

# East 280, LLC Plaza 803

Final Design Rendering



Local developer East 280, LLC approached SOA to design a six story, mixed-use building on a narrow parcel of property situated between the Boone County Courthouse and historic downtown structures on Walnut Street. The client’s goal was to create an attractive, contextually appropriate, commercial office building which allowed for tenant finish out.

The building’s ground floor is designed to accommodate an office, retail space or small restaurant. The second through fifth floors are intended for business offices. The sixth floor, or “penthouse,” has an outdoor deck ideal for a restaurant or gathering space. The design also includes a basement with a small leasable area and mechanical spaces that serve the entire building.

The site presented a number of challenges. The location of new building footings was limited so as not to disturb the adjacent century-old building. On the north facade, the code-required fire separation distance from the alley restricted the size of window and door openings. The west side of the property, abutting the Courthouse Plaza, created an opportunity for a grand building entrance and a unique potential to cantilever the structure over the property line on the upper stories to increase leasable area. In order to gain the County Commission’s approval for such building features, SOA facilitated meetings with the Commission, prepared renderings, and conducted a shade study showing how the new building would affect the Courthouse’s greenspace. In the end, the Commission granted the requested easements and felt that the new building could enhance and further enliven the public space.

Various building heights, facades, and structural systems were studied until the project was able to arrive at design that balanced office spaces of a leasable size, construction costs within the client’s budget and aesthetics appropriate for the historic context.



## LOCATION

Columbia, Missouri

## DESCRIPTION

37,550 sf mixed-use shell building

## COMPLETION DATE

Est. Summer 2018

## CONTRACTOR REFERENCE

Professional Contractors & Engineers - Craig Simon  
573-442-1113

Preliminary Shade Study  
May 1, 1:00 p.m.



View From West



Preliminary Design Rendering