

PORTFOLIO I: PROGRAMMING

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IDSN 3202

HISTORY IN WORKPLACE DESIGN

Taylorism and the Open Plan Office



1904

- Rows of desks
- Located in encircling offices
- Sought to maximize industrial efficiency

Bürolandschaft



1960

- Desks and teams grouped together
- Organic circulation patterns
- Irregular geometry

Office Design Today



- Takes inspiration from the home
- Comfort and well-being of staff
- Biophilic
- Co-working
- Shared spaces

The Cubicle Farm

1980



- Office cubicles
- Modular walls
- Increased focus on profitability

The Digital Workplace

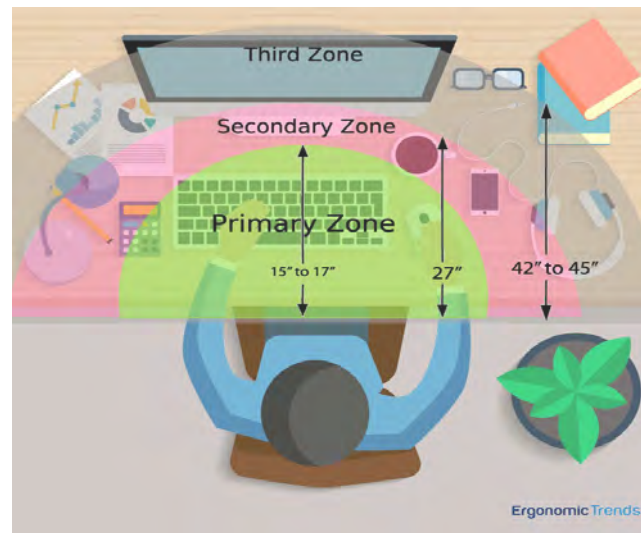
1994



- Focus on employee well-being
- Emphasis on natural light and big windows
- New technologies freed-up space in the office

ERGONOMICS

- Assume the right posture
- Choose the right chair
- Adjust your desk height
- Position your monitor properly
- Pick the correct keyboard and mouse



- Organize your workstations into zones
- Adjust your lifestyle
 - Diet
 - Exercise
 - Work environment
 - Mindfulness & Stress reduction

TRENDS IN WORKPLACE DESIGN

COLLABORATION

- Driven by technology
 - Bigger or multiple screens
 - Video conferencing



- Virtual collaboration
 - Open areas
 - Glass walls
 - Huddle rooms
 - Furniture inspired by home

PERFORMANCE

- Employees can pick their seat by what they're working on that day
- Orient themselves based on wanting interaction or privacy
- Focus easily with less clutter
- Creative juices flow when employees can move around in a space that best suits them
- Increases connection with other employees which increases performance and satisfaction
- Office designs stimulate growth



STAKEHOLDER PROFILE

CLIENT: Real Estate Entrepreneur

OWNER: Forest City Commercial Group

USER: Co-working Tenants



WANTS:

- Comfortable seating
- Manageable daylight
- User-friendly office equipment
- Technology



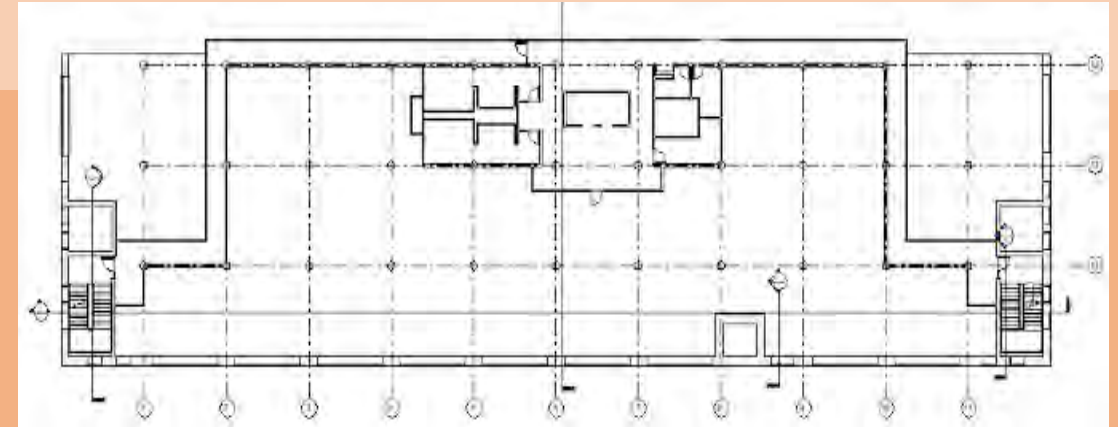
NEEDS:

- 10,087 square feet
- Collaborative Spaces
 - Meeting spaces - Intimate
 - Conference spaces
- Individual workspaces
- Break zones
 - Lunch
 - Relaxation



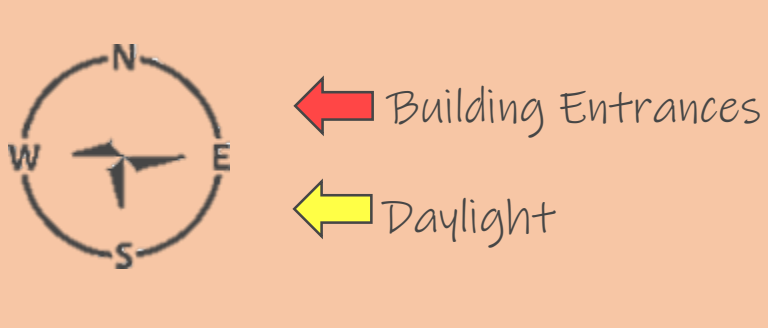
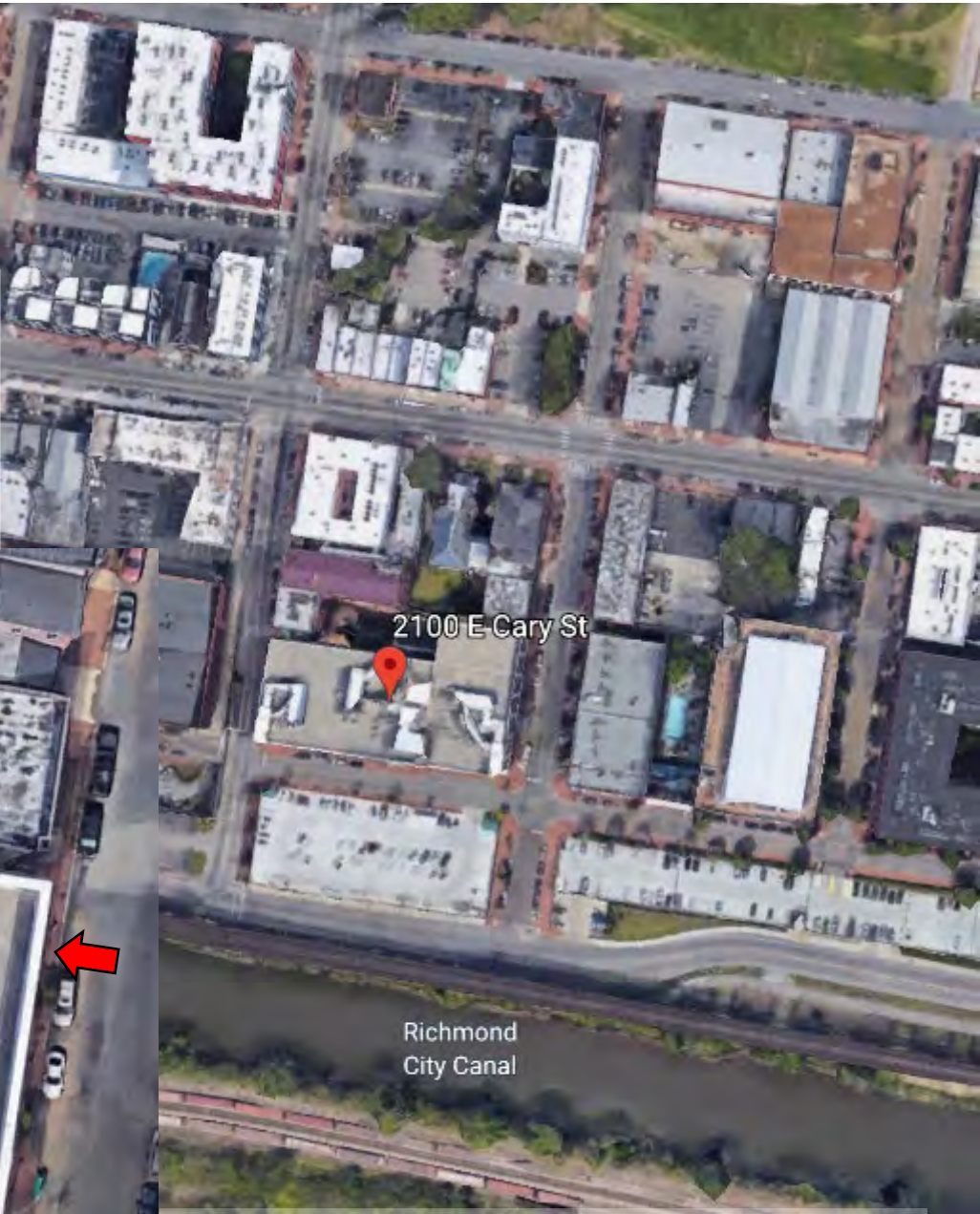
SITE PROFILE

- The Edgeworth building sits on Tobacco Row at 2100 E. Cary St. in Richmond VA.
- Built in 1923 as a tobacco warehouse on the banks of the James River
- The buildings main entrance faces south toward the James River and the railroad tracks.
- The building is mainly concrete construction with large windows on all sides.



- The area is lively with young professionals as residents and workers, the downtown district of Richmond is only a 15-minute walk from the building
- To the left is the Virginia Holocaust Museum and loft apartment complexes
- To the right is more apartment buildings and the surrounding neighborhood has various eateries and breweries.
- Useable SF approx. 10,087 SF

SITE ANALYSIS



NORTH SIDE VIEW



EAST SIDE VIEW



SOUTH SIDE VIEW



WEST SIDE VIEW

CONCEPT & INSPIRATION

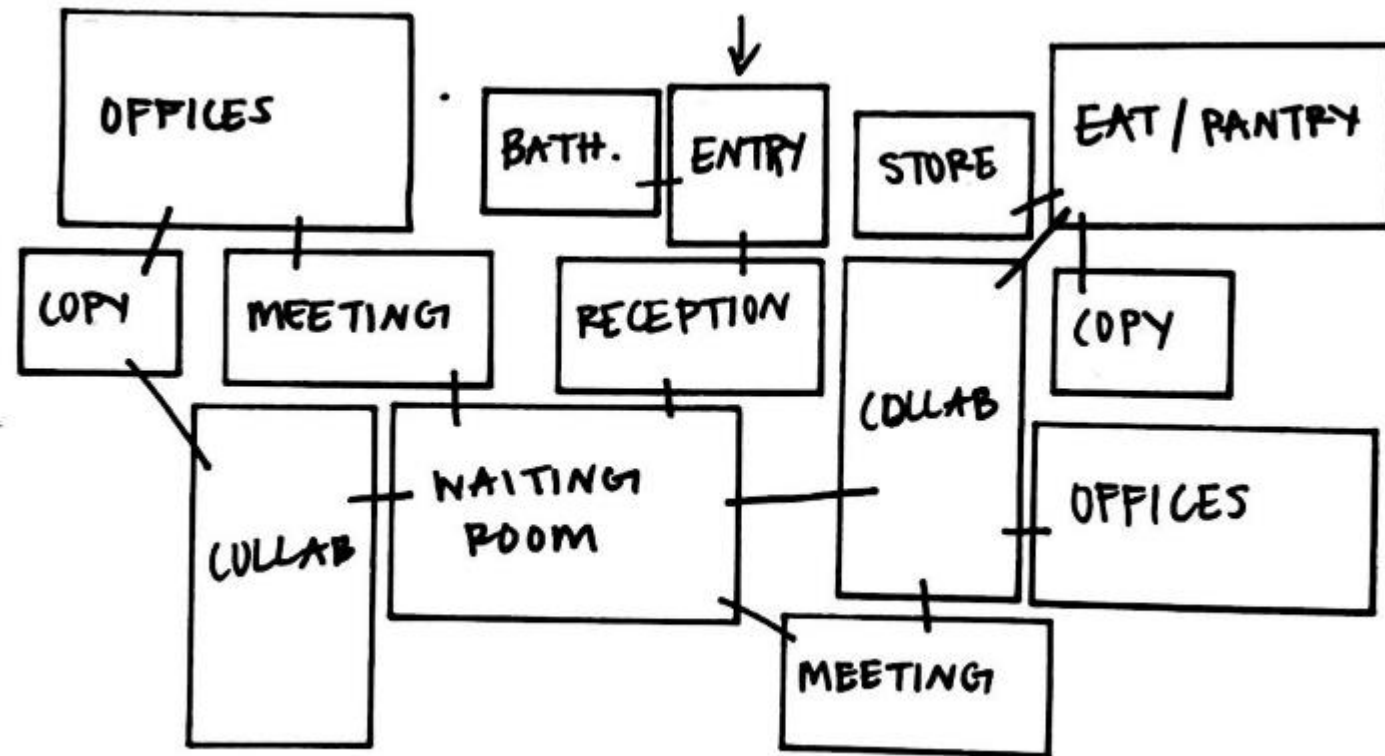
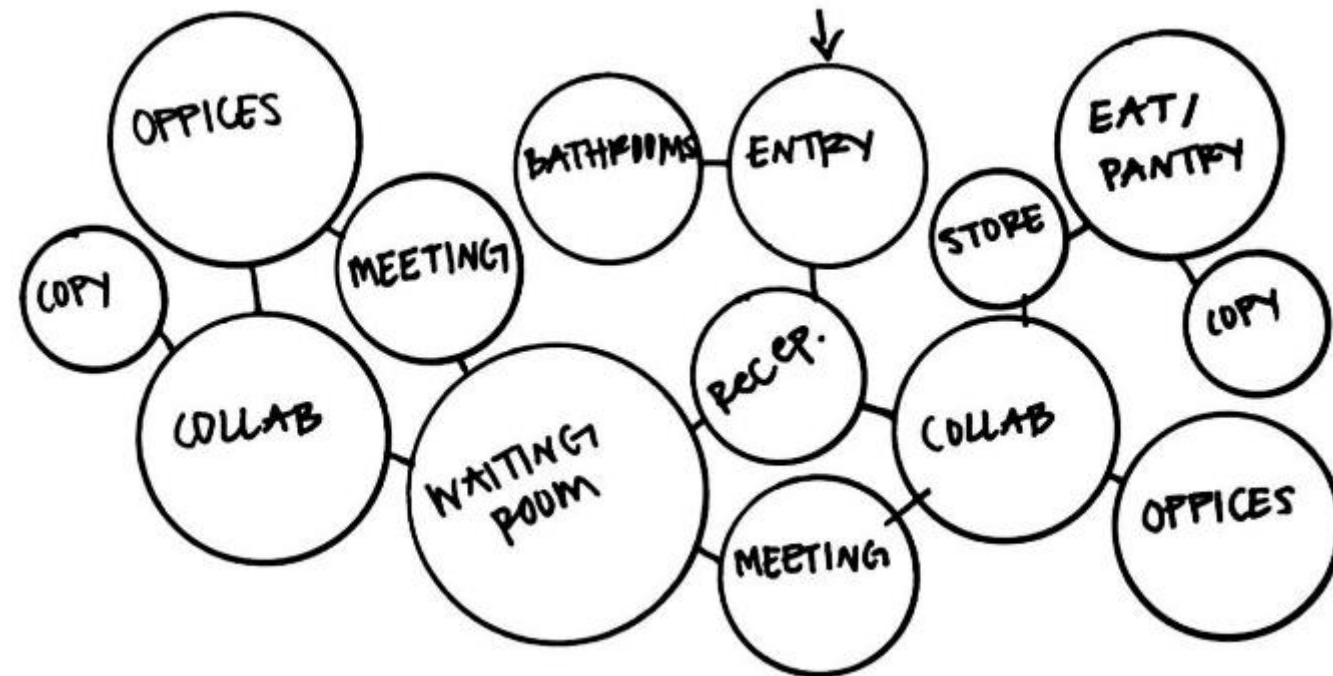
- Security and privacy while promoting connectivity and collaboration
- Free-address work style
- Flexible sub-spaces
- Natural and Industrial elements to represent Richmond

balance.



CLIENT WORKFLOW & PLANNING

OPTION 1

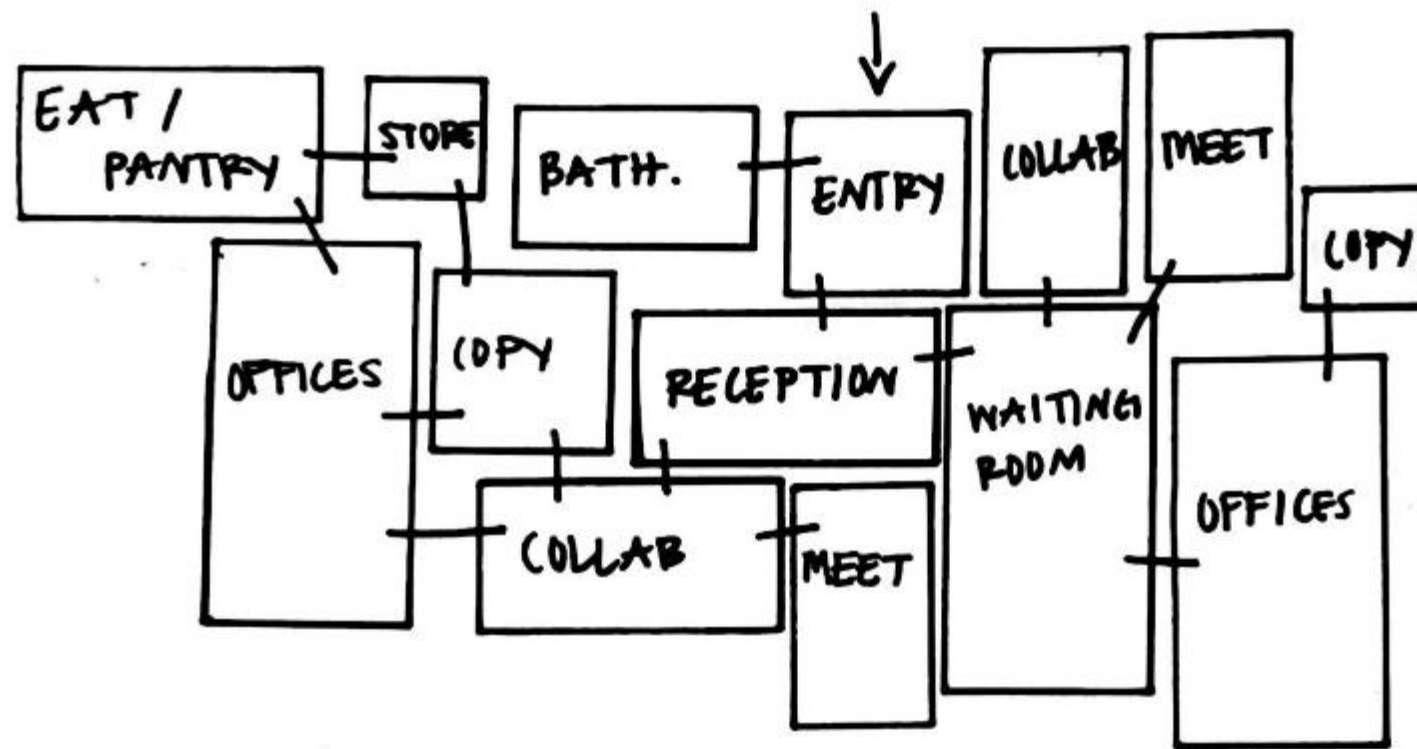
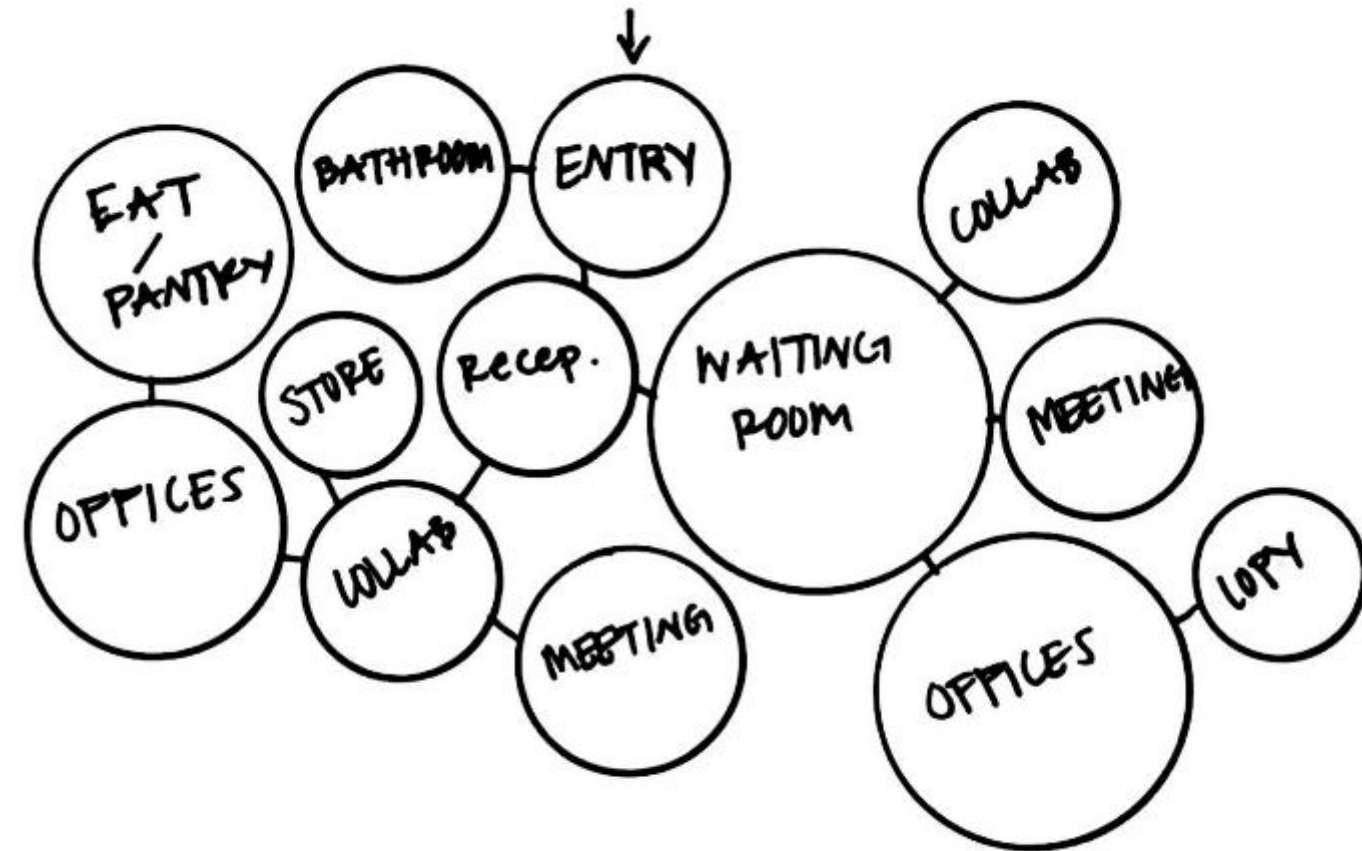


BUBBLE DIAGRAM

BLOCK DIAGRAM

CLIENT WORKFLOW & PLANNING

OPTION 2

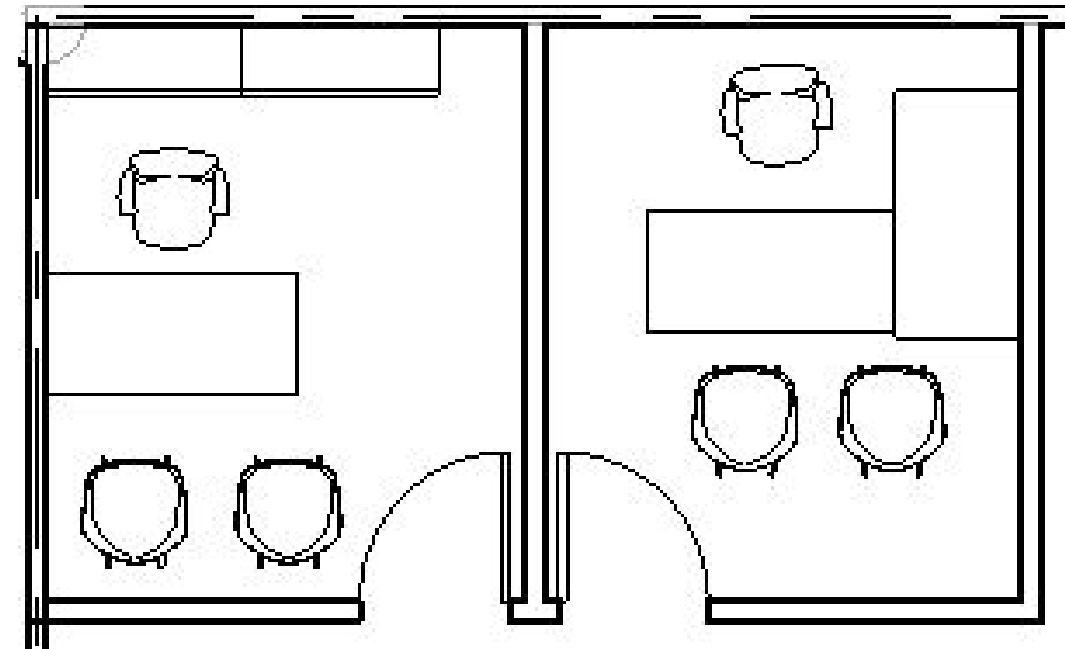


BUBBLE DIAGRAM

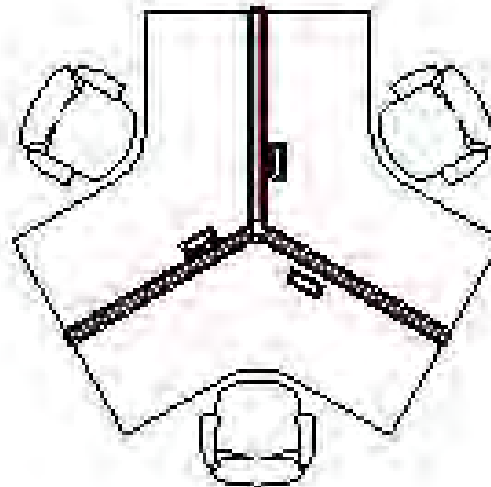
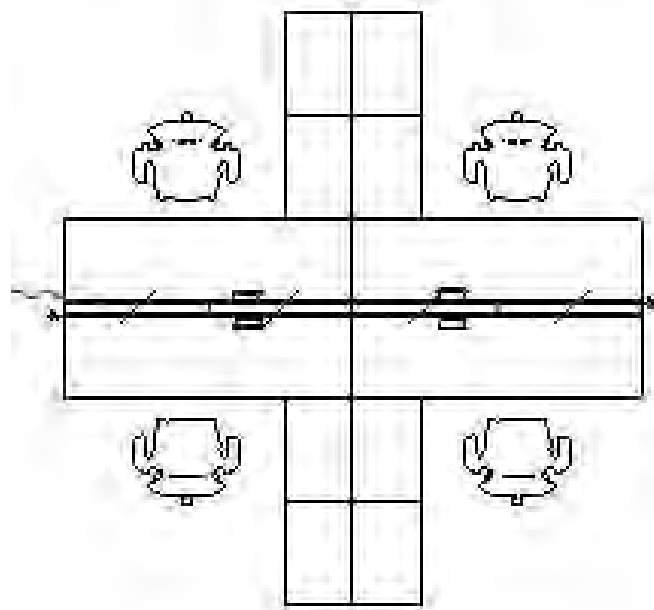
BLOCK DIAGRAM

CLIENT WORKFLOW & PLANNING

OPTION 1



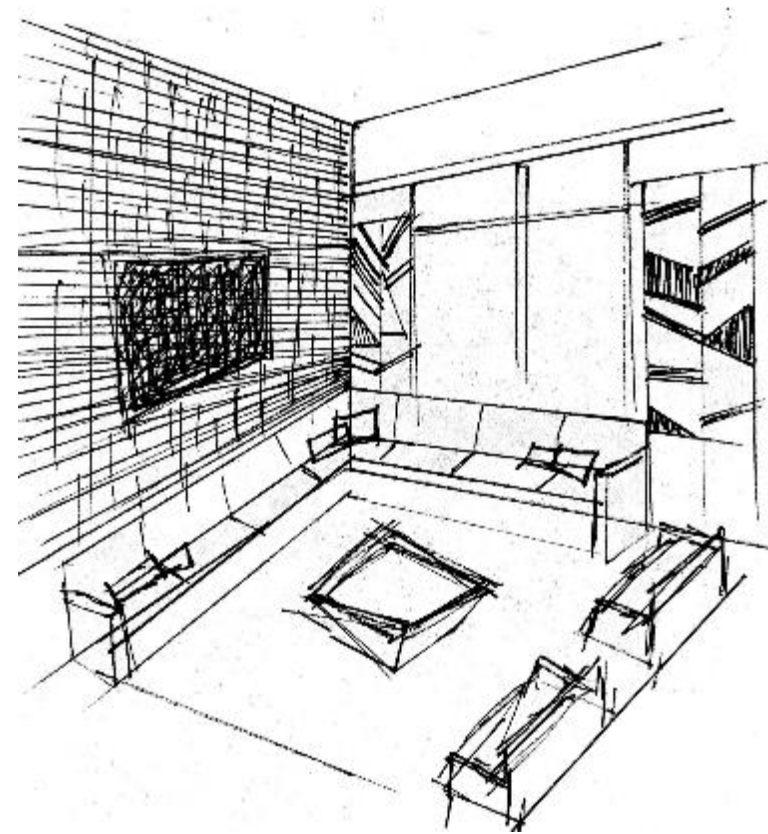
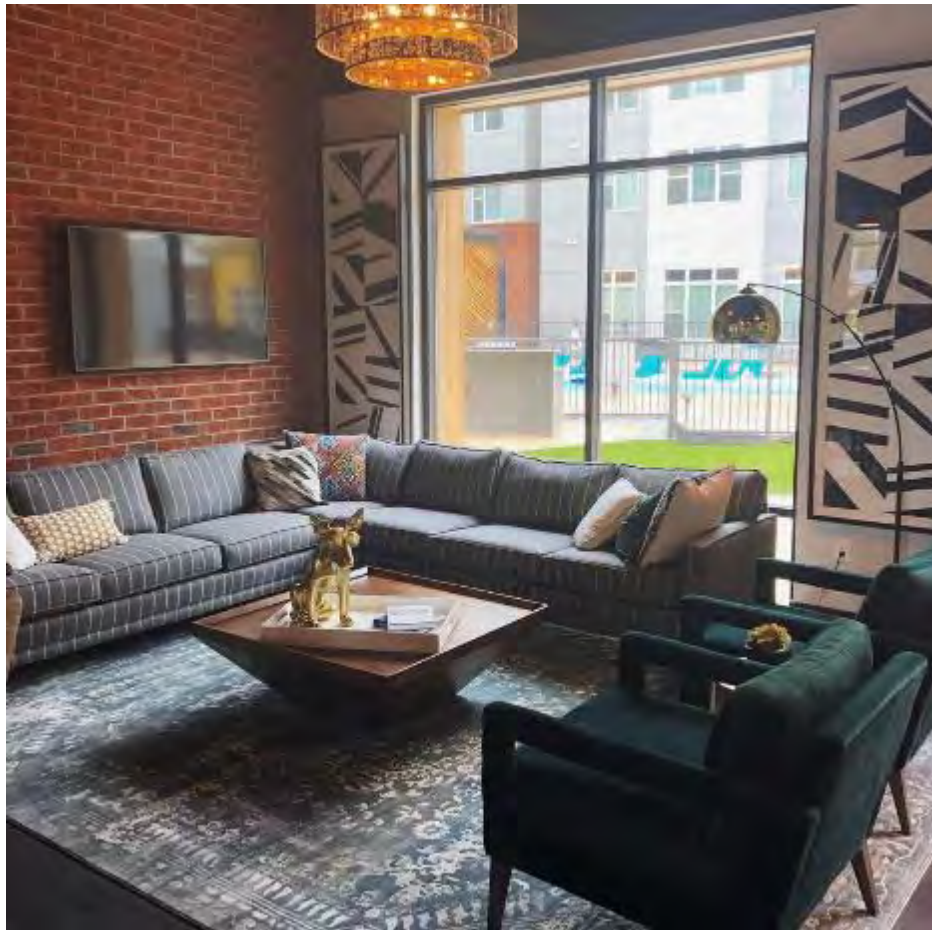
PRIVATE OFFICE
OPTIONS



WORKSTATIONS
OPTIONS

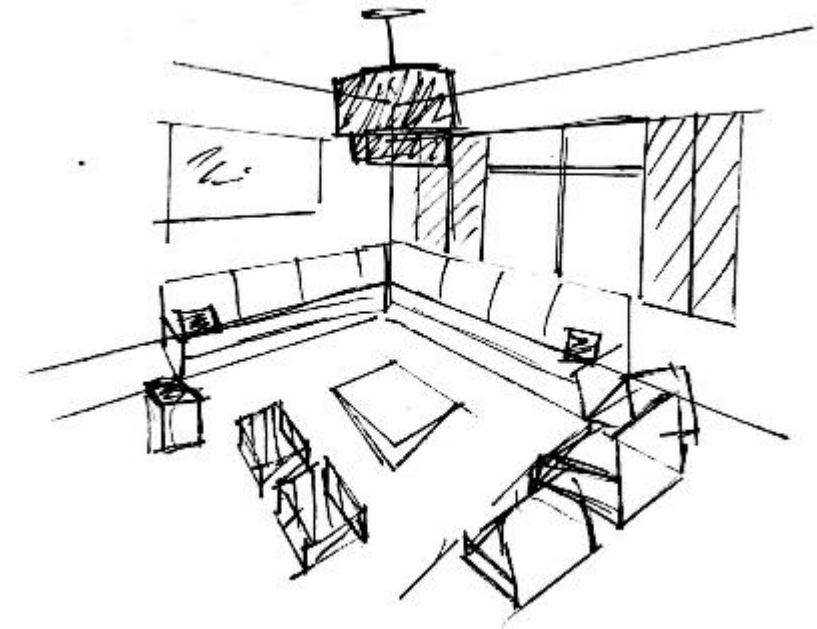
ACTIVITY SPACE STUDIES

SOCIALIZING

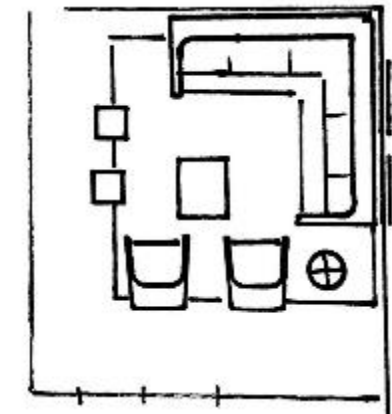
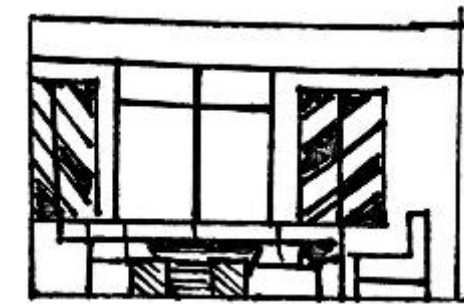


- Location in the center of all activities (pool, games)
- Different seating options
- Bold colors and patterns for starting conversation
- Accent, task, natural and ambient lighting options

- Add 2 poofs for more seating
- Add end/task tables to do work

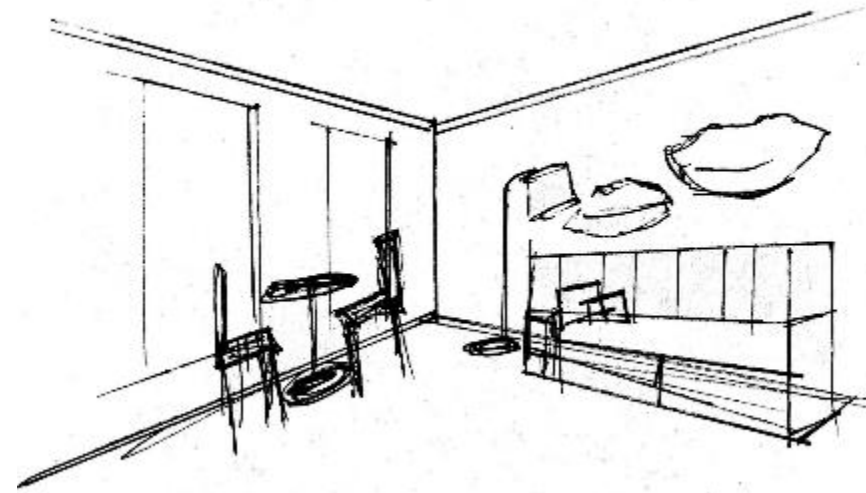


FLOOR PLAN & SECTION



ACTIVITY SPACE STUDIES

SKETCHING

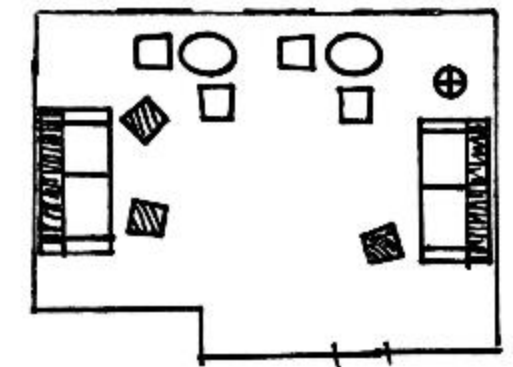
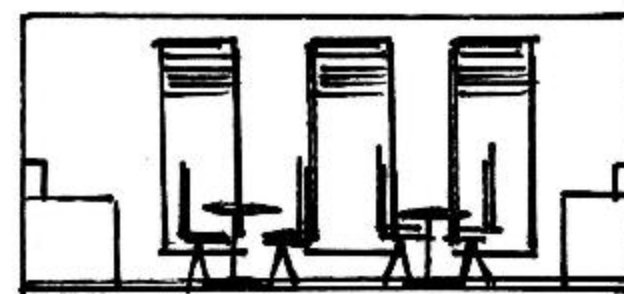


- Blinds for sunset/rise
- 4 top table
- Mirrored furniture plan



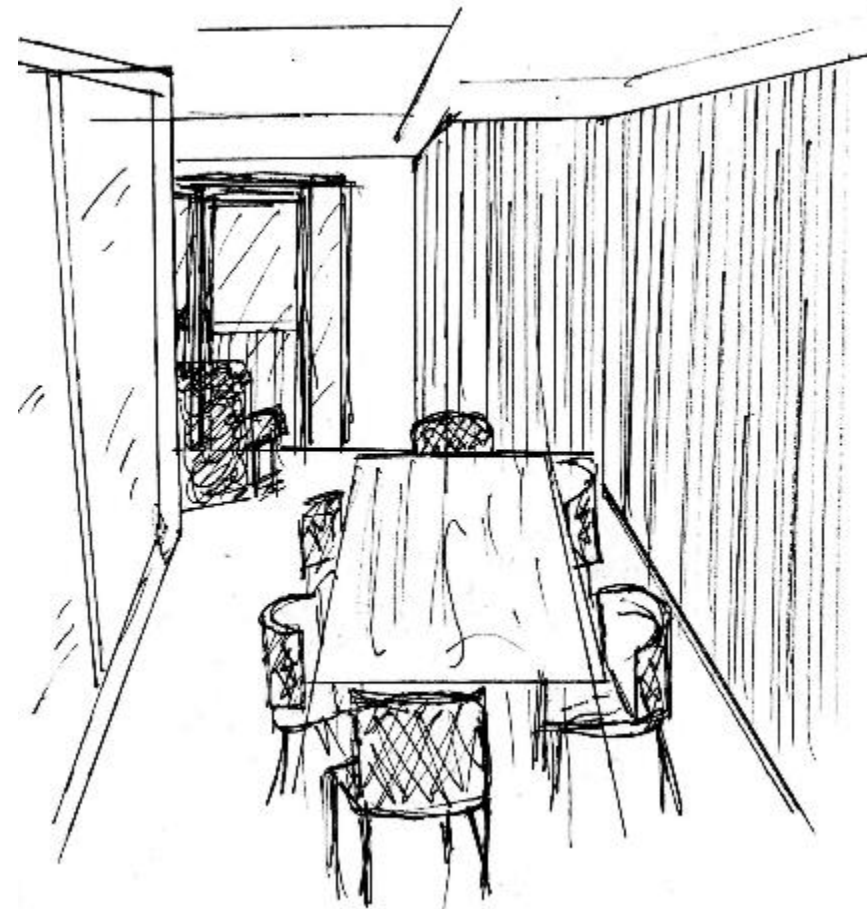
- Lots of natural light
- Task and ambient lighting
- Sofas are designed to keep you from slouching
- Different kinds of seating depending on your interest
- End/Task tables to do work on the sofas

FLOOR PLAN & SECTION



ACTIVITY SPACE STUDIES

INTENSE FOCUS
WORK



- Add a chandelier to give this room multiple use
- Add switch frosted glass for privacy



FLOOR PLAN &
SECTION

- Ambient lighting and dark colors set the mood to get the work done
- Great table space and cozy room size
- Different seating options

