 s.f.  
Service:  
Toilets Men - 200 s.f.  
Women- 200 s.f.  
Maintenance - 398 s.f.  
Storage - 400 s.f.  
Circulation -1500 s.f.  
Mechanical -1383 s.f.  
Other -1000 s.f.  
-5,161 s.f.

Housing:  
3 Apartments @ 609 s.f. -2160 s.f.  
Total -60,371 s.f.
LEVEL 5:
Office:
Rentable space - 40,164 s.f.
Circulation - 12,886 s.f.
Service:
Toilets Men - 200 s.f.
Women - 200 s.f.
Maintenance - 398 s.f.
Storage - 400 s.f.
Circulation (vertical) - 1580 s.f.
Mechanical - 2643 s.f.
Other - 1000 s.f.
- 6,421 s.f.

Housing:
3 Apartments @ 609 s.f. - 2,160 s.f.
Total - 59,831 s.f.

LEVEL 6:
Office:
Rentable space - 38,364 s.f.
Circulation - 12,886 s.f.
Service:
Toilets Men - 200 s.f.

LEVEL 7:
Lobby/ Atrium - 7154 s.f.
2 Apartments @ 570 s.f. - 1140 s.f.
8 Apartments @ 547 s.f. - 4376 s.f.
2 Apartments @ 487 s.f. - 974 s.f.
2 Apartments @ 800 s.f. - 1600 s.f.
4 Apartments @ 450 s.f. - 1800 s.f.
2 Apartments @ 750 s.f. - 1500 s.f.
- 11,390 s.f.
Laundry - 450 s.f.
Office - 64 s.f.
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<td>Weight Room</td>
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<td>380</td>
</tr>
<tr>
<td></td>
<td>500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>-21,872 s.f.</strong></td>
</tr>
</tbody>
</table>

**LEVEL 9:**

<table>
<thead>
<tr>
<th>Room</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanical</td>
<td>720</td>
</tr>
<tr>
<td>Circulation (vertical)</td>
<td>180</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>-8,352 s.f.</strong></td>
</tr>
</tbody>
</table>

**PENTHOUSE:**

<table>
<thead>
<tr>
<th>Room</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanical</td>
<td>6,832</td>
</tr>
<tr>
<td>Circulation (vertical)</td>
<td>1,520</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>-8,352 s.f.</strong></td>
</tr>
</tbody>
</table>

| Total includes both levels             | -5,020 s.f.  |
| Trash Room                             | 120          |

**LEVEL 8:**

<table>
<thead>
<tr>
<th>Room</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lobby/Atrium</td>
<td>2,088</td>
</tr>
<tr>
<td>2 Apartments @ 555 sq ft</td>
<td>1,110</td>
</tr>
<tr>
<td>8 Apartments @ 720 sq ft</td>
<td>5,760</td>
</tr>
<tr>
<td>2 Apartments @ 400 sq ft</td>
<td>800</td>
</tr>
<tr>
<td>4 Apartments @ 1200 sq ft</td>
<td>4,800</td>
</tr>
<tr>
<td>2 Apartments @ 1275 sq ft</td>
<td>2,550</td>
</tr>
</tbody>
</table>

Total includes both levels: -5,020 sq ft.
Concepts

from neighborhood

resembling typical cityscape unity between an island and the

views
even at a close to the typical urban grid

and small street, develops each
cost cutting up the empty space
grows and shifts direction in

neighborhood

the corridor

view

meets

variety

neighbored

neighborhood

Three cart concept
The planes bisecting the building mass are derived from the angle cut through the site from urban face to residential face. This provides for the opportunity to develop the building in parts (housing mass; office mass).
TYPICAL LEVELS 4, 5, & 6
CONCLUSION
When I first envisioned this project the scale was basically that of the Center Ithica by Werner Seligmann & Associates. The more indepth I got with the project the larger it became. For this reason, I believe that I have only begun to touch on the design solution. At this stage, the project is just a few steps into the design development. I feel that I have achieved a somewhat successful solution considering the magnitude and time. A big weakness of the project is the housing to the east. Though time is an important factor in the design process, the solution can always be improved.