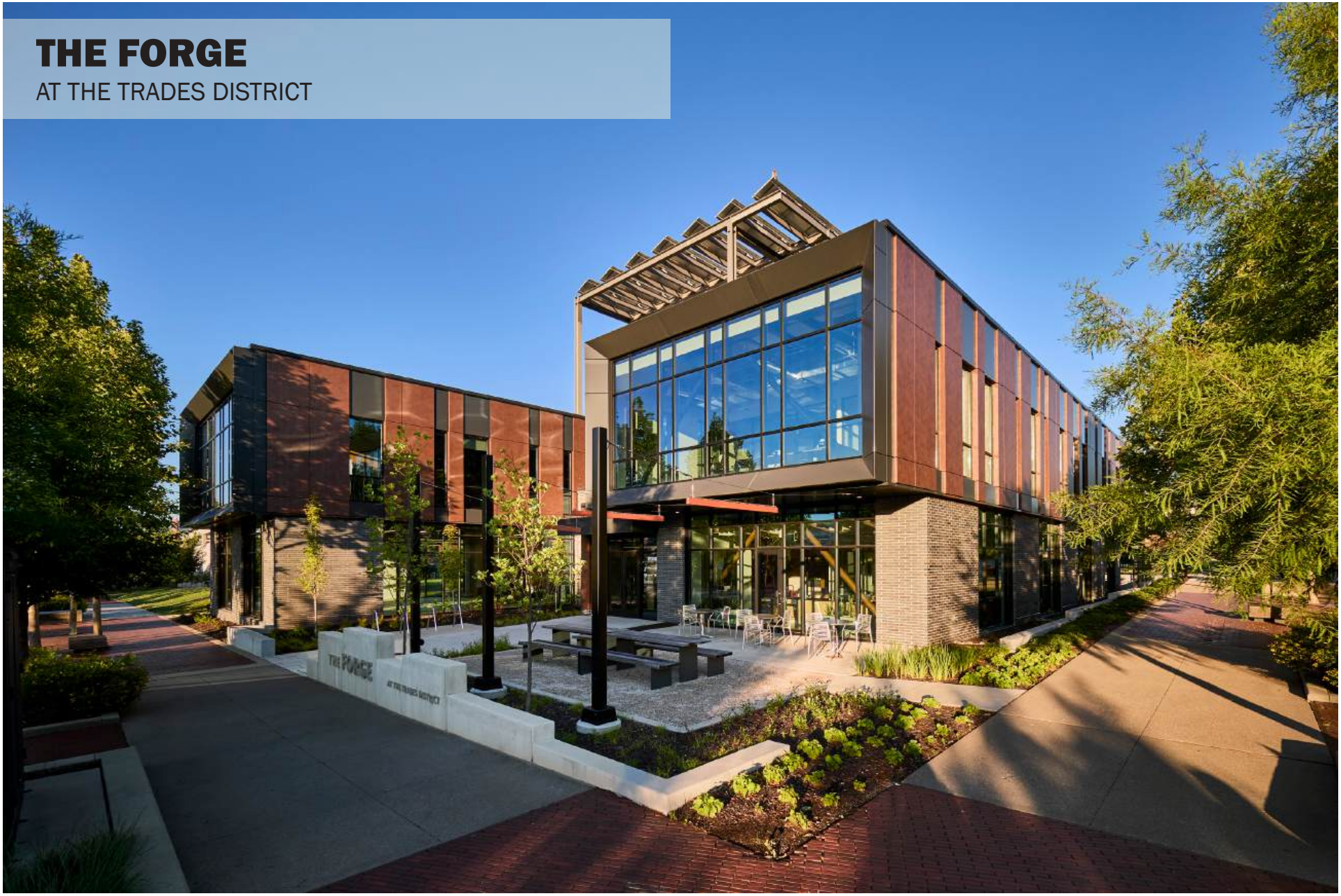
THE FORGE

AT THE TRADES DISTRICT



CATEGORY
New Construction -
Project Cost Greater than $5 Million

PROJECT TYPE
Office / Shell and Core

COMPLETION
November 2024

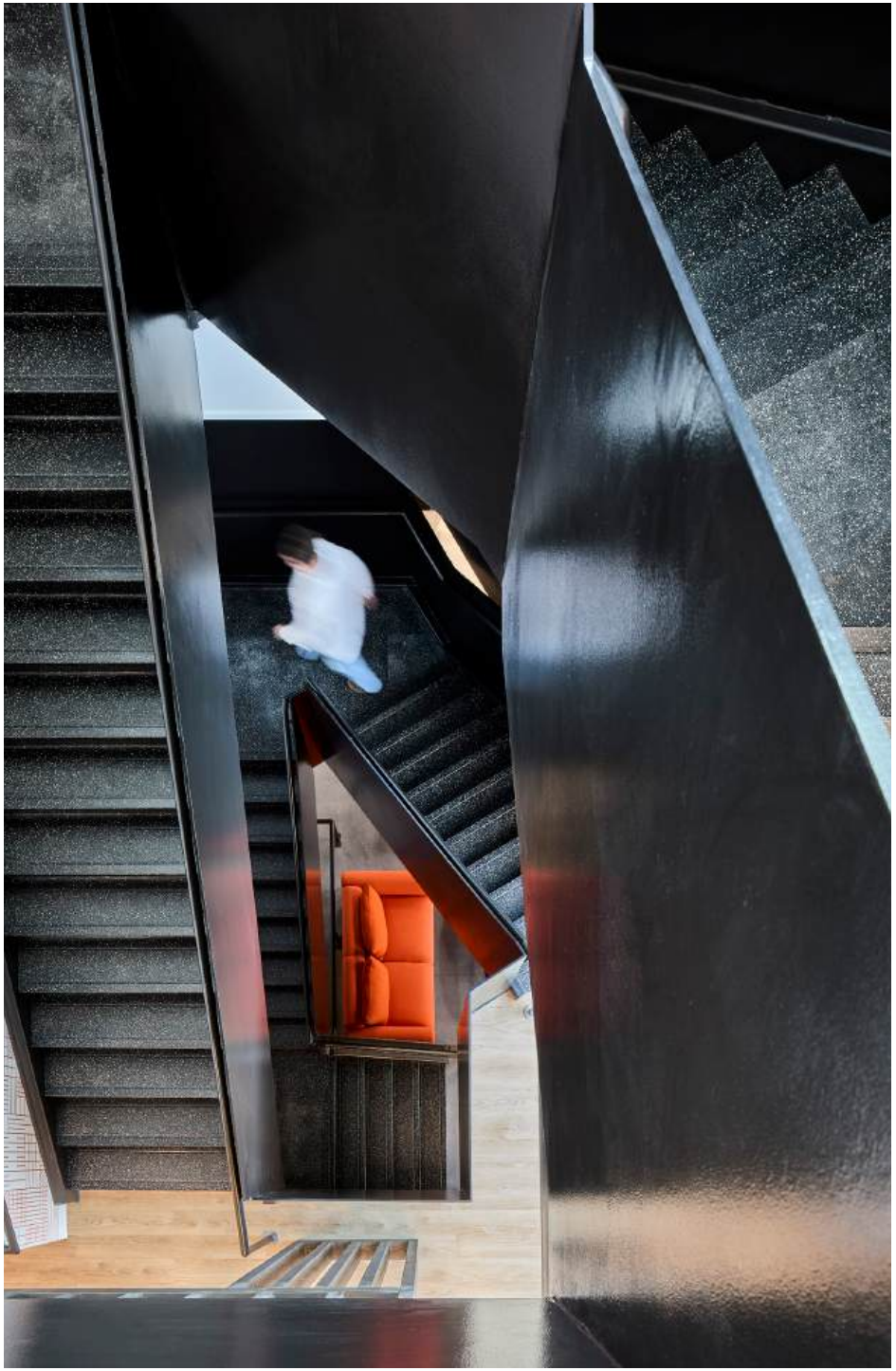
ADDRESS
617 N. Madison St.
Bloomington, IN 47404

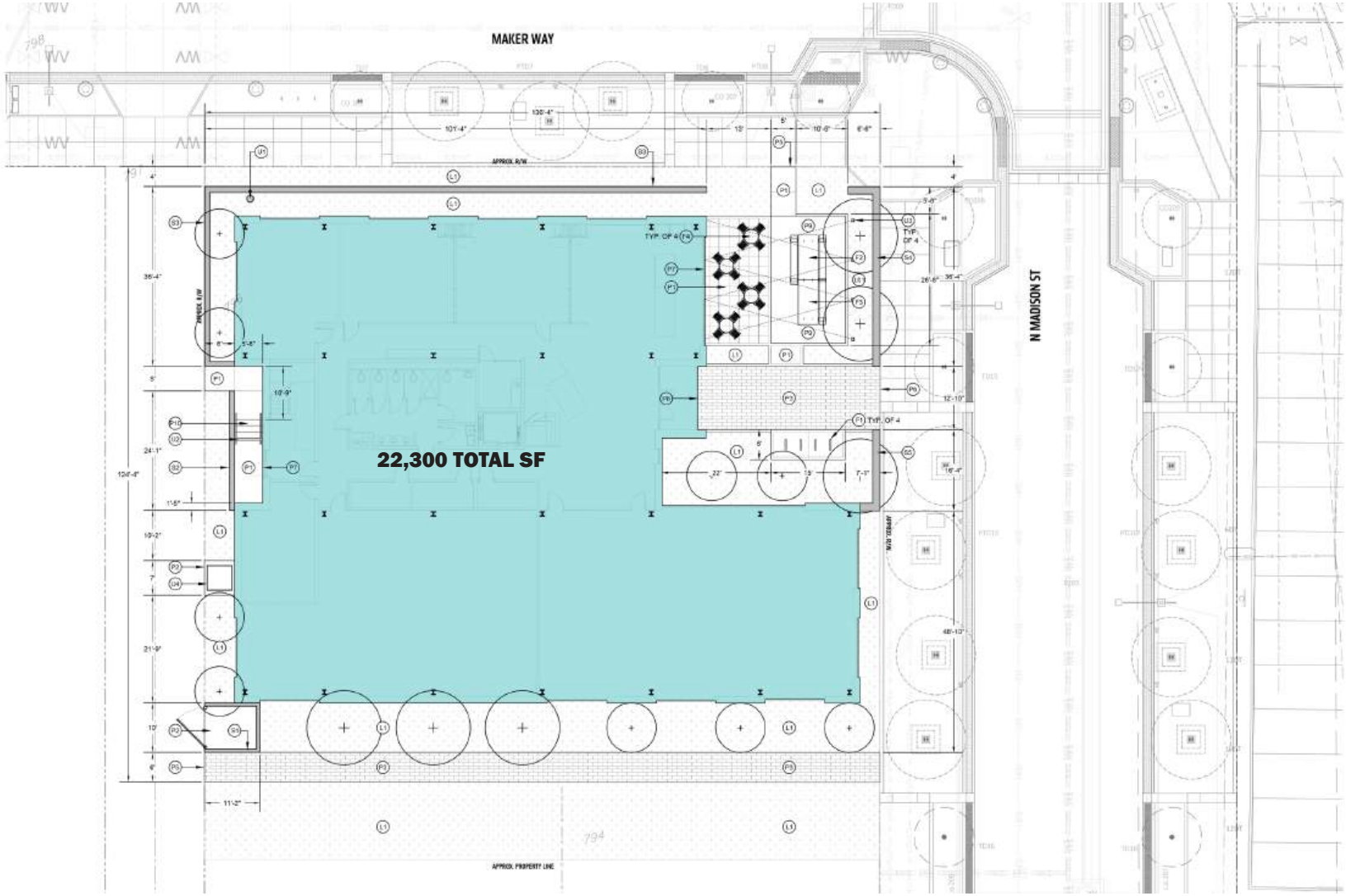
PROJECT NARRATIVE

The Forge at the Trades District creates an environment that advances this emerging technology cluster and supports growth in tech-focused employment among post-incubation companies in Bloomington, Monroe County, and South-Central Indiana. The Trades District is located on the site of the formerly occupied historic Showers Brothers Furniture Company that in the mid 1920's had "the largest furniture factory in the world". The architectural expression of the building respects the past heritage of the Showers Brothers Furniture Company and existing historic buildings within the district, while at the same time creating a contemporary architecture that inspires technology-based companies for today and tomorrow. Long-term, the project will contribute to a stronger brand for the region in technology and connect growing tech companies to national and international networks. The Economic Development Administration awarded a federal grant to the City of Bloomington and Bloomington Economic Development Corporation to construct The Forge.

The introduction of the green roof at The Forge also provides an opportunity for community engagement and education. Workshops and events can be held to teach residents about the benefits of green infrastructure, sustainable gardening practices, and the importance of biodiversity. The green roof can serve as a living classroom, inspiring future generations to prioritize environmental stewardship. One of the standout features of the green roof is its ability to absorb rainwater, significantly reducing runoff and alleviating the burden on Bloomington's stormwater systems. The vegetation acts as natural insulation, keeping the building cooler in the summer and warmer in the winter. Plants play a vital role in filtering pollutants and improving air quality and contribute to cleaner air for both workers and residents in the surrounding area.

The Forge addresses three EDA 2020 priorities: recovery and resilience; workforce development and manufacturing; and opportunity zones. The feasibility and long-term positive impact of The Forge are demonstrated by the project's sustainability and durability, organizational capacity including financial and management capacity, and alignment with the Comprehensive Economic Development Strategy (CEDS) equivalent. Altogether, The Forge creates diverse employment opportunities to allow the City of Bloomington to create prosperity and develop long-lasting equitable communities not only locally, but nationally and globally.

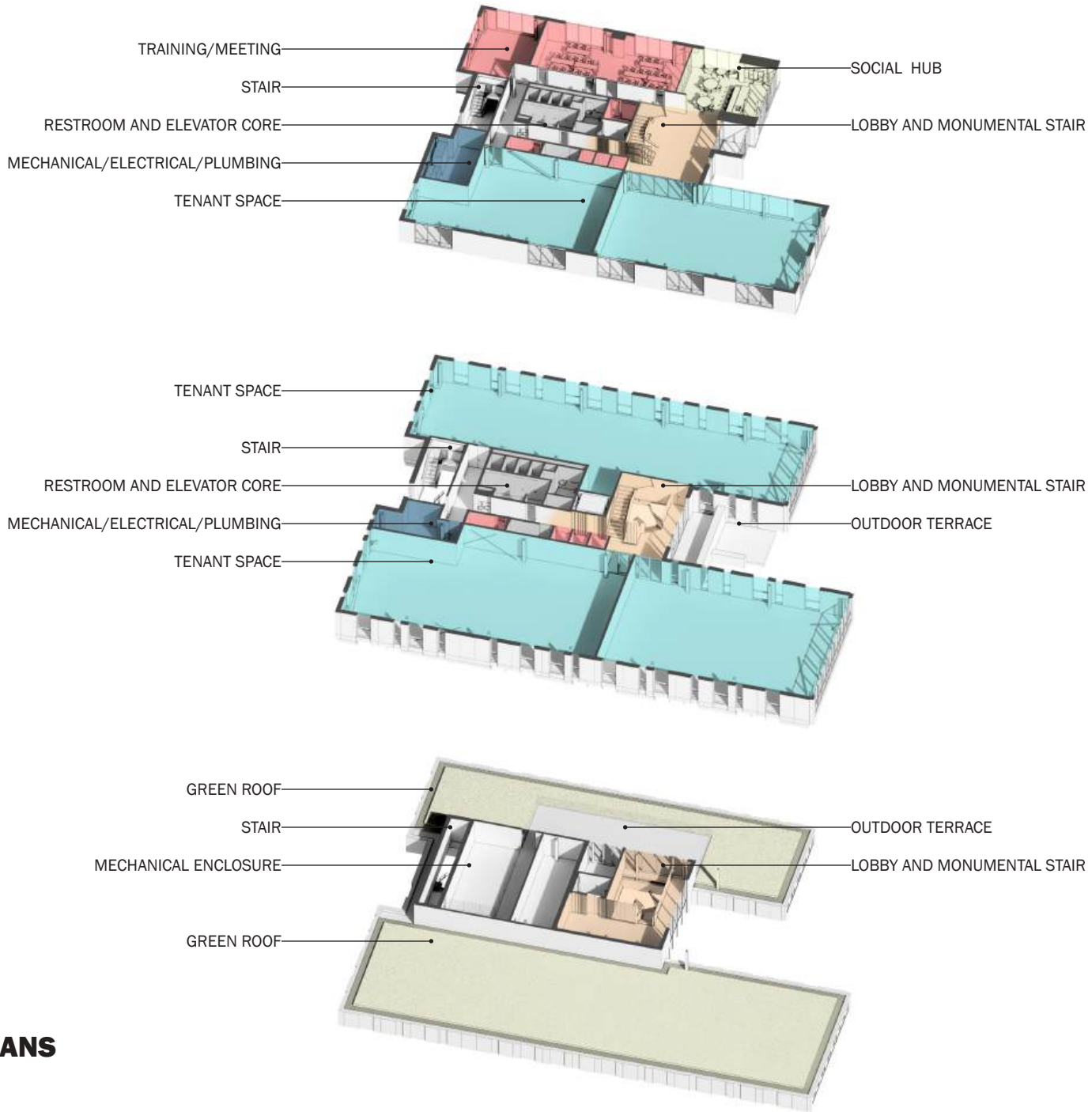




SITE PLAN

The site design for The Forge complements the use occurring within the building and acts as an extension of the space. A formal, paver entry plaza extends from the building's main door towards Madison Street on the east. Adjacent to the entry plaza, exterior bicycle parking and a bench service commuters and visitors to the building and **provide convenient access to nearby pedestrian and municipal bicycle facilities, including the B-Line trail, which serves as a primary pedestrian and cyclist thoroughfare connecting the north and south ends of the community.**

Immediately north of the main entry plaza, the building's social hub and café extends into the space in the form of an outdoor, paver patio that provides movable tables and chairs that allow users to socialize, work, and coordinate in small groups or on an individual basis. Overhead catenary lighting extends the use of the space into the evening and provides an ambiance that helps better define a dynamic, outdoor room. **Surrounding landscape plant material provides color, fragrance, and shade that is pleasurable to users and habitat for local fauna.**


TRAINING/MEETING
STAIR
RESTROOM AND ELEVATOR CORE
MECHANICAL/ELECTRICAL/PLUMBING
TENANT SPACE
SOCIAL HUB
LOBBY AND MONUMENTAL STAIR
TENANT SPACE
STAIR
RESTROOM AND ELEVATOR CORE
MECHANICAL/ELECTRICAL/PLUMBING
TENANT SPACE
LOBBY AND MONUMENTAL STAIR
OUTDOOR TERRACE
GREEN ROOF
STAIR
MECHANICAL ENCLOSURE
GREEN ROOF
OUTDOOR TERRACE
LOBBY AND MONUMENTAL STAIR

FLOOR PLANS

OPEN ENCLOSURE FOR MEP EQUIPMENT AND STAIR ACCESS

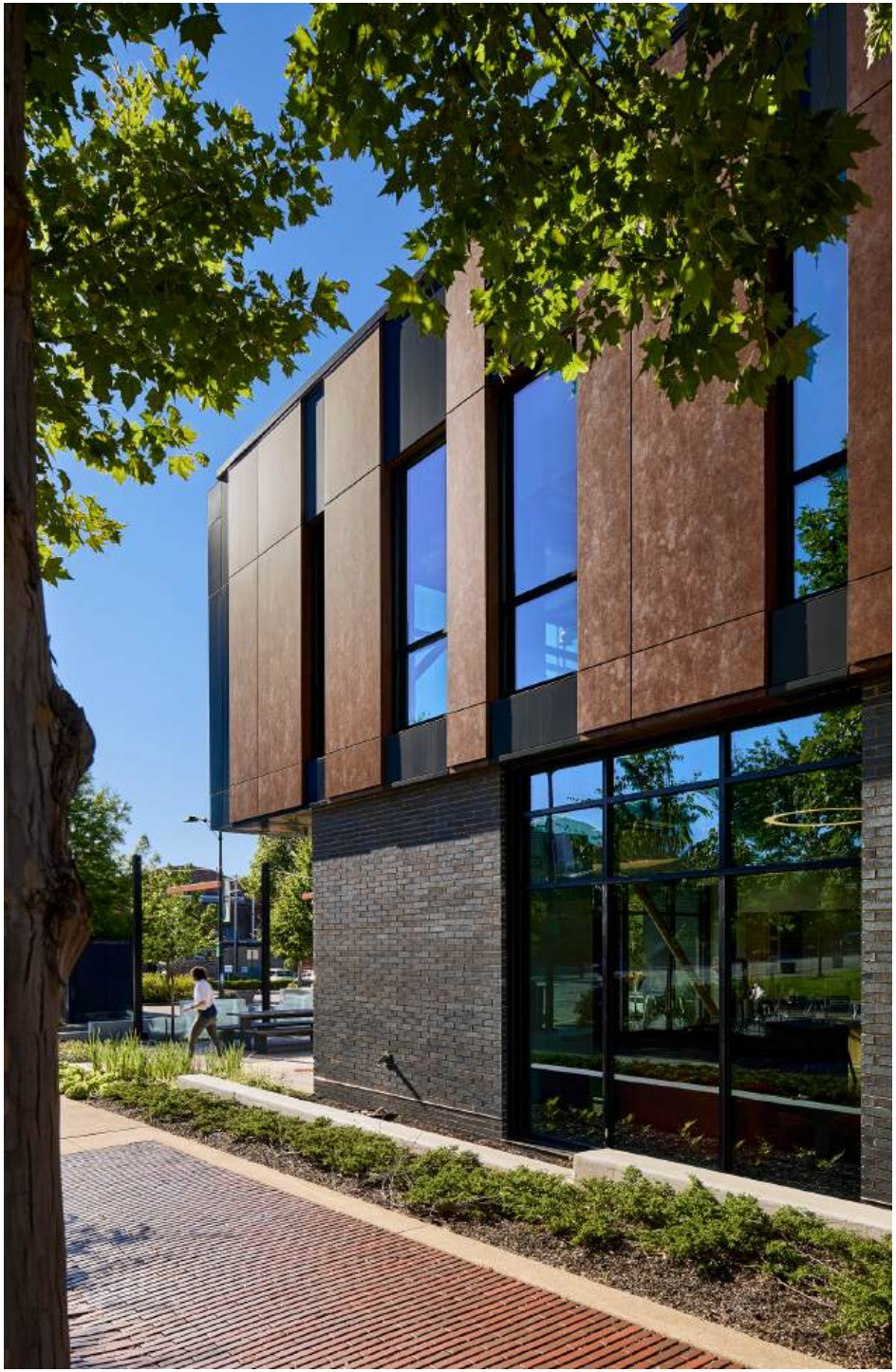
TRADES DISTRICT ORANGE FOR THE ACCENT AROUND THE RESTROOM AND ELEVATOR CORE



WOOD SLAT WALL AT THE ELEVATOR AND MONUMENTAL STAIR ENTRANCE

BUILDING SECTION



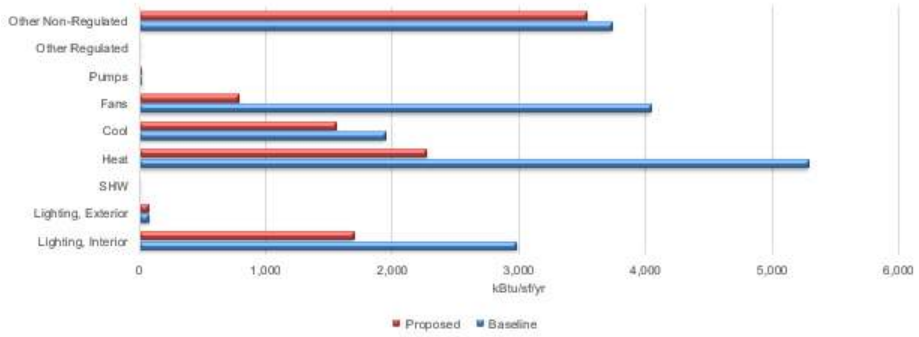


ARCHITECTURAL AESTHETIC AND MATERIALITY

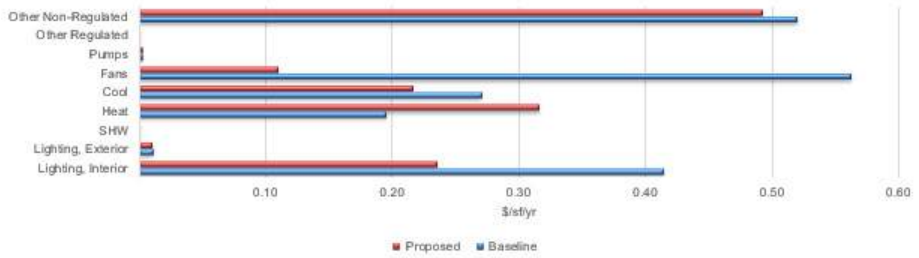
The materiality and overall architectural aesthetic were developed to create a timeless palette and expression that creates connections both with the industrial past and the technology-focused present and future, giving the building a sense of timelessness. **Natural materials like charcoal masonry and exposed steel representing a heavy timber wood structure help anchor the building with the historic buildings that neighbor the site.** The building showcases its steel frame both on the interior and exterior, providing warmth, beauty, and a connection to the crafting that was once done by the Showers Brothers Furniture Company on the site. Generous transparency is used along the east façade to provide ample natural light into the office spaces and create connections to the Entry Plaza and Madison Street to the interior office and atrium spaces. **The upper levels are clad with a Corten panel, charcoal metal, and smaller-opening skin that creates a dynamic rhythm and contemporary language to the north, west, and south facades.** Lastly, a photovoltaic array canopy is lifted above the building to create a celebrated piece of sustainable infrastructure that provides shade for the outdoor roof terraces and a strong aesthetic piece to the building.



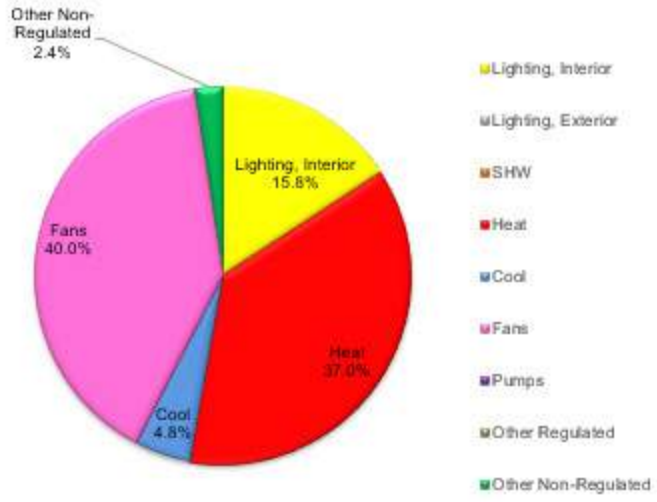
BASELINE VS. PROPOSED SITE EUI



BASELINE VS. PROPOSED COST INTENSITY



% ENERGY SAVINGS (SITE EUI)



SITE CONSTRAINTS AND STORMWATER MANAGEMENT

Due to historic railroad activity, soil contamination from coal ash and cinders was documented on the site. The site grading was designed to elevate the building as much as possible to avoid excavating contaminated soils, while maintaining accessibility. However, a significant amount of material was exported from the site and disposed of at an approved waste handling facility. Green roofs, permeable site surfaces and a 2,800 CF underground storm detention system under the outdoor plaza are designed to minimize stormwater run-off and impacts. **The green roofs and permeable site surfaces account for approximately 50% of the site area, which will allow the 2,800 CF volume to be more than adequate for the 15,640 SF site.** This stormwater detention system was the first innovative water detention system of its kind in the City of Bloomington.

DESIGNING FOR ENERGY AND WELL-BEING

The building design, components, and systems **focus on minimizing the negative environmental impacts of the building, while at the same time developing a space that supports human health and well-being.** Exterior workspaces both at grade and on roof terraces provide opportunities for respite and fresh air. Window openings throughout the building provide connections to the outdoors and bring natural daylight into the work environment, minimizing the electrical energy needed for lighting during daytime hours and creating a sense of energy in the spaces. **The steel structural system and minimal/ exposed interior systems minimize the need for interior finishes and help reduce the carbon footprint of the building.** Lastly, a 2,500 SF photovoltaic array canopy on top of the building utilizes PV's already owned by the city to **create a piece of architecture that celebrates sustainable technology and provides a source of renewable energy to the building.**

CITY OF BLOOMINGTON GREEN BUILDING PROGRAM

The City of Bloomington's Green Building Program requires that all new construction City buildings be designed, contracted, and built to achieve, at minimum, the U.S. Green Building Council's LEED Silver level of certification. By comparison, compared to the 90.1-20216 App G baseline, The Forge's building design results in **3.4% cost savings** and **6.6% greenhouse gas savings.** The Forge at the Trades District is on track to receive a minimum **LEED Silver level of certification.**






Bloom
THE FORGE

WELCOMING

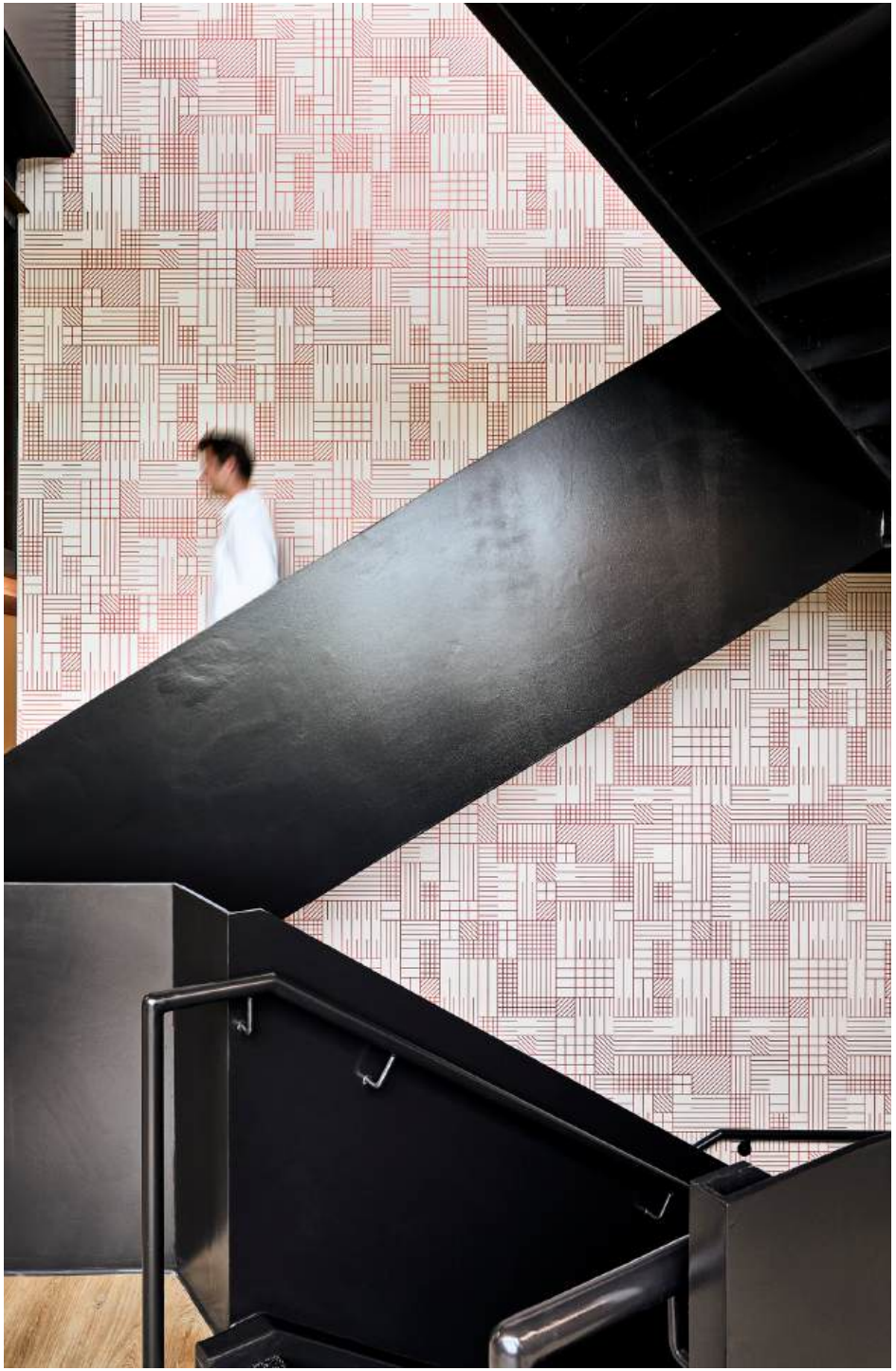
Interior design and architecture are all about human experiences and empowerment. With the use of natural materials, transparency, daylight, and a “social core” atrium, The Forge creates an inviting home for tech companies and community members alike. This fusion of technology and nature surrounds Bloomington and the quickly evolving Trades District to inspire innovation and, in return, attract jobs.

DESIGN INTEGRITY

Create an architecture that is timeless – developing a material palette that is both forward-thinking and reflective of the existing historic context of the Trades District.

INSPIRE

Creating a variety of dimensional and dynamic spaces that will give the building a sense of energy, passion, and community. It is a space that brings out the best in all who enter, freeing them from limitations.




SUMMIT

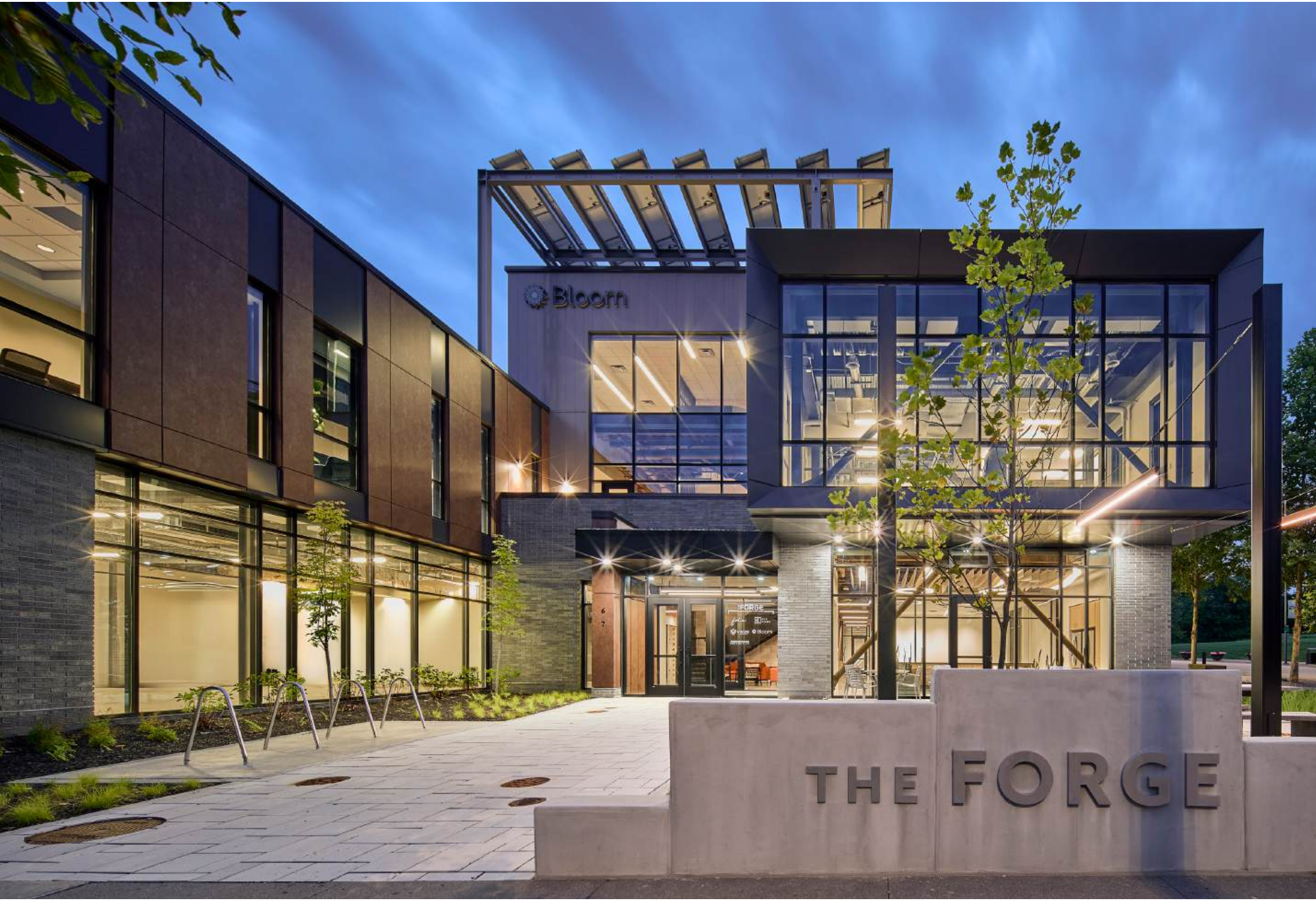









THE FORGE


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