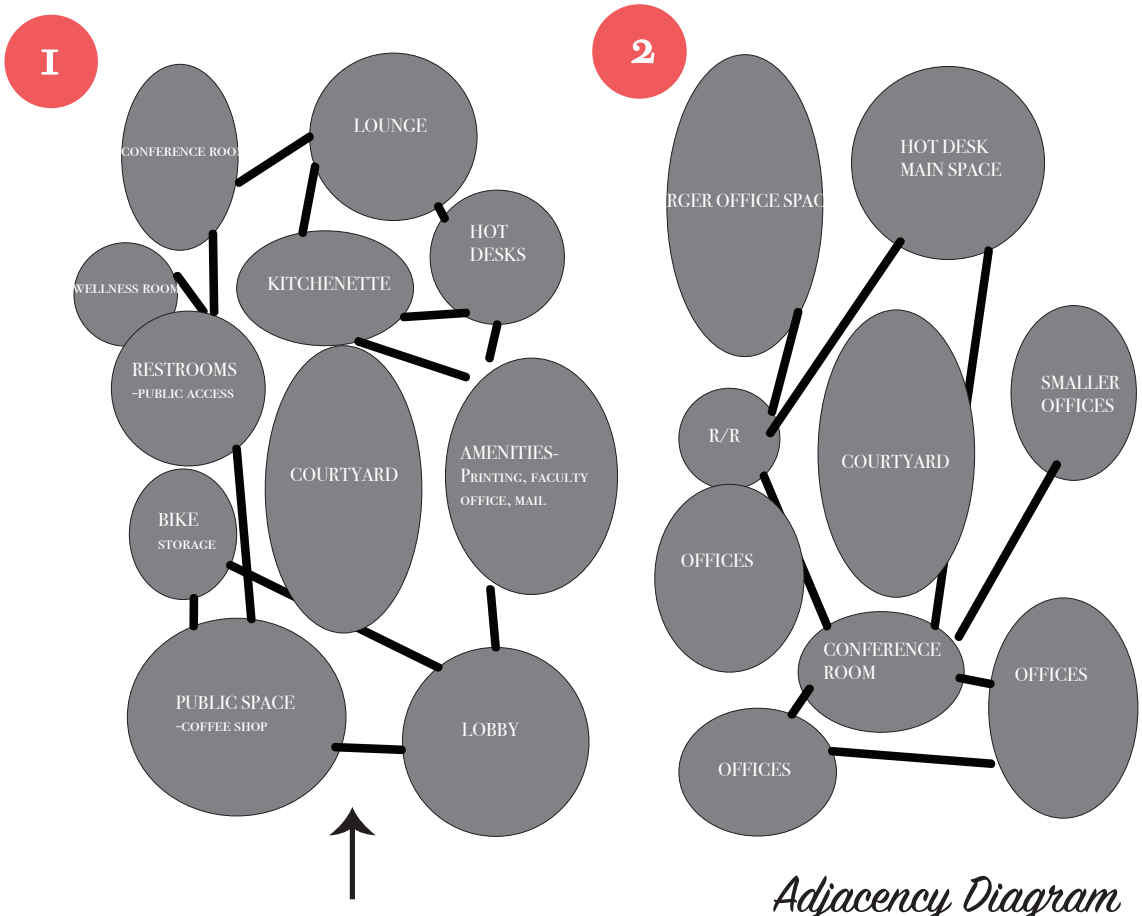
Appendix D

Sedonah Breech

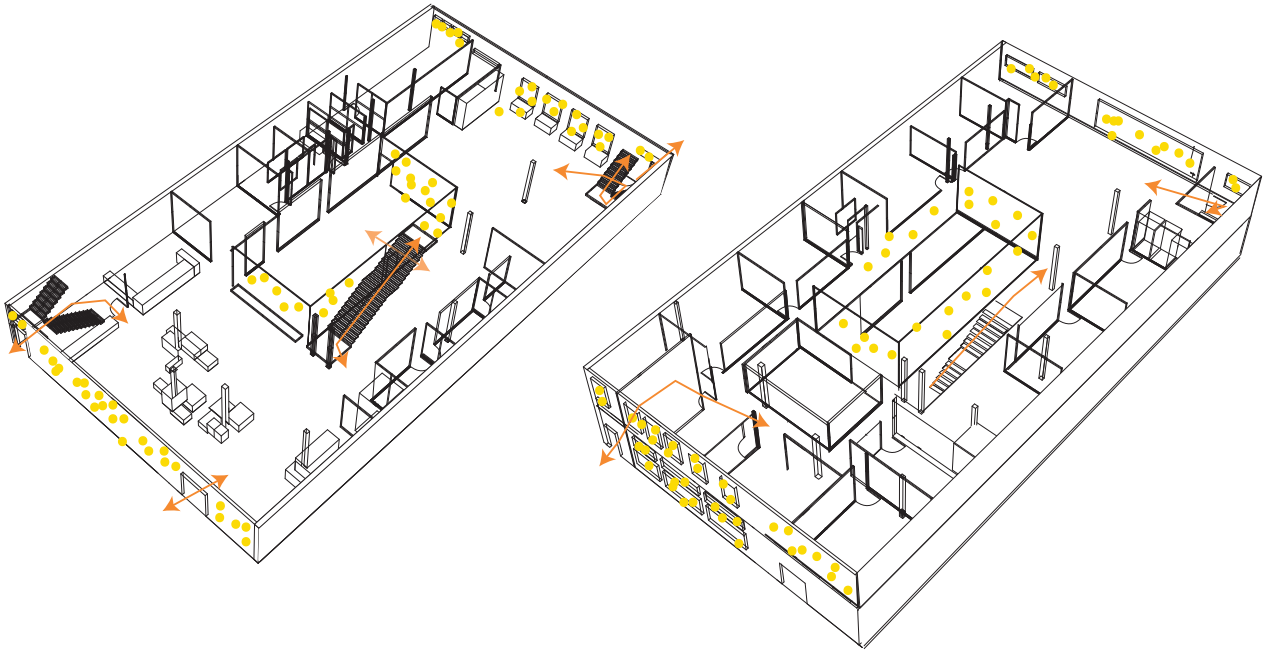
VISION

To create a welcoming and productive atmosphere for the people of Springfield, with the inclusion of a public coffee shop and layers of coworking spaces and offices. By using the existing building for structural support and zoning, a central core is created. The courtyard is an oasis of lively vegetation that brings people from their offices above to the ground floor to join in collaboration. The central theme also brings together two contrasting aesthetics, one traditional, left by the old building, and the other modernized and bright. This contrast of old and new gives a unique appearance from the street and creates an inclusive space allowing for variability and places for all citizens of Springfiled to work as a community to accomplish their endeavors.

PLANS

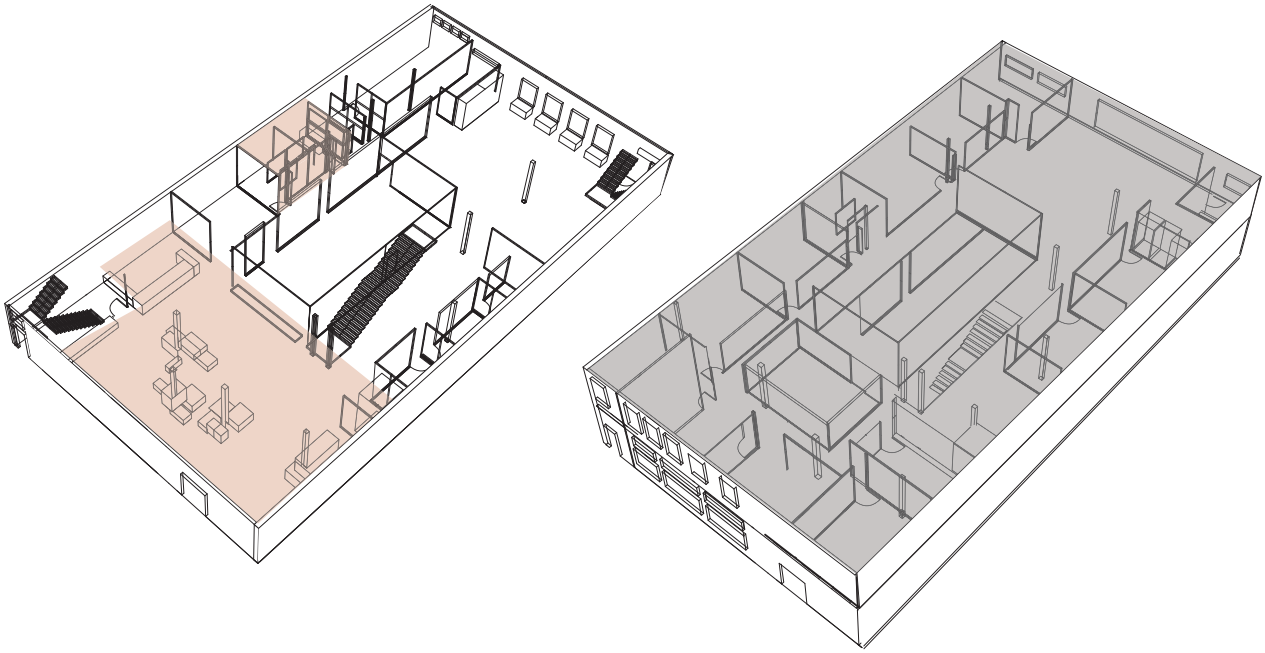


Adjacency Diagram



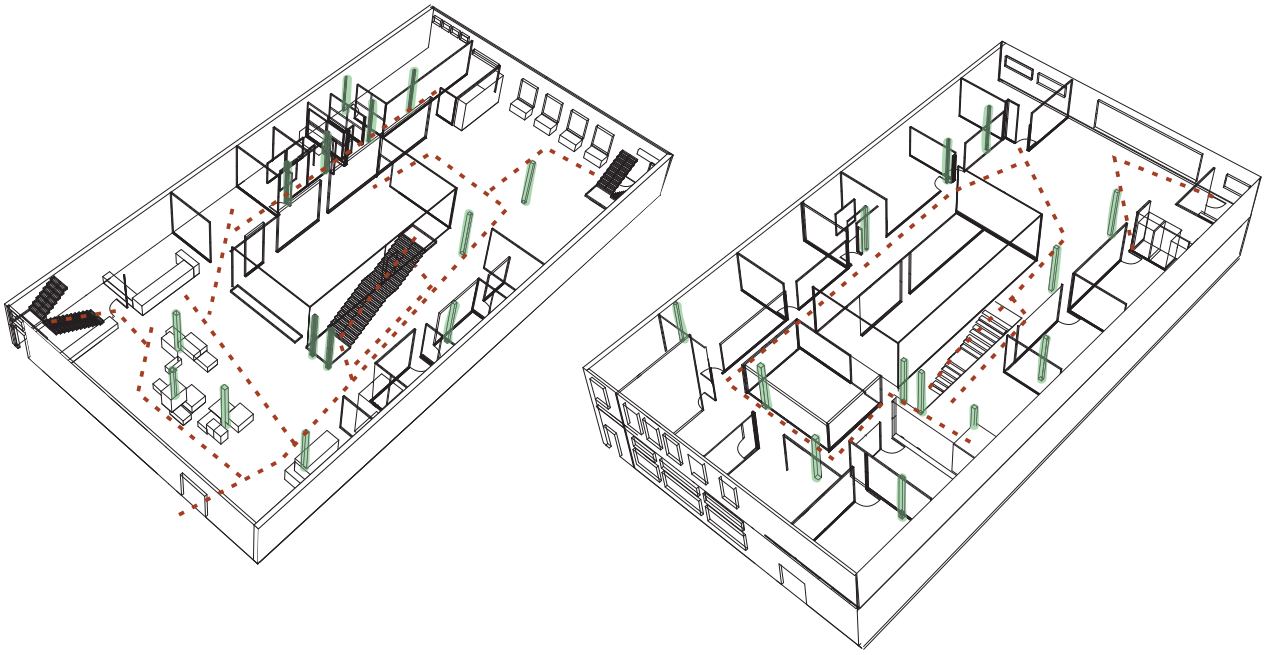
LIGHT ACCESS

WAYS OF EGRESS



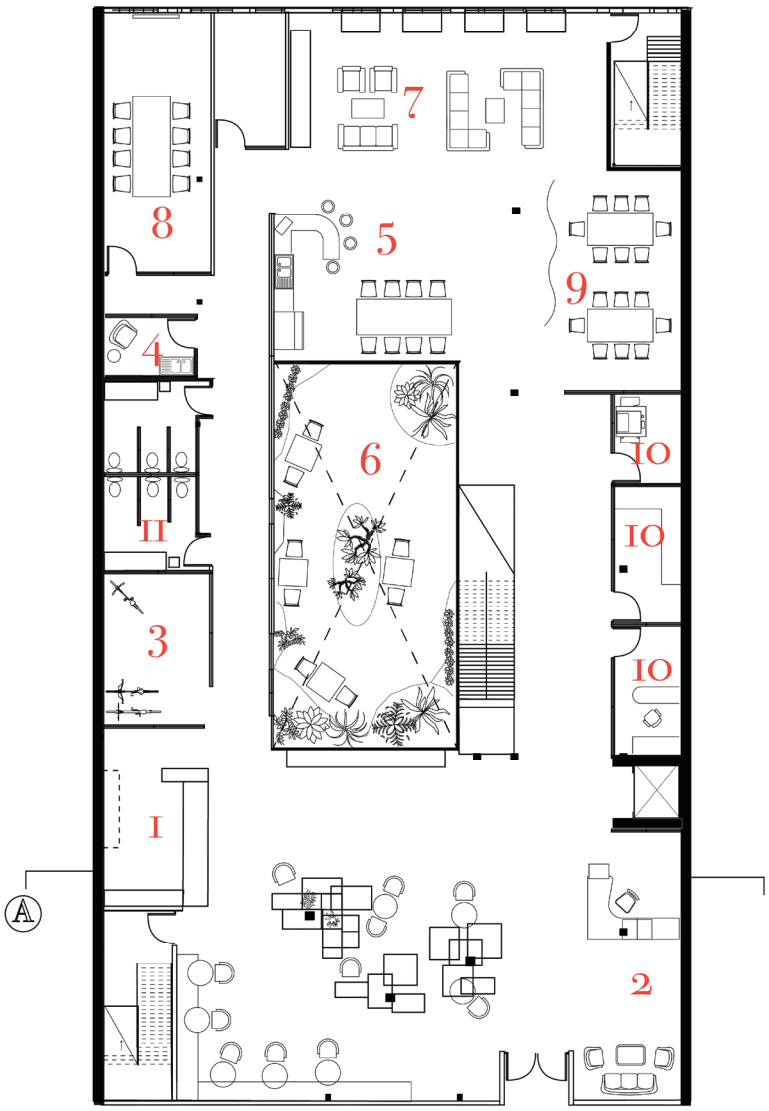
PUBLIC ZONING

PRIVATE ZONING

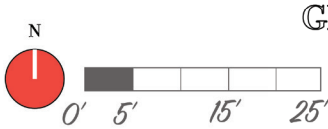


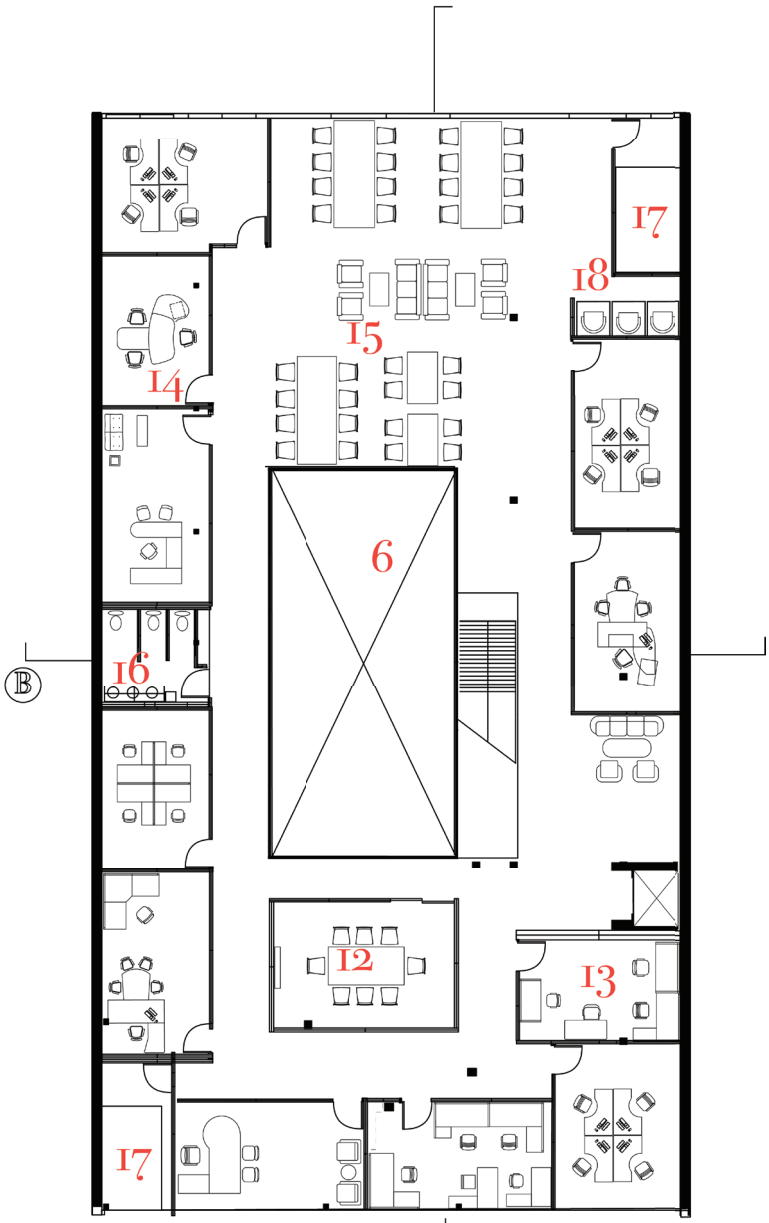
BUILDING INTERVENTION

CIRCULATION

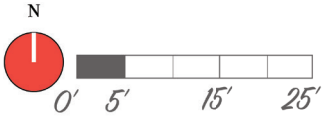


GROUND FLOOR





FIRST FLOOR



1 COFFEE SHOP
2 LOBBY
3 BIKE STORAGE
4 WELLNESS ROOM
5 KITCHENETTE
6 COURTYARD
7 LOUNGE
8 CONFERENCE ROOM
9 HOT DESKS-SOCIAL
10 MAIL ROOM, PRINT & EMPLOYEES
11 RESTROOM

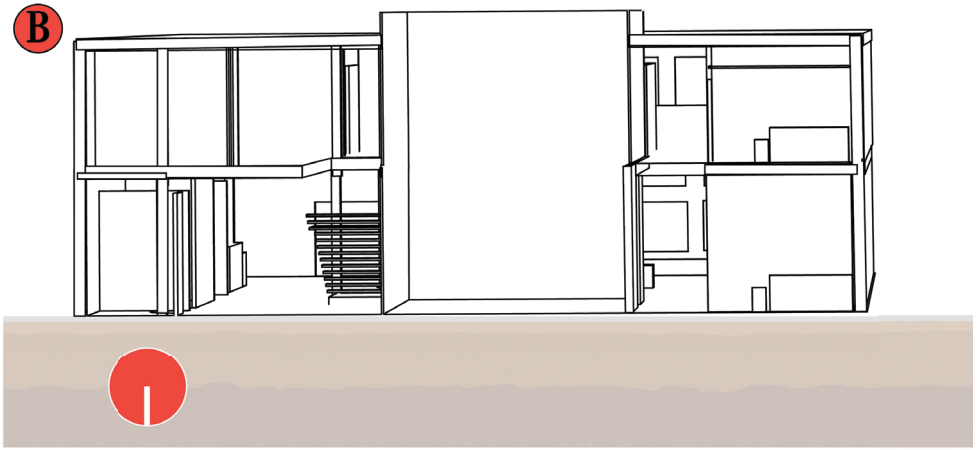
12 CONFERENCE ROOM
13 4-6PPL OFFICE SPACE
14 1-4 OFFICE PPL SPACE
15 HOT DESK MAIN SPACE
16 RESTROOM
17 FIRE STAIRS
18 CALL BOOTHS

SECTIONS

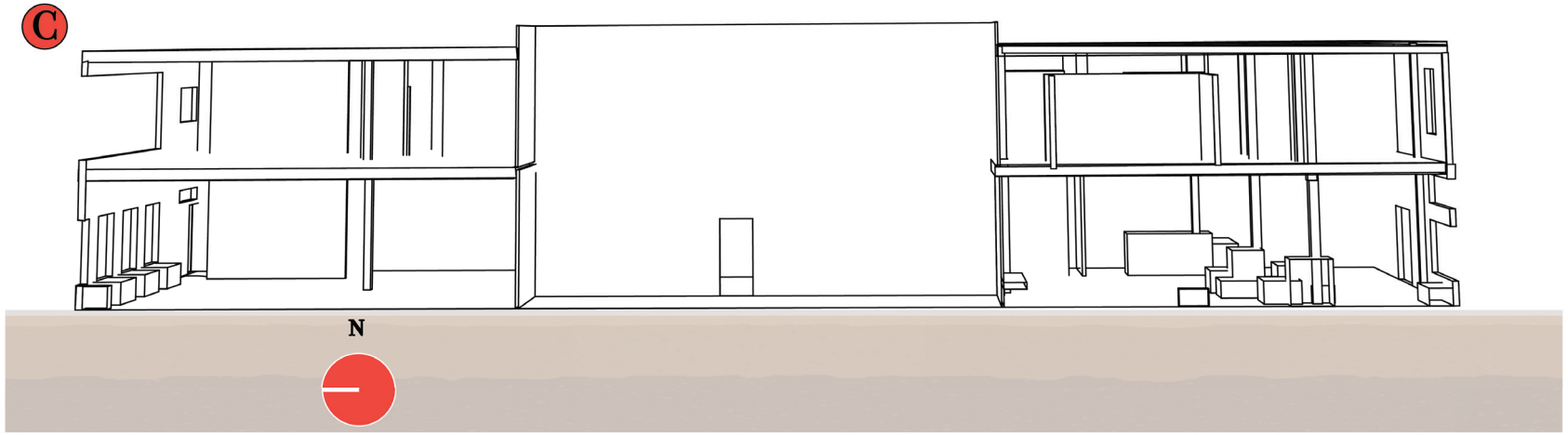
A



B

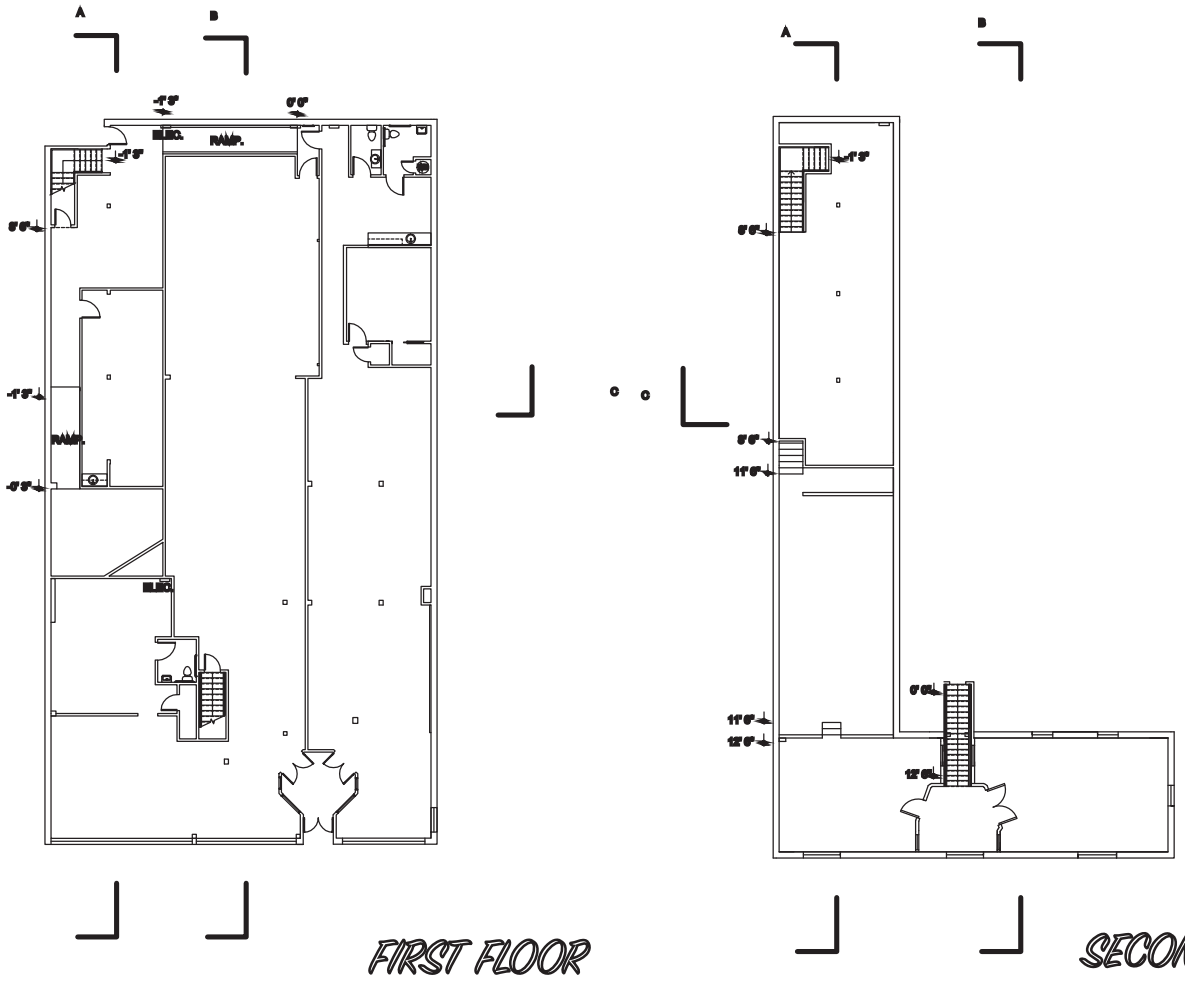


C



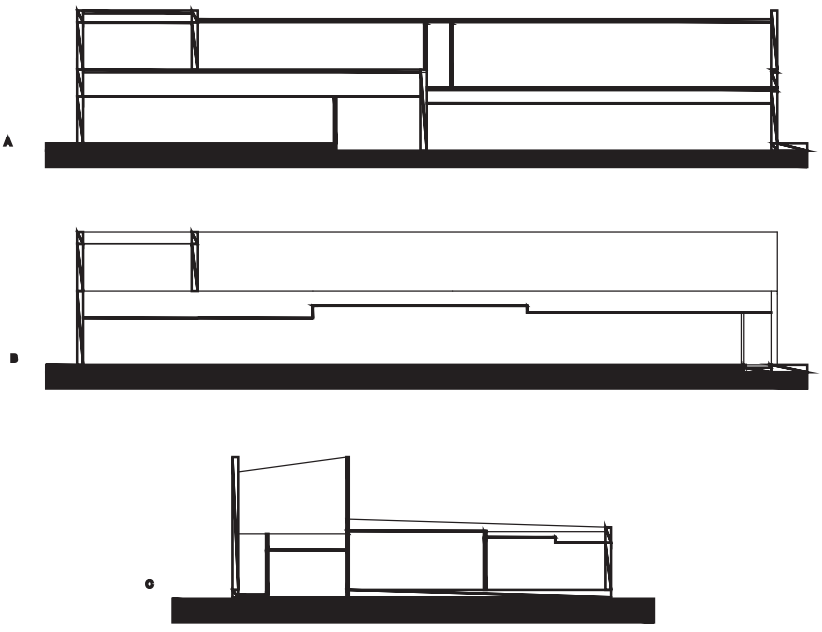


all three at 1/8"



FIRST FLOOR

SECOND FLOOR

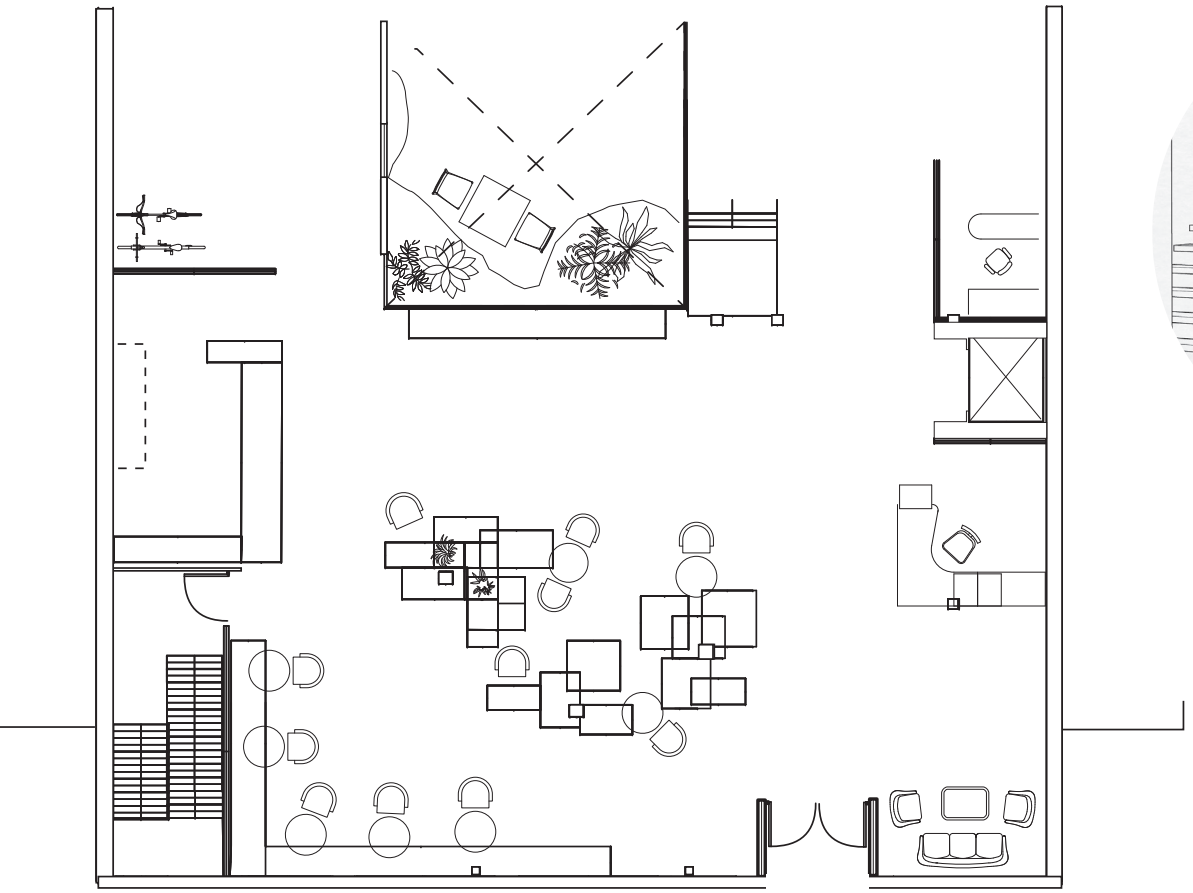


N

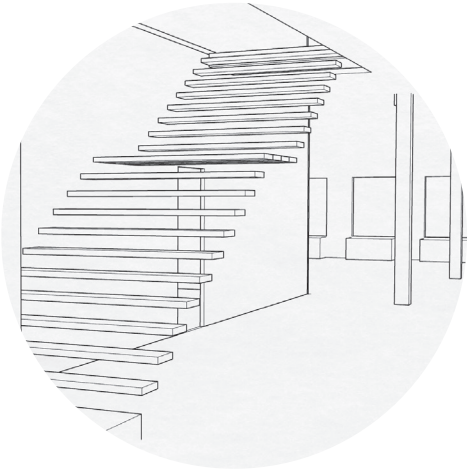
1/32”= 1’-0”

SECTION A. B. C

coffee shop



plan



stair view



seating & windows

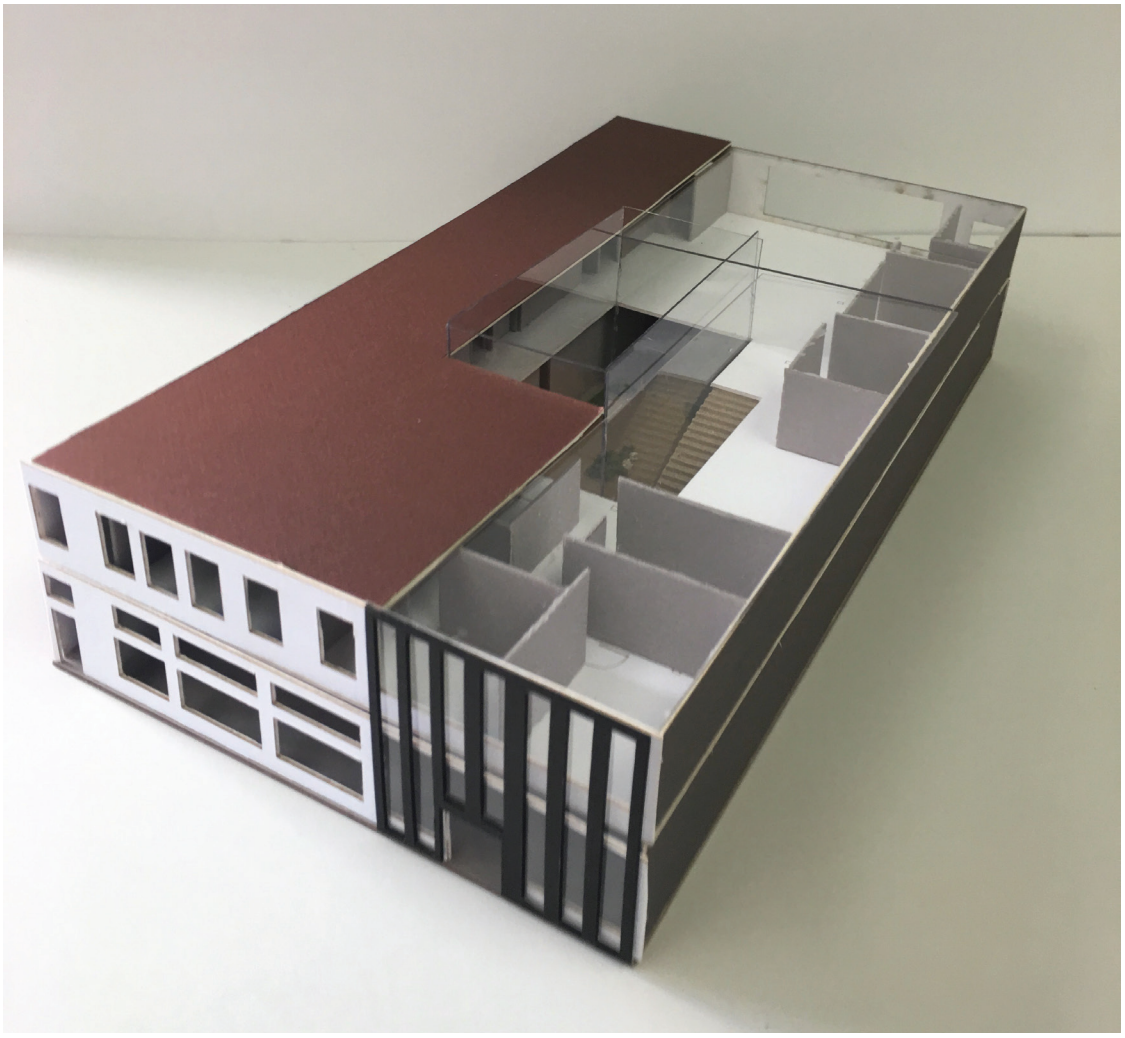

MAIN STREET CAFE

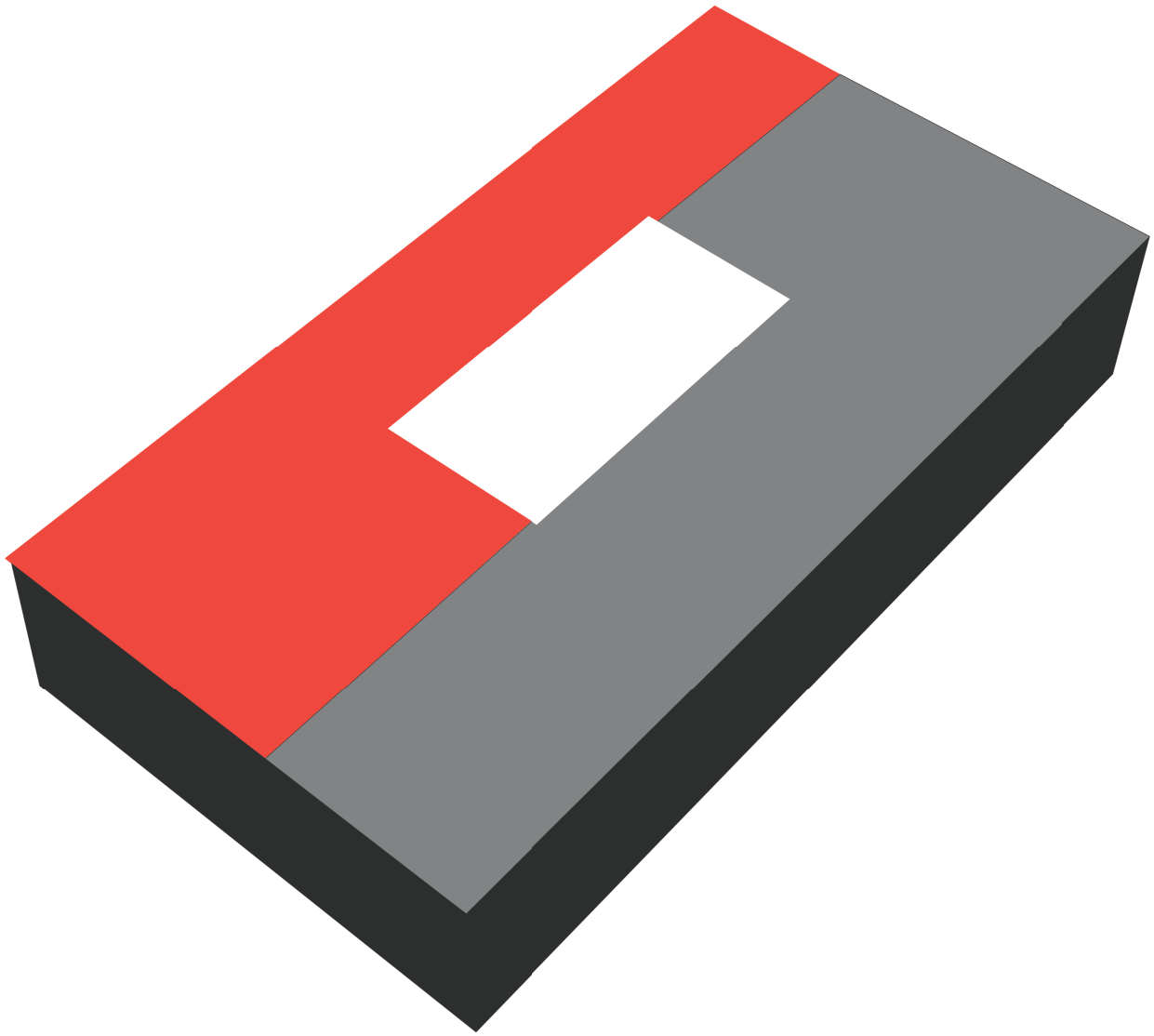












Appendix E

Emma Cantor

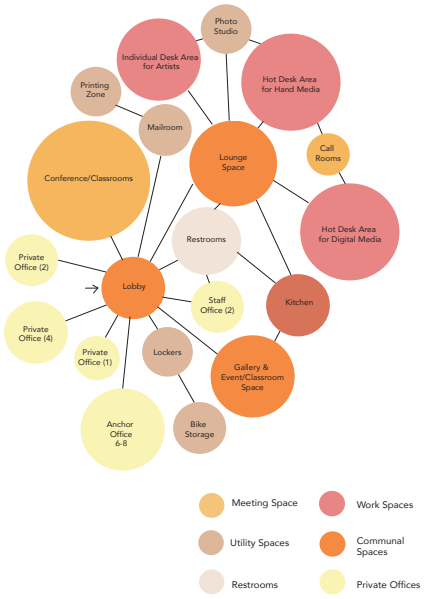


Curating Curves

Emma Cantor

IARC 484 Working Together Apart
Sustainable City Program 2019
Prof. Solmaz Kive
Winter 2019

Adjacency Diagram



Vision Group:

Our program focuses on creating a welcoming environment for artists to work together to make their products and expand their businesses. The building includes a gallery space to display and sell work to the public if the artist wishes to. The gallery and large conference rooms can also host classes for the public, which we envision to be led by artists from our coworking community.

Guiding Principles:

- Create a space that can accommodate a variety of work.

- To create separate spaces for hand media and digital hot desks.

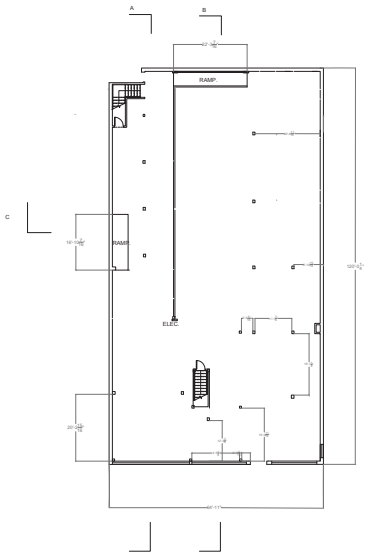
- A support system for three membership types: hot desks, individual studios, and private offices.

- Create a community that fosters private conversations and meetings, as well as casual gathering and idea sharing.

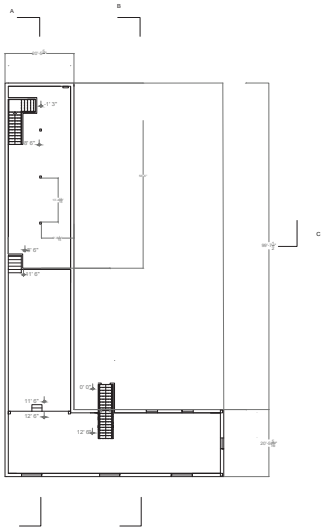
Existing Conditions

138 Main Street
Springfield, Oregon

First Floor



Second Floor



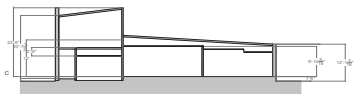
Interior Work Space



Wood Frame Structure



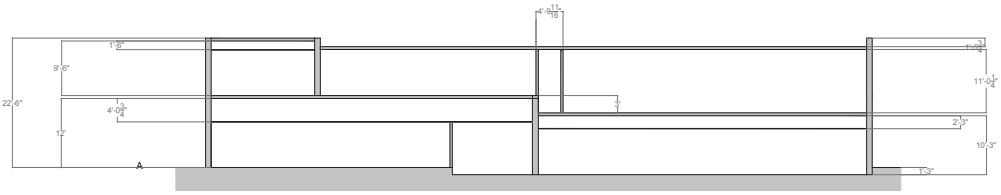
Section C

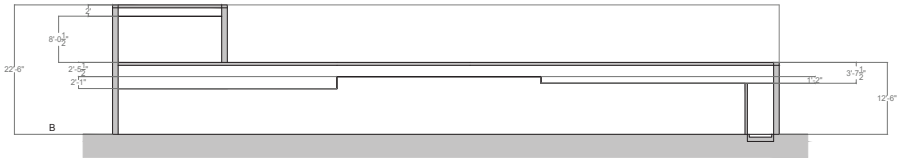


Front Facade



Section A





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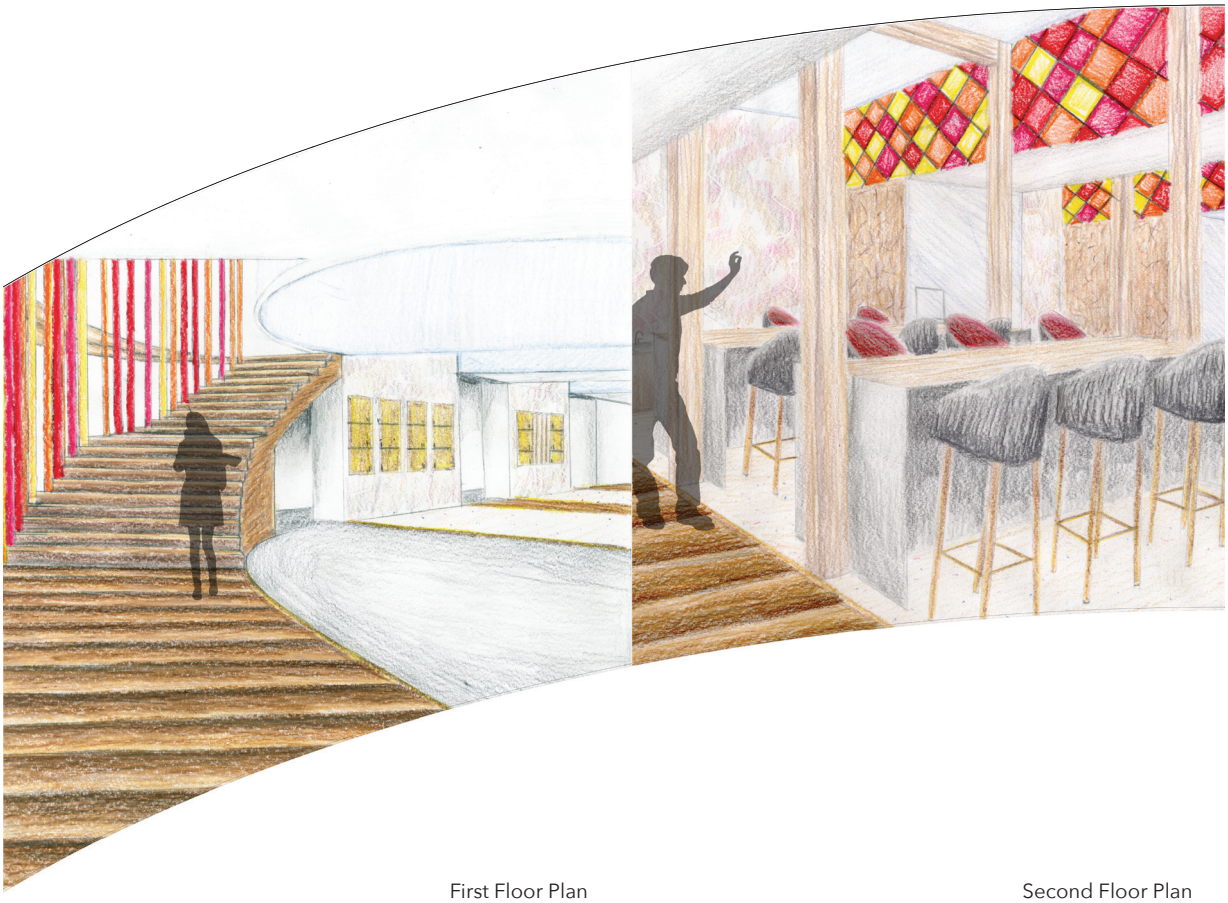
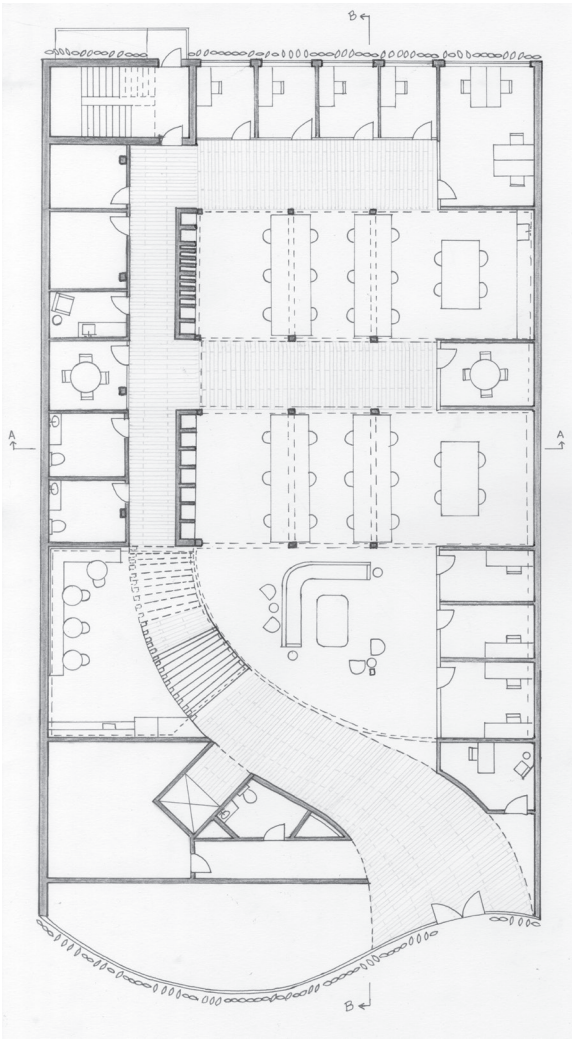


First Floor Plan



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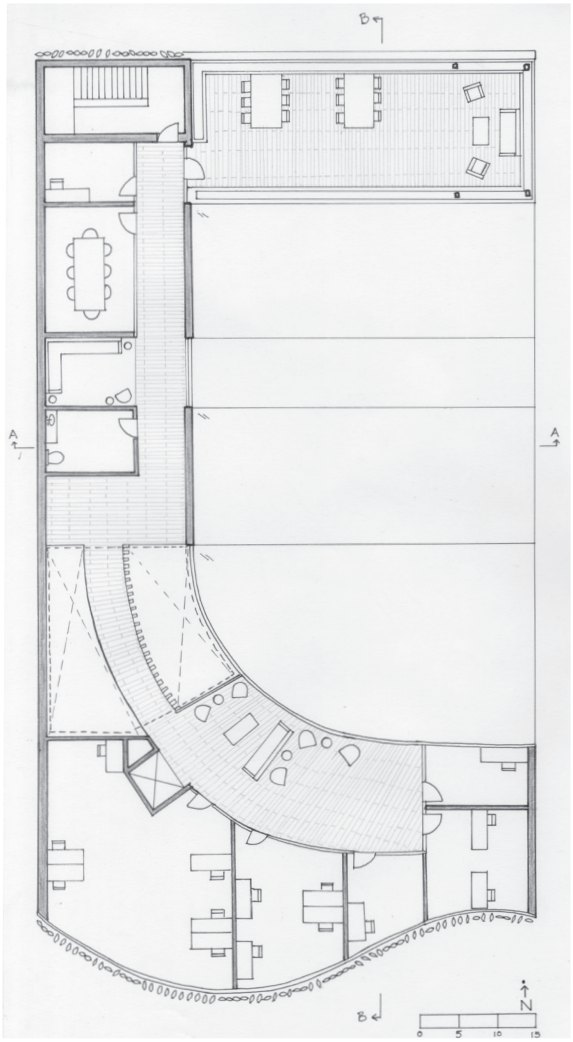

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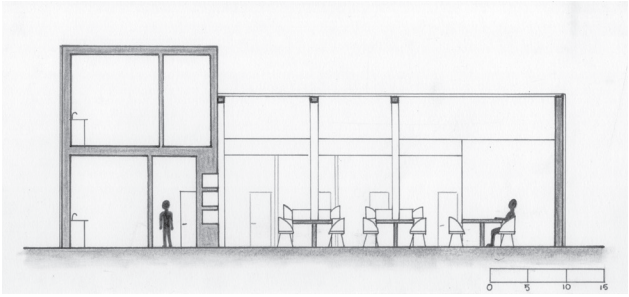
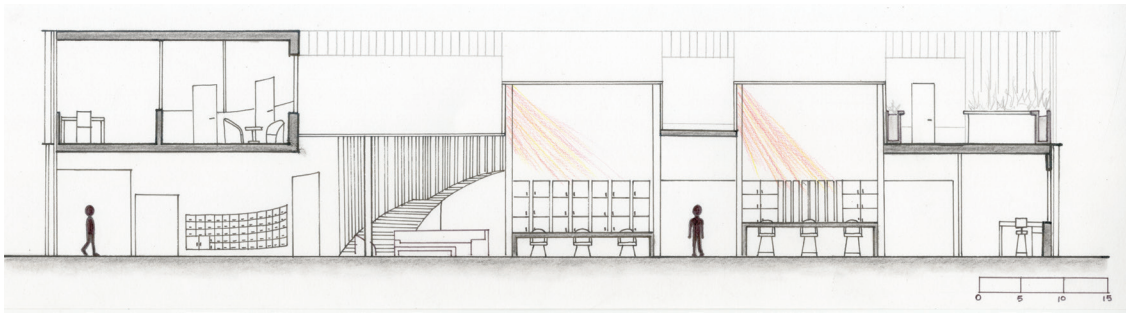


My design is based around two main concepts: the use of curves to direct movement and color to differentiate zones within. To achieve this I began by curving the facade to draw people naturally into the building. Once inside a curve, shown in flooring and ceiling height, leads the user through their experience. Warm colors are also utilized to direct movement, and are used to show differences in space usage. The two main hot desk zones are filled with lighter materials than the rest of the building. This makes the two areas into bands, as well as highlights the colored roof features above. This way the light itself brings the brighter colors into the space.

Section B



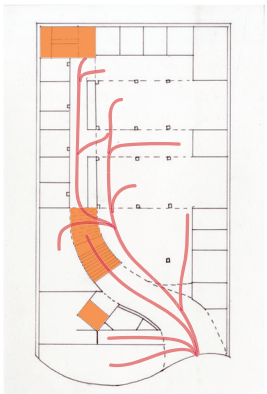
Front & East Facades



Back & West Facades

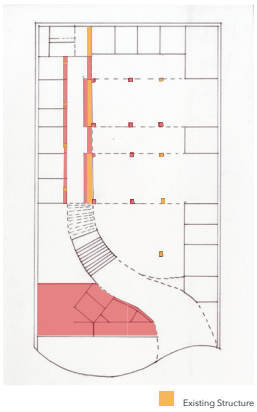


First Floor Circulation



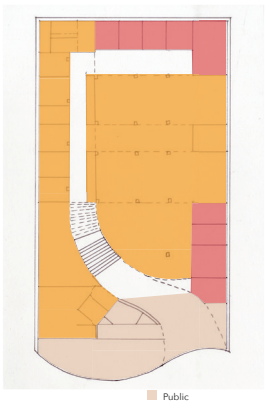
Second Floor Circulation

Building Intervention

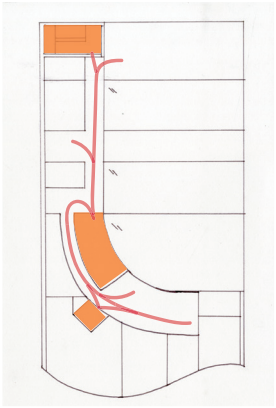


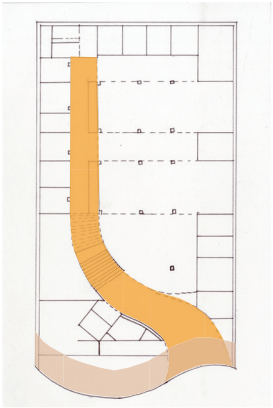
Parti Diagram

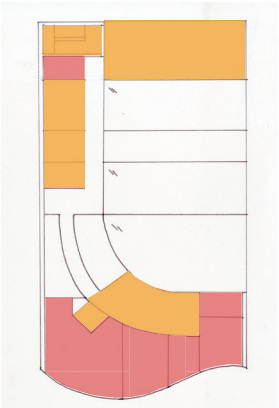
First Floor Zoning



Second Floor Zoning





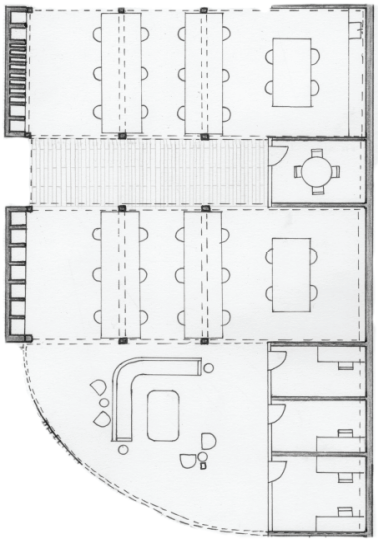




Main Spaces

Hot Desks:

Floor Plan



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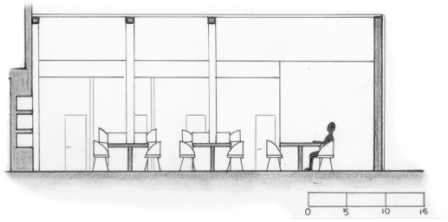
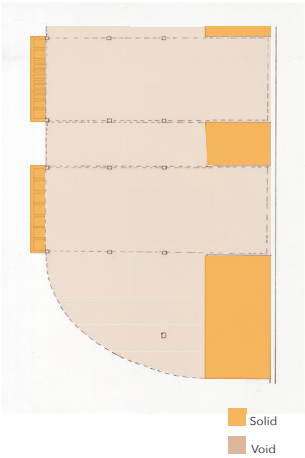


Solid & Void



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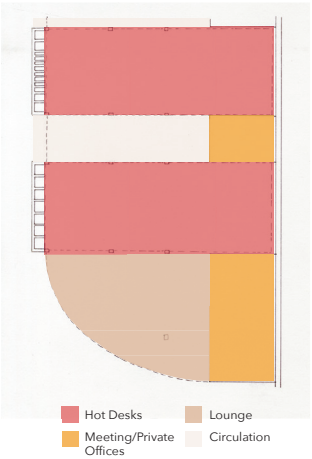
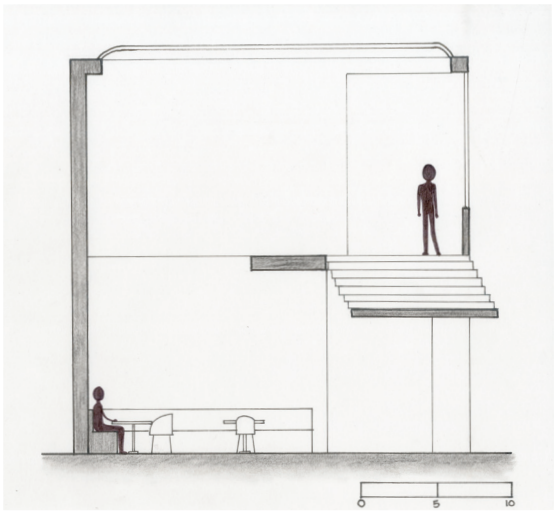
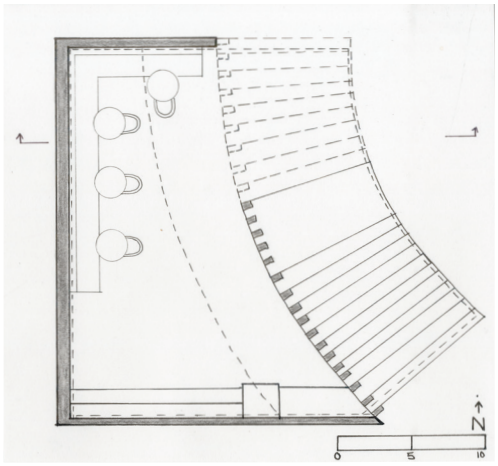


Kitchen & Lounge:

Section



Floor Plan



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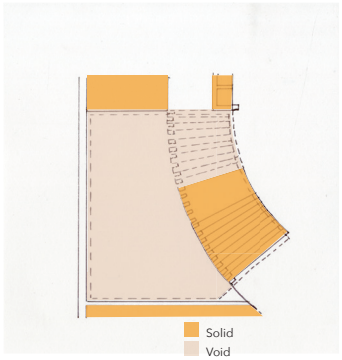

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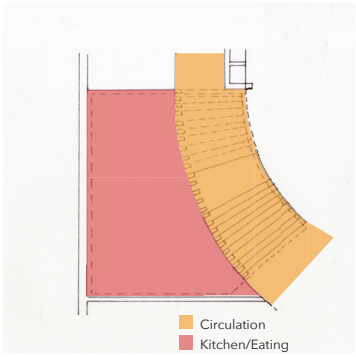
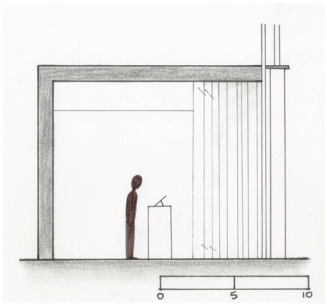
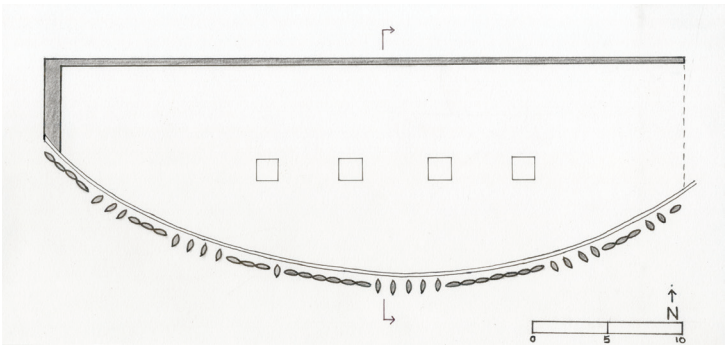


Gallery:

Section



Floor Plan



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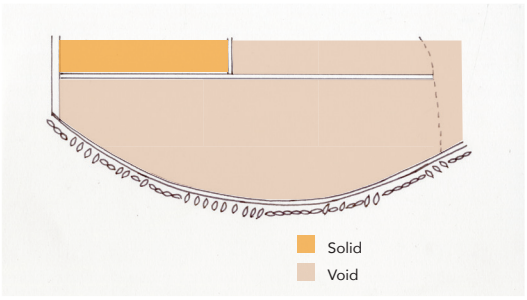

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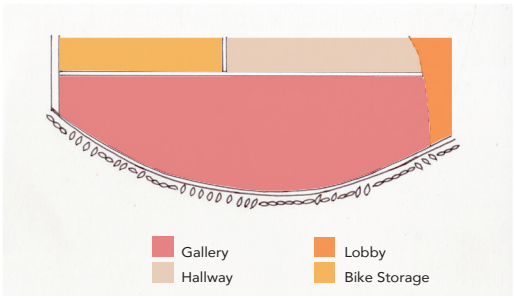

Appendix F

Mayberlin Felix

WORKING TOGETHER APART

MAYBERLIN FELIX | WINTER 2019

TABLE OF CONTENTS

VISION GROUP 1

D2 - BUILDING MANIPULATION 3

D3 - PROGRAM VARIATIONS 5

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D8 - PERSPECTIVE ALTERNATIVES 11

BENCHMARK 15

FINAL DESIGN 19

POSTER 29

COMMONFIELD - COWORKING FOR START-UPS

PROBLEM:

ORIGINAL DESIGN CHANGES LEFT THE SPACE UN-USUABLE, LACKING IN VISION AND ORGANIZATION FOR THE SPRINGFIELD POPULATION.

GOAL:

TO CREATE A STABLE SPACE FOR START-UPS AND SMALL BUSINESSES TO WORK AND COLLABORATE.

CHALLENGE:

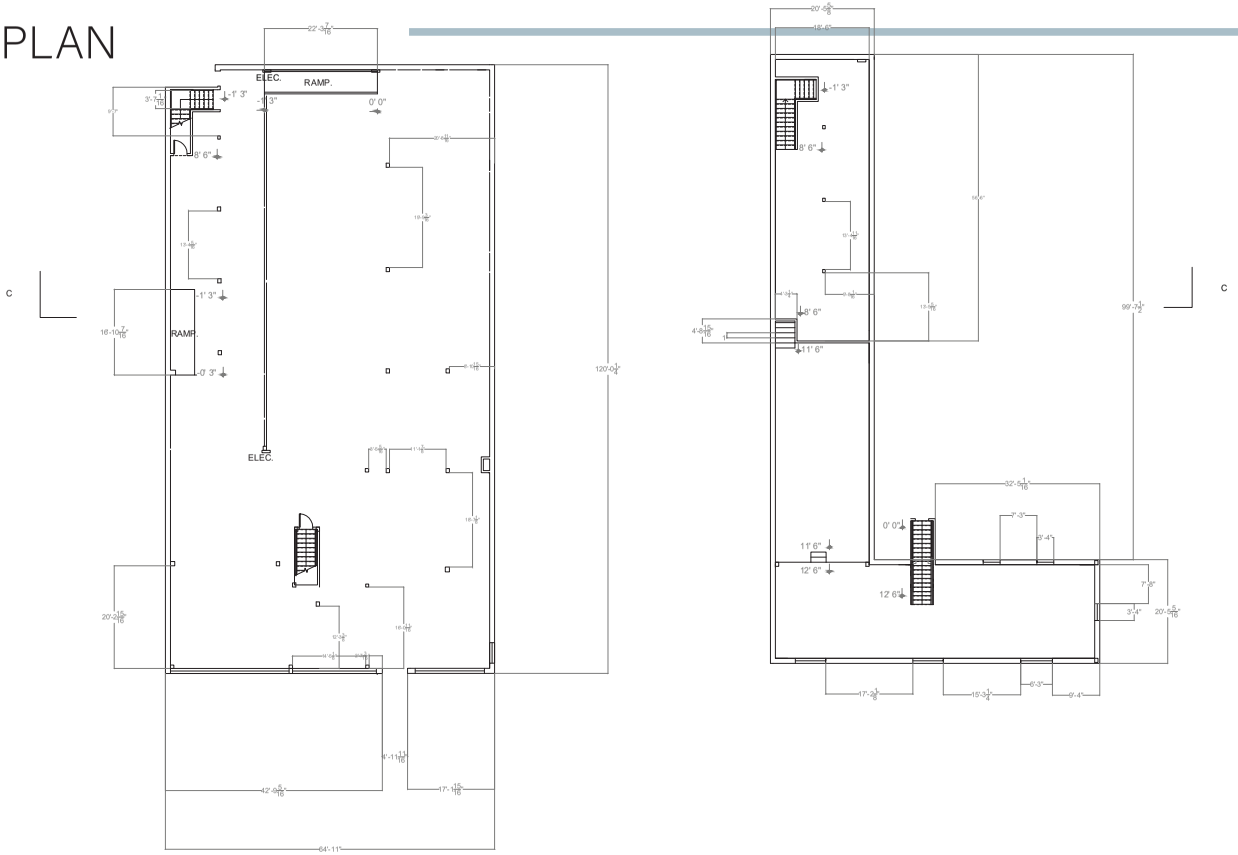
- SPACE ALLOCATION AND STRUCTURE
- LIGHTING ACCESS
- WAYFINDING EASE



PROGRAM OVERVIEW TABLE

Area Description	Square Footage	Occupant	Space Breakdown
Multipurpose Room	1,000	75	Classroom, Networking Space, etc
Closed Office Space	2,520	65-100	-One 8-10 person office: 400 sq ft -Eight 4-6 person office: 400 sq ft - Four 1-2 person Offices: 200 sq ft
Lounge	600	25	Seating Area: 300 sq/ft Kitchen 300 sq/ft
Lobby	500	15	Reception Desk: 100 sq/ft
Confrence Room	900	30	One 8-10 person conference room: 500 sq/ft One 20 person Conference room: 400 sq/ft
Open Space	1,500	45	Hotdesk Area: 25 seats
Restrooms	450	6	2 ADA, One womens one men two stall each
Bike Storage	200	20	
Coffee Shop	250	15	
Staff Office	100	3	
Storage	100	2	
Mail Room	100	5	
Wellness	70	1	Mother's Room, Rest Room
Phone Rooms	20	1	
Print Room	70	2	

FLOOR PLAN



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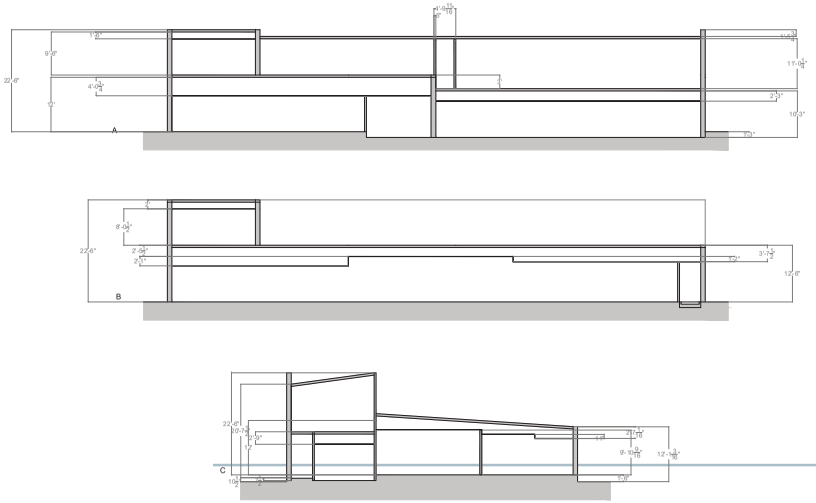
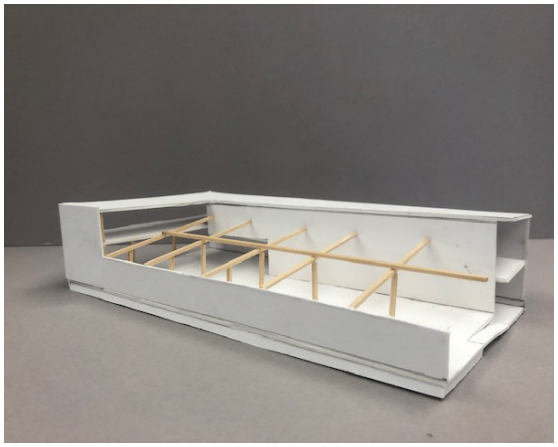
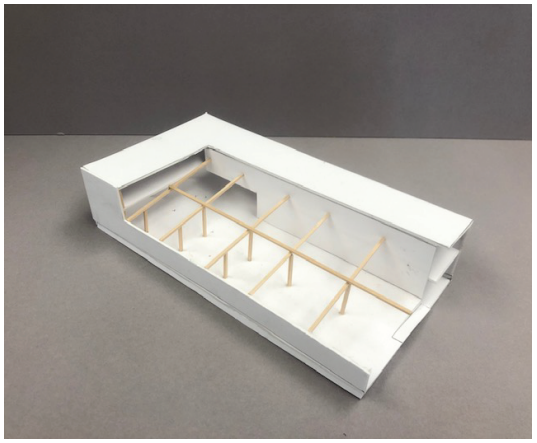
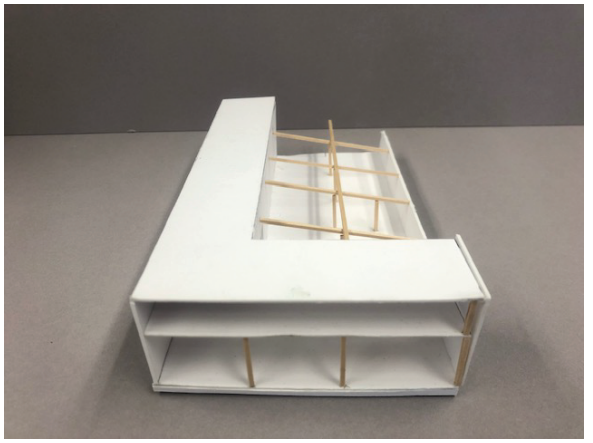
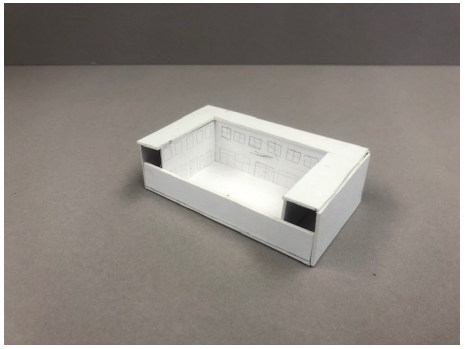
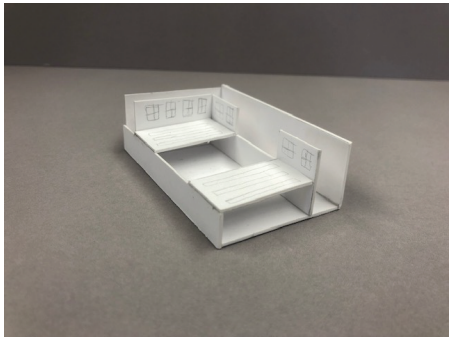
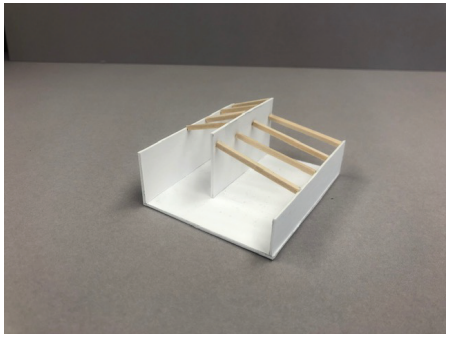


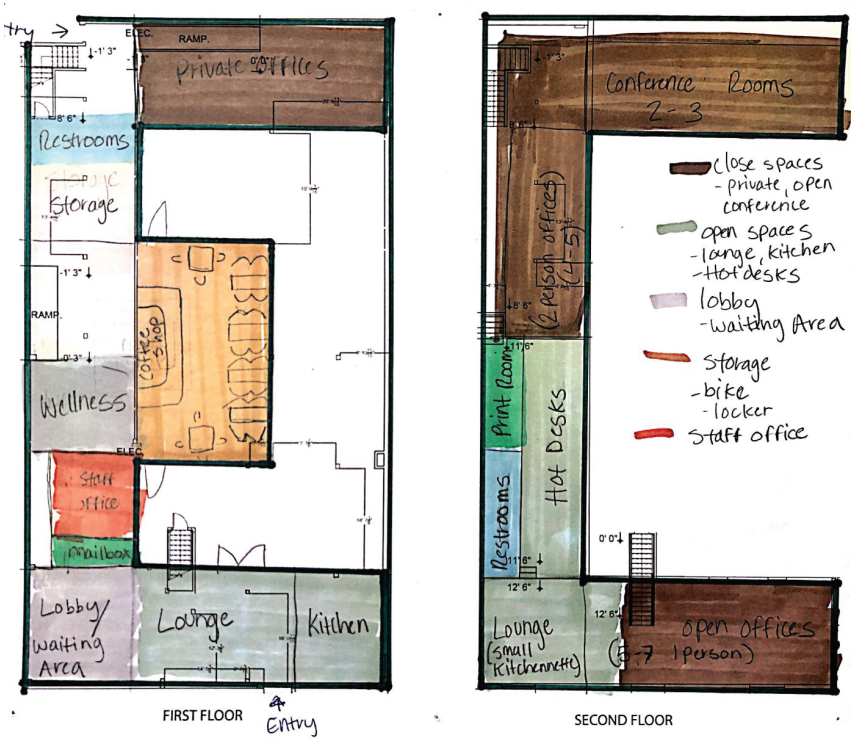




SITE MODEL
1/16″= 1′

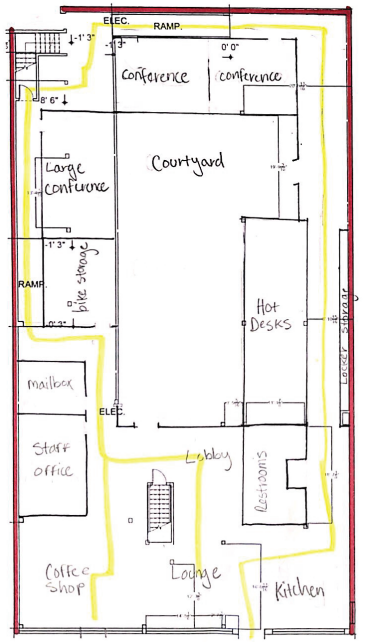




STUDY MODELS

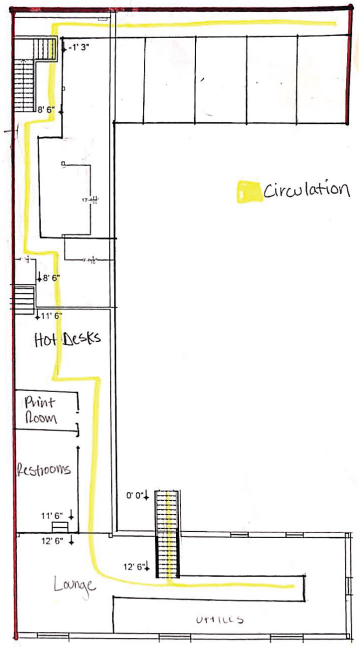
FIRST ITERATION



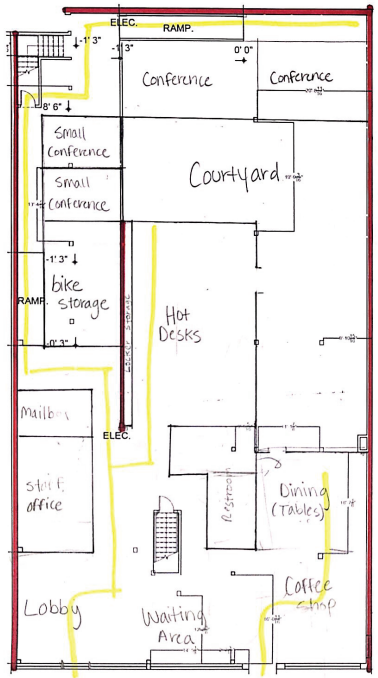




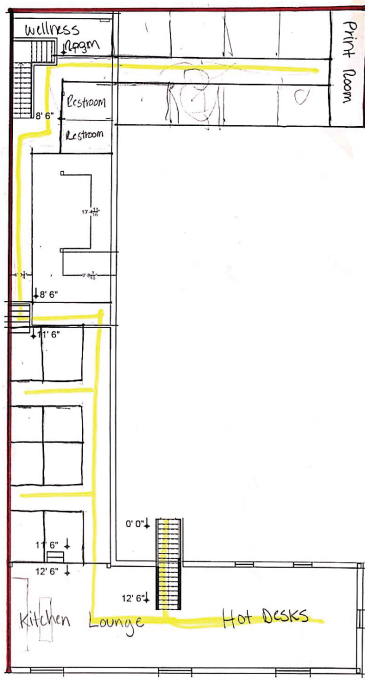
1 FIRST FLOOR



SECOND FLOOR



3 Entrance FIRST FLOOR Entrance

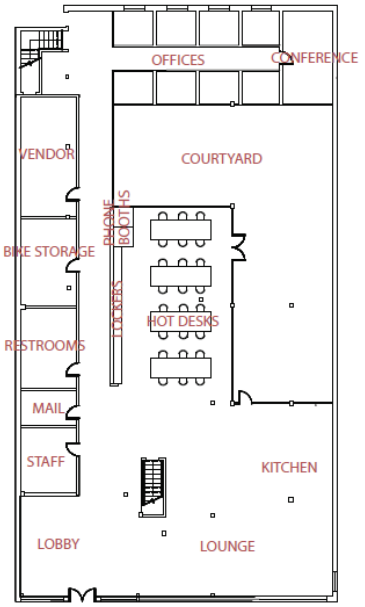


SECOND FLOOR

SECOND ITERATION

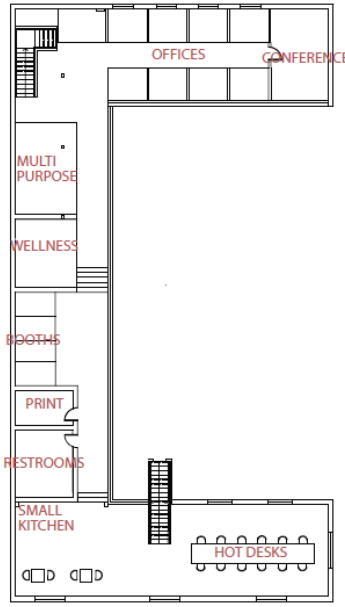
PIVOT

SCHEME 1 | MOVING FROM ONE SPACE TO ANOTHER

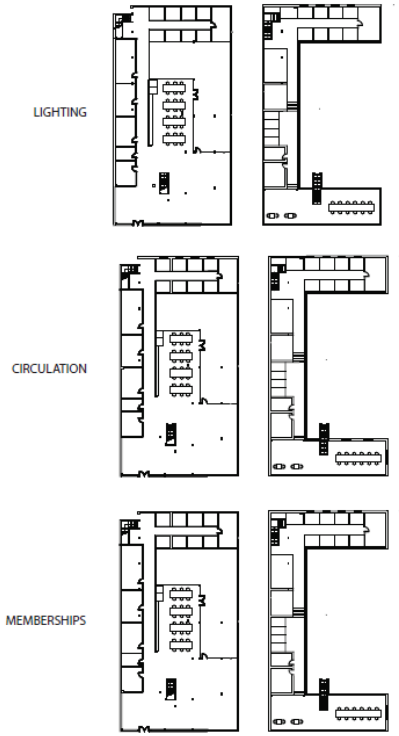


FIRST FLOOR

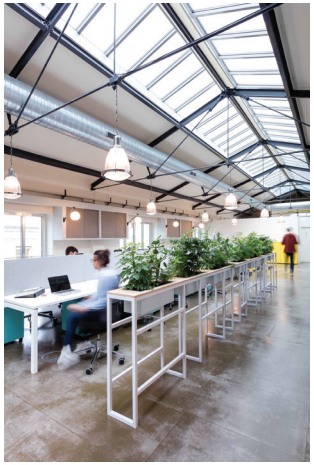
SCALE= 1/6"

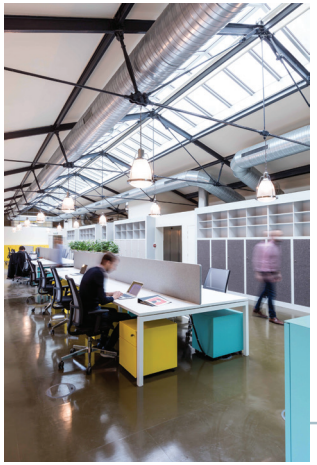


SECOND FLOOR



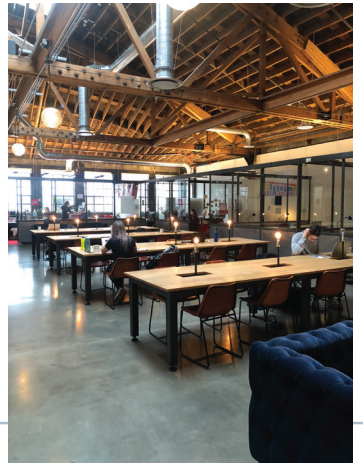
INSPIRATION PHOTOS







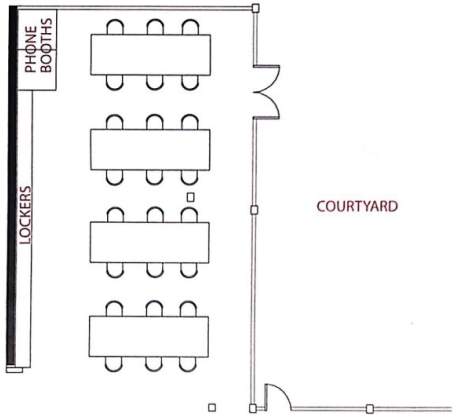






SECTION

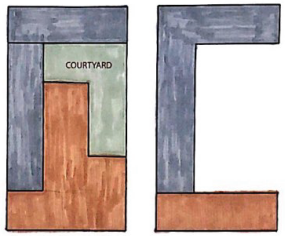
SCALE= 1/6"



HOT DESKS

SCALE= 1/8"

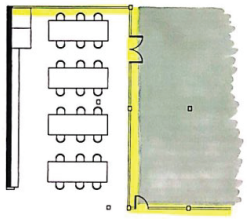
SPACES



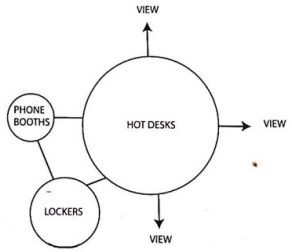
OPEN

CLOSE

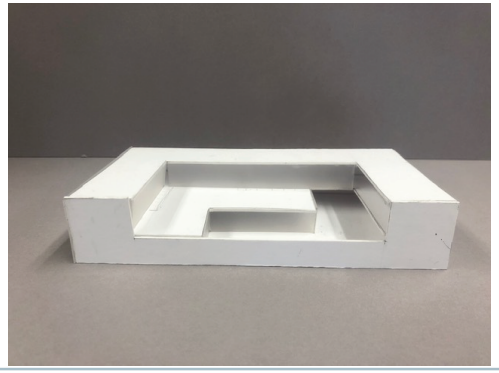
LIGHTING

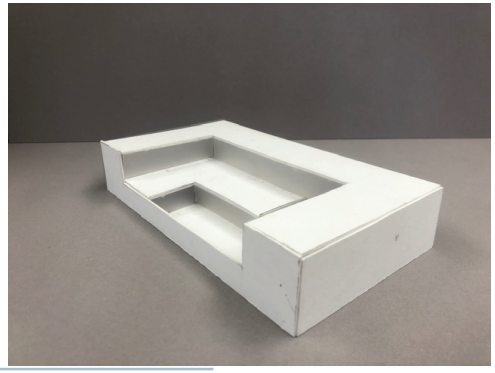


ADJACENCY



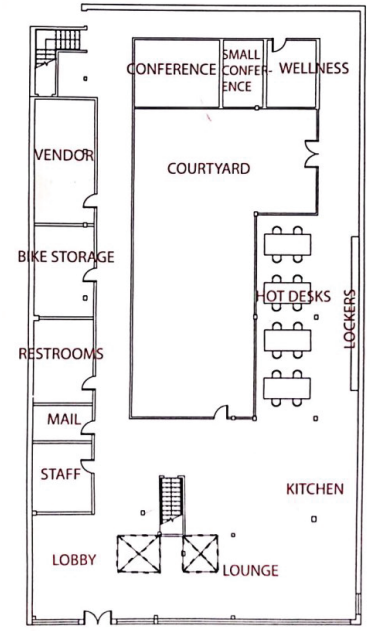
SCALE: 1/16"=1'





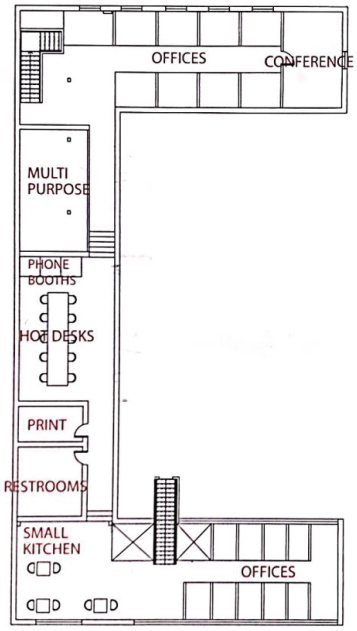
THE HUB

SCHEME 2 | CENTRALIZED LIGHTING IN COWORKING SPACES

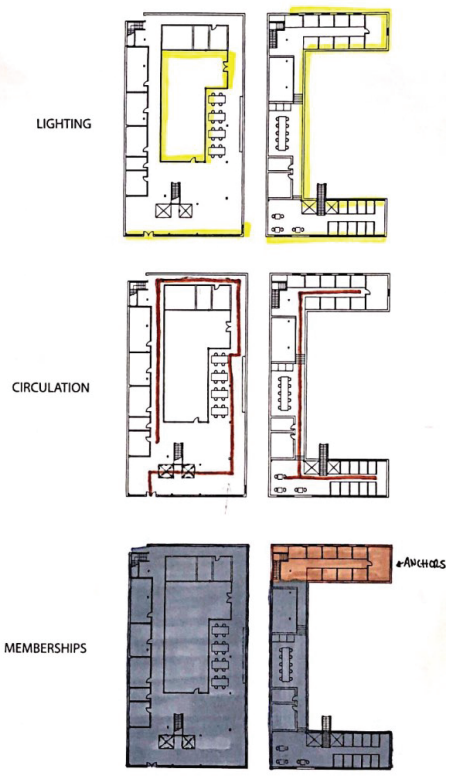


FIRST FLOOR

SCALE= 1/16"



SECOND FLOOR

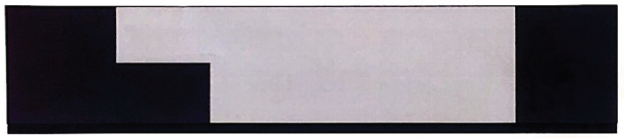


INSPIRATION PHOTOS



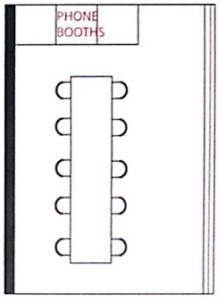






SECTION

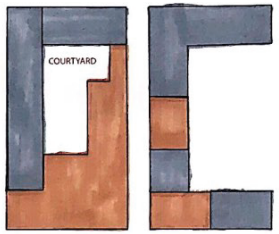
SCALE= 1/16"



HOT DESKS | 2ND FLOOR

SCALE= 1/8"

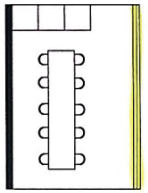
SPACES



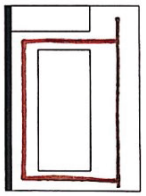
OPEN

CLOSE

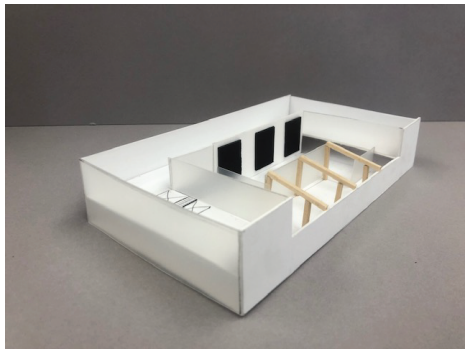
LIGHTING

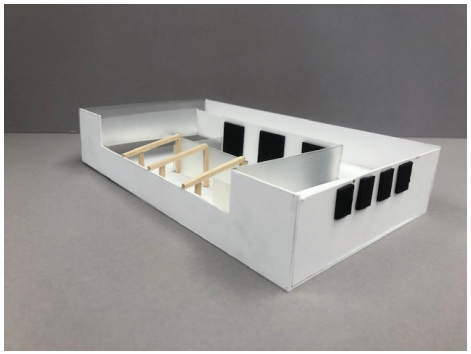


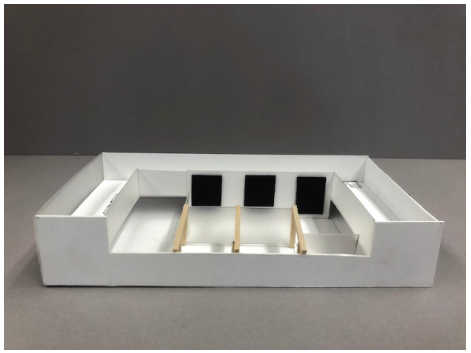
CIRCULATION



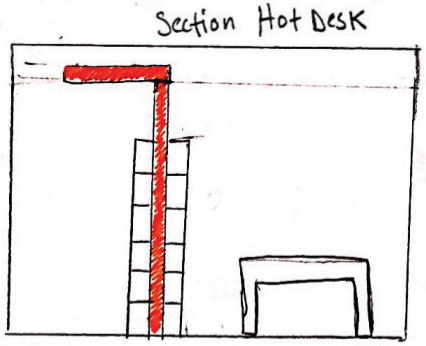
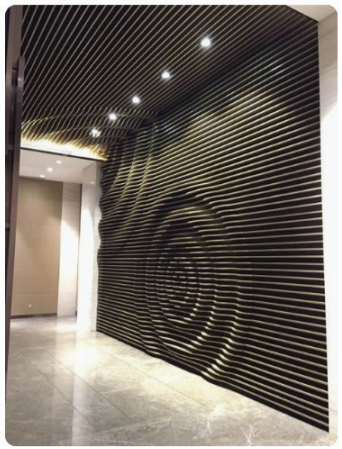
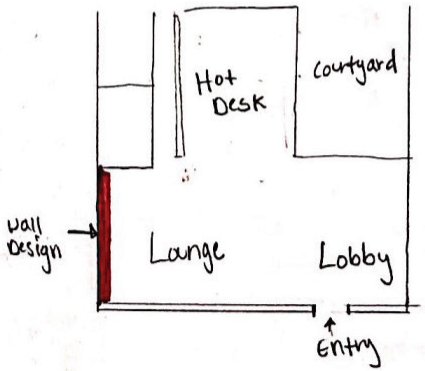
SCALE: 1/16"=1'



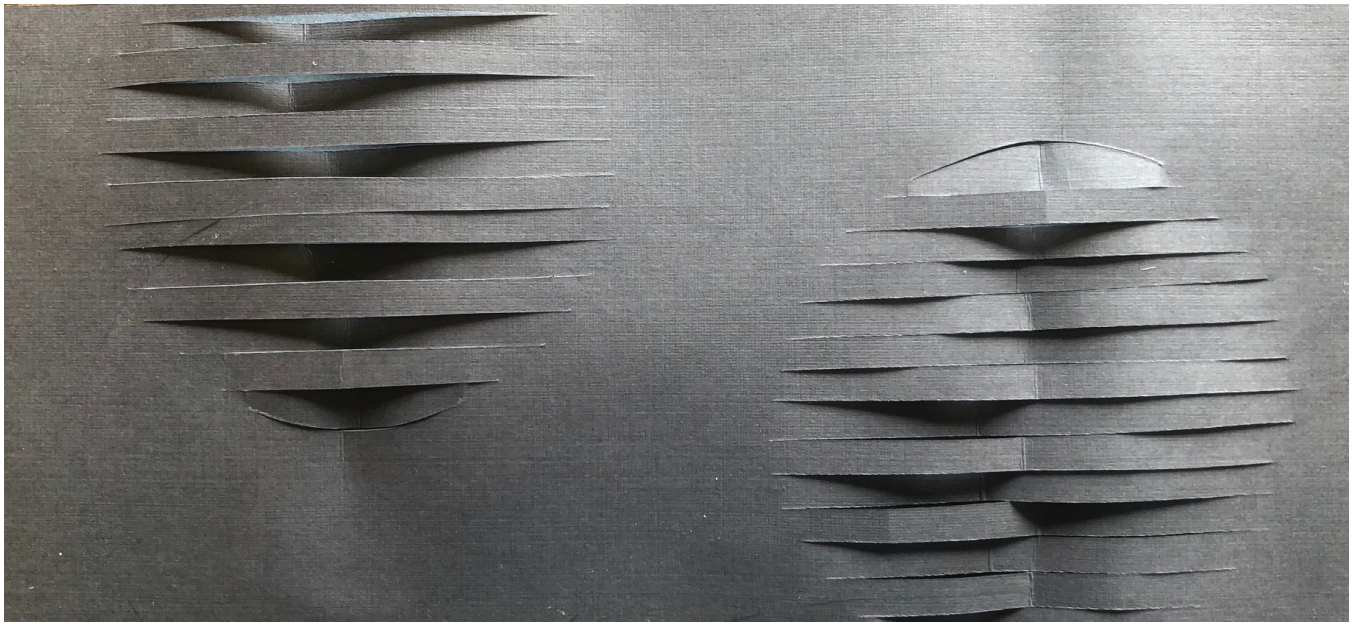




PART A - WALL

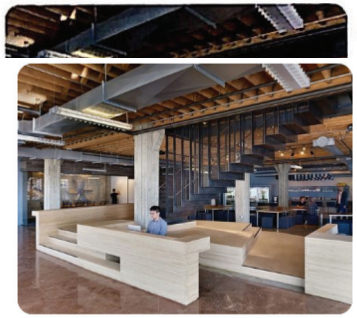
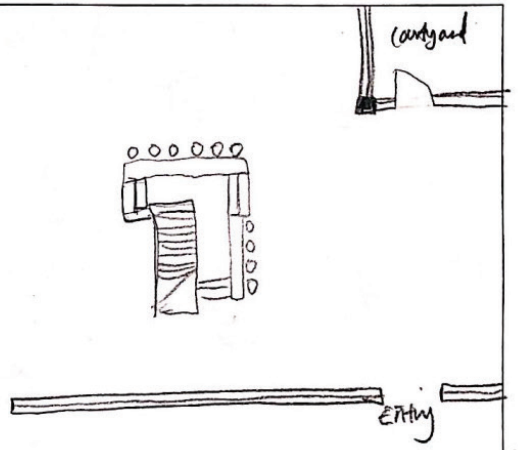
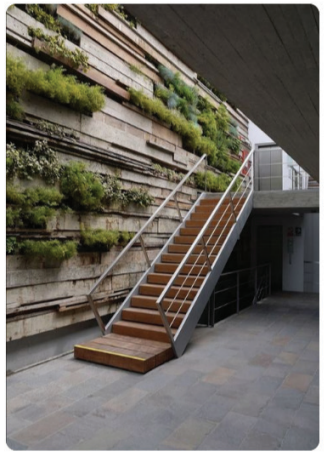
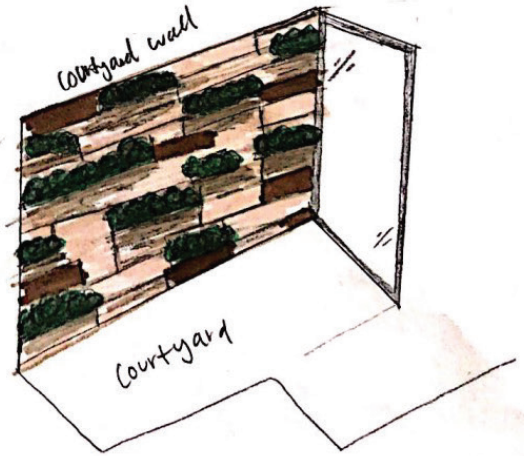
Image	Analyses	sketches
	Visual feature(s) • Cubbies storage in between a wall • Dark color with a bright color Inside one space Hot Desk Cubbies Storage • Usable for people while being in hot desk area Between spaces in between Hot Desk and the hallway	
	Visual feature(s) texture, dark colors, lighting, light floors Inside one space hall or lounge Between spaces wall design Facing the Lounge and Lobby.	

SKETCH MODELS

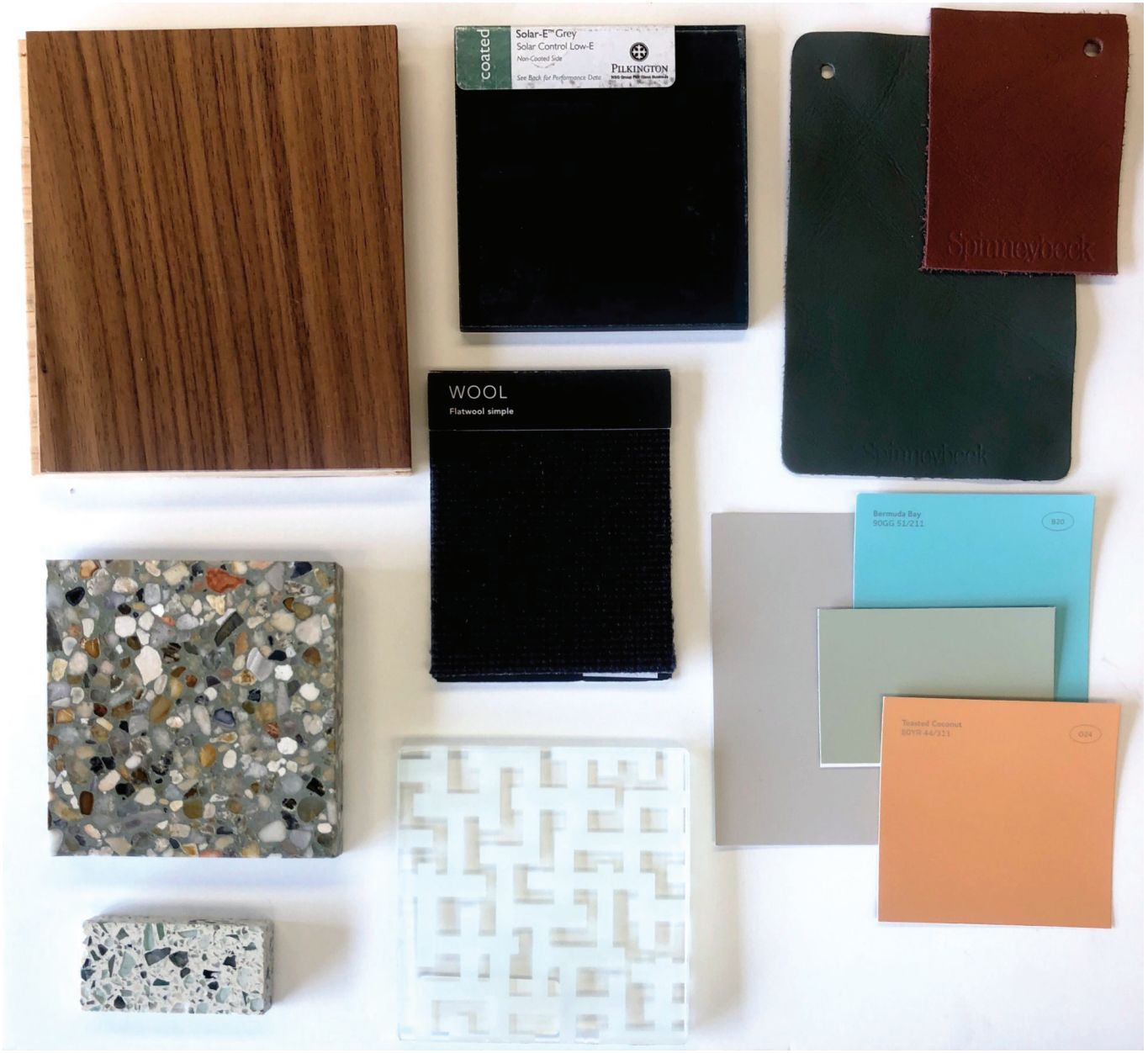




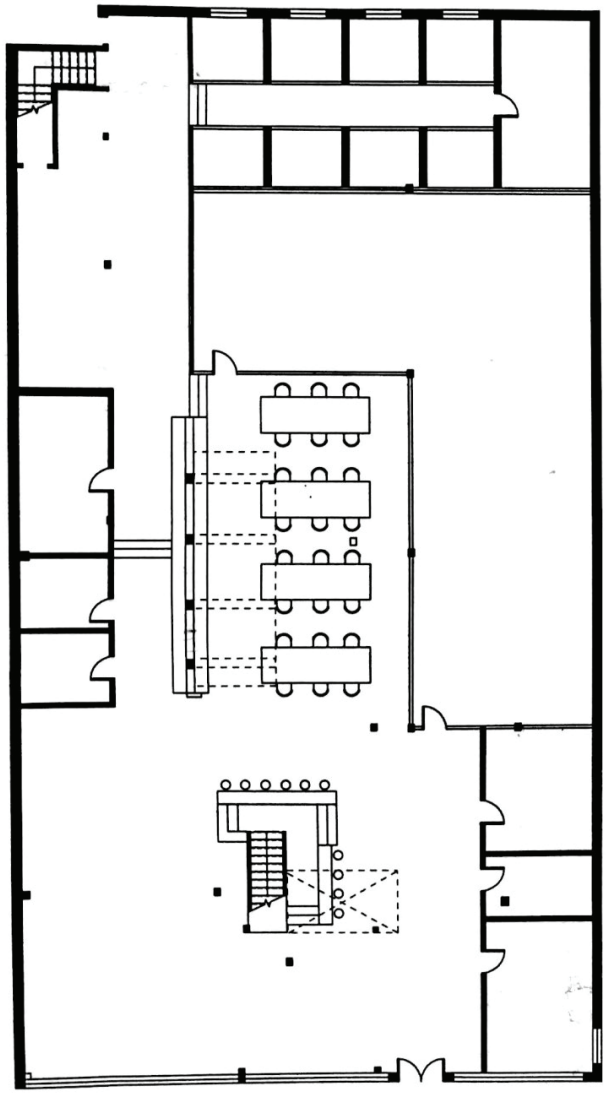
PART B - NO WALL

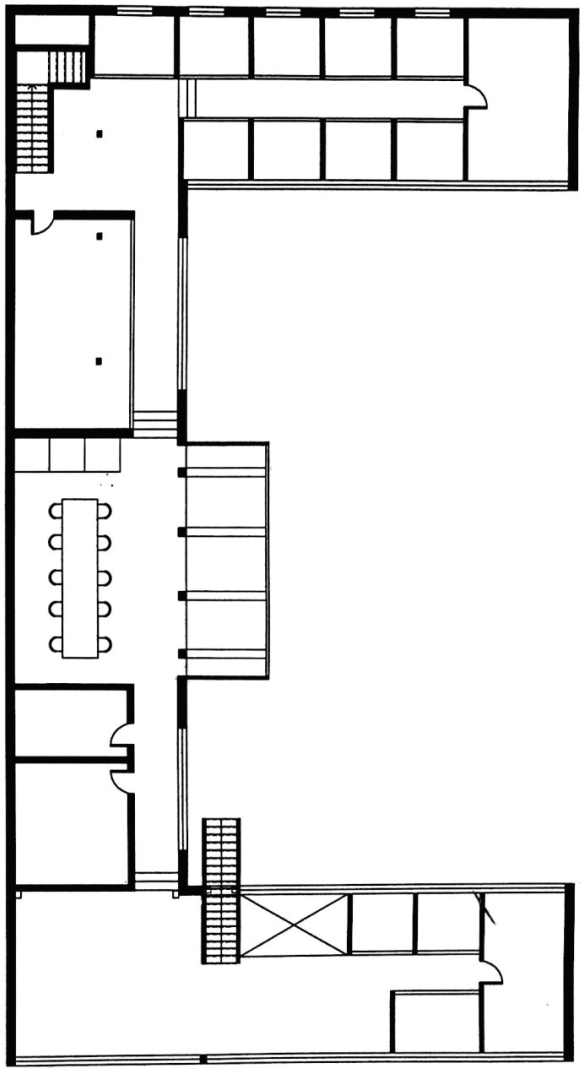
Image 	<u>Analyses</u> Visual feature(s) furniture, wood Inside one space main stairs (1st floor) Between spaces main stairs and Entry	sketches 
Image 	<u>Analyses</u> Visual feature(s) texture, layers, vegetation, wood Inside one space courtyard wall Between spaces the solid courtyard wall 	sketches 

PART C - MATERIALS

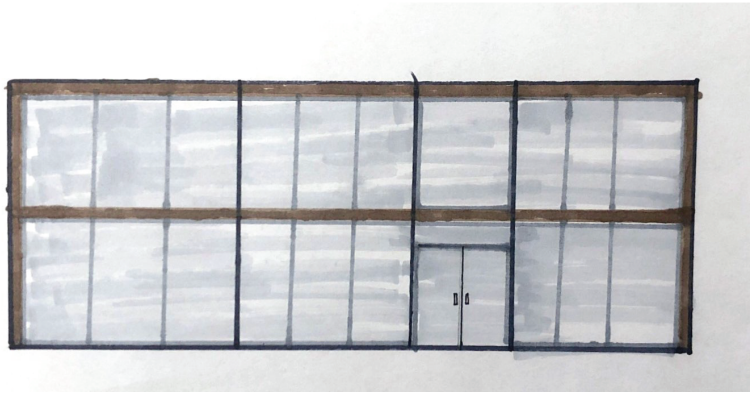


FLOOR PLAN

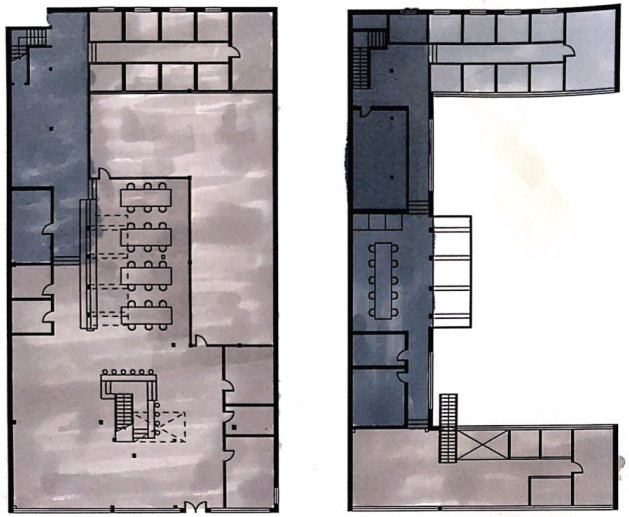




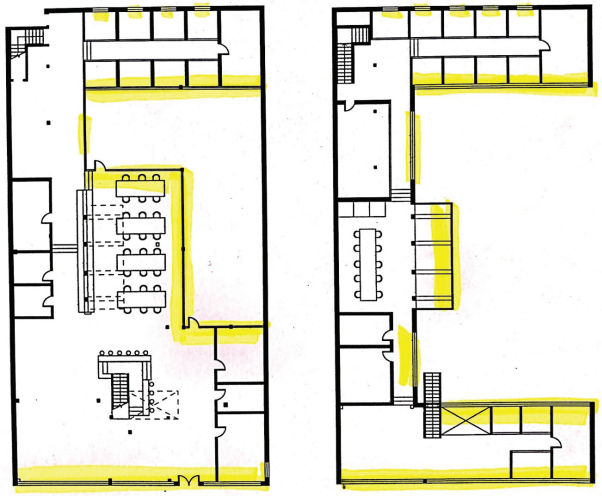
DIAGRAMS



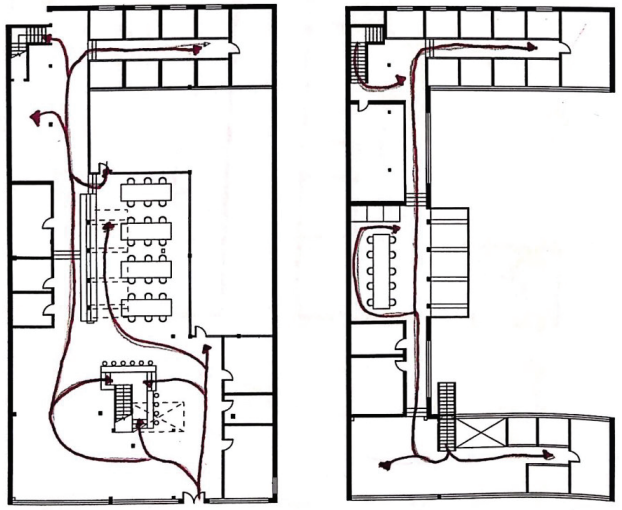
FLOOR LEVELS



LIGHTING



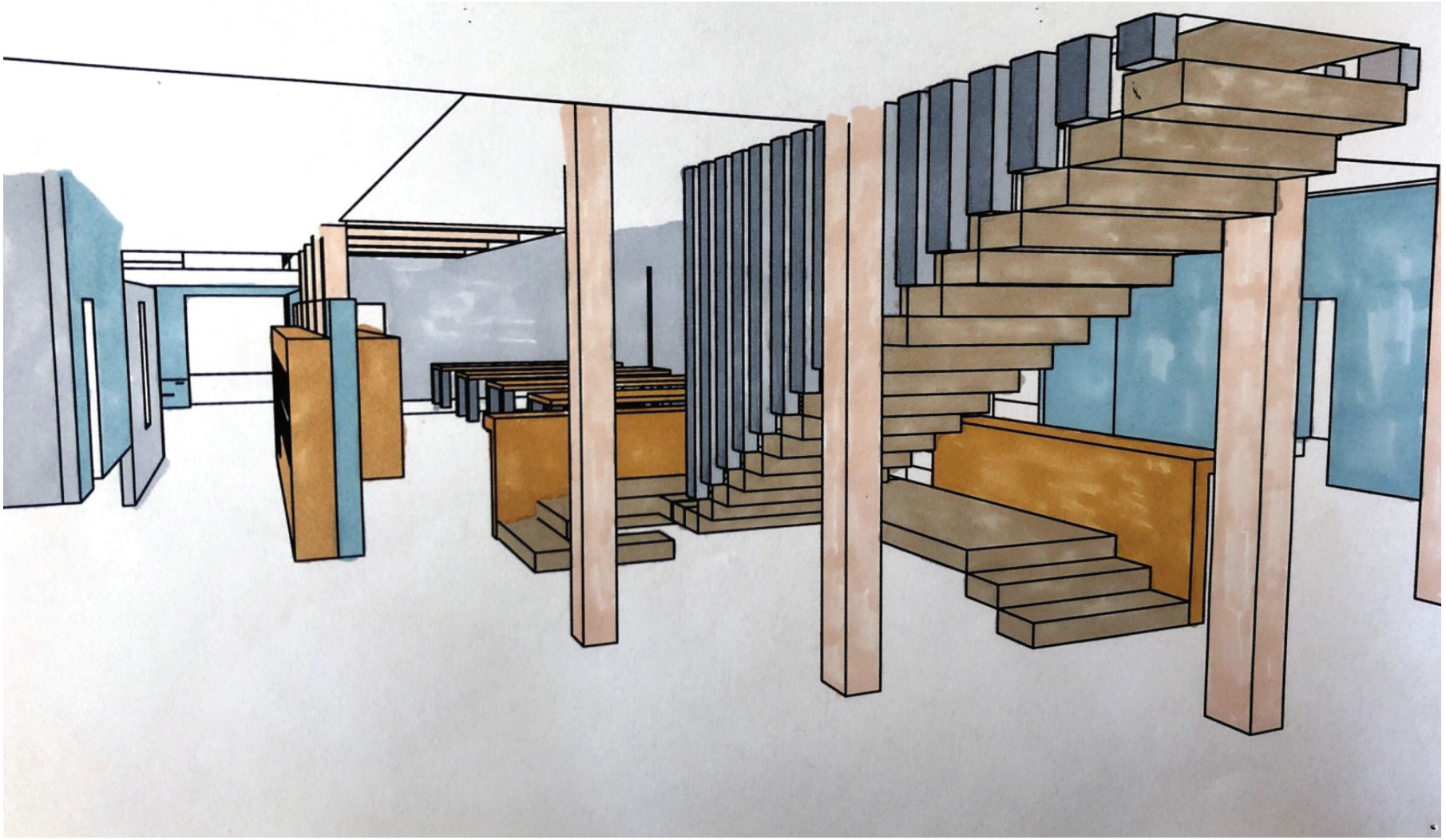
CIRCULATION



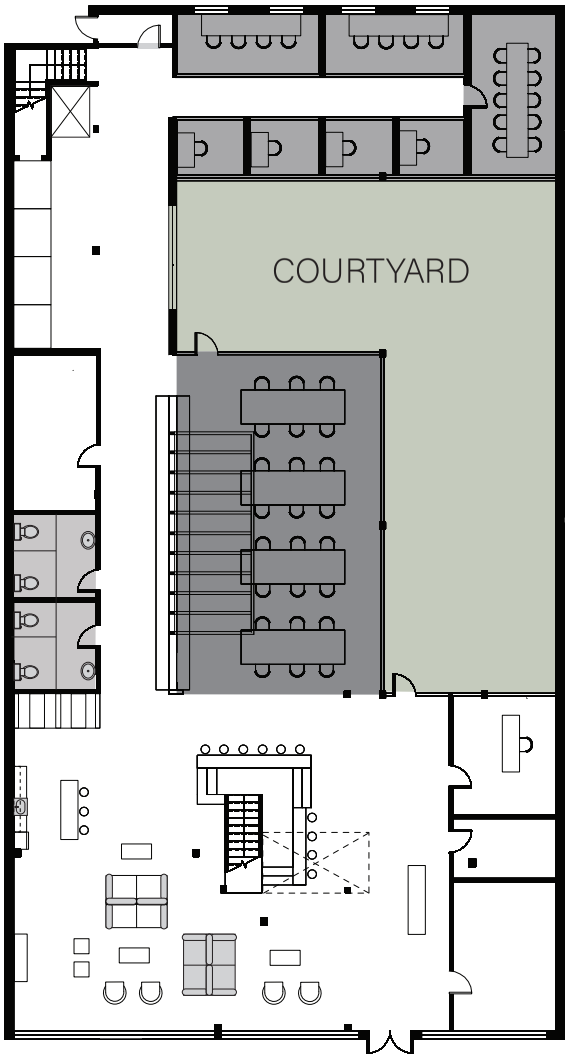
PERSPECTIVE- HOT DESK



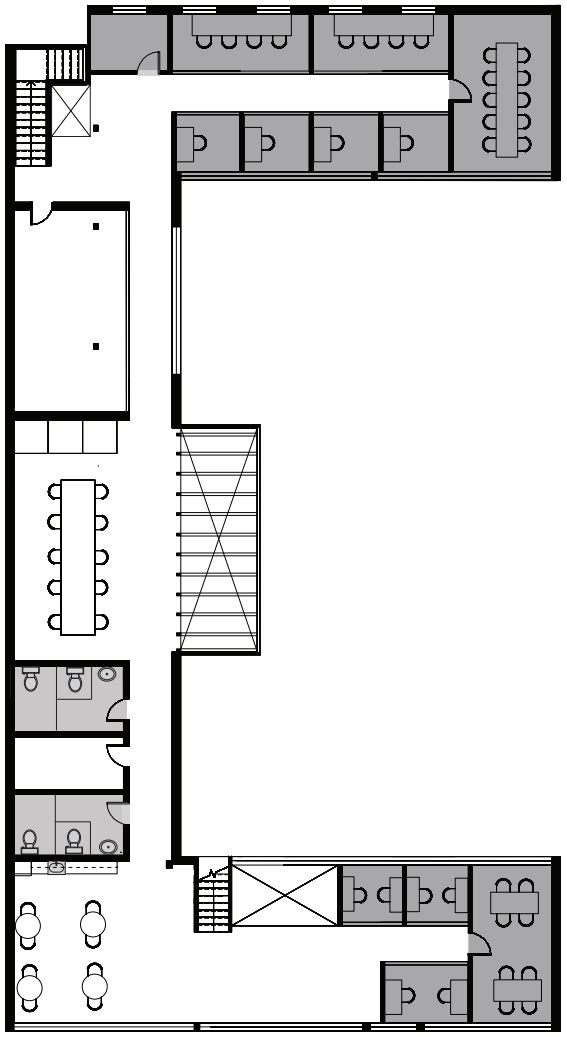
PERSPECTIVE- OPEN SPACE



FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

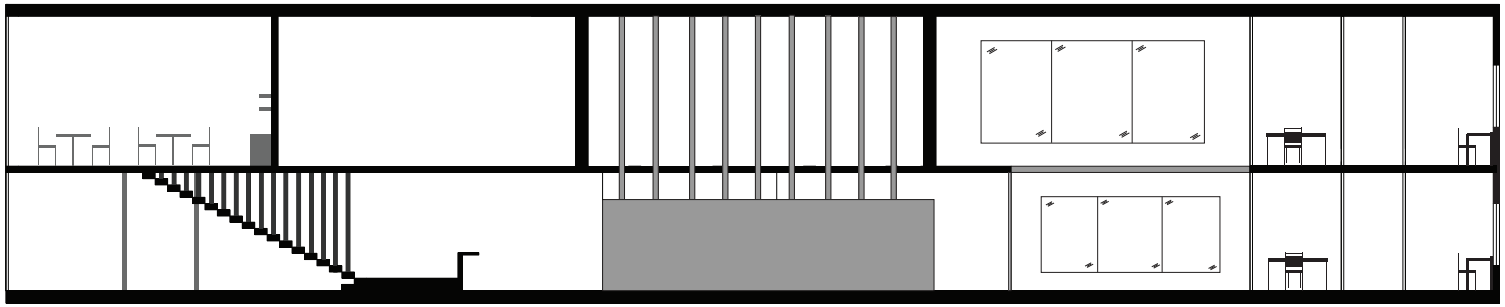
CARPET

TILE

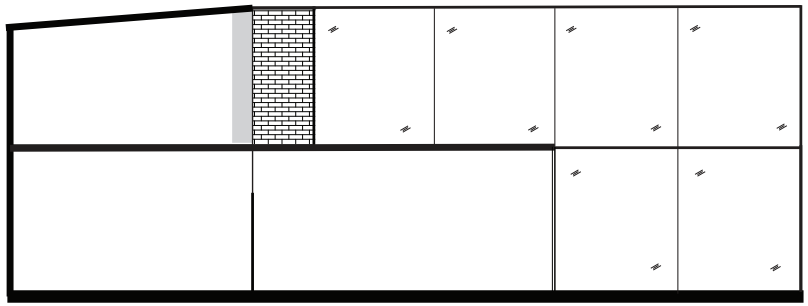
WOOD

GRASS

SECTIONS

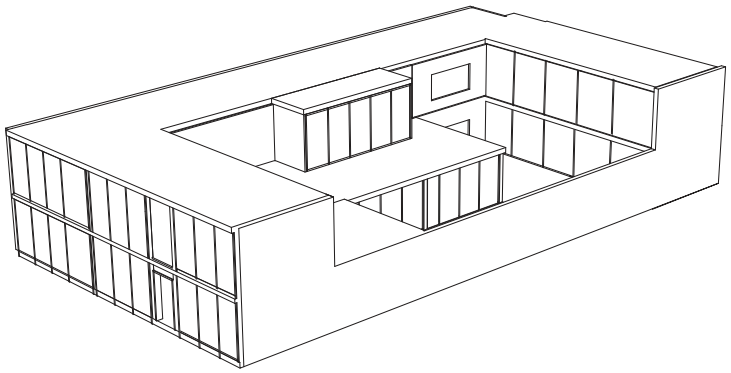


NORTH SECTION



EAST SECTION

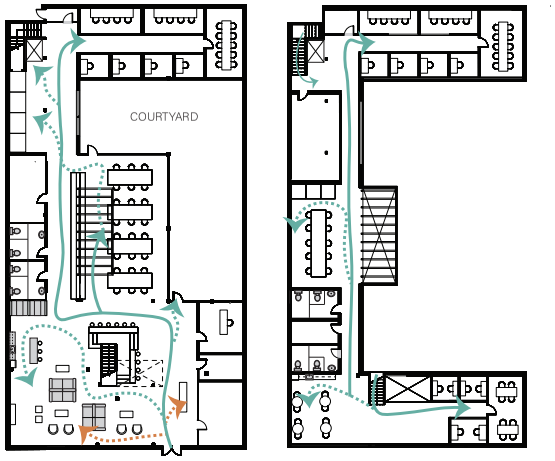
DIAGRAMS



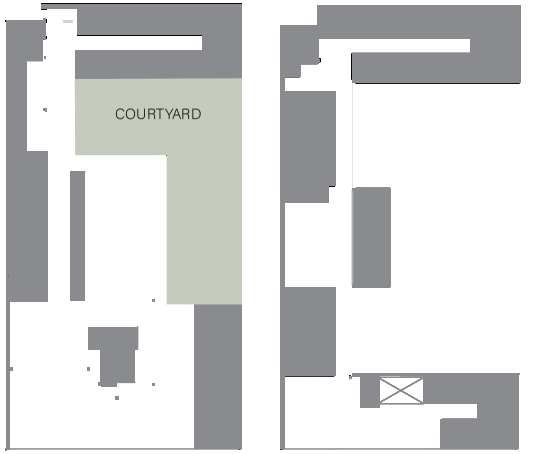
BUILDING INTERVENTION



LIGHTING

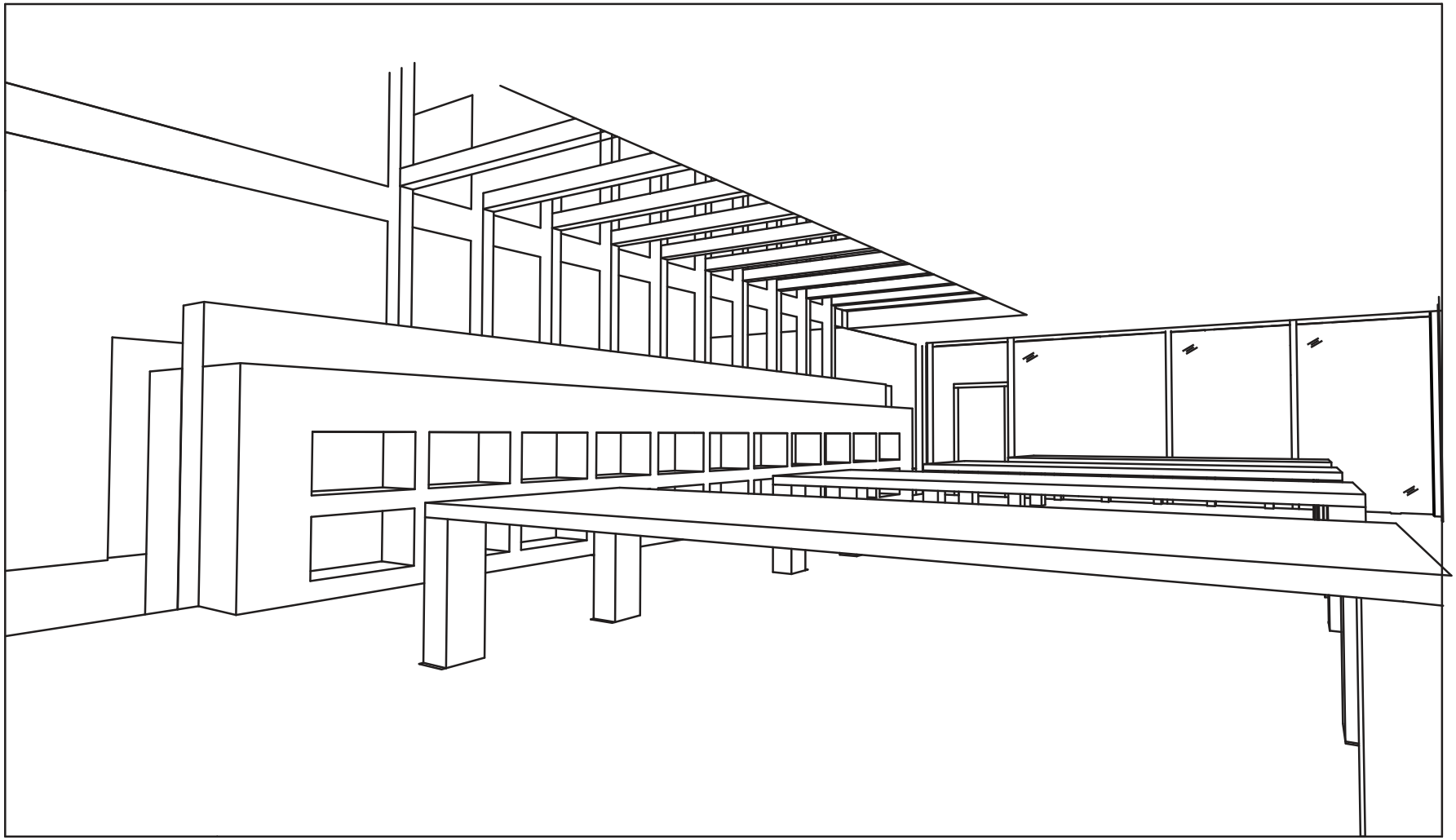


CIRCULATION

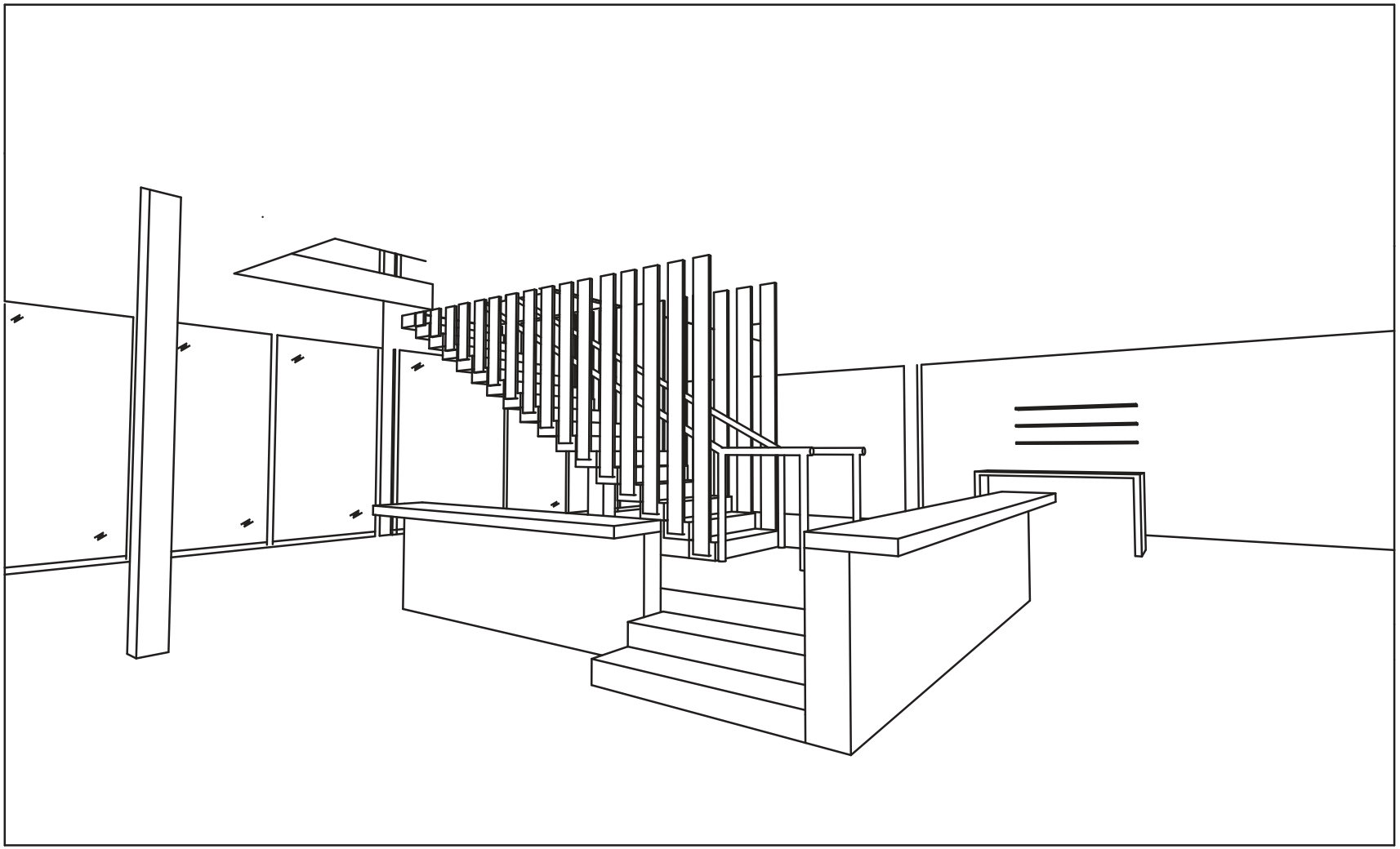


SOLID VS VOID

PERSPECTIVE - HOT DESK



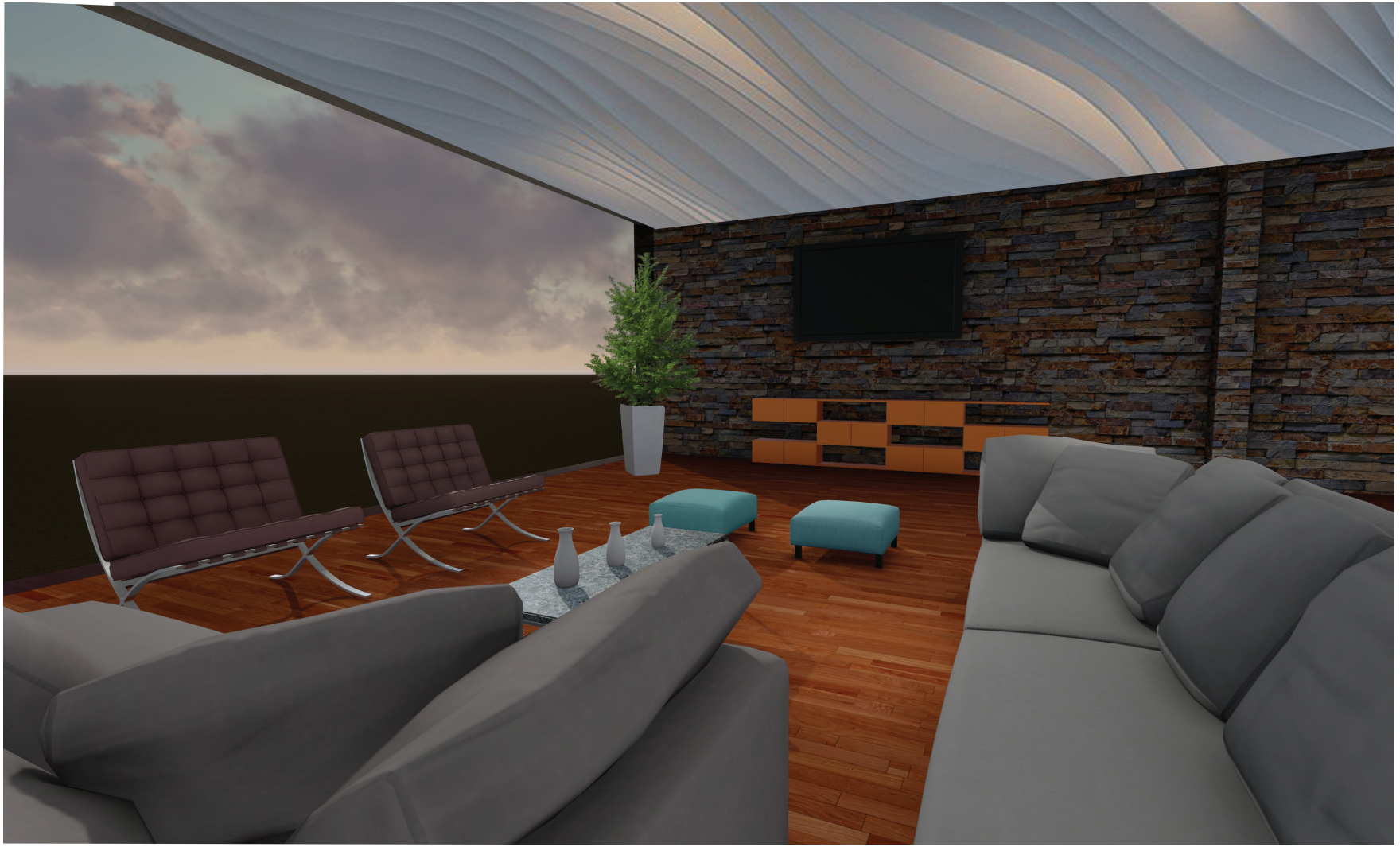
PERSPECTIVE - MAIN STAIR



OFFICE



MAIN LOUNGE



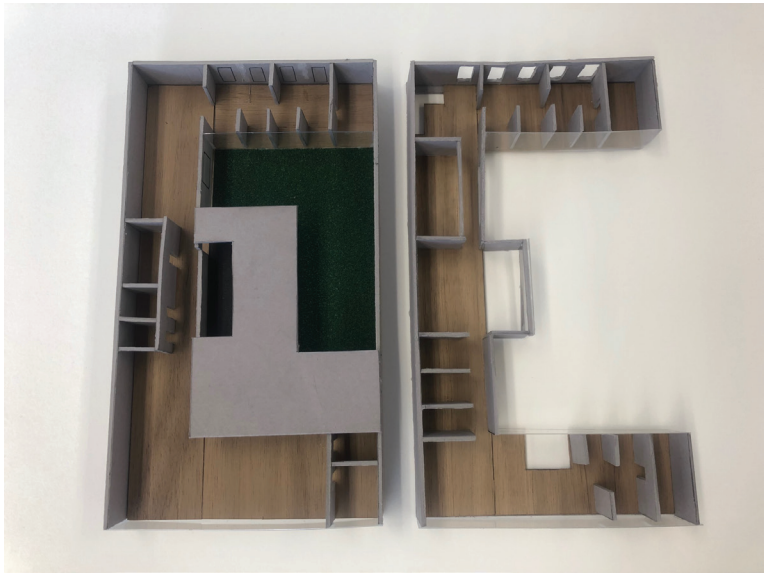
HOT DESK

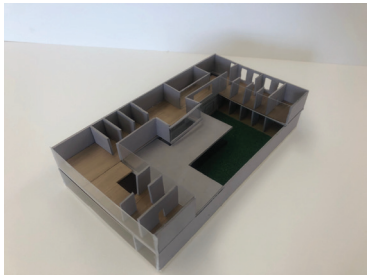


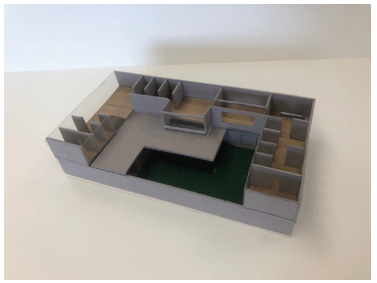
COURTYARD



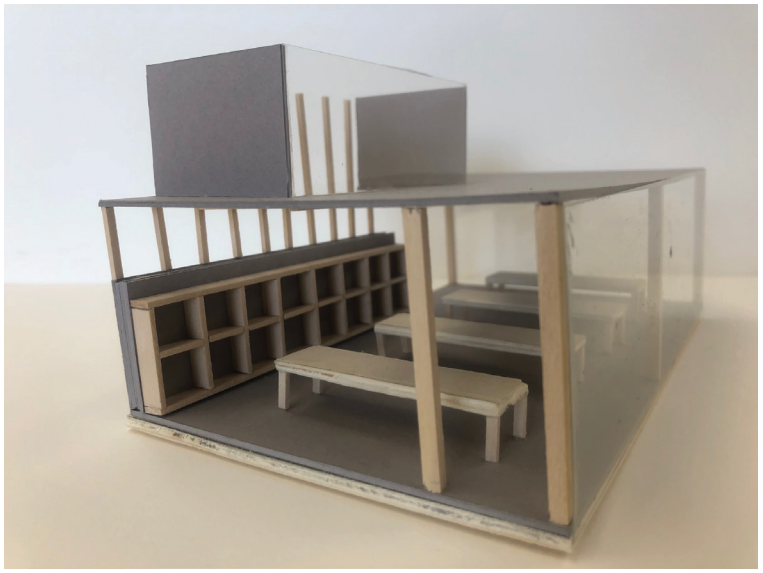
BUILDING MODEL SCALE: 1/16″=1′







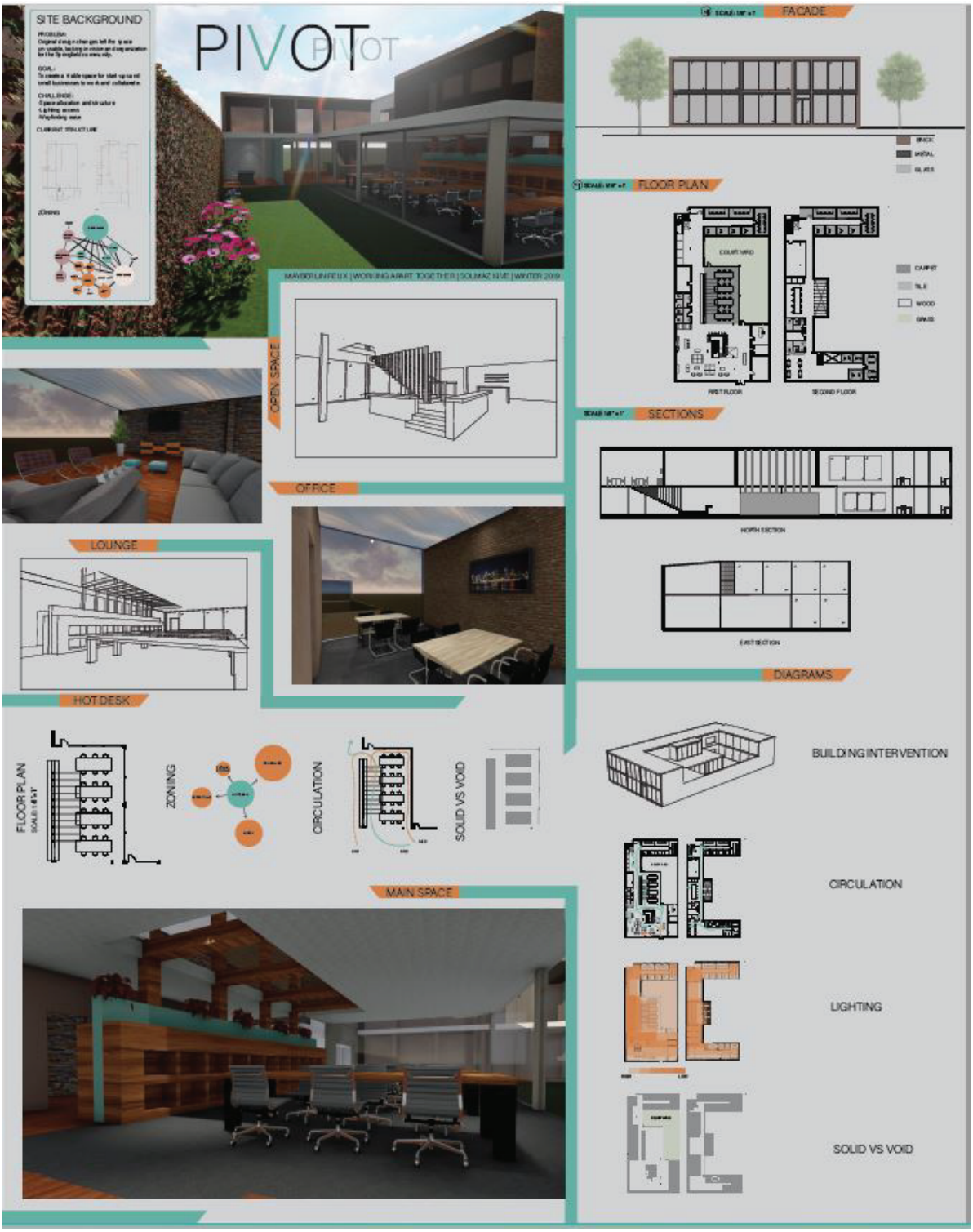
SPACE MODEL SCALE: 1/8″=1′










SITE BACKGROUND
PIVOT
FACADE
FLOOR PLAN
SECTIONS
OPEN SPACE
OFFICE
LOUNGE
HOT DESK
MAIN SPACE
DIAGRAMS
FLOOR PLAN
ZONING
CIRCULATION
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BUILDING INTERVENTION
CIRCULATION
LIGHTING
SOLID VS VOID

Appendix G

Ashley Lowe



ASHLEY LOWE IARCH 584 WORKING APART TOGETHER SUSTAINABLE CITY YEAR PROGRAM 2019 SOLMAZ KIVE WINTER 2019

HATCH

COWORKING

138 MAIN STREET, SPRINGFIELD OREGON

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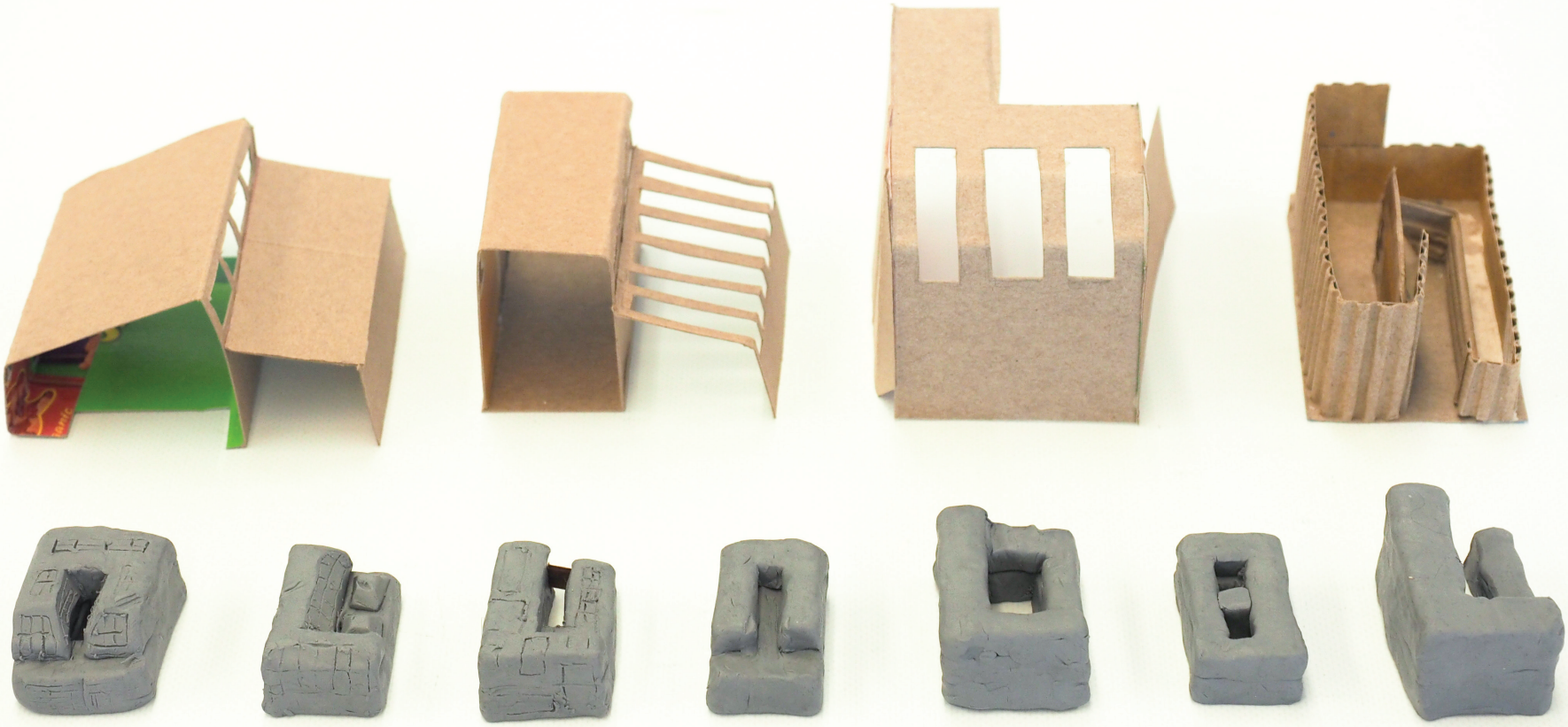
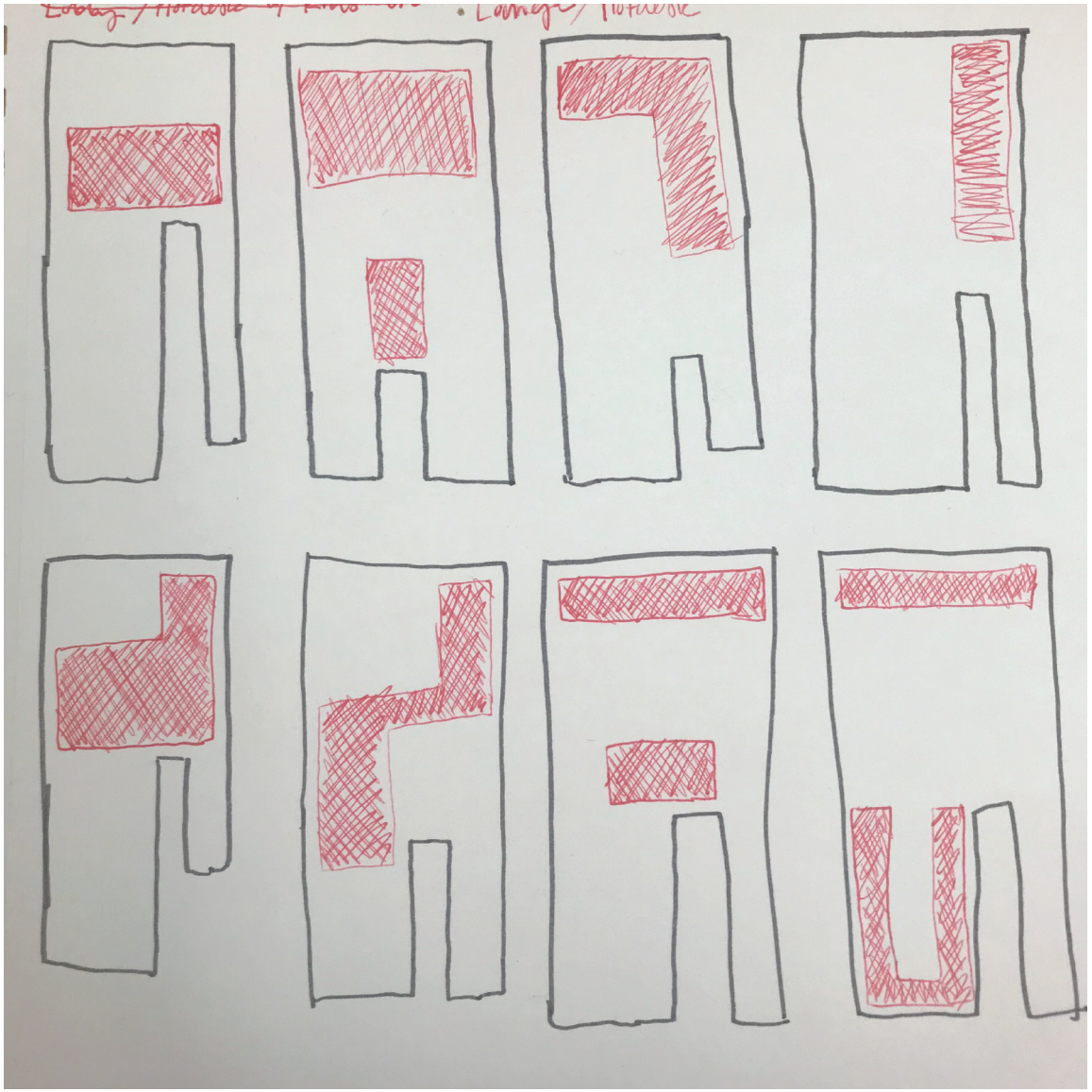
D2 // BUILDING MANIPULATION



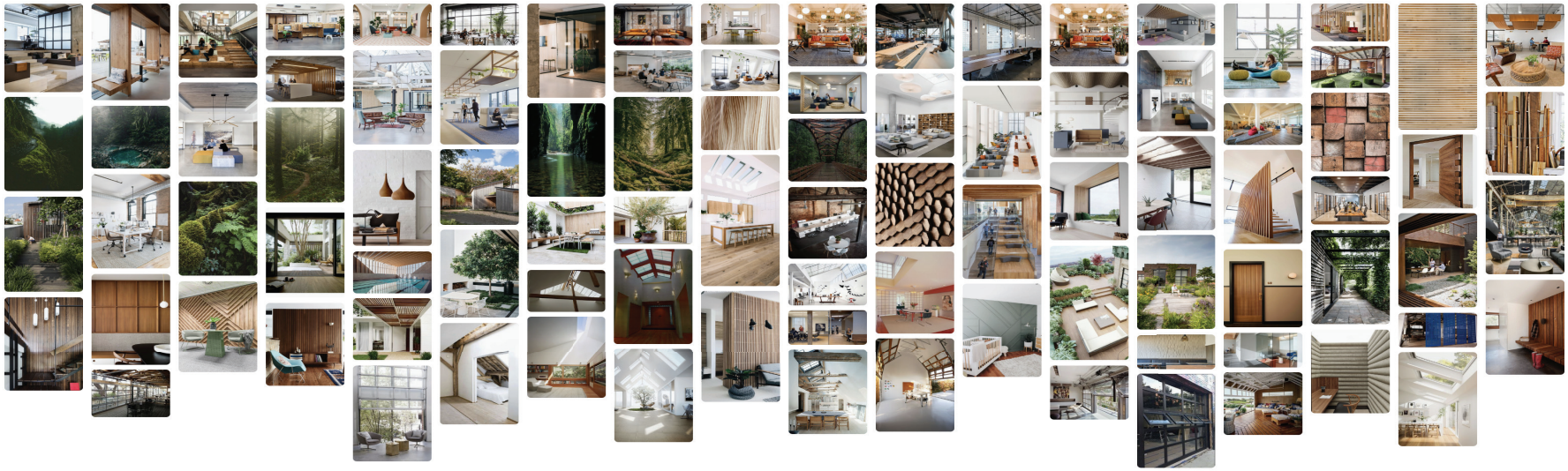
D3 // PROGRAM VARIATIONS - PART A

STEP 1 - ABSTRACT DIAGRAMS



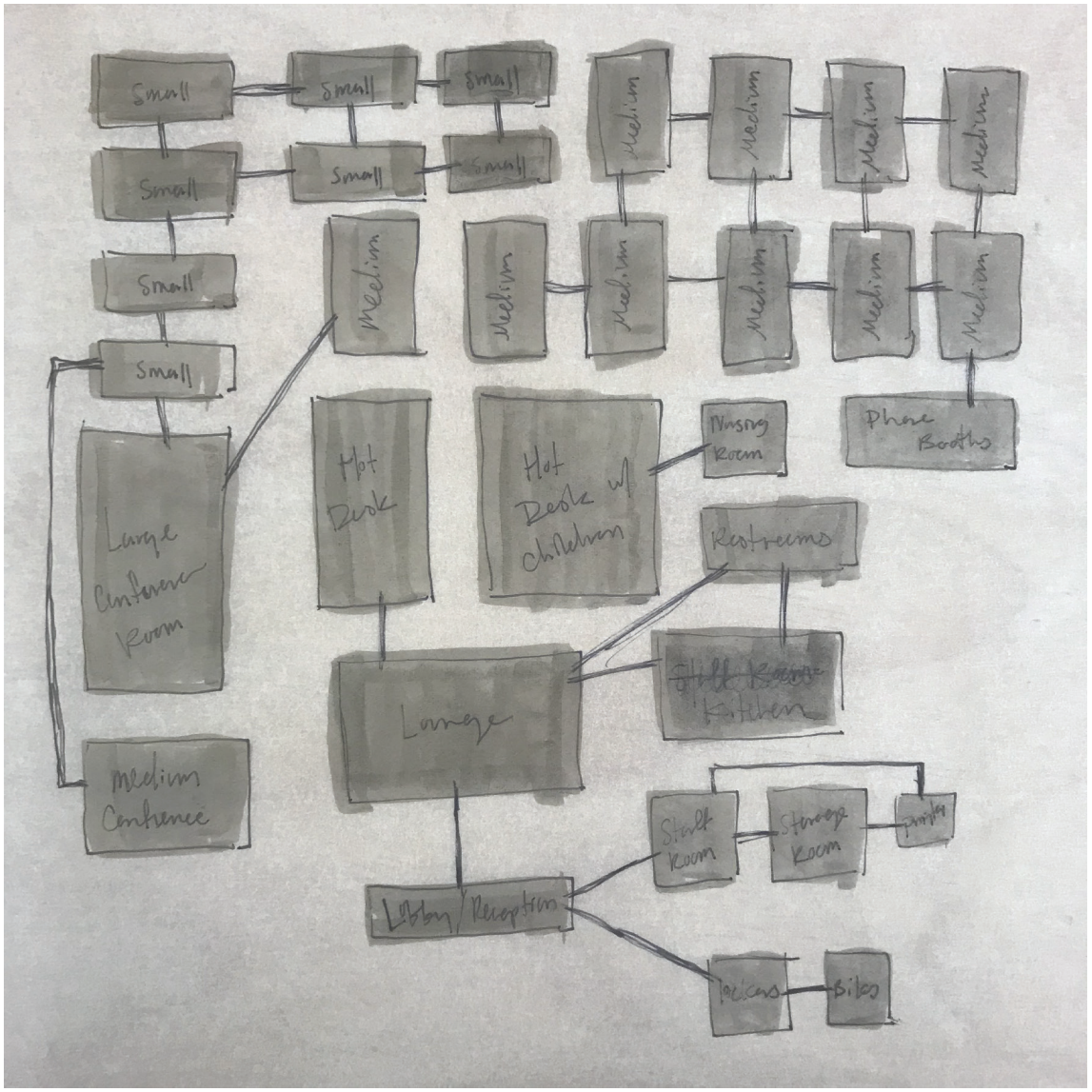
D3 // PROGRAM VARIATIONS - PART A

STEP 2 - FIND PRECEDENTS



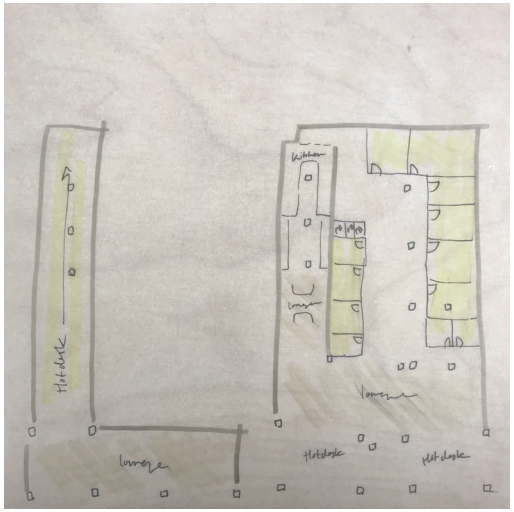
D3 // PROGRAM VARIATIONS - PART B

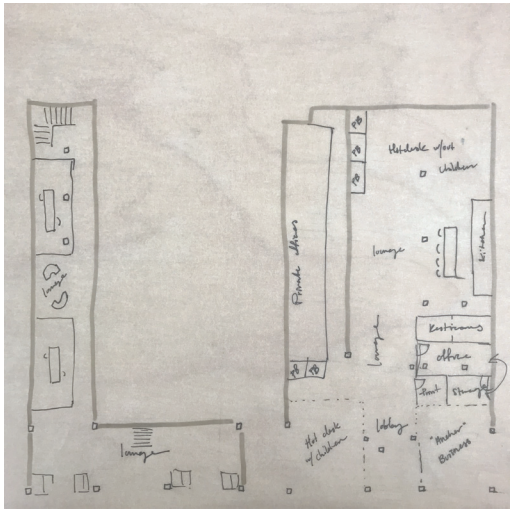
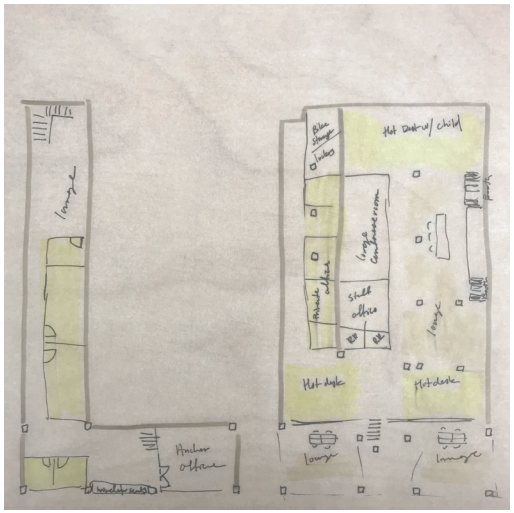
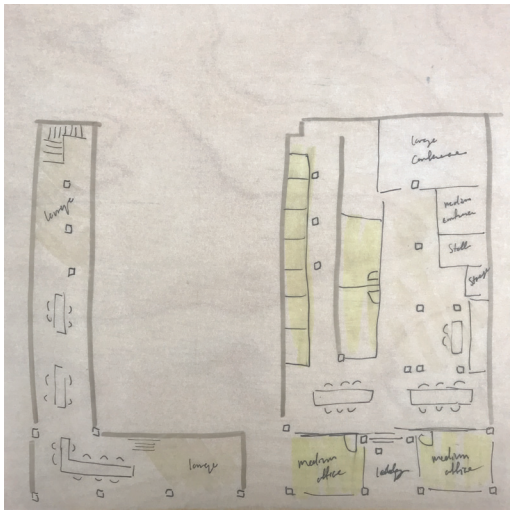
STEP 1 - REDRAW THE DIAGRAM



D3 // PROGRAM VARIATIONS - PART B

STEP 3 - EXPLORING OPTIONS

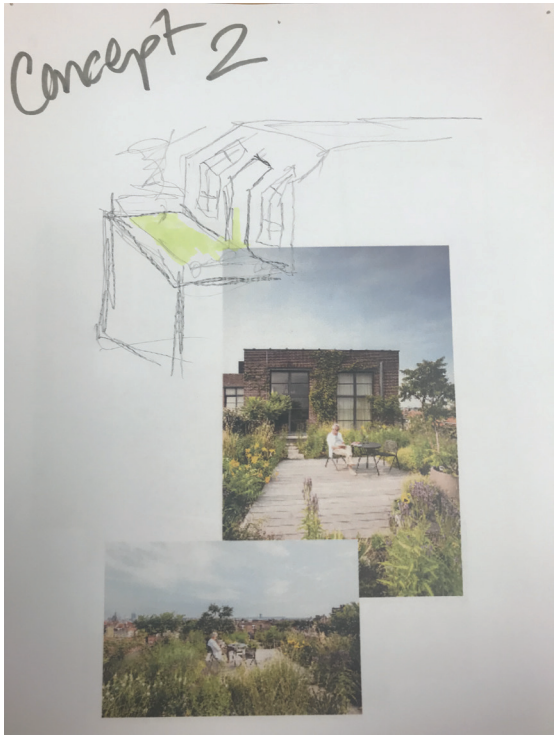


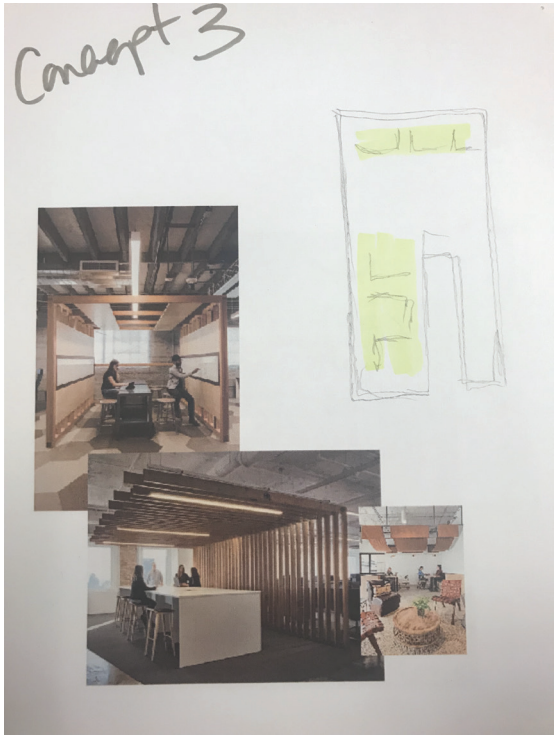





D3 // PROGRAM VARIATIONS - PART A

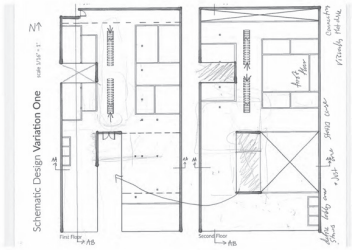
STEP 3 - INSIDE THE BUILDING

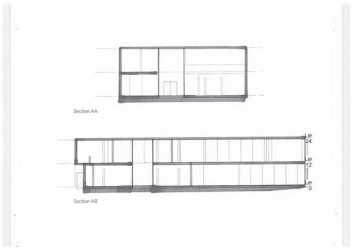


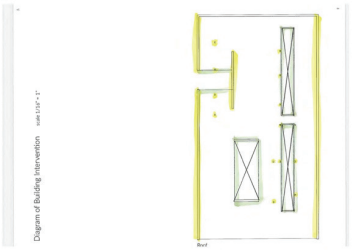




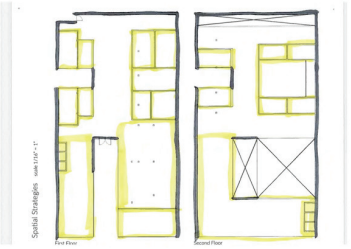
MID-TERM SCEMES - VARIATION ONE

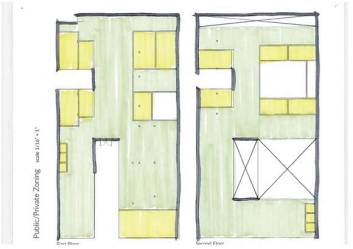


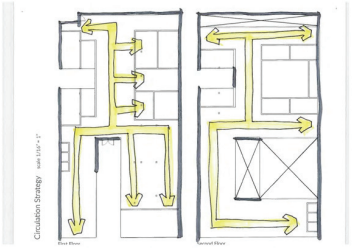


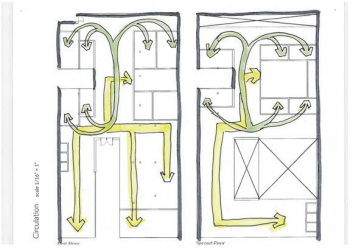






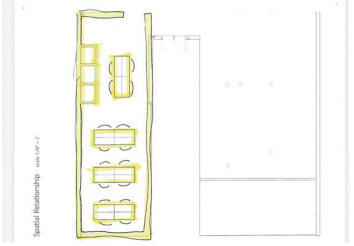


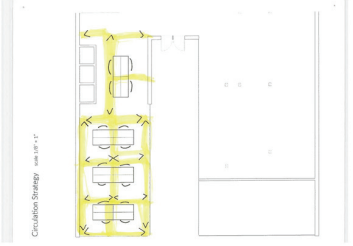




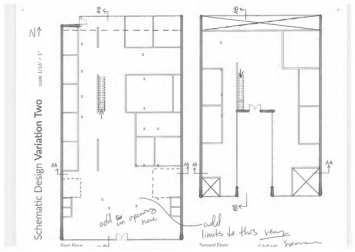


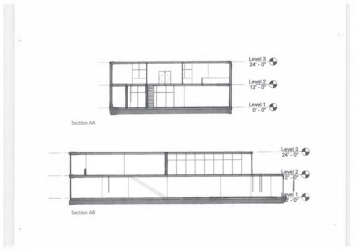


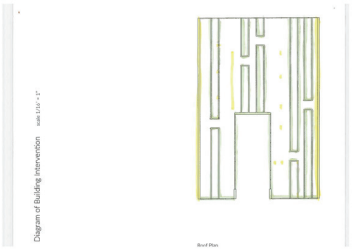




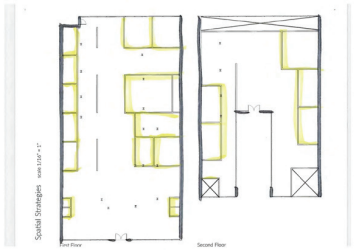
MID-TERM SCEMES - VARIATION TWO



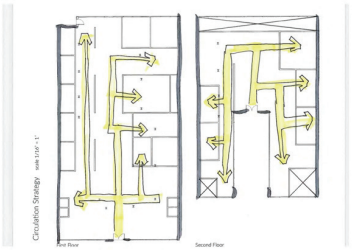


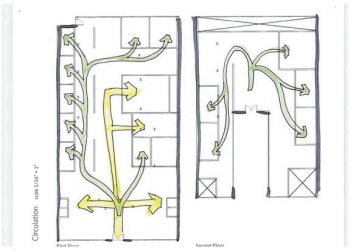


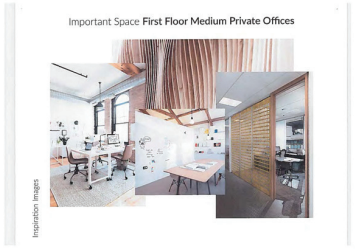


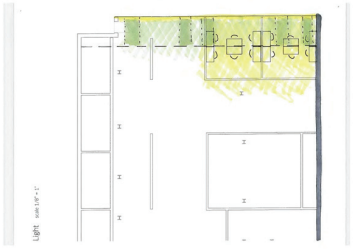


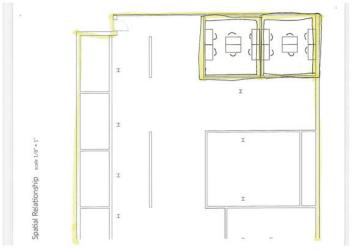


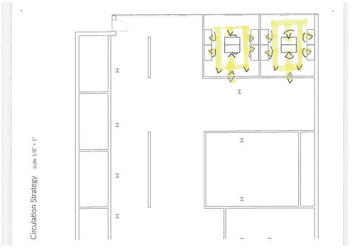




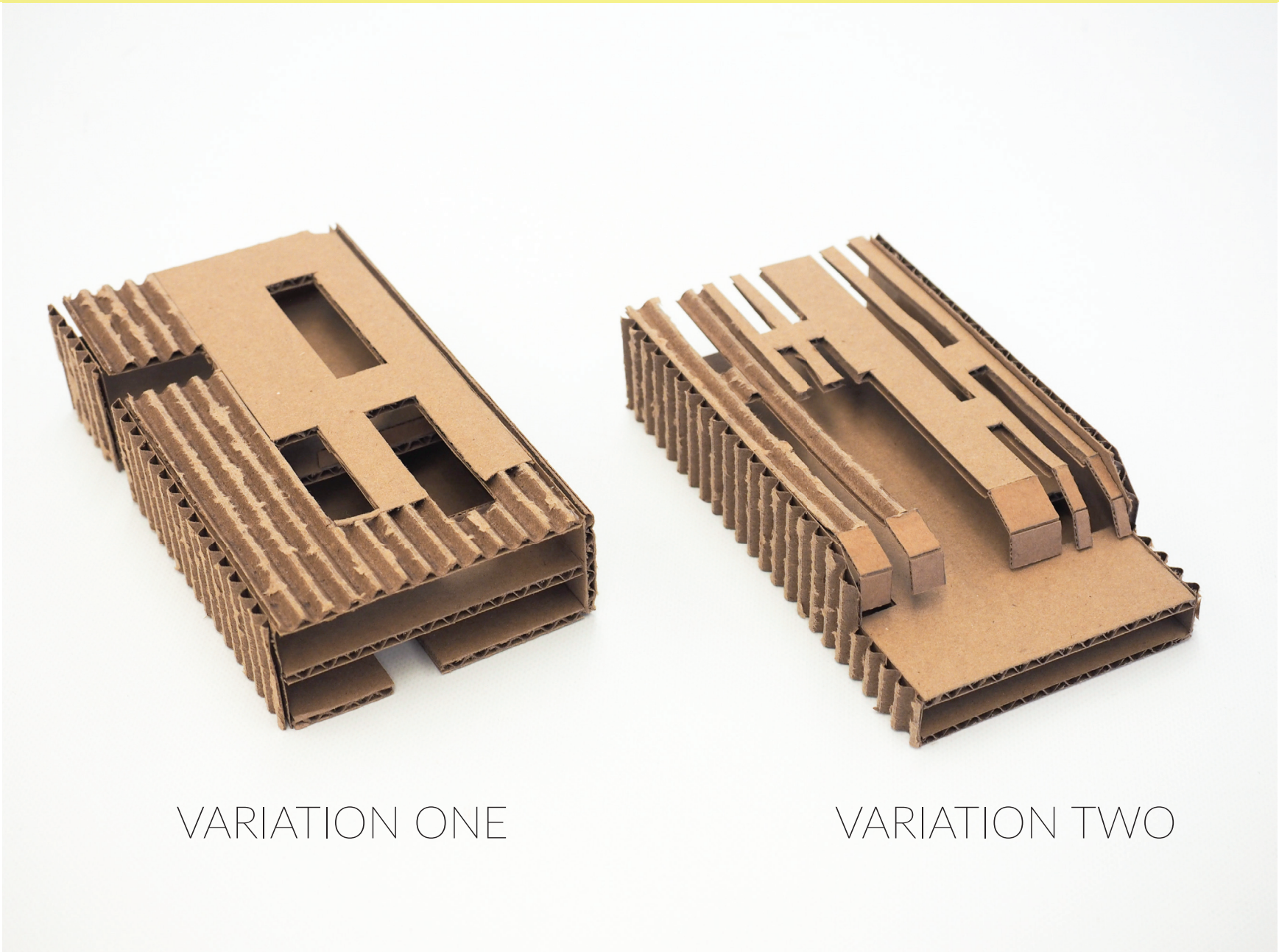








MID-TERM SCEMES - MODELS



VARIATION ONE

VARIATION TWO

MID-TERM SCEME EVALUATION

REVIEW 1

VARIATION 1

Positive

- Number of openings/skylights and their variations in shapes
- Liked that I was keeping with a very simple building design
- Liked concept models

Negative

- Forgot to show some important elements in my drawings. Need to add what is above in the floorplan with dotted lines
- A few diagrams aren't very clear

Suggestions for Change

- Add staircase at the entrance to eliminate the assortment of freestanding columns right by the front door.
- Adjust wall positions so that columns are in the walls. This allows for as much space as possible to be utilized.

VARIATION 2

Positive

- Enjoyed the long thin lines the skylights created
- Liked concept model

Negative

- Porch doesn't need to be so big
- Light from skylights doesn't reach the 1st floor

Suggestions for Change

- Make an opening in the second floor to bring the day light down to the first floor
- Lobby area is very open, add some kind of limiting factor to this area, stairs, wall, furniture
- Add windows to the wall facing the ally

REVIEW 2

VARIATION 1

Negative

- Circulation diagram is confusing, simplicity lost in the swirls of arrows, use a different method to show where heavy traffic will be. Shaded area to thick precise line

Suggestions for change

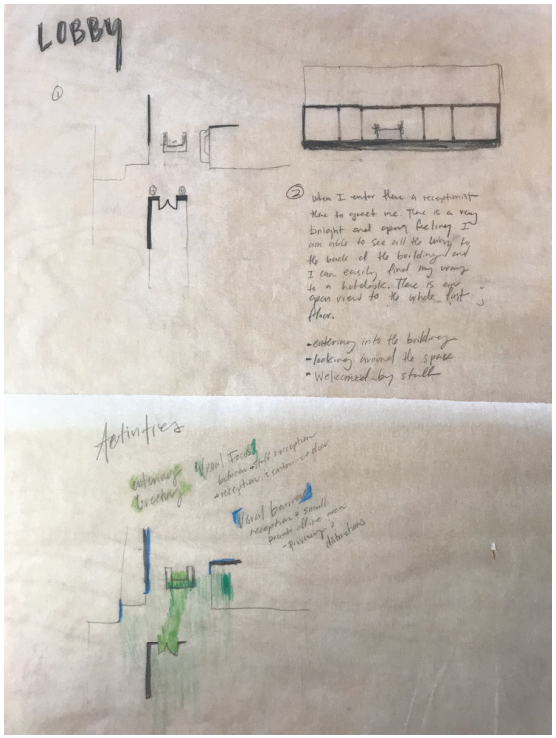
- Don't need the same diagram for every building
- Bring front door closer to the street to create a threshold in the corridor area

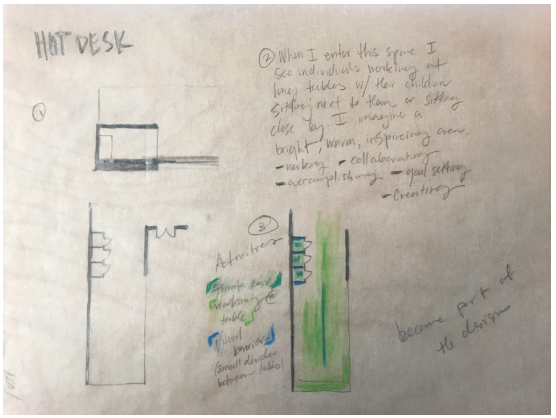
VARIATION 2

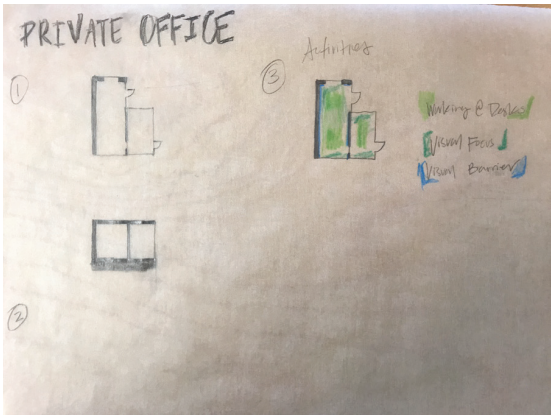
Suggestions for Change

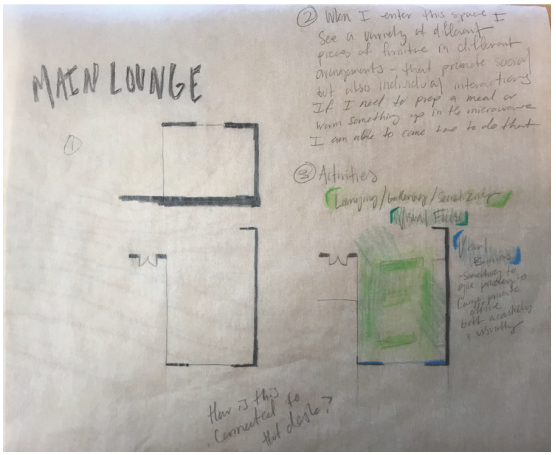
- Floor plan is very similar to concept one in that it is split up into three rows
- Integrate the verticality of the building
- Think of different directions for light
- Label photos & say why you are including them in your presentation

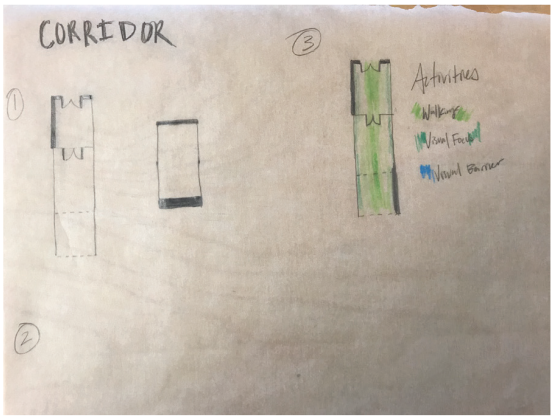
D7 // SPACES & SCENARIOS

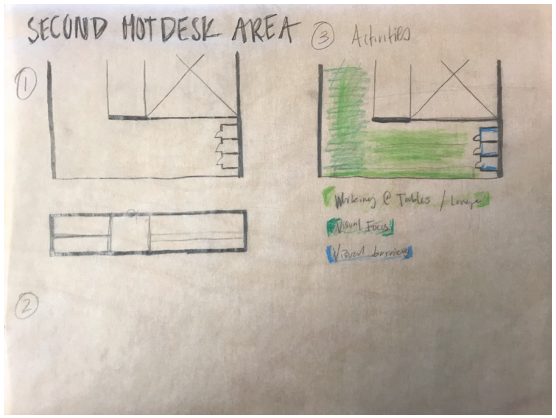












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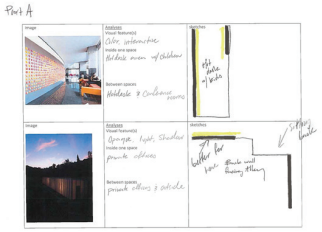
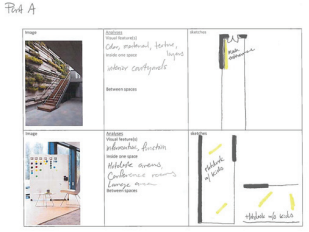
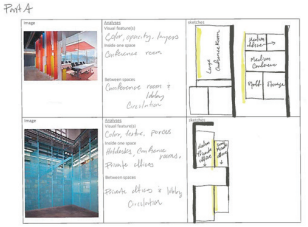
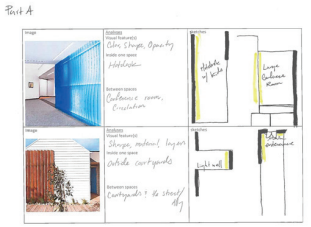
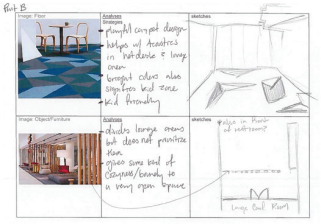


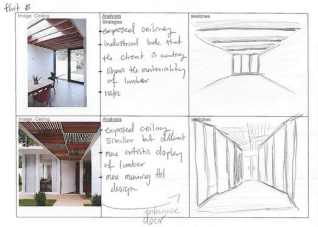


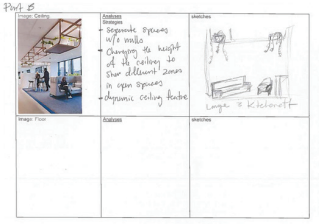


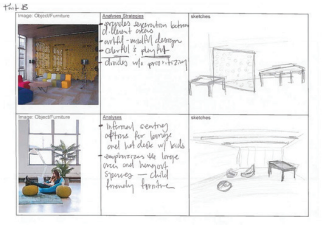


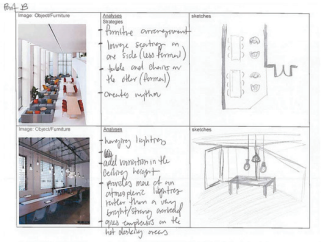


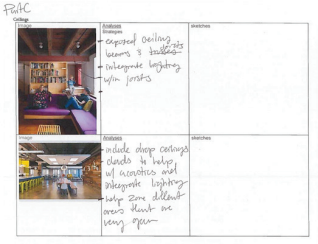


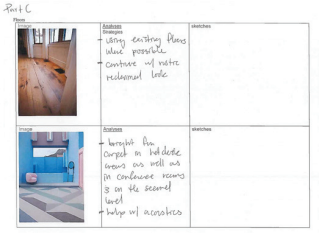


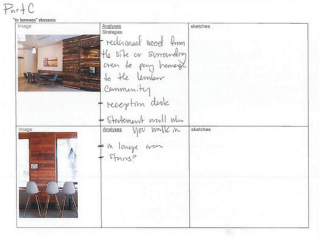


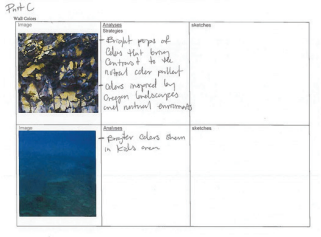


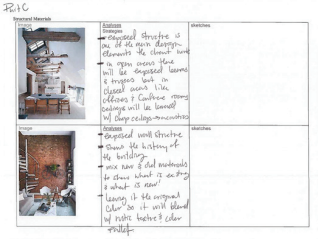












CONCEPT STATEMENT & GUIDING PRINCIPLES

A coworking space for the Springfield community with flexible spaces and hours where parents can integrate their child's day with their workday.

USER GROUP:

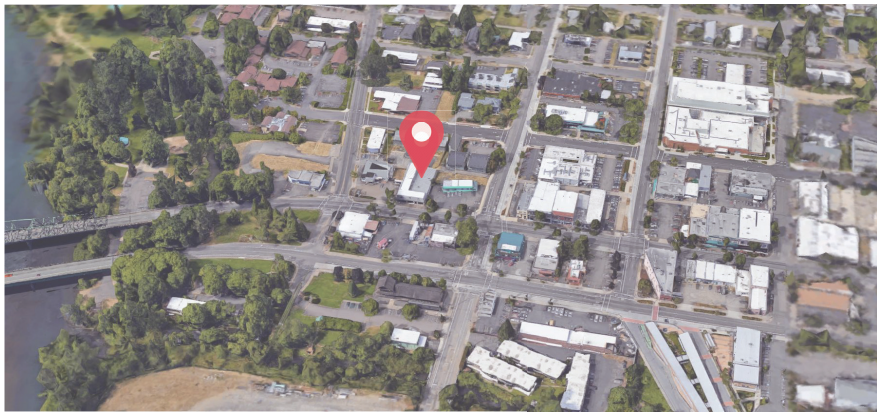
25 - 40 yo
Entrepreneurs
Parents
First Time Parents
Single Parents

GUIDING PRINCIPLES:

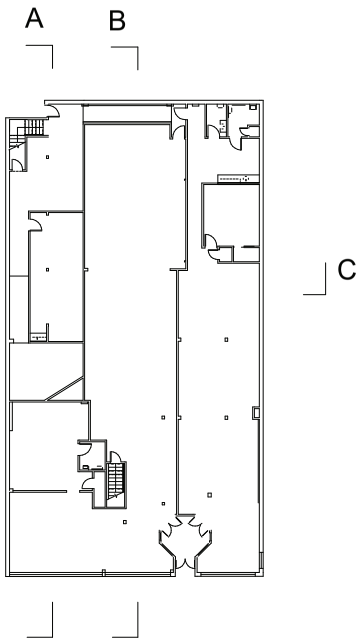
Natural Light
Kid Accessible
Inviting Spaces
Interesting Views
Local Materials

"We are interested in a space that isn't intimidating and promotes the 'Get it Done' Springfield ethic." - City of Springfield

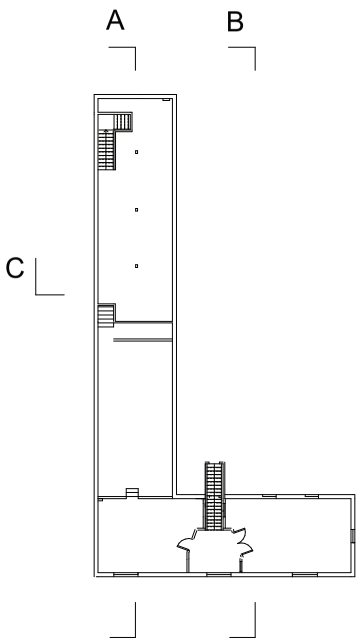
ORIGINAL BUILDING & SITE







ORIGINAL BUILDING - LEVEL ONE NOT TO SCALE



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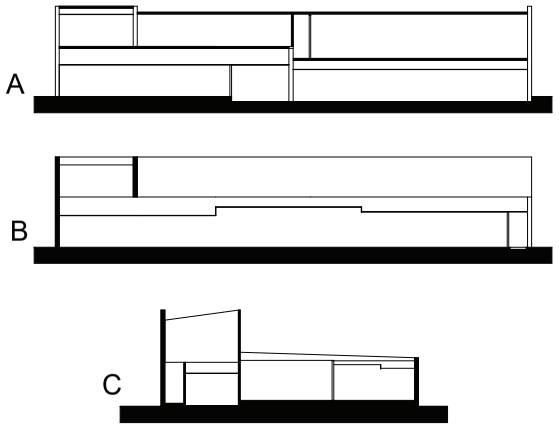
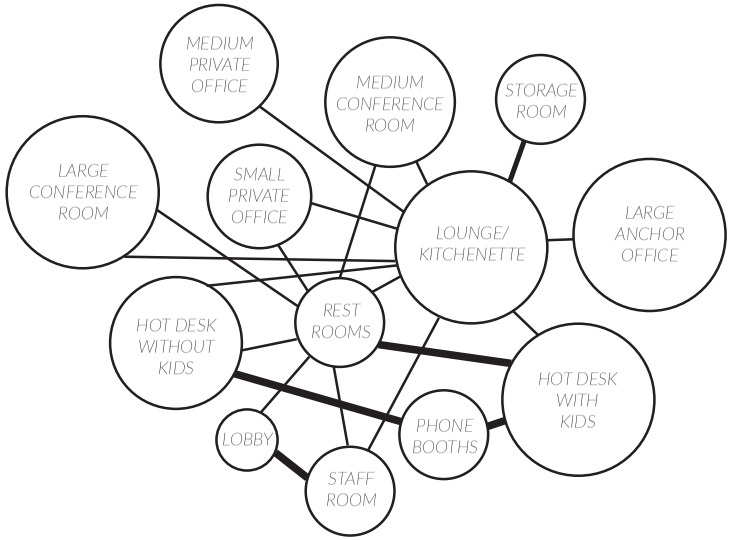


ORIGINAL BUILDING - SECTIONS NOT TO SCALE

PROGRAM SUMMARY & ADJACENCY DIAGRAM

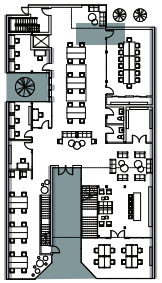
Area Description	Total Square Footage	Individual Square Footage	Space Breakdown	Occupancy
		300 – 500	Lobby	10 ppl
		800	Lounge & Kitchenette	20 ppl
Large Flexible Open		500	Hot Desks without Kids	20 ppl
Work Spaces	2,250 – 2,450	650	Hot Desks with Kids	20 -25 ppl
		400 – 450	One Large Private Office	8 ppl
		200 – 250 each	Four – Six Medium Private Offices	3 – 4 ppl
		100 – 150 each	Six Small Private Offices	1 – 2 ppl
		600	One Large Conference Room	10 – 20 ppl
		20 each	Four – Six Phone Booths	1 ppl
Private Work Spaces	2,180 – 3,870	250	One Medium Conference Room	8 ppl
		150	Staff Room	1 ppl
		200	Storage Room	n/a
		50	Mail Room	n/a
		50	Print Room	n/a
Support & Staff Areas	830	50 each	Four Gender Neutral Restrooms	1 ppl
Total	6,300 – 8,600 (includes 20% circulation)			



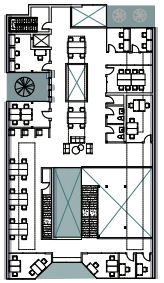
DIAGRAMS

BUILDING INTERVENTION

- LOAD BEARING WALLS
- COLUMNS
- CHANGES TO THE BUILDING



LEVEL ONE PLAN



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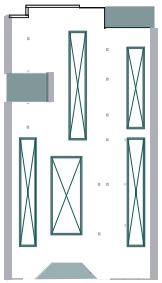
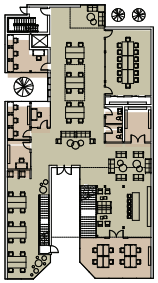


ROOF PLAN

PUBLIC/PRIVATE ZONING

- SEMI - PRIVATE ZONING (EVERYONE W/ MEMBERSHIP)
- PRIVATE ZONING (NOT EVERY MEMBER CAN ACCESS)



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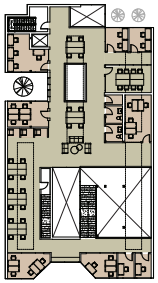
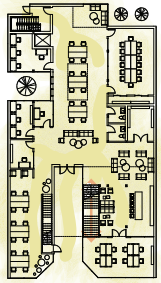


LEVEL TWO PLAN

CIRCULATION

- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION



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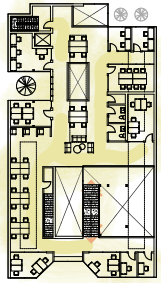

LEVEL TWO PLAN

ORTHOGRAPHIC DRAWINGS



LEVEL ONE - RENDERED FLOOR PLAN



LEVEL TWO - RENDERED FLOOR PLAN

ORTHOGRAPHIC DRAWINGS



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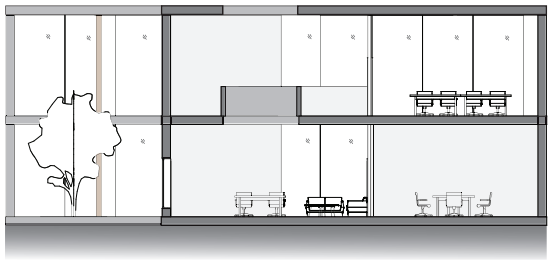
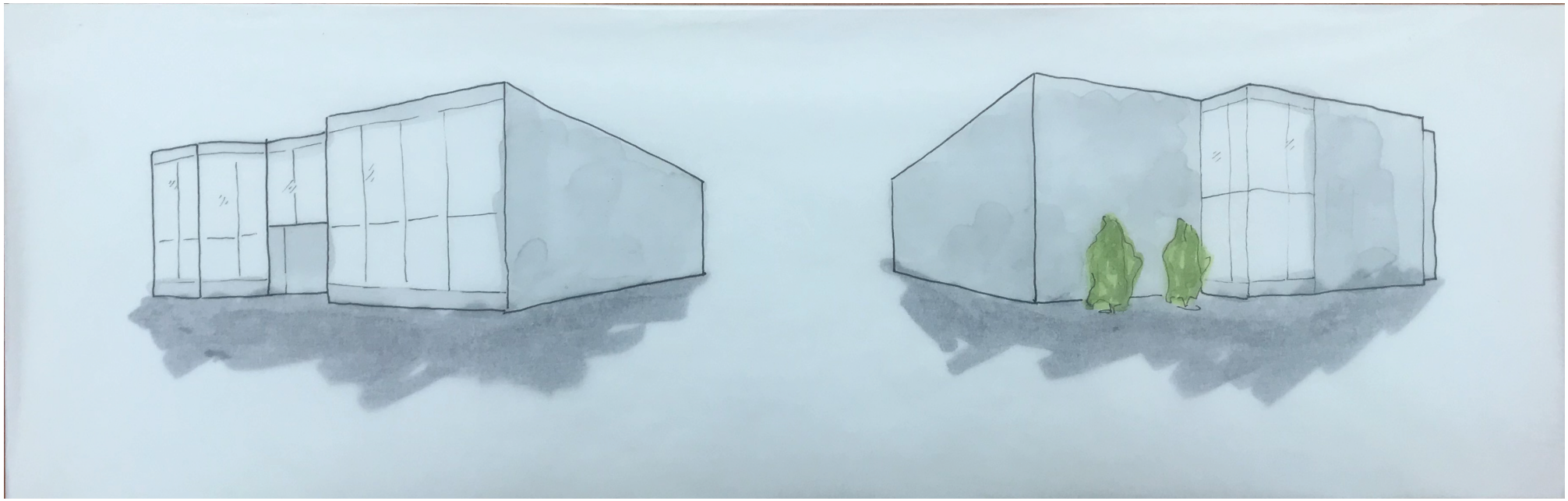


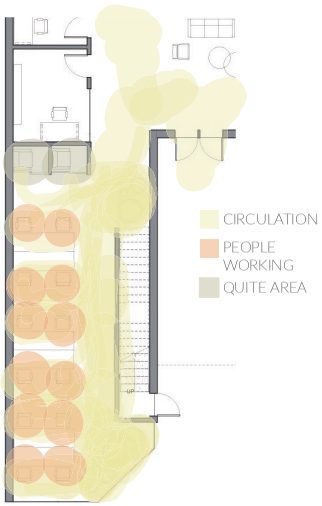
BB SECTION

FACADES

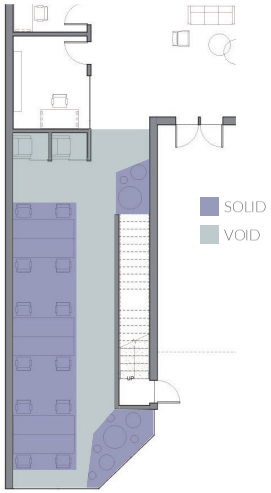


MAIN SPACES - HOT DEST WITH KIDS

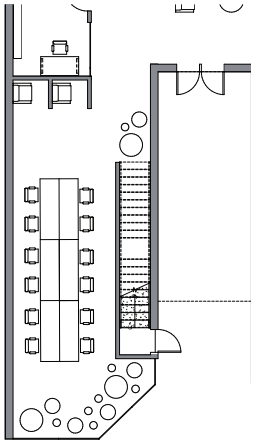




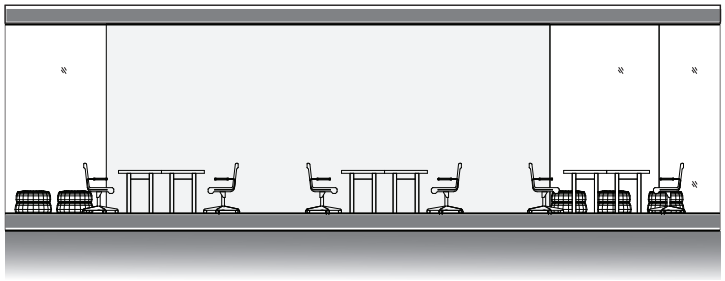
ZONING & CIRCULATION



SOLID & VOID



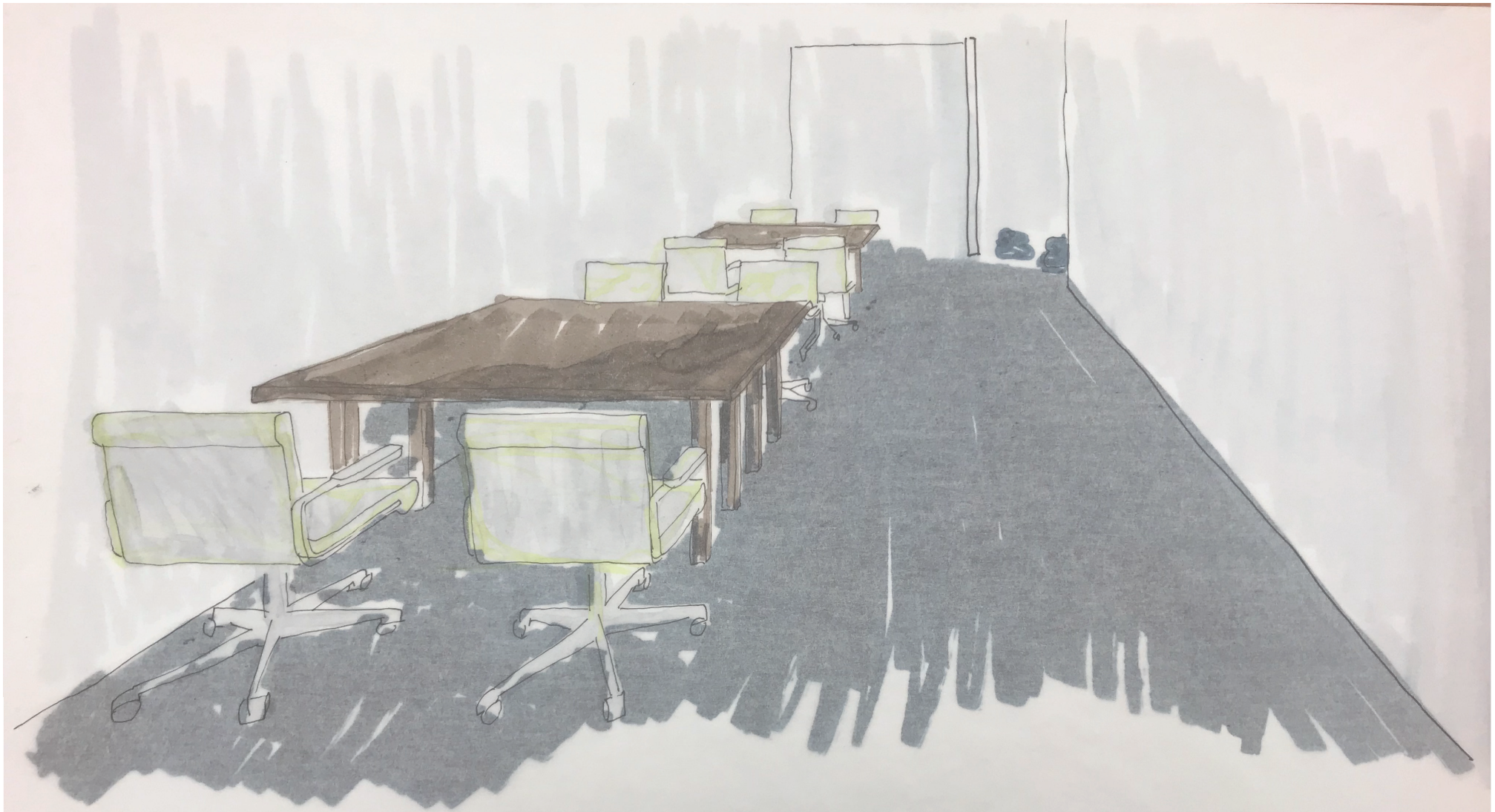
FLEXIBILITY (ALTERNATIVE ARRANGEMENT)



AA SECTION - HOT DESK WITH KIDS

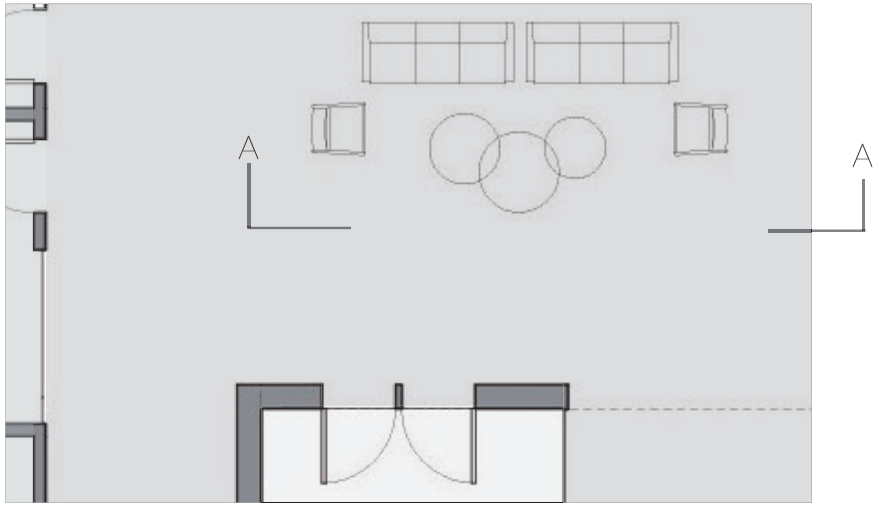


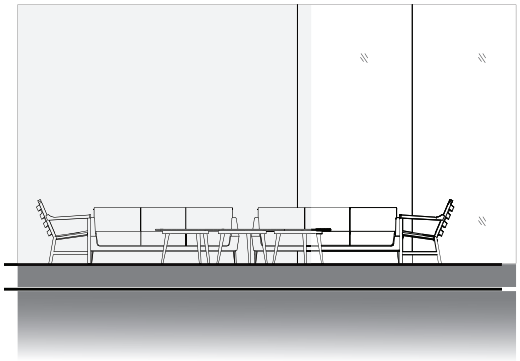
PERSPECTIVE ONE - HOT DESK WITH KIDS



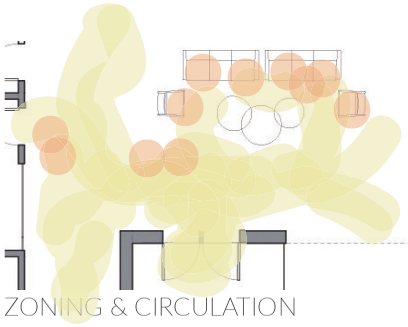
PERSPECTIVE TWO - HOT DESK WITH KIDS

MAIN SPACES - LOBBY



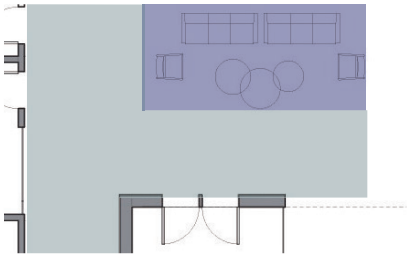


AA SECTION - LOBBY



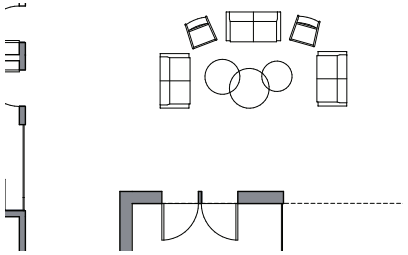
CIRCULATION
PEOPLE SOCIALIZING

ZONING & CIRCULATION



SOLID
VOID

SOLID & VOID

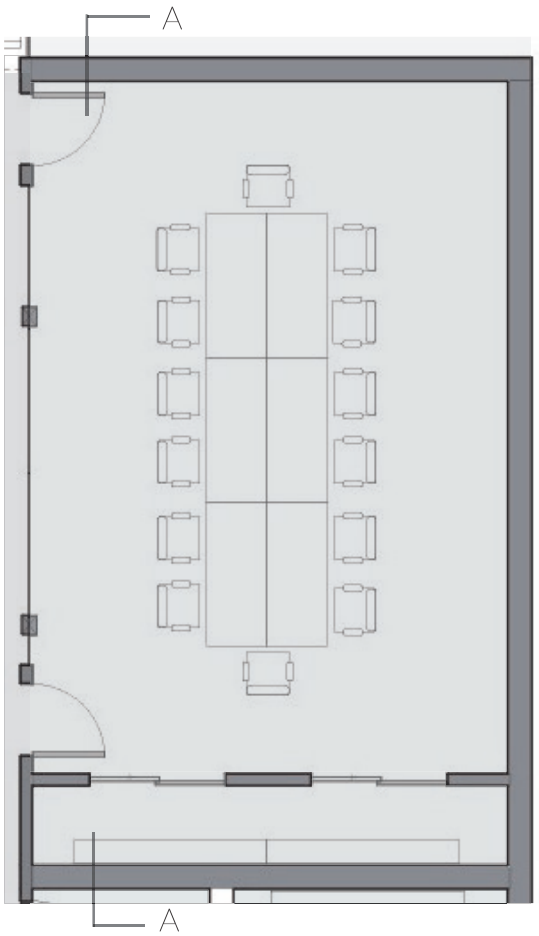


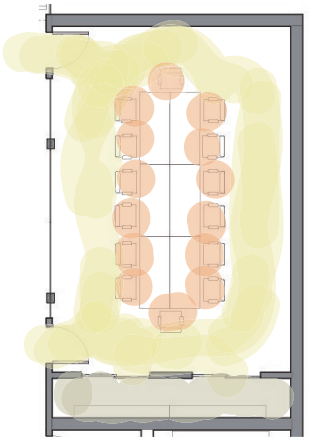
FLEXIBILITY (ALTERNATE ARRANGEMENT)



PERSPECTIVE - LOBBY

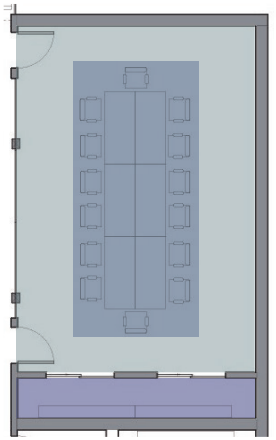
MAIN SPACES - LARGE CONFERENCE ROOM





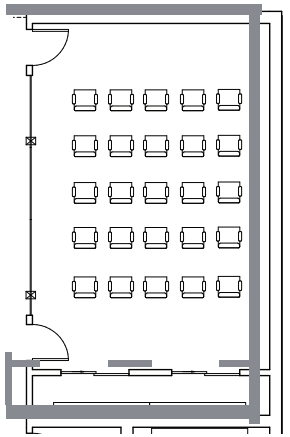
ZONING & CIRCULATION

- CIRCULATION
- PEOPLE SITTING
- STORAGE



SOLID & VOID

- SOLID
- VOID



FLEXIBILITY
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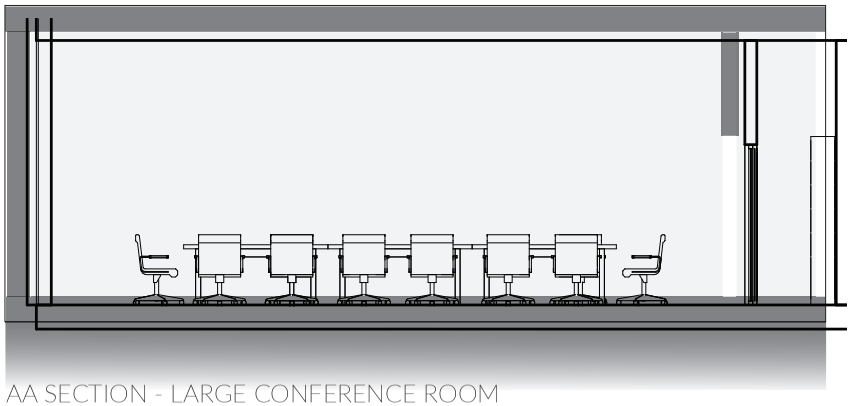


AA SECTION - LARGE CONFERENCE ROOM

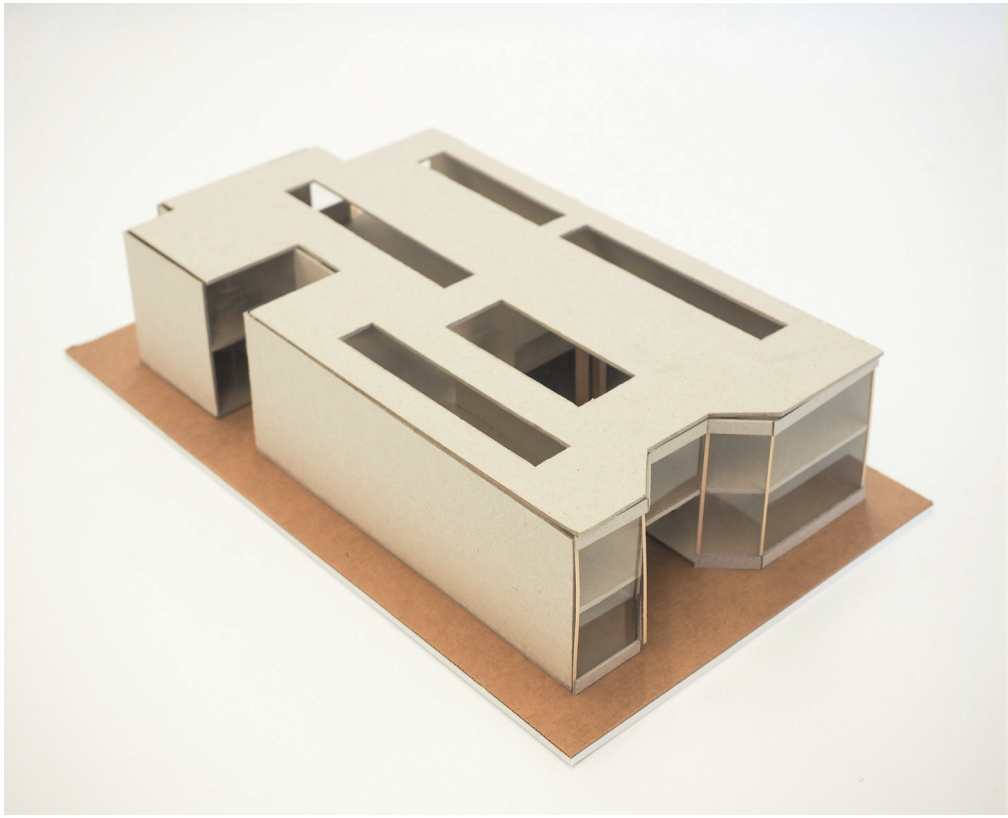


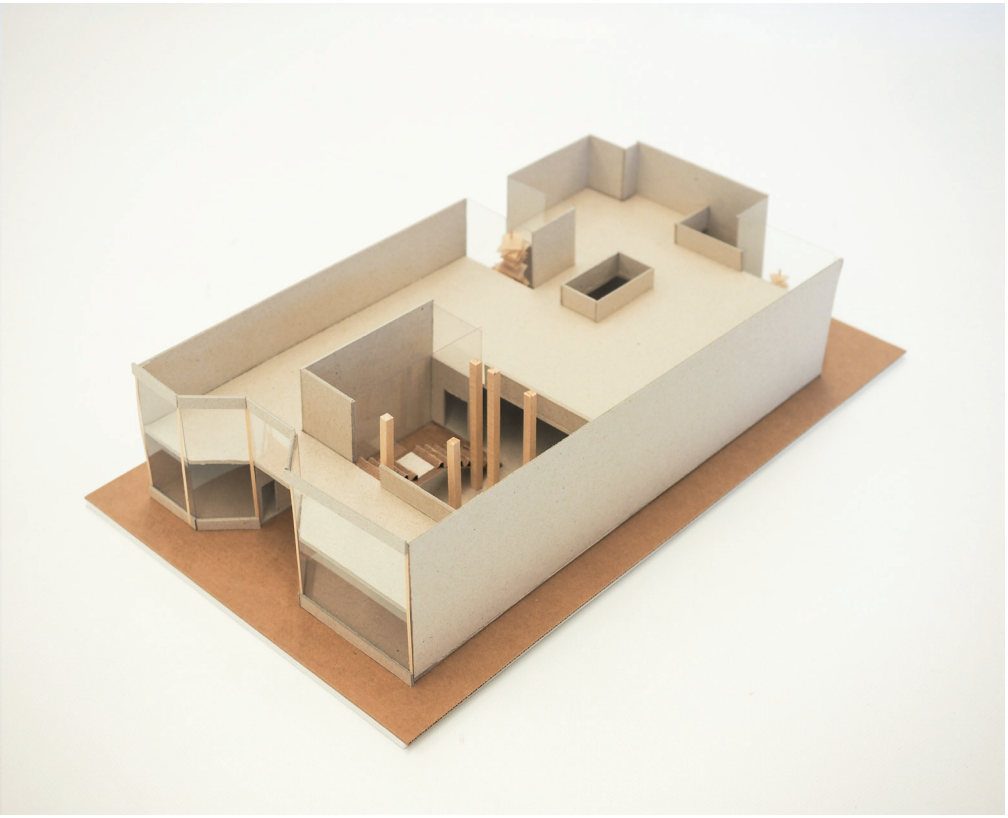
PERSPECTIVE - LARGE CONFERENCE ROOM

MATERIAL PALETTE



MODEL





FINAL BOARD PRESENTATION



Appendix H

Grace McMahon

Working Together Apart

Grace McMahon | Sustainable City Year Program | City of Springfield
138 Main St. | Solmaz Kive | Winter 2019

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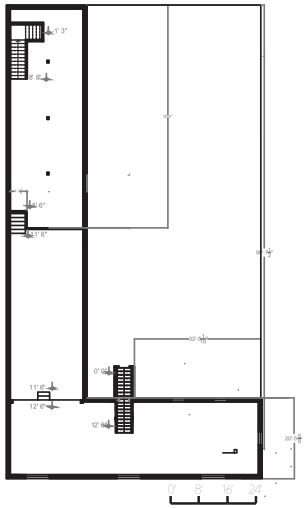
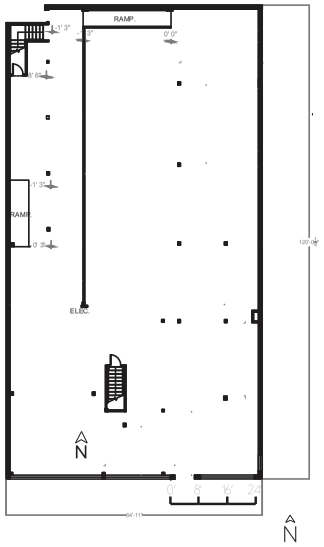
Original Plans and Structural Model

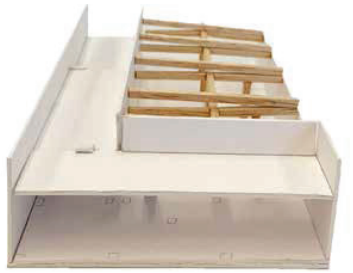
ORIGINAL SECOND FLOOR PLAN



ORIGINAL FIRST FLOOR PLAN









Creatives Program Poster

Creatives

A coworking space in Springfield, OR providing creatives with an inspiring place to make and showcase their work. Members have access to a gallery space, photography studio, and workshops aimed at helping creative professionals further their career and engage the local community.

Emily Crawford, Emma Cantor, Grace McMahon, Christiana Hedlund, Alicia Silverman

- Create a space that can accomodate a variety of work
- Provide adequate ventilation and access to natural light for hot desks and private art spaces.
- Provide multiple types of storage for a variety of media.
- Provide a gradient of privacy throughout the space while also creating areas that promote collaboration and conversation.

CHALLENGES

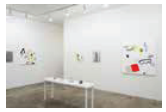
- To create separate spaces for hand media and digital hot desks.
- A support system for 3 membership types: hot desks, individual studios, and private offices.
- Create a community that fosters private conversations and meetings, as well as casual gathering and idea sharing.
- Develop spaces that encourage community involvement through workshops and gallery shows.

OBJECTIVES



Digital Hot Desk Area

- 600 sq. ft
- Twenty people max occupancy
- Large, communal tables with outlets accessible for computers
- Comfortable seating and close proximity to the lounge and Kitchen



Gallery / Classroom / Event Space

- 400 sq. feet
- Twelve people max occupancy
- Track lighting for displayed artwork
- Partition walls on castors for more wall space



Photo Studio

- 180 Sq. Ft
- 3 max occupancy
- Tripod, photo backdrops, and adjustable lighting
- SLR camera can be checked out at front desk

SIGNIFICANT SPACES 2



NAME OF SPACE	SQUARE FOOTAGE	OCCUPANCY
Lobby/ Reception	250	9
Gallery /Event Space/ Classroom	400	10
Kitchen	150	10
Lounge (3)	900, 566 sq. ft per room	60
Restroom Attire (ADA)	180	2
Restroom Womens (ADA)	150	2
Private Restroom (ADA)	80	1
Café Room (Art	800, 700 sq. ft per room	8
Wellness Room	50	1
Bike Storage (20 bikes)	350	
Individual Art Spaces (10x)	2,000, 80 sq. ft per space	10
Photo Studio	180	3
Art Hot Desk	600	20
Wash Room	150	2
Conference Room Large / Classroom (2x)	840, 180 sq. ft per room	12
Conference Room Small (2x)	270, 90 sq. ft per room	3
Atelier / Office (4-8 people)	192	8
Private Office (1 person) (3x)	308, 40 sq. ft per room	3
Private Office (2 person) (4x)	560, 90 sq. ft per room	8
Private Office (4 person) (2x)	720, 180 sq. ft per room	8
Digital Hot Desk	600	20
Print Zone	200	2
Staff Office	150	3
Lockers (20 lockers)	150	3
Maintenance / Storage	50	1
TOTAL	8,220 (10,420 with added 20% circulation)	70

SQUARE FOOTAGE



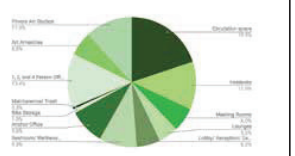
Art Hot Desk Area

- 600 sq. feet
- Twenty people max occupancy
- Large tables on castors for flexibility
- Natural Light preferred
- Brush cleaning station with sink
- Metal cabinets for flammable material
- Some communal supplies and cabinets for storage

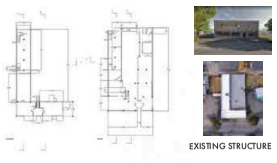
SIGNIFICANT SPACES 1



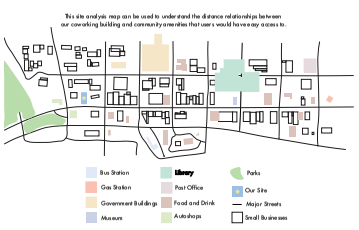
ADJACENCY DIAGRAM



BREAKDOWN OF BUILDING BY SQUARE FOOTAGE



EXISTING STRUCTURE



SITE CONTEXT

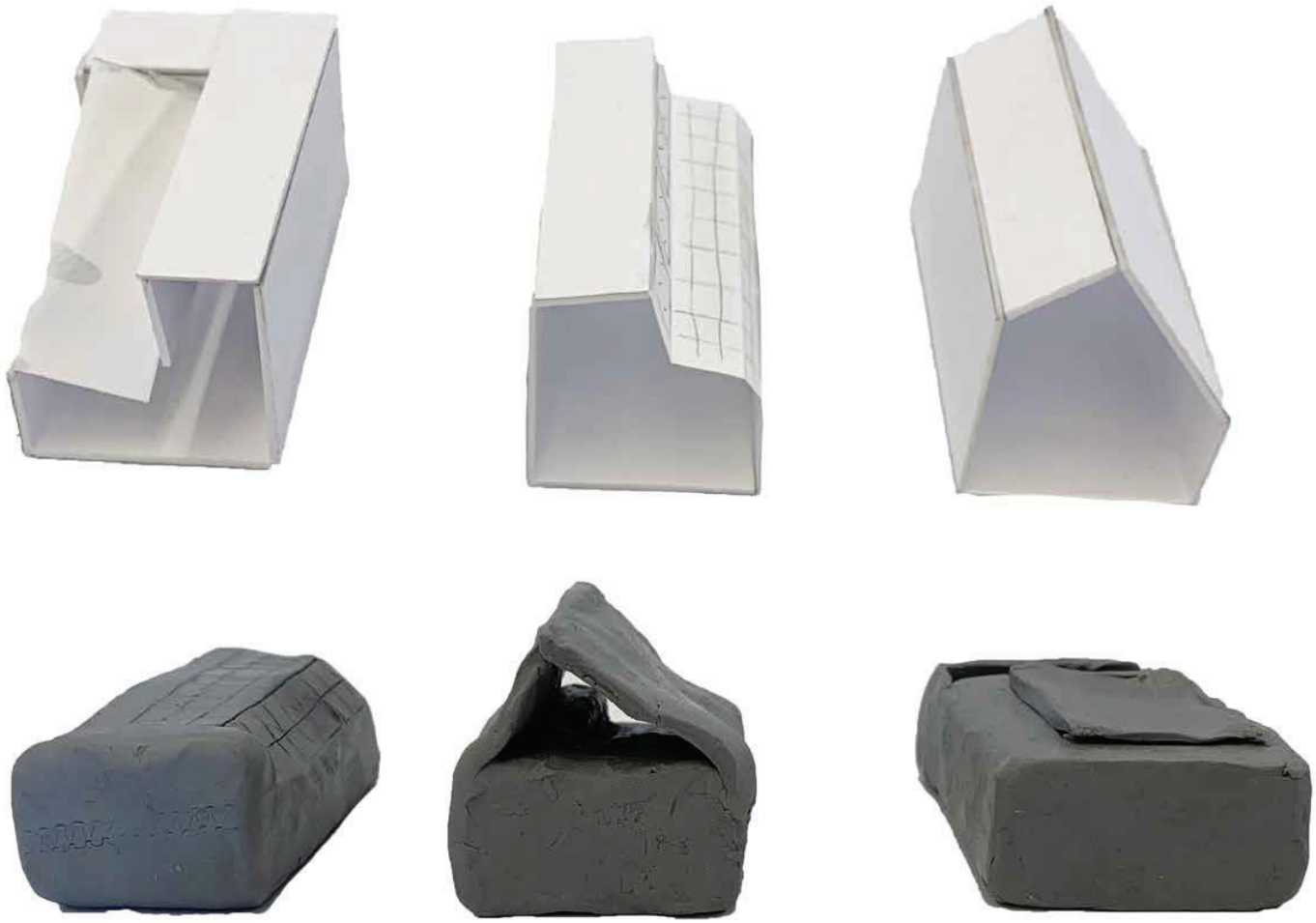


Wellness Room

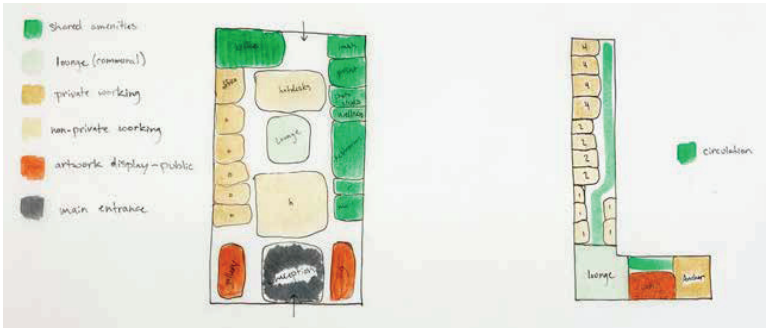
- 50 sq. ft.
- Max occupancy 1
- Accommodates nursing mothers, private calls, and breaks
- Comfortable place to sit
- Small refrigerator for storing cold items

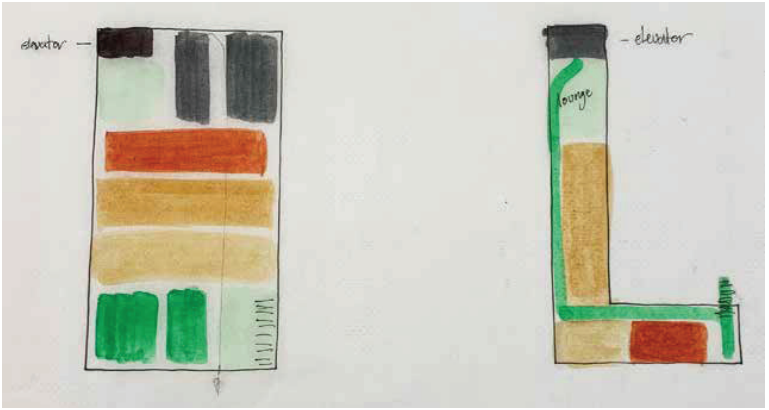
SIGNIFICANT SPACES 3

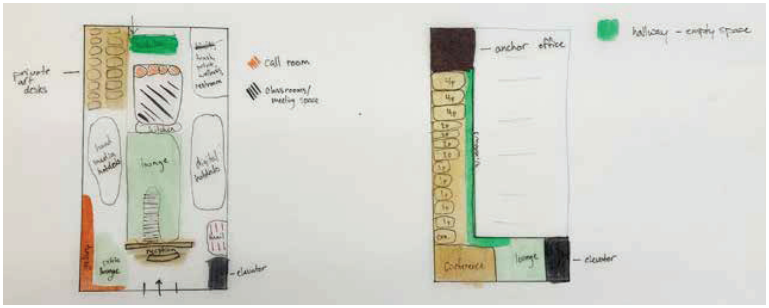
Experimenting with Building Shape

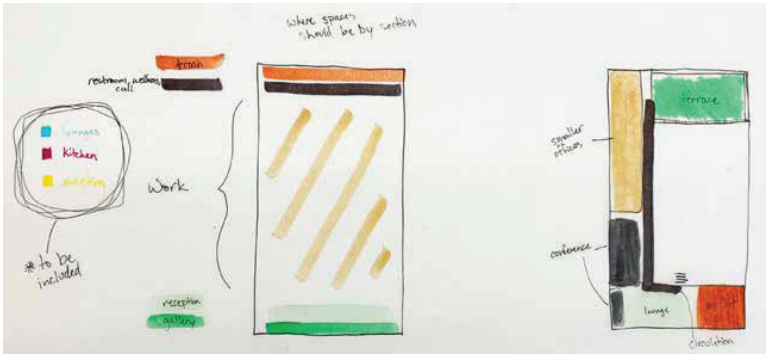


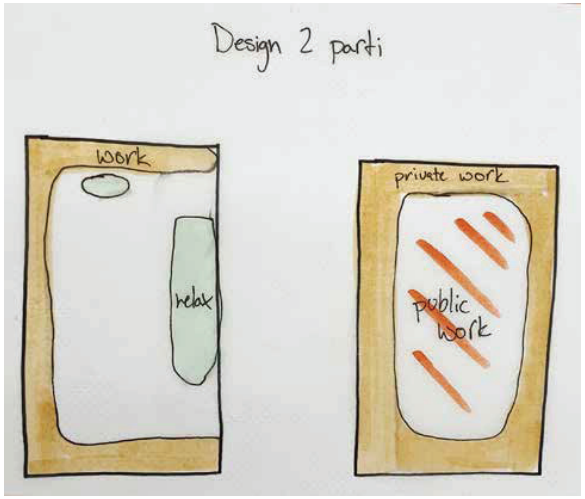
Diagrammatic Plan Development

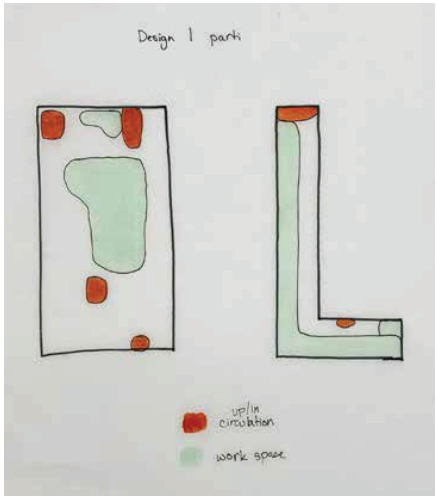












Midterm Overview, Diagrams and Inspiration

Creatives

Grace McMahon | 138 Main St. Springfield, Or.
IARC 484 Working Together Apart| Solmaz Kive | Winter 19'



Program Recap

This coworking space located near the heart of Springfield, Oregon has been designed to provide a place for creative individuals to produce work and manage their businesses. The space will offer memberships to a variety of working zones including hotdesks, private art desks, and large and small offices. In addition to work spaces, a list of amenities including a photo studio, print room, several conference rooms and a gallery art display wall will give users a chance to enhance their career.

Pitched Performance

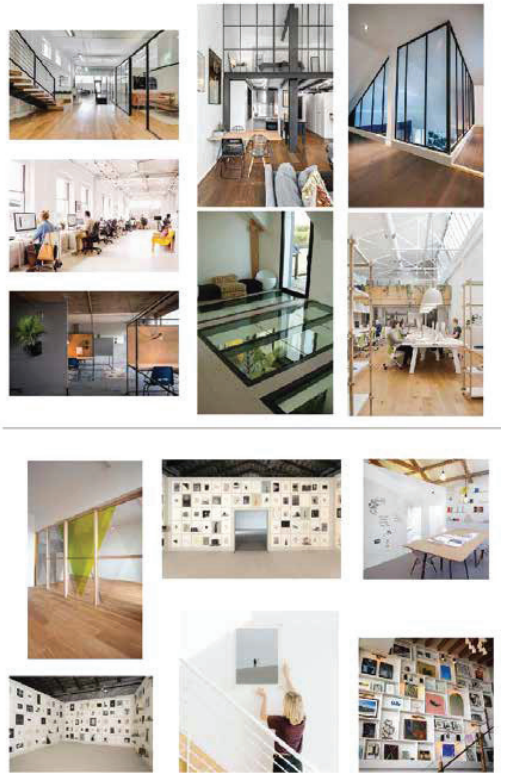
Design 1

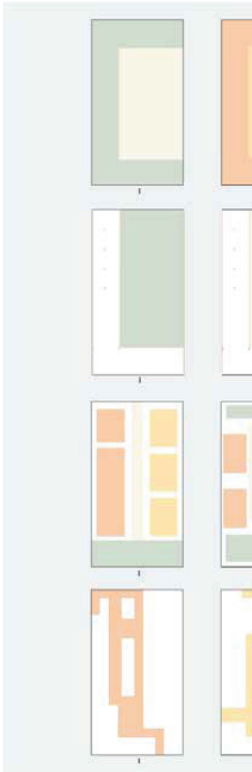
This building scheme centers around improving the roof to allow in more light and to provide a greater connection between the first and second floors. Raising the western edge of the roof to meet the the second floor not only creates a much taller pitched ceiling for the first floor, but also allows views with the incorporation of glass walls that overlook the hotdesking zones. Additionally, the opaque pitched roof will allow a great deal of light into the core of the building where artificail light would otherwise be needed.

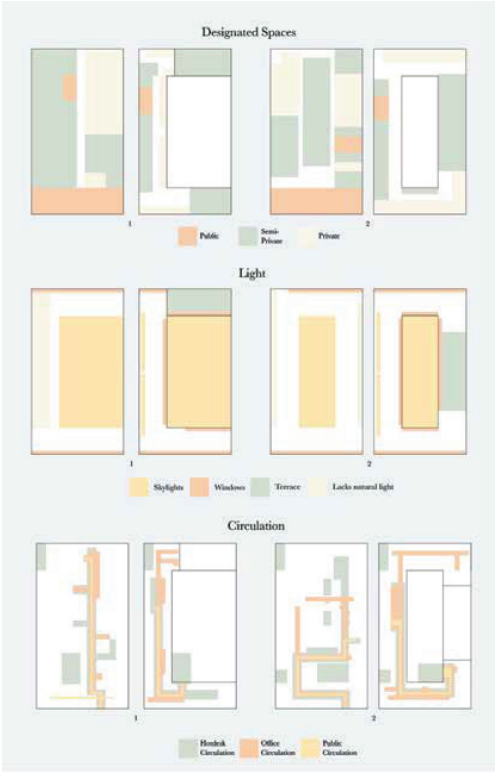
Boxed Bustle

Design 2

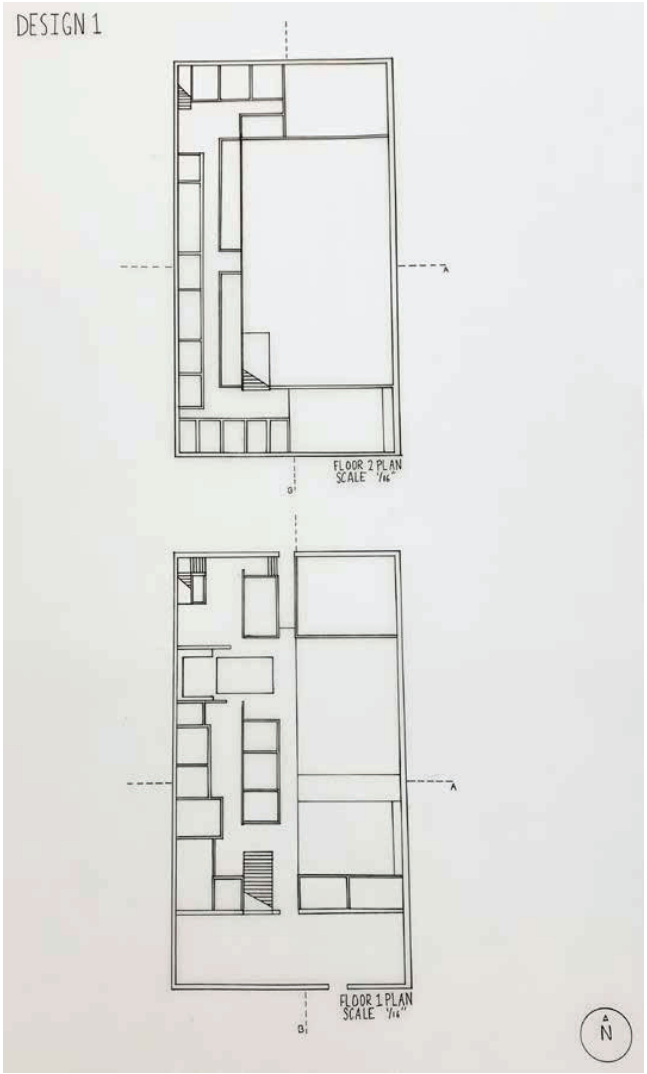
This building's scheme is focused on creating openness between nearly all types of spaces. A large glass half-box rests at the building's center to allow light into the space while providing glass walls on one side of the anchor office space and several conference rooms that look out onto the lounge and hotdesks. Adding to the existing second level, is a northern wing for office spaces and a through-traffic terrace with views through the glass box into the building's center.

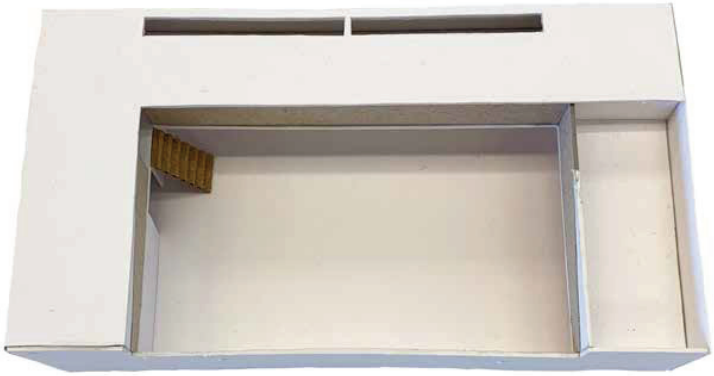


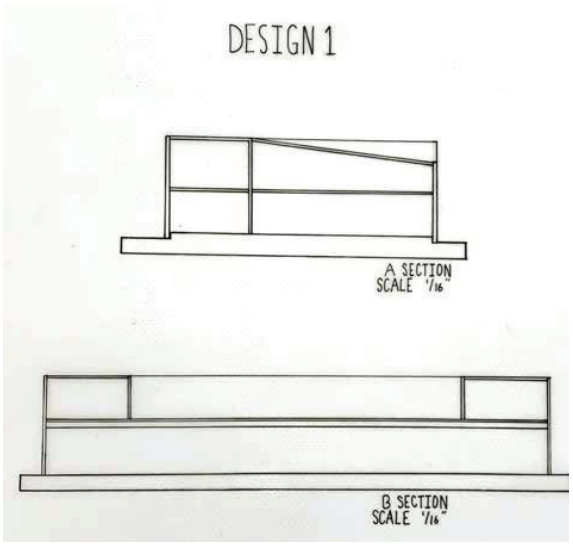




Midterm Design Scheme 1: Pitched Performance

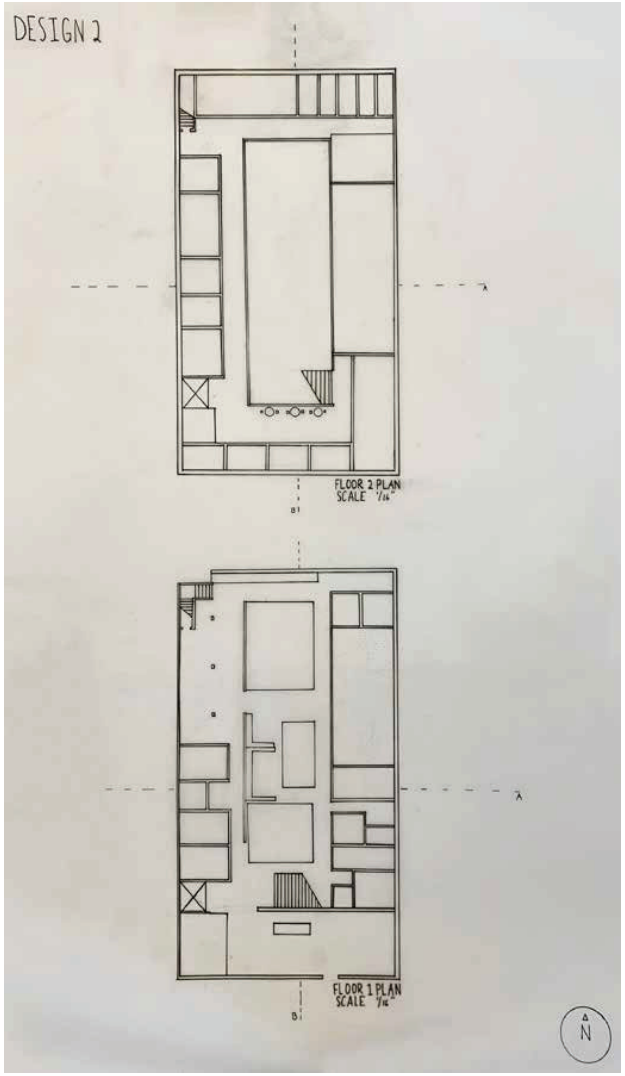


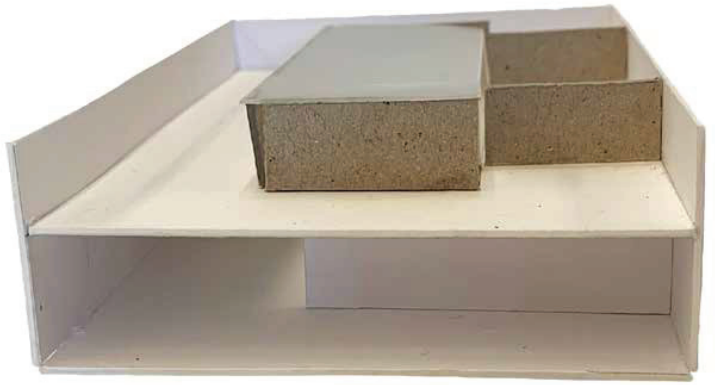


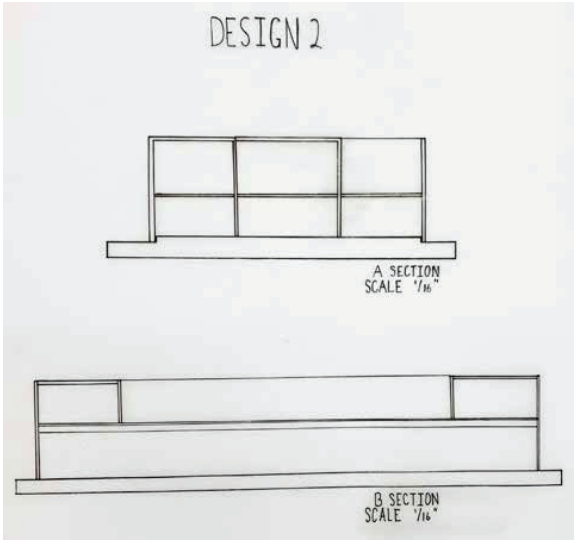




Midterm Design Scheme 2: Boxed Bustle



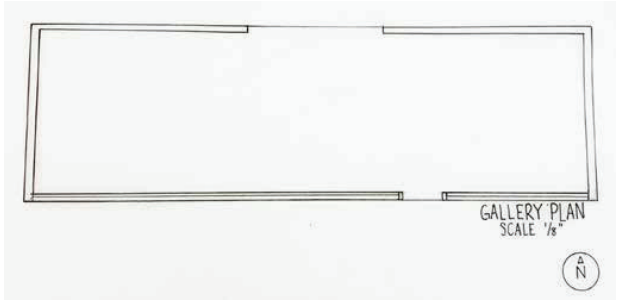






Midterm Gallery Interpretations

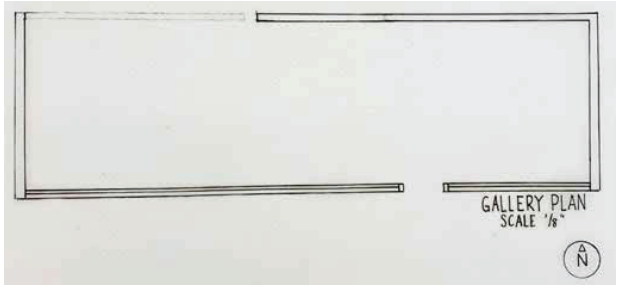
Scheme 1







Scheme 2

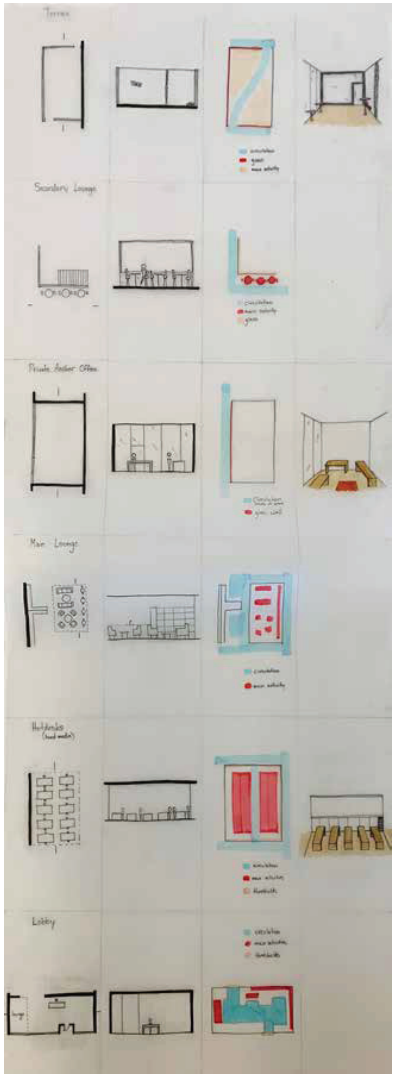




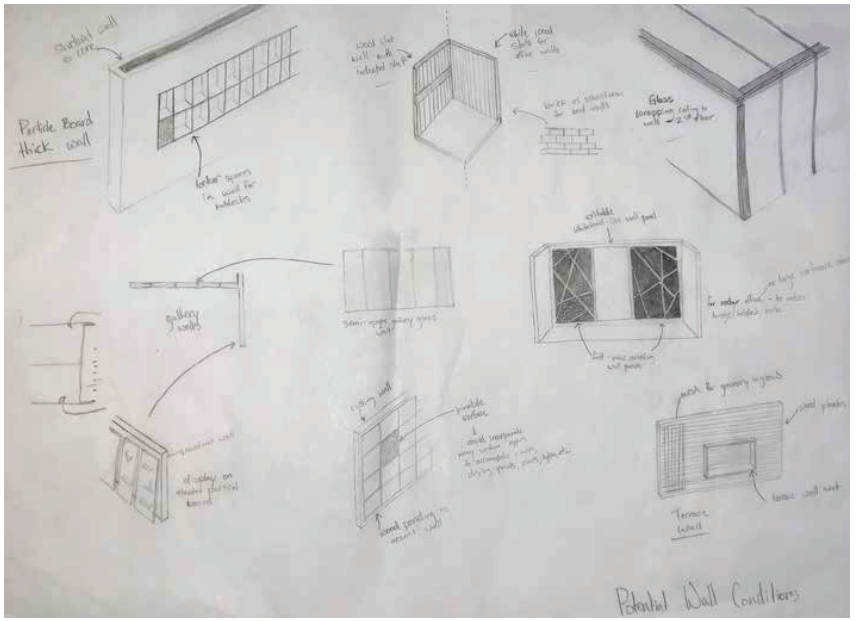


Wall, No Wall, and Space Development

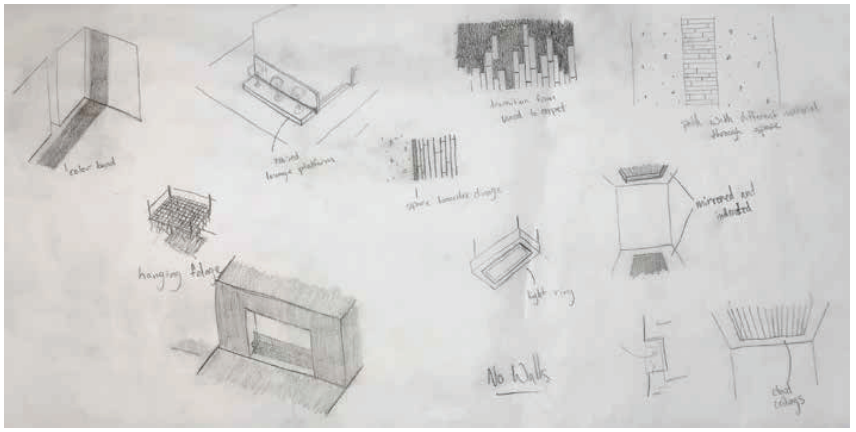
Space Development



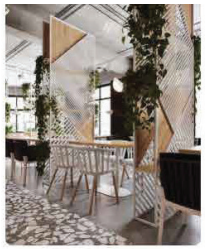
Wall Development

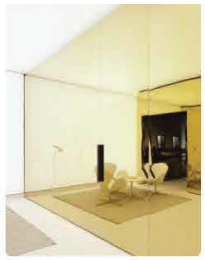


"No Wall" Development



"Walls" Pinterest Board


Partition Ideas For Your Home


Relojeria Alemana. Ohlab Stüdyo


30 Small House Hacks That Will Instantly Maximize...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Sliding Whiteboards | Flexible Whiteboards...


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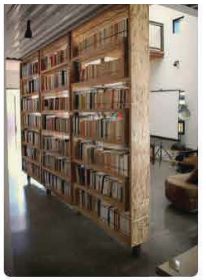
writable walls - office - meeting space...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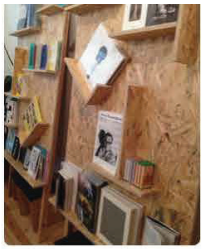
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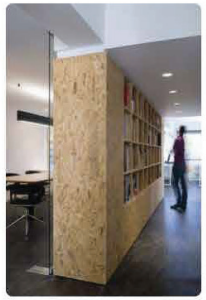
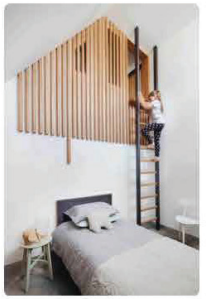
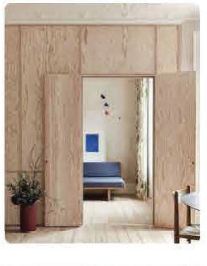

natural materials


Artizo Walnut Veneer Panels With High Gloss Black...


Gallery of Coppin Street Apartments / MUSK...


Tolóajtót mindenhová!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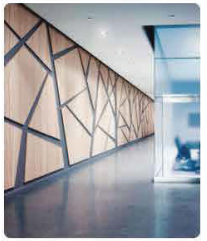
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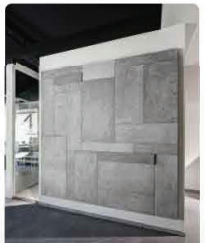
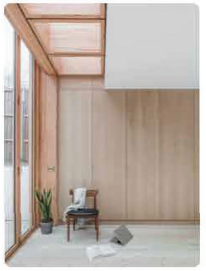
'I Design, You Decide': Mountain Fixer




Gallery of Casa C / Camponovo Baumgartner...

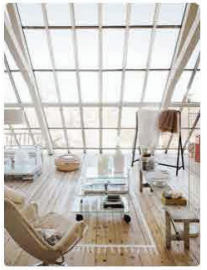



Larch House








53 Stunning Ideas Of Bright Sunroom

"No Walls" Pinterest Board



Ex Raw State (design showroom & fashion store) by...

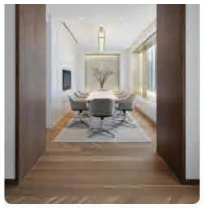
by Unicum



A garden is the roof of a meeting room in a loft...



green office spaces simulate parks to promote...



10 Best And Comfortable Law Office Decorating...



Office Tour: Droids on Roids Offices – Wroclaw



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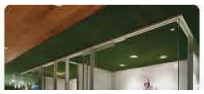




Office Tour: Mars Offices – Moscow



Best 29 Corporate Office Design Executive

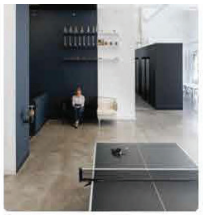


World's 20 Coolest Offices



Office Tour: Woods Offices – Auckland

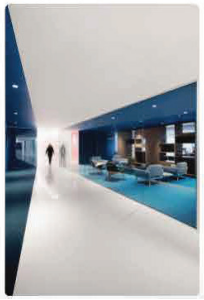


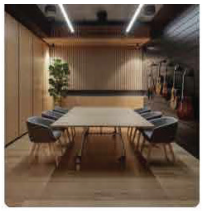


Office Tour: Muh-Tay-Zik / Hof-Fer – San Francisco...



An Outside The Box Office With A Waiting Room...





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Best Modern and Gorgeous Office In-



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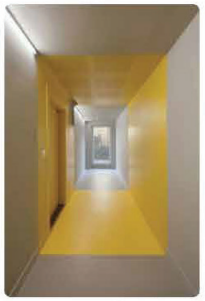
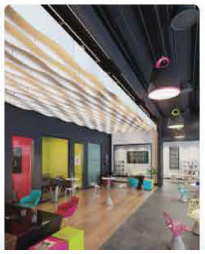
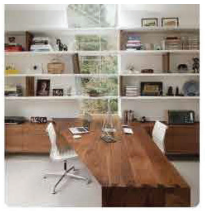


O amarelo está por todas as partes nesse prédio em...



30 Home Lighting Ideas





Contemporary Home Office with Carpet, Flash...



Rugs As Tactile Grasslands by Alexandra Kehayoglou



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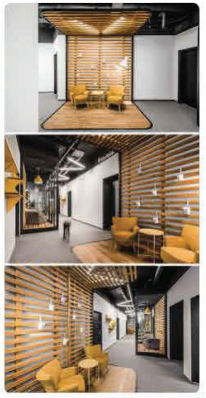


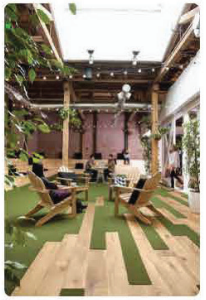
This New Office In-



Office Tour: Squarespace Offices – New York City



Add that perfect splash of colour with vinly on...



Office Tour: GitHub – San Francisco Headquarters



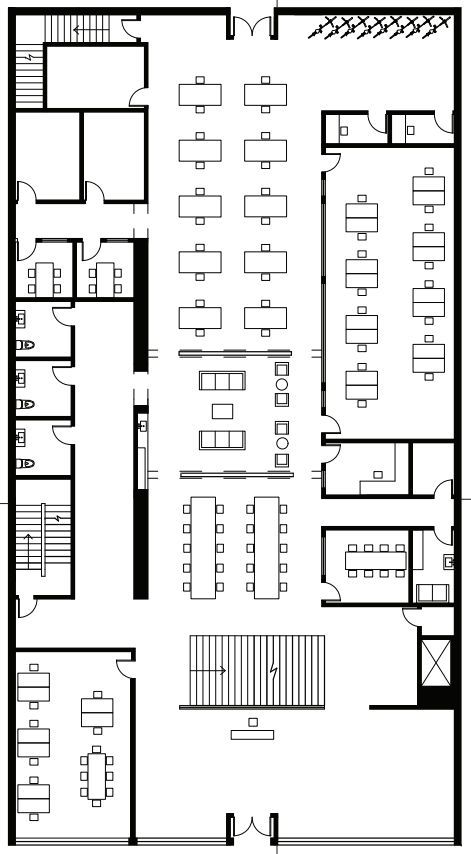
Central Desk

Central Desk

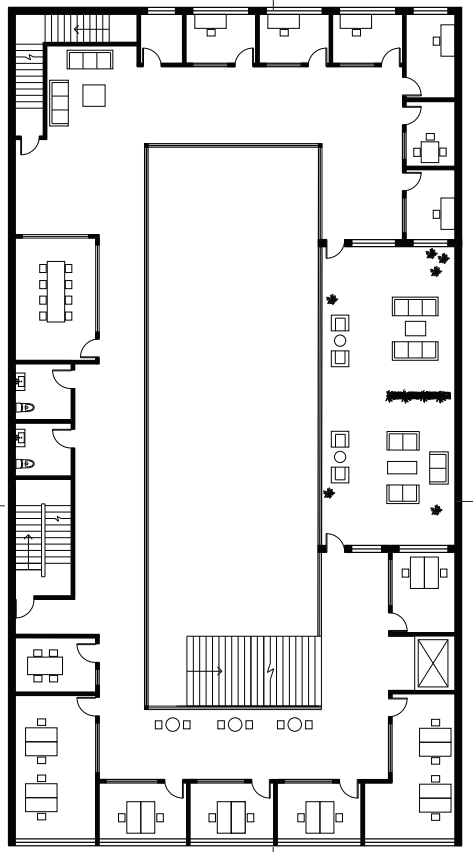
This building's main concept focuses around one central core and expands out from the center to create offices, conference rooms and other amenity spaces. The center of the building is fundamentally defined by a large semi-opaque skylight. The skylight not only creates an atrium for the communal spaces of the first floor, but provides an opportunity for natural light and views to be accessed by each individual office space, no matter its location. In addition to allowing light and defining central spaces, the glass core ceiling also folds over to meet the eastern wing of the building, providing a terrace space with views into the building and a glass-enclosed art desk space on the floor below. The heart of the overall space encourages users to choose a level of privacy that works best for them. By positioning more private amenities along the building's exterior walls and gathering spaces in its core, users will naturally feel encouraged to gather in together in the center when seeking out collaboration or conversation with others.

Revised Floor Plans

FIRST FLOOR PLAN



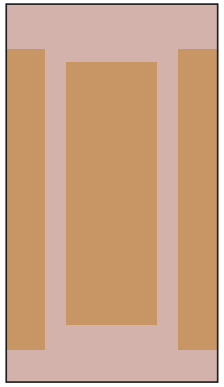
SECOND FLOOR PLAN



N

Final Diagrams and Material Board

PARTI

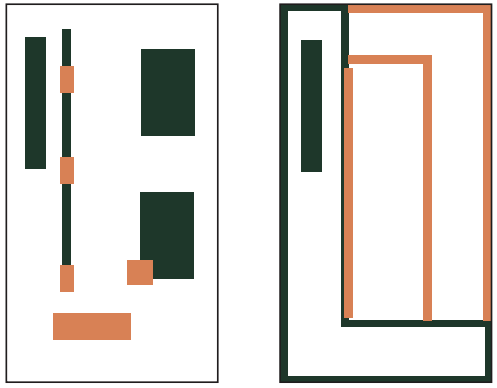


Shared Paths and Open Space

Occupied Busy Spaces



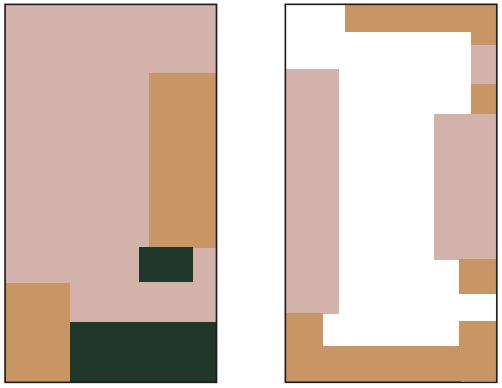
BUILDING INTERVENTION



Existing Structure

Changes in Structure

PUBLIC/SEMI-PRIVATE/PRIVATE

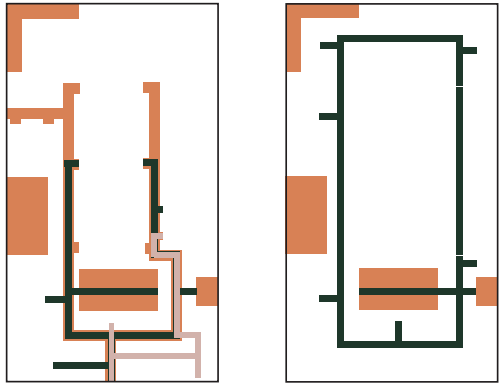


Public

Semi-Private

Private

CIRCULATION

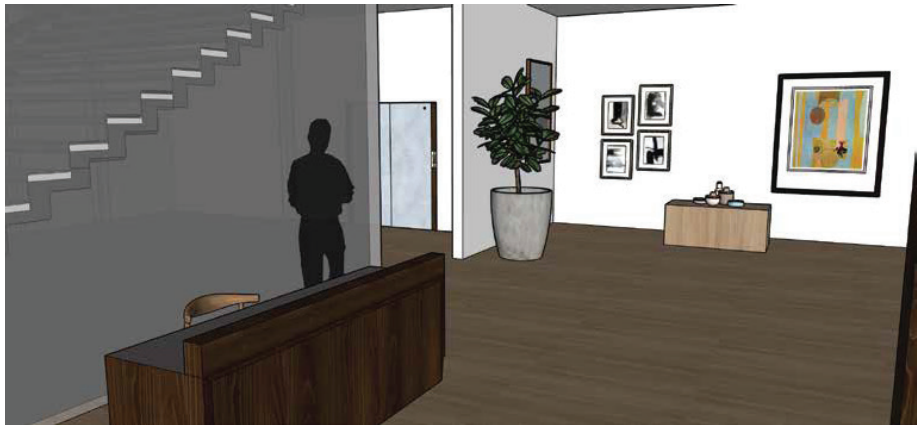


Connection Between Lobby, Lounges and Offices/Conference Rooms

Public Circulation

Vertical Circulation and Hot Desk Connections

Perspectives of Main Spaces



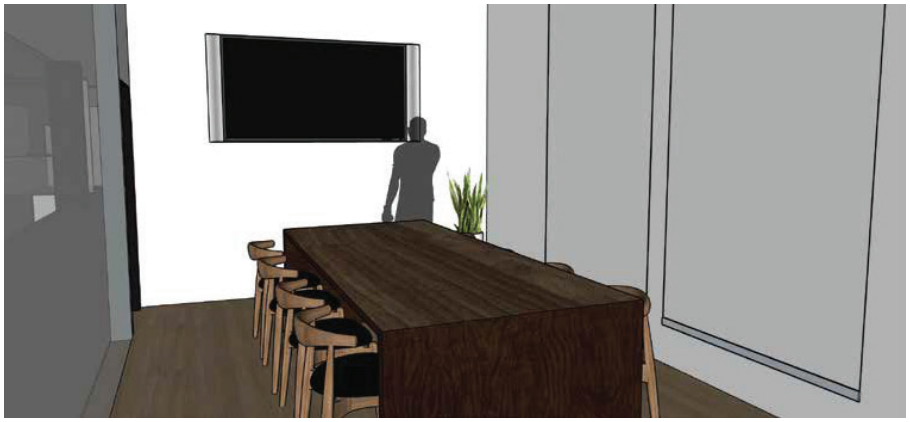
Reception/Gallery



Hotdesking/ Central Lounge



Central Lounge/ Kitchenette



Large Conference Room

Sections

SOUTH SECTION



0′ 8′ 16′ 24′

WEST SECTION



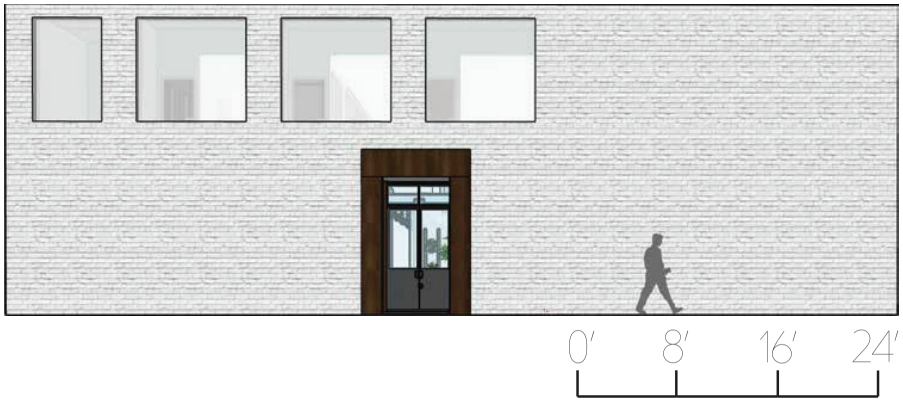
0′ 8′ 16′ 24′

Facades

SOUTH FACADE



NORTH FACADE



EAST / WEST FACADE

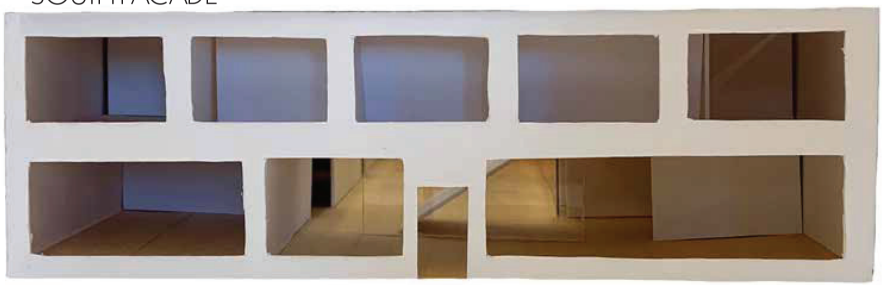


Final Model

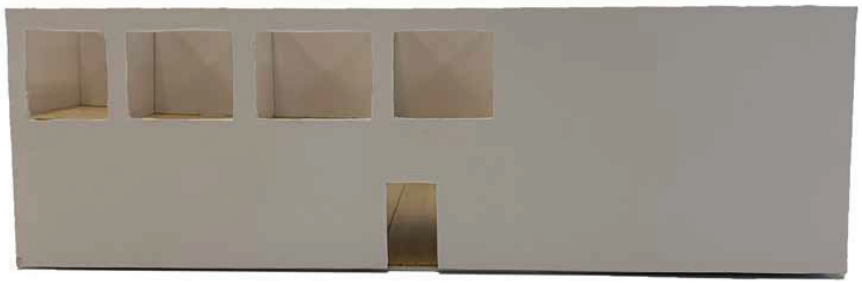




SOUTH FACADE



NORTH FACADE



Appendix I

Daniela Siu

Hatch
A Coworking Space

DANIELA SIU



Working Together Apart
Sustainable City Year Program
138 Main St, Springfield, OR
Solmaz Kive
Winter 2019

Table of Contents

Client

Site

Building

Vision Group

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Client



329 Main St, Springfield



599 Main St, Springfield



322 Main St, Springfield

The client is looking for a flexible coworking space that is rooted in the "get it done" spirit of Springfield. A space that is community oriented and allows for occasional classes and activities and that can serve as a welcoming and inclusive space for everyone. While the space is not being created for the sole purpose of revenue, income is desired. Paying homage to local materials such as wood beams and exposed cielings is important to the client because Springfield is a large hub of manufacturing and focusing on the use of these materials is imperitive. They want the space to be marketable to startups as well as individuals.

Site Amenities Analysis

Downtown Springfield



Transportation Analysis

Downtown Springfield



Building

Challenges:
-Light
-Non Cohesive Structure
-Lot Line
-Capped Foundation



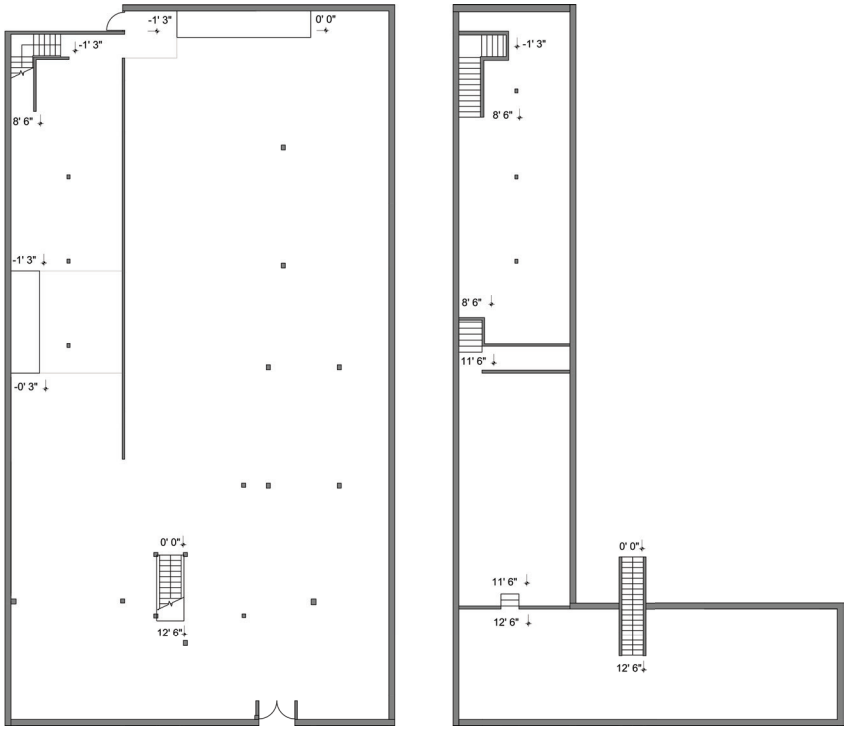
Axon of Current Building

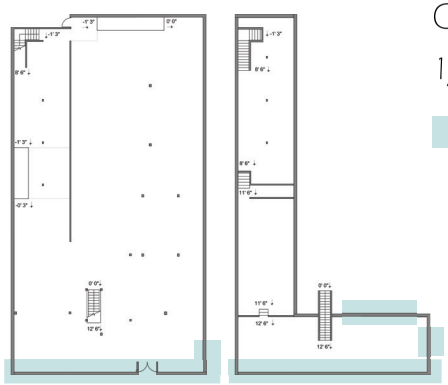


Current Facade

Building Structure

1/32" = 1' - 0"

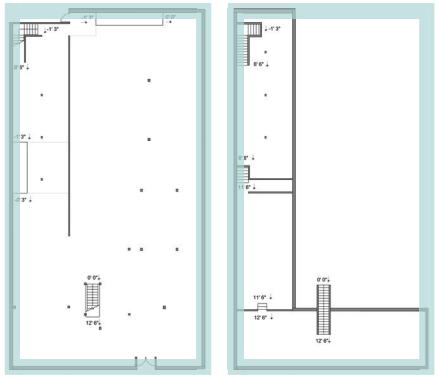




Current Light Diagram

1/64" = 1' - 0"

Current Windows

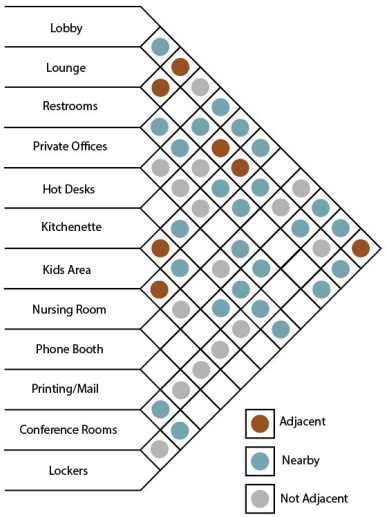


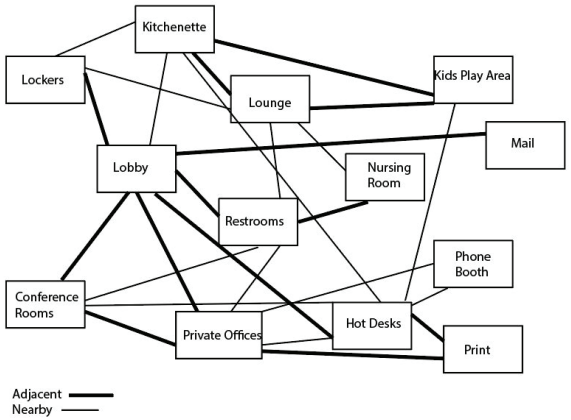
Current Lot Line

1/64" = 1' - 0"

Vision Group

Adjacency Diagrams





A Coworking Space With Kids - Hatch

A co-working space for the Springfield community with flexible spaces and hours where parents can integrate their child's day with their workday.

Program

Area Description	Total Square Footage (sq./ft)	Individual Square Footage (sq./ft)	Space Breakdown	Occupancy (People)
Large Flexible Open Work Spaces	2,250-2,450	300-500	Lobby	20
		800	Lounge and kitchenette	30
		500	Hot desks without kids	20-25
		650	Hot desks with kids	15-20
Private Work Space	2,180-3,870	400-450	One large private office	8-10
		200-250 each	Four – six medium private offices	4-6
		100-150 each	Six small private offices	1-2
		600	One large multipurpose conference room	30-35
		20 each	Four-six phone booths	1
		50	One nursing room	1-2
		250	Medium conference room	4-6
Support and Staff Areas	850	150	Staff room	4-6
		200	Bike storage	20-30 bikes
		200	Storage room	n/a
		50	Mail room	2
		50	Print room	3
		50 each	Four all gender restrooms	1
Total:	**6,336-8,604 (includes 20% circulation)**			

Inspiration

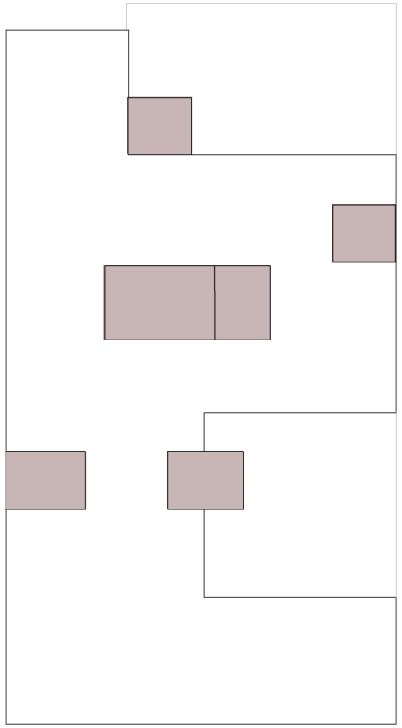
Creating Space With Courtyards

Courtyards within a building create a new form around it therefore changing the space. By using courtyards as a light source, acoustical barrier, and a view of nature to promote well-ness, the building is able to create a thriving workplace, serving the needs of the Springfield community.



Initial Inspiration Precedent
BMLZ Villa Office / Tsutsumi & Associates

Parti



Plans



Ground and 2nd Floor Plans

1/16" = 1' - 0"

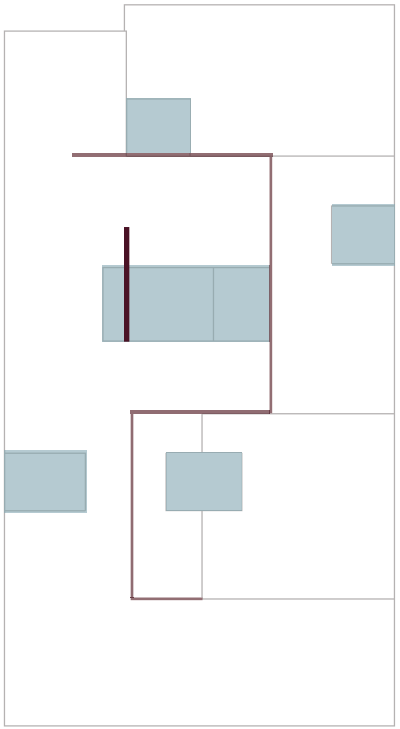
Diagrams

Building Intervention Diagram

Header

Extended 2nd Floor

Courtyard



Public/Private Diagram

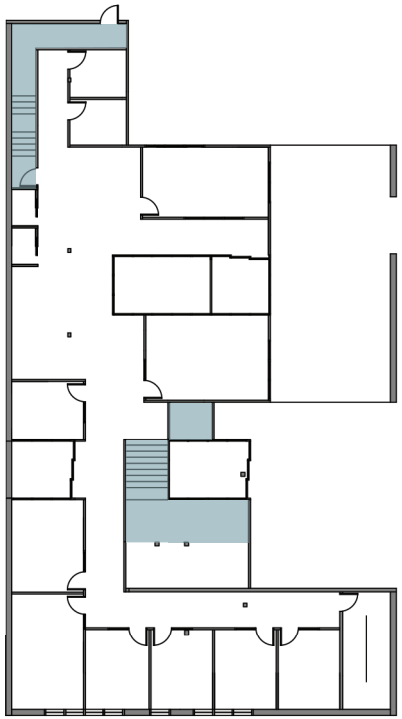
Private

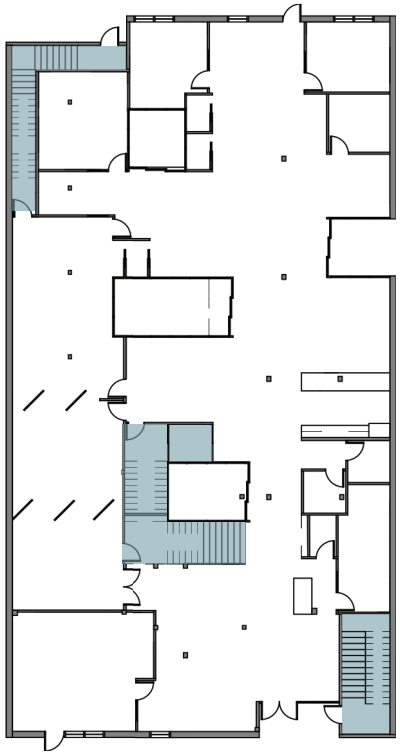
Semi-Private



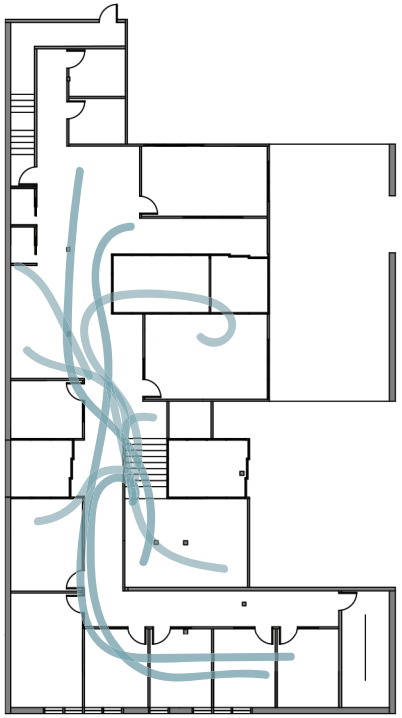
Diagrams

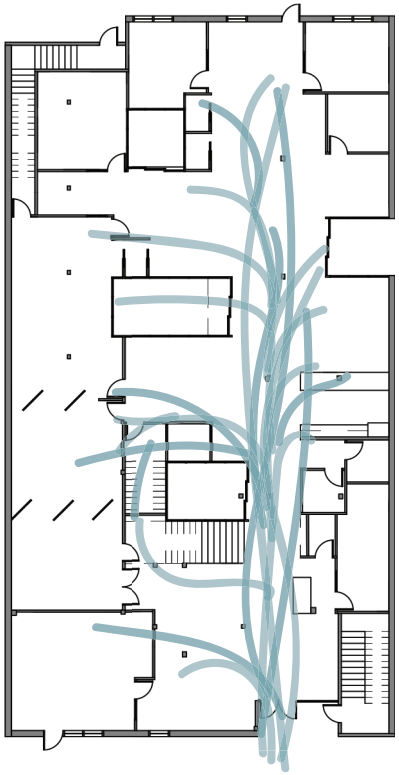
Vertical Circulation Diagram





Circulation Diagram



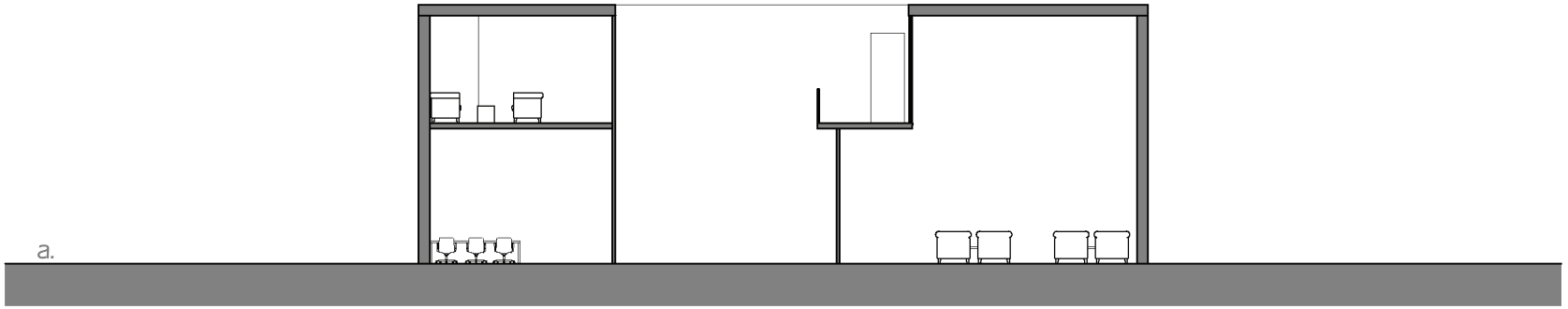


Sections

E/W Section

1/8" = 1' - 0"

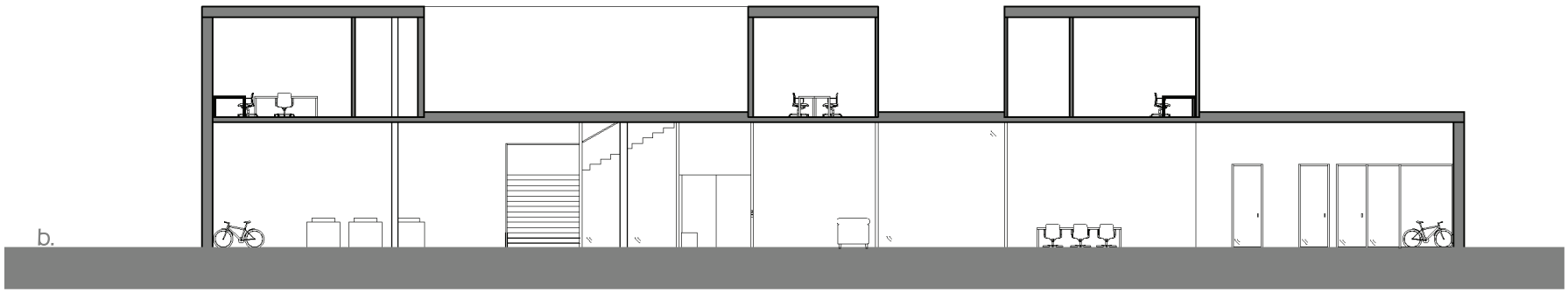
a.



N/S Section

1/8" = 1' - 0"

b.

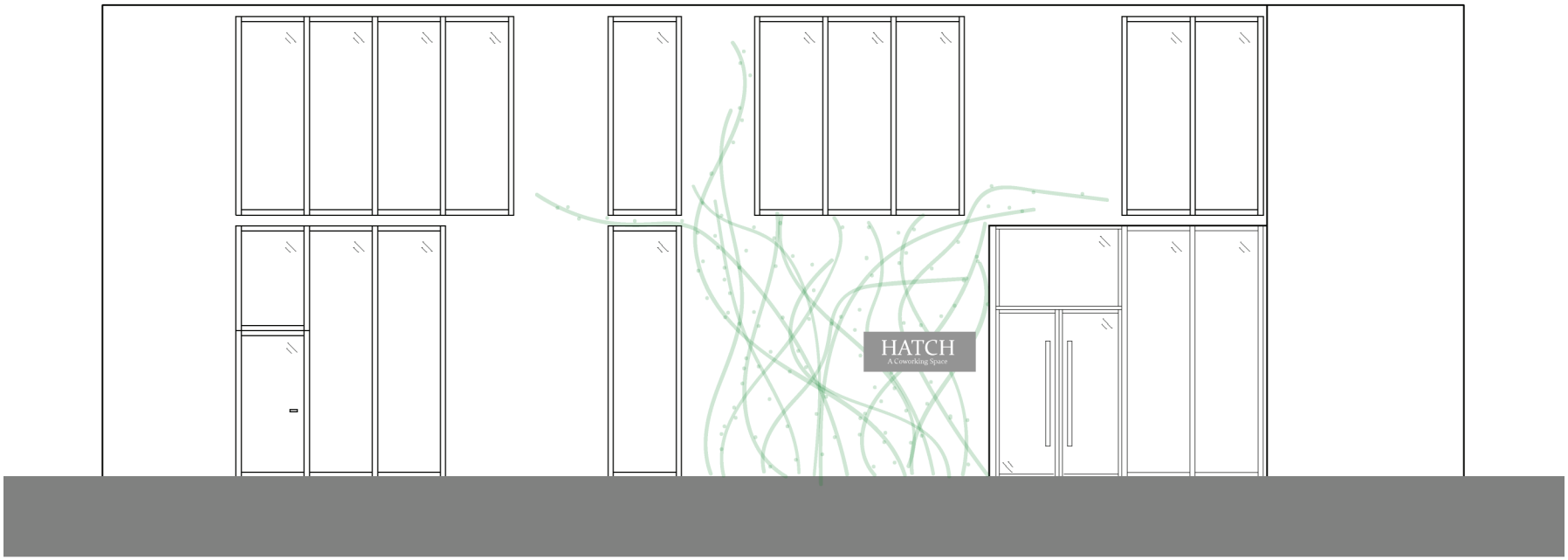


Facade

Main Entrence

South Facing Facade

1/8" = 1' - 0"



Facades



West Facing Facade

1/16" = 1' - 0"

South Facing Facade

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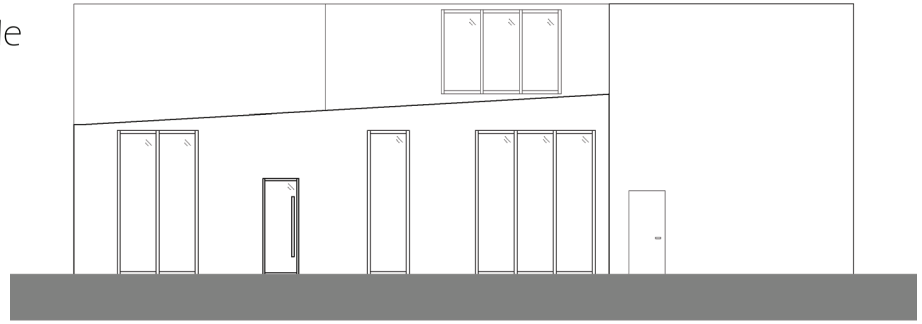

East Facing Facade

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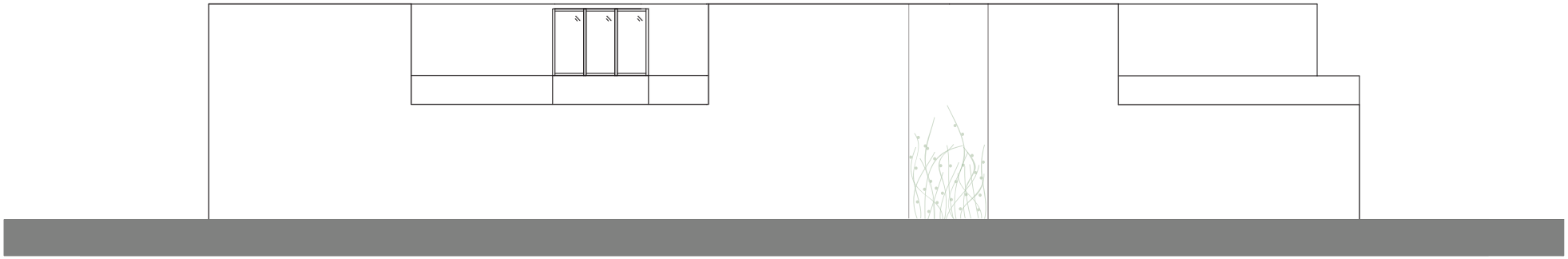
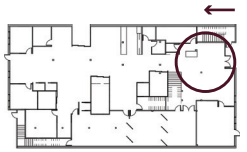
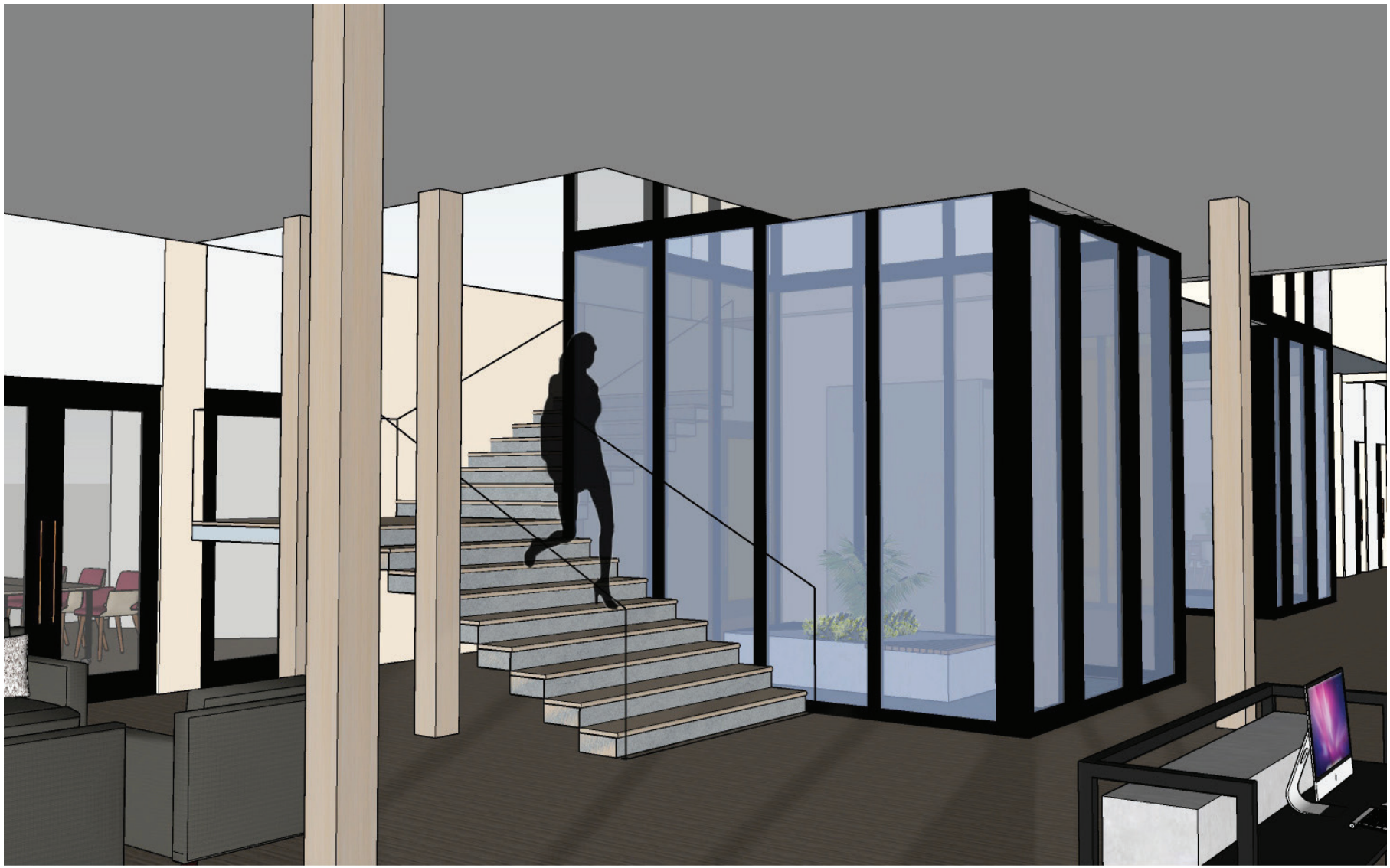
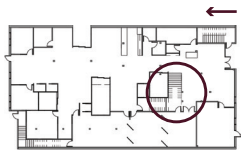


Lobby Render



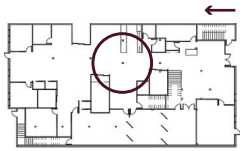


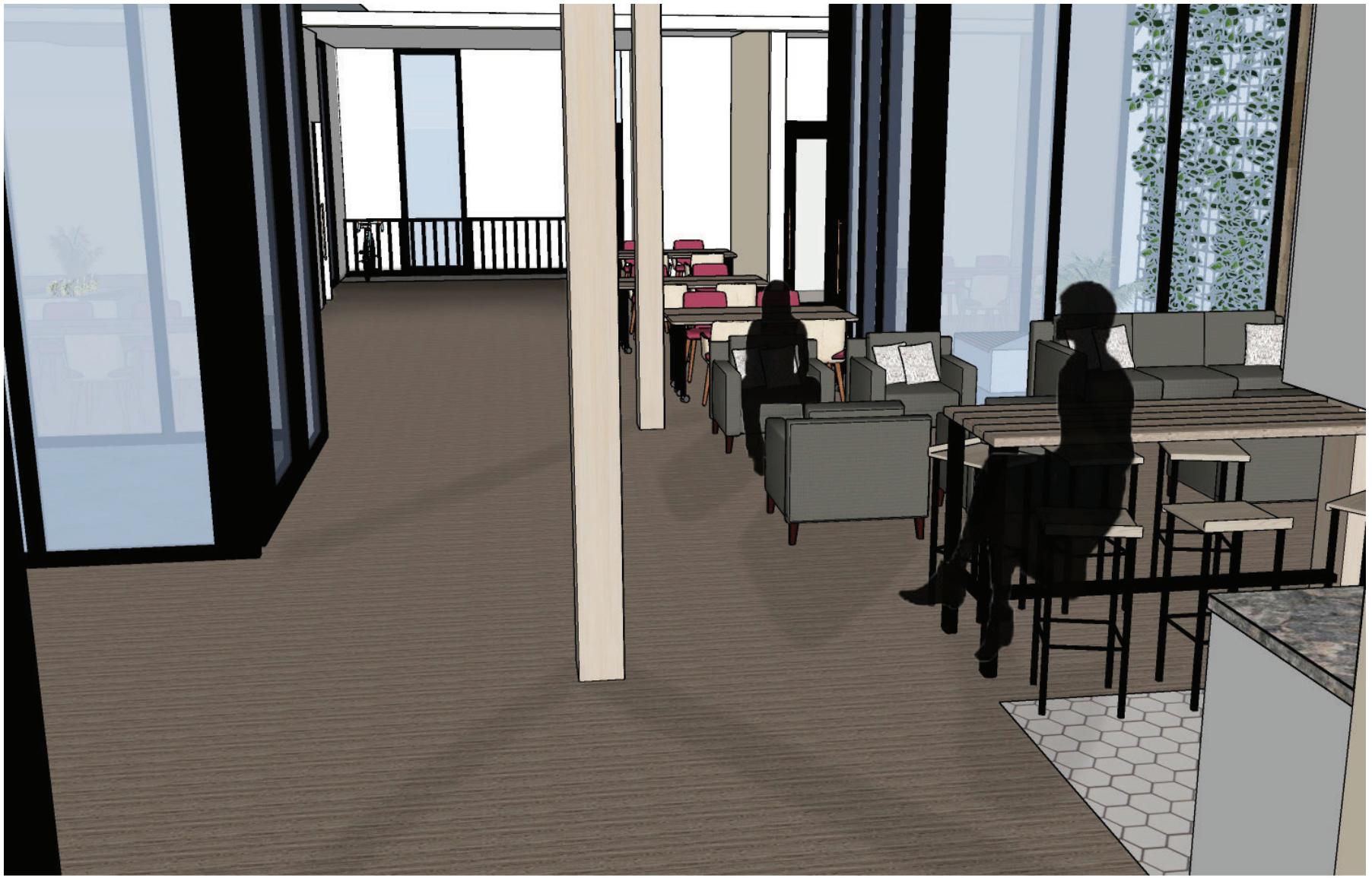
Lobby Render



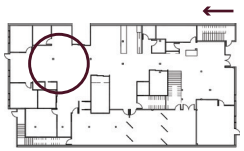


Main Space Render



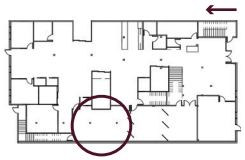


Main Space Render





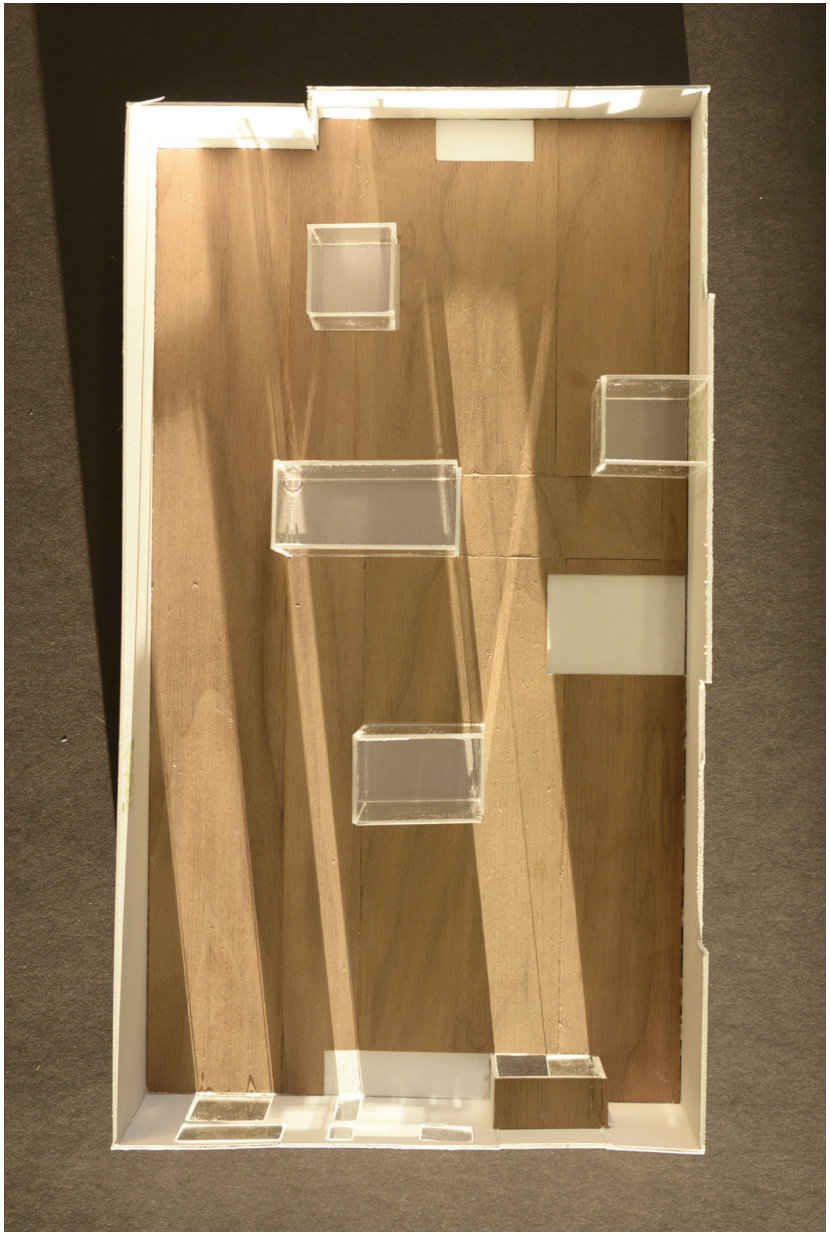
Hot Desk With Kids Render





Model





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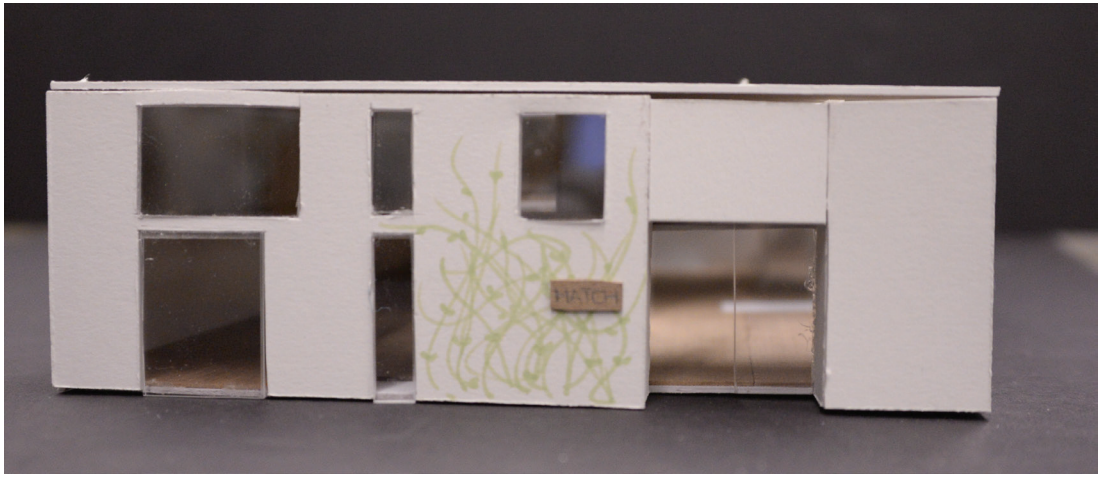
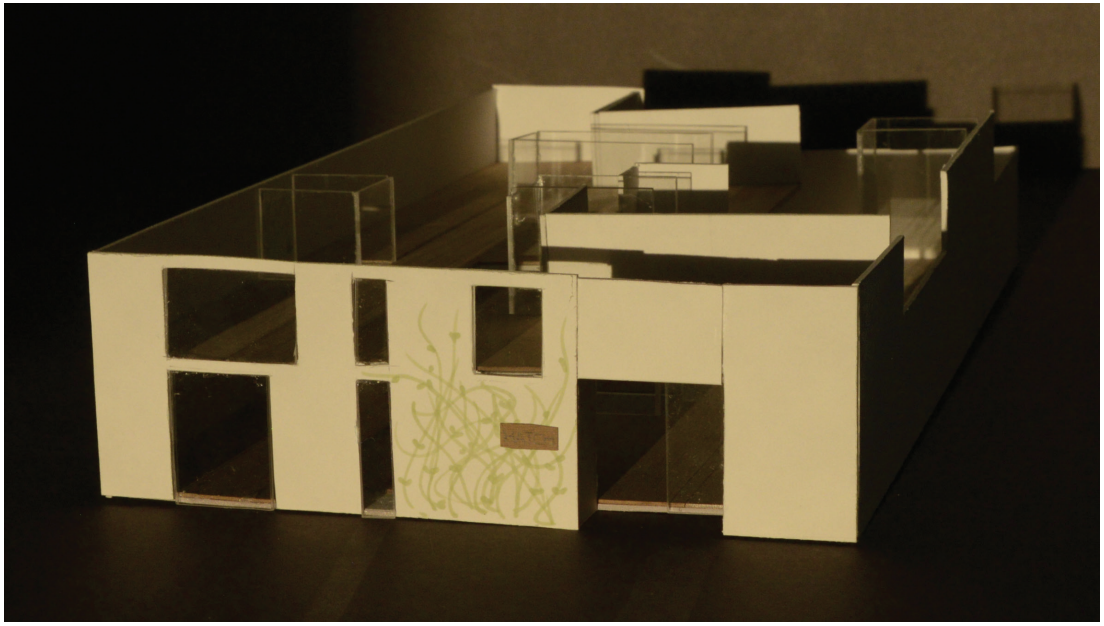




Materials


Glaze this side to
the exterior
VIRACON
1-800-533-2080/ www.viracon.com

Apendix

D2 - Building Manipulation

D3 - Program Design

D4 - Schemes

D5 - Midterms

D6 - Midterm Evaluation

D7 - Senarios + Sketches

D8 - Design Vocabulary

Benchmark Review

D2 - Building Manipulation

Current Building Structure Model





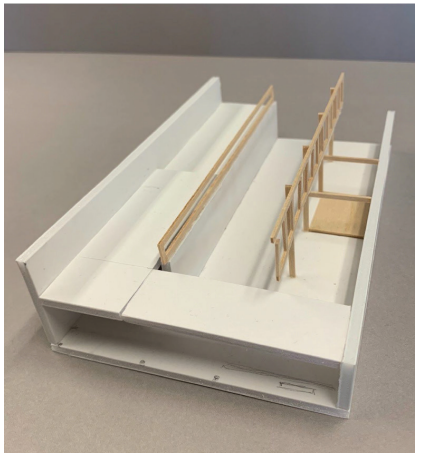
Building Manipulation Sketch Models











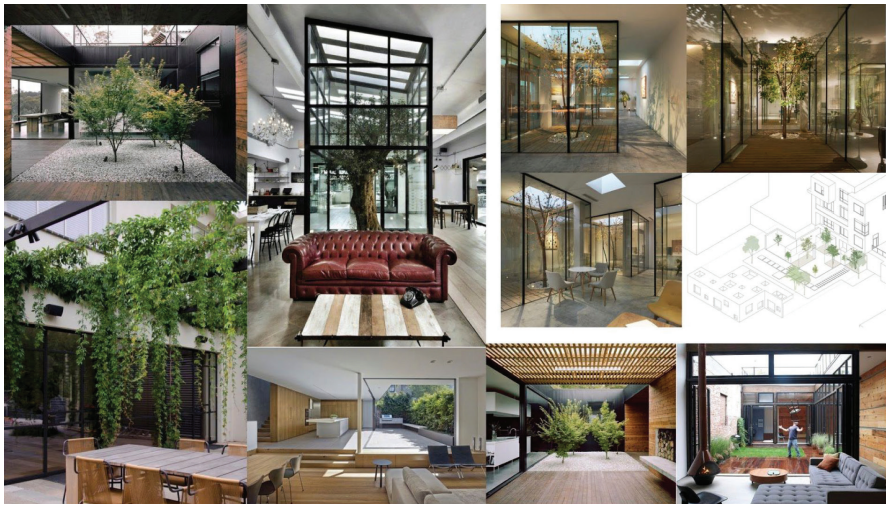


Building Manipulation Combination Of Ideas

D3 - Program Design

Part A





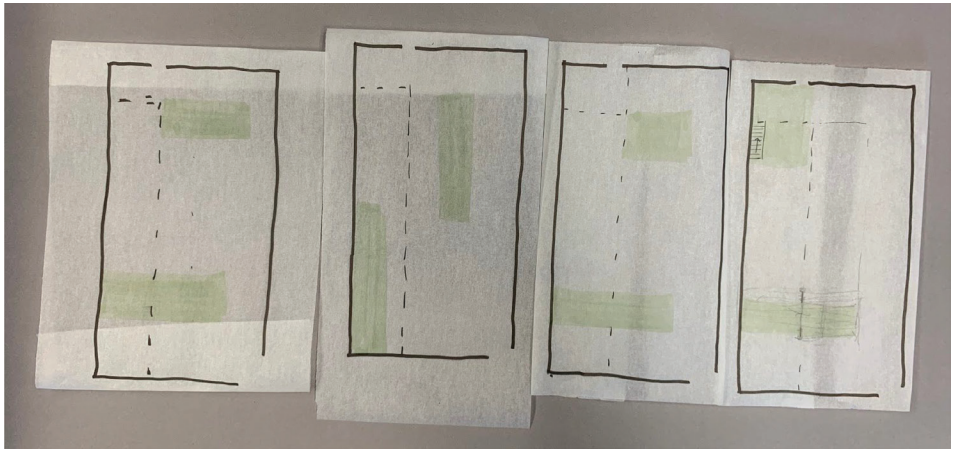
Part B





D3 - Program Design

Part B



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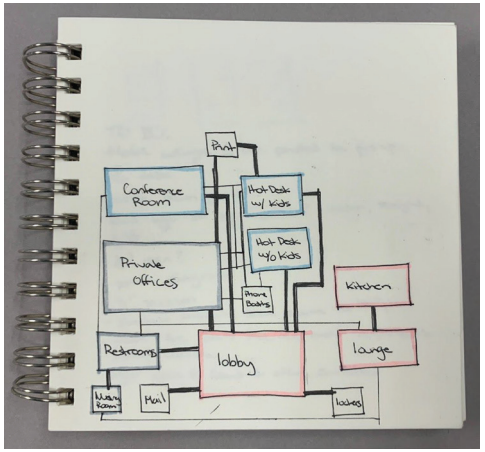

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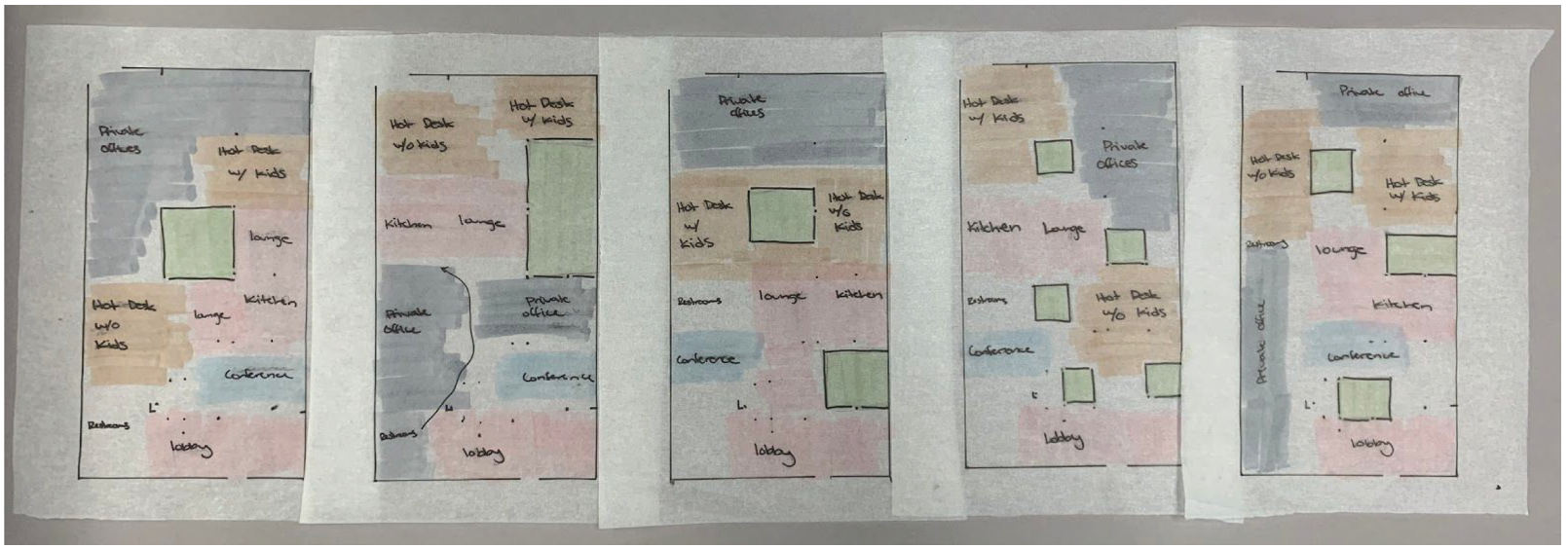
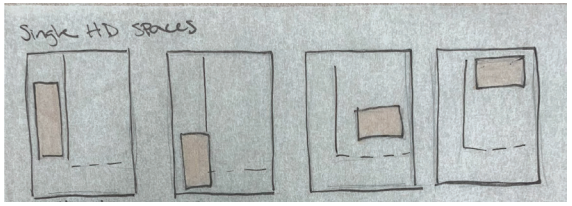
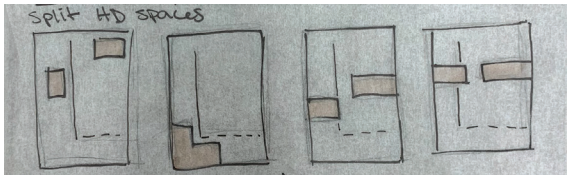
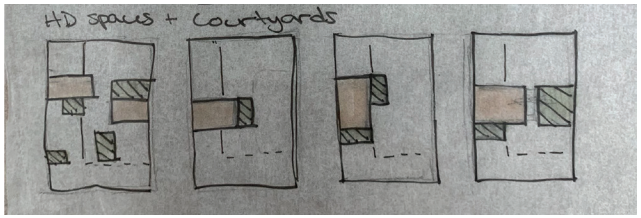


D4 - Schemes

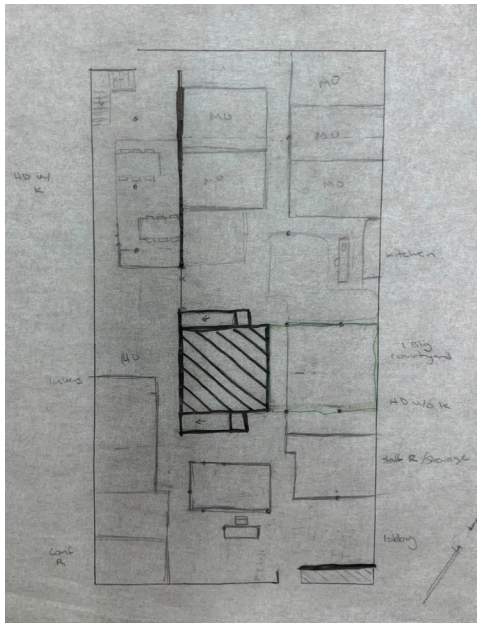




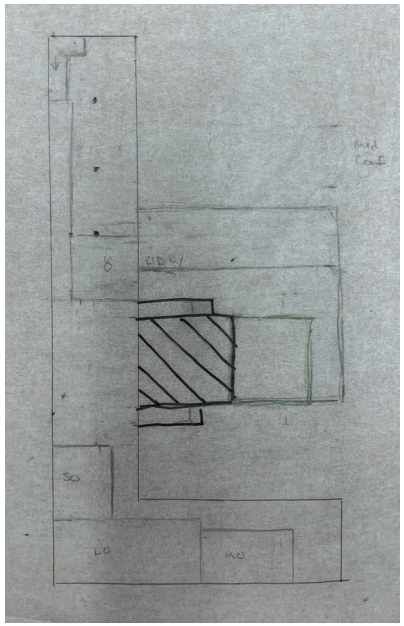


Possible configuration of open spaces (hot desk, lounge, and kitchenette) in conjunction with courtyards.

Scheme 1: Central Courtyard

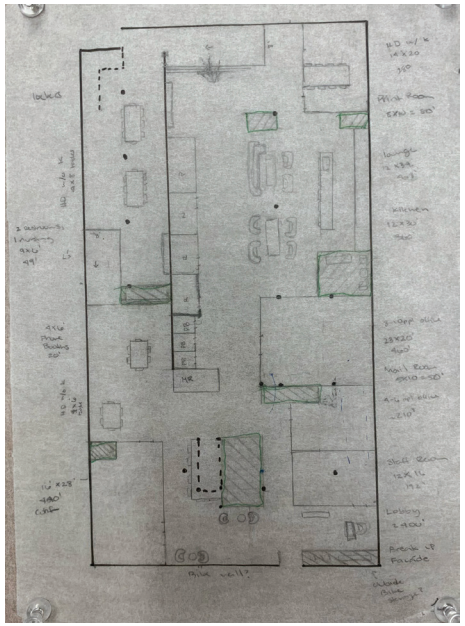


Ground Floor Plan

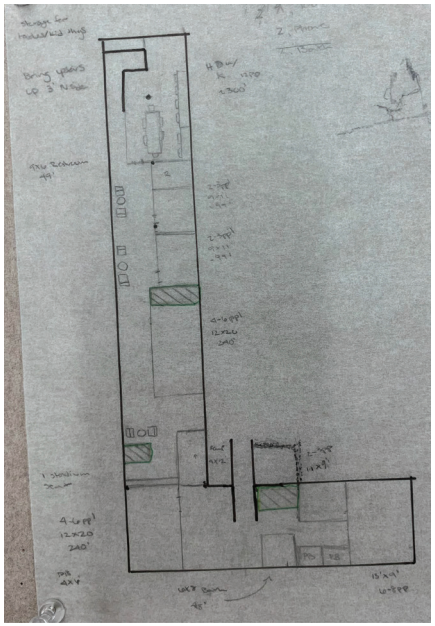


Second Floor Plan

Scheme 2: Creating Space With Courtyards



Ground Floor Plan

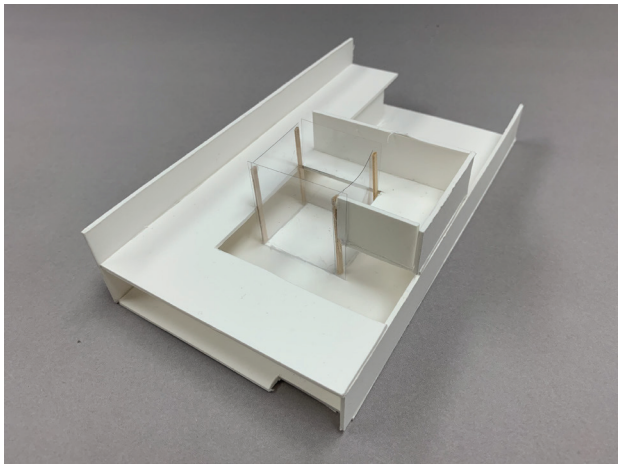


Second Floor Plan

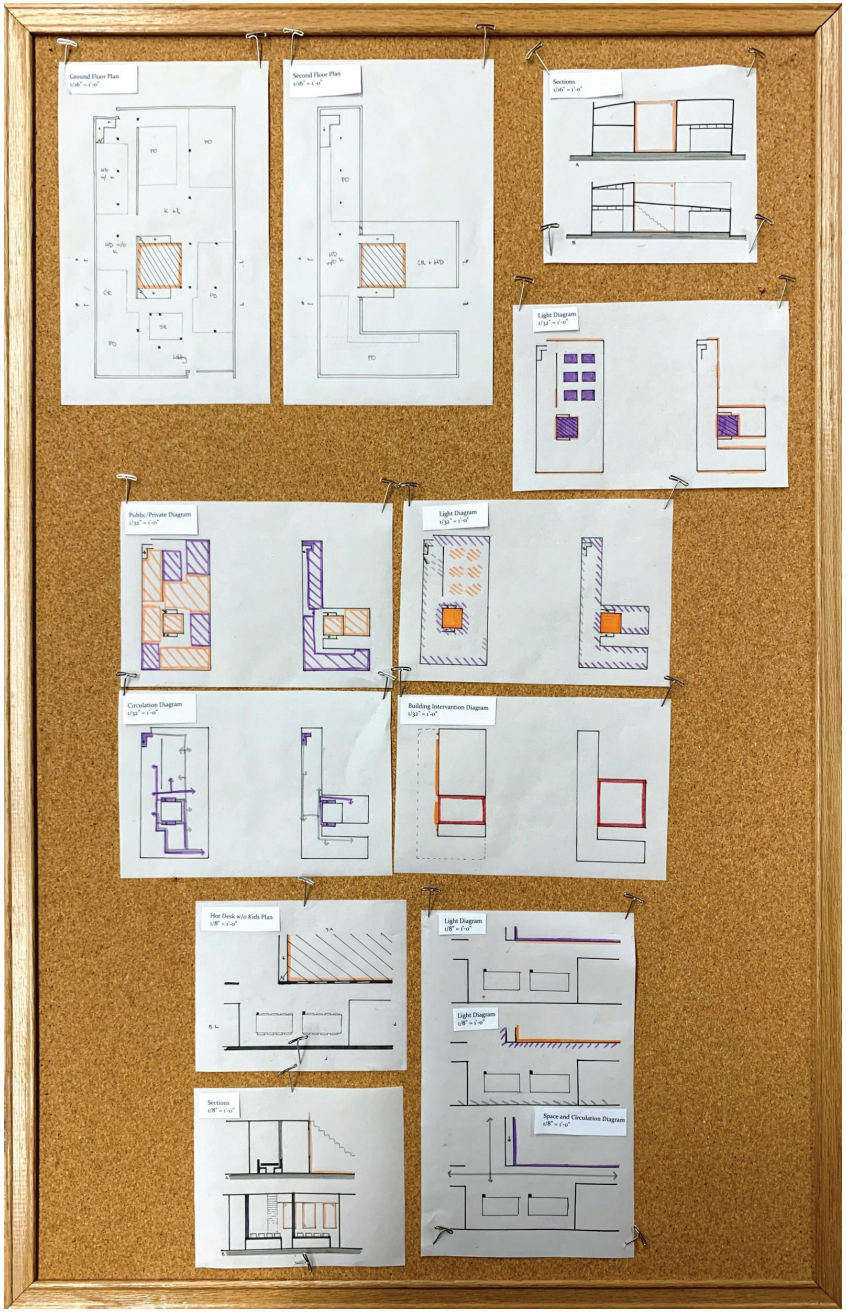
D5 - Midterm



Scheme 1
Sketch Model

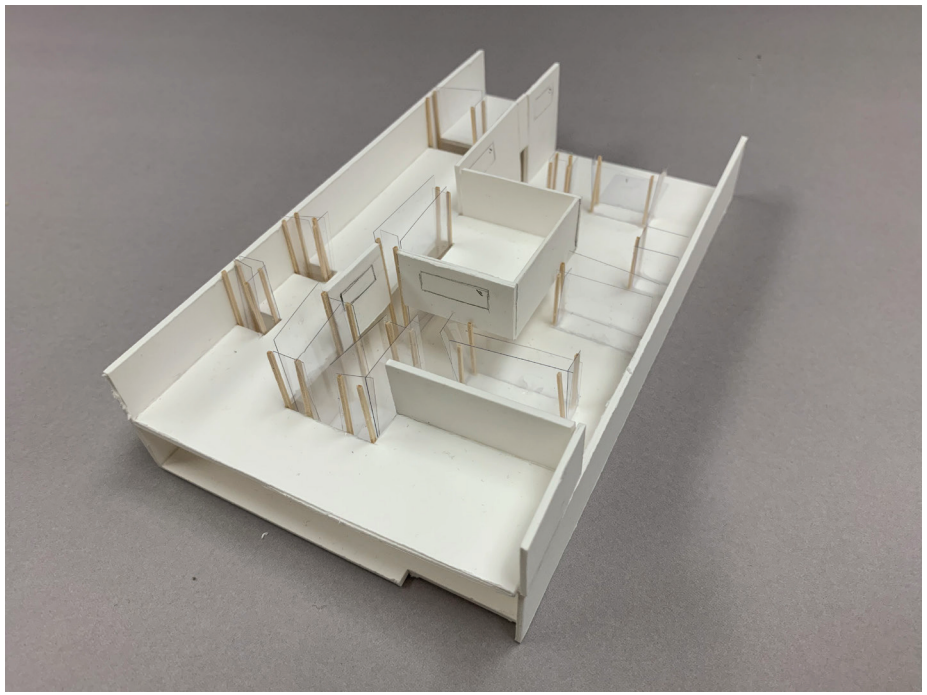


Scheme 1: Central Courtyard

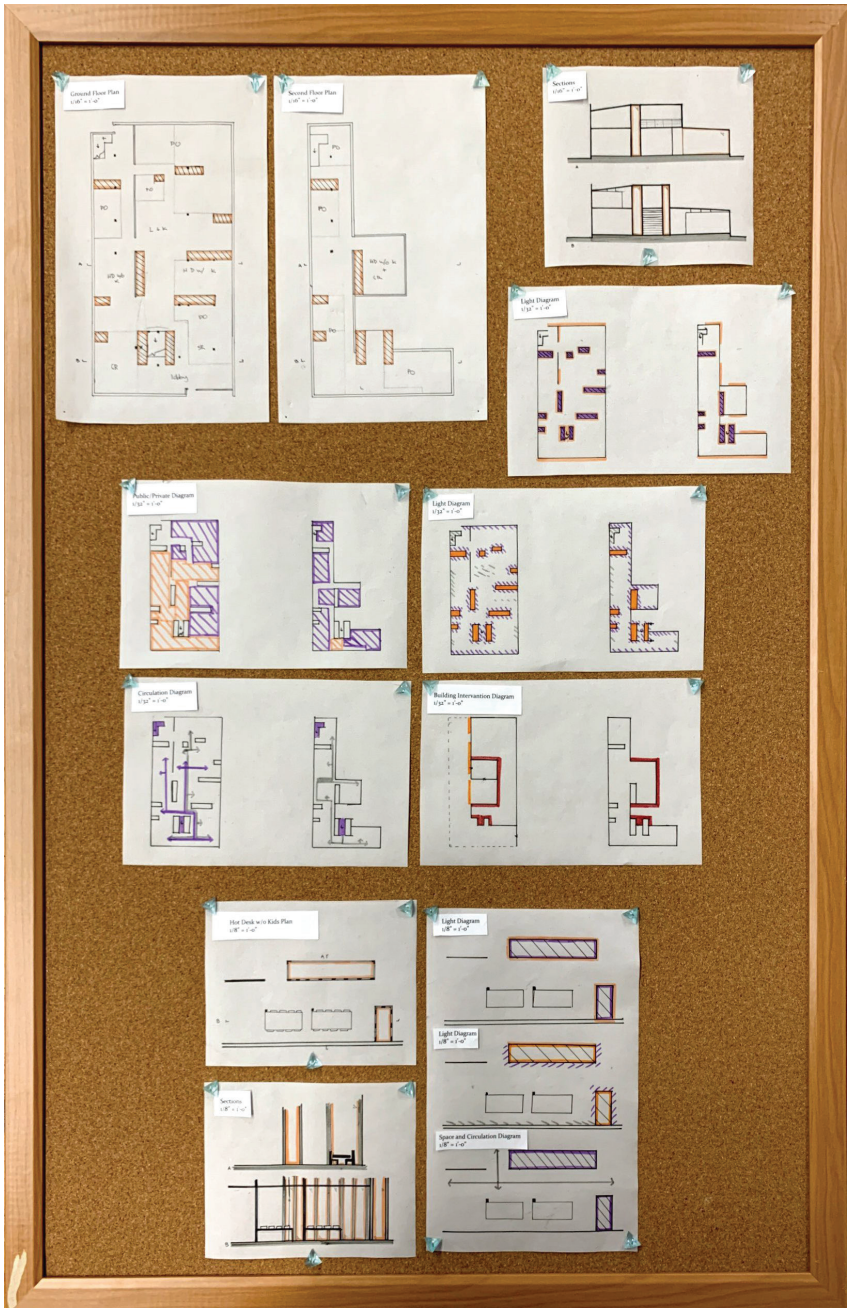


D5 - Midterm

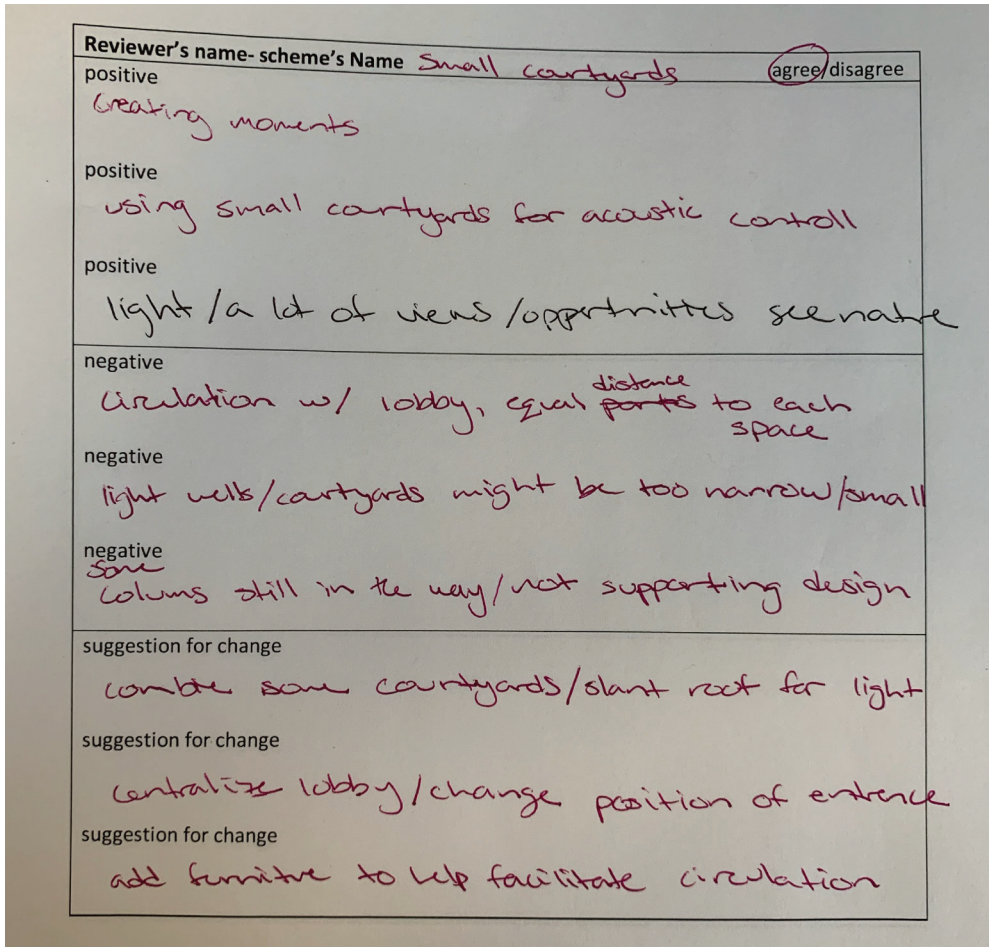
Scheme 2 Sketch Model



Scheme 2: Creating Space With Courtyards



D6 - Midterm Evaluation



Reviewer's name- scheme's Name Small courtyards — agree/disagree

positive
creating moments

positive
using small courtyards for acoustic controll

positive
light / a lot of views / opportunities see nature

negative
circulation w/ lobby, equal distance ~~parts~~ to each space

negative
light wells/courtyards might be too narrow/small

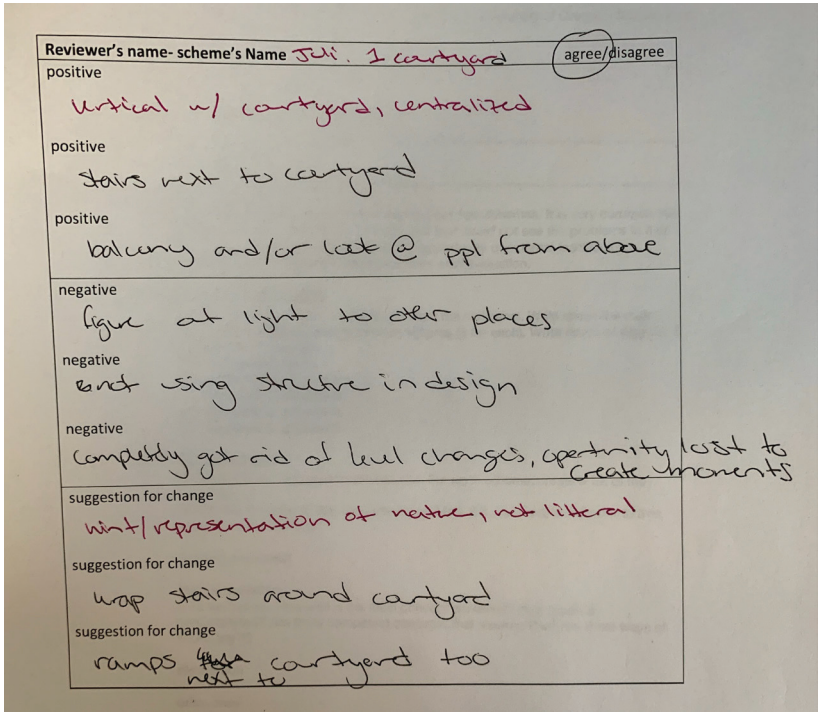
negative
some columns still in the way/not supporting design

suggestion for change
combine some courtyards/slant roof for light

suggestion for change
centralize lobby/change position of entrance

suggestion for change
add furniture to help facilitate circulation

First reviewer did not talk about other scheme.



Reviewer's name- scheme's Name Juli. 1 courtyard — agree/disagree

positive
vertical w/ courtyard, centralized

positive
stairs next to courtyard

positive
balcony and/or look @ ppl from above

negative
figure at light to other places

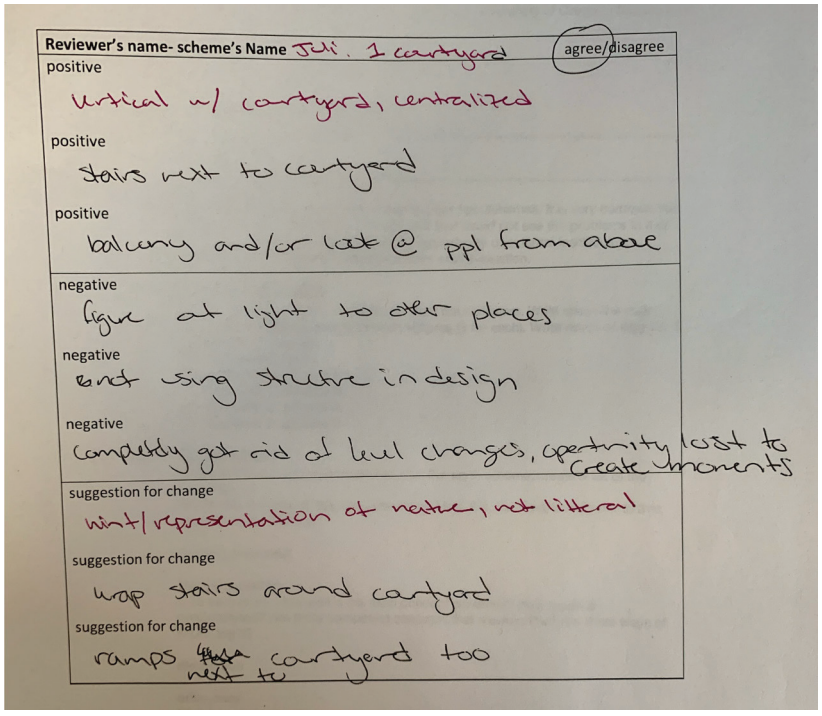
negative
not using structure in design

negative
completely get rid of level changes, opportunity lost to create moments

suggestion for change
hint/representation of nature, not literal

suggestion for change
wrap stairs around courtyard

suggestion for change
ramps ~~from~~ next to courtyard too



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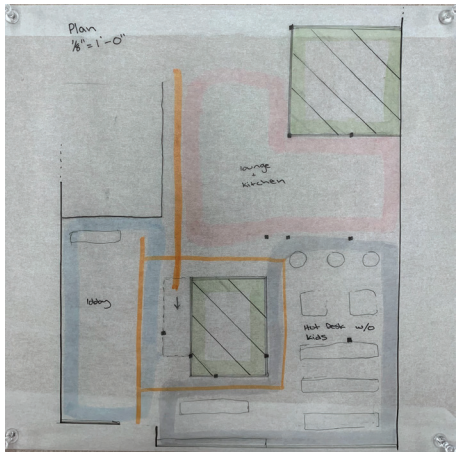
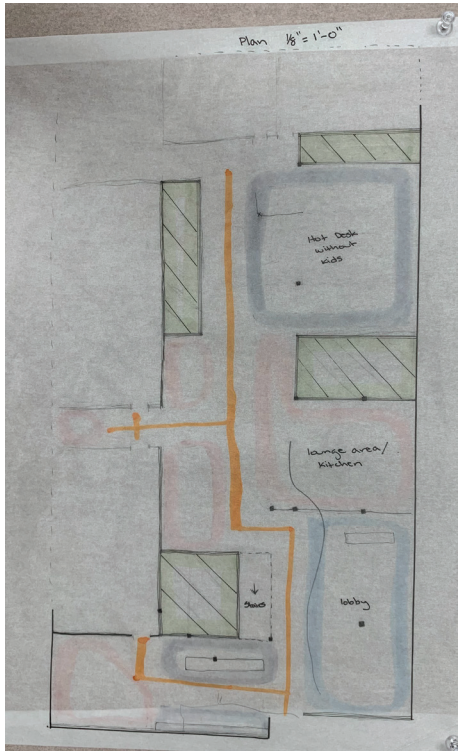
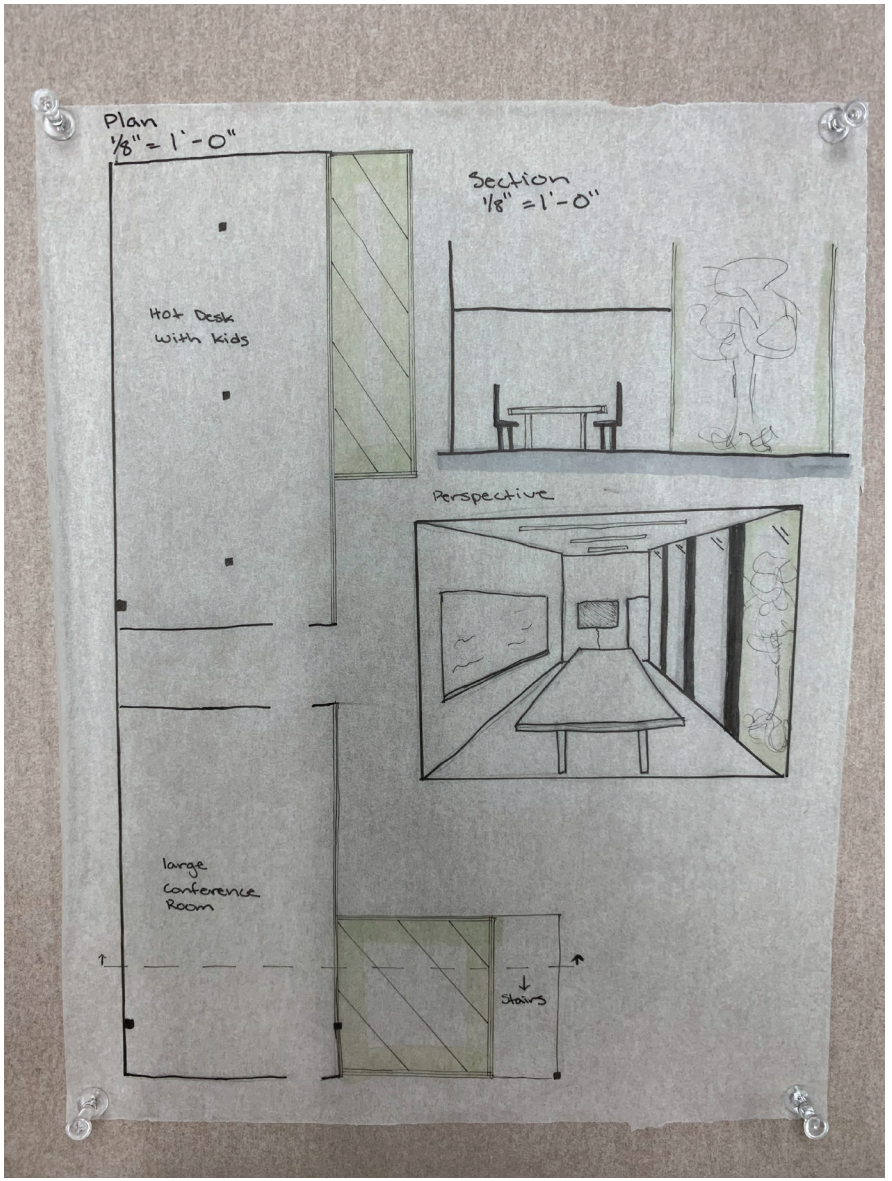
ramps ~~from~~ next to courtyard too

D7 - Senarios + Sketches

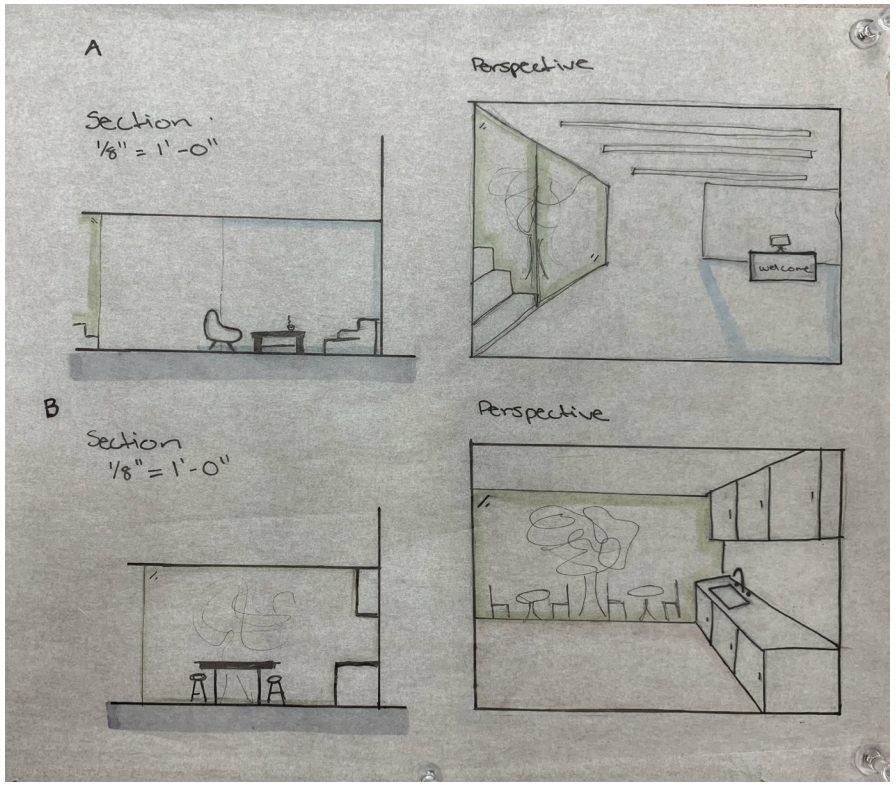




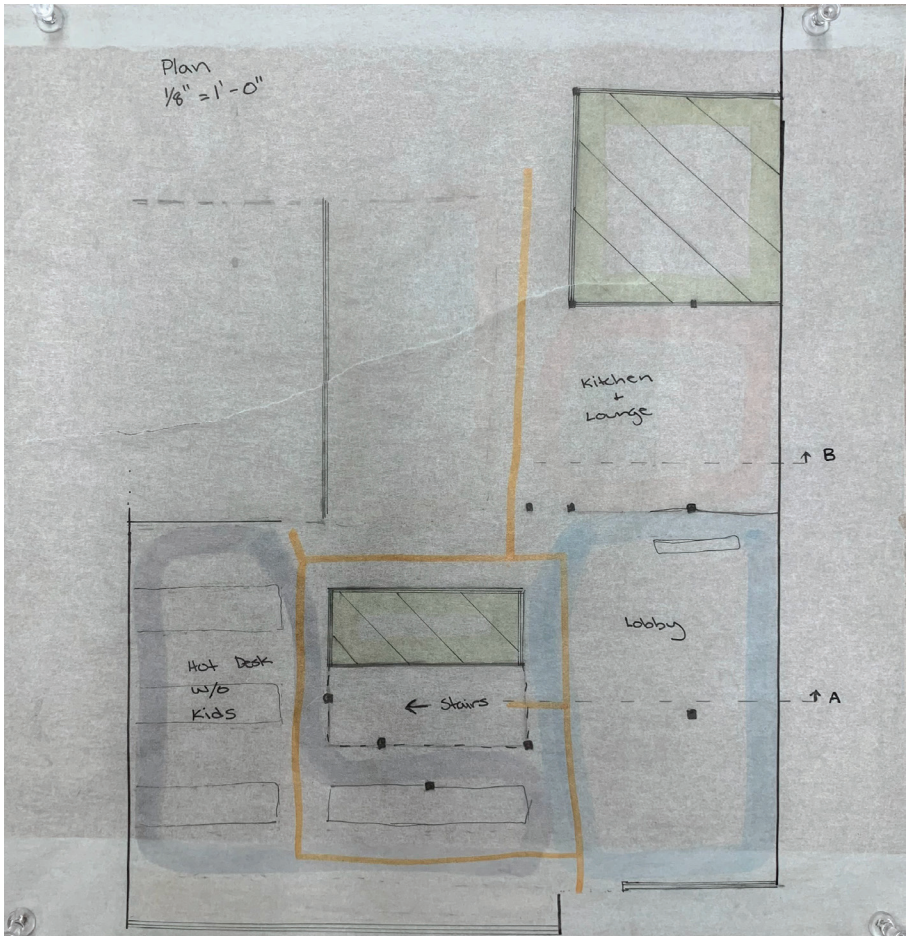
On the right people will walk into the conference room and see light coming in the back from a courtyard. Also, there is ample white-board space for collaberation and presenting,



D7 - Senarios + Sketches

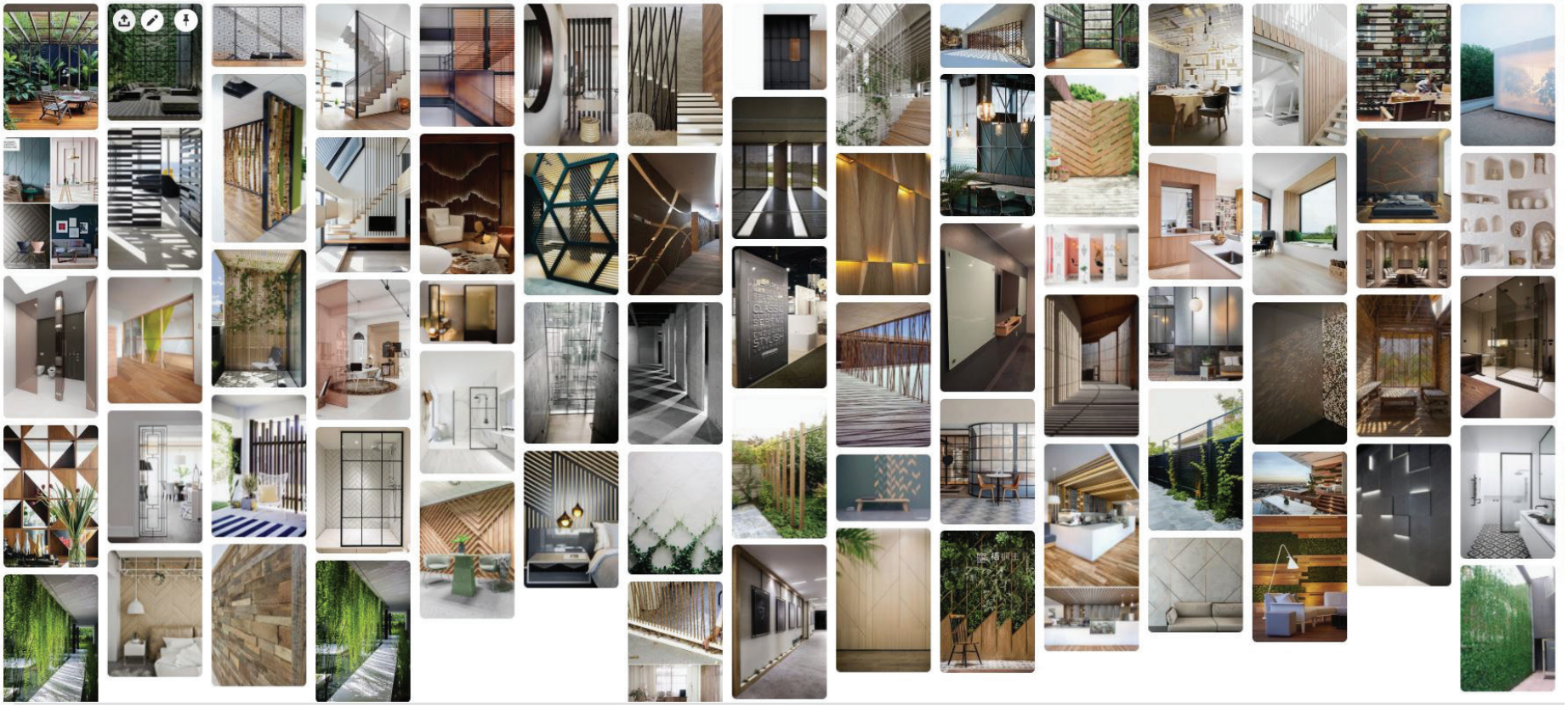


-In the top perspective people walk in the doors and imeadiatly see a courtyard with stairs and are able to locate the welocome desk.
-In the bottom perspective people can sit at the bar table in the kitchen and having a view of the court-yard while also having the option to eat outside.

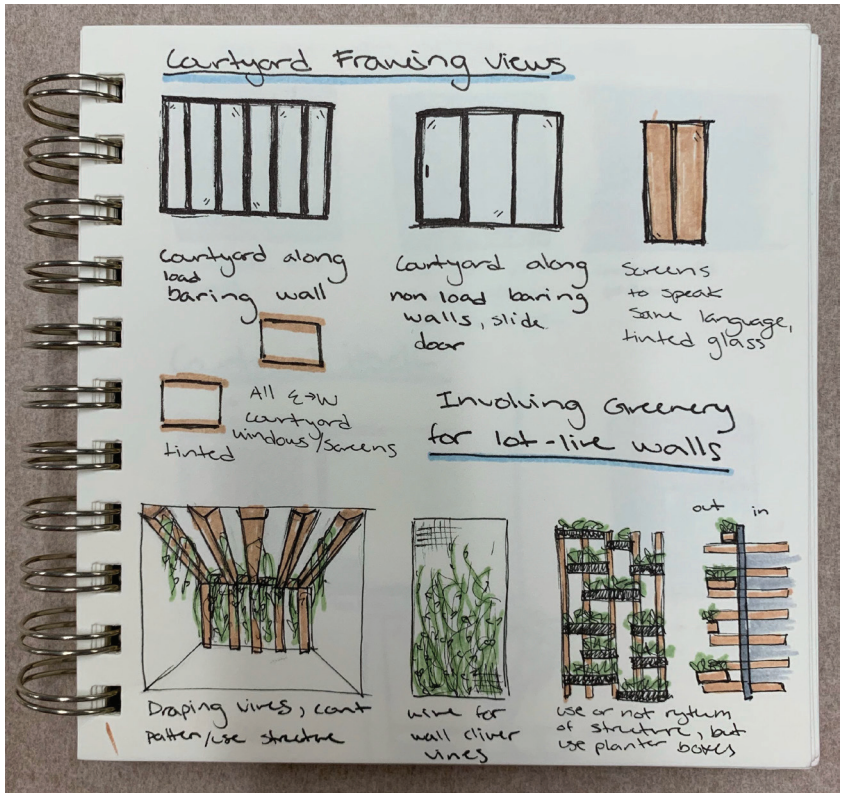


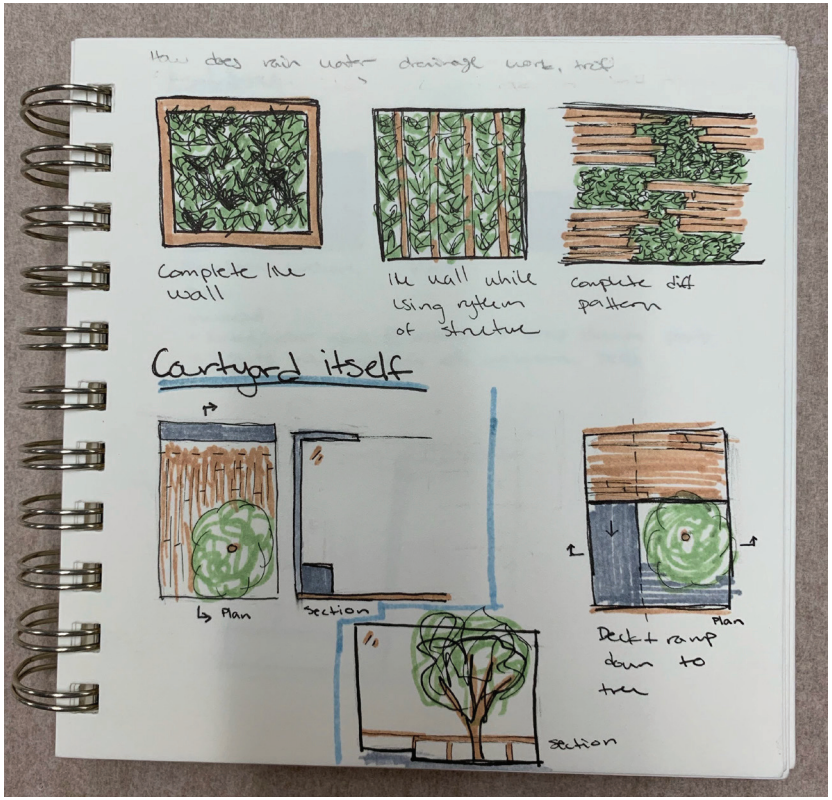
D8 - Design Vocabulary

Part A:

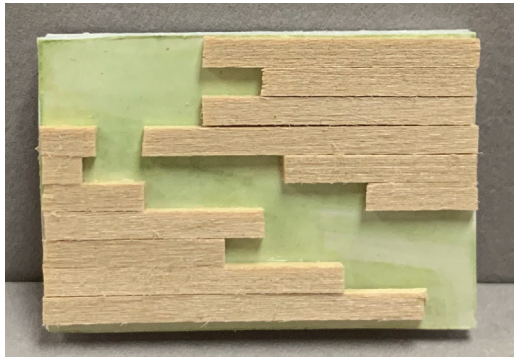


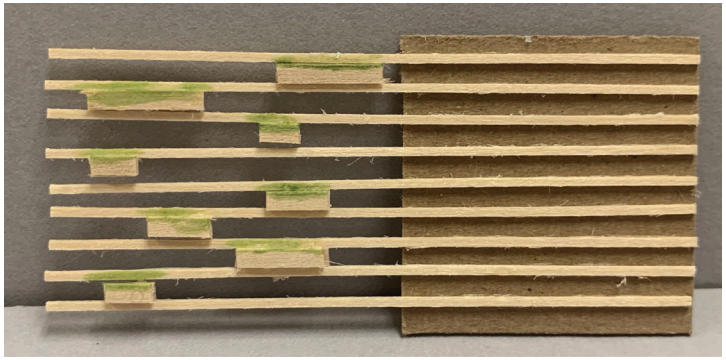
D8 - Design Vocabulary











D8 - Design Vocabulary

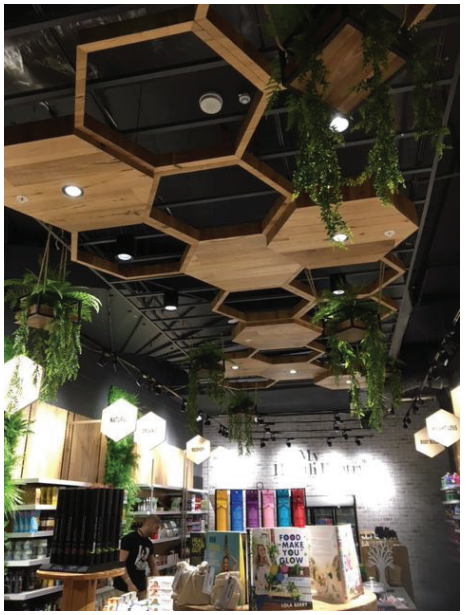
Part B:



Floor Change from wood to tile indicates diffrence in function. Use in or bike storage.



Wood tables that can roll and colapse would be even better to store ans make flexible space.





Floor change for courtyards, Leads people into the courtyard with the patterns.

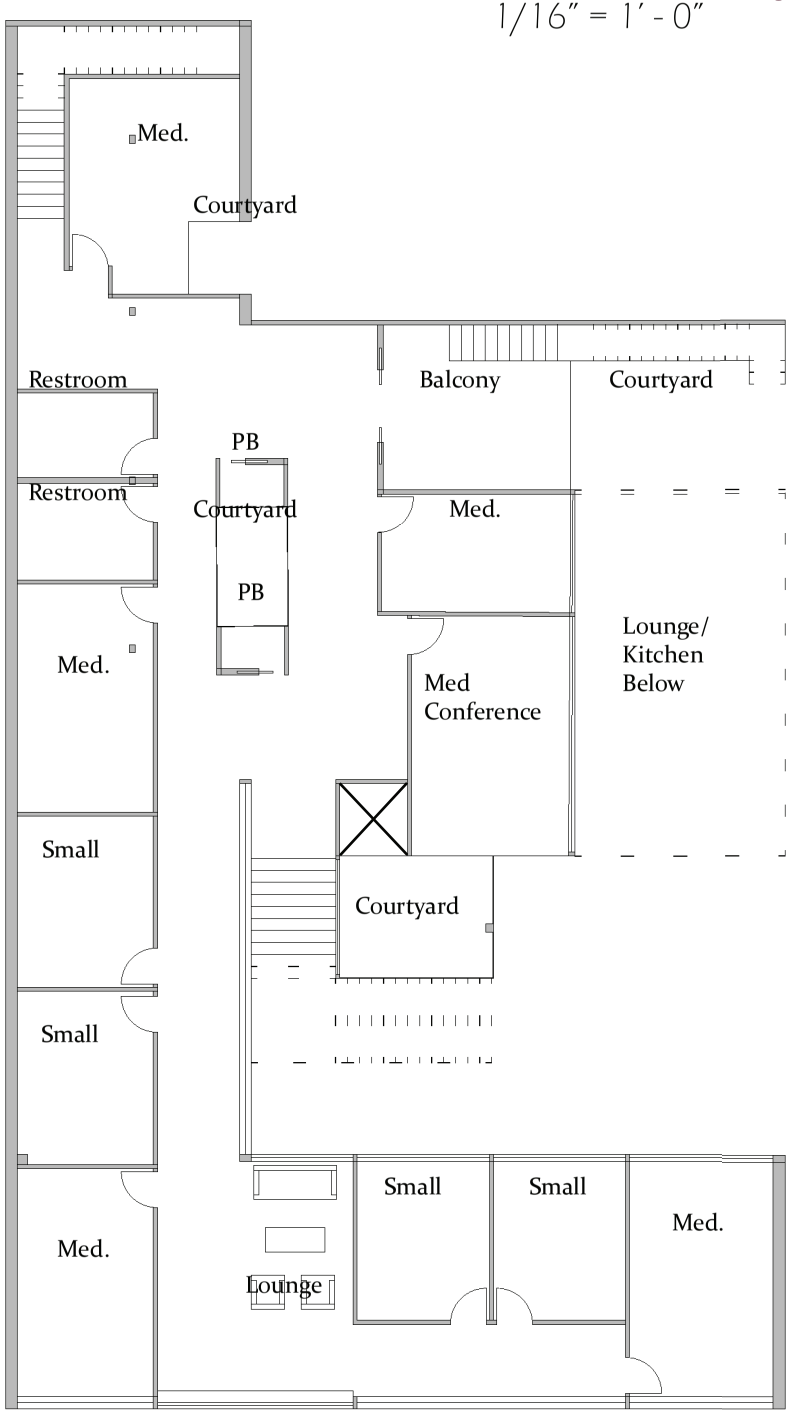


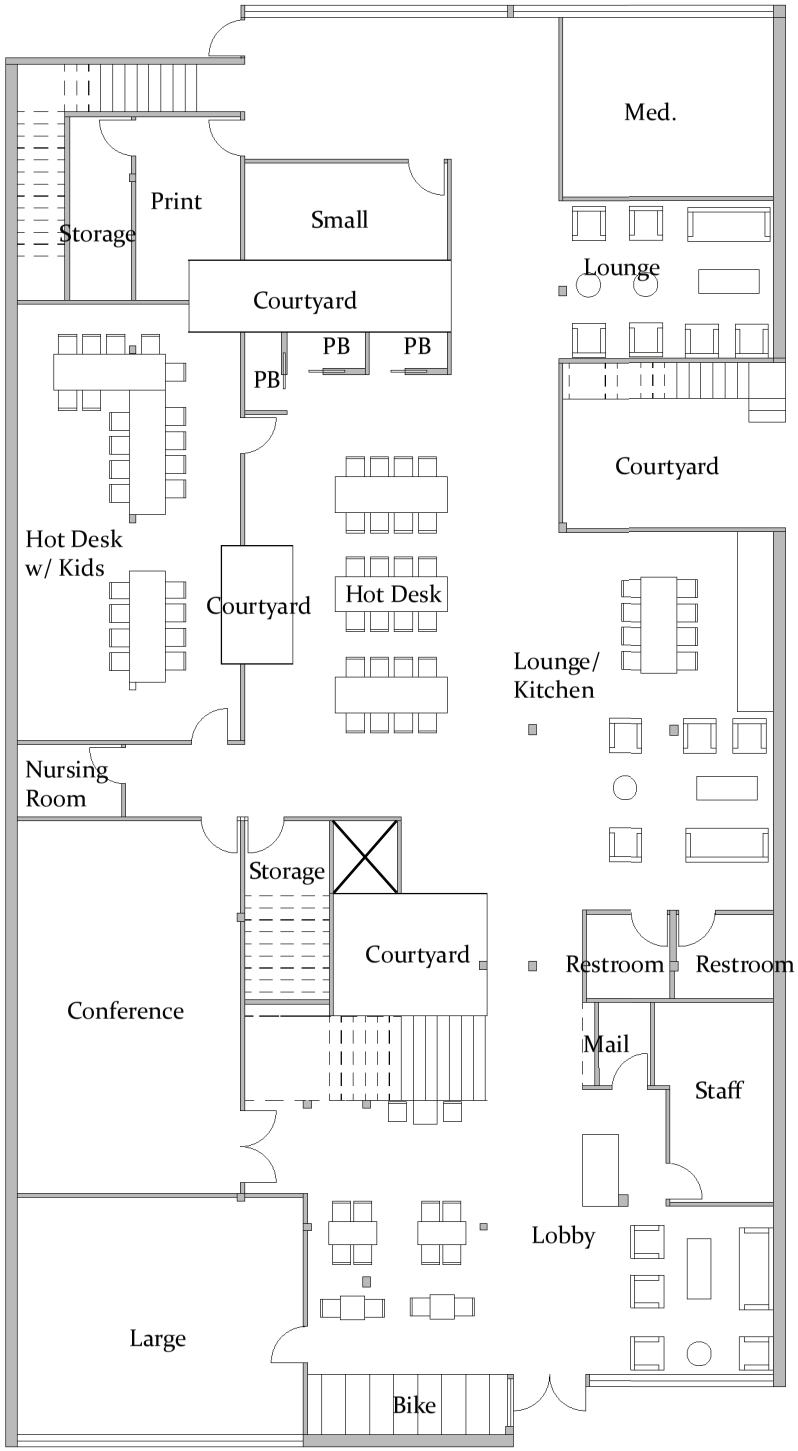
Modern industrial pendent lights and exposed ceiling to further the desired style of the client.



Benchmark Review

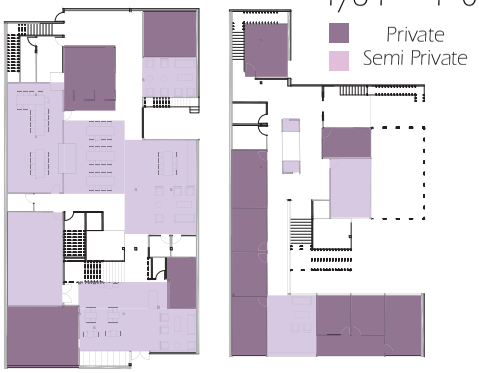
Plans
1/16" = 1' - 0"



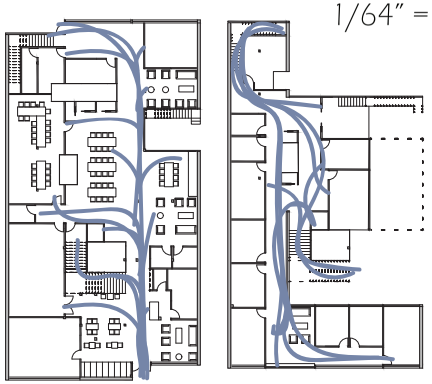


Benchmark Review

Public/Private
1/64" = 1'-0"



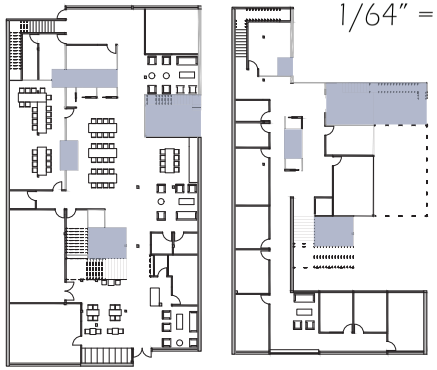
Circulation
1/64" = 1'-0"



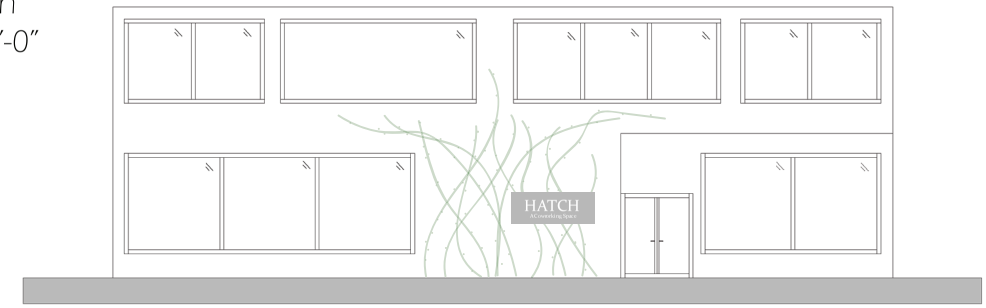
Verticle Circulation
1/64" = 1'-0"



Courtyards/Balcony
1/64" = 1'-0"



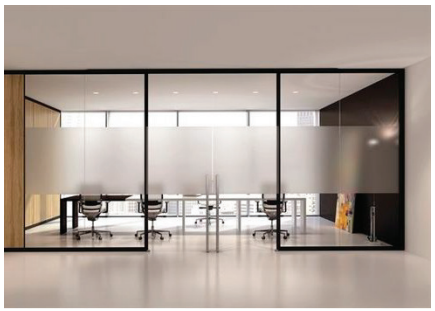
Elevation
1/16" = 1'-0"



Benchmark Review

Offices



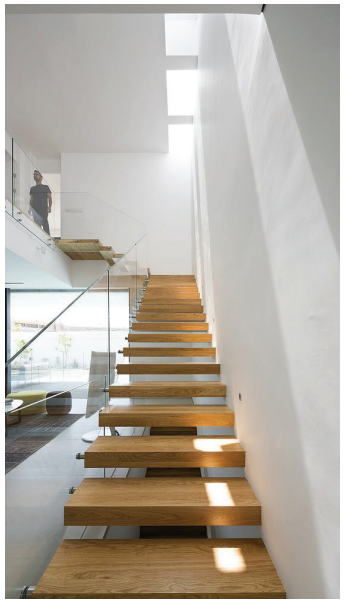


Bike Storage





Light at Back Stairs



Phone Booths

Creating Space With Courtyards

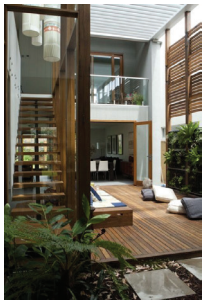


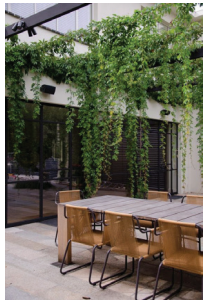


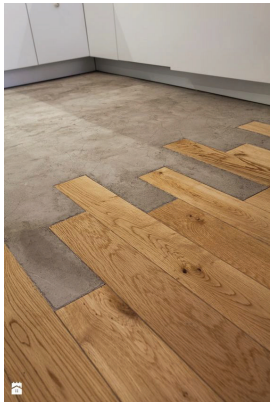




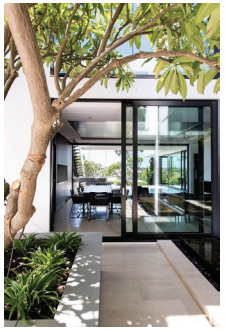


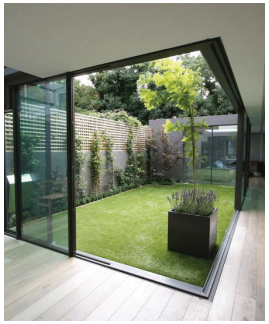






Floor Transition





Materials/ Color

Black (framing)

Grey (cement)

Wood (floorin/ furniture

Beige

White

Greenery

Appendix J

Sruthi Sundaresan



THE HEART, THE HARMONY, 'THE HUB.'

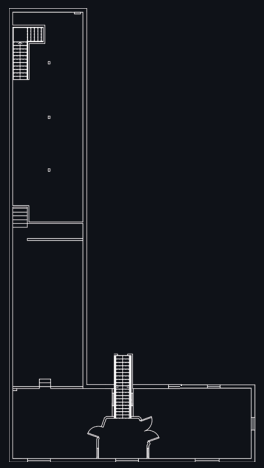
COMMONFIELD

SRUTHI SUNDARESAN | IARC 484 | WINTER 2019| PROF. SOLMAZ KIVE

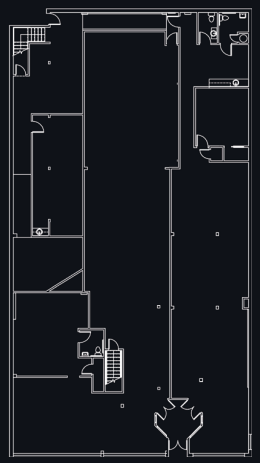
138 MAIN ST.
SPRINGFIELD, OR 97477

COMMONFIELD: *A COWORKING SPACE FOR START UP BUSINESSES*

Area Description	SQFT	Occupancy	Space Breakdown
Event Space	1000	75	Classroom, Networking, Open Space
Closed Office Space	3,100	65	Private Multiperson Offices
Open Work Space	2,000	60	Hot Desks, Open Tables, Seating
Conference Rooms	900	40	
Phone Rooms	20	1	
Lounge	600	25	Kitchen, Seating, Recreational Activity
Lobby	500	15	Reception, Seating, Information
Coffee Shop	250	15	
Staff Office	100	5	
Mail Room	100	5	
Bike Storage	200	10	
Wellness Room	80	1	Mother's Room, Rest Room
Print Room	80	3	
Anchor Space	250	15	Adaptable Space for Vendors
Rest Room	400	4	ADA Accessible



FIRST FLOOR
1/16" = 1'-0"

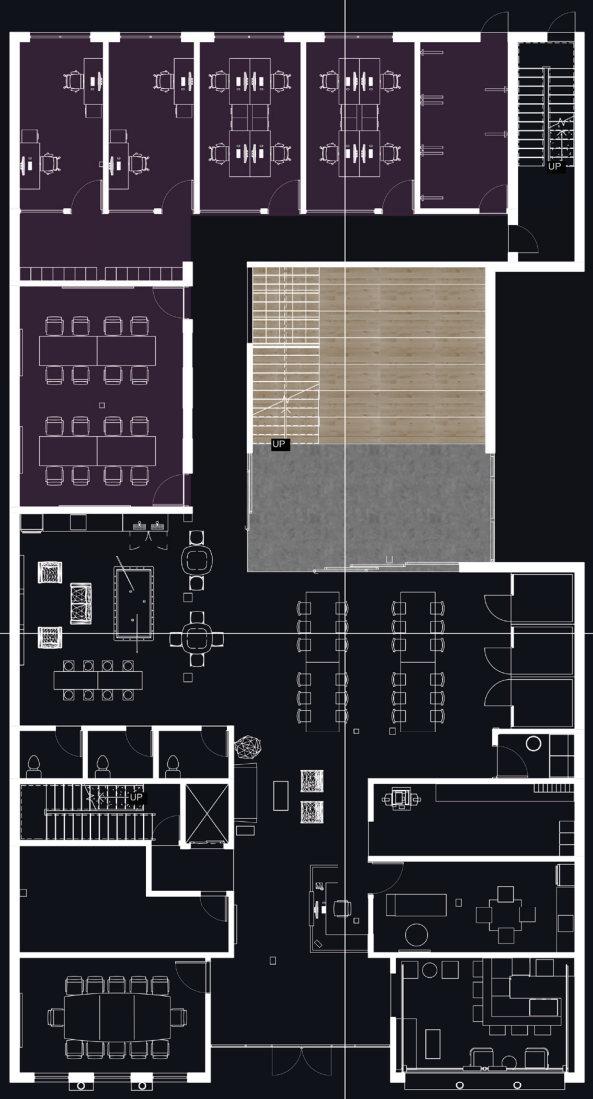


SECOND FLOOR
1/16" = 1'-0"

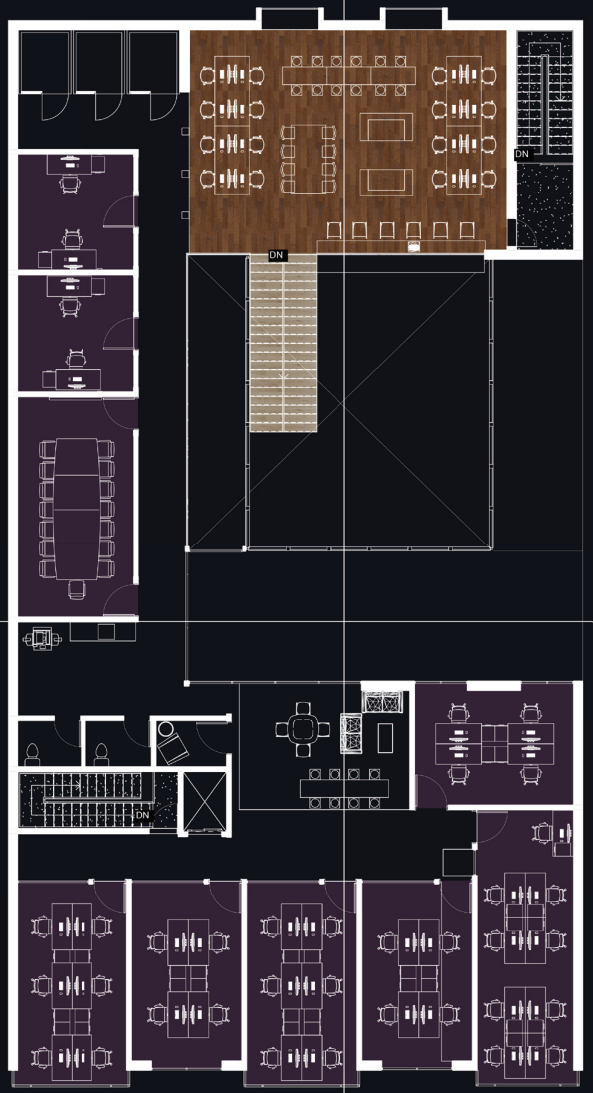
COWORKING IS THE IDEA OF PEOPLE OF LIKE MINDS AND OPEN IDEAS COMING TOGETHER IN ONE SPACE TO ALLOW GROWTH AND EXPANSION OF THOSE IDEAS INDIVIDUALLY, WHILE ALSO NETWORKING WITH PEERS WITH SIMILAR INTERESTS.

CREATING AN ENVIRONMENT THAT FOSTERS THESE IDEAS AND ALLOWS USERS TO USE THE SPACE FOR THEIR OWN PURPOSE, WHILE ALSO INTERACTING WITH THOSE AROUND THEM, REQUIRES A FEW KEY PRINCIPLES IN THE DESIGN OF SUCH SPACES. A CENTRALIZED LOCATION THAT CONSTITUTES AN OPEN SPACE FOR NETWORKING AND MINGLING, PROVIDING PRIVACY IN CLOSE PROXIMITY TO SOCIAL AREAS, AND CATERING TO THE NEEDS OF THOSE SEEKING TO BE IN A COWORKING BUILDING.

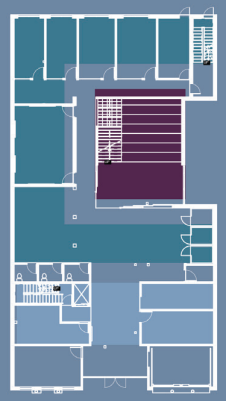
USING THESE KEY DESIGN PRINCIPLES OF A COWORKING SPACE, THIS BUILDING WAS DESIGNED AROUND A CENTRAL AREA -- "THE HUB", WHICH SERVES THE SOLE PURPOSE OF A MULTIFUNCTIONAL SPACE, WHETHER IT BE PRIVATE EVENTS, PUBLIC AND SOCIAL GATHERINGS, OR EVEN AN OPEN WORK AND NETWORK SPACE. THIS BUILDING PREDOMINANTLY TARGETS THE START-UP USER GROUP BECAUSE OF THEIR VARIED NEEDS IN A COWORKING SPACE THAT CAN BE ADAPTED FOR OTHER PURPOSES THROUGHOUT THE CYCLE OF THE BUILDING AND ITS OCCUPANTS.



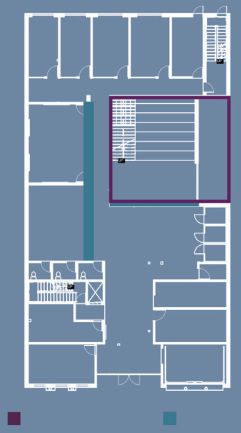
LOWER FLOOR PLAN
1/8” = 1’ -0”



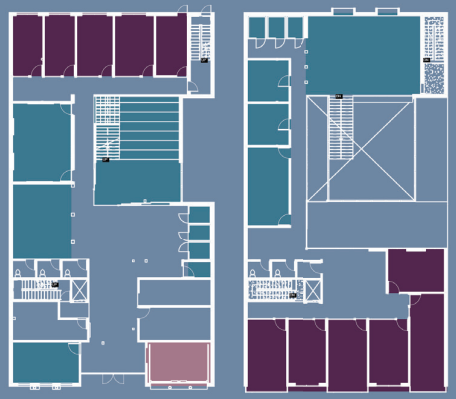
UPPER FLOOR PLAN
1/8” = 1’ -0”



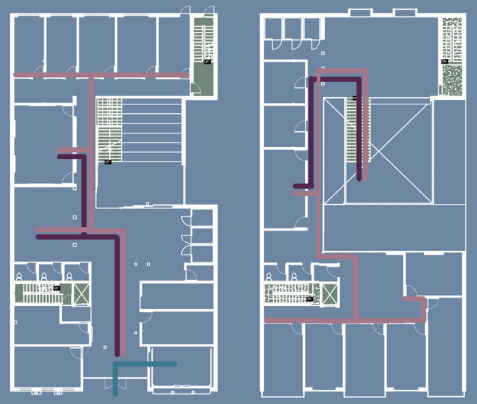
PARTI



BUILDING
INTERVENTION



PUBLIC VS
PRIVATE



CIRCULATION



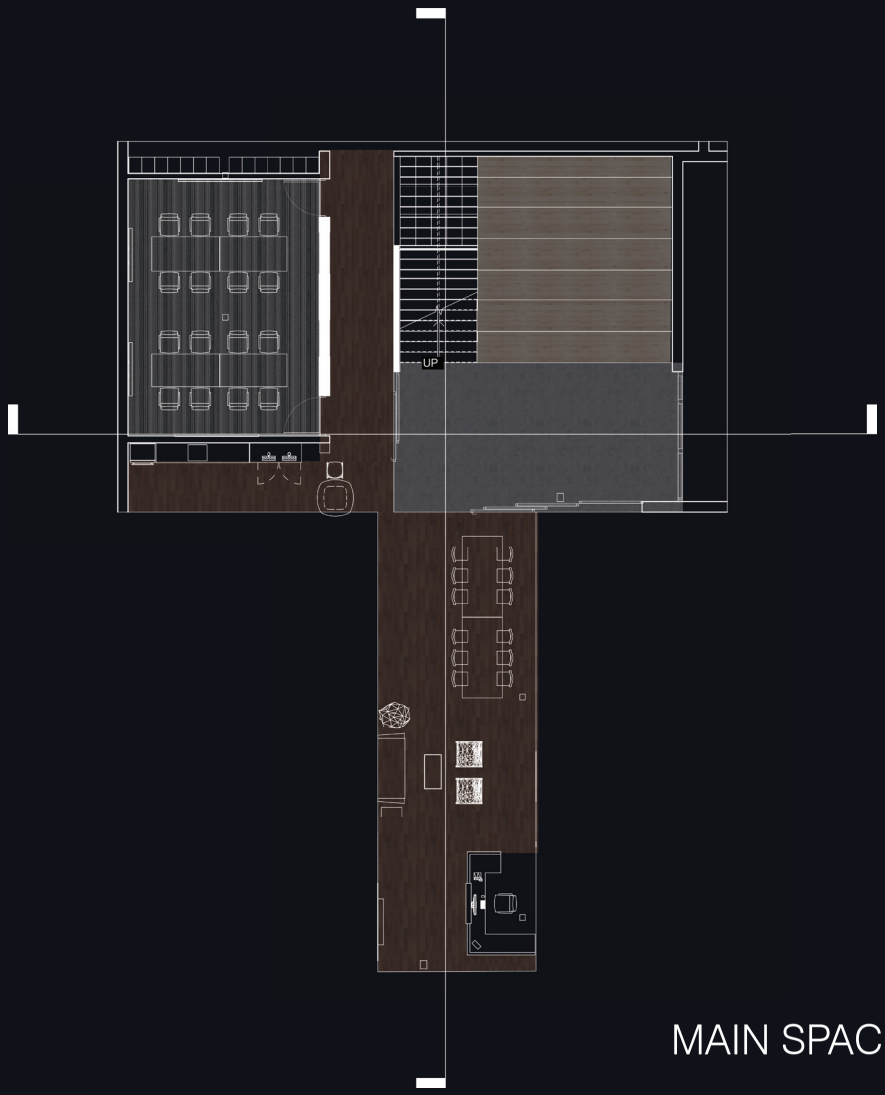
SECTION A
1/8” = 1’ -0”



SECTION B
1/8” = 1’ -0”



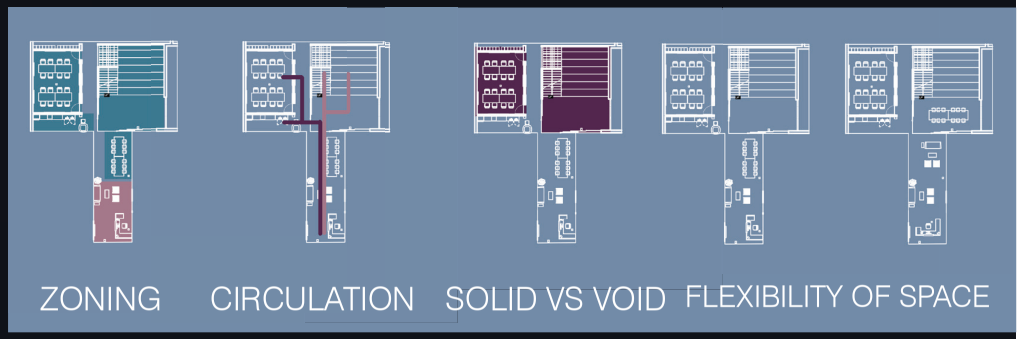




MAIN SPACES

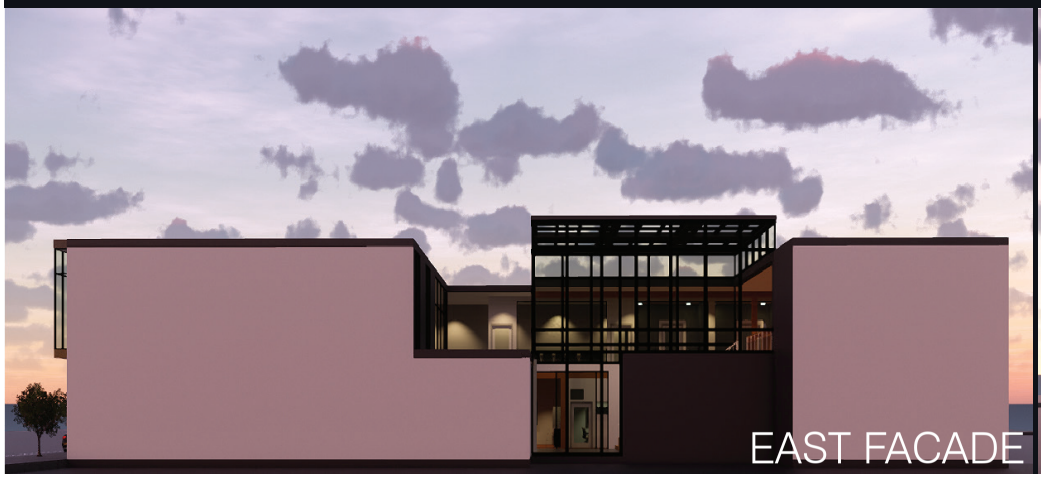


SECTION





MAIN FACADE

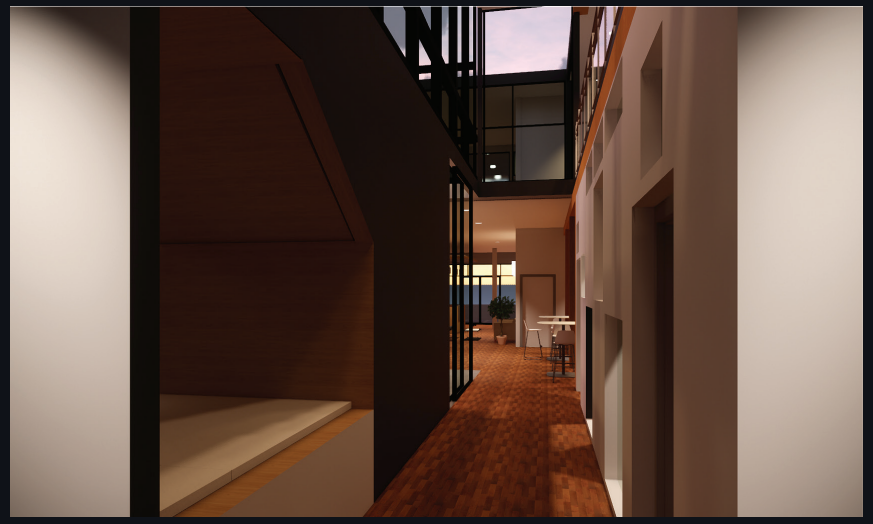


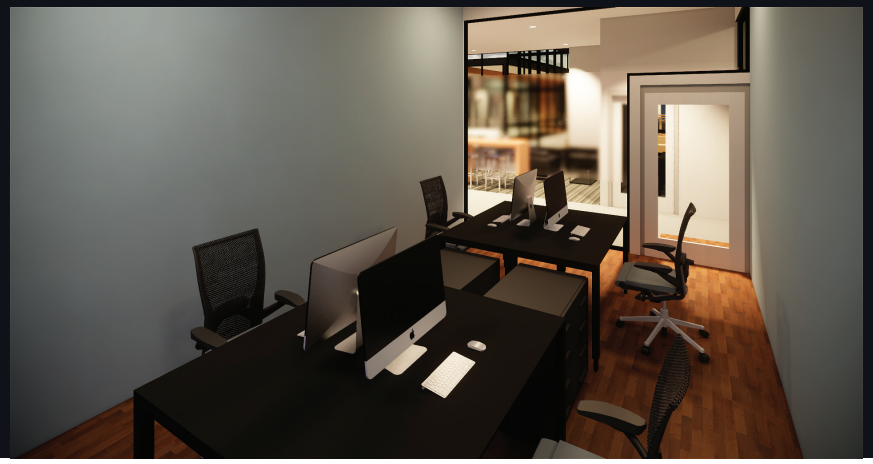
EAST FACADE

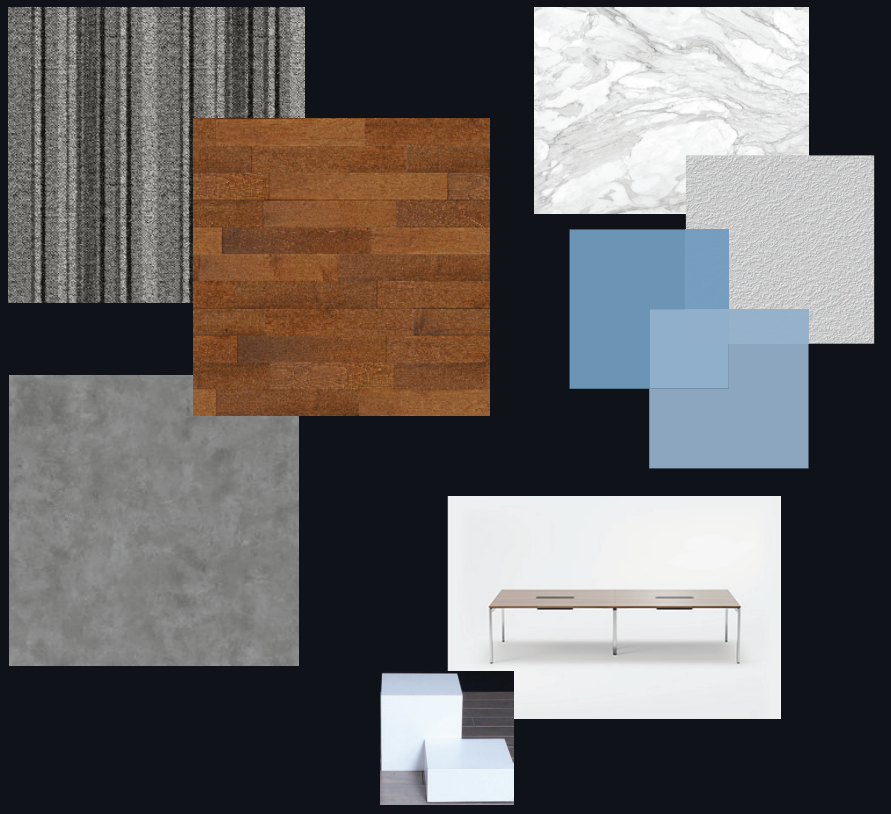


NORTH FACADE

















THE HEART, THE HARMONY, 'THE HUB.'

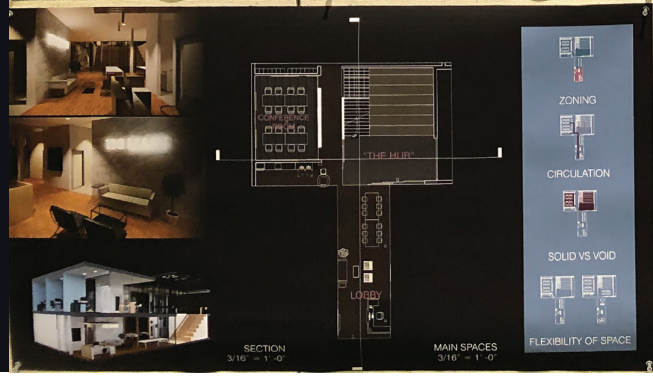
COMMONFIELD

SRUTHI SUNDARESAN | IARC 484 | WINTER 2019| PROF. SOLMAZ KIVE









COWORKING IS THE IDEA OF PEOPLE OF LIKE MINDS AND OPEN IDEAS COMING TOGETHER IN ONE SPACE TO ALLOW GROWTH AND EXPANSION OF THOSE IDEAS INDIVIDUALLY, WHILE ALSO NETWORKING WITH PEERS WITH SIMILAR INTERESTS.

CREATING AN ENVIRONMENT THAT FOSTERS THESE IDEAS AND ALLOWS USERS TO USE THE SPACE FOR THEIR OWN PURPOSE, WHILE ALSO INTERACTING WITH THOSE AROUND THEM, REQUIRES A FEW KEY PRINCIPLES IN THE DESIGN OF SUCH SPACES. A CENTRALIZED LOCATION THAT CONSTITUTES AN OPEN SPACE FOR NETWORKING AND MINGLING, PROVIDING PRIVACY IN CLOSE PROXIMITY TO SOCIAL AREAS, AND CATERING TO THE NEEDS OF THOSE SEEKING TO BE IN A CO-WORKING BUILDING.

USING THESE KEY DESIGN PRINCIPLES OF A COWORKING SPACE, THIS BUILDING WAS DESIGNED AROUND A CENTRAL AREA -- "THE HUB", WHICH SERVES THE SOLE PURPOSE OF A MULTIFUNCTIONAL SPACE, WHETHER IT BE PRIVATE EVENTS, PUBLIC AND SOCIAL GATHERINGS, OR EVEN AN OPEN WORK AND NETWORK SPACE. THIS BUILDING PREDOMINANTLY TARGETS THE START-UP USER GROUP BECAUSE OF THEIR VARIED NEEDS IN A COWORKING SPACE THAT CAN BE ADAPTED FOR OTHER PURPOSES THROUGHOUT THE CYCLE OF THE BUILDING AND ITS OCCUPANTS.

LOCATION:
138 MAIN STREET,
SPRINGFIELD, OR 97477

PROGRAM SUMMARY:

Area Description	SqFt	Occupancy	Space Breakdown
Event Space	1,000	100	Open Space for Networking, Open Space
Open Office Space	1,000	50	Open Space for Work
Open Work Space	1,000	50	Work Areas, Open Tables, Seating
Private Work Rooms	400	4	
Phone Booths	200	2	
Lounge	600	30	Relaxation, Seating, Recreational Activity
Lobby	600	30	Reception, Seating, Information
Cafe	600	30	
Coffee Shop	400	20	
Small Office	400	4	
Small Office	400	4	
Office Storage	200	2	
Office Storage	200	2	
Restroom Block	400	20	Includes Mother's Room, Rest Room
Restroom Block	400	20	
Vending Space	200	2	Refreshable Space for Vendors
Rest Room	400	20	ADA Accessible





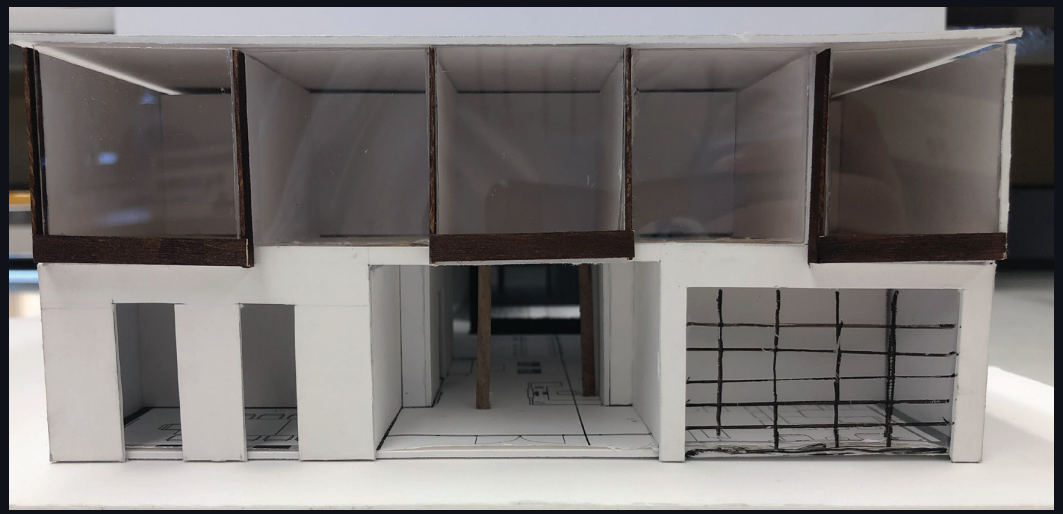


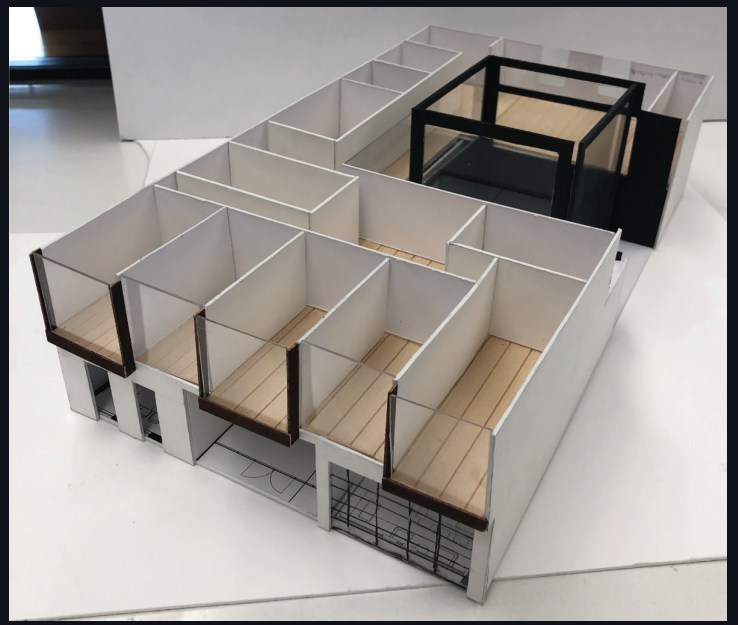




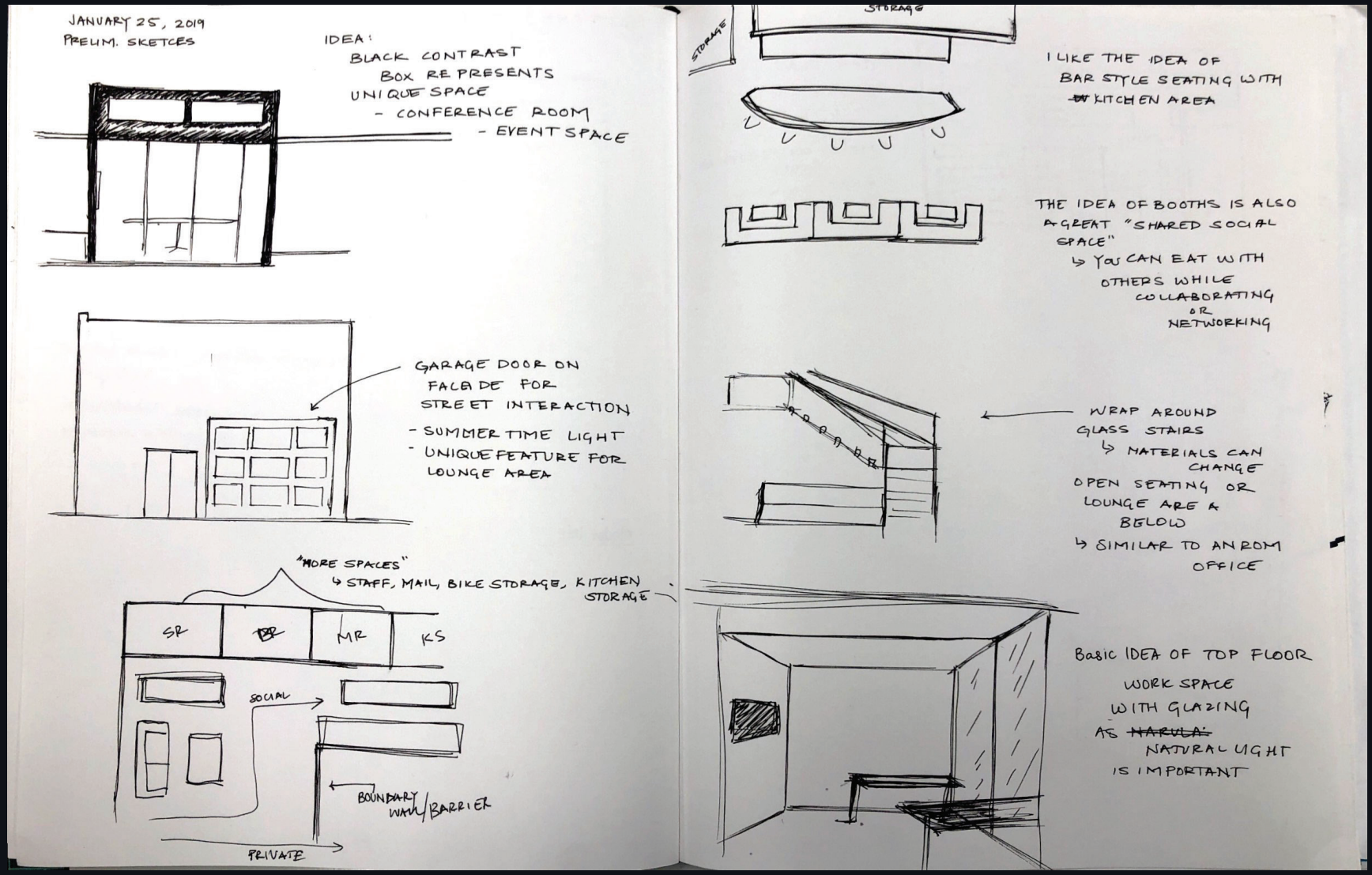


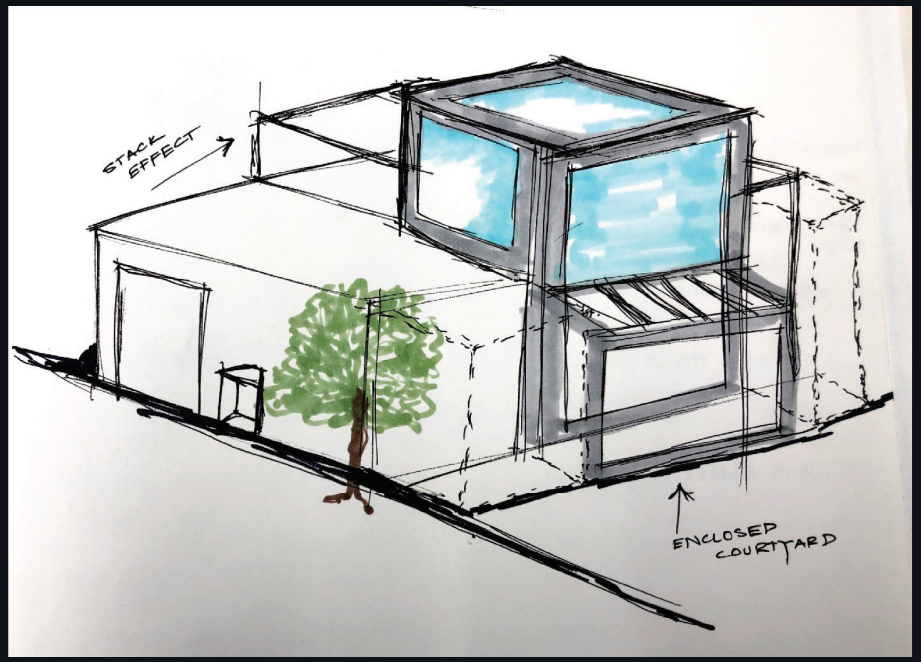


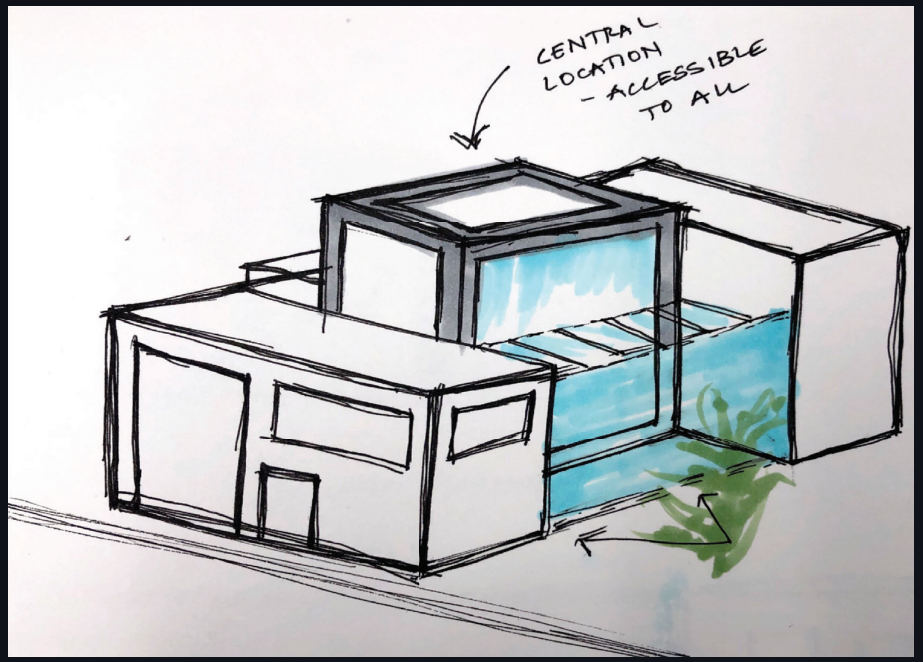




D2 | **Building Manipulation**

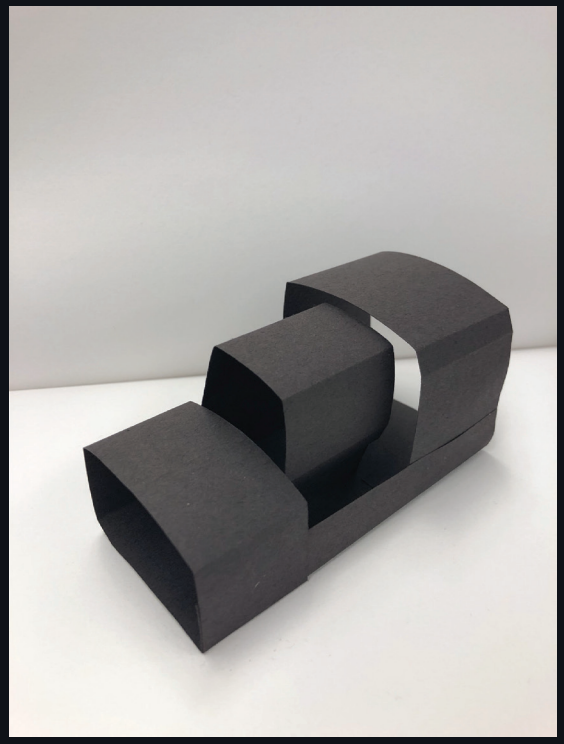



STACK EFFECT
ENCLOSED COURTYARD


CENTRAL LOCATION - ACCESSIBLE TO ALL

D3 | **Program Variations**

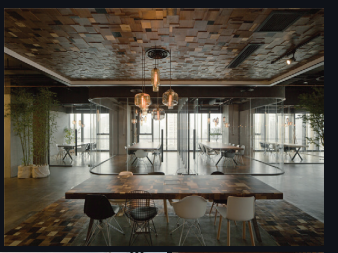


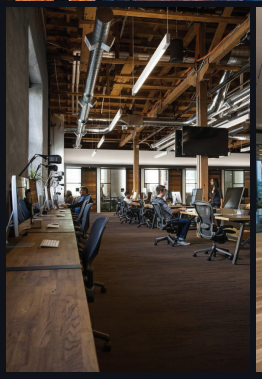


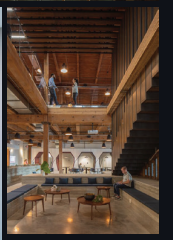


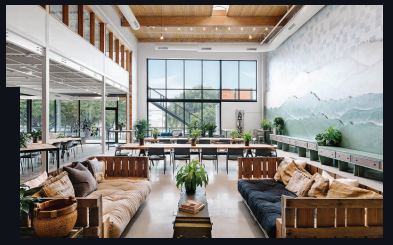
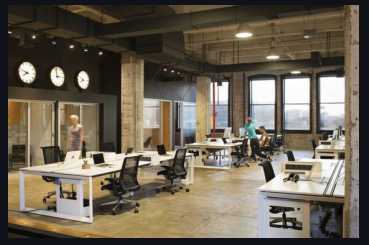










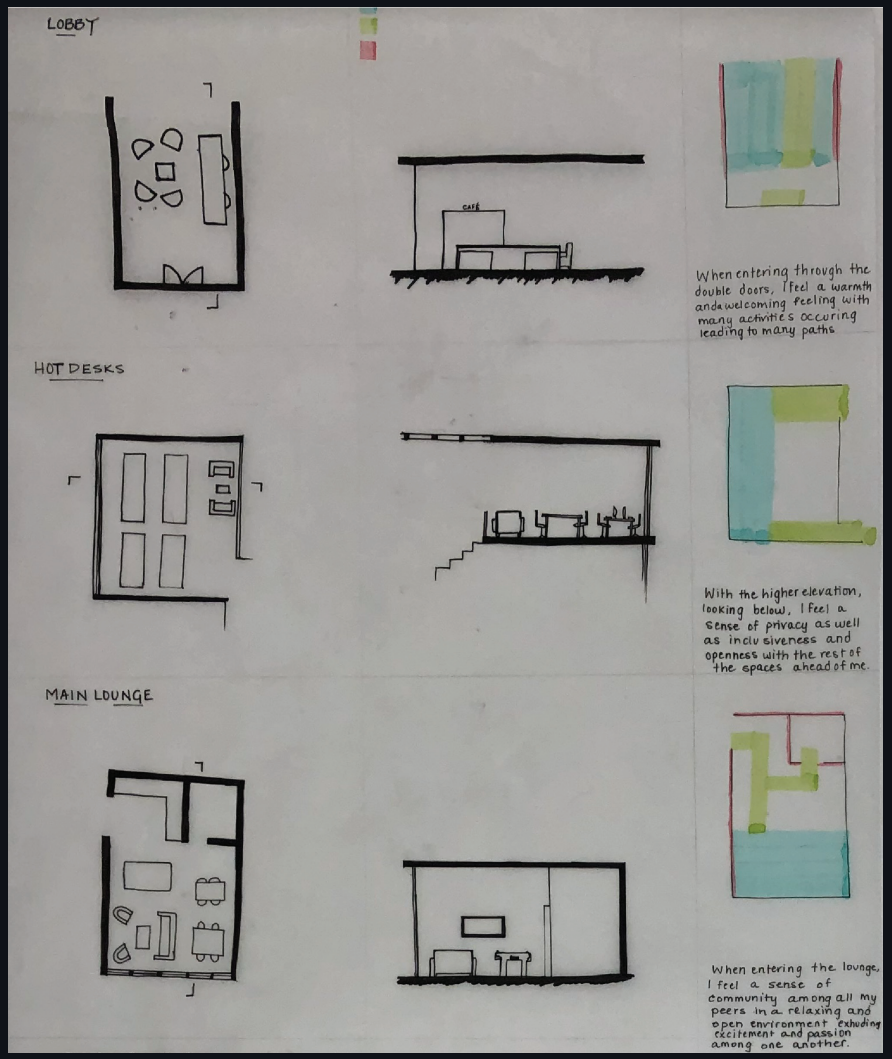




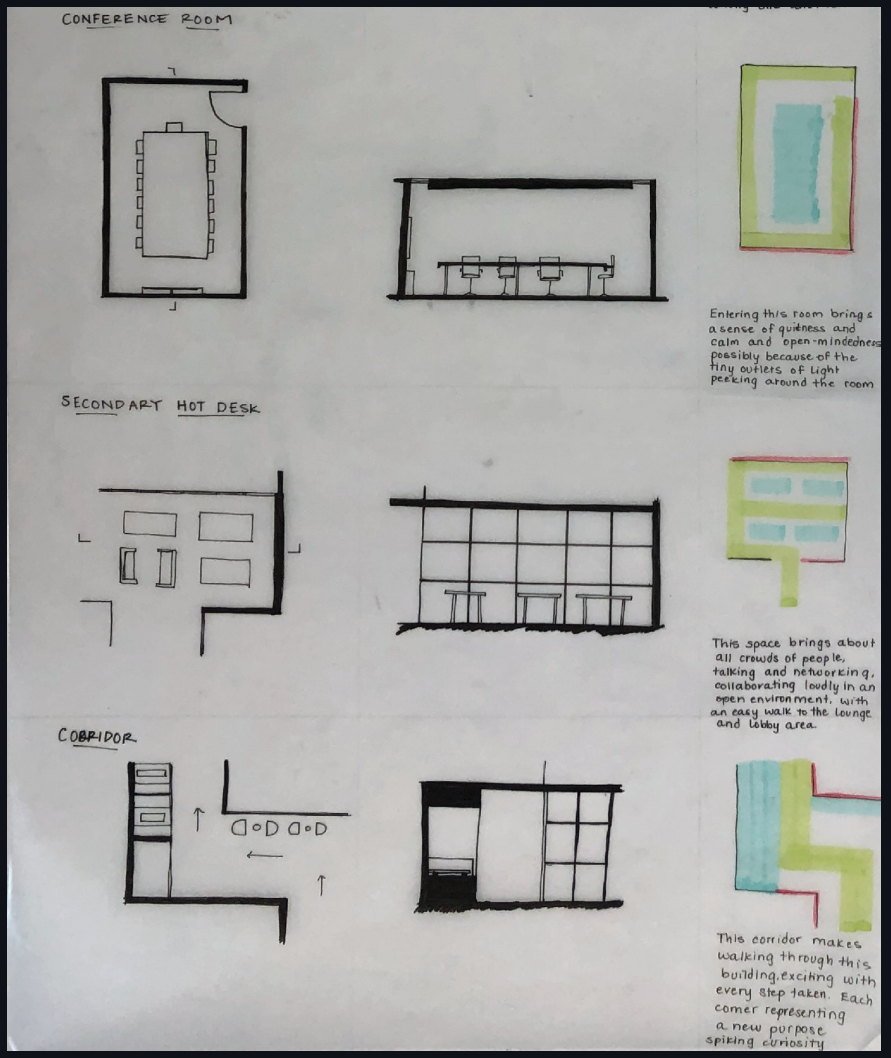





D3 | **Precedents**

D7 | **Spaces and Scenarios**





D8 | **Wall Design Perspective**



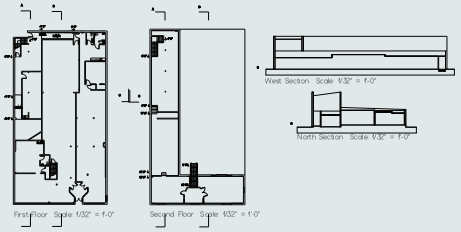
Appendix K

Lindsay Tyler

Hatch

Lindsay Tyler | IARC 484 | Solmaz Kive | Working Apart Together | Sustainable Cities Program 2019

Site | Building



Program

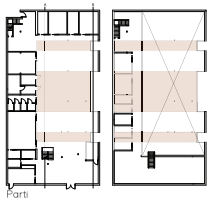
Our program was to create a coworking space for Springfield, OR that not only targeted a specific user group but that also paid homage to the local timer industry. Hatch is a coworking space for the Springfield community with flexible spaces and hours where parents can integrate their child's day with their workday.

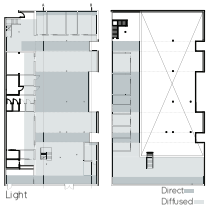
Bands Of Light

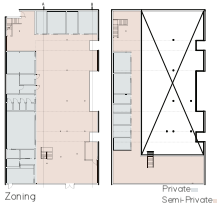


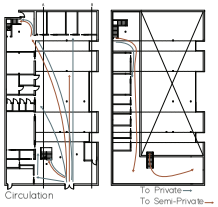
North Facade Scale: 1/8" = 1'-0"

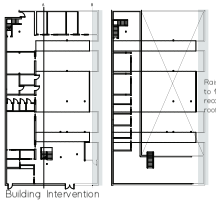
My main concept was to create a space that was primarily focused on the abundance of open space and natural light. I want the space to feel open and welcoming to allow for connections between all users regardless of the offices they use.







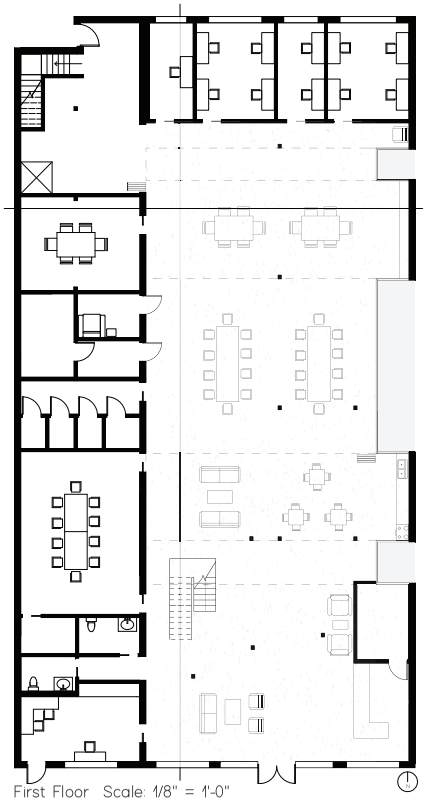


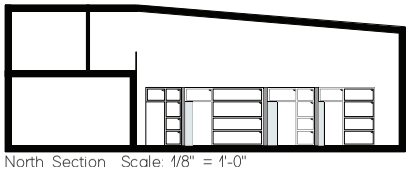


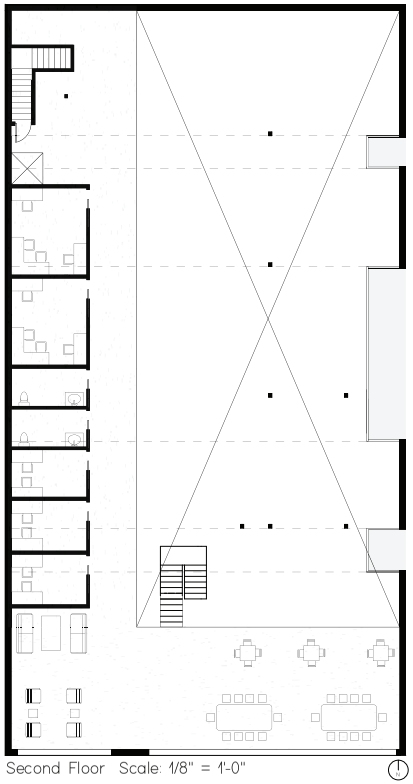




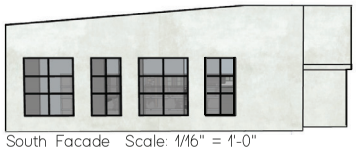


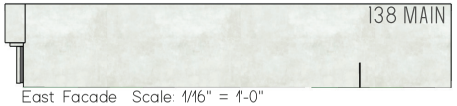

First Floor Scale: 1/8" = 1'-0"


North Section Scale: 1/8" = 1'-0"

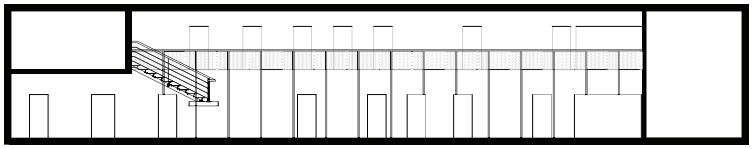

Second Floor Scale: 1/8" = 1'-0"


West Facade Scale: 1/16" = 1'-0"


South Facade Scale: 1/16" = 1'-0"

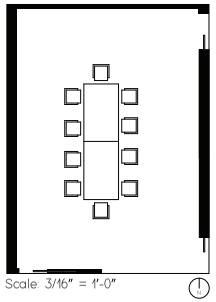


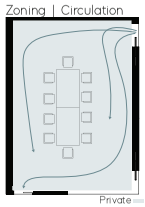
East Facade Scale: 1/16" = 1'-0"

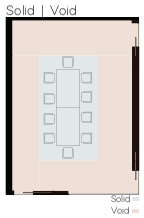

West Section Scale: 1/8" = 1'-0"

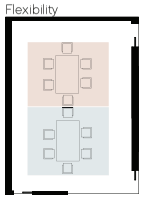
Large Conference Room





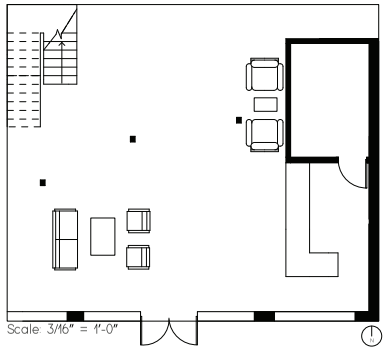


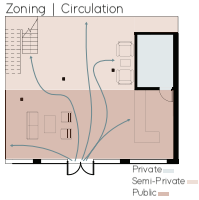


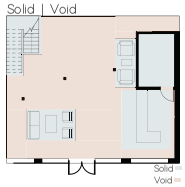


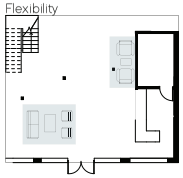
Lobby





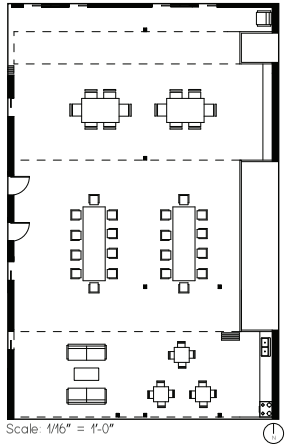




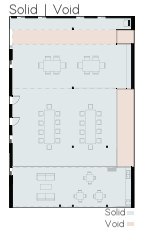


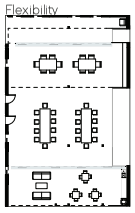
Main Office | Lounge











Appendix L

Jasmine Vitale

WORKING TOGETHER APART

JASMINE VITALE | IARCH 484 | SOLMAZ KIVE | WINTER '19

06 DIAGRAMS

05

04 VISION GROUP

02 PROGRAM

01

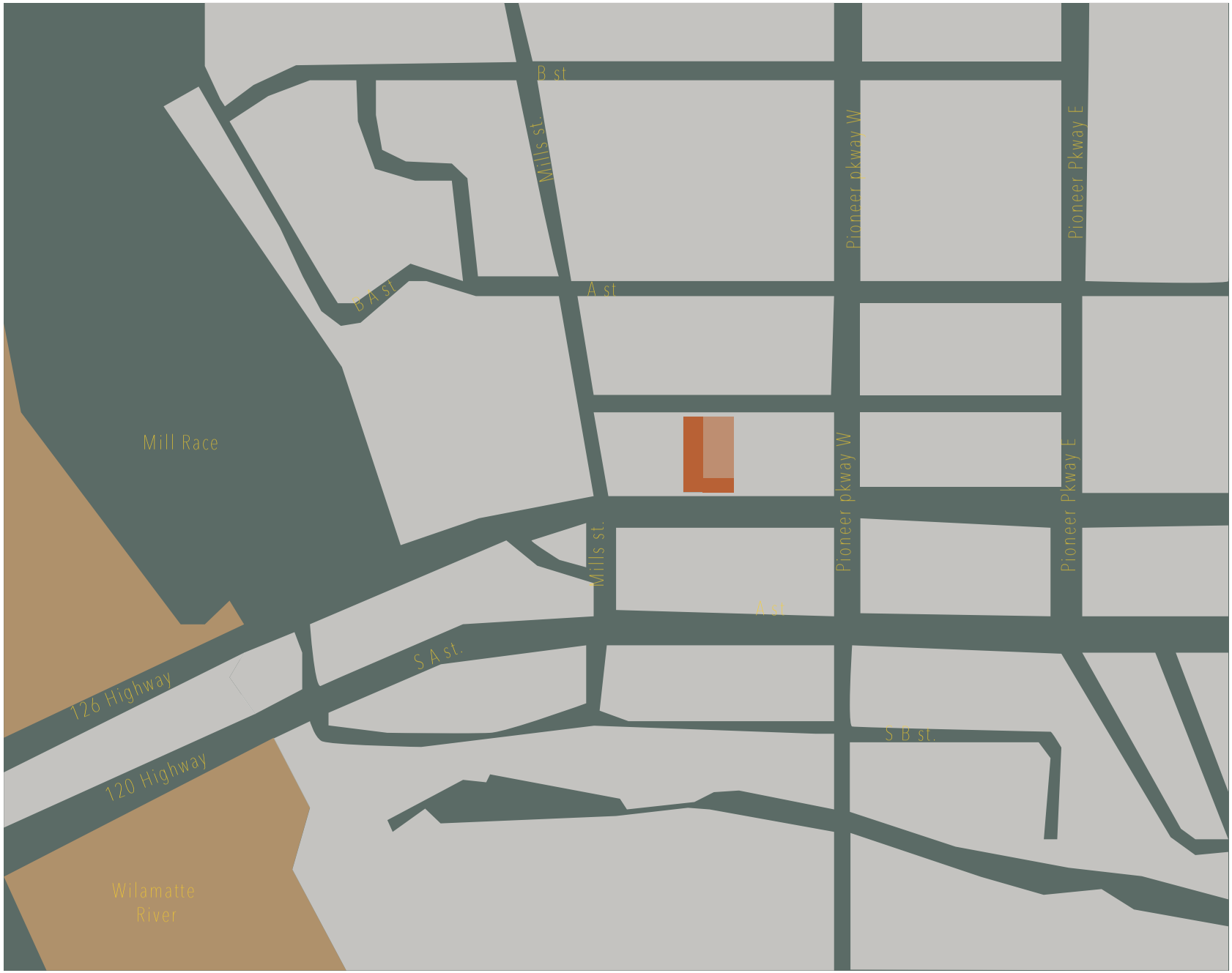
19

17 MATERIALS

10 MAIN SPACE

09 PERSPECTIVE

07 PLANS & SECTION



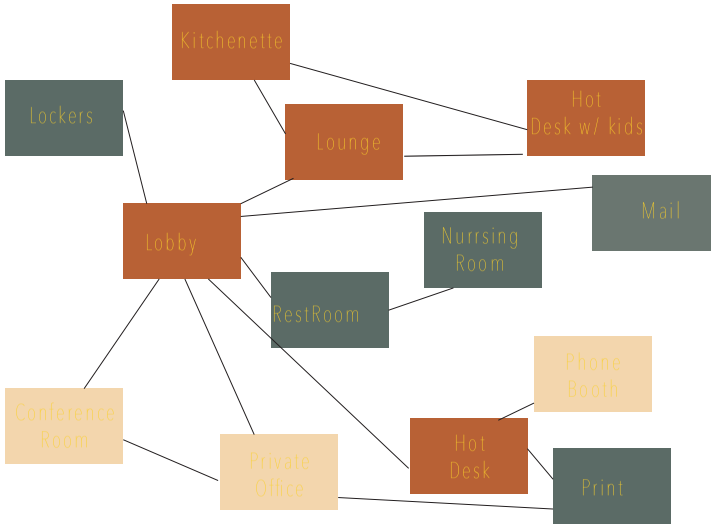
138 MAIN ST SPRINGFEILD, OR

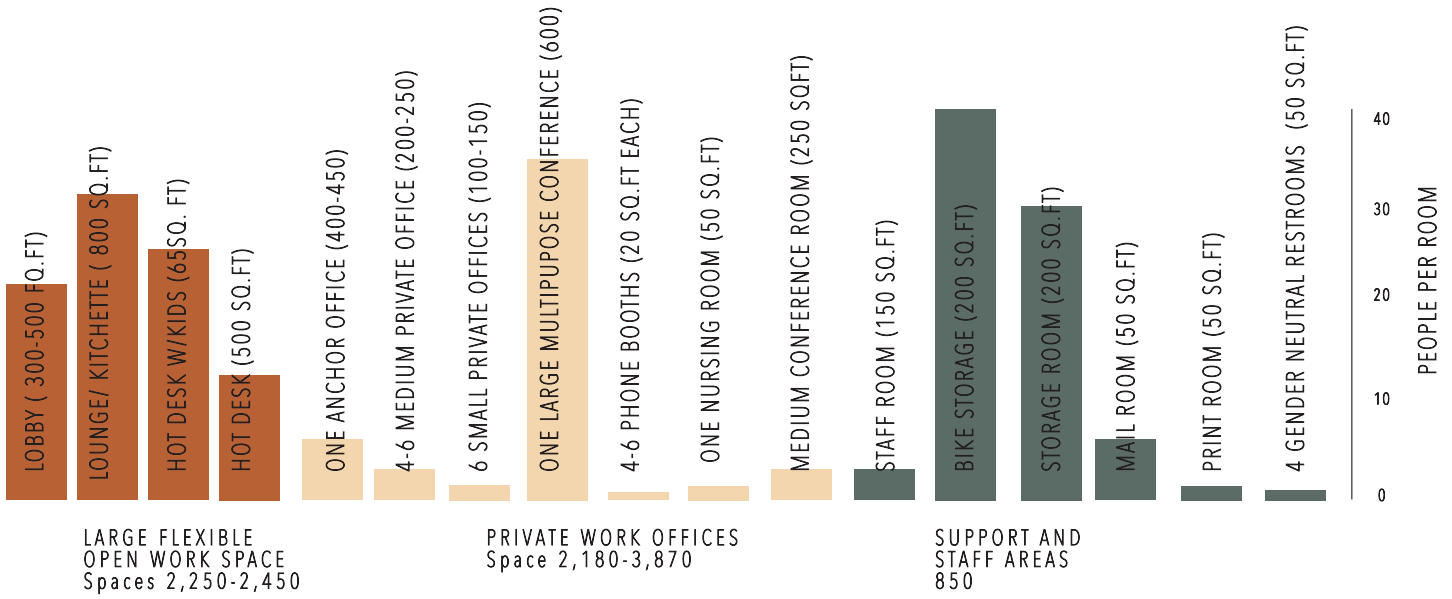
HATCH

CO-WORKING OFFICE

CLIENT: CITY OF SPRINGFEILD

"A coworking space for the springfeild community with flexible spaces and hourse where parents can integrate their childs day with their workday"





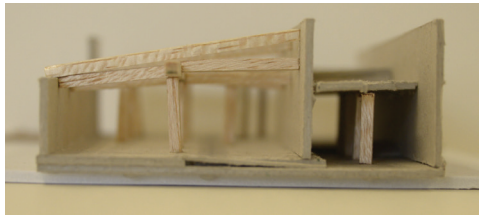
PROGRAM

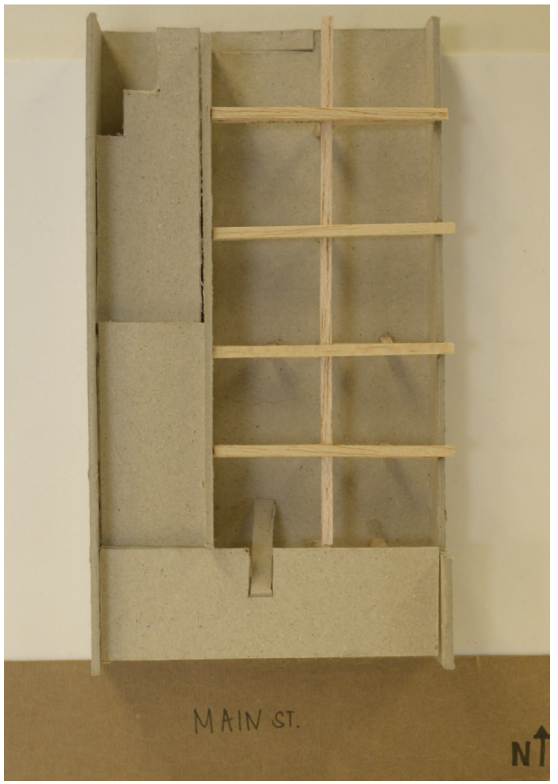
CHALLENGES

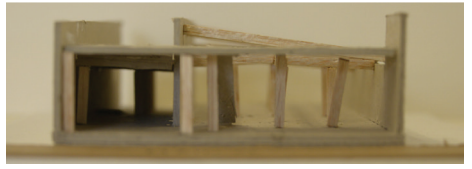
Natural light
Accessibility
Inviting spaces
Child friendly
Local materials

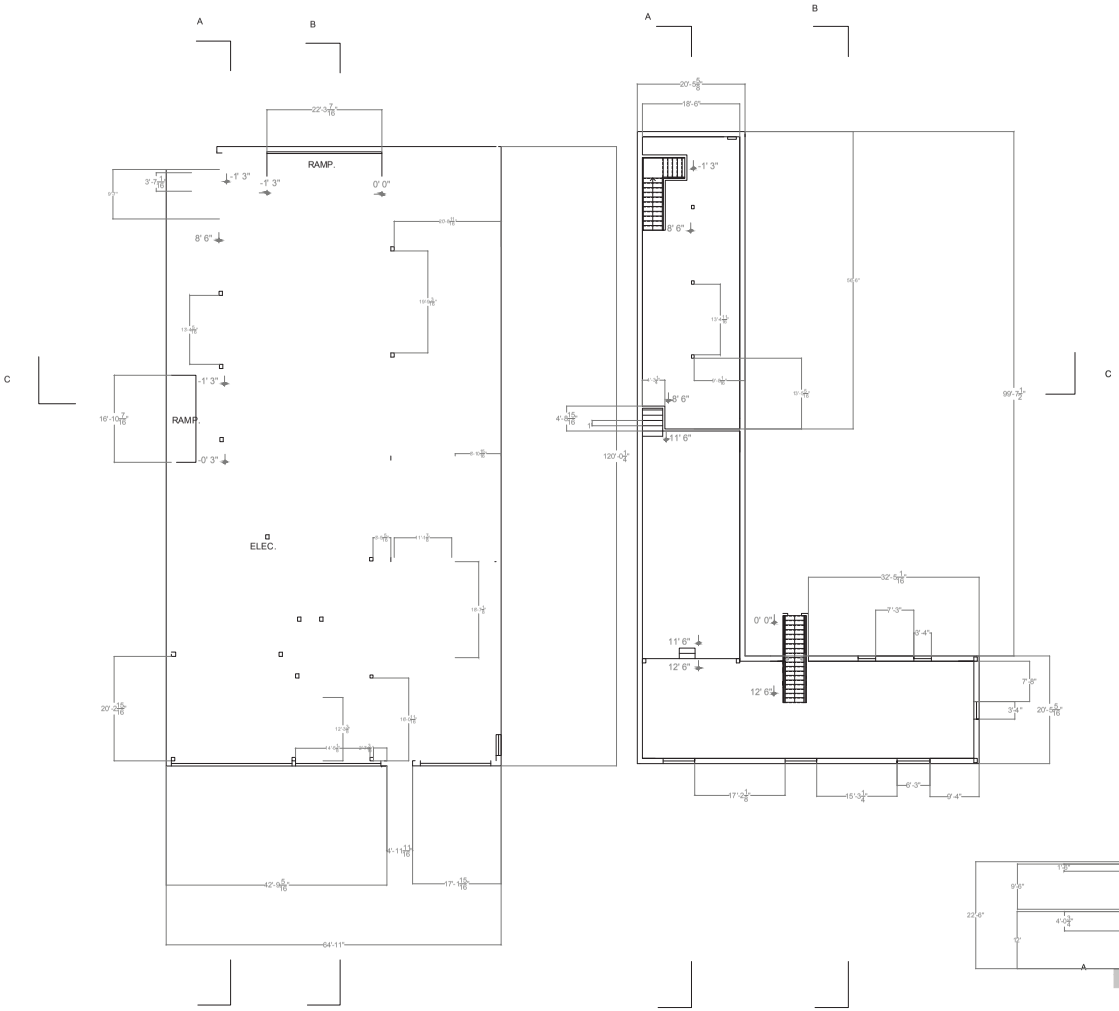
GUIDELINES & PRINCIPLES

Structure of existing building
Spatial organization of existing building
lack of natural light
capped foundation

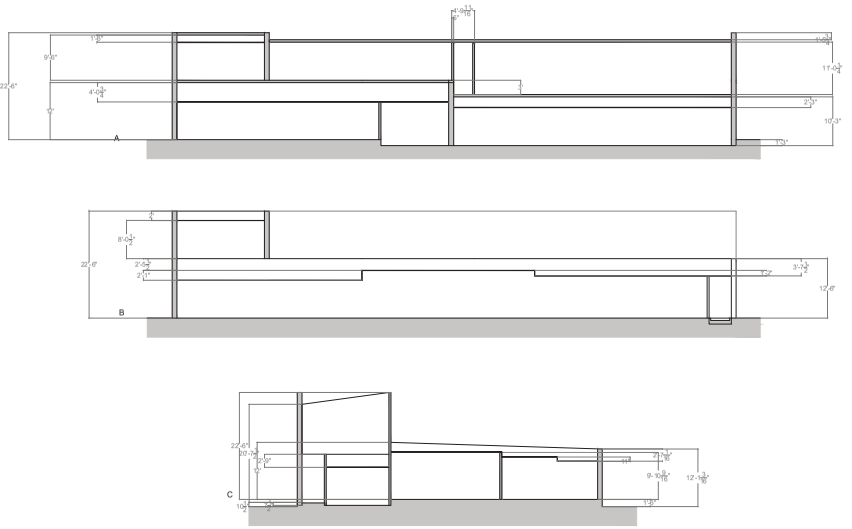








ORIGINAL PLAN



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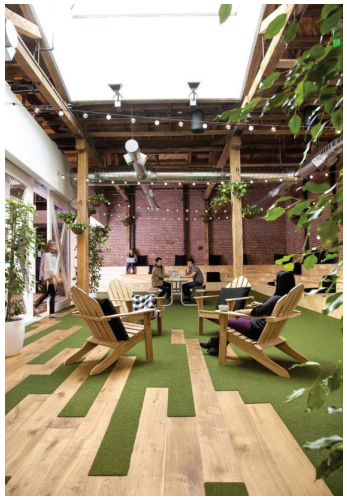
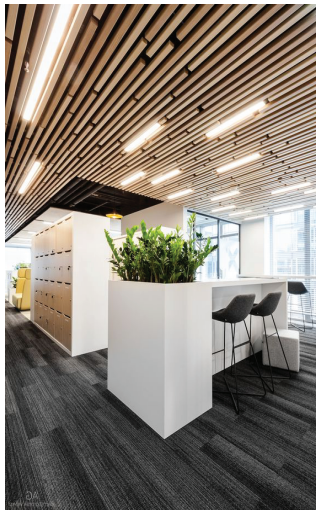
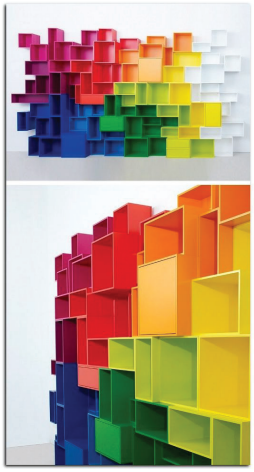
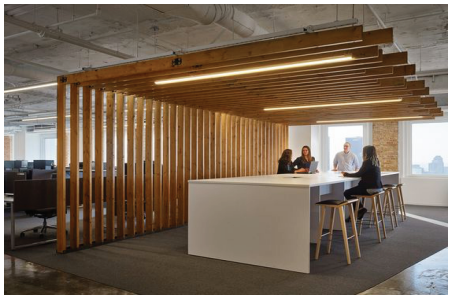
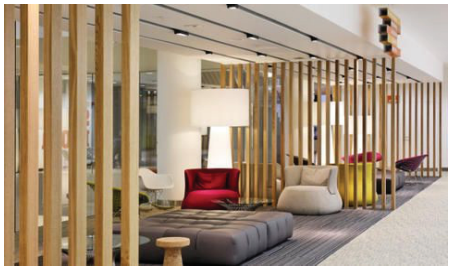
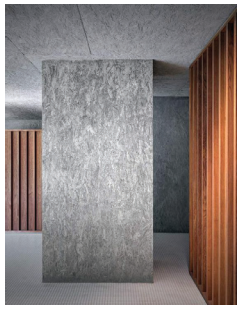
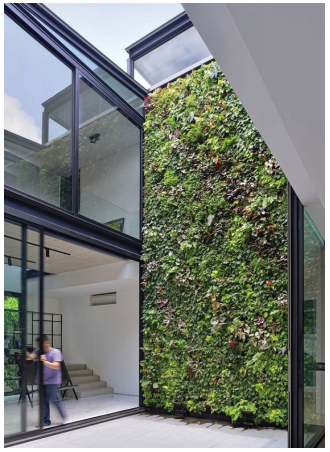
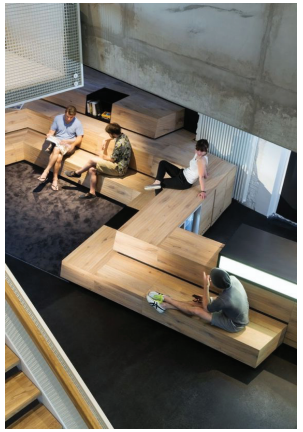






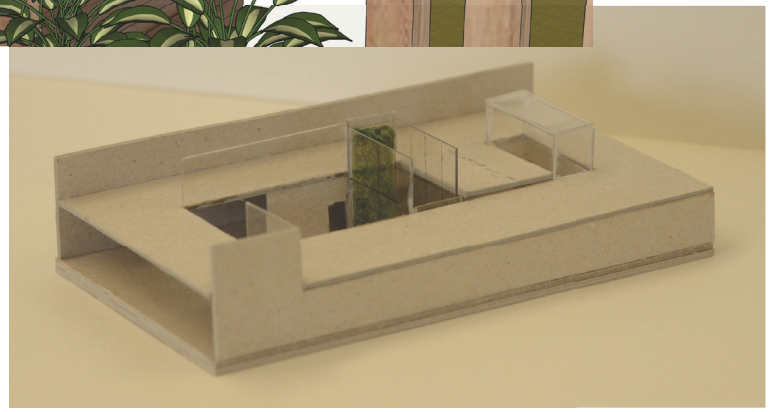



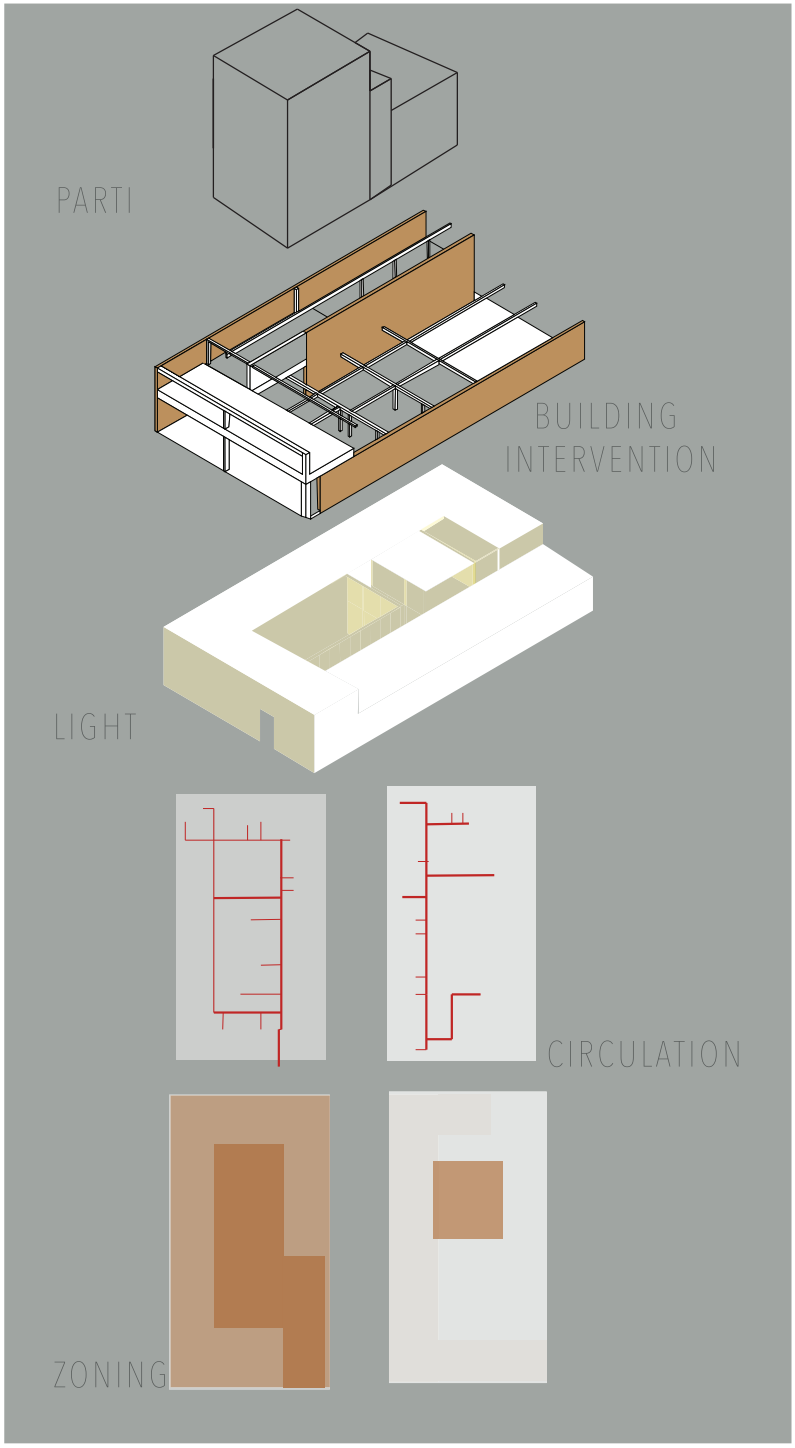



INSPIRATION

RISE AND GROW







07

PLANS

FIRST FLOOR



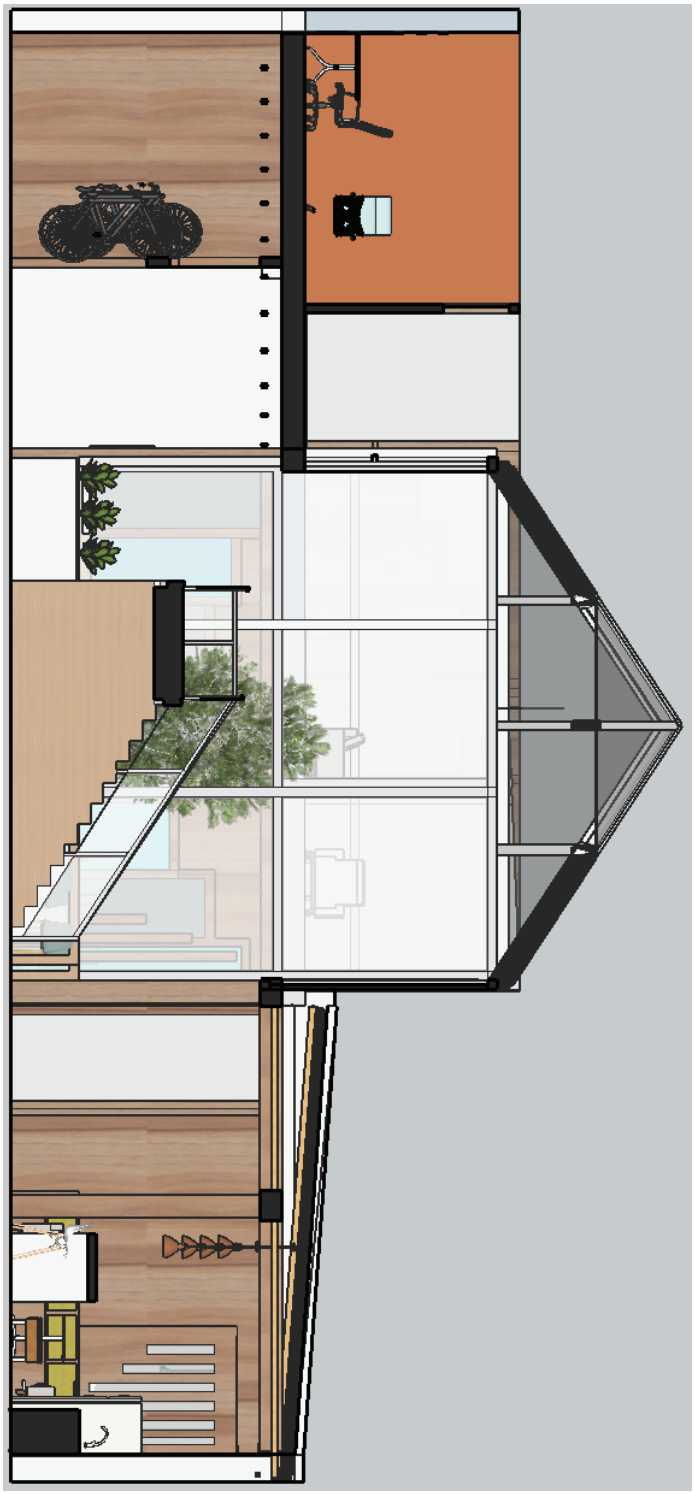
SECOND FLOOR



N →

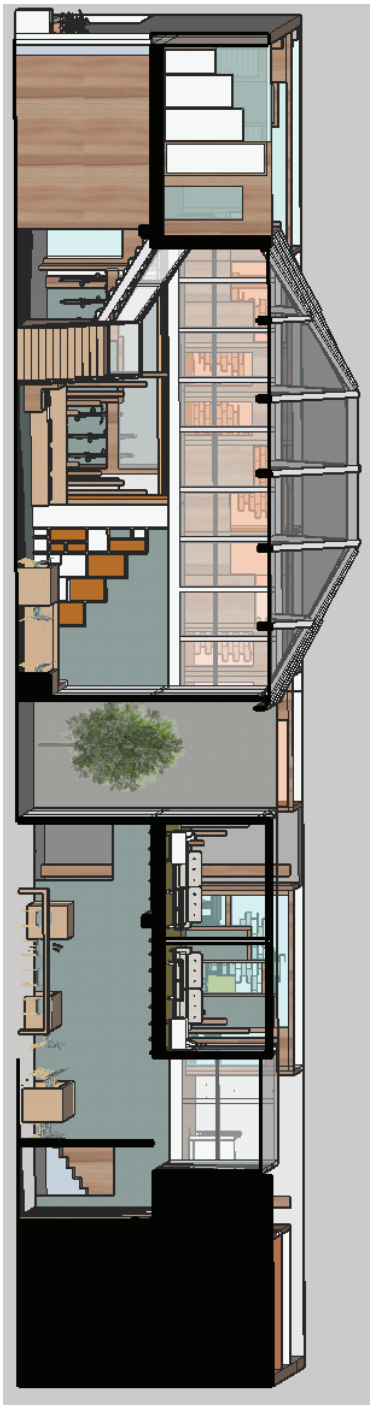
SCALE 1/8" = 1'-0'

SECTION PERSPECTIVE B



SCALE 1/8" = 1'-0'

SECTION PERSPECTIVE A



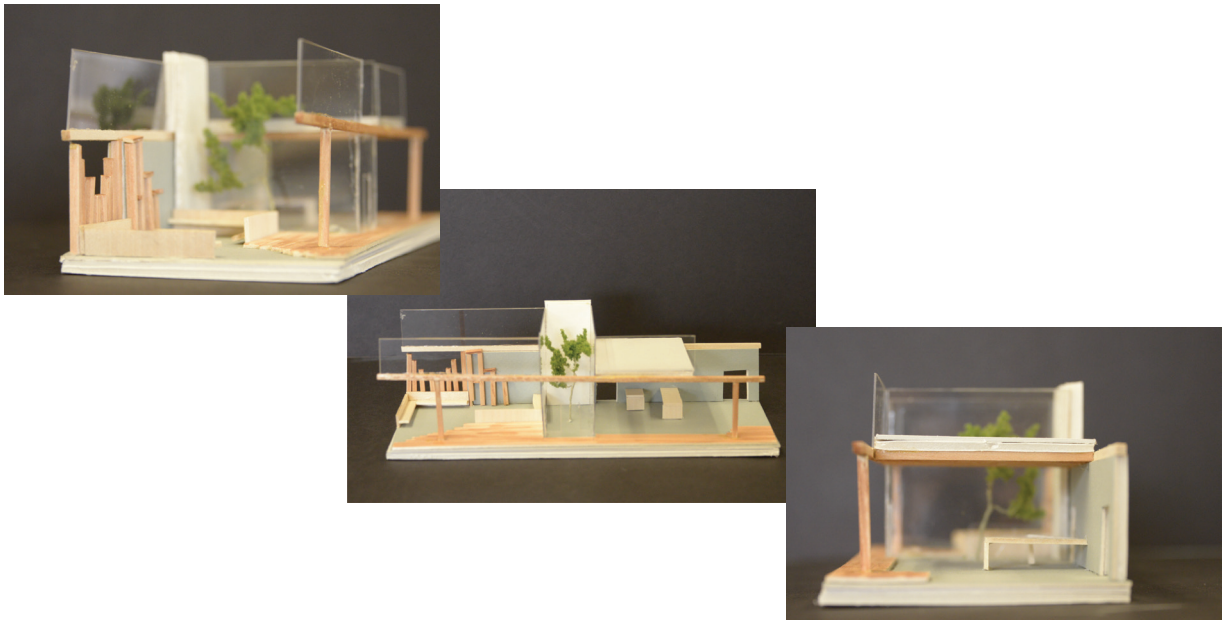
SCALE 1/16" = 1'-0'



A

MAIN SPACE

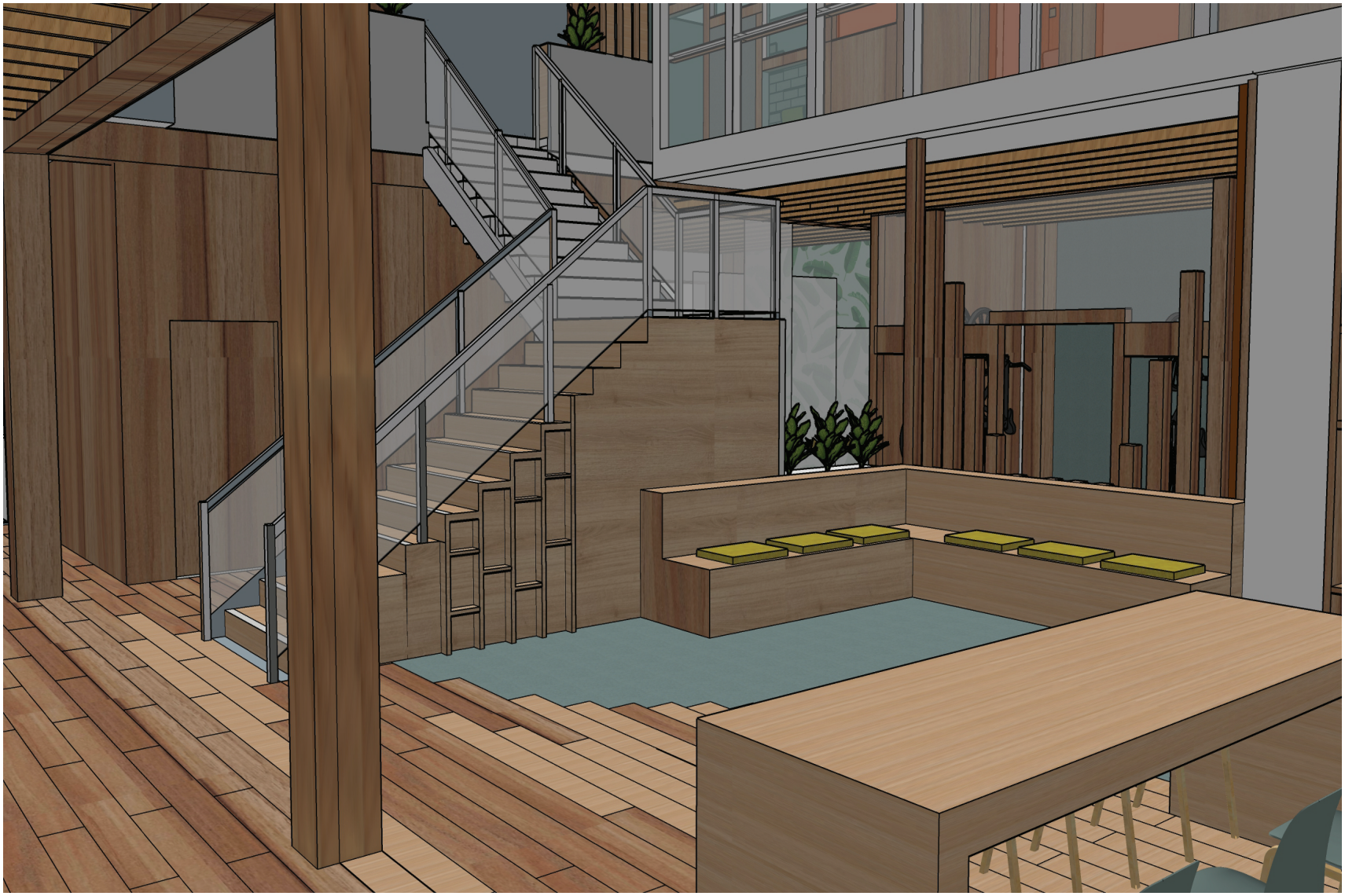
HOT DESK WITH CHILDREN





FLOOR PLAN

SCALE 1/8" = 1'-0'



B



C



D



E

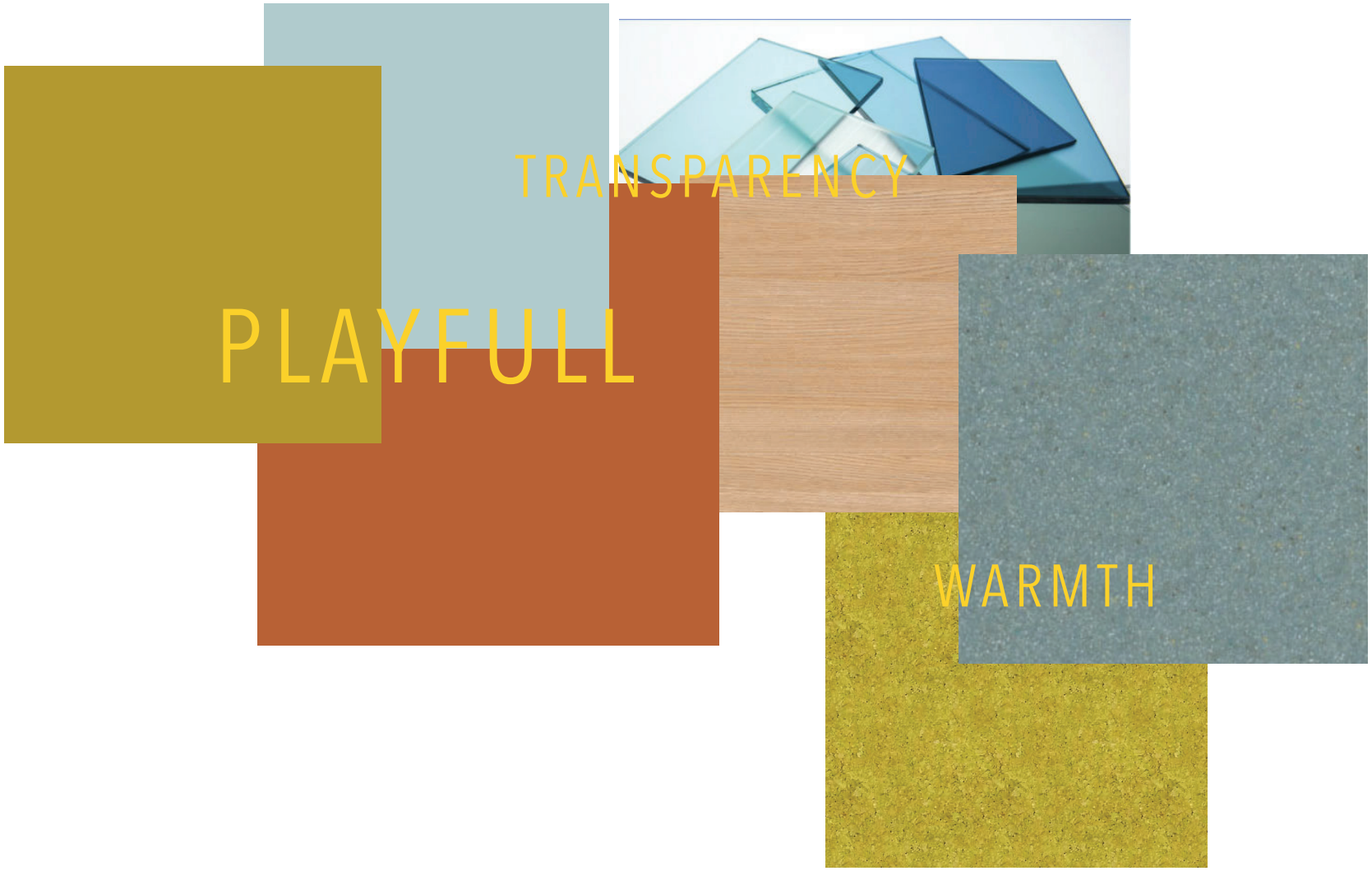


F



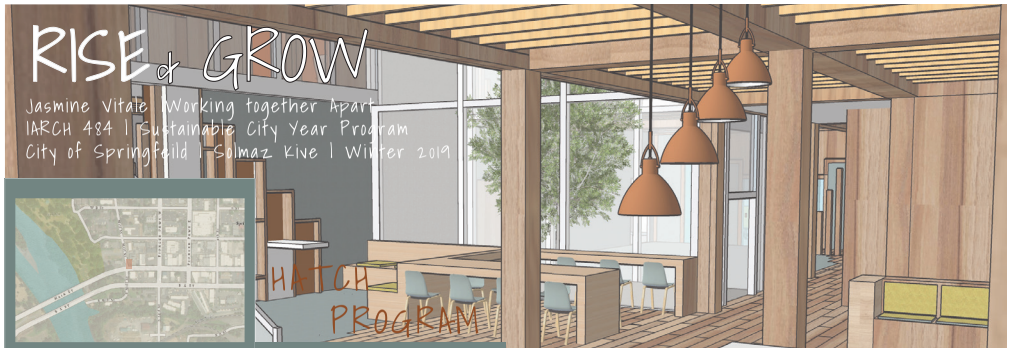
G


GROWTH
EXSISTING

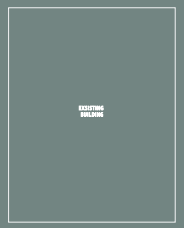

TRANSPARENCY
PLAYFULL
WARMTH

RISE & GROW

Jasmine Vitale | Working together Apart
IARCH 484 | Sustainable City Year Program
City of Springfeild | Solmaz Kive | Winter 2019

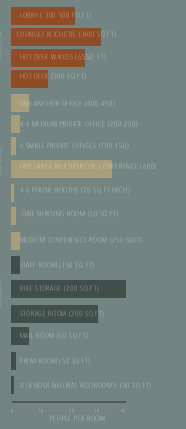


MAP OF SPRINGFEILD



138 TH MAIN ST. SPRINGFEILD, OR

"A coworking space for the springfeil community with flexible spaces and hourse where parents can integrate thier childs day with their workday"



CHALLENGES

Structure of existing building
Spatial organization of existing building
lack of natural light
capped foundation

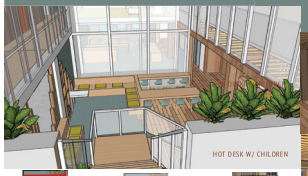
GUIDELINES & PRINCIPLES

Nsatural light
Accessibility
Inviting spaces
Child friendly
Local materials



MAIN SPACE

HOT DESK W/ KIDS





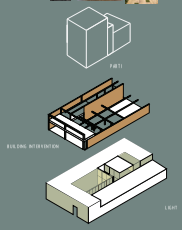






INSPIRATION







FLOOR PLANS



SECOND FLOOR



FIRST FLOOR
SCALE 1/8"= 1'-0'

MATERIAL



SECTION A
SCALE 1/8"= 1'-0'

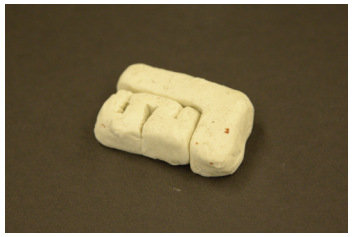


SECTION B
SCALE 1/8"= 1'-0'

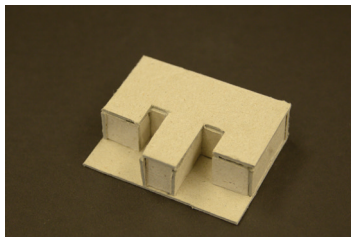
FINAL

PROCESS WORK

APPENDIX







D2

BUILDING
MANIPULATION

Ashley Lowe Daniela Siu Lindsay Tyler Jasmine Vitale

ARCH 4/584 Working Together Apart R5 // Program Synthesis

Hatch

138 Main Street, Springfield, Oregon

A coworking space for the Springfield community with flexible spaces and hours where parents can integrate their child's day with their workday.

Challenges

Structure of existing building
Spatial organization of existing building
Lack of natural light
Capped foundation

Guiding Principles

Natural light
Accessibility
Inviting spaces
Child friendly
Local materials

Area Description	Total Square Footage (sq ft)	Individual Square Footage (sq ft)	Space Breakdown	Occupancy (People)
Large Flexible Open Work Spaces	2,250-2,450	300-500	Lobby	20
		800	Lounge and kitchenette	30
		500	Hot desks without kids	20-25
		650	Hot desks with kids	15-20
Private Work Space	2,180-3,870	400-450	One large private office	8-10
		200-250 each	Four – six medium private offices	4-6
		100-150 each	Six small private offices	1-2
		600	One large multipurpose conference room	30-35
		20 each	Four-six phone booths	1
		50	One nursing room	1-2
		250	Medium conference room	4-6
Support and Staff Areas	850	150	Staff room	4-6
		200	Bike storage	20-30 bikes
		200	Storage room	n/a
		50	Mail room	2
		50	Print room	3
		50 each	Four all gender restrooms	1
Total:	6,336-8,604 (includes 20% circulation)			





Hot Desk with Children

Quantity **One**
Square Footage **650 sq ft**
Occupants **15-20 ppl**

Description
An area with the same benefits as a regular hot desk area, but allows extra space for children to sit and play next to their parent.

Furniture, Fixtures, Equipment
Tables with outlets
Desk top computers
Pendant lights/ desk lamps
Under desk locker/storage
Rug & toys for kid to play with

Saftey & Security
An enclosed area to ensure the saftey of children.

Acoustics
Contains sound absorbing acoustic features and fixtures to medigate the sound of children.



Phone Booth

Quantity **Four-Six**
Square Footage **20 sq ft**
Occupants **1 person**

Description
An enclosed private space for phone conversations and video chats.

Furniture, Fixtures, Equipment
Wayfinding sign to notify availability
Chair
Desk
Wifi Connection
Outlets

Illumination
Ambient, task or fixture lighting located within. Otherwise, excess lighting received from outside spaces through transparent clear glass walls/door.

Acoustics
Contains sound absorbing acoustic features and fixtures.



Medium Private Office

Quantity **Four-Six**
Square Footage **200-250 sf each**
Occupants **4-6 ppl**

Description
Private enclosed office space, perfect for small businesses.

Furniture, Fixtures, Equipment
Flexible use of furniture
Desk
Chair
Storage
Wifi connection
Outlets
Whiteboards

Illumination
A mix of natural and light from overhead fixtures. Glass walls will let light come in from nearby spaces.

Acoustics
Enclosed space with walls or double paned glass walls provide sound absorbance.

Population Demographics

Springfield Median Resident Age: 36 years
Oregon Median Age: 39 years

Employment Demographics

Unemployment Rate: 6.3%
Median Household Income: $39,670
Poverty Level: 22.6%
National Poverty Level: 15.1%

Collab & Play

Glendel, California
Target Group: New Parents
Work Spaces:
Child Care Room
2-4 Occupants per Hot Desk
1 Meeting Rooms
Common Lounge Area/ Resting Area
Kitchen
Collab & Play differentiates itself due to the childcare service it provides that harmonizes career development with coworkers' childs first years of life.









Cloud Coworking

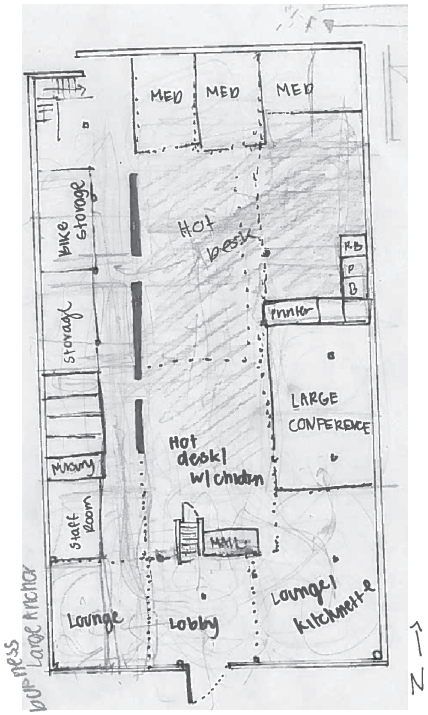
Barcelona, Spain
8703 sqft.
Target Group: 20's - 40's
Work Spaces:
70 Work Points
10 Private Offices
2 Meeting Rooms
Common Lounge Area/ Resting Area
Kitchen
Outdoor Terrace
Cloud Coworking is successful due to the variety, layout of spaces, materials and colors chosen. The layout is easy to navigate createing an inviting, comfortable atmosphere.

D3

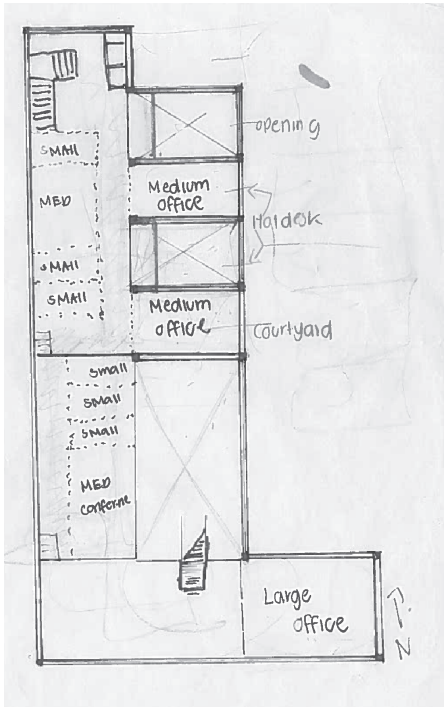
PROGRAM



Scale
1/16"= 1'-0'



First Floor



Second Floor

D4

3 SCHEMES

NOT TO SCALE

APPENDIX

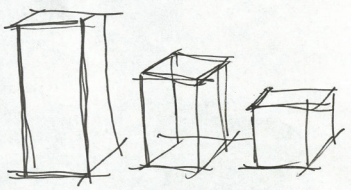
SCHEMATIC DESIGN

HEARTH OF COMMUNITY

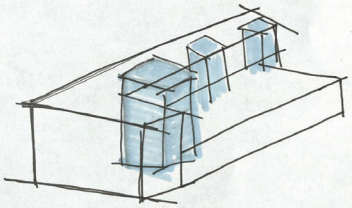
HATCH PROVIDES AN OPPORTUNITY TO NOT ONLY INTEGRATE PARENTING IN CORWORKING SPACES, BUT SYMBOLIZE COMMUNITY THROUGH THE HEART OF SHARED SPACES.



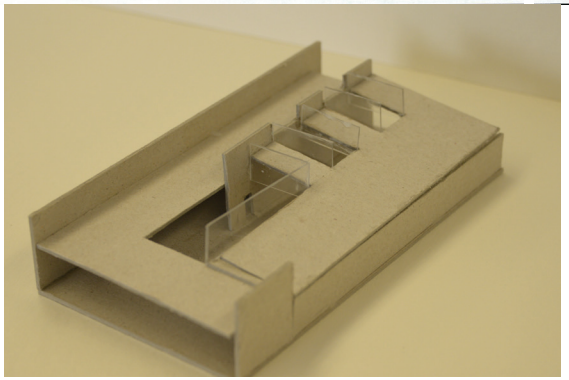
INSPIRATIONS



PARTI DIAGRAM

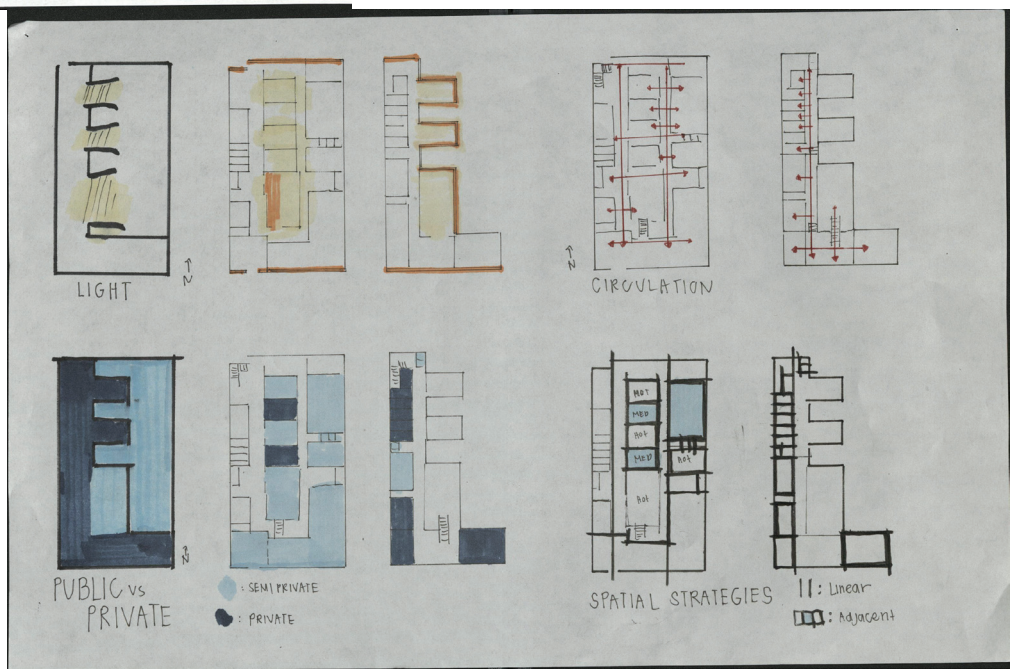


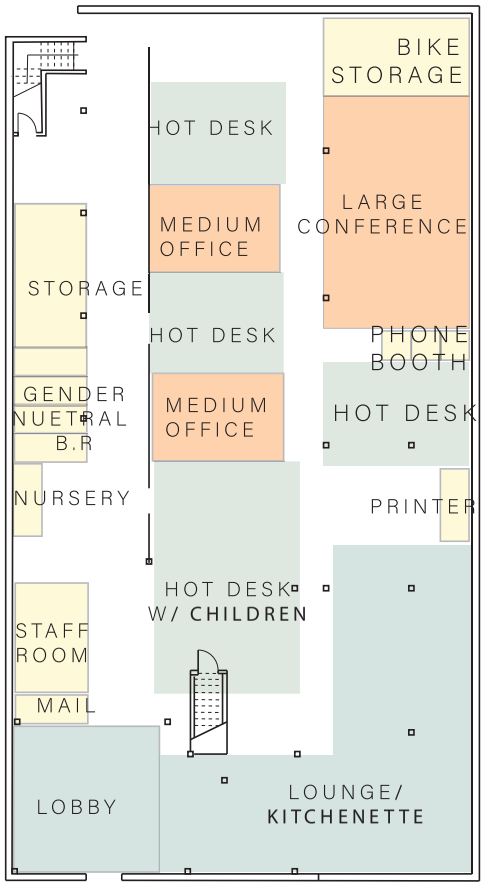
DESIGN CONCEPT



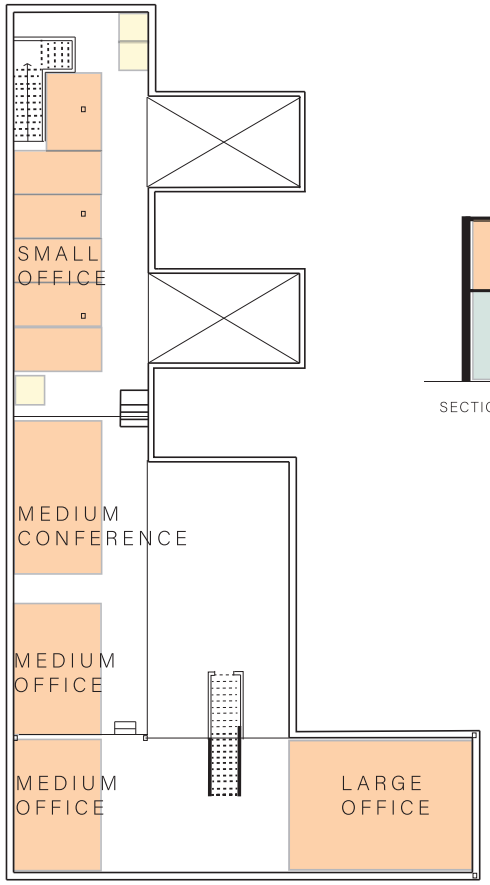
D5

SCHEMATIC DESIGN 1





FIRST FLOOR



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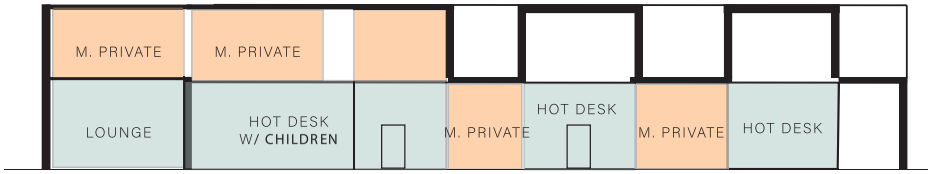
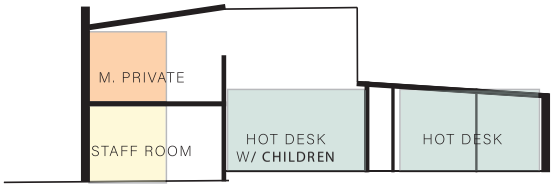


SECTION A



SECTION B

N

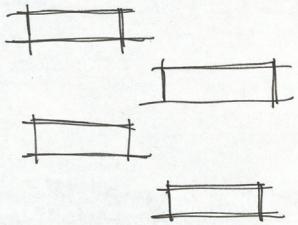
MAIN ST

NOT TO SCALE

SCHEMATIC DESIGN

INTEGRATING BEGINNINGS

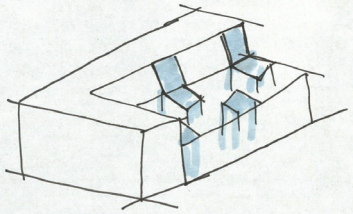
HATCH PROVIDES AN OPPORTUNITY TO NOT ONLY INTEGRATE PARENTING IN CORWORKING SPACES, BUT MERGE SPACES THAT ARE ORGANIZED TO ACCOMODATE AND BECOME ACCESSIBLE



PARTI DIAGRAM



INSPIRATIONS



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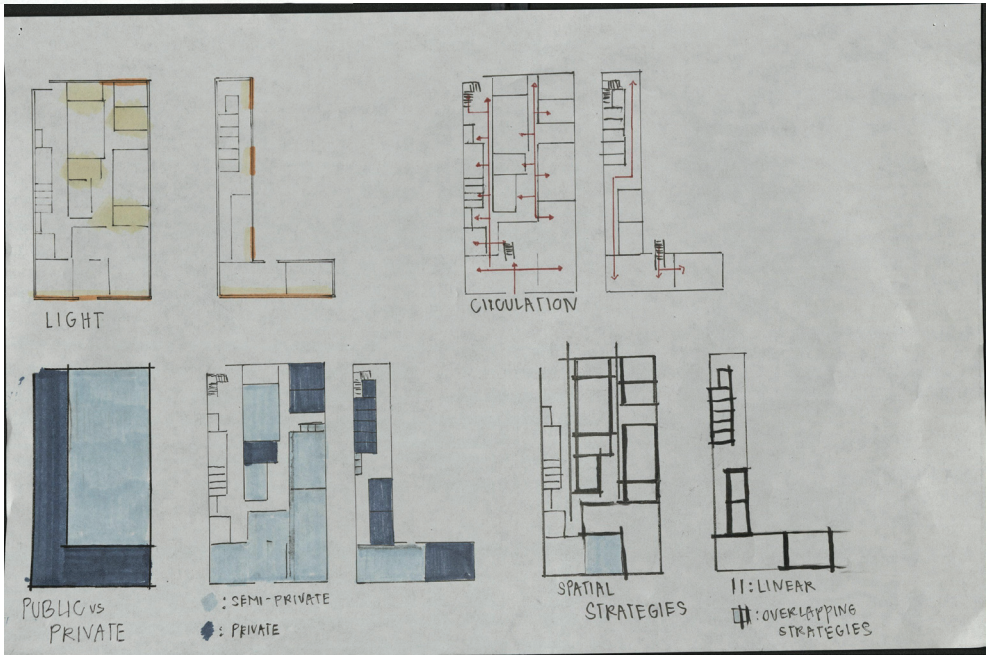
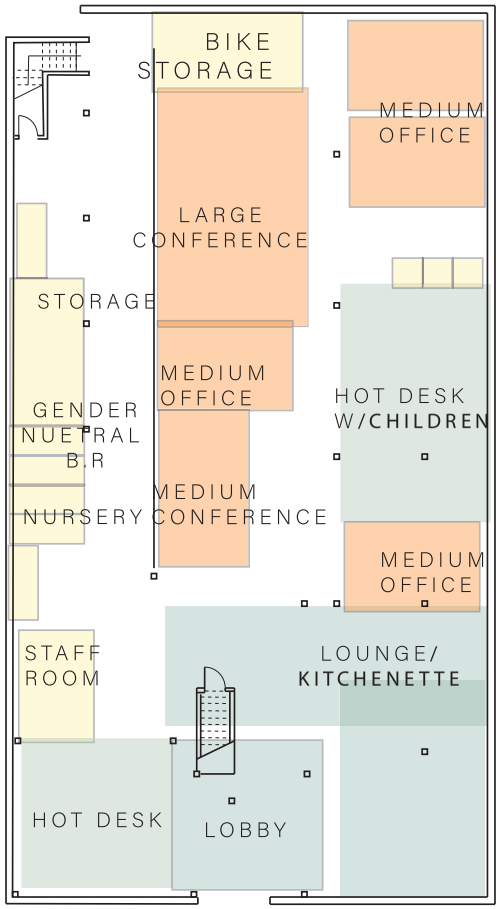
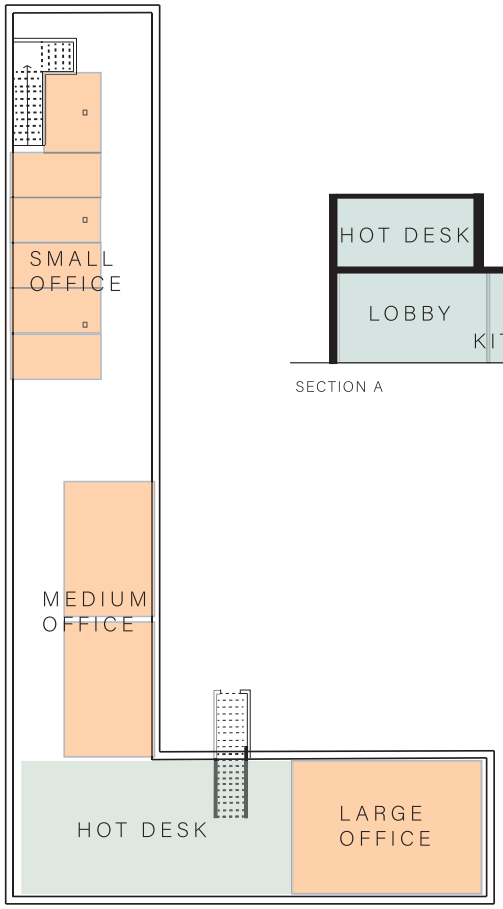


D5

SCHEMATIC DESIGN 2



FIRST FLOOR



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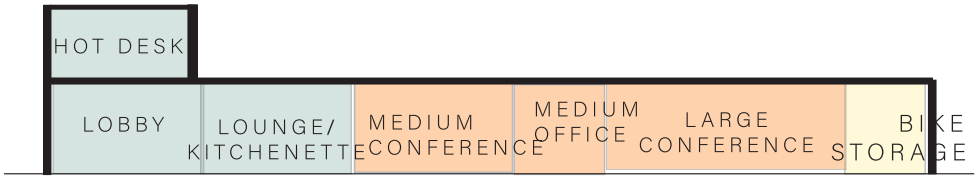


SECTION A

N

MAIN ST

NOT TO SCALE

MAIN SPACE

HOT DESK WTH CHILDREN

DESIGN INTENT

INTEGRATING CHILDREN W/ PARENTS

COMMUNITY

OPEN FLEXIBLE SPACES

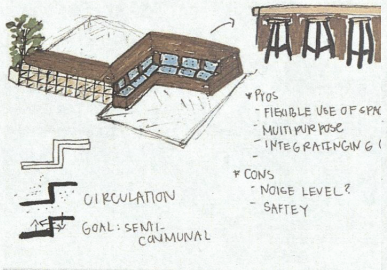
MULTIPURPOSE SPACE

INNOVATION& CREATIVITY



INSPIRATION

600 Sqft



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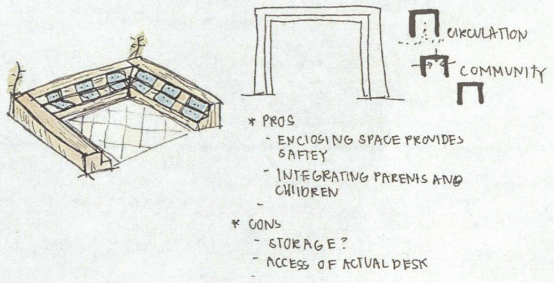

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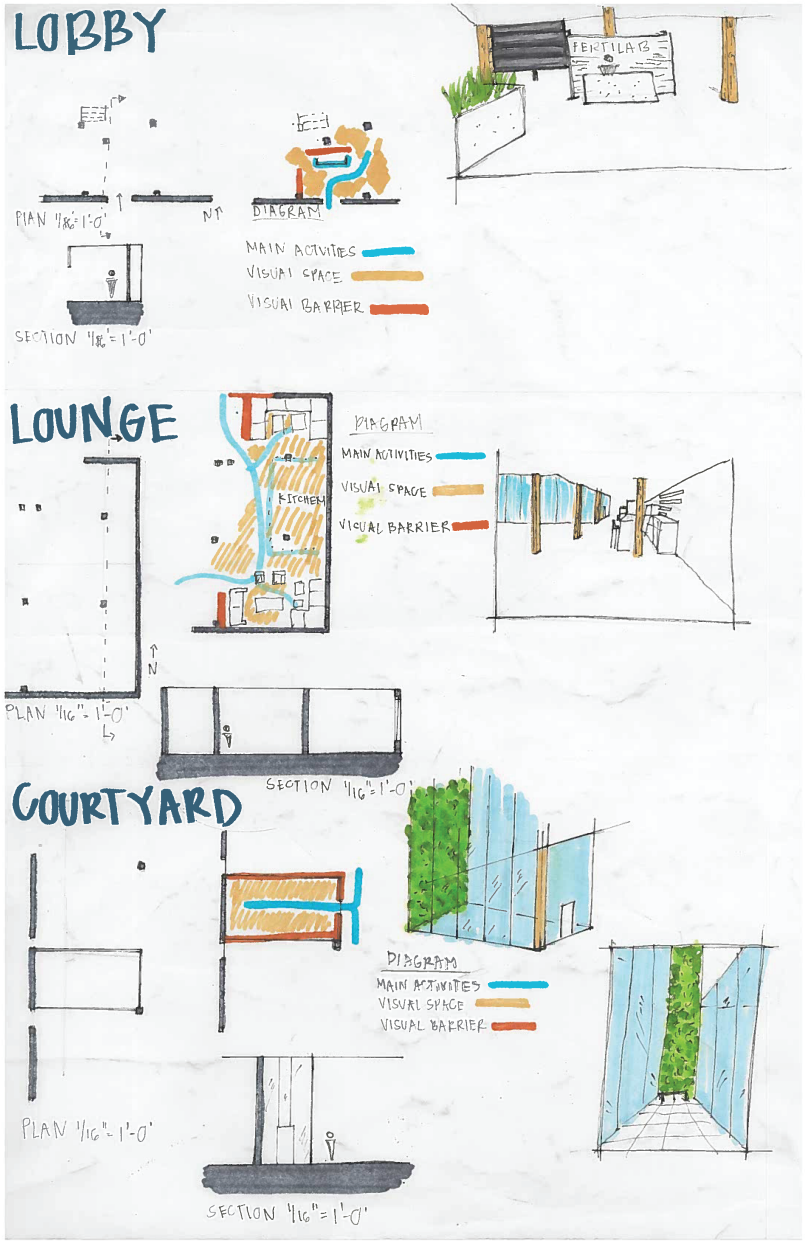
LOBBY
FERTILAB
PLAN 1/16"=1'-0"
N↑
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MAIN ACTIVITIES
VISUAL SPACE
VISUAL BARRIER
SECTION 1/16"=1'-0"
LOUNGE
KITCHEN
DIAGRAM
MAIN ACTIVITIES
VISUAL SPACE
VISUAL BARRIER
N
PLAN 1/16"=1'-0"
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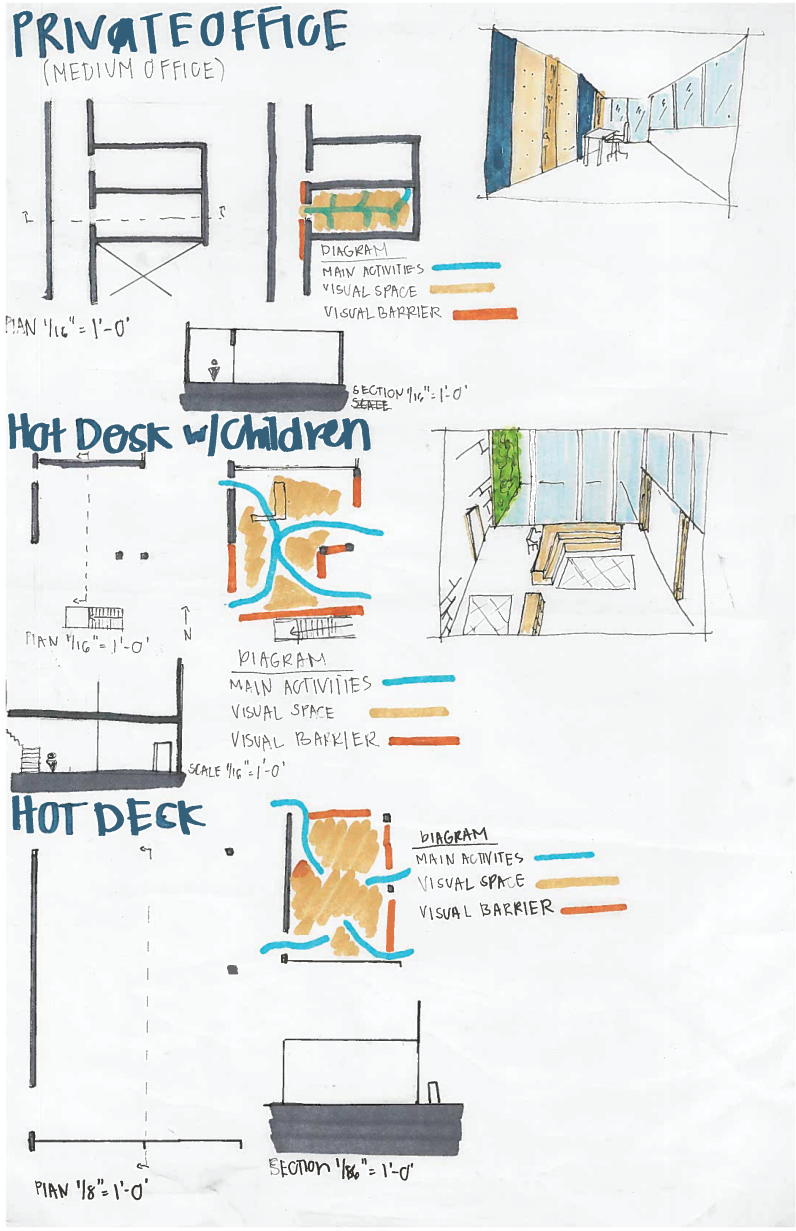
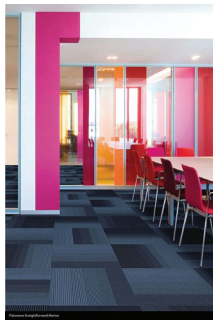
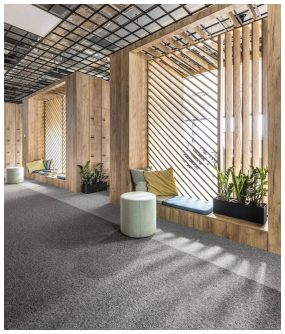
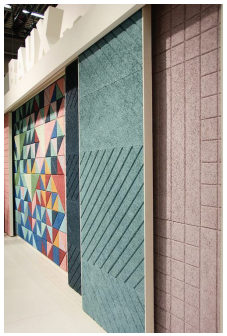
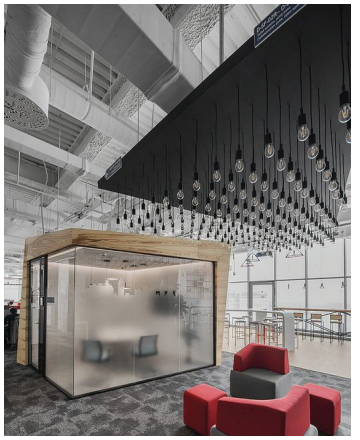
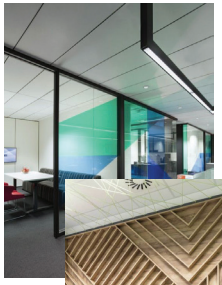
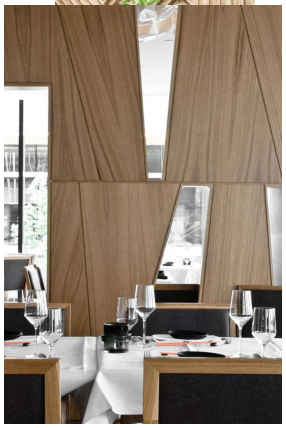
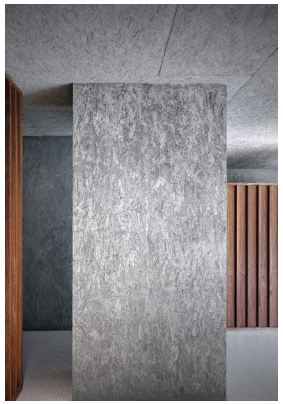
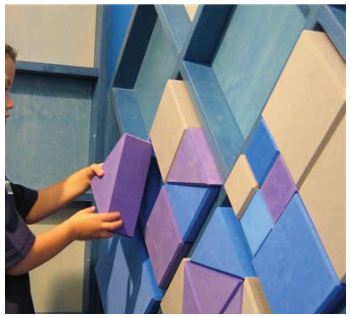
PLAN 1/16"=1'-0"
SECTION 1/16"=1'-0"

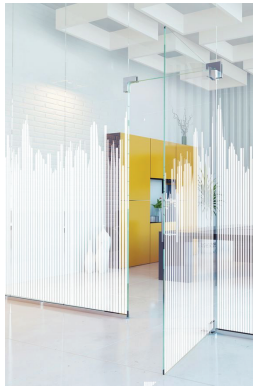

PRIVATE OFFICE
(MEDIUM OFFICE)
DIAGRAM
MAIN ACTIVITIES
VISUAL SPACE
VISUAL BARRIER
PLAN 1/16"=1'-0"
SECTION 1/16"=1'-0"
Hot Desk w/children
PLAN 1/16"=1'-0"
N
DIAGRAM
MAIN ACTIVITIES
VISUAL SPACE
VISUAL BARRIER
SCALE 1/16"=1'-0"
HOT DECK
DIAGRAM
MAIN ACTIVITES
VISUAL SPACE
VISUAL BARRIER
PLAN 1/8"=1'-0"
SECTION 1/8"=1'-0"



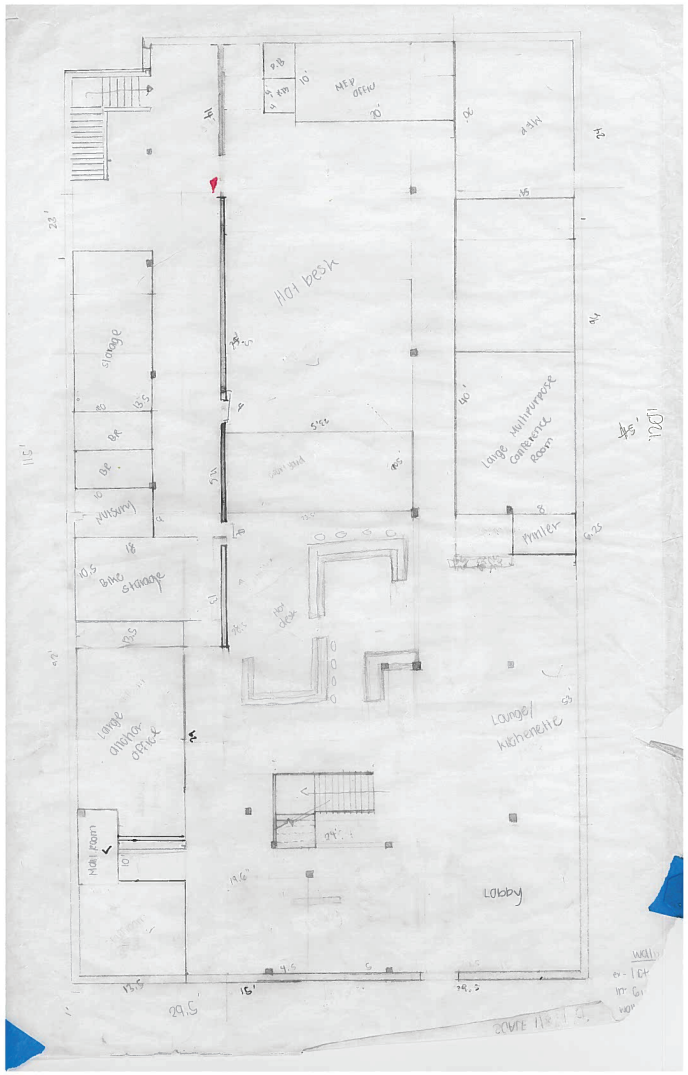




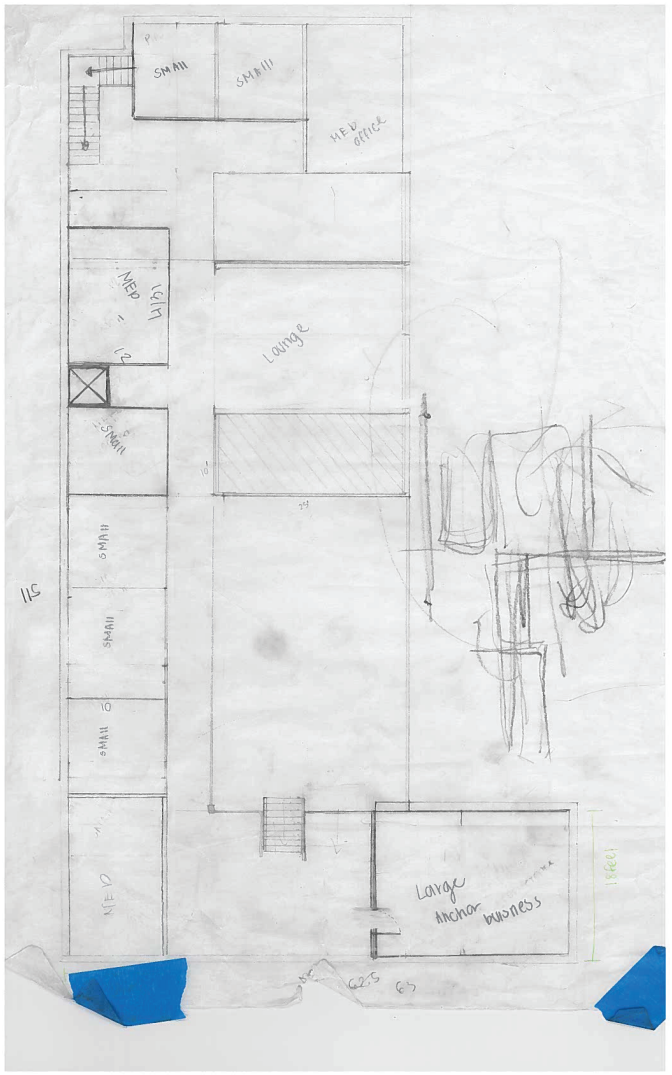



D 8

DESIGN

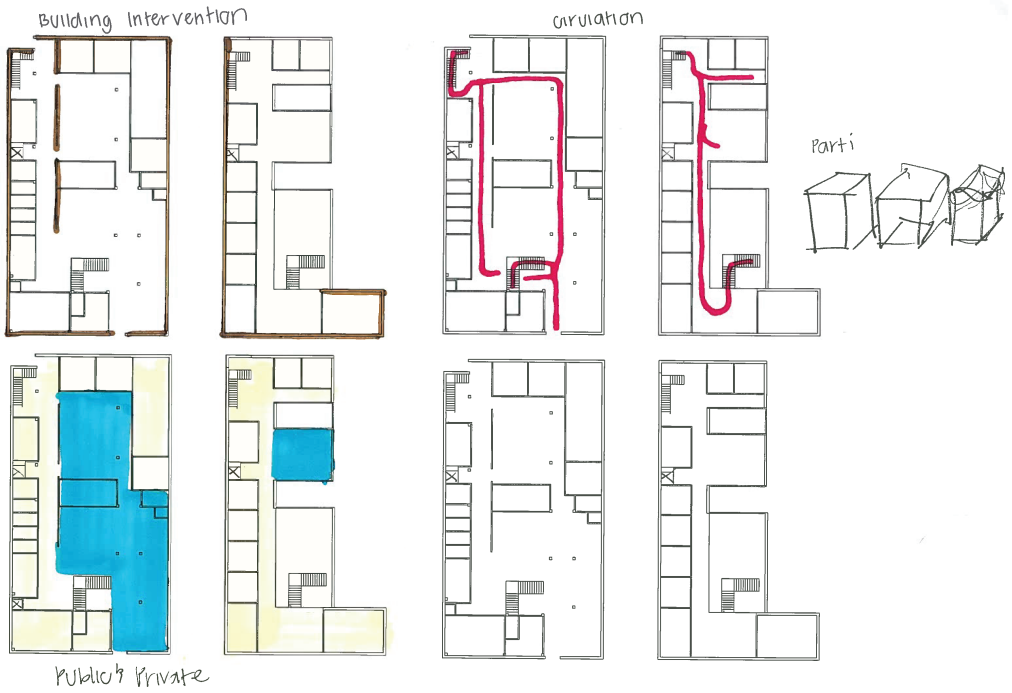
VOCABULARY

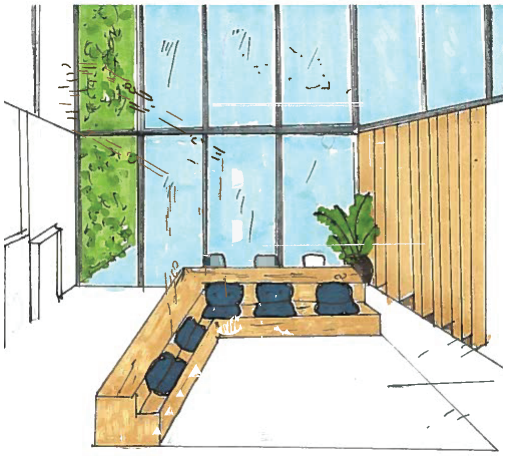




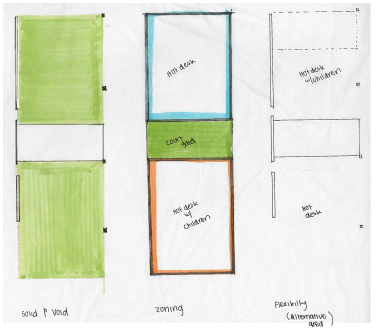
D9

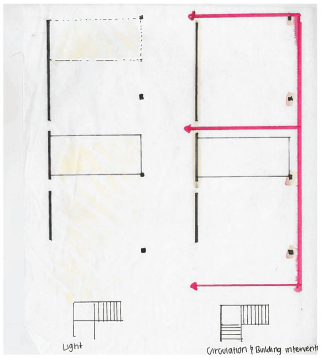
BENCHMARK


Building Intervention
Circulation
Parti
Public & Private






zoning


Light
Circulation & Building intervention

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