

IDEAS SHOOTING HIGHER THAN THE TALLEST SKYSCRAPER.

Elizabeth Sechler

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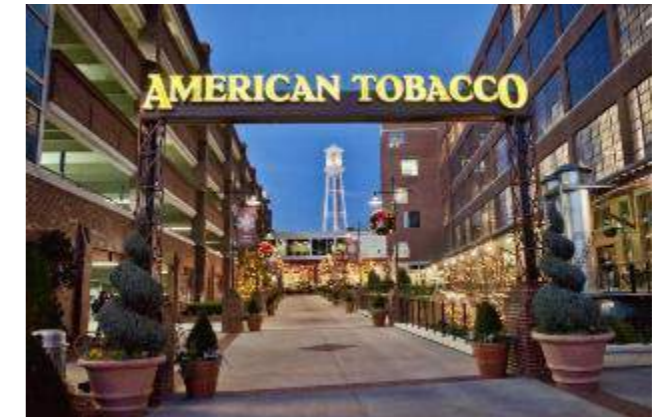
Taryn Pickering

DURHAM, NORTH CAROLINA
POPULATION: 263,016

- IN 1944, DURHAM WAS THE CENTER OF THE AMERICAN TOBACCO INDUSTRY.
- IN 1960, THE UNITED STATES DEPARTMENT OF PUBLIC HEALTH RELEASED AN ARTICLE STATING THE HEALTH RISKS OF TOBACCO AND SMOKING CIGARETTES.
 - THE CITY WAS FORCED INTO HARD TIMES AS MOST OF THE FACTORIES SHUT DOWN AND PEOPLE BEGIN TO RELOCATE TO FIND WORK.
- THE DOWNTOWN AREA STARTED TO REVITALIZE. NEW COMPANIES STARTED MOVING INTO OLD WAREHOUSES AND RENOVATING LEAVING THE CITY WITH FRESH, NEW VIBES AND A LOT OF RICH HISTORY!

320 RONEY STREET

- APPROXIMATELY 12,367 SQUARE FEET
- LOCATED NEAR CENTRAL PARK
- BUILT BETWEEN 1925 AND 1937
- USED BY WP HENRY COMPANY AS TOBACCO WAREHOUSE
- BY THE 1950S IT WAS USED AS A TIRE WAREHOUSE FOR MONTGOMERY ALDRIDGE



Major Planned Spaces	Personnel Totals		Personnel				Support	Total	Circulation	Carpetable
	Current	Future	Sq. Feet	Computer	Printer	Fax	Sq. Feet	Sq. Feet		
Large Board Room				-	-	-	1,100	384	1.54	2,033
Medium Conference Rooms						-	210	45	1.54	742
Small Conference Rooms							354	36	1.54	1,931
Lounge Spaces						-	1,200	216	1.54	5,729
Break Area	-	-	-	-	-	-	2,875	150	1.54	4,428
Kitchen								83	1.54	
Open Office Space				20				3,000	1.54	
Small Phone Rooms								60	1.54	
Coffee Bars								45	1.54	
Gym								500	1.54	
Yoga								500	1.54	
Janitor Closet								30	1.54	
Large Storage Closet								90	1.54	
Event Spaces								2,000	1.54	
Atrium (Park)								2,000	1.54	
Totals:	-	-	-	20	-	-	5,739	9,139	3,016	12,154

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320 RONEY STREET
DURHAM, NORTH CAROLINA



- THE SUN RISES IN THE EAST AND SETS IN THE WEST. DURING THE MOST DIRECT SUN WILL BE ON THE FRONT AND BACK SIDE OF THE BUILDING DURING THESE TIMES.
- THE FRONT OF THE BUILDING IS CURRENTLY CLEAR BUT WILL SOON BE BLOCKED BY A DEVELOPING SKYSCRAPER
- THE BACK SIDE OF THE BUILDING IS HEAVILY SHADED BY TREES



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CURRENT: IMMEDIATE NEIGHBORING BUSINESS. FACES DURHAM CENTRAL PARK

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CURRENT: NEIGHBORED BY KIMLEY-HORN AND ASSOCIATES

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CURRENT: CONSTRUCTION STARTING ON A NEIGHBORING BUILDING

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CURRENT: MOST OF BUILDING FAÇADE IS COVERED BY TREES. NEIGHBORING LOT IS USED FOR PARKING

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THE RESEARCH TRIANGLE PARK

WHAT DREW US IN: LOCATION, DURHAM IS A GROWING AREA AND HAS SOME MAJOR COLLEGES AROUND PUMPING OUT GRADUATES THAT WOULD LOVE A GREAT ENVIRONMENT TO WORK IN.

CITY SCAPES

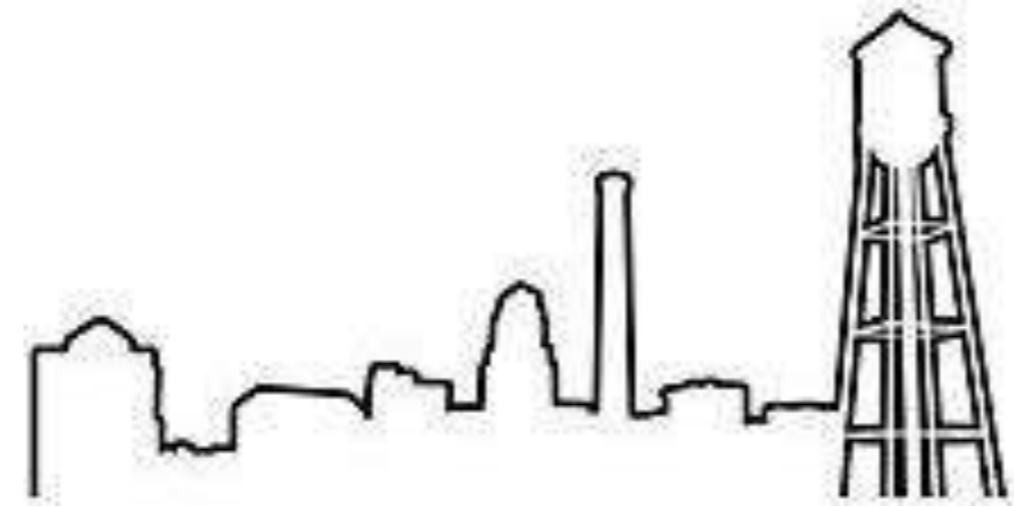
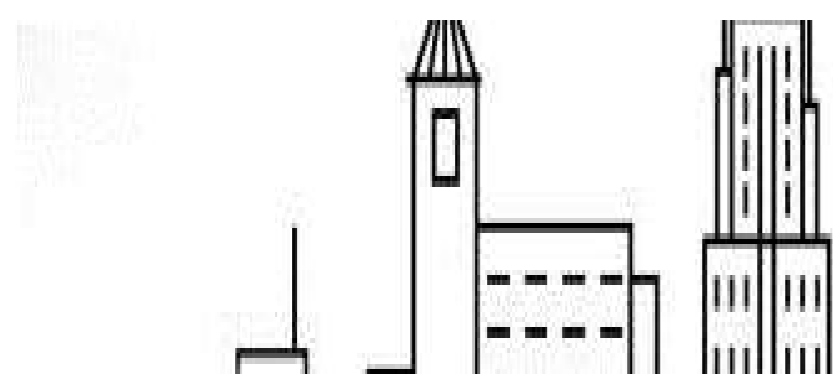
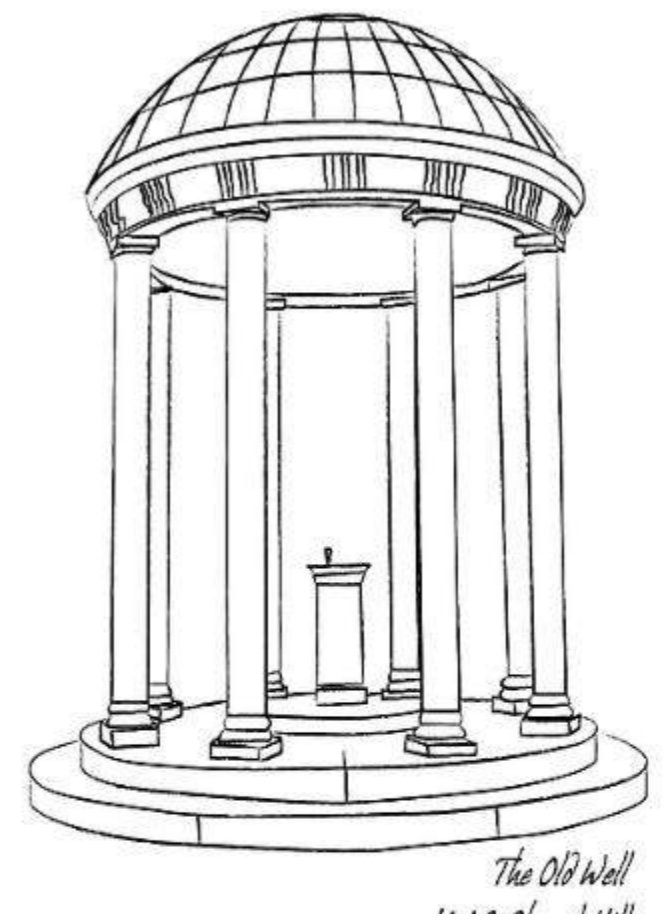
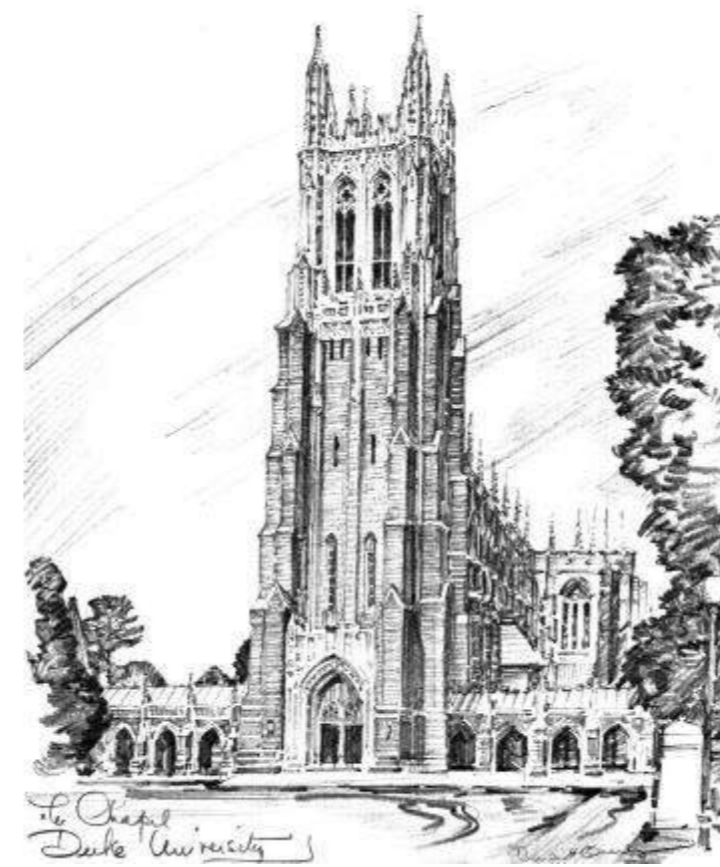
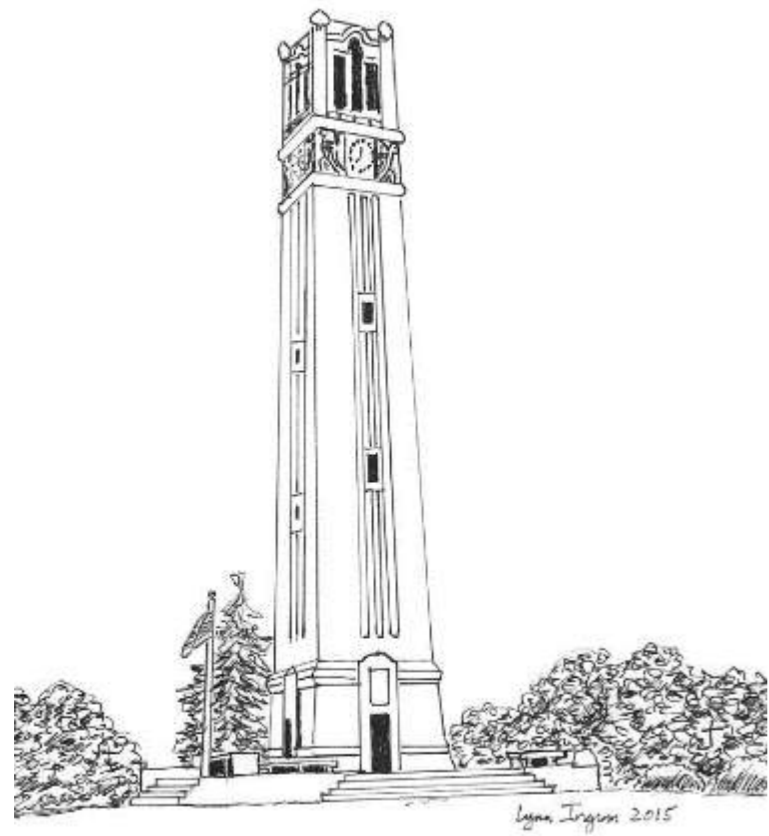
- RTP research triangle park
- PARK IN THE CENTER relaxed are to work
- COFFEE CART
- MAPS industrial wall murals to showcase growth
- LEVELS every great city scape has levels to appeal to the eye
- HISTORIC SITES
- COLLEGES appeal to the cliental and generations that will occupy the spaces



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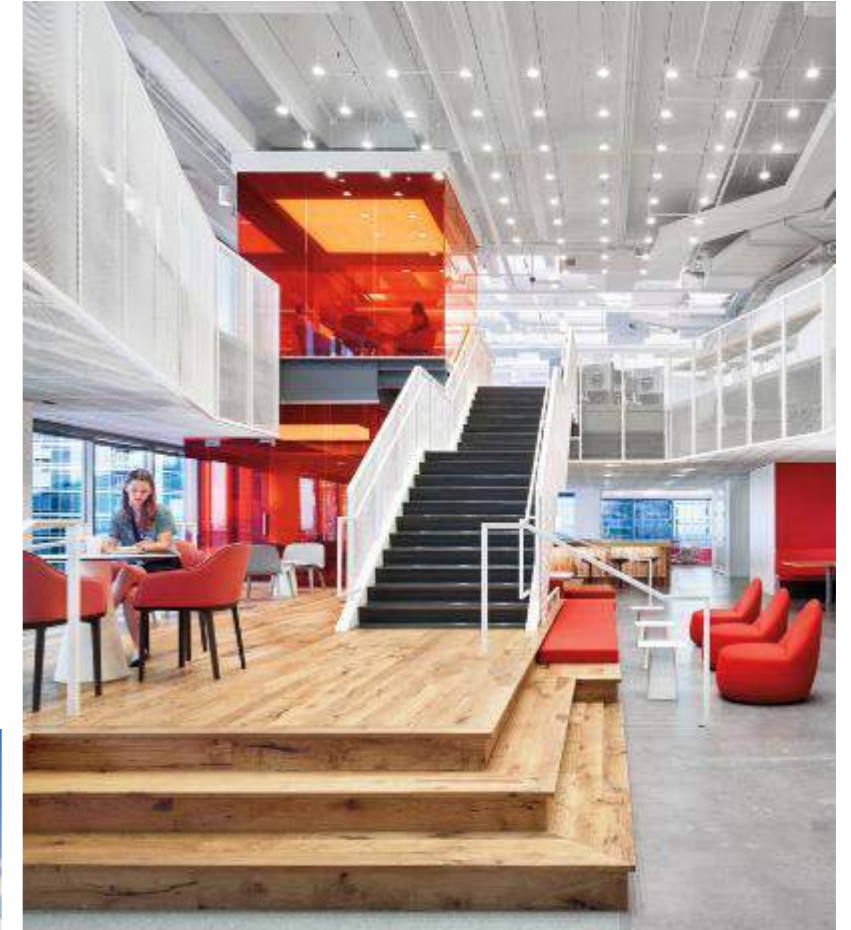
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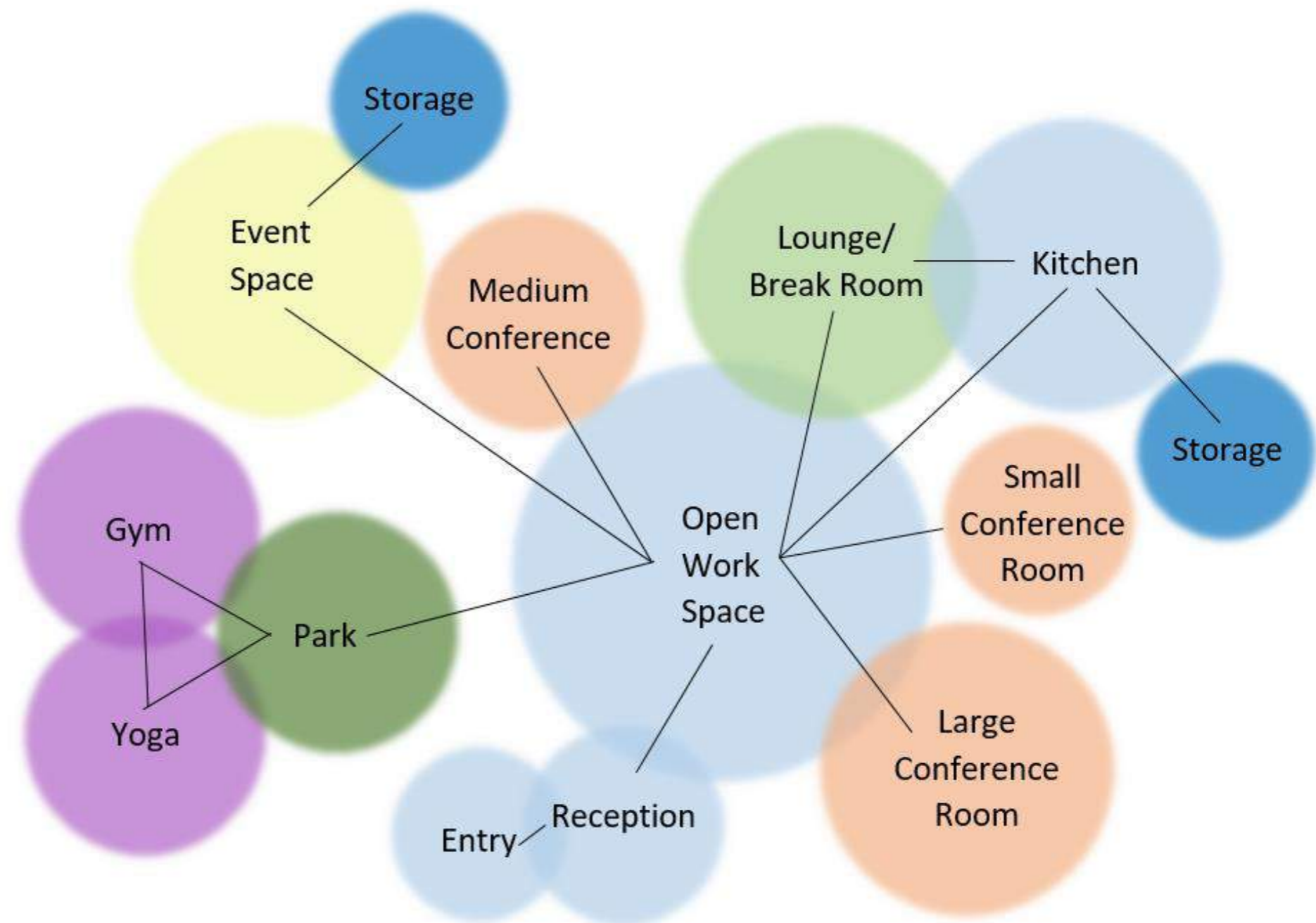
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SPACES AND ESTIMATED SQUARE FOOTAGE

-
1. OPEN OFFICE SPACE – 3,000 SQ FT
 2. LARGE CONFERENCE ROOM – 450 SQFT
 3. MEDIUM CONFERENCE ROOM – 300 SQ FT
 4. SMALL CONFERENCE ROOM – 120 SQ FT
 5. TELEPHONE ROOMS – 36 SQ FT
 6. LOUNGE/BREAK ROOMS- 300 SQ FT
 7. RT PARK – 1,500 SQ FT
 8. KITCHEN – 100 SQ FT
 9. RECEPTION – 45 SQ FT
1. GYM – 240 SQ FT
 2. YOGA – 240 SQ FT
 3. EVENT SPACE – 2,000 SQ FT
 4. STORAGE – 240 SQ FT
 5. STAIRS – 930 SQ FT
 6. BATHROOM – 665 SQ FT
 7. ELEVATOR – 240 SQ FT



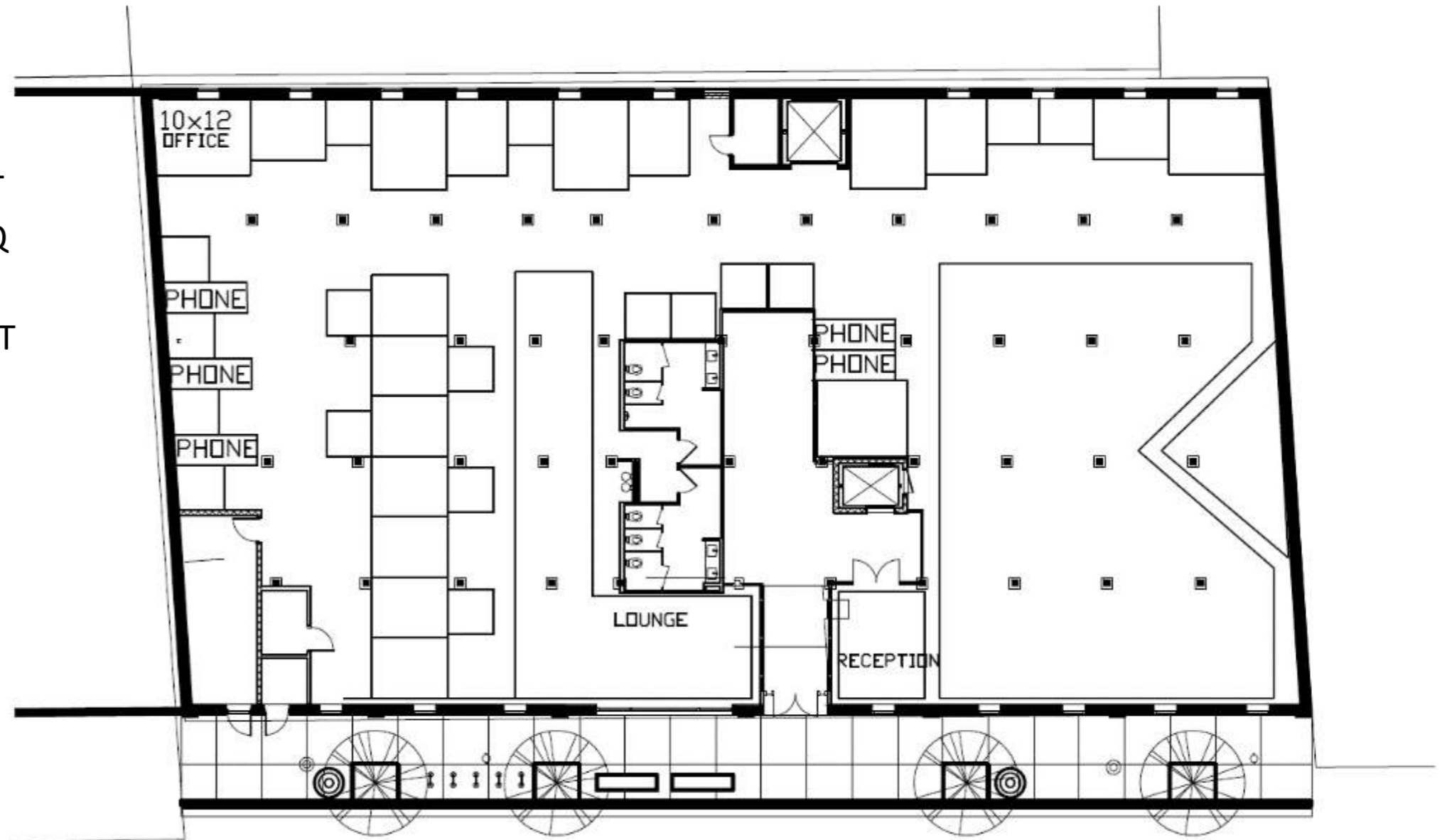
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SPACES AND ESTIMATED SQUARE FOOTAGE

- 10. OPEN OFFICE SPACE – 3,000 SQ FT
- 11. LARGE CONFERENCE ROOM – 450 SQFT
- 12. MEDIUM CONFERENCE ROOM – 300 SQ FT
- 13. SMALL CONFERENCE ROOM – 120 SQ FT
- 14. TELEPHONE ROOMS – 36 SQ FT
- 15. LOUNGE/BREAK ROOMS- 300 SQ FT
- 16. RT PARK – 1,500 SQ FT
- 17. KITCHEN – 100 SQ FT
- 18. RECEPTION – 45 SQ FT
- 8. GYM – 240 SQ FT
- 9. YOGA – 240 SQ FT
- 10. EVENT SPACE – 2,000 SQ FT
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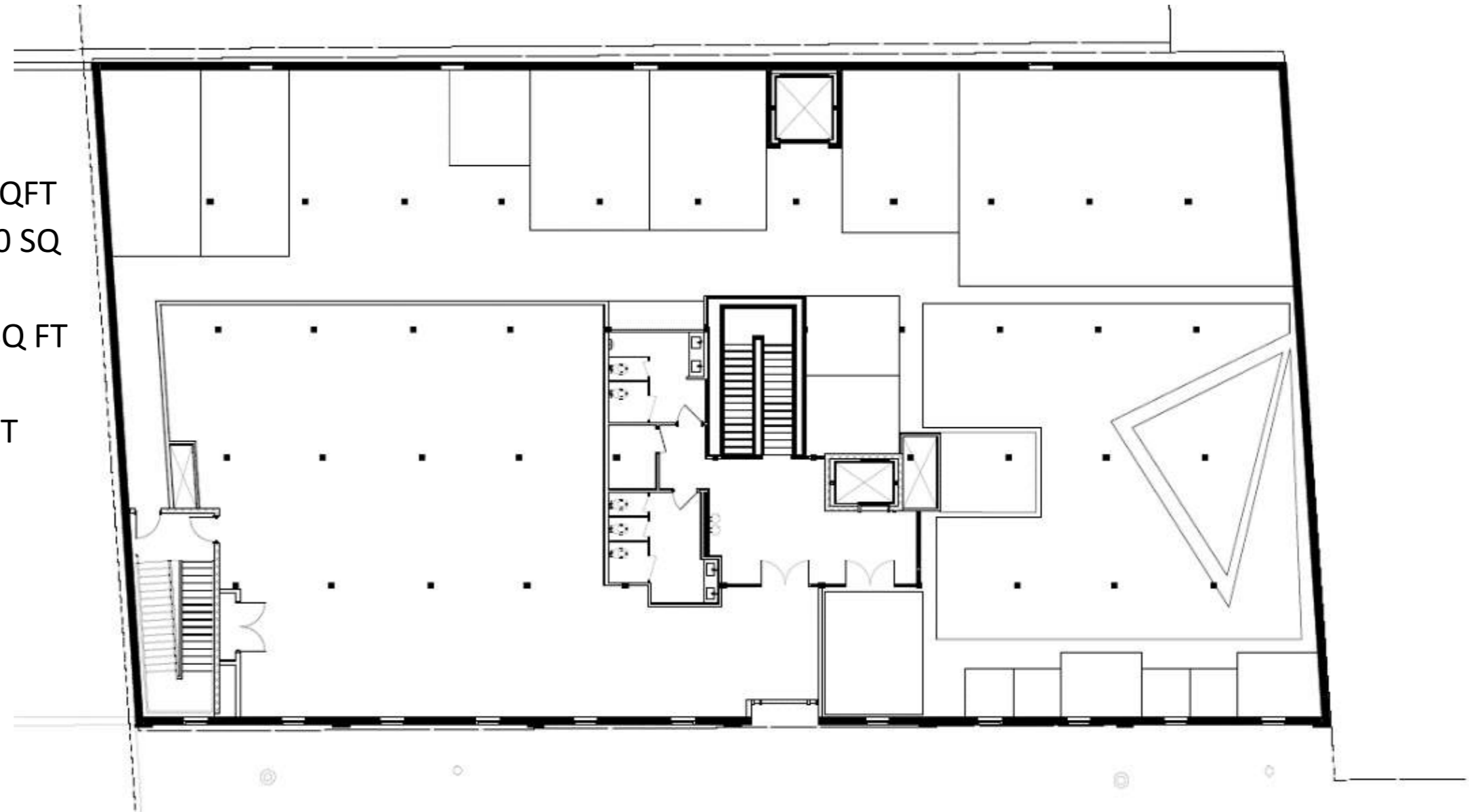
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SPACES AND ESTIMATED SQUARE FOOTAGE

- 19. OPEN OFFICE SPACE – 3,000 SQ FT
- 20. LARGE CONFERENCE ROOM – 450 SQFT
- 21. MEDIUM CONFERENCE ROOM – 300 SQ FT
- 22. SMALL CONFERENCE ROOM – 120 SQ FT
- 23. TELEPHONE ROOMS – 36 SQ FT
- 24. LOUNGE/BREAK ROOMS- 300 SQ FT
- 25. RT PARK – 1,500 SQ FT
- 26. KITCHEN – 100 SQ FT
- 27. RECEPTION – 45 SQ FT
- 15. GYM – 240 SQ FT
- 16. YOGA – 240 SQ FT
- 17. EVENT SPACE – 2,000 SQ FT
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