



**Our mixed-use
projects bring small
moments of joy to
the everyday.**

Dwell



We partner with communities, cities, and developers to respond to and uplift existing neighborhoods by creating mixed-use spaces that drive growth. This value through design is delivered through curating distinctive stories in dynamic spaces.

Architecture

Our approach to architecture is purposeful and practice-driven. We are passionate about the built environment and creating functional spaces. Our efforts continue until the design is right and the documentation clearly delivers our client's vision with dedication and accountability. We are professionals, mentors, and adaptive thinkers who believe in our work and the relationships we build in the process.

Interior Design

The intentionality of our work is rooted in our love of interior design, and the breadth of our practice stimulates our creativity and inspires innovative thinking as we move fluidly between projects. We build connections through collaboration and continuous engagement with our partners to create spaces that bring people together. We believe the best part of who we are is what we do together.



The Depot at Twenty Mile

Parker, Colorado

Tucked into a citywide bike and walking path and adjacent to a protected animal habitat, The Depot at Twenty Mile features a unique woven planning strategy for a series of townhouses alongside vibrantly colored live-work apartments with engaging amenity spaces with a focus on community interaction. The site works with multiple easements and consists of 200 units with studios, 1- and 2-bedroom units, two-story townhomes, and amenities, including a clubhouse, pool, dog park, nature trails, and private garages. The modern design, bright colors, and traditional forms create a unique style that sets the project apart from other apartment projects in the area. It enjoys record-breaking sales and positive tenant feedback as a result.

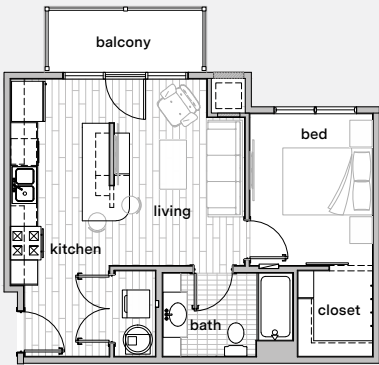
Completion Date	2020
Project Cost	\$28M
Scope	200 Units

Maximizing the Outdoors

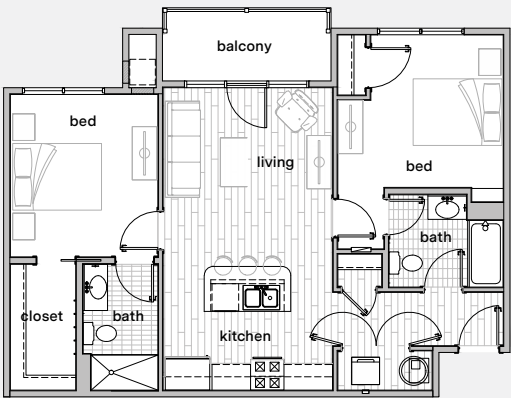
Adjacent to Cherry Creek, a protected wildlife habitat, the design maximizes natural features with large breezeways and balconies offer panoramic mountain views for residents in public areas and private residences.. Multiple easements that ran through and across the site.



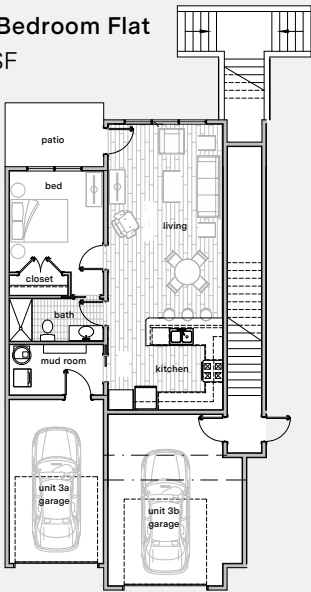
One Bedroom Standard
577 SF



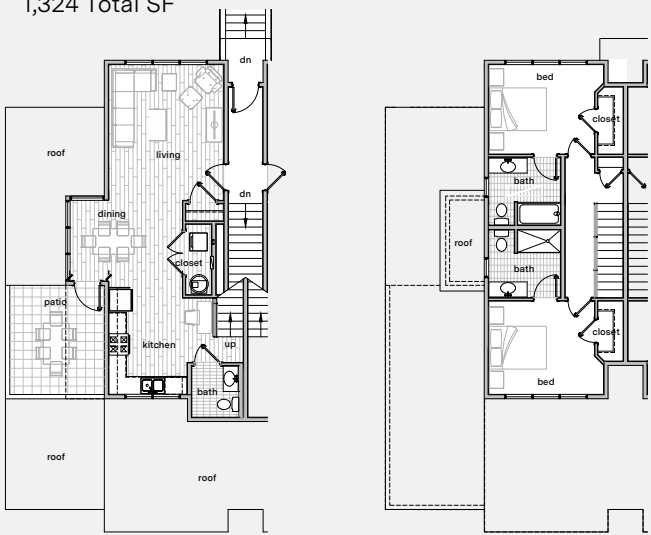
Two Bedroom Standard
945 SF



One Bedroom Flat
809 SF



Two Bedroom Townhouse
1,324 Total SF







4th & 5th Apartments

Columbus, Ohio

Just north of Downtown Columbus, the 4th & 5th Apartments facade pulls from the surrounding area’s design cues, helping it fit into the neighborhood’s urban fabric and activate a prominent corner. The 6-story mixed-use development offers 311 residences, retail, and a parking garage. Resident amenities include a 4,500 SF fitness center, a 6,500 SF central courtyard with a mid-century outdoor living room, a 4,000 SF rooftop community space, and an exterior pool with a pool deck and sky bridge.

Built on a former 3M manufacturing plant site, the 3.5 acres received a Clean Ohio Grant from Ohio Public Works in March of 2011 for brownfield redevelopment. The Clean Ohio program is dedicated to environmental conservation through repurposing contaminated sites through soil abatement and remediation, preserving green spaces, and enhancing and protecting local environments. With the soil remediation complete, the project is currently under construction and projected to be finished in early 2024.

Completion Date
in progress

Scope
465,000 SF







N High Streetscape

Columbus, Ohio

Over the years, the Downtown of Columbus, Ohio, had been gutted, with many offices relocating to the suburbs. More recently, there has been an explosion of growth in the area, bringing a renewed interest in the Downtown. Working with a local developer, this stretch of a retail corridor downtown includes redeveloping three derelict buildings into commercial space and apartments while adding a new building on a surface parking lot. Along with other renovated properties in this area, the hope is that it will become a center of vibrant street-life in Downtown, dancing with galleries and restaurants.

Completion Date

in progress

Project Cost

\$60M

Scope

100 N High
326,000 SF
Madison White-Haines
326,000 SF



100 N High (left and below)

The 15-story, 152-unit mixed-use building at 100 N. High Street will feature studio, one and two-bedroom apartments with a rooftop community space. The ground floor will host a restaurant with private dining and offices on the floors above and a parking garage to serve this building and the neighboring Madison and White-Haines buildings currently under renovation. A commissioned public art installation is planned for the High Street frontage and an open-air sculpture garden tucked between the historic and new buildings.

Madison White-Haines Building (above)

The Madison White-Haines project joins three historic buildings, constructed from 1898 to 1913, for a total of 101,000 SF with 44 units consisting of studios, one- and two-bedrooms. The project uses federally-funded historic tax credits to preserve exterior facades. The improvements in the interior maintain existing decorative cornice and plaster work in the White Haines building and the integrity of exposed finishes across floors. The complex project also includes connections to a new build on an adjacent parcel to the north of the project and a restaurant in the building to the south. The restaurant bar, dining, and presentation kitchen are located in the adjacent building with back-of-house kitchen, support spaces, and utility connections within the Madison White Haines with an easement between the properties in perpetuity.





Carlyles Watch

Columbus, Ohio

Carlyles Watch was developed on a corner of Downtown Columbus, undergoing significant change to bring in new residents and create a welcoming pedestrian streetscape. The eight-story, 58 condominium features a distinctive checkerboard windowed facade with private balconies. Designed for innovation, the condominium uses an automated parking system with multiple hydraulic car-stacking lifts to accommodate parking on a tight urban site. The construction speed utilizes the structural design while maintaining superior unit configurations with flexible arrangements.

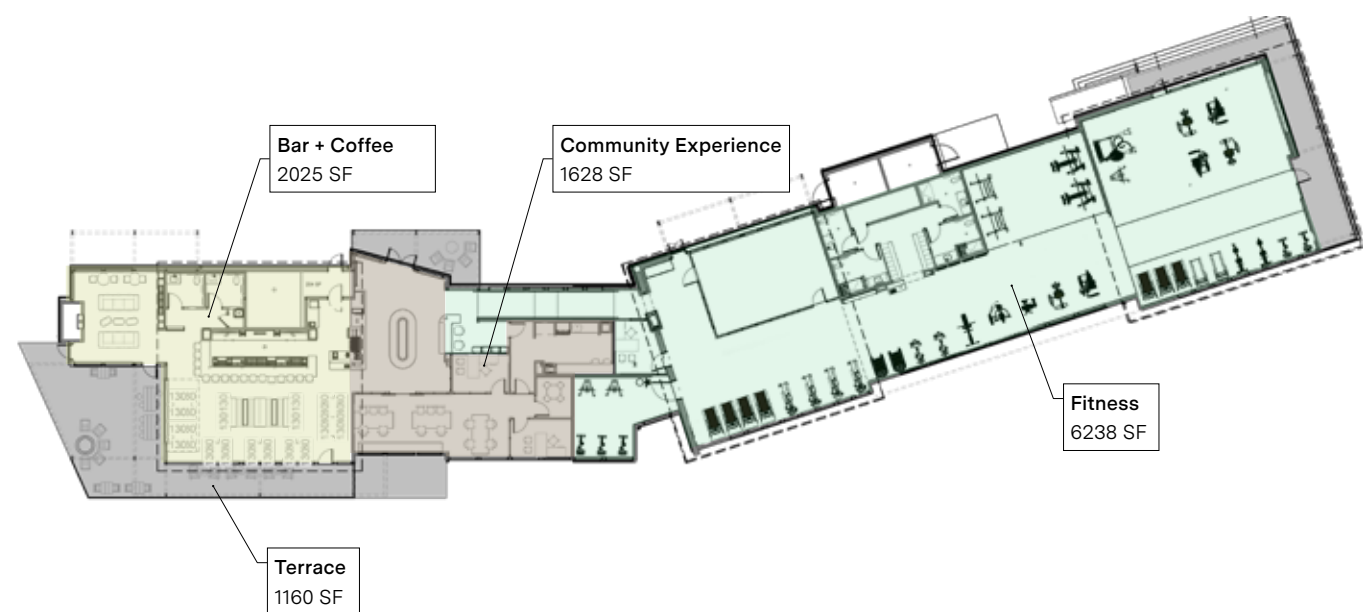
Completion Date
2007

Project Cost
withheld

Scope
58 units









1242 N High Street

Columbus, Ohio

Developed under the University Area Neighborhood Committee guidelines as a mixed-use urban infill project, the building features a contemporary design contextual with its surroundings through its scale and detail. The first-floor retail along High Street encourages a pedestrian-friendly storefront along the sidewalk. The residential units on the upper floors are open-plan studios with private balconies overlooking High Street.

Completion Date

August 2009

Project Cost

\$2.4M

Scope

27,000 SF





The Monument

Dayton, Ohio

Located along Dayton's RiverScape MetroPark, the seven-story mixed-use development consists of 124 units and 5,000 SF of retail space. The design creates a prominent façade facing the park and the Miami River across Monument Avenue. A private exterior courtyard located on the 3rd floor will serve tenants and as a space for activities and enjoyment. The development works with the city's more extensive plans to revitalize the downtown area to attract residents and businesses.

Completion Date

2023

Scope

124 units
5,000 SF of retail space





Turquesa

Santa Fe, New Mexico

This 200-unit apartment project is located on a 28-acre lot and consists of 13 residential walk-up type buildings, seven garage buildings, and a clubhouse building with an outdoor pool and amenities, bringing much-needed housing to Sante Fe. The buildings are sited based on tight site constraints that create clustered community spaces that focus on views in the distance. Simplicity and modern design drove the exterior palette for the project. The design integrates Southwestern details with modern corten-steel warm tones at the entries and corners. The blending of interior and exterior spaces was a common theme for buildings, allowing for ample covered patio areas across the site.

Completion Date
in progress

Project Cost
\$25M

Scope
28 Acres
200 Units





199 S Fifth Street

Columbus, Ohio

Once a site marked by a decaying office building and parking garage in a struggling neighborhood, 199 S 5th responds to the growing demand for Downtown living in Columbus, repurposing the structure into contemporary luxury condos. Breaking away from the standard approach seen in multifamily developments, we conceived a collection of unique and exploratory condos that organically adapt to the existing structure to challenge the conventional same-unit model.

Each condo features a generous terrace and a rooftop common area, providing outdoor spaces and scenic views while seamlessly connecting the building to the neighborhood. The distinctive appeal of the structure is accentuated by sustainably sourced cladding and reverse pitch lines on the roof. The result is a vibrant community of sought-after condos, reflecting the pulse of urban living and contributing to the ongoing revitalization of the surrounding neighborhood.

Completion Date

June 2012

Project Cost

\$4.2M

Scope

27 Condos

Honors + Awards

LEED Certified





Jeffrey Park Phase 9

Columbus, Ohio

The mixed-use community, Jeffrey Park, has been under development for about a decade. The 41-acre was formerly home to the Jeffrey Manufacturing plant, making brownfield remediation a first step before construction. We worked with the client on phase 9 of the project: residential units, office, parking, and residential amenities.

The massing of the residential building is broken down with scale and material changes with a central courtyard, providing light and air into the apartments. The 490-space parking garage buffers residents and office tenants from I-670 traffic while increasing accessibility. The amenity deck with an outdoor terrace and pool is perched atop the parking garage. These amenities are slightly angled to block noise and visuals of the nearby I-670 while increasing the sweeping views of downtown Columbus.

Completion Date

in progress

Scope

177 Units





The Ave

Columbus, Ohio

Located on a retail corridor in the Clintonville neighborhood, The Ave takes advantage of local area amenities, including a market, park, and bike lanes. Occupying 12 acres on the former site of a sprawling warehouse, the mixed-use project has two residential towers and planned retail locations with residential above along the Indianola corridor. The site’s history informed the design’s industrial aesthetic with concrete floors, exposed steel structure, and enormous framed windows. Each residential building is 4 stories, with 108 units in the North Tower and 193 in the South. Two-story apartment units on the top floor take advantage of the east and west views of the surrounding neighborhood. Residential amenities include an outdoor pool with cabanas and TVs, a dog park, a seasonal two-story outdoor patio with a live green wall, a fitness center, and a coffee lounge.

Completion Date

2019

Scope

185,000 SF

301 Units



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