



## CHALLENGE

VALUE CITY FURNITURE NEEDED A NEW STORE LOCATION THAT CONNECTED WITH CUSTOMERS AND BROUGHT THEIR BRAND TO THE NEXT LEVEL.

## SERVICES

- Project Management
- Architectural Services
- Fire Protection Engineering
- M/E/P Engineering
- Permitting
- Site Civil Design

## VALUE CITY FURNITURE

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In 2005, ms consultants started providing full service architecture and engineering services to Value City Furniture, the Schottenstein Stores Corporation's original and largest furniture chain.

ms has established a strong business partnership with the parent company, American Signature, Inc., providing services that include space planning, architectural design, building systems engineering, site-civil design and permitting to more than 80 projects.

## POLARIS FASHION PLACE

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This project consisted of a new, 37,500 square foot furniture store on 3.38 acres of green field at the perimeter of Polaris Fashion Place. The project was

permitted through the City of Columbus One-Stop Shop, with required storm water management and sanitary sewer plans, or CC plans. Permitting included

sanitary CC plans for a sanitary main removal, storm CC plans for the on-site collection and detention system, roadway plans for new curb cut access, and site compliance plans.

The Value City Furniture chain currently operates stores in 98 locations throughout 16 states, and provides quality home furnishings at affordable prices..

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## CONCEPT EVOLUTION

ms consultants worked in tandem with the Value City Furniture Construction Department and Store Planning Department to develop the building floor plan, size and building form.

Exterior elevations were developed by utilizing an aesthetic that had been previously developed by Value City Furniture Store Planning. This version is unique to the Value City Furniture brand.

The exterior was a locally-produced, concrete, insulated panel. The vast amount of glass at the entrance facade showcases the furniture and allows daylight to stream into the retail space. The natural light renders colors more realistically.

For the first time, a Value City Furniture store features vertical green walls. These walls allow vegetation to grow up the façade.