



COMMISSION ROW

CATEGORY

Interior Architecture (>\$5M)

PROJECT TYPE

Mixed-Use - Hospitality & Event Venue

PROJECT ADDRESS

110 S Delaware Street, Indianapolis, IN 46204

COMPLETION

02/2024



ARCHITECT'S STATEMENT

Commission Row is a three-story, 30,000 SF mixed-use hospitality and event venue that completes a long-missing link in the heart of Indianapolis's downtown core. Situated alongside Gainbridge Fieldhouse and anchoring the newly revitalized Morris Bicentennial Plaza, the project transforms what was once an underutilized parking lot and garage into a vibrant, layered destination that stitches together the surrounding civic, cultural, and entertainment fabric.

Envisioned as the final piece in a city block transformation, Commission Row reclaims a site steeped in the city's industrial heritage and reinterprets it for contemporary life. Its design balances historic reverence with modern craft, drawing inspiration from the Wholesale District's early commercial architecture while introducing transparent façades, inviting terraces, and an open, inclusive interior flow that extends the plaza's energy indoors.

Programmatically, Commission Row offers a dynamic spectrum of experiences: a refined street-level restaurant alive with warmth and storytelling, a hidden lower-level speakeasy inspired by Indianapolis's historic catacombs, and an adaptable second-floor ballroom that overlooks the city's civic heart. Each element is carefully crafted to foster discovery, connection, and shared memory, transforming a once-forgotten corner into an urban landmark that enriches the daily rhythm of downtown life.



COMMISSION ROW

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DESIGN FOR INTEGRATION

Commission Row is a vibrant urban venue that seamlessly extends the civic energy of Morris Bicentennial Plaza and Gainbridge Fieldhouse into an inviting, multi-layered hospitality destination. Full-height glazing and generous terraces dissolve the threshold between indoors and out, encouraging patrons to gather, linger, and engage with the surrounding public realm year-round.

Inside, a sculptural blackened steel stair acts as a unifying vertical thread, connecting the street-level restaurant, hidden speakeasy below, and flexible second-floor ballroom above. This open circulation and visual continuity foster natural movement between diverse experiences, allowing the venue to adapt fluidly to everything from intimate gatherings to large community events.

Material choices and façade rhythms echo the District's architectural heritage while providing a contemporary transparency and vibrancy that activate the streetscape. Commission Row's layered design integrates heritage and innovation, offering a civic-minded destination that feels timeless, inclusive, and distinctly of Indianapolis.







DESIGN FOR WELLBEING

Commission Row's siting maximizes its relationship with Morris Bicentennial Plaza, inviting people to gather, relax, and connect in both indoor and outdoor settings. Terraces and transparent façades draw soft daylight deep into the venue, creating bright, uplifting spaces that contrast with the moody intimacy of the lower-level speakeasy.

Each glazing aperture is optimized with high-performance glass and strategic shading to moderate sun exposure, producing a warm ambient glow while maintaining thermal comfort. Carefully layered interior lighting complements this natural rhythm, supporting a calming atmosphere throughout diverse programming.

Inside, a palette of rich woods, limewashed walls, soft drapery, and warm metals balances luxury with approachability, ensuring both guests and staff feel welcomed and at ease. The design prioritizes acoustic comfort and visual harmony, enhancing a sense of urban escape within a bustling civic context.





DESIGN FOR DISCOVERY

Arriving at Commission Row is an experience of gradual revelation. Along South Delaware Street, the façade's rhythmic masonry piers and punched openings honor the early 20th-century commercial buildings once common in the Wholesale District, grounding the venue in its historic context. A modest metal-wrapped portico compresses the entry, building anticipation before the interior unfolds in dramatic contrast.

Inside, a central brass-accented bar, flanked by an illuminated wine display and anchored by the sculptural blackened steel stair, welcomes guests into a warm, layered environment that invites exploration. Rich finishes, thoughtful lighting, and carefully framed sightlines create a sense of openness and intimacy, encouraging patrons to linger and discover each corner.

Beneath it all, the lower-level speakeasy offers a distinctly different yet equally compelling escape. Inspired by the hidden catacombs and historic underground passageways of Indianapolis's City Market, this secret retreat draws guests deeper into the city's layered past. Ebony-stained millwork, velvet drapery, copper accents, and a glowing stone bar shape an atmosphere of mystery and intimacy. Here, stories, old and new, come alive in a tucked-away lounge designed for whispered conversations, connection, and discovery. By reimagining the intrigue of prohibition-era lounges through a modern lens, the speakeasy adds a richly immersive chapter to Commission Row's narrative, rewarding those who venture below with an experience both timeless and unexpected.







DESIGN FOR CHANGE

Flexibility and variety shape every aspect of Commission Row, ensuring the venue can adapt to changing hospitality and event needs over time.

In the lower-level speakeasy, layered seating zones surround a striking backlit bar. Cozy booths along the perimeter can be reserved for private gatherings or opened up by retracting drapery to expand the main lounge. A separate private dining room adds even more adaptability for exclusive events.

At street level, the high-end restaurant pairs a lively central bar with varied seating arrangements and a private dining area. This allows the space to shift effortlessly between intimate dinners, casual meet-ups, or larger group reservations, all while drawing guests through to the speakeasy below.

Above, the second-floor ballroom offers a timeless setting for weddings, corporate functions, and community celebrations. It features a pre-function space, terraces with city views, and an operable partition that allows the room to be divided as needed, all beneath custom globe chandeliers that cast a warm glow inside and out.

Together, these flexible spaces make Commission Row a lasting, versatile venue ready to evolve with Indianapolis's vibrant downtown.







DESIGN FOR RESOURCES

Commission Row demonstrates careful material stewardship through thoughtful selection, local craft, and enduring quality.

Interior finishes were specified for longevity and tactile warmth: FSC-certified white oak flooring, locally crafted millwork by Myers Architectural Millwork, and the custom blackened steel stair fabricated by Bomar showcase the value of regional sourcing and artisan collaboration.

Durable terrazzo flooring, resilient quartz countertops, and energy efficient decorative lighting withstand daily use while defining distinct zones within the venue. Together, these choices celebrate craft, reduce maintenance needs, and extend the building's life cycle — all while delivering an atmosphere of quiet luxury and approachability.





SUSTAINABILITY

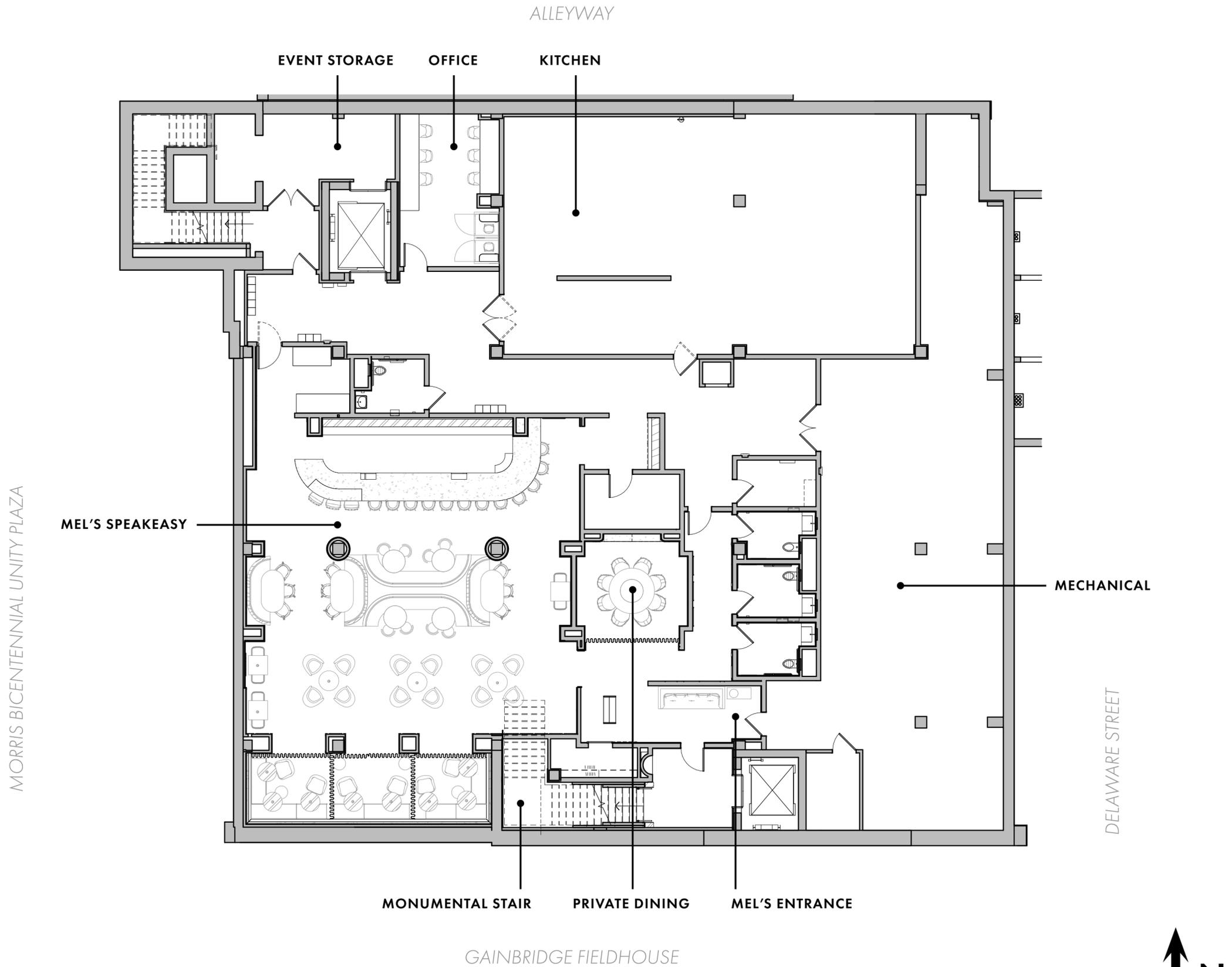
Commission Row revitalizes a once-underutilized urban site, turning a former parking lot and garage into an active hospitality and event hub that strengthens the continuity of Indianapolis's downtown civic district. By reclaiming this parcel rather than developing outward, the project conserves infrastructure and supports a sustainable, connected urban fabric.

High-performance glazing and strategic shading optimize energy use while maximizing natural light. Robust local materials, durable interior finishes, and flexible programming help the building adapt gracefully to changing needs over time, minimizing waste, and extending value.

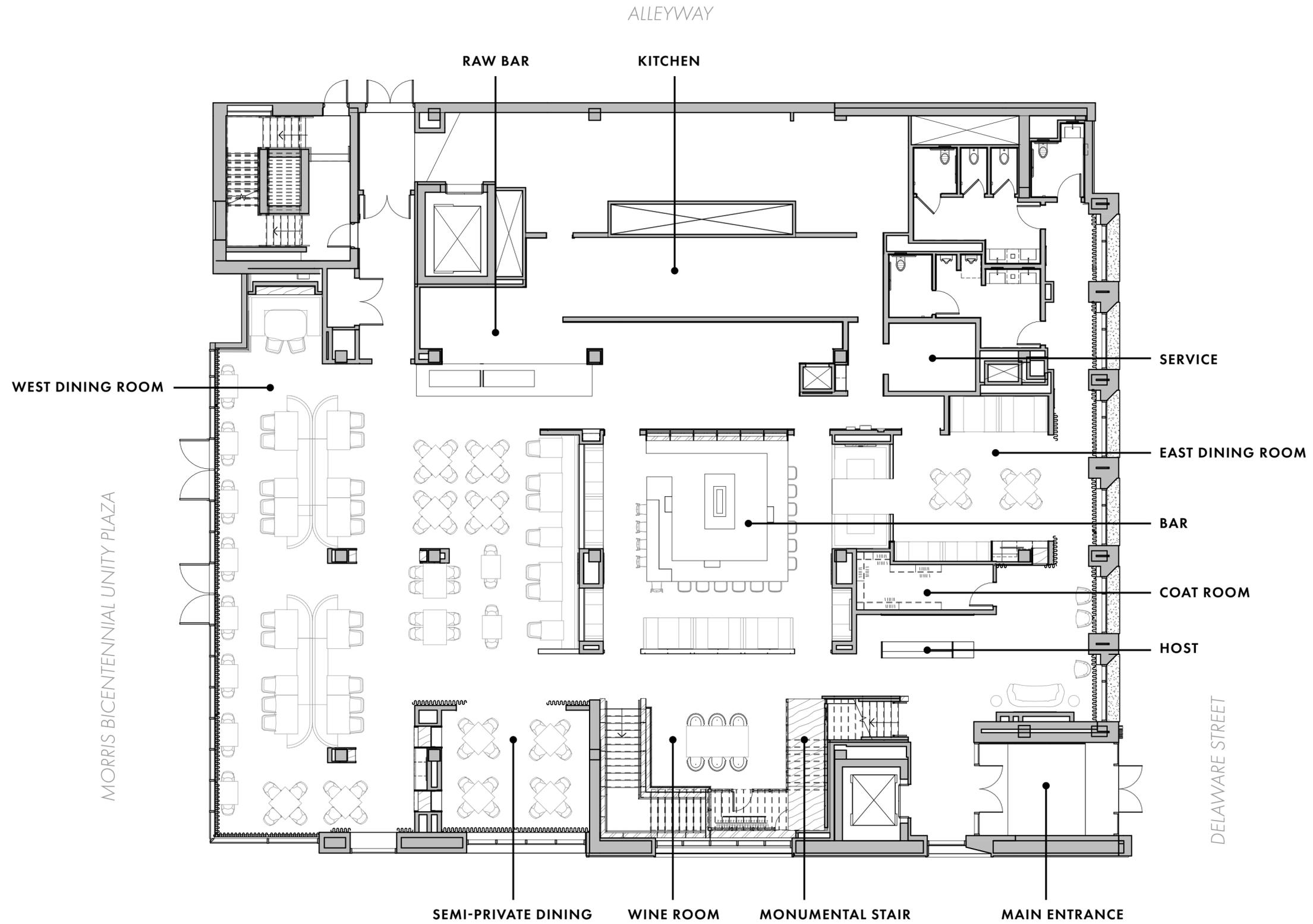
Equitable access is central to the design: clear vertical circulation, inclusive seating, and open floor plans ensure that all guests can comfortably enjoy the venue's diverse offerings. By combining durability, adaptability, and community-centered design, Commission Row embodies sustainability as an integrated, everyday experience rather than an added feature.



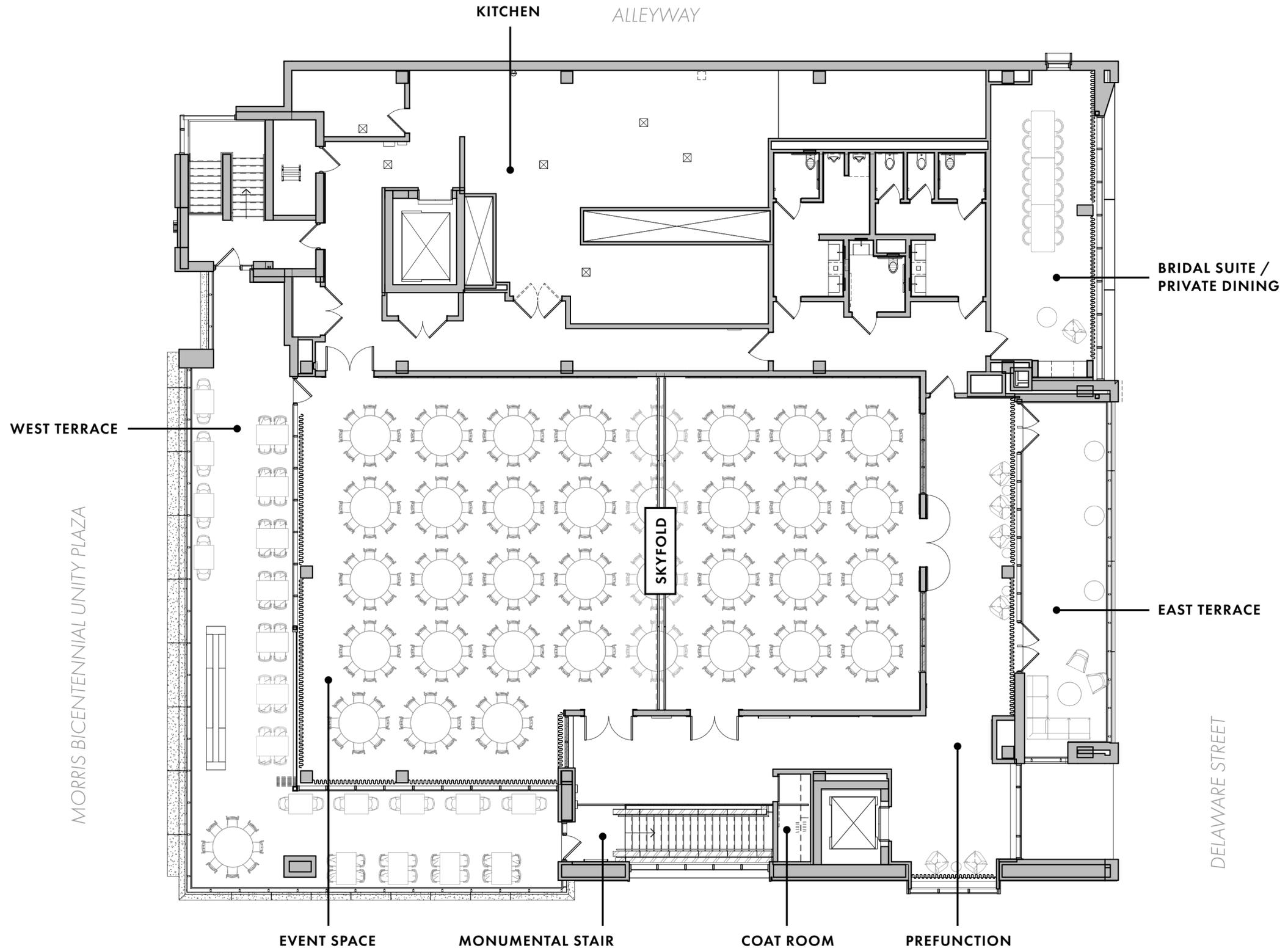
FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2



FLOOR PLAN LEVEL 3



MORRIS BICENTENNIAL UNITY PLAZA

GAINBRIDGE FIELDHOUSE

DELAWARE STREET

