



## ONE UPTOWN ON THE CIRCLE

MIXED-USE DEVELOPMENT

**CLIENT** Tartan Realty and the Town of Normal | **LOCATION** Normal, Illinois | **SIZE** 79,000 sf | **SUSTAINABILITY** LEED Silver

### PROJECT SCOPE

As part of the Uptown Normal Renewal Plan, Eckenhoff Saunders partnered with Tartan Development to design One Uptown on the Circle, a five-story mixed-use building in the heart of Normal's revitalized downtown. The project represents the second phase of a larger development initiative following the successful completion of the adjacent Hyatt Place hotel, also designed by Eckenhoff Saunders.

The 79,000-sf building brings together residential, commercial, and civic uses within a single development. Program elements include 21 luxury apartment residences, ground-floor restaurant space, second-floor offices for the Town of Normal, and a 21-space below-grade parking garage. The municipal offices accommodate approximately 25 employees and serve the Planning and Inspections, Zoning, Traffic, and Engineering departments.

Eckenhoff Saunders provided architectural and interior design services for the residential, office, and common areas. The office interiors feature an urban-industrial aesthetic with custom graphic elements inspired by a map of Normal, reinforcing the community's identity throughout the workplace environment.

Three luxury penthouse residences occupy the upper level, each organized around private rooftop terraces overlooking Uptown Circle. A distinctive curved exterior wall responds to the geometry of the surrounding streetscape, creating a visual connection to neighboring developments while helping define a vibrant, pedestrian-oriented downtown district.