

Downtown Lofts

Implementation of a Demonstration Project for the Livability of Downtwn Loft Construction

EXISTING CONDITION



PROPOSED
Lofts at this location will serve as an example for similar developments in the future.

Project Description

PROJECT VISION

With Stellar investments, downtown living will be more viable than it has been for 50 years. This project will take advantage of this opportunity and construct residences in one or more downtown buildings.

A target site has been identified in the same block as the proposed Opera House project. The owner of the building has publicly announced their intent to donate the building to the Delphi Preservation Society. The property is within 1/2 block of the courthouse square, across the street from downtown's most popular restaurant, and 1/2 block of a downtown grocery store.

Up to eight loft apartments are possible at this location. During early planning of the project, the community will coordinate with adjacent property owners to determine if a greater opportunity exists to share a joint elevator and parking to create an even larger hub for downtown residential living.

PROJECT READINESS

The target site is in the process of being donated to the Delphi Preservation Society, and they have agreed to be the developer for this project. Planning and design can begin immediately upon project award. However, construction will not be completed until year 3 when upgraded water mains and dedicated parking will be available to support housing.

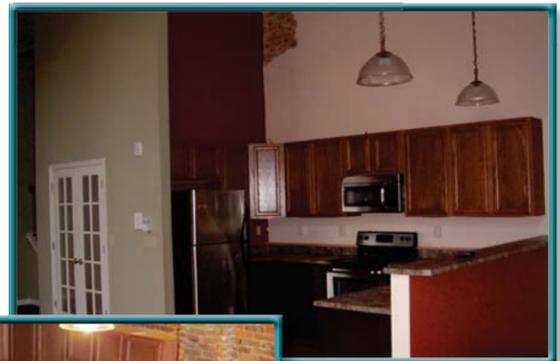
PROJECT BUDGET

\$1.0 million

PROJECT SCHEDULE

2012: Complete procurement and grant application.
2013: Design
2014: Construction

LOFT INTERIOR EXAMPLES



LOCATION MAP



DELPHI
STORIED PAST... STELLAR FUTURE



HWC
ENGINEERING



synthesis
ARCHITECTURAL DESIGN
SOLUTIONS