ENVISION

LIVE

LIVE/ WORK

WORK

What is The Future of Offices? In a Post-Pandemic World

Josh Brown

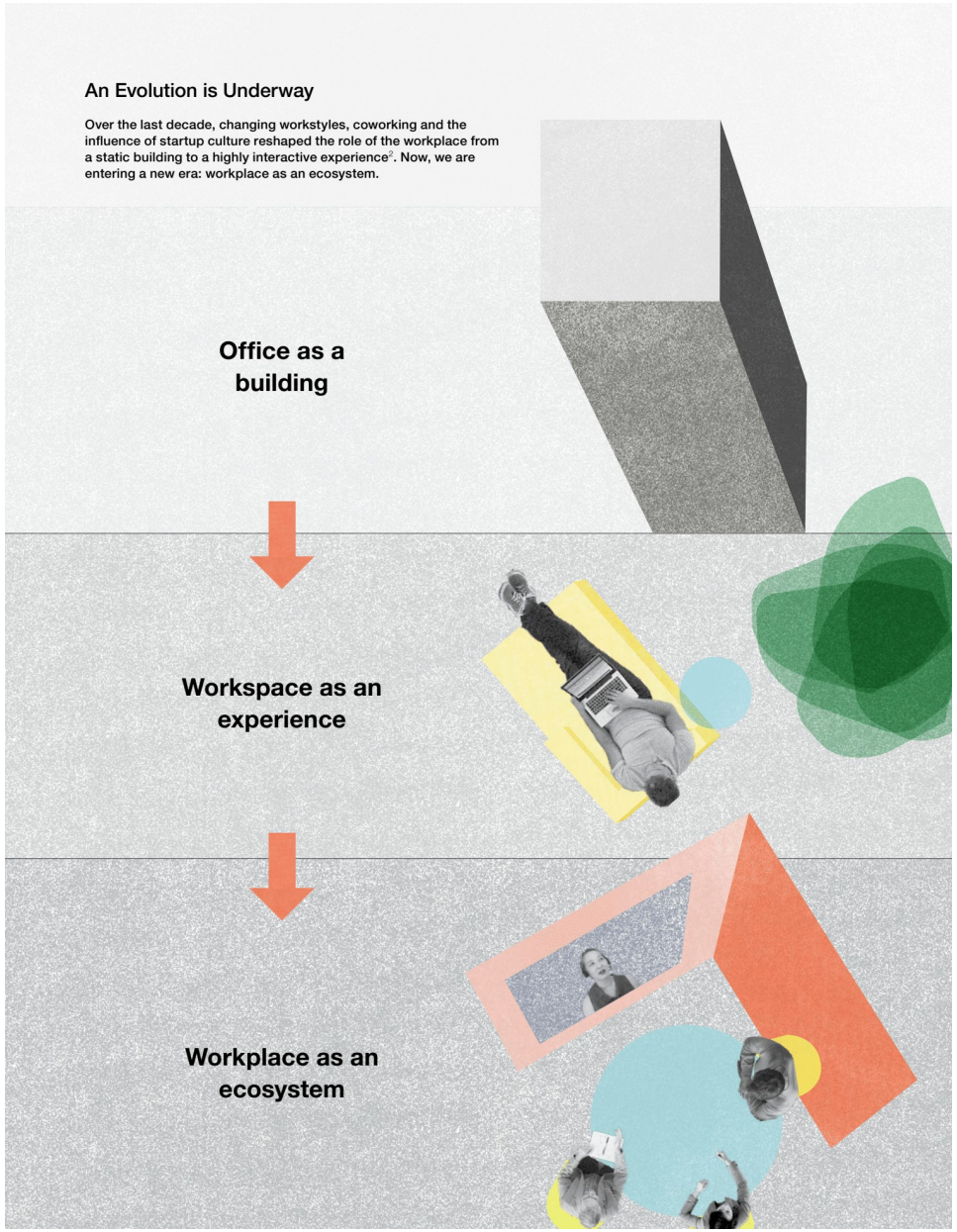
THESIS NARRATIVE

- No one place or location can meet the needs of today's work. The Covid-19 lockdowns of 2020 not only proved that it is possible to work from home but also made us realize it is perhaps even preferable for many workers to do their jobs from anywhere. This poses the question; How can the world prepare for people to come back into the workplace? What is the future of our workspace? How do we adapt to socially distance as well as having maximum air flow and an efficient work environment.

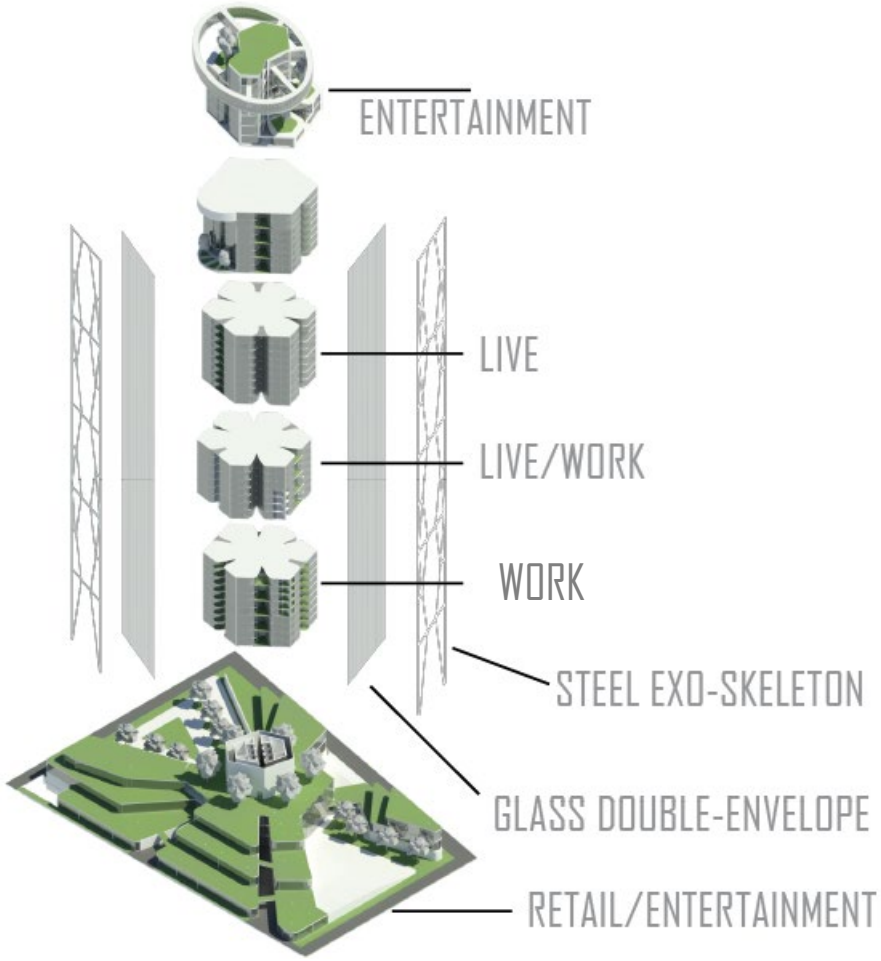
- As employees return to the office, organizations can create thriving environments that allow everyone to flourish. This project offers a range of work points and settings to meet an individual's needs, a home office, a coworking space and a combination. Although remote work is here to stay, for all the advantages distributed work creates the freedom to live anywhere and the flexibility for better work/life balance, it also brings new challenges and opportunities for employers and employees.

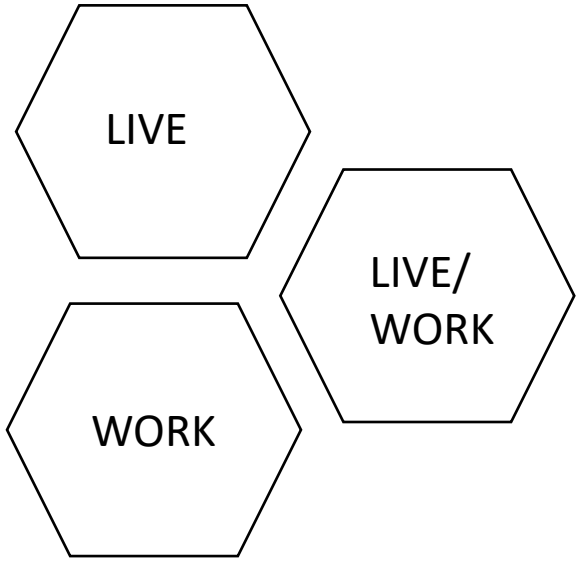
DESIGN SOLUTION

- Embrace a workplace strategy that supports people's ability to work from anywhere
- Leverage unassigned and shared spaces to maximize space efficiency and support long-term flexibility
- Utilize Coworking and satellite offices as a supplement and not a replacement for a headquarters experience
- Offer a wide range of settings and styles to provide workers a variety of choices
- Maximize air flow throughout the building to slow the spread of germs and generate spaces that can endure more cleaning throughout the year



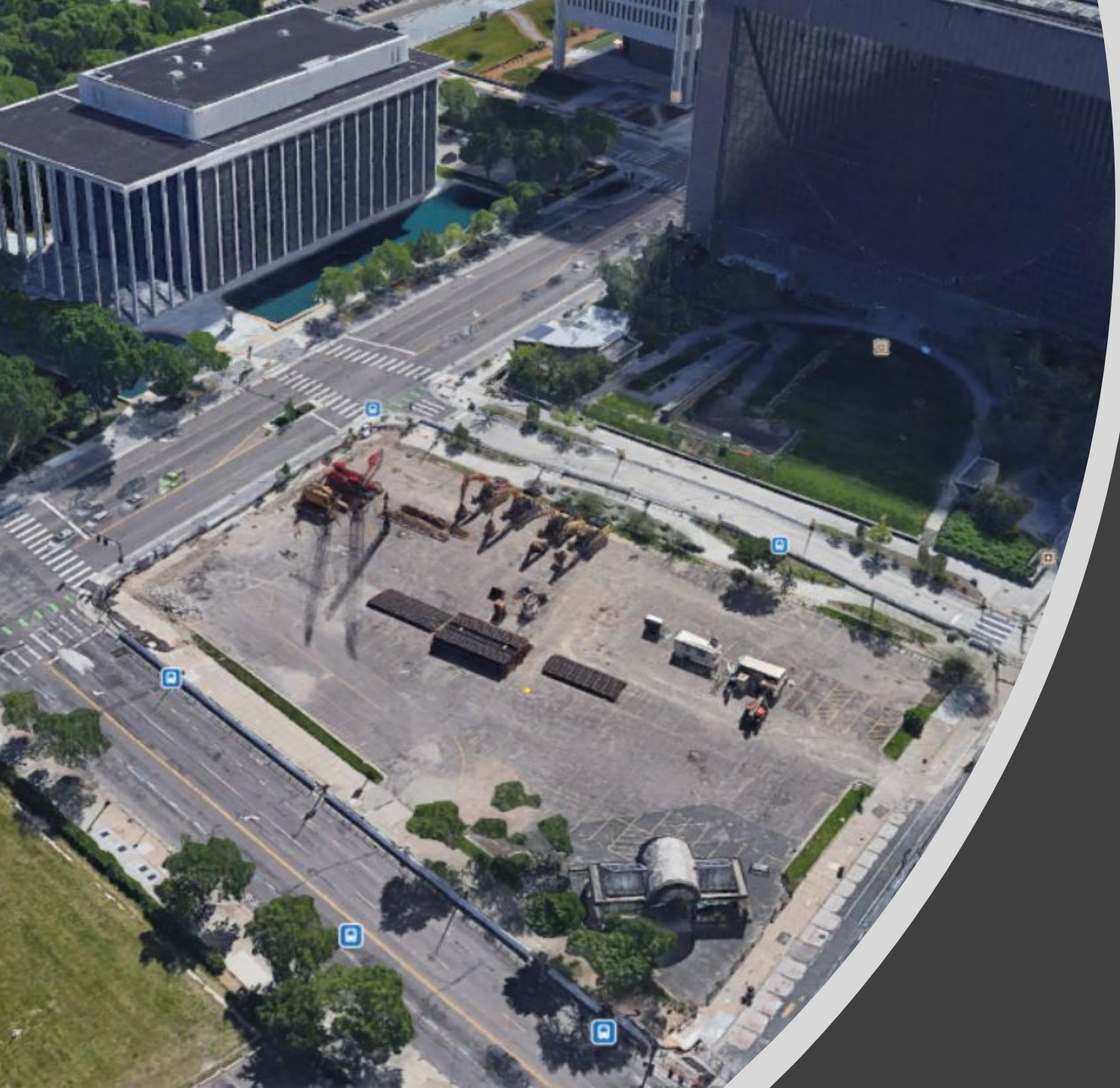
BUILDING DESIGN SOLUTION





TARGET CLIENT GROUP

- **Young, Professionals as Renters**
- **Corporate Clients**
- **Remote Workers/Freelancers**
- **Small/Medium Sized Companies and Teams**



SITE

30 S. 3rd St.
Minneapolis, MN
55414

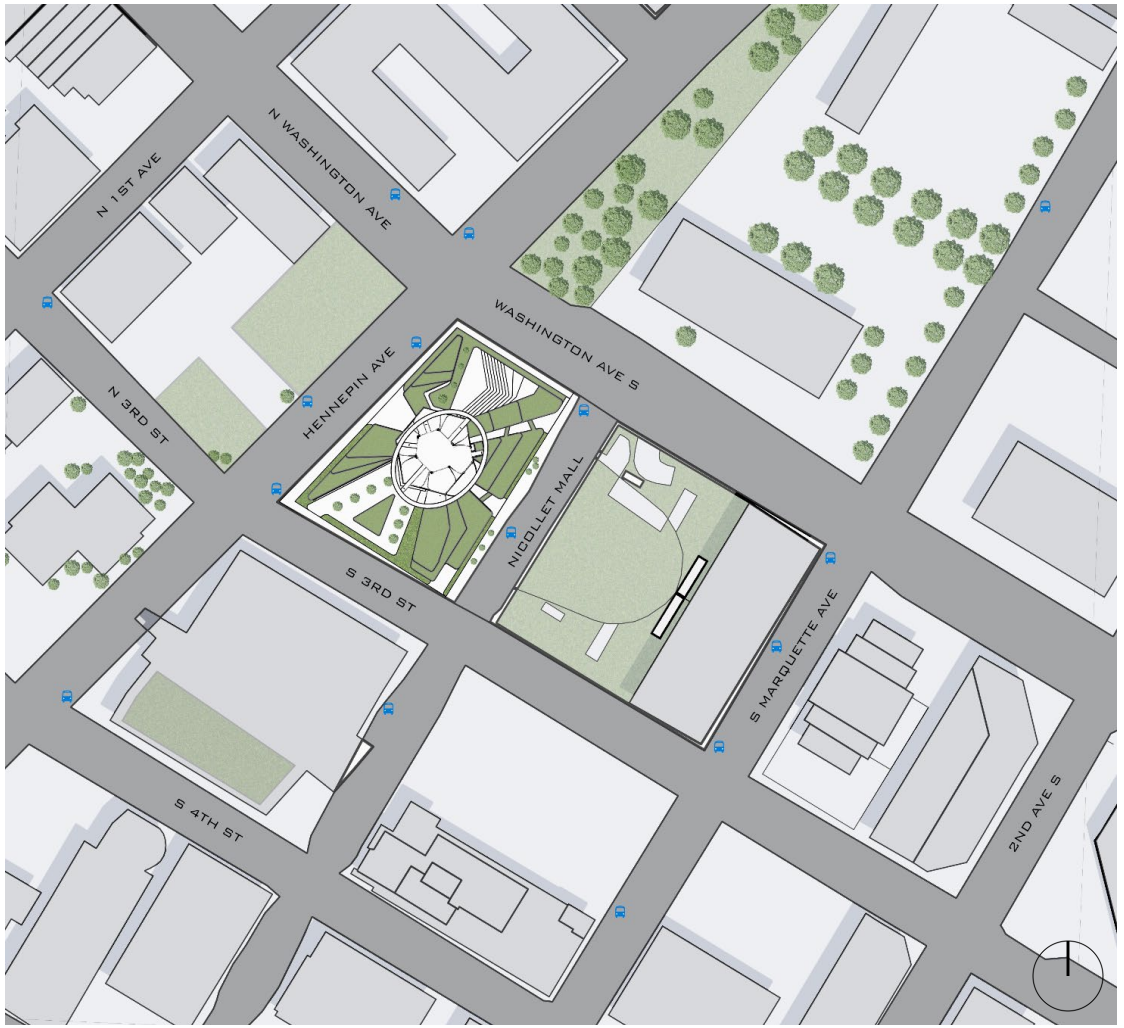
- Central Business District

Minneapolis, MN
30 S. 3rd St, Minneapolis, MN 55414
Cancer Surviors Park
Minneapolis Public Library
Atrium Apts
Marquette Plaza
ING 111 Building
The Crossings
Wells Fargo Operations Center
AC Hotel Minneapolis
Lumber Exchange
Mid-Town Autopark
Xcel Energy
Xcel Plaza
365 Nicollet
4Marq
Henn Co Family Serv
Towle Bldg
City of Lakes Bldg
Minneapolis
Nic on Fifth
Downtown Autopark
Old Republic Title Bldg
Fifth Street Towers
Fifth Street Towers II
Hotel Minneapolis
Tri-Tech Bldg
US Court House & Fed Bldg
Flour Exchange Bldg
Soo Line Apartments
501 Marquette
McKnight Bldg
Qwest Bldg
Minneapolis City Hall
Hennepin County Public Safety
Mpls Grain Exch Main Bldg
Canadian Pacific Plaza
US Bank Plaza I
US Bank Plaza II
Wells Fargo Tower
Northstar East
Northstar Center
Marquette Hotel
Crowne Plaza Hotel
Grand Hotel
Capella Tower
IDS Tower
Roanoke Bldg
Edition Apts (511)
Commons Park
City Center
Nicollet Mall
S 3rd St
S 4th St
S 5th St
S 6th St
S 7th St
S Marquette Ave
S 2nd Ave
S 3rd Ave
S 4th Ave
S 5th Ave
S Washington Ave

OVERALL SITE CONTEXT/ SITE PLAN

- HIGH RISE TOWER
- RETAIL
- EVENT SPACE
- VENDOR SPACE
- RESTAURANTS
- OFFICE SPACE
- OUTDOOR GREEN SPACE
- APARTMENTS

Nearby: Marquette Plaza to the Southeast/ MPLS Central Library to the South/Easy Access to MPLS Skyway System

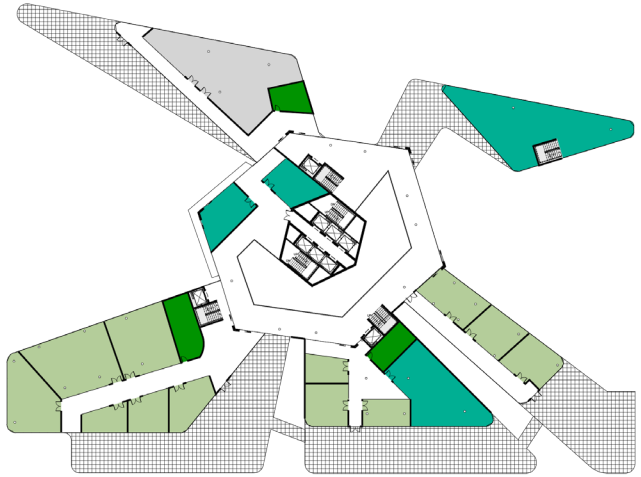


BUILDING PROGRAM

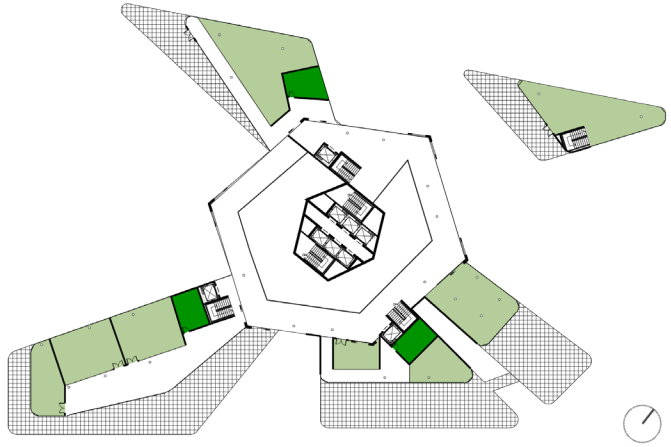
- 47 Stories
- Mechanical Space
- Outdoor Space on Each Level
- Greenhouse in Units
- 3 Levels of Parking
  - Private and Public Parking
- 9 Stories of Retail/Public Space
- 9 Stories of Offices (Work)
- 9 Stories of Apartments (Live)
- 15 Stories of Office Living (Live/Work)

BASE FLOOR PLANS

LEVEL 1



LEVEL 2



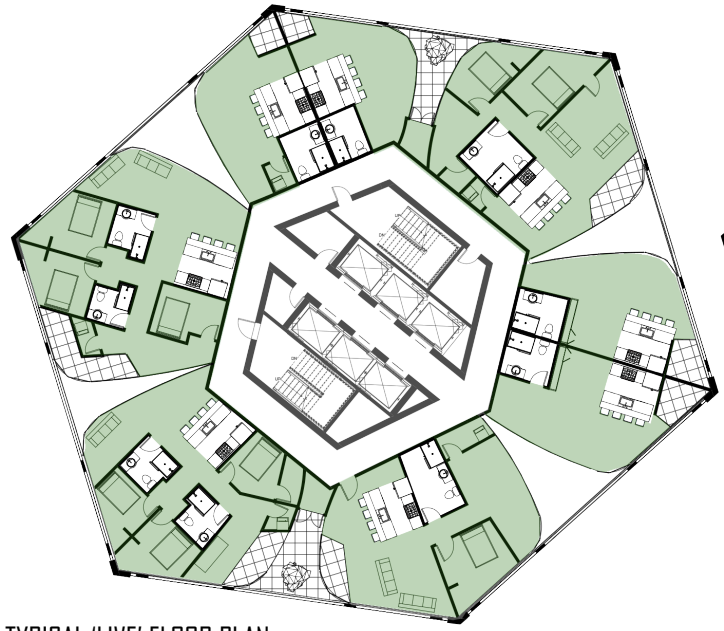
LEVEL 3

PUBLIC SPACE LEGEND

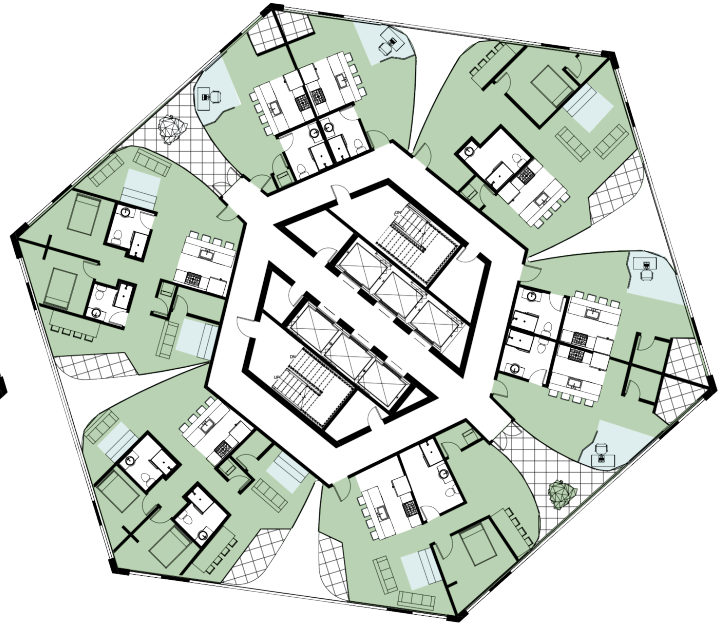
- PUBLIC ENTRANCE
- RETAIL
- BATHROOM
- RESTAURANT
- FITNESS
- TOWER LOBBY

RENDERS

TOWER FLOOR PLANS



TYPICAL 'LIVE' FLOOR PLAN



TYPICAL 'LIVE/WORK' FLOOR PLAN

UNIT LEGEND

LIVE

SERVICE

PUBLIC SPACE

WORK

- A typical floor plan consists of
  - 2 - Studios
  - 2 – One Bedrooms
  - 2- Two Bedrooms
  - Central Core
  - Outdoor Space

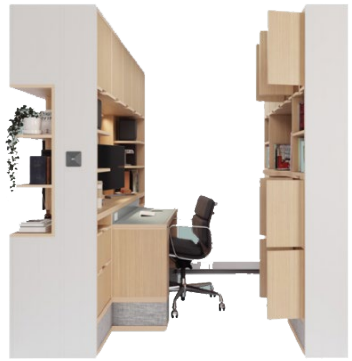
- Live/Work units will be equipped with office spaces as well as living amenities.
- This layout gives occupants a feeling of community and belongingness. This allows you to connect both in-person and virtually.

- This office space allows movement and collaboration within the work environment. Each level offers 360-degree views of downtown Minneapolis.

- It is built out of a concrete frame and curtainwall glass with floor to ceiling windows. In the core of the building is 5 high speed destination dispatch elevators.

- A one-way circulation pattern that reduces or eliminates touch points throughout public spaces
- single-loaded elevator banks, allows for one-way, physically distanced circulation
- Each Live/Work Unit will consist of a 'Pocket Office"

ORI Furniture ‘Pocket Office’



Ori Pocket Office

- A flexible home office setup that appears when it’s needed and makes room for living space when it’s not.
  - This piece of furniture allows you to enjoy working in the comfort of your own home.
  - Each Live/Work unit will be equipped with a pocket office to increase efficiency in your workplace.

Flexible Sizing

Available in medium and large, for a home office that fits any space.

Standing room

A spacious desk and chair on one side, a nook for a standing desk on the other.

Quick & quiet

Your space expands to a full-sized office in less than 20 seconds.

Put the work day away

With space for 2 monitors, chair and more, your entire office can be out of sight, out of mind.

Acoustic materials

Sound-dampening cork and fabric panels help drown out noise, distractions and video echo

Media center

A space-saving, built-in display for books, belongings and up to a 65” TV.

Light work

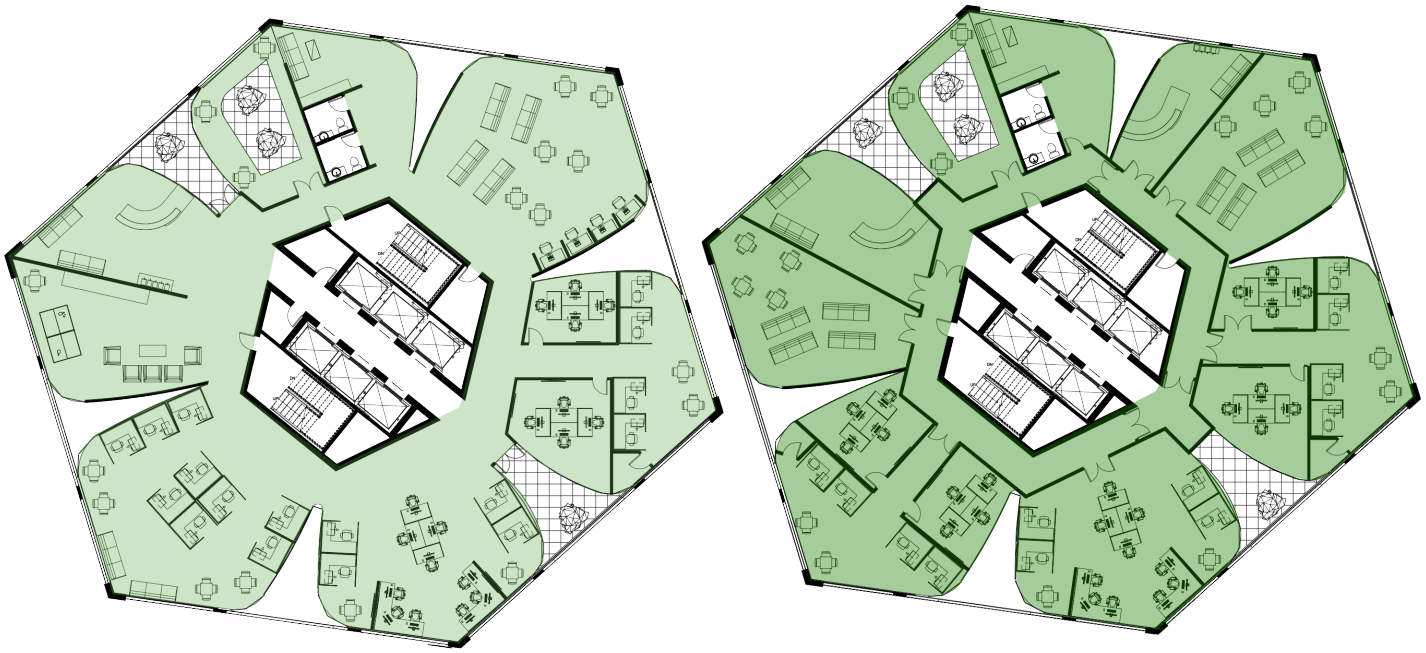
Dimmable, built-in LED lighting helps you find your focus and look good on video calls.

Abundance of storage

Built-in shelving is thoughtfully designed to keep things organized and at arm’s reach.

Ori | Pocket Office (oriliving.com)

TOWER FLOOR PLANS



UNIT LEGEND

LIVE

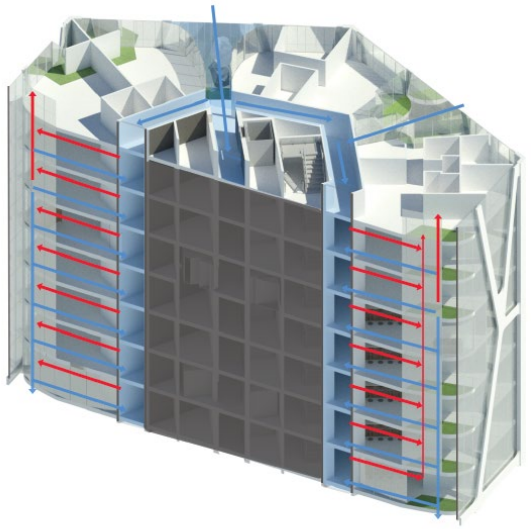
SERVICE

PUBLIC SPACE

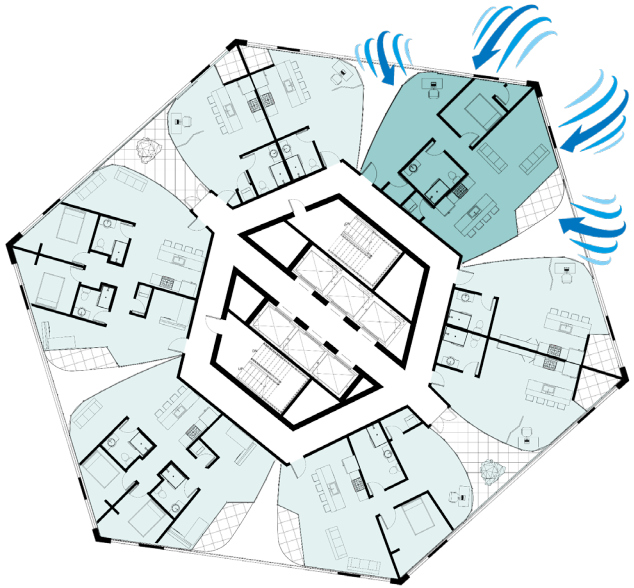
WORK

- Rather than a single large, dense, open floor plate, Envision supports scalable planning – a range of settings that can be sized up or down to support the users' need and support of a variety of interactions and activities throughout the workplace
- Each office floor plan consists of dynamic neighborhoods and zones.
  - Co-Creation Workroom
  - Visitor/Group Get-together
  - Sidewalk Café
  - Project Studio
  - Resident Retreat
  - Central Agora
  - These neighborhoods and zones can shift depending on phase of the project or working needs
- Office Floor plans can be adapting to a companies needs
  - The left floor plan is a prototype of a company taking an entire floor as an office
  - The right floor plan is a prototype of two companies occupying one floor for office space
  - This floor plan is very adaptable as the corridor walls can be taken down or kept in place to allow for multiple occupants
  - Each office space has operable windows with fresh air coming from all three sides. This allows for more ventilation throughout the space and the core
  - Each level has multiple green spaces and access to fresh air

VENTILATION & COOLING DIAGRAMS



- Twin Façade
  - Offers strategies for use and control of solar heat gain, increased daylight and moderation of temperature differences.
- The HVAC system is designed to allow each office floor to operate independently of other floors, eliminating the sharing of air supply or return air between floors or tenants. This aids in stopping viruses from spreading throughout the building.
- The floor plate shape allows for each level have natural ventilation through operable windows.
- This helps stop the spread of illness and germs

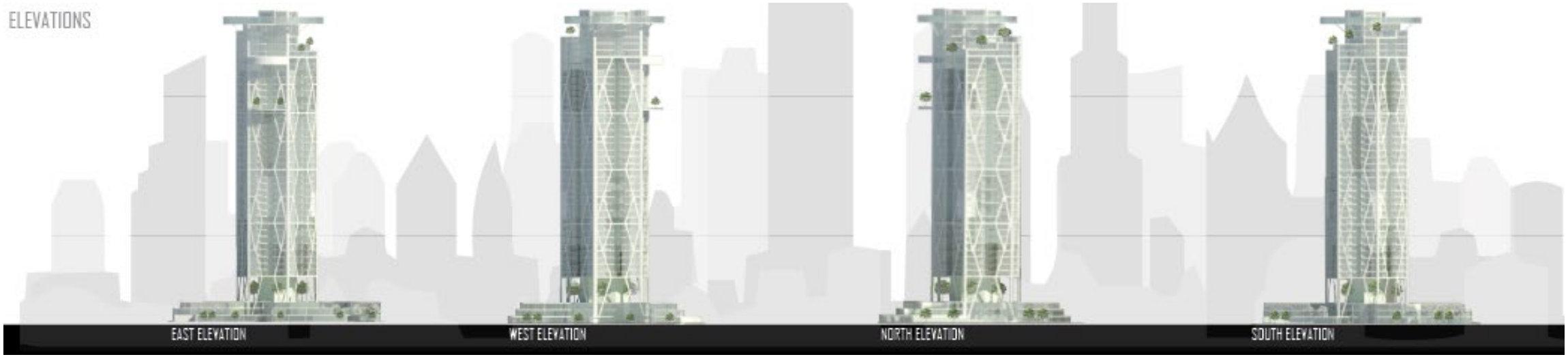


- The Pedal shape of the floor plan allows fresh air supply directly to the core.
- Fresh air is important to reach the core as this is where most of the foot traffic will occur as well as the spread of germs and illness.
- The living units will have the option to choose how much fresh air supply is needed for personal comfort
- The unique feature of the pedal shape is that the user has the option of choosing fresh air on almost all sides instead of typically one direction
- The pedal shape creates efficiency in the workplace as the user can completely customize the air flow in each unit maximizing comfort which leads to employees carrying out tasks more efficiently.

Daylighting

- Good lighting of the workplace is one of the main factors of indoor comfort that can positively influence health and productivity of office personnel. Natural light, its variations and its spectral composition are of great importance for well-being and mental health.
- Daylighting is important in two ways; first it reduces the amount of electrical lighting required and second is that the quality of light from daylight is superior to electrical lighting. The double skin façade with its increased glazing coverage improves the access to daylighting in the space. Also important to daylight penetration is floor to ceiling height and floor plan depth.

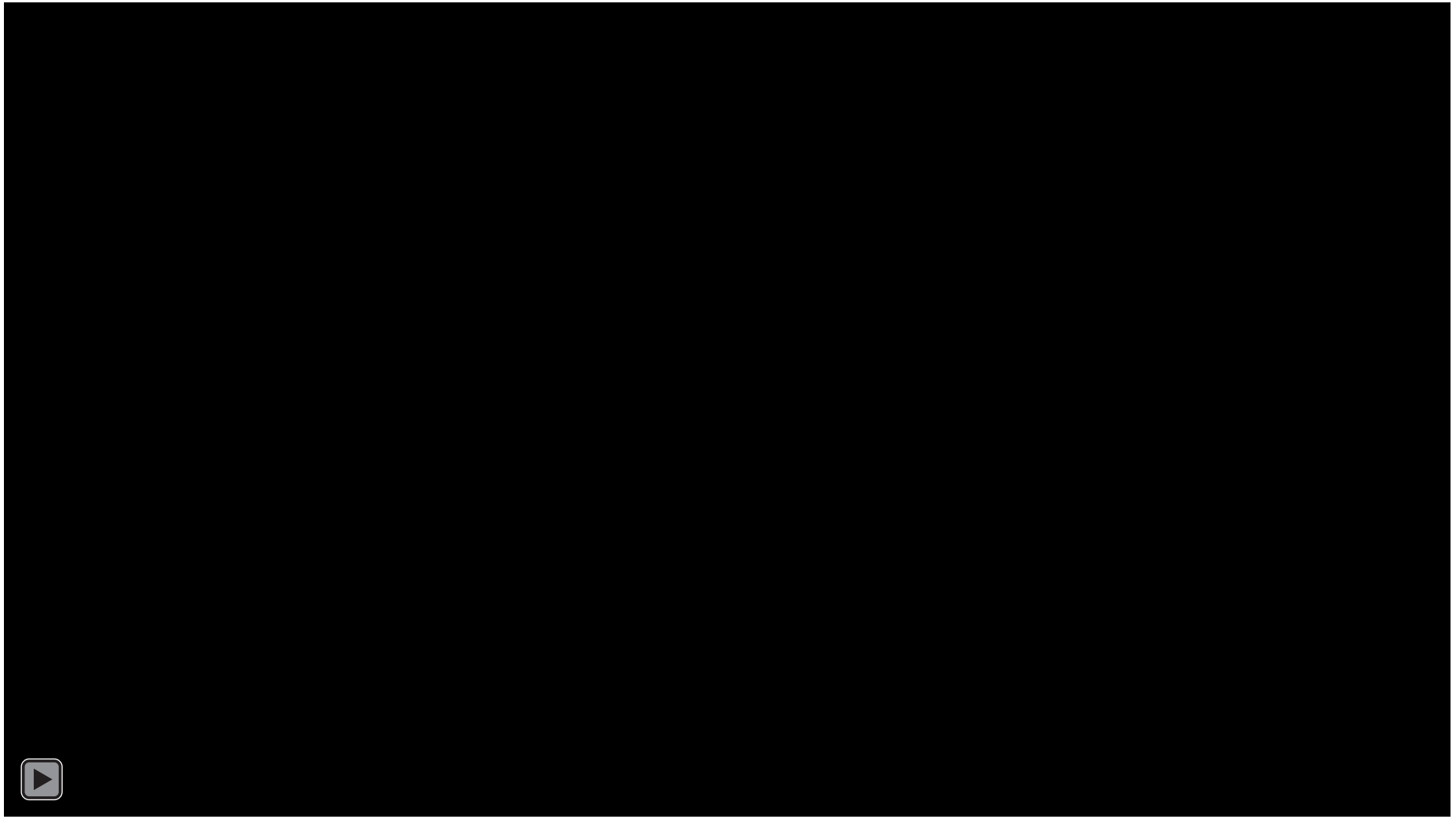
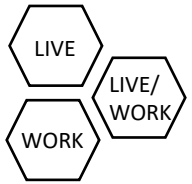
Building Elevations



RENDERS

NORTH ENTRANCE

SOUTH PERSPECTIVE

SOUTH ENTRANCE

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