

80 ON THE COMMONS

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MIXED-USE ARCHITECTURAL

Owner
Starwood Capital Group
Miami, FL

PCI-Certified Precast Concrete Producer
High Concrete Group
Springboro, OH

Architect
NBBJ Architecture
Columbus, OH

Engineer of Record
Korda Engineering
Columbus, OH

Construction Manager
Daimler Group
Columbus, OH

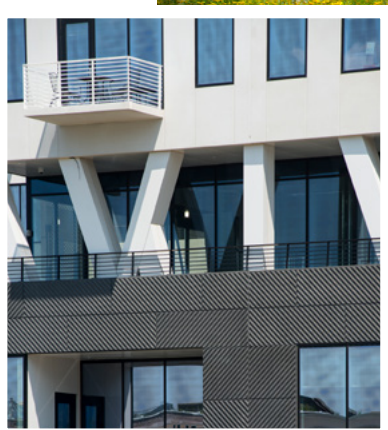
Erector
Columbus Steel Erectors
Columbus, OH

Project Cost
\$60 million

Project Size
390,000 ft²

Precast Cost
\$3.7 million

Precast Size
85,000 ft²



Above: View from rear park behind 80 on the Commons multi-use building, Columbus, OH. Left: Detail aesthetic of the form liner pattern, contrast of color selections, and an example of a cantilevered balcony.

Key Project Attributes

- Strategic scheduling and intricate coordination with the frame construction combined with arrival of the precast panels created a seamless and speedy erection.
- Creating a consistent but varied visual pattern to add aesthetic appeal was complex, and accomplished by the form liner being rotated in the mold.
- Unique structurally advanced cantilever balconies that have structural steel tubes that project from the precast concrete into the steel structure floor frame.

Playing with Appearances

The playful yet sophisticated use of a herringbone pattern results in a stand out, bold style that NBBJ wanted to capture on this civic asset in the city's central open space.

Continuing in the style of the black façade on the top eleven stories, the white panels at ground level begin with linear lines at the top and they gradually fade to a smooth finish. The transition from a smooth finish to a heavily textured panel gives the ground level a clean ordered look in contrast to the beauty of the organized chaos above. The white mix was used as the deep contrast is captured throughout the façade, from the balconies to the back of the building's recessed design, were all achieved using precast concrete.

Scattered among the levels are cantilever balcony decks protruding straight out from the buildings structure. No support brackets or elements are needed for these precast slabs due to the design, therefore providing the visual of a floating deck. The significant contrast of the two colors help deliver the architects design intent.

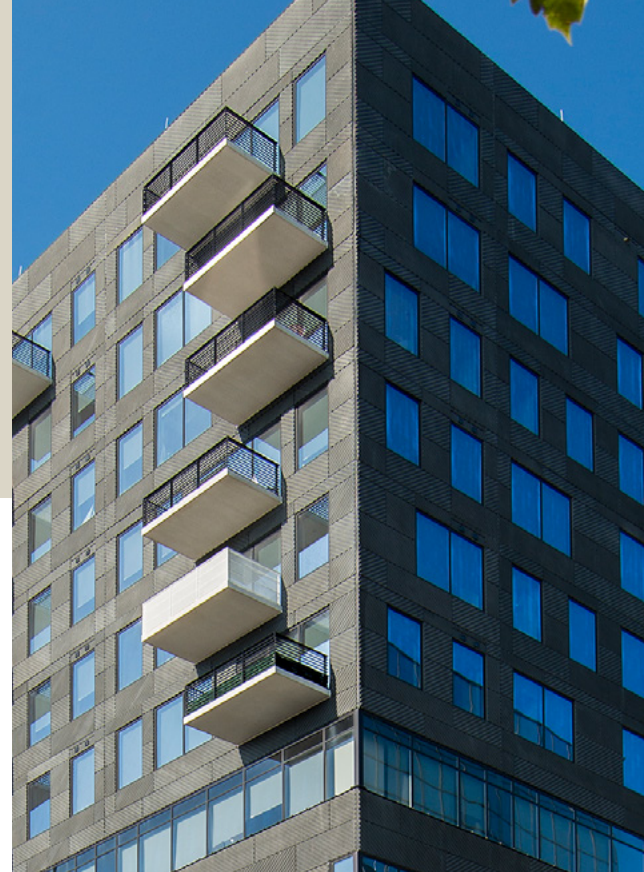
The result of the refined material palette and texture of the pattern used is one of the unique features of the building. The custom form work makes the surface appear as if it is changing throughout the day due to the shadow with the sun. Depending on the angle, the layout gives off an impression where sections appear as different shades of a black concrete mix, when in fact, it's not.

Piece by Piece

Vetting through potential options, precast came out on top because it was able to find the balance of quality and cost. Precast concrete provided the safety and the ease of erection for installation that other options could not provide. As a key characteristic, durability of the precast panels was met to increase the structural and aesthetic longevity of the building.

Correlating to the construction for the frame to the façade each rotated in step process. Due to the location, the assembly needed to alternate from the architectural cladding installation to the steel structure construction.

This one-of-a-kind architectural cladding that occupies the 'L' shaped site, covering a large portion of the city block. The architectural design creates a firm distinction between residential and office space. On the rear side of the building, it captures rooftop amenity space which is shared by tenants overlooking the commons. Coupled with an outward facing disposition, the building plays a significant role in the urban life on the park due to the exterior spaces created.



"PRECAST WAS AN AMAZING BALANCE OF DURABILITY, COST EFFECTIVENESS AND DESIGN AESTHETIC THAT THE PROJECT NEEDED."

*– Brian Miller,
Sr. VP of Construction Services, Daimler Group*