

Project Name: **Architectural Office, Washington, DC**

Project Location: **1700 New York Avenue, NW, Suite 100, Washington, DC 20006**

Project Category: **Commercial Interiors**

This project establishes a benchmark for creating an environmentally sensitive solution to address the impacts of common problems like churn, longevity, and sustainability in the workplace environment. In fact, this project is, in a sense, two projects, including an interim space that is a major part of the story.

When the DC office of our A/E firm needed to relocate its 185 employees into temporary swing space before relocating to a final home, we designed a 2-part, 3-year moving process to capitalize on a series of sustainable opportunities. Both spaces achieved LEED CI Platinum certification.

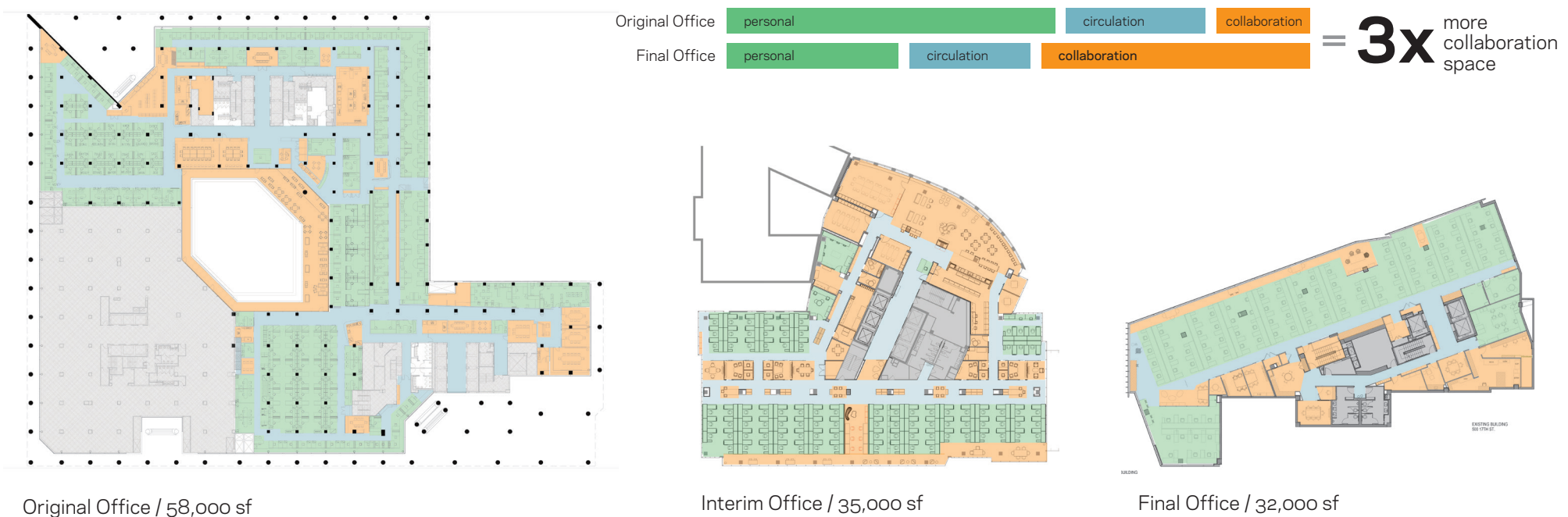
We regarded both relocations as laboratories for testing alternate environmentally-intelligent modes of working that could later be deployed company-wide and illustrated for clients' consideration. We also incorporated examples of Activity Based Work settings for visiting clients to experience. The interim space was a testing ground to experiment with these settings, producing the most efficient and productive final space for our firm.

We designed both the interim space and final space simultaneously in order to repurpose as much of the materials as possible. We successfully repurposed more than 70% of materials from the interim space by literally deconstructing around ourselves while reconstruction took place in the final location.





**Living Room** | A large percentage of space is devoted to common amenities and flexible multi-function areas in order to increase the efficiency of the plan. The original office had only 12% of the plan devoted to collaboration spaces, while the final location offers 40% to collaborative work.



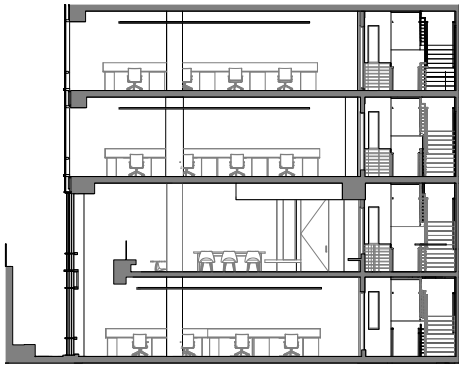


**Huddle Rooms and Open Meeting Space** | Meeting areas are two sizes—a standard unit and a half-sized unit—allowing for a more efficient plan. Materials and furniture could then be easily reused from the interim office without reworking furniture, finishes, technology or lighting.



**Pantry** | In addition to the cafe, each floor has a small pantry that serves as an informal meeting space in addition to providing amenities to each floor.

**Materials Library** | As the hub for the public floor of the office, this area is used for presentations to staff and clients. To reduce paper waste and space needed for storage, all literature and cut sheets are accessed digitally. Shelving and storage was reused from the interim office to the final location.



**Communicating Stair** | The existing fire stair was redesigned to be more inviting. By cutting back the slab in the stair enclosure on four floors and adding rated glass, lighting, and floor and wall finishes, the previously utilitarian piece of the building now not only saves over 300 elevator rides daily, but also provides a physical and psychological connection between the floors.

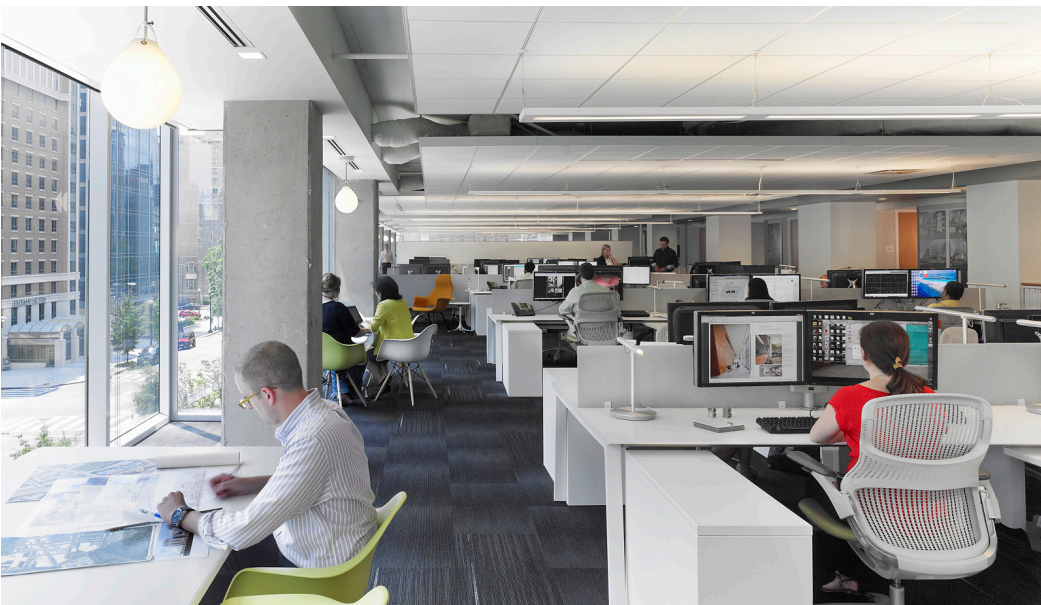
**Cut Back** | To increase views and daylighting in the lowest level of the final office, we redesigned the first floor slab above to be cut back approximately 15 feet from the curtain wall. This connects the floors through a two-story open space, and improves the views and light.



**Collaborative Meeting Areas** | A variety of open workspaces in the studio provide casual spaces to gather separate from the formal meeting spaces.



**Open Plan** | Workstations are perpendicular to windows and all meeting spaces have at least one glass wall to allow daylighting deep into the plan.



**Workstations** | The workstations were designed to work in both offices. The benching system allows for personal spaces and fluctuation in staff density without the need for furniture installers or downtime.



**Windows for All** | The final office layout puts main circulation and open collaboration at the window line affording the best daylight and views for all staff.



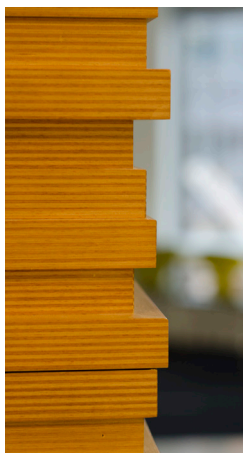
Original Desks with Wood Tops



Working Through Demolition at Original Office



Collecting Desk Tops for Repurposing



Wall Detail at Interim Office



Dismantled Wall for Final Move



Interim Office



Final Office

Part of the 70% of recycled materials that traveled from the interim office to the final design included the solid wood desk tops. They were harvested from the original office and repurposed into a pantry surround in the interim office and holds the living room credenza and monitors at the final location.





Huddle Room in the Interim Office



Deconstruction of the Huddle Room



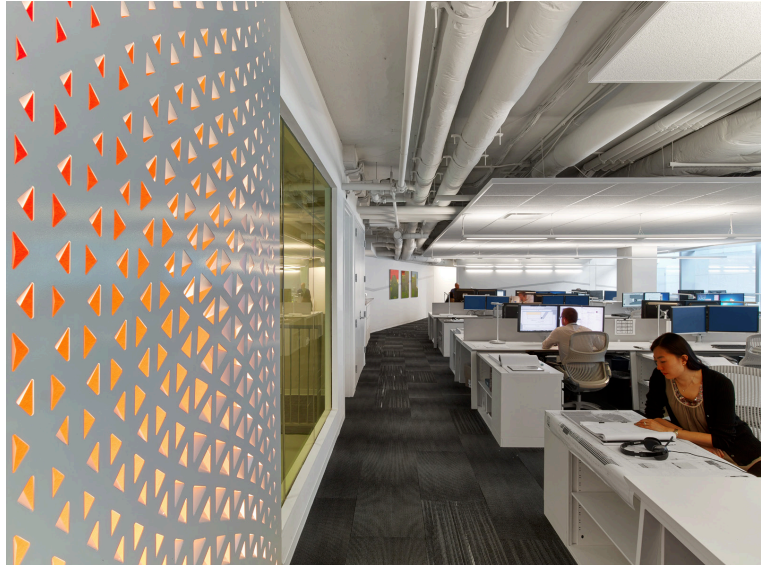
Huddle Room Installed in the Final Office



Studio Workstations in the Interim Office



Deconstruction of the Studio and Temporary Workstations



Studio Workstations Installed in the Final Office

The furniture and technology were designed to travel with the firm. Huddle rooms are enclosed in unitized glass partitions sized to work at both locations. The technology in the walls and furniture is "plug and play" for easy removal and reinstallation with minimal disruption or additional infrastructure.



Over 60% of staff work on laptops to grant them the ability to work anywhere within the office or outdoor spaces. A private 1,850 sf patio is wifi-enabled for staff to work outdoors.