

220 MERIDIAN

Submission Category

Preservation/Adaptive Reuse/Renovation

Project Type

Mixed-Use

Project Address

220 N. Meridian Street
Indianapolis, IN 46204

Completion Date

2023



ARCHITECT'S STATEMENT

Project Overview

220 Meridian Tower, originally a 22-story office headquarters for AT&T built in 1974, has been dramatically transformed from an underutilized structure into a vibrant mixed-use development. Spanning over 554,000 square feet, the building now houses twelve floors of luxury residences, state-of-the-art amenities, a three-story indoor heated parking garage, a rooftop pool, first-floor restaurant and retail space, and a completely reimaged entrance featuring a public art installation.

Revitalized Entrance and Public Art

The original entrance, once clad in uninviting reflective black glass, has been replaced with a welcoming glass façade that juxtaposes light and transparency against the existing tower's dark exterior. Low-iron glass allows natural light to flood interior spaces while creating a highly visible element for the building and the entire block along North Meridian Street. This new entrance not only invites natural light into the building but also highlights "Tessellated Filigree," a custom-designed public art installation. The materiality of the art is a reference to the nearby Soldiers and Sailors monument as well as existing finishes in the development. Metallic brass tones catch the light to reflect the history of the area and the new life coming to this building, enriching public interaction with the building while respecting its proximity to Monument Circle, one of the city's most historic areas.

Dynamic Residential Transformation

Floors 6 through 17, previously filled with monotonous office cubicles, have been reimaged into unique residential apartments. These units feature floor-to-ceiling operable windows, quartz countertops, custom closets, and other luxury elements inspired by modern hotel aesthetics. The design maximizes natural light and open space, creating a serene and immersive living experience with picturesque views of downtown Indianapolis. Designers maximized heights (10-1/2 feet in the living rooms and bedrooms) and created design interest by creating cove ceilings within existing beams.

New floor-to-ceiling operable windows highlight the building's picturesque views of downtown Indianapolis while providing an abundance of natural light.

Units were carefully designed to minimize dead space and maximize open space, creating a view corridor from the entry door to the windows. The design was inspired by a modern luxury hotel aesthetic and a serene ambiance while ensuring an immersive luxury experience.

Innovative Amenities

The 11th floor, once a replica of all the other corporate floors, has been transformed into an extraordinary amenity center. The addition of a rooftop pool offers a bright and warm oasis. Although it is located on the north side of the building, designers took advantage of a 10-story blank limestone to reflect sunlight on the pool deck for most of the day.

Parking Solution

One of the developer's most significant challenges was the lack of parking in the original building, which had only seven private spaces accessed from an alley. Collaborating with a parking consultant, the first three floors of the building were repurposed from office space into a 274-space climate-controlled parking garage. This required innovative engineering to integrate entrance and exit ramps within the existing basement infrastructure and internal steel beams. Engineering cuts were made to create internal ramps connecting each floor, making the parking garage a functional and integral part of the building. This solution not only addresses the needs of residents but also enhances the overall functionality and appeal of the development.

Impact on the Community

220 Meridian Tower breathes new life into downtown Indianapolis, offering a blend of luxury and affordability, work and play, modernity and historical respect. Its transformation from a dated office building to a dynamic mixed-use development stands as a testament to innovative architectural design and sustainable urban development.

Design for Integration

- Adaptive reuse: The building's transformation fosters a new opportunity to live, work, and play in downtown Indianapolis.
- Enhanced Entry: The glass façade and public art create a delightful experience for both residents and the public.
- Cultural Connection: Public art integrates existing themes from the surrounding area, connecting the building to the community.

Design for Equitable Communities

- Public Amenities: First-floor retail and restaurant spaces offer new amenities that invite the public to experience the space.
- Workforce Housing: The building contributes to affordable housing with 10% of units available to individuals at 100% and 80% Area Median Income (AMI).
- Human-Scaled Community: The location is highly walkable, contributing to a human-scaled community.

Design for Economy

- Cost-Effective Transformation: The project maximized the developer's investment through strategic reuse of the existing structure and a simplified material palette.

Design for Well-Being

- Natural Light: All residential spaces have direct views of the outdoors, with new operable windows enhancing ventilation and natural light.

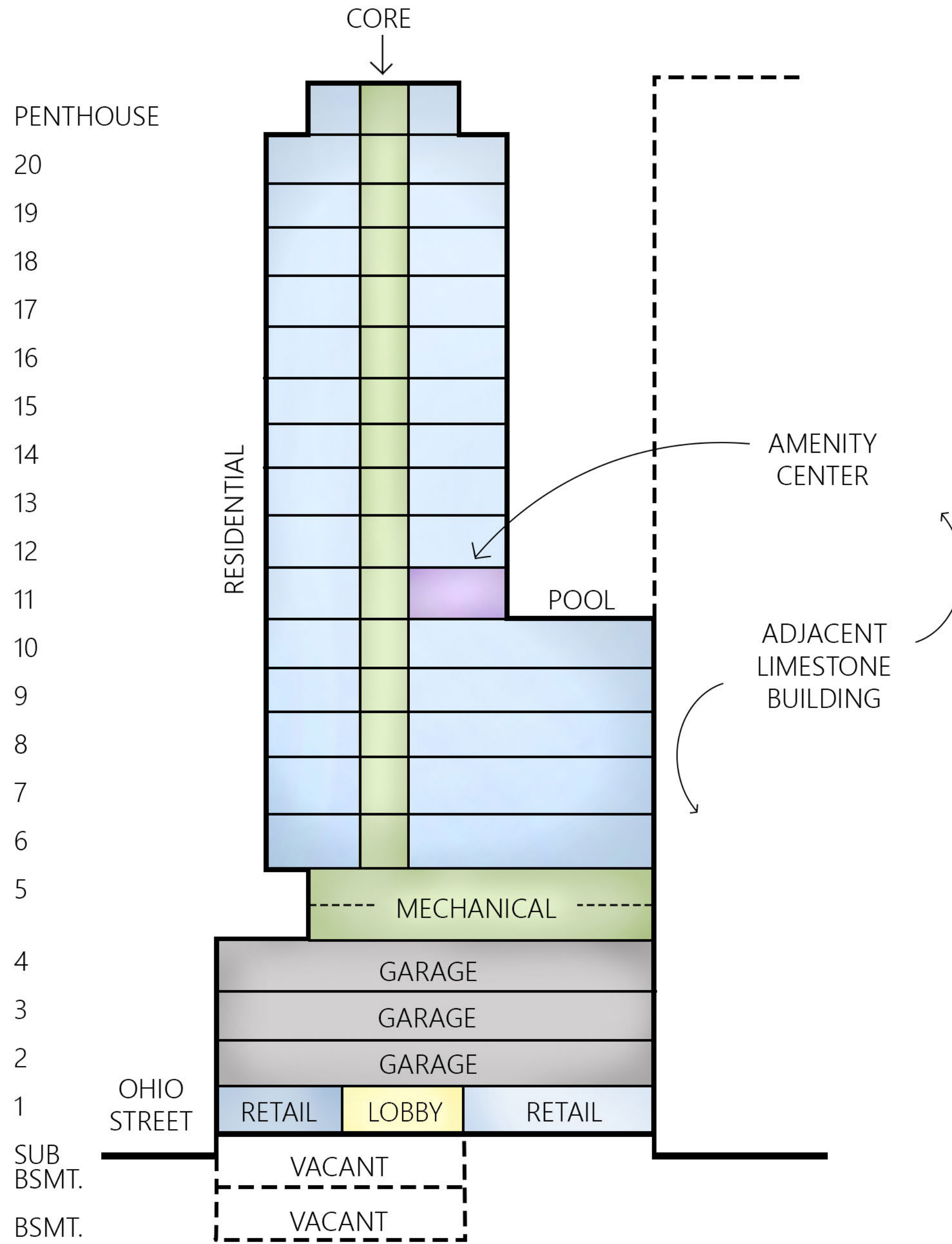
Design for Resources

- Adaptive Reuse: By revitalizing an existing building, the project minimized the need for new construction and materials.

Design for Change

- Sustainable Development: The most sustainable building is one that has already been built.
- Post-Pandemic Needs: Cities across the country are struggling with an oversupply of office properties after the Covid-19 Pandemic. This project is a shining example of a successful conversion.

BUILDING SECTION



FLOOR PLANS

Program Configuration

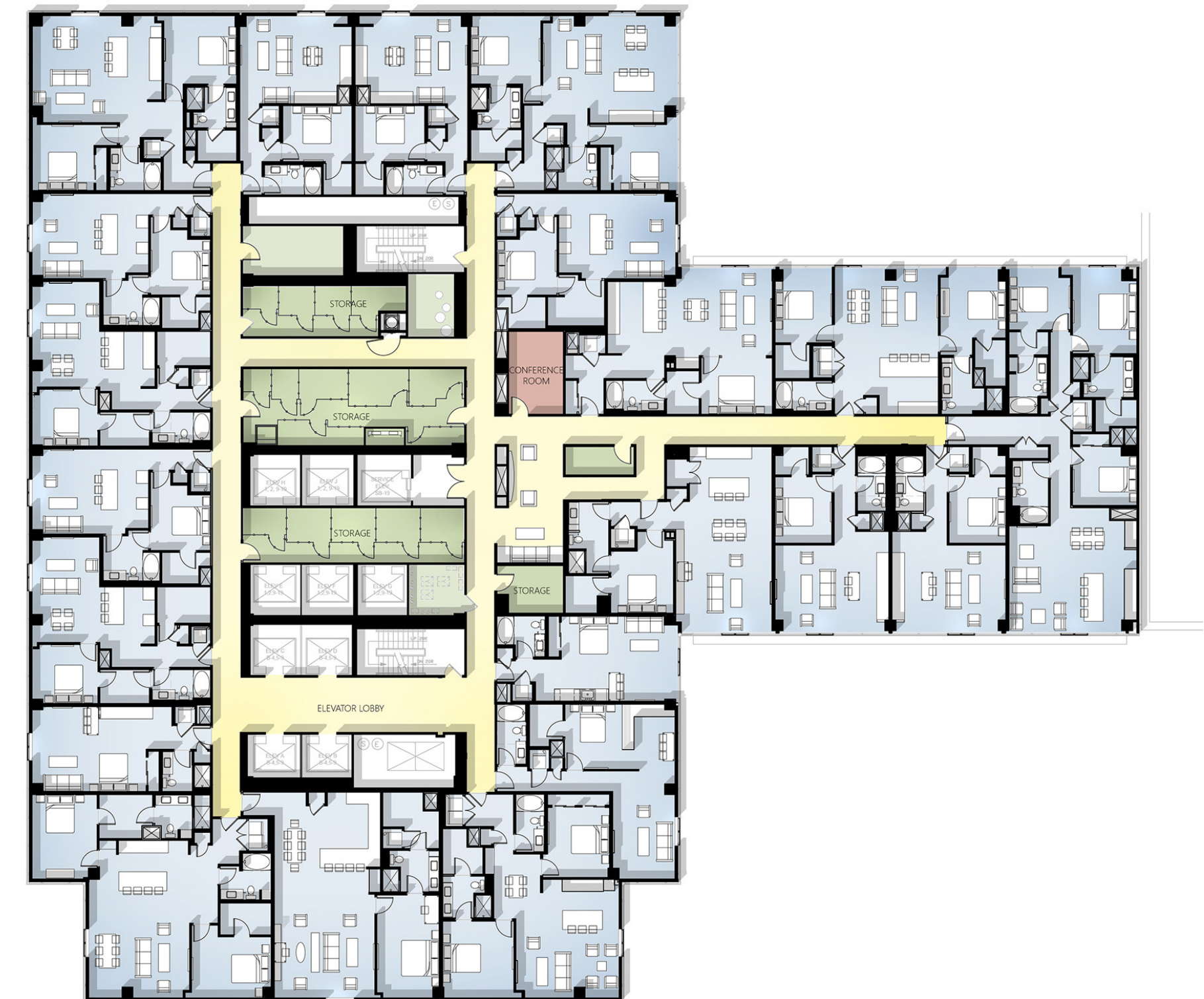
Yellow: Circulation
Light Blue: Retail

Light Blue: Residences
Green: Support / Storage

Red: Office / Conference
Grey: Parking



Floor 1



Floors 6 - 10

FLOOR PLANS

Program Configuration

Circulation
Amenities

Residences
Support / Storage

Media / Conference



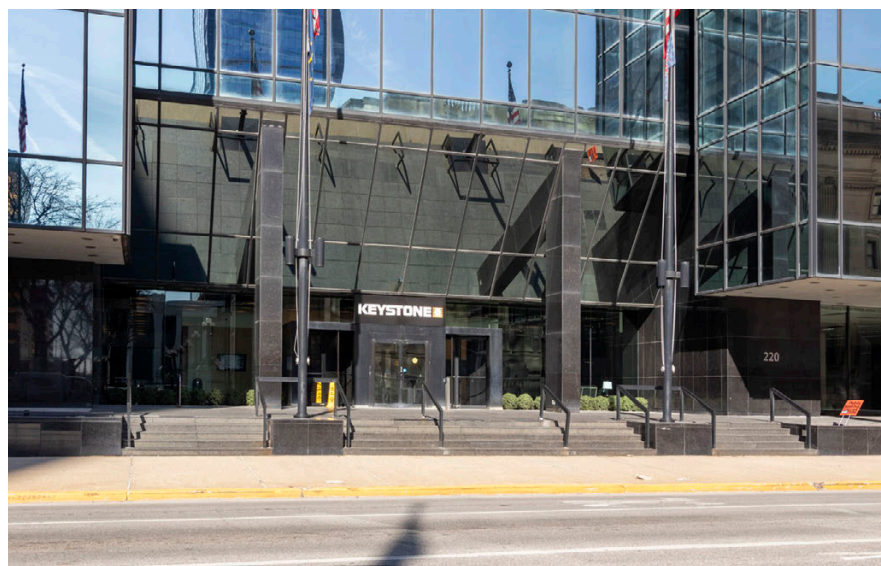
Floor 11



Floors 12 - 20



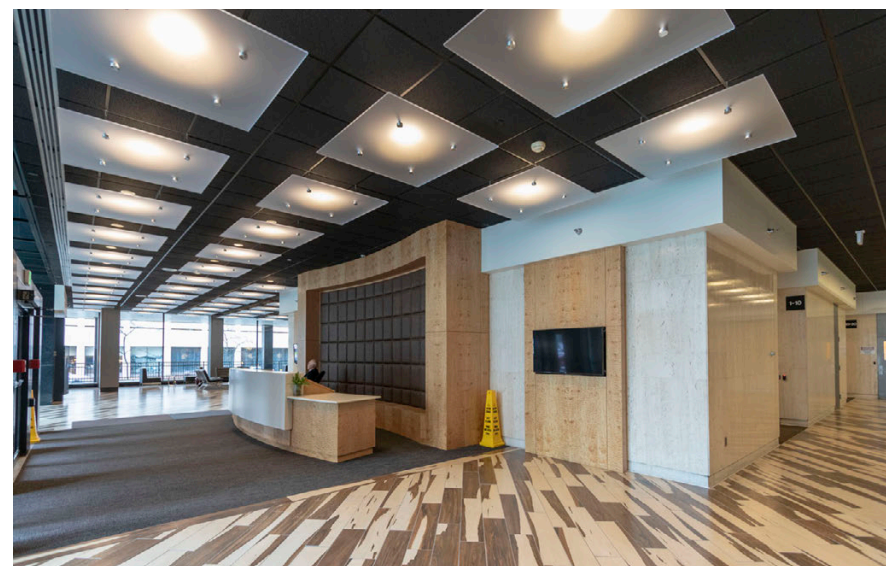
before



after

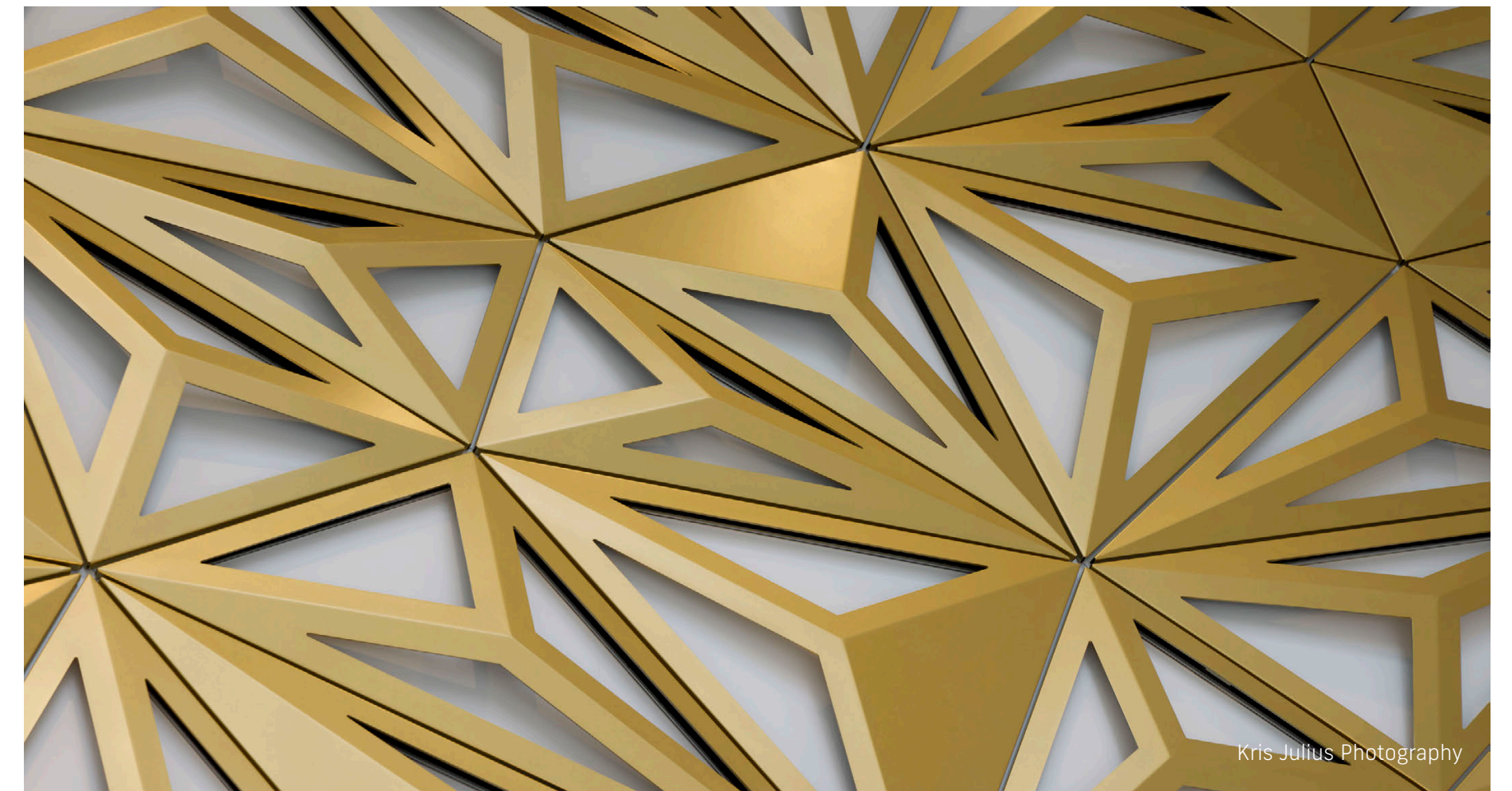
LOBBY

before



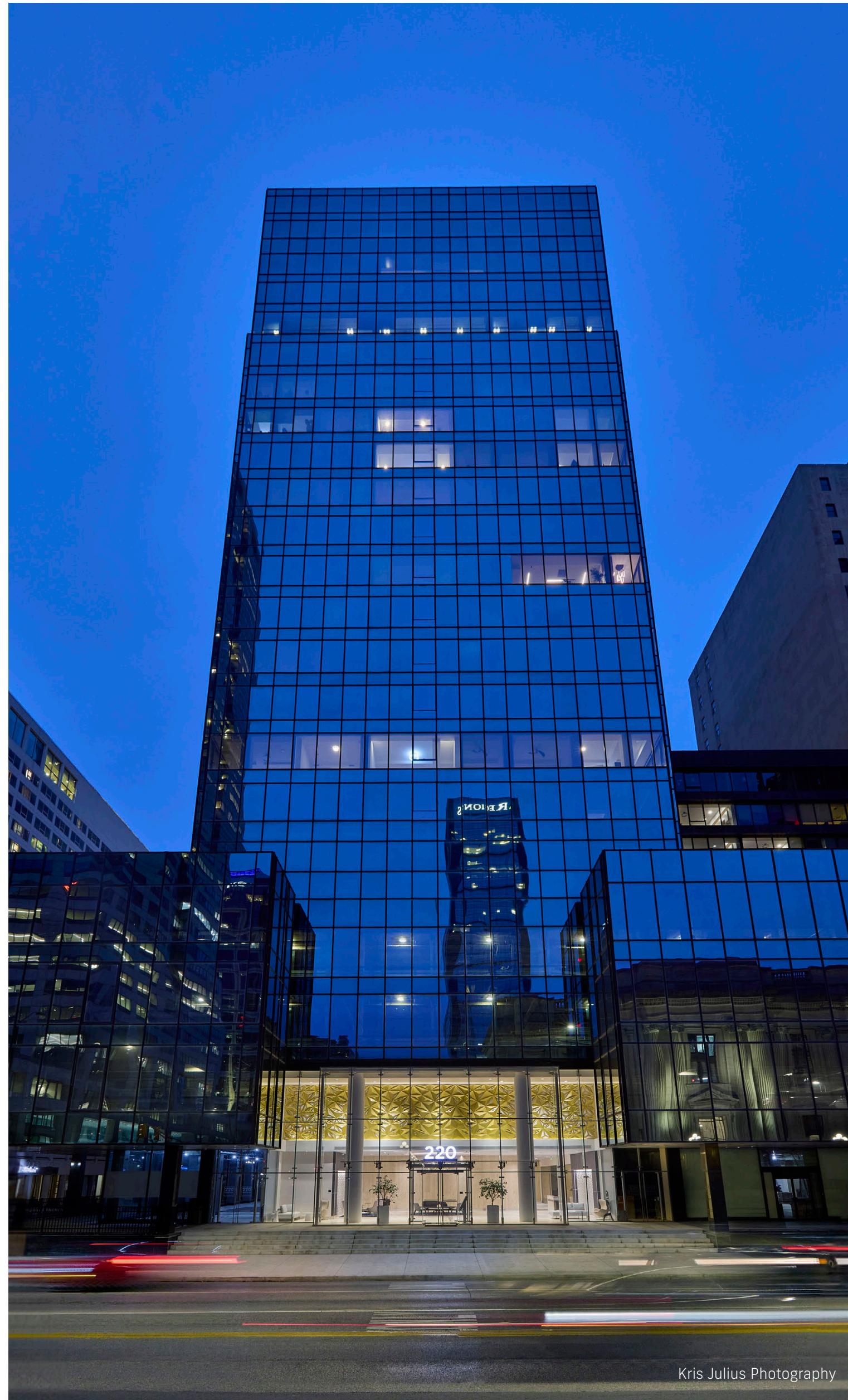
after







Kris Julius Photography



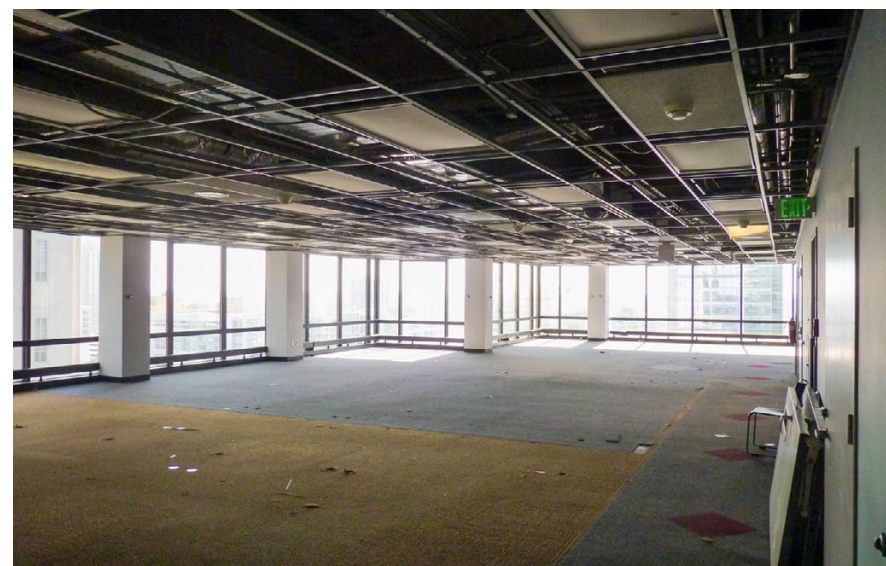
Kris Julius Photography



Kris Julius Photography

RESIDENCES

before



after



Daniel Showalter Photography



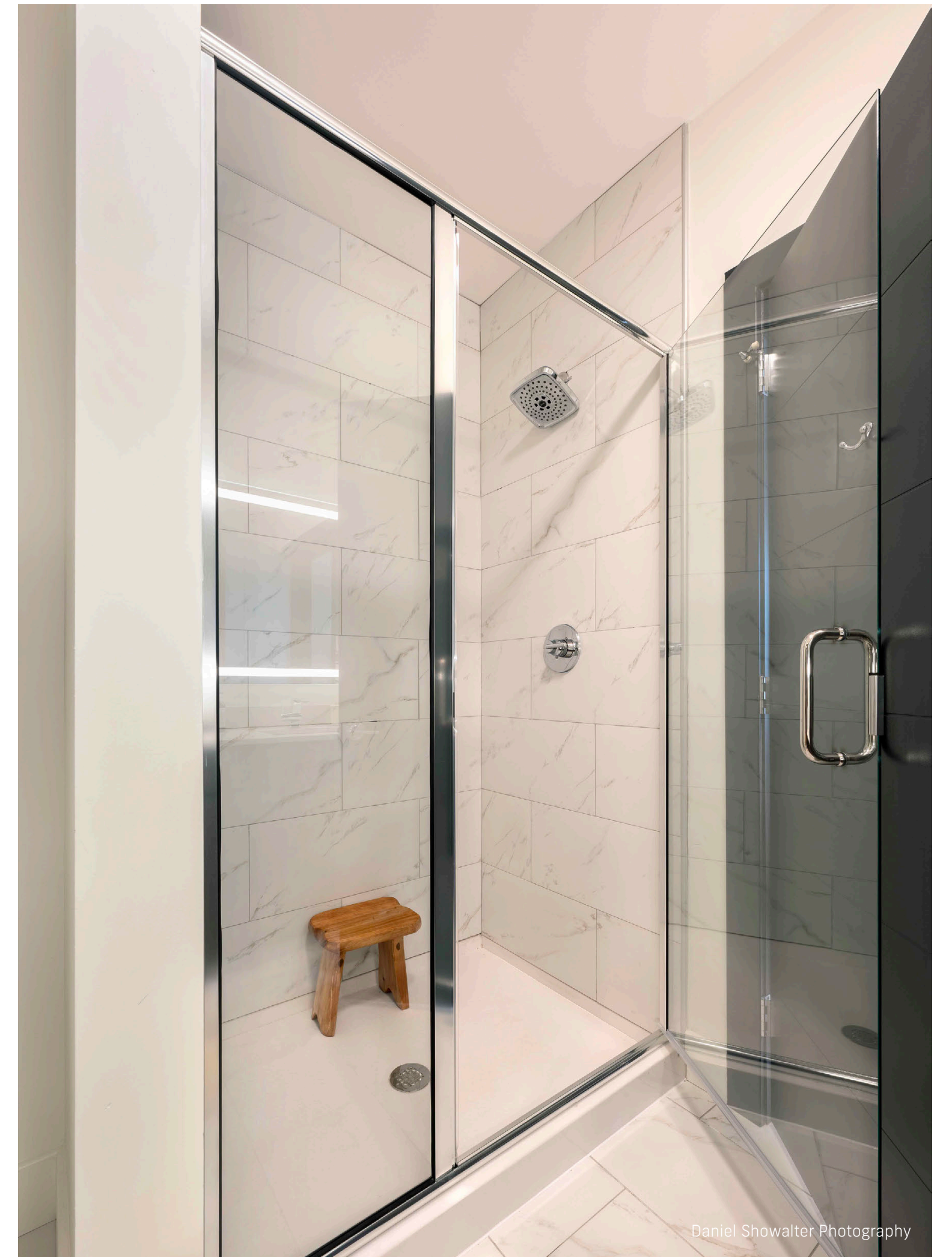
Daniel Showalter Photography



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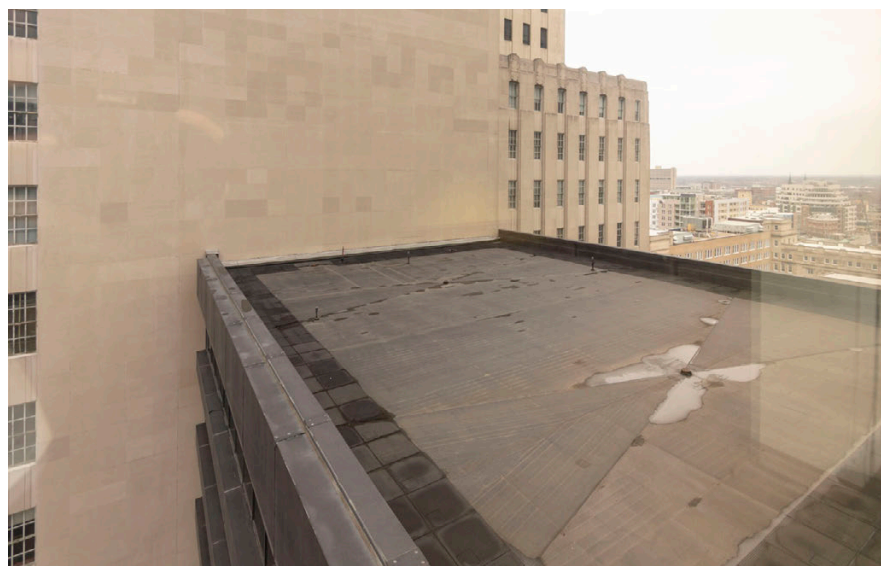
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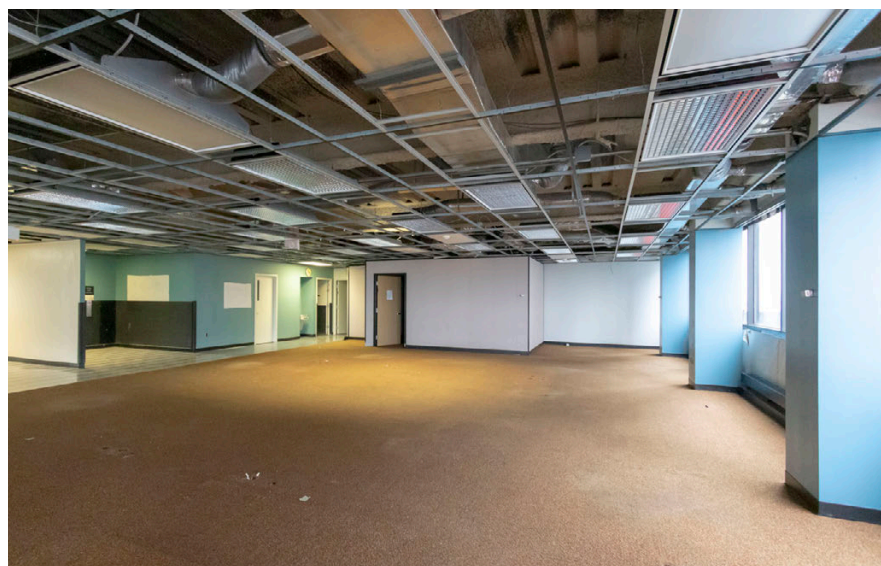
AMENITIES

before



after

before



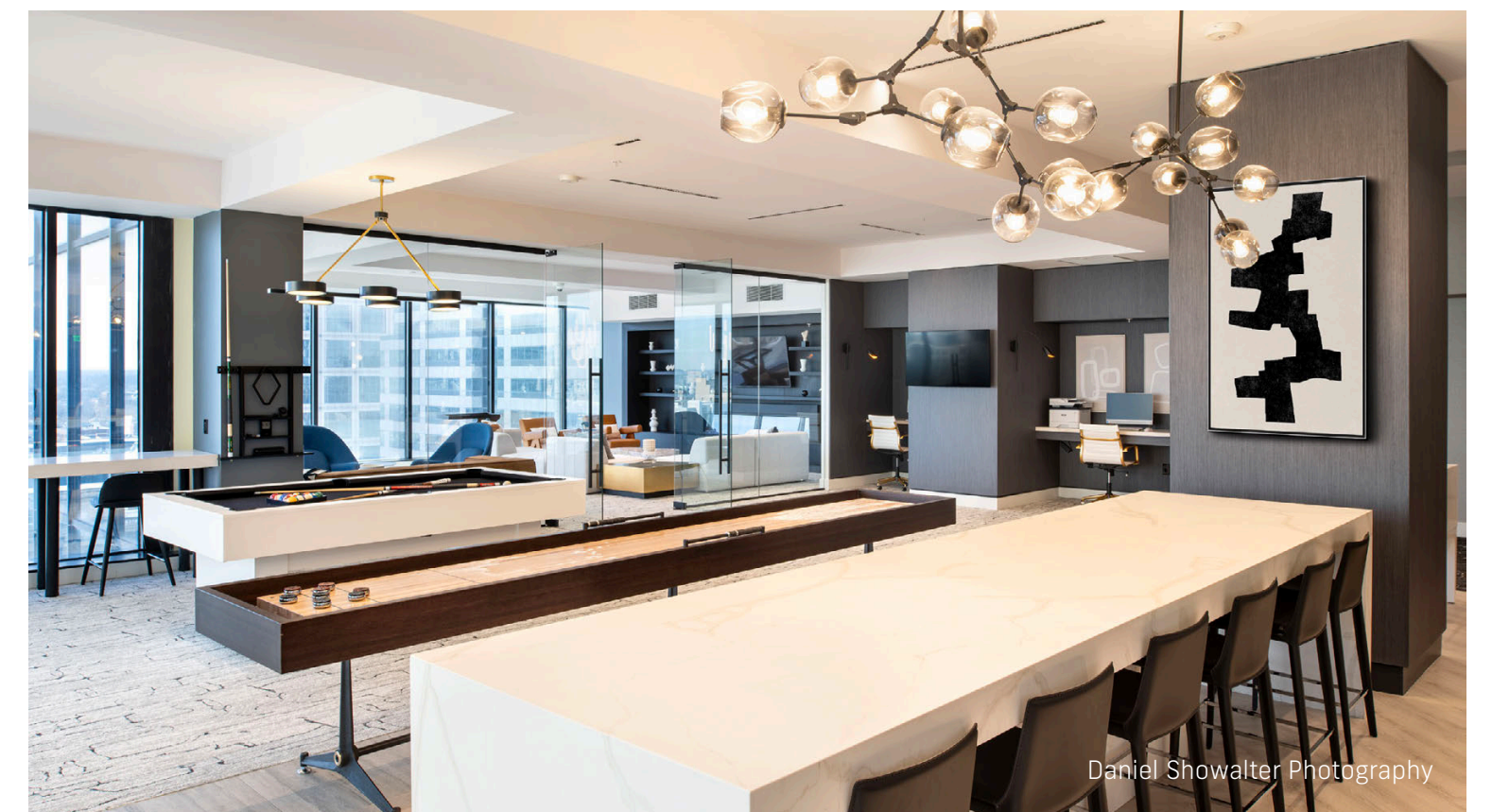
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Daniel Showalter Photography



Daniel Showalter Photography



Daniel Showalter Photography



before



after

