
PORTFOLIO ONE

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Taylorism and the Open Plan Office

1904



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

HISTORY IN WORKPLACE DESIGN

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

Bürolandschaft

1960



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

Research



Collaboration

- Collaboration areas are a necessity
 - Now in open areas
 - Aren't restricted to closed off meeting areas
 - Glass walls
 - Smaller rooms with only about 6 chairs
 - More focused
- Driven by technology
 - Bigger or multiple screens
 - Webcams, microphones, and speakers
 - Video conferencing- technology that allows people to virtually meet/collaborate from anywhere
- Huddle rooms
 - Trend name of the new



collaboration rooms

- Smaller rooms that allow people to gather quicker and easier
- Instead of big conference rooms, designers are putting in a bunch of smaller huddle rooms
- Couches, pillows, and comfortable seating

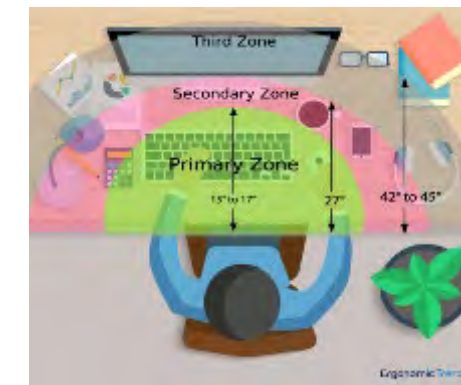
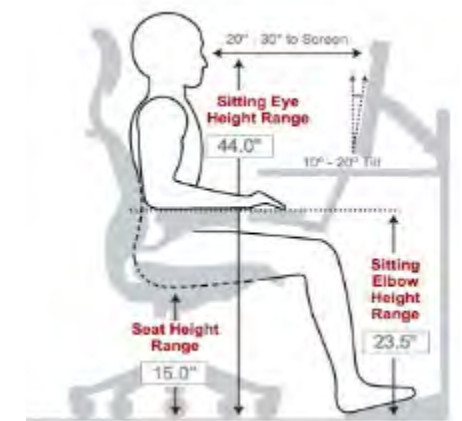
Performance in Open Unassigned Workspaces

- Employees can pick where they want to sit, and they can move when they need to
- Orient themselves based on whether they want to have interaction or be in a private uninterrupted space
- Focus more easily with less clutter
- Creative juices flow when employees can move around to a space that best suits them to work in
- Workers see different people throughout the space that they may not normally see in closed off workspaces
- Increases connection with other employees which increases performance and overall job satisfaction
- Office designs stimulate growth and organization of employees not just packing as much of them in as possible



Ergonomics

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



- Organize workstation into zones
- Adjust your lifestyle
 - diet
 - Exercise
 - Work environment
 - Mindfulness & stress reduction

Background

STAKEHOLDER PROFILE

Client: Real Estate Entrepreneur

Owner: Forest City Commercial Group

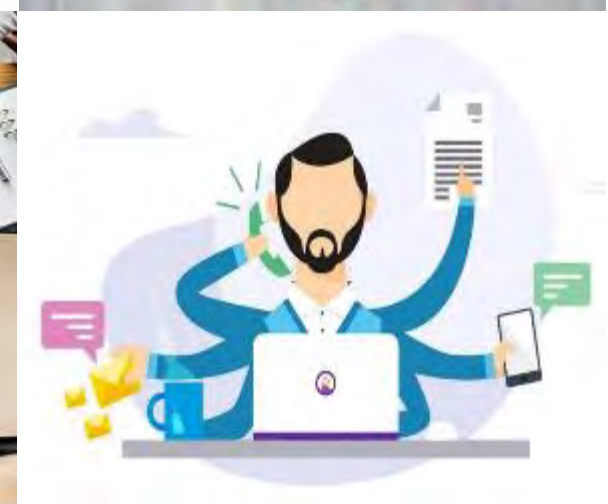
User: Co-working Tenants

WANTS:

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

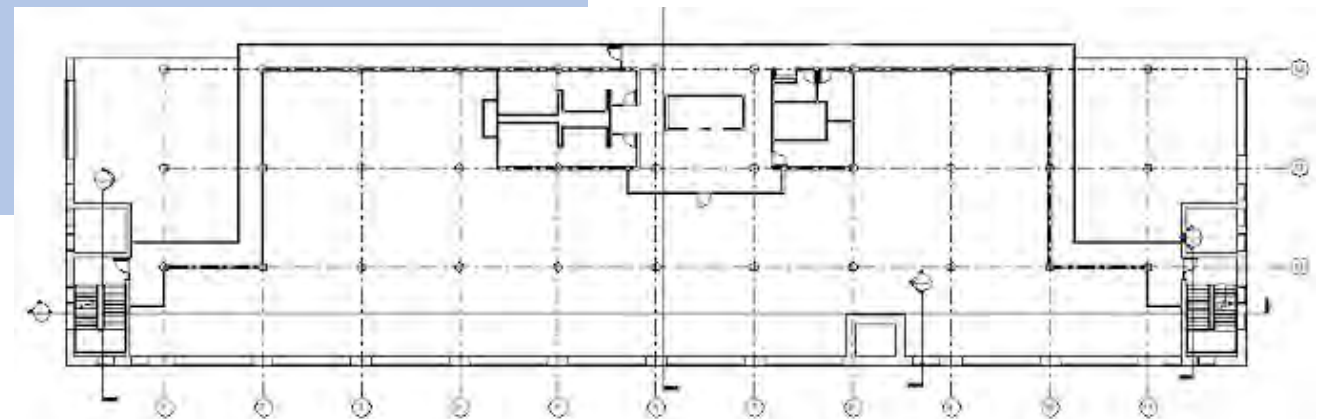
NEEDS:

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



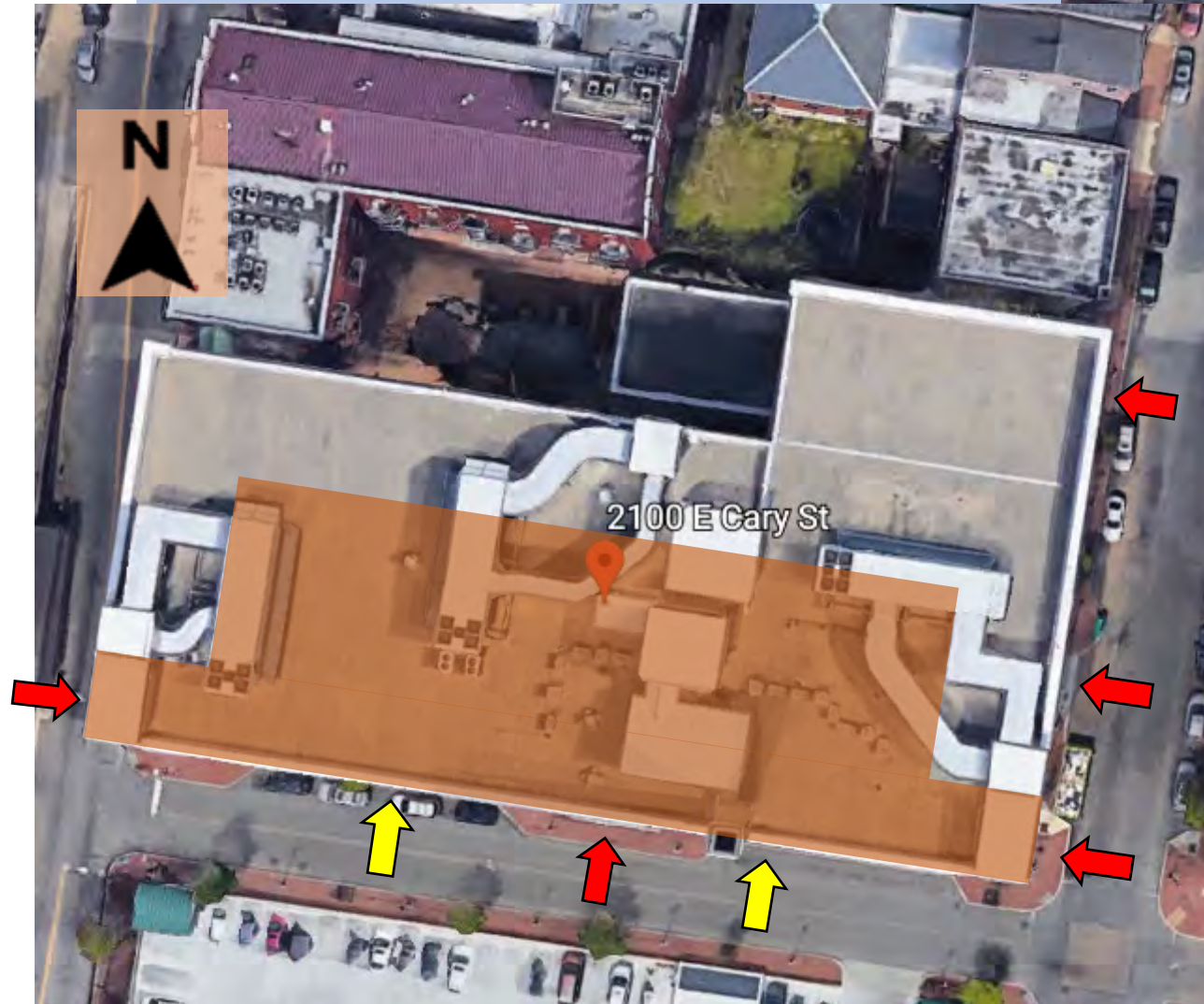
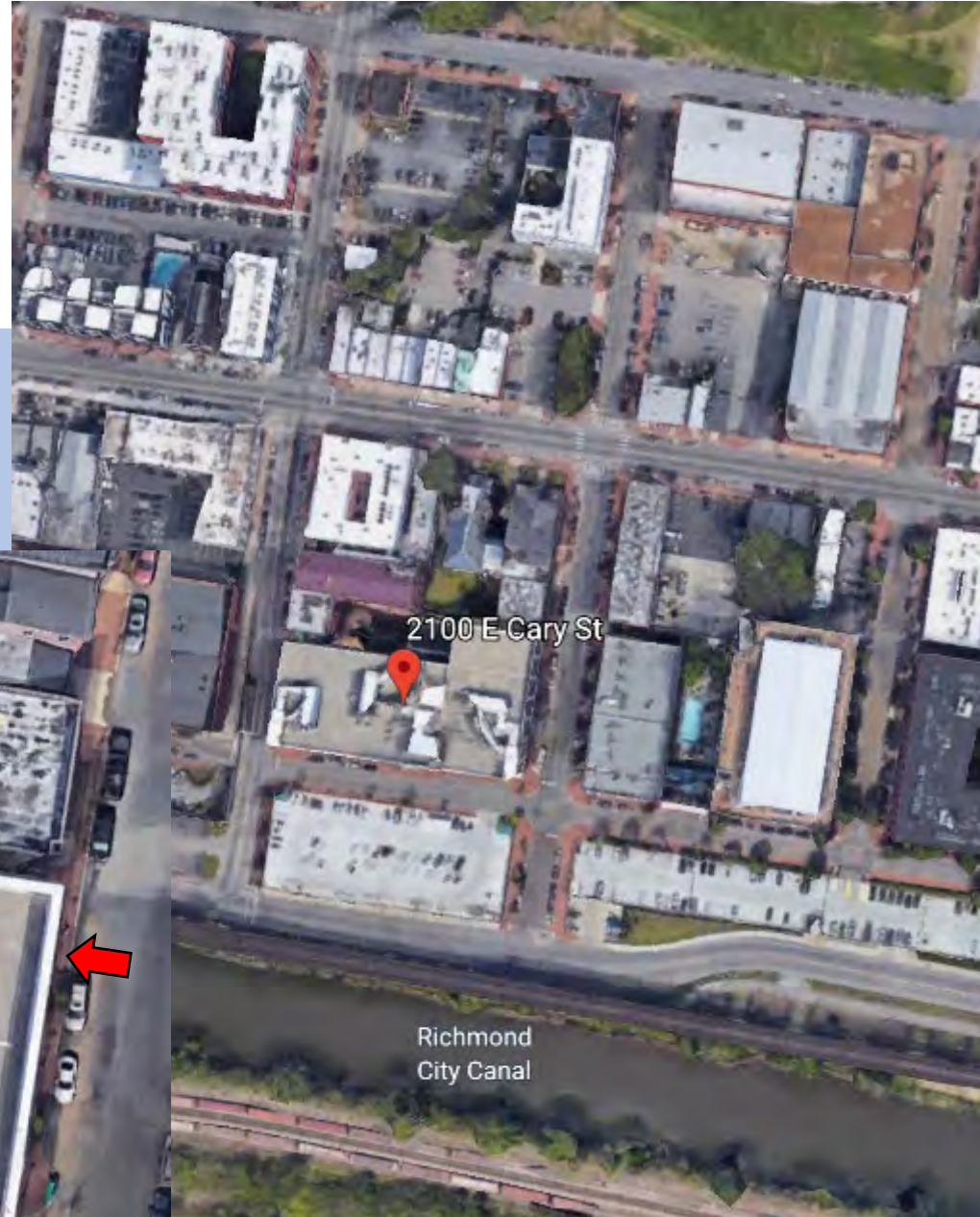
SITE PROFILE

- 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 living and working all around, the downtown district of Richmond is only a 15minute walk from the building.
- To the left of the building is the Virginia Holocaust Museum and loft apartment complexes.
- To the right there is more apartment buildings and the surrounding neighborhood has various eateries and breweries.
- Useable SF approx. 10,087 SF



Background

SITE ANALYSIS



NORTH SIDE VIEW



EAST SIDE VIEW



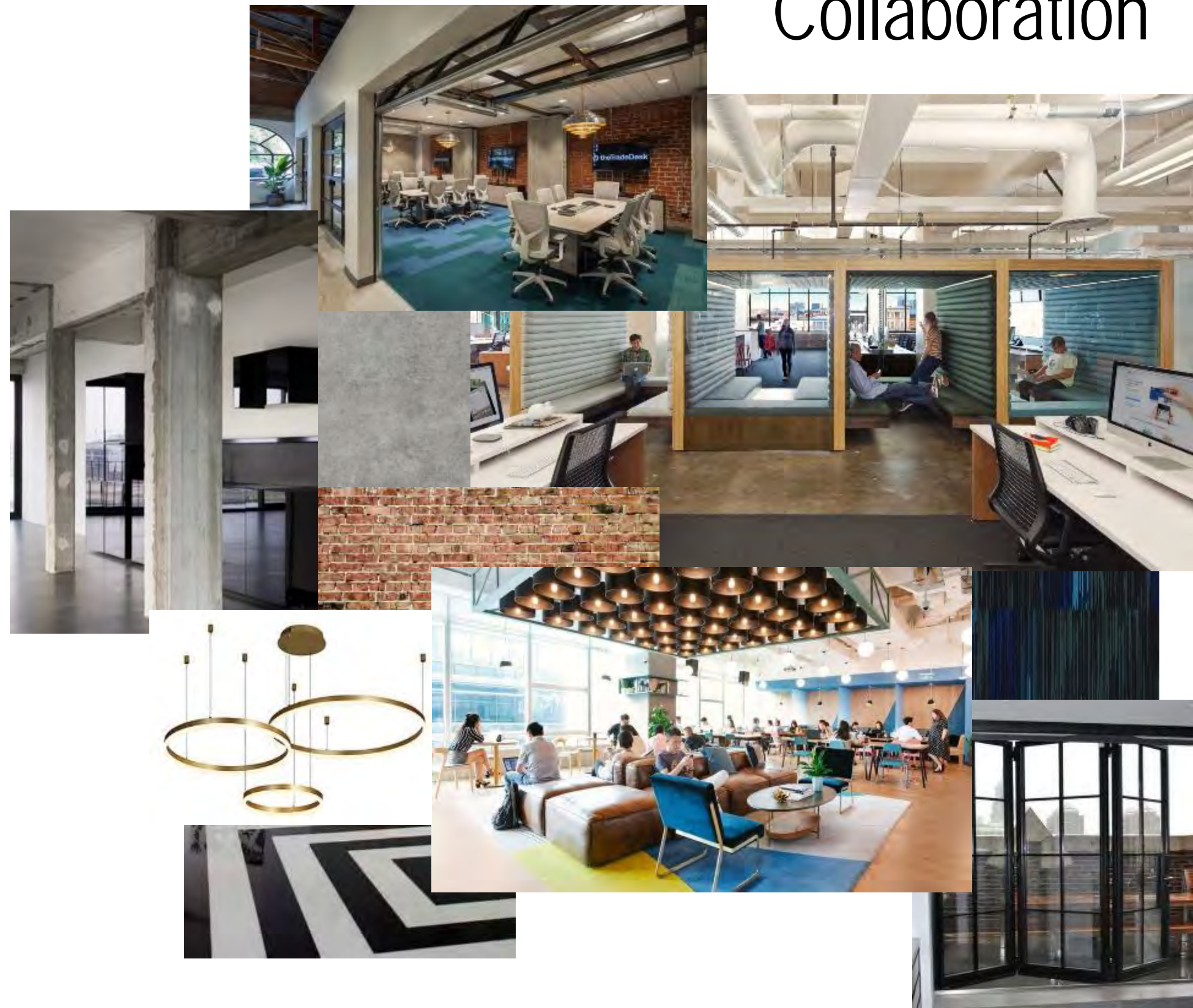
SOUTH SIDE VIEW



WEST SIDE VIEW

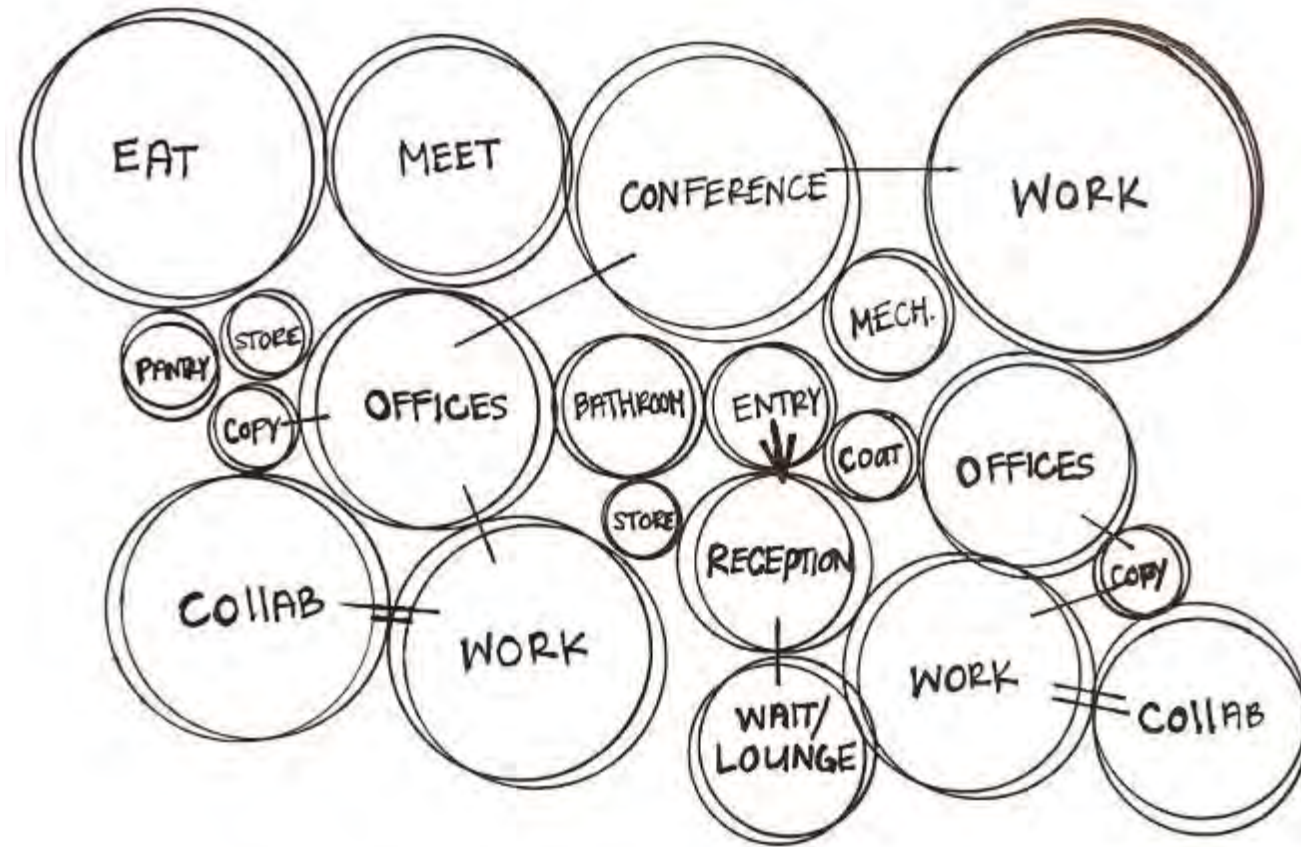
Versatile Collaboration

- Blending private and public areas
- Cater to different work styles
- Take advantage of the building's existing features
- Interchangeable collaboration areas
- Comfortable, functional, and flexible
- Spaces that have multiple functions

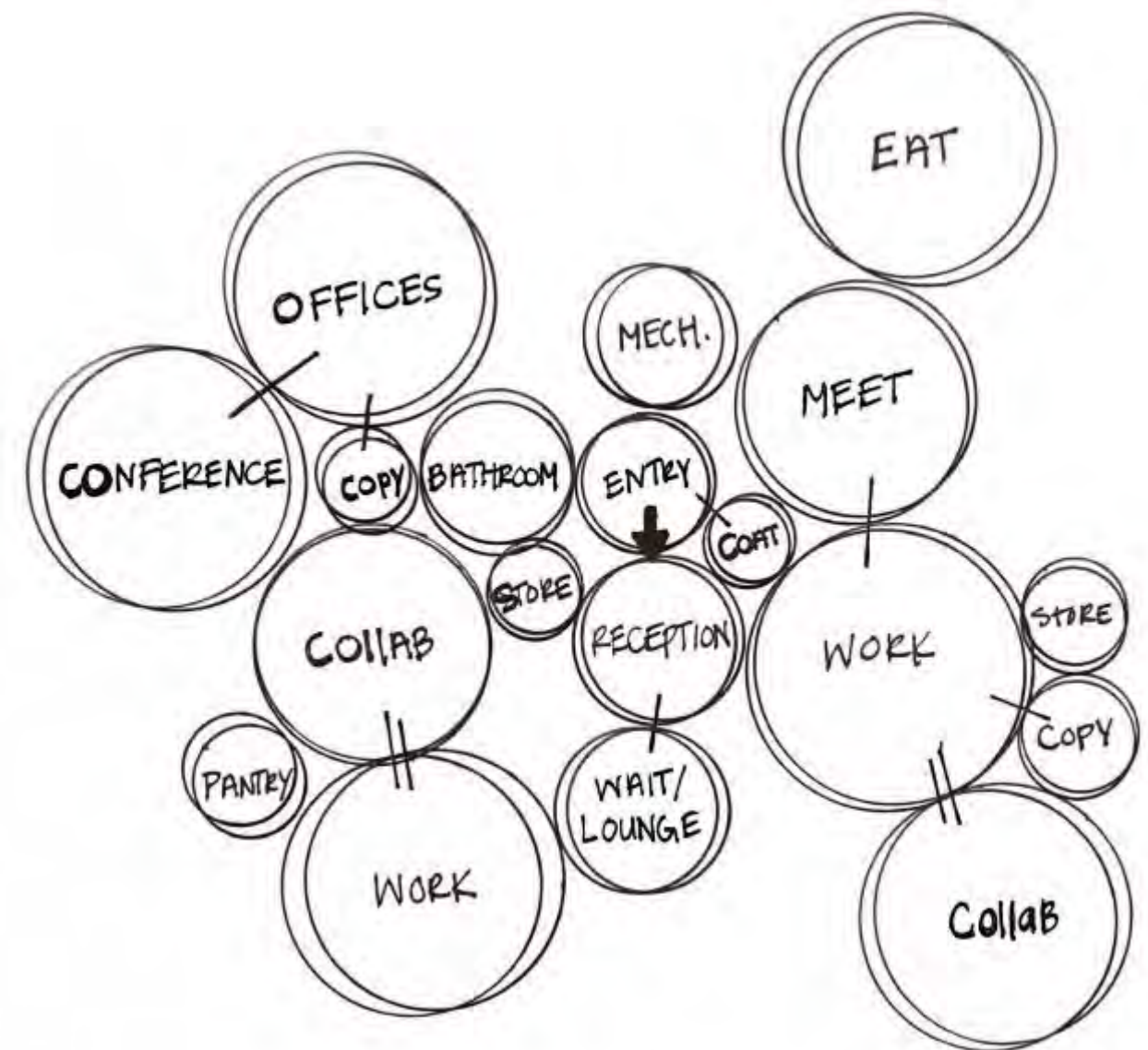


Bubble Diagrams

Option One

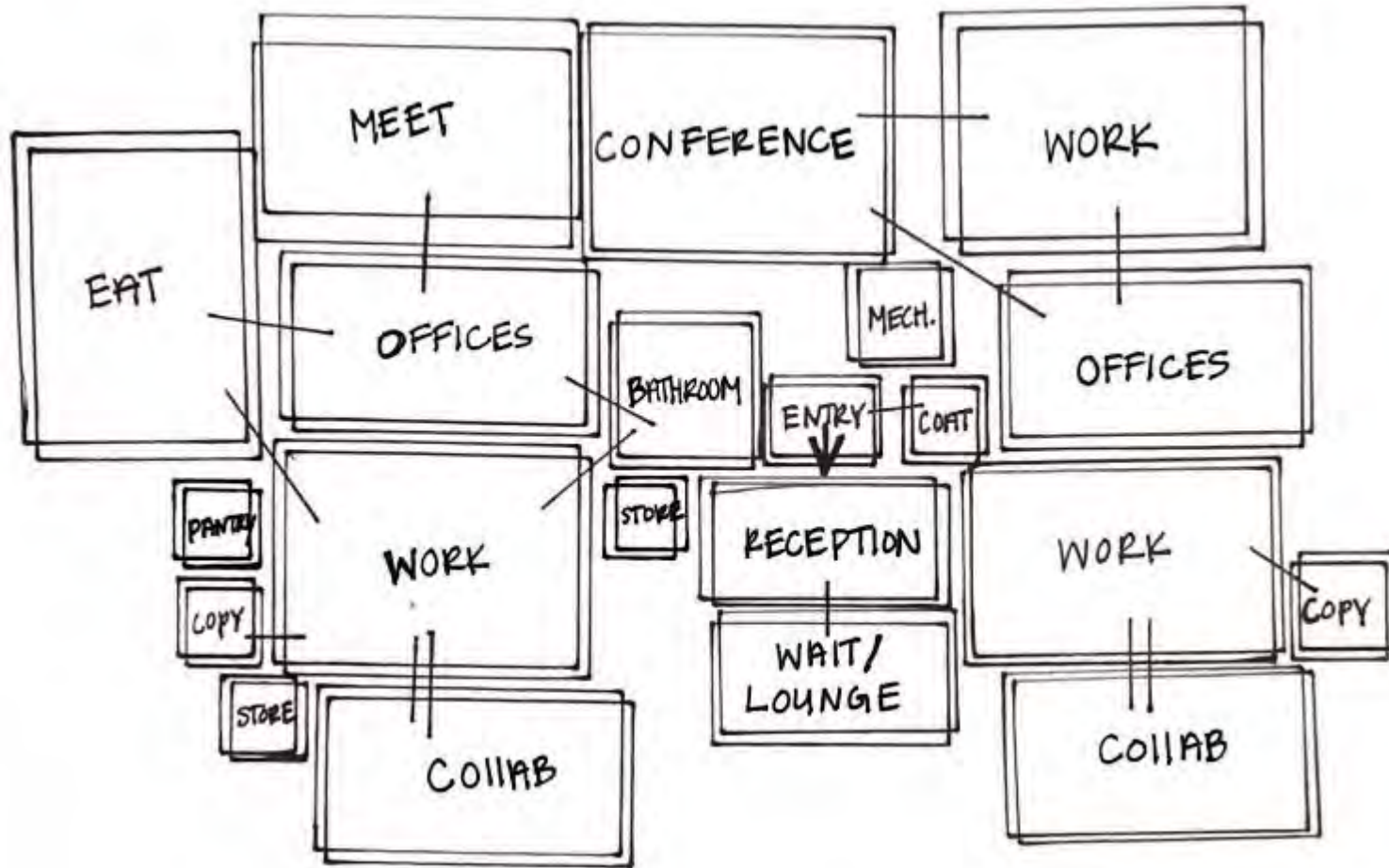


Option

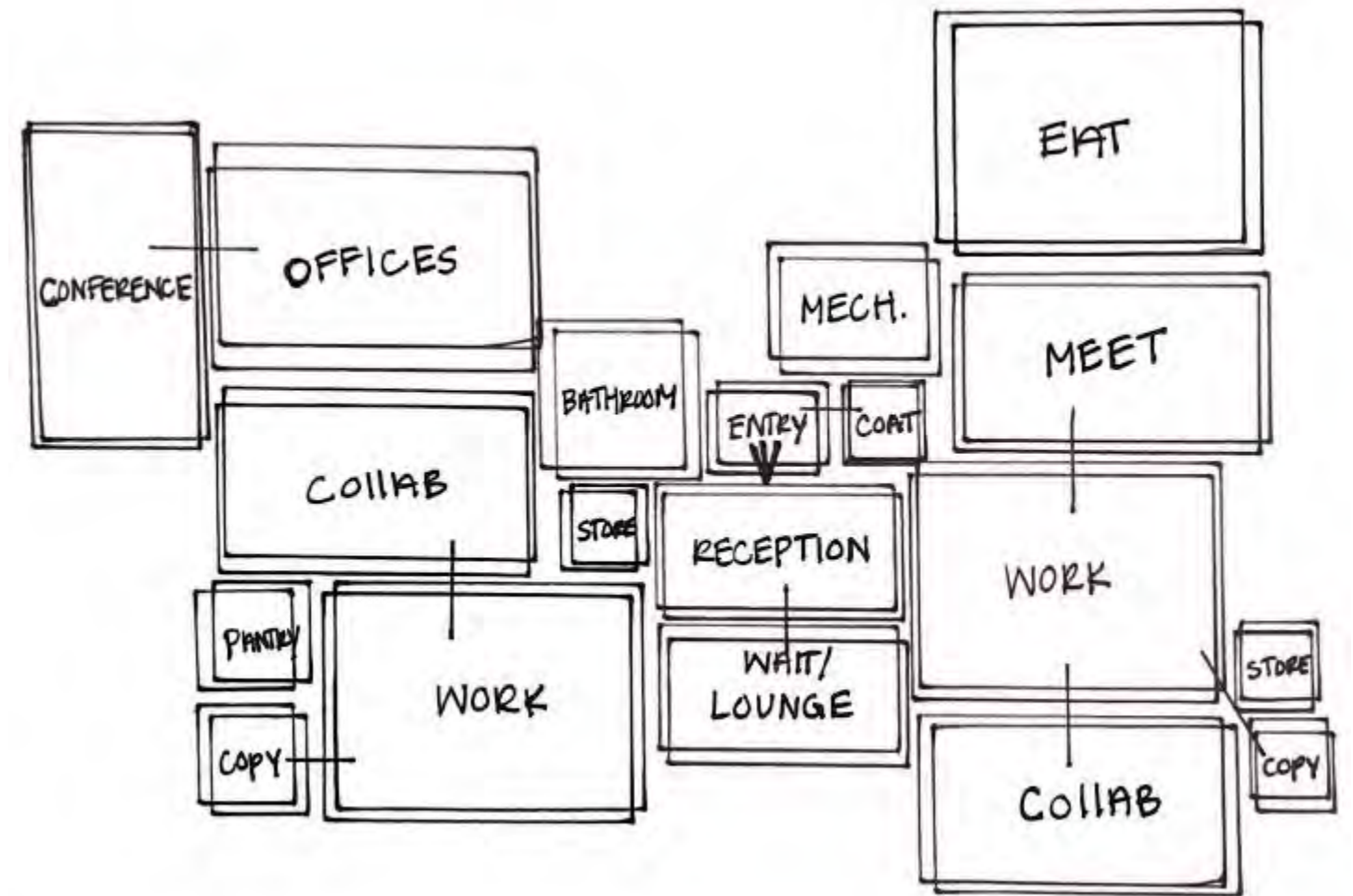


Block Diagrams

Option One



Option



Space Standard Drawings

Group Planning/Meeting

- Comfortable
- Spacious
- Private
- Quiet
- Allows for people to focus

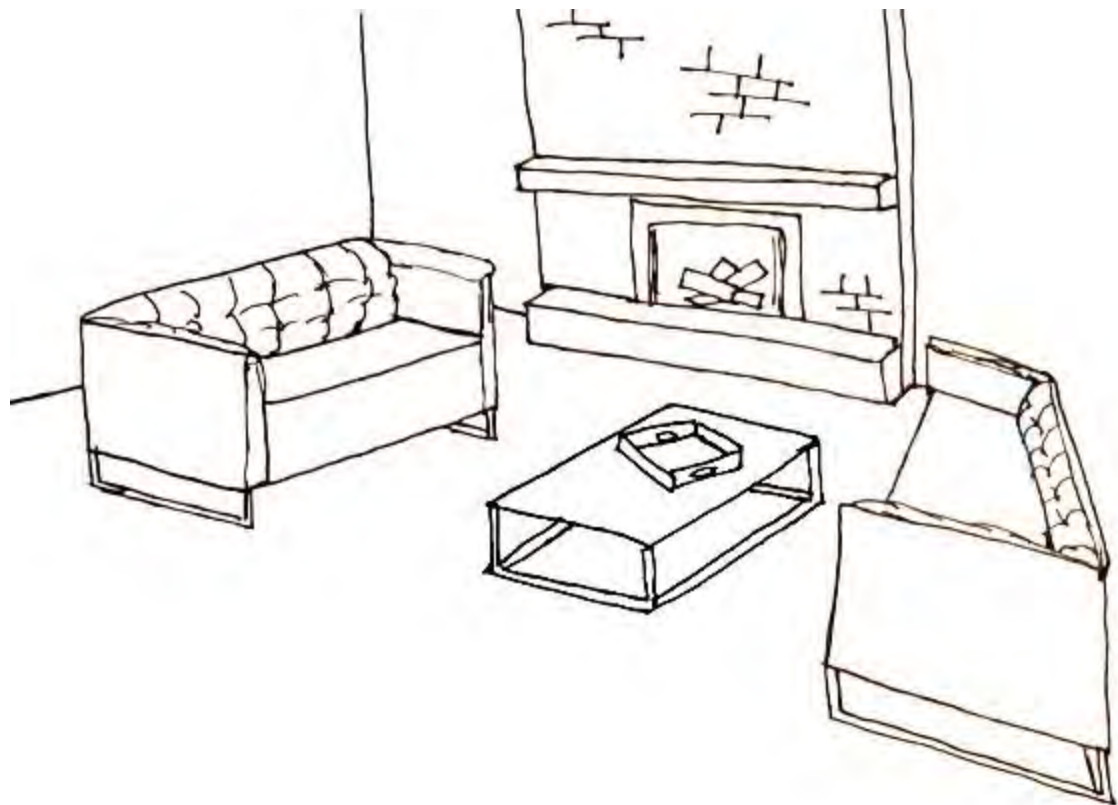


Activity Space Studies



Socializing

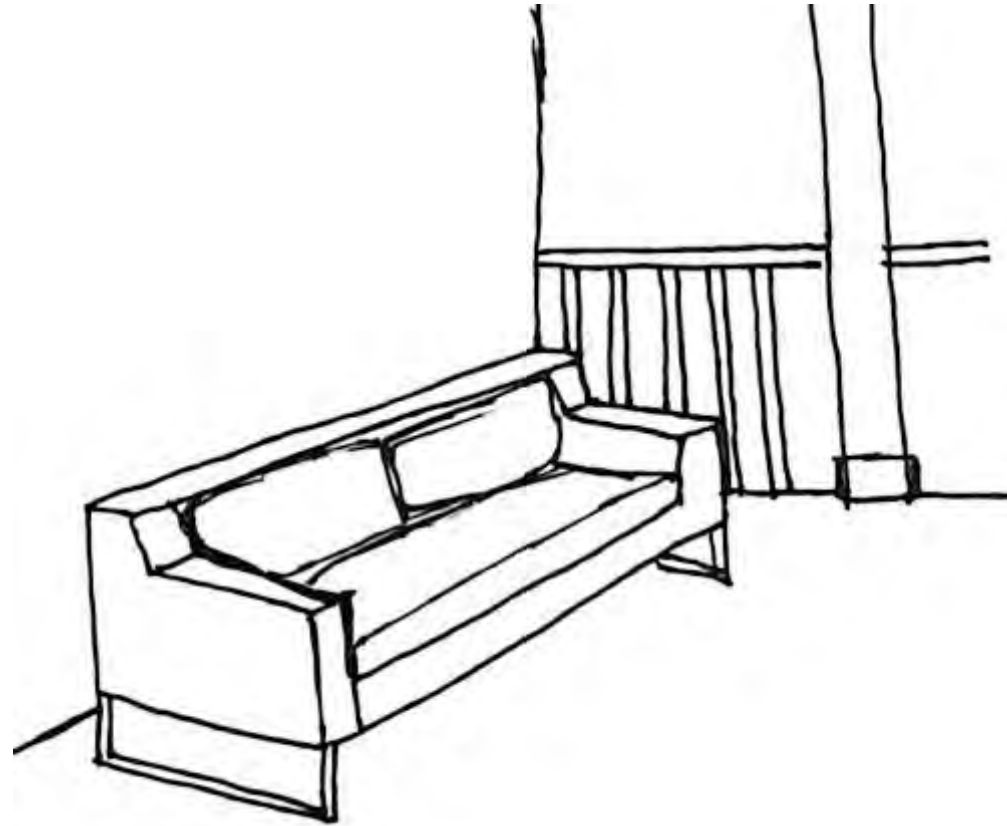
- Open
- Comfortable
- Bright
- Inviting



Activity Space Studies

Daydreamin

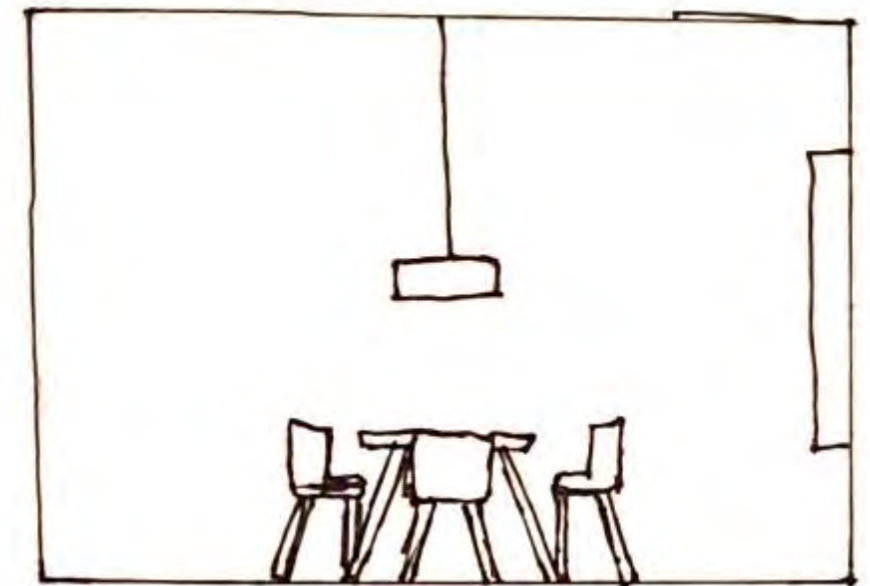
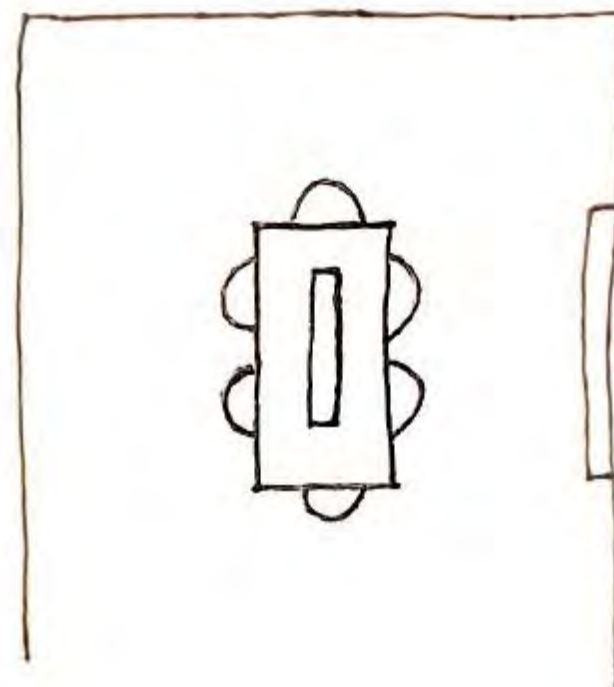
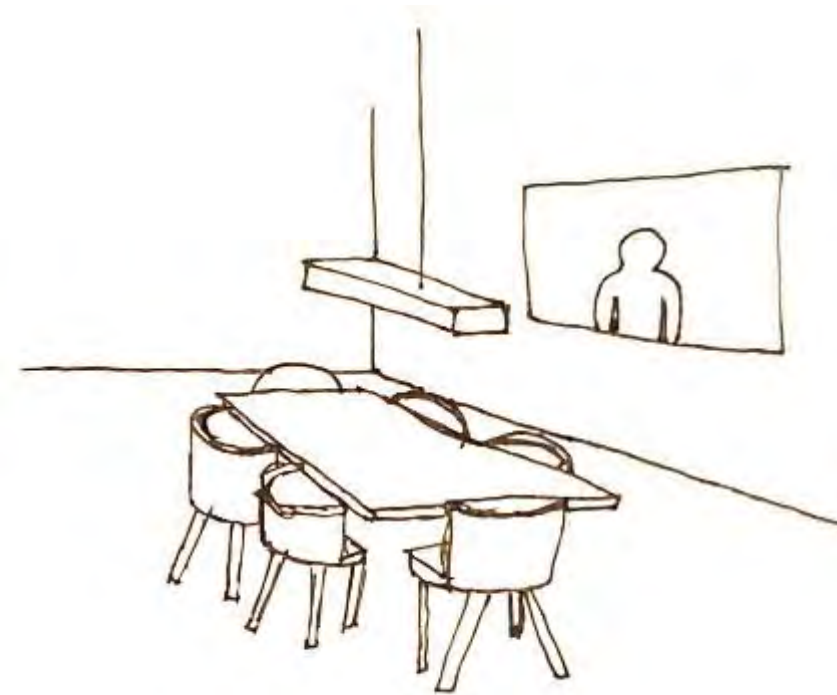
- Bright
- Airy
- Comfortable
- Allows people to relax
- Peaceful



Activity Space Studies

Ideal Group Planning/Meeting

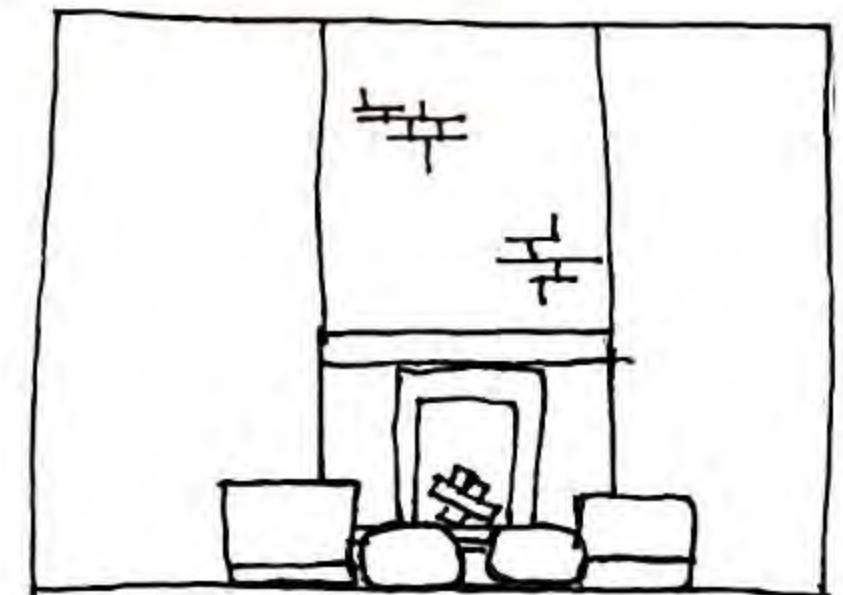
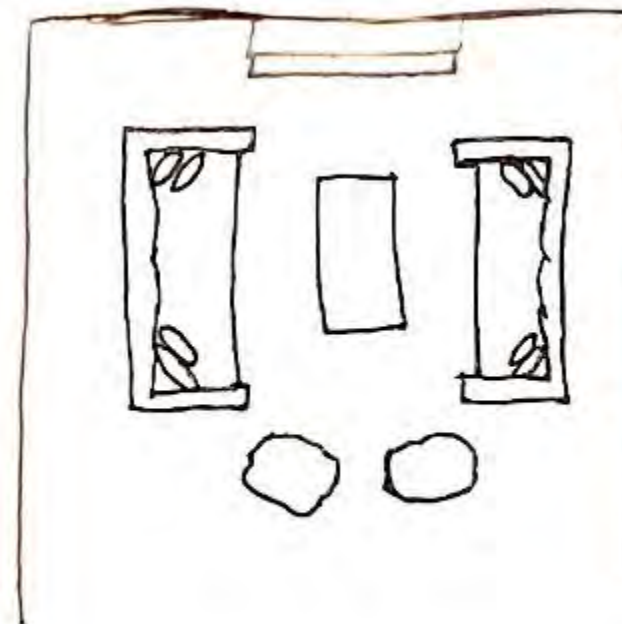
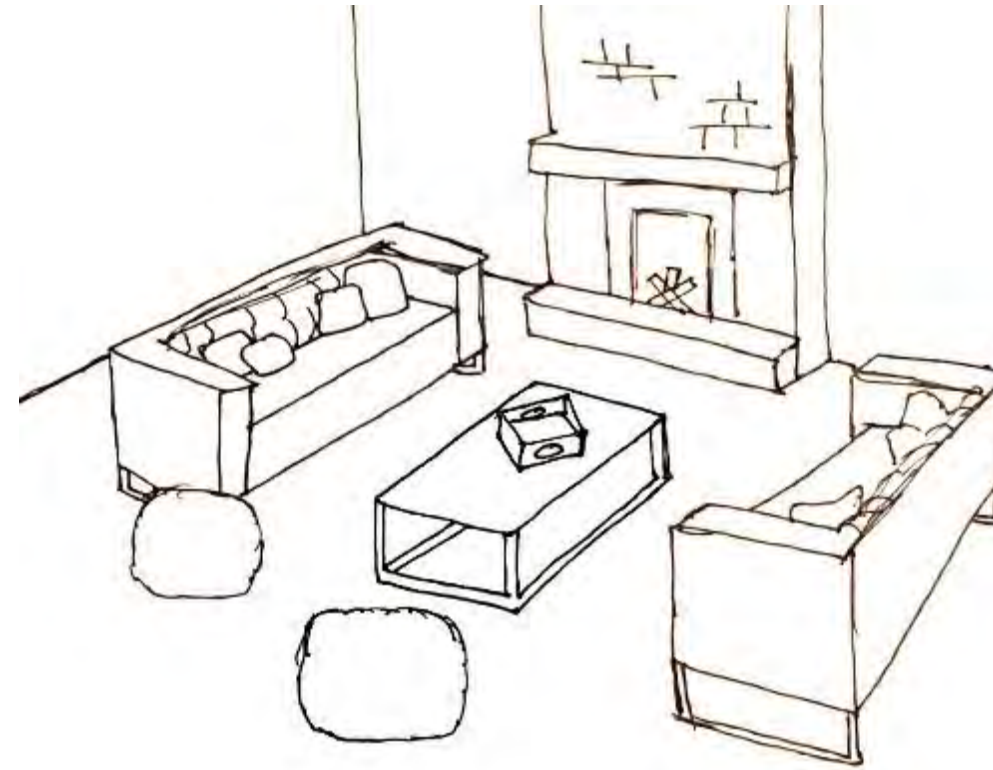
- Add lighting over the table
- Add a smart screen that allows for video conferencing
- Provides more uses for the planning/meeting room



Activity Space Studies

Ideal Socializing

- Add poofs for more casual seating
- Helps to create a socializing environment
- Introduce more pillows



Activity Space Studies

Ideal Daydreaming

- Enclose area to allow for year-round use
- Glass window wall for natural light
- Add a rug for more comfort
- Add a lamp for a cozier feel
- Increase the amount of pillows

