

NEXT OFFICE

# Humanizing the Workplace






*Designing a Post-Pandemic Office*

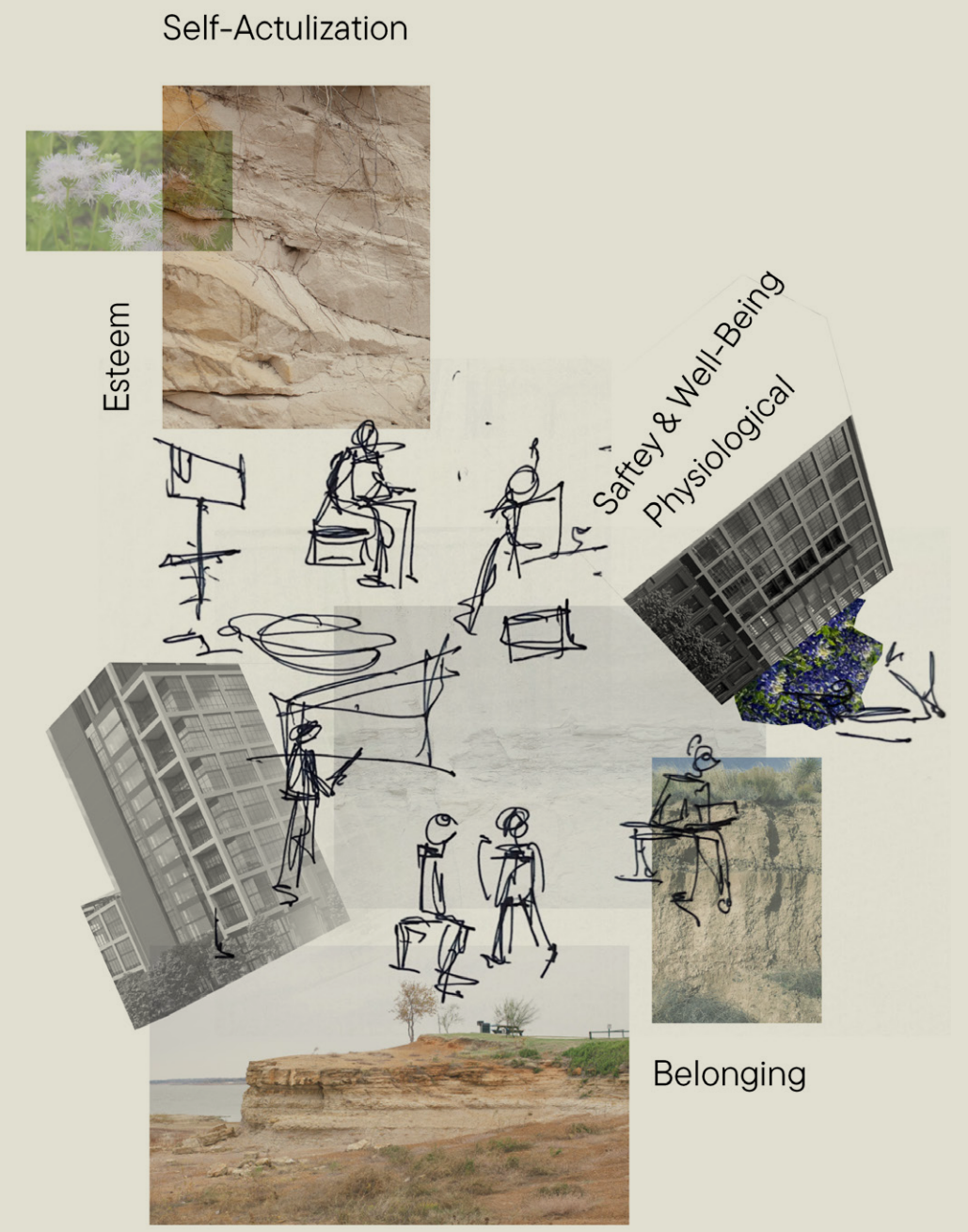
11th Annual Steelcase NEXT Student Design Competition



# ✈ TABLE OF CONTENTS

---

	<b>CLIENT PROFILE</b>	<b>03</b>
	<b>CONCEPT &amp; SITE INTRODUCTION</b>	<b>04</b>
	<b>BRANDING, SITE ANALYSIS, &amp; INSPIRATION</b>	<b>08</b>
	<b>PRE-DESIGN &amp; SPATIAL PLANNING</b>	<b>12</b>
	<b>BUILDING DRAWINGS</b>	<b>14</b>





# CLIENT PROFILE

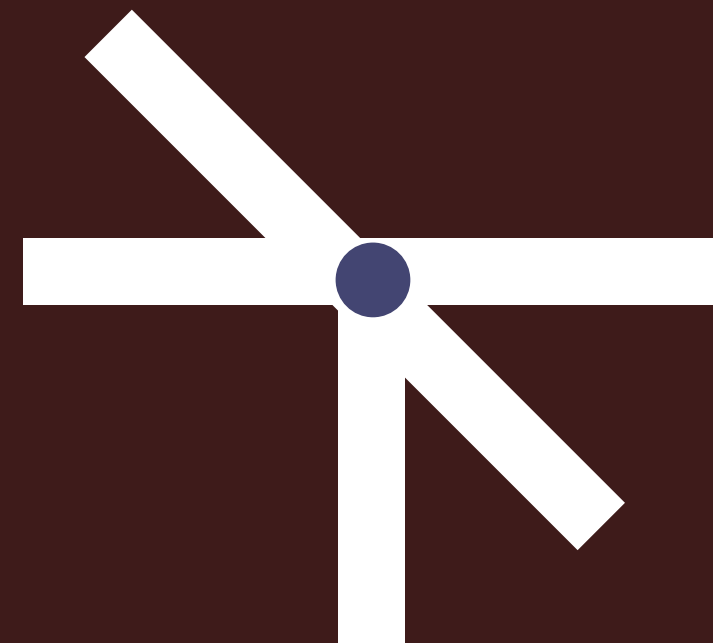
---

## NEXT DESIGN OFFICE

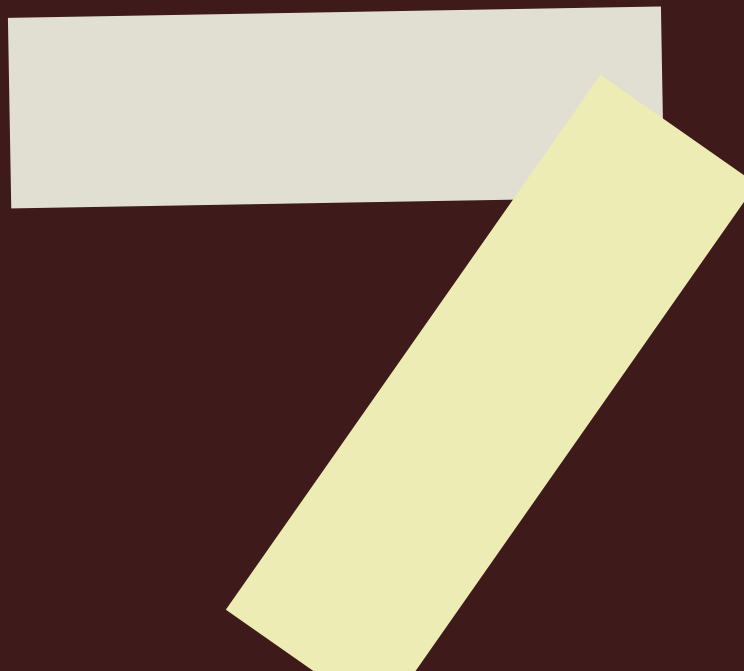
NEXT is a progressive and global **architecture and interior design firm** based in Los Angeles, California. Their practice includes projects in corporate workplaces, healthcare, education, aviation, hospitality and entertainment.

They are committed to **enhancing people's lives** through their designs and continue to put **sustainability, diversity, equity and inclusion** at the forefront of what they do.

For their office in Dallas, they want to create a space that **reflects the site** while also supporting **collaboration and employee wellbeing**.



next



# 2601 VICTORY PARK DALLAS, TX

To celebrate Dallas's vibrant history, the design features images and narratives through digital displays.

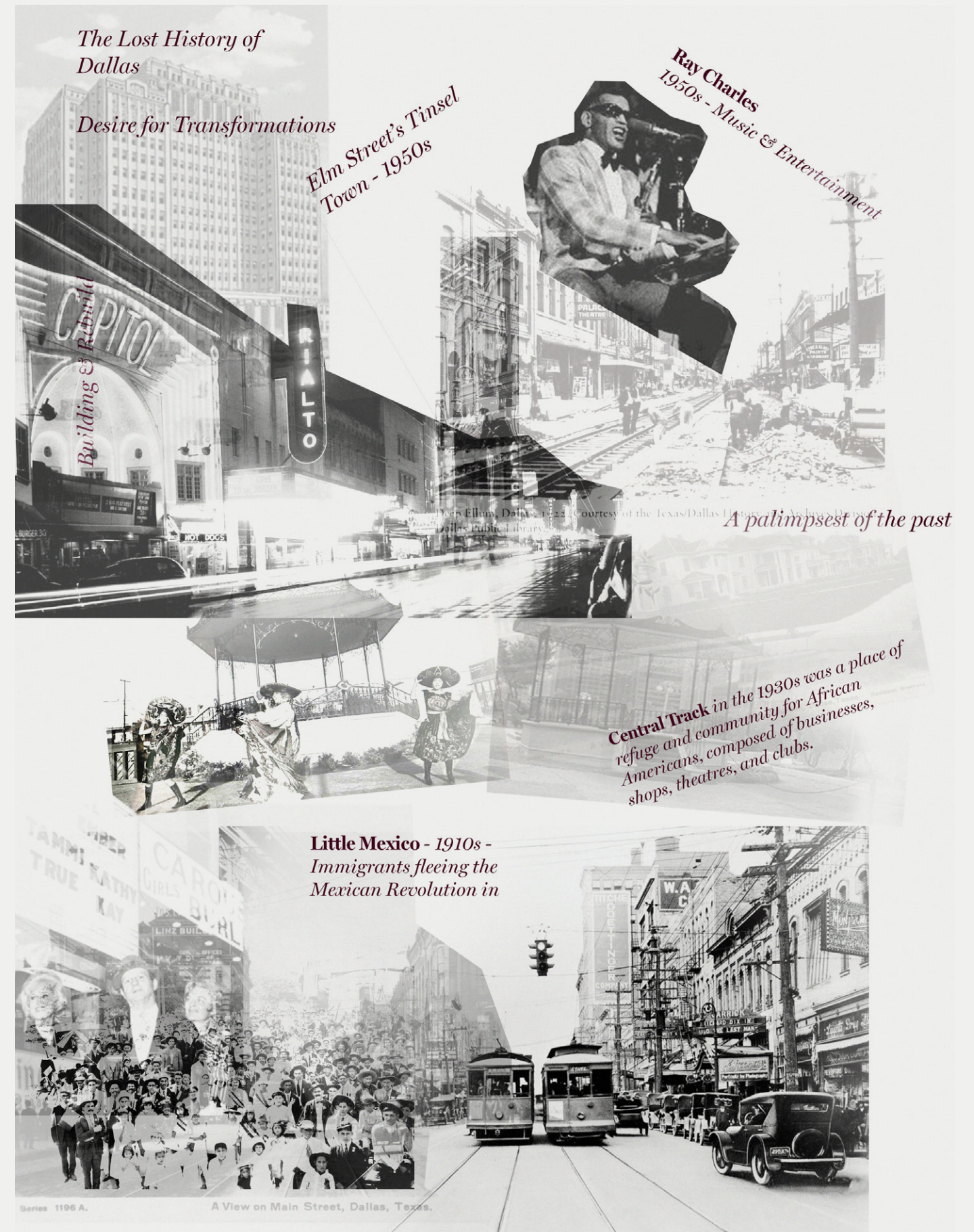
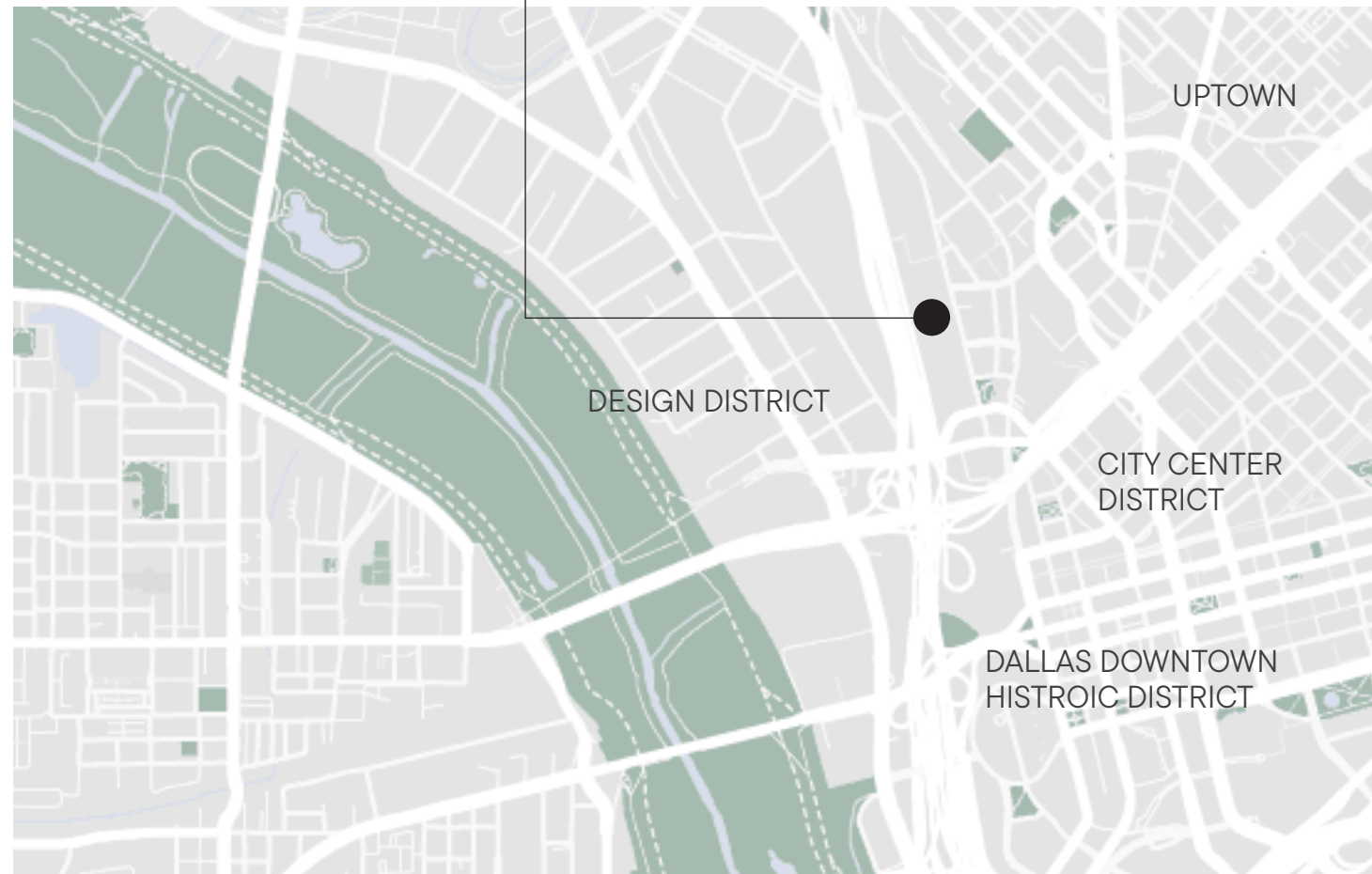
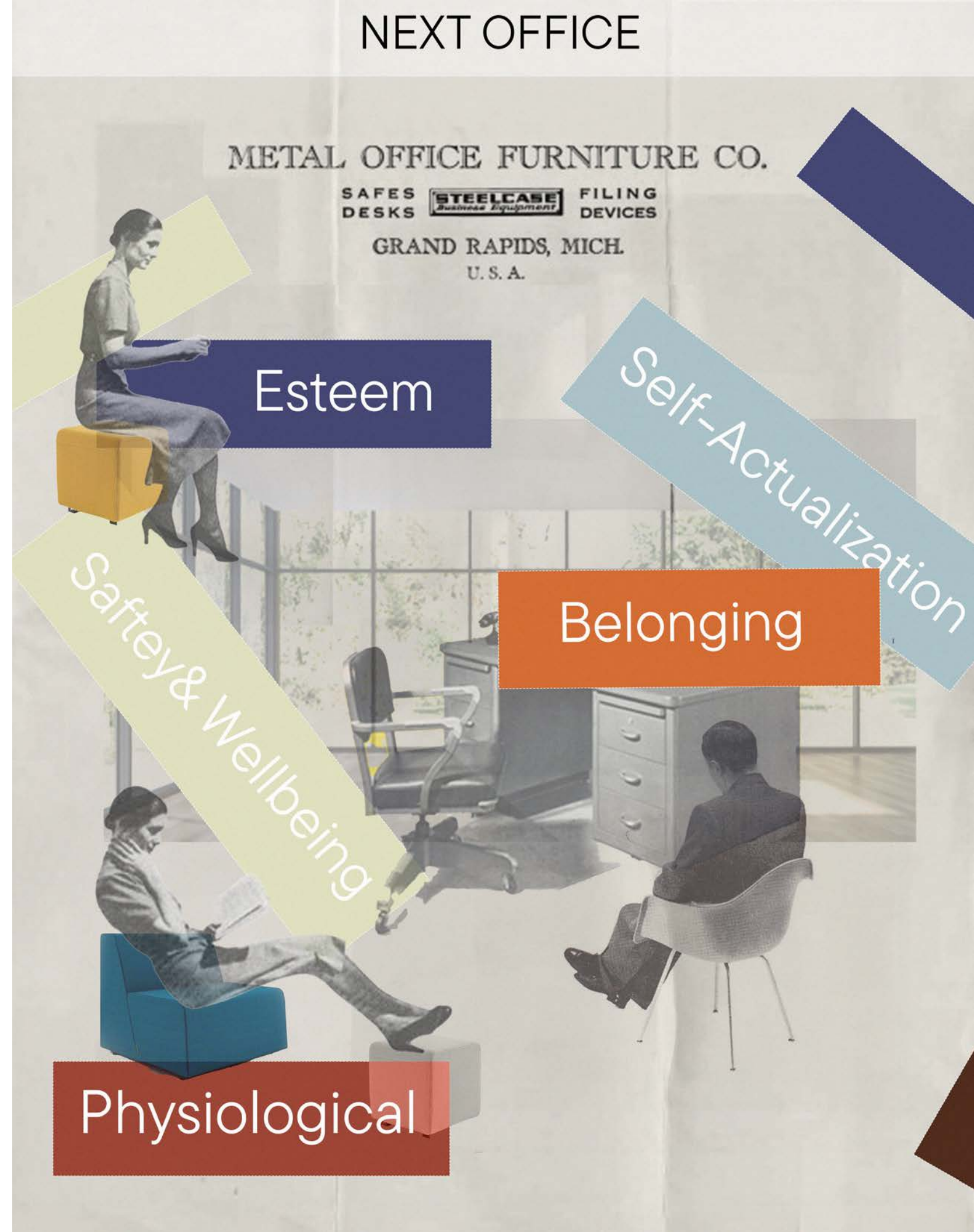


Fig 1. Dallas Business Journal "As Victory Park project tops out, design is done with out-of-state tenants in mind". Retrieved from: <https://www.bizjournals.com/dallas/news/2021/03/02/victory-commons-one-update.html>

# Humanizing the Workplace

The pandemic has altered the way people work, and they now seek flexibility and control over their workplace arrangements. As we transition into a new era influenced by technology and hybrid work models, combining remote and in-person settings, office design should embrace a more human-centred approach to accommodate these evolving needs.

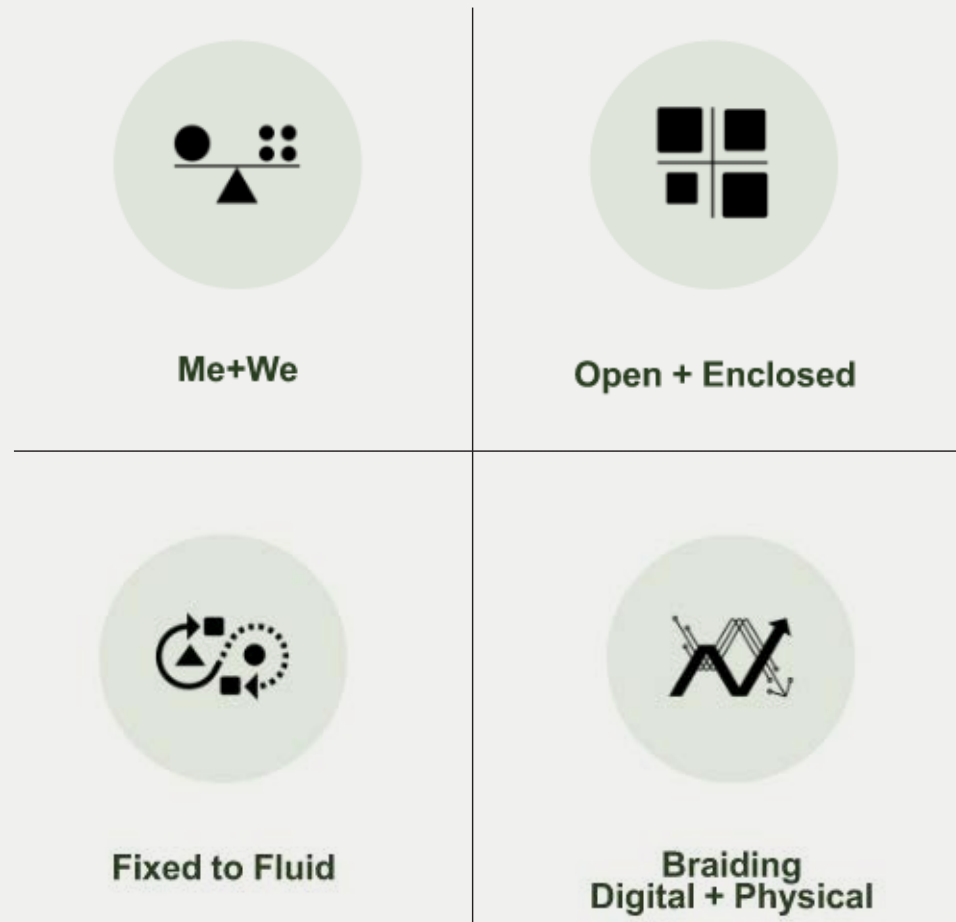
*“Providing them with agency and choice in their work.”*





## HUMANIZING THE WORKPLACE

*Designing a Post-Pandemic Office*



**Humanizing the future of work** entails creating an environment that empowers employees to realize their potential in today’s technology-driven world, providing them with agency and choice in their work. To achieve this, the project draws inspiration from **Maslow’s hierarchy of needs<sup>1</sup> to craft a user-focused workplace, which encompasses physiological needs, safety and well-being, belonging, esteem, and self-actualization.** Furthermore, in developing this new hybrid workplace, four primary design principles will be considered: **Me + We, Fixed + Fluid, Open + Enclosed, and the integration of Digital + Physical elements.**

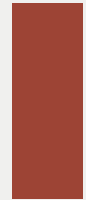
Additionally, being human means feeling connected to our histories and the places we inhabit. Therefore, it **draws inspiration from Dallas’ history and its natural and built landscape.**

Through this human-centred approach, the design addresses the client’s needs, including **recruiting and retaining talent, promoting well-being and engagement, community outreach, cross-generational mentoring, and technology integrations.**

1. Ihensekien, Orobosa A, and Arimie Chukwuyem Joel. "Abraham Maslow's Hierarchy of Needs and Frederick Herzberg's Two-Factor Motivation Theories: Implications for Organizational Performance." Jurnalul economic XXVI, no. 85 (2023): 31-48.

HUMAN NEEDS

CLIENTS' NEEDS



PHYSIOLOGICAL

An **inclusive** and comfortable working environment designed for everyone at work.

RECRUIT & RETAIN TEAM



SAFETY & WELLBEING

Places to **rejuvenate**, support wellbeing and feel physically and psychologically safe.

WELLBEING & ENGAGEMENT



BELONGING

Creating a **sense of community**, trust, and shared purpose for both **remote and in-person workers**. At the same time, providing spaces to host events for the wider community.

COMMUNITY OUTREACH



ESTEEM

Fostering a sense of achievement; enhancing performance and **productivity** by providing better **technology, tools, and spaces**.

TECHNOLOGY INTEGRATIONS



SELF-ACTUALIZATION

Creating environments that **foster and support creativity**, individual potential, and learning opportunities.

CROSS-GENERATIONAL MENTORING



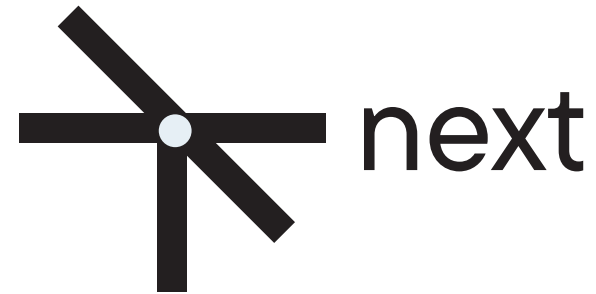
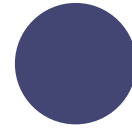
## RATIONALE

5 BASIC HUMAN NEEDS



+

NEXT WORKPLACE



## FONT

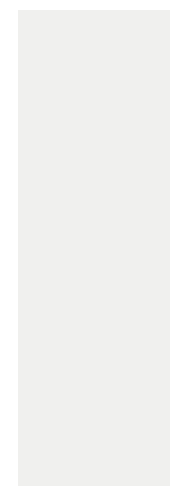
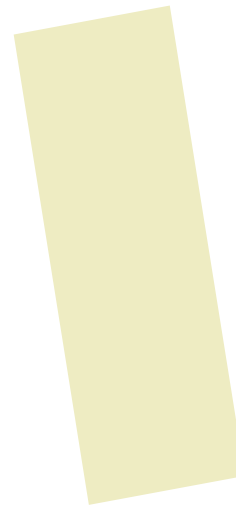
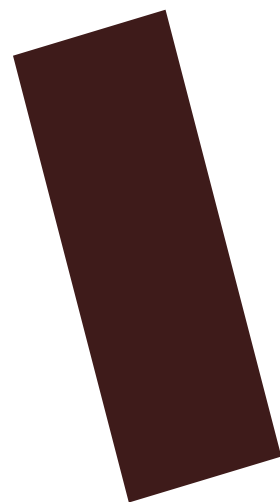
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

## COLOURS





MATERIALITY OF SURROUNDING LANDSCAPE



SOCIAL

LEARNING

COLLABORATION

REJUVENATION

FOCUS



*Learning Spaces*



MESH CEILINGS WITH HIDDEN LINEAR LIGHTS



CONTRAST OF WOOD & METAL ELEMENTS



CURTAINS

COLOURFUL COFFER CEILINGS



WARM TONES AND NATURAL MATERIALS

## SAFETY & WELL-BEING



WALL - CEILING WOOD MILLWORK

## PHYSIOLOGICAL



BLACK MULLIONS & LIGHT FIXTURES



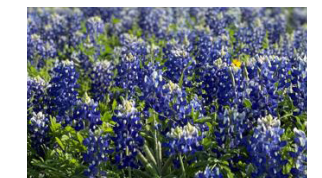
FROSTED GLASS PANELS & CURTAINS FOR VARIOUS PRIVACY OPTIONS

*Collaboration Spaces*



LINEAR DESIGN DETAILS

## BELONGING



VARIOUS TEXTURED SURFACES



*Social Spaces*



COLOURFUL DETAILS / HARDWARE

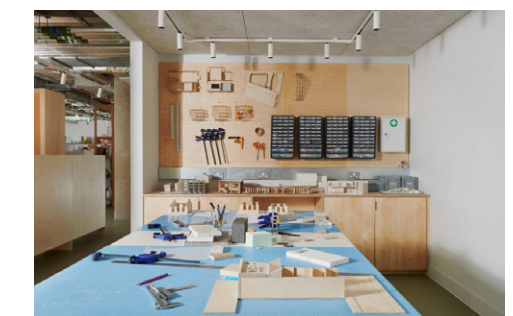


## SELF-ACTUALIZATION



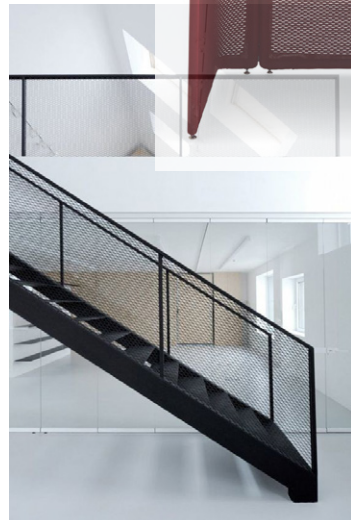
POPS OF COLOUR & BOLD PRINTS IN MILLWORK & UPHOLSTERY

TRACK LIGHTS



FRIENDLY & RELAXED ATMOSPHERE

## ESTEEM



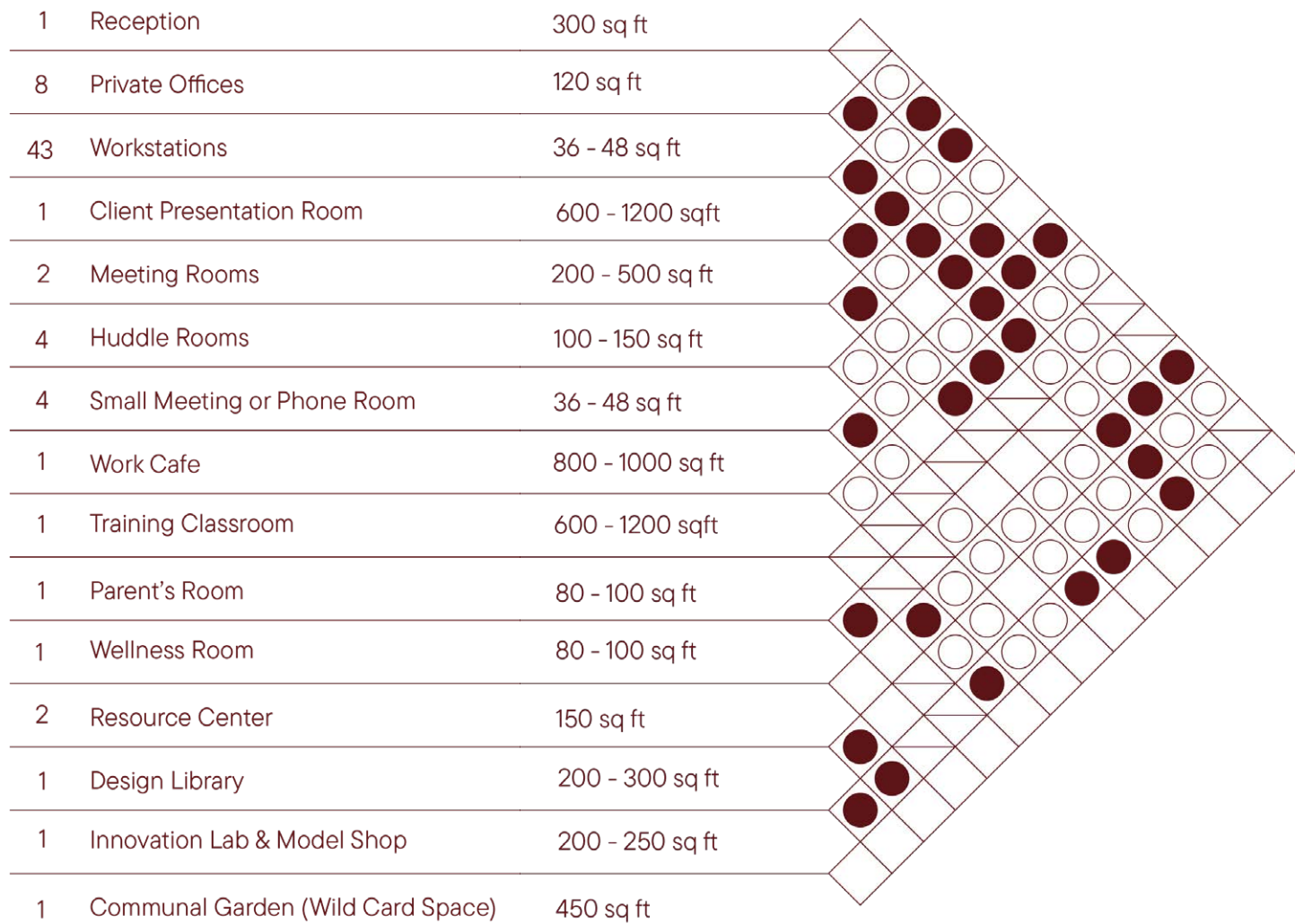
MESH PANELS & DETAILS

✈ MATERIAL PALETTE



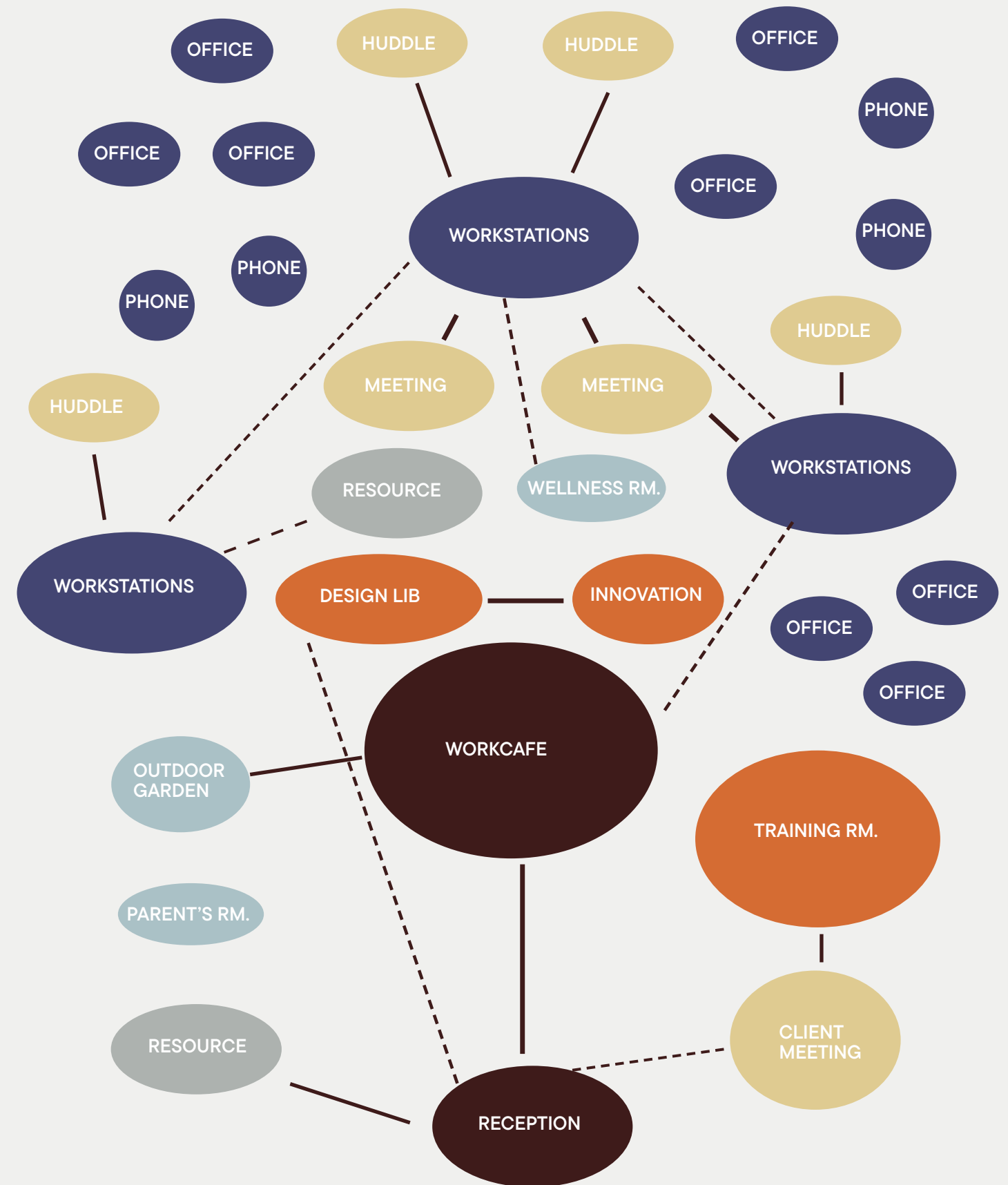


# ADJACENCIES & BUBBLE DIAGRAMS

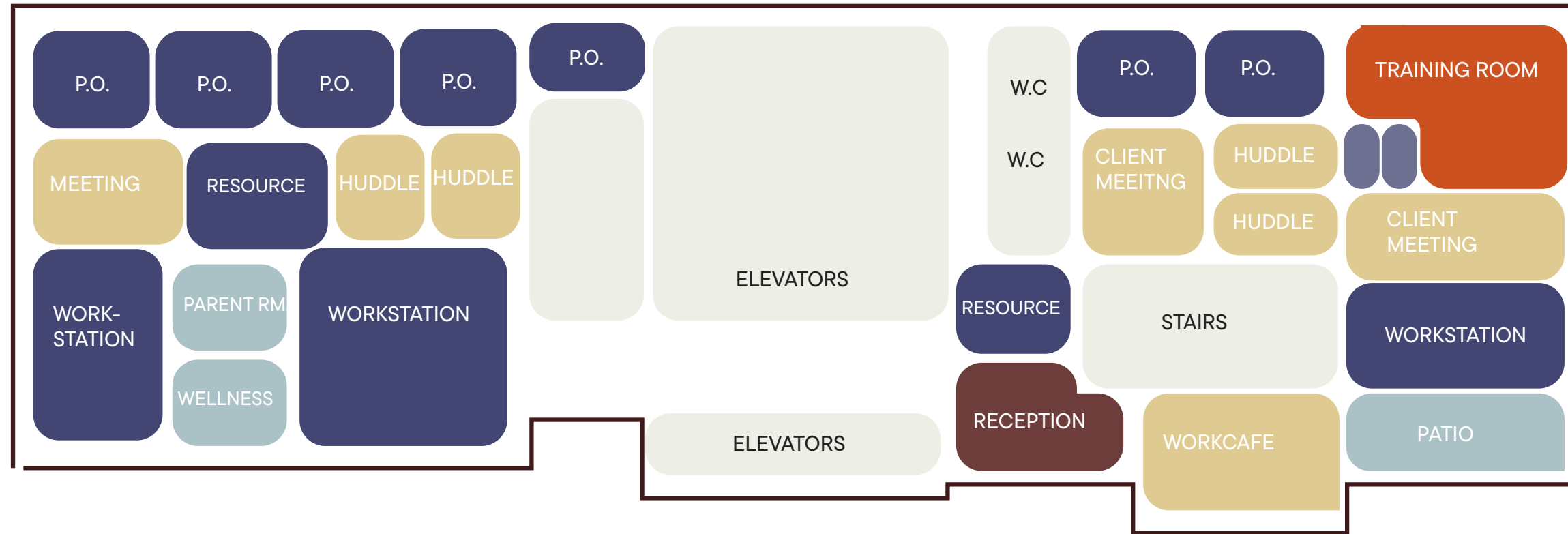


## LEGEND

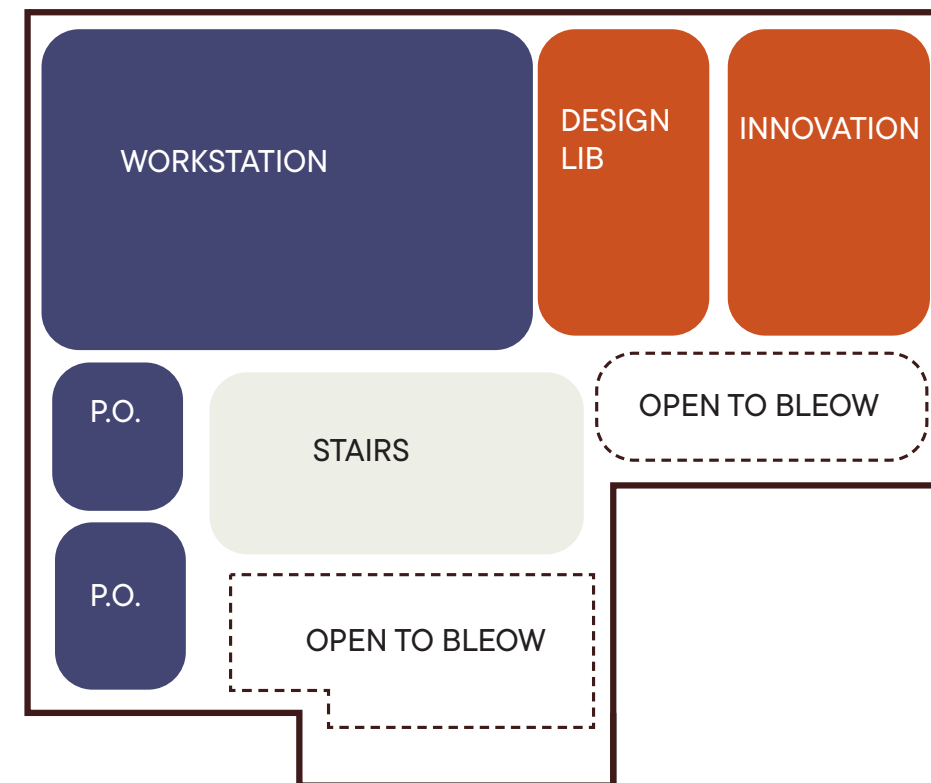
- PRIMARY ADJACENCY
- SECONDARY ADJACENCY
- NEUTRAL ADJACENCY
- UNDESIRED ADJACENCY
- SOCIAL
- LEARNING
- REJUVENATE
- COLLABORATE
- FOCUS



LEVEL 3



MEZZANINE LEVEL



LEGEND

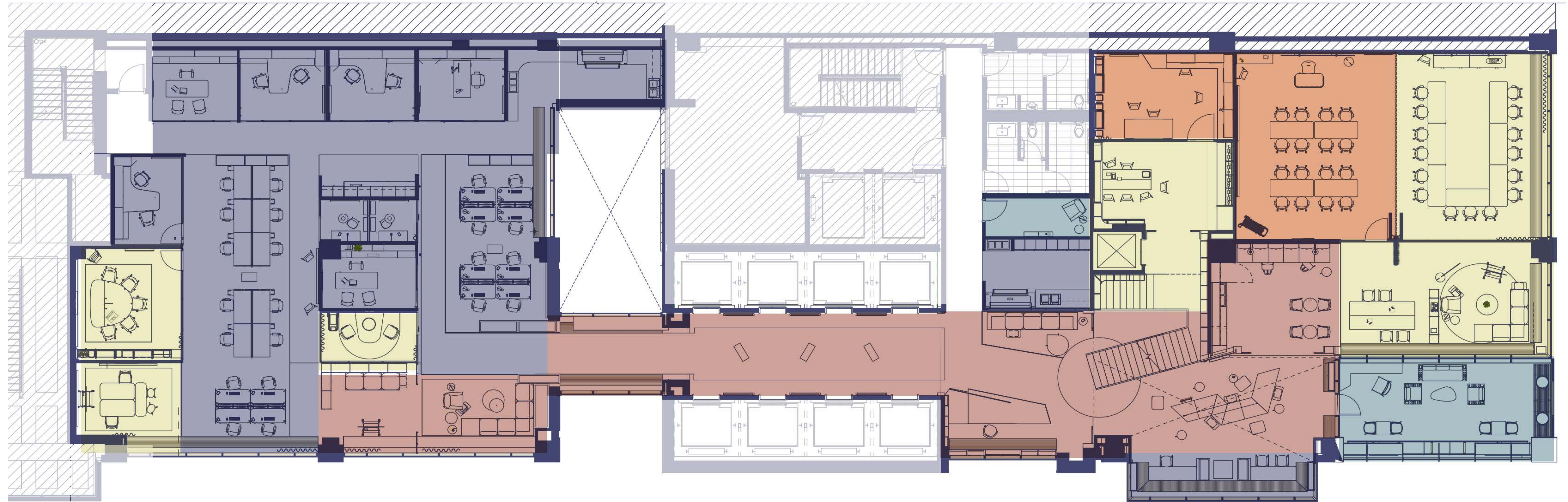
- SOCIAL
- LEARNING
- COLLABORATE
- FOCUS
- REJUVENATE








**LEGEND**

- |   |                                |   |                 |   |                    |
|---|--------------------------------|---|-----------------|---|--------------------|
| A | ELEV. HALLWAY / GALLERY        | G | INNOVATION ROOM | M | PRIVATE OFFICE     |
| B | RECEPTION                      | H | DESIGN LIBRARY  | N | LARGE MEETING ROOM |
| C | SOCIAL STAIRS                  | I | PARENT'S ROOM   | O | HUDDLE ROOM        |
| D | OFFICE GARDEN (WILD CARD)      | J | RESOURCE ROOM   | P | PHONE ROOM         |
| E | WORKCAFE                       | K | LOUNGE AREA     |   |                    |
| F | CLIENT MEETING & TRAINING ROOM | L | WORKSTATIONS    |   |                    |





**LEGEND**

-  SOCIAL
-  LEARNING
-  COLLABORATE
-  FOCUS
-  REJUVENATE





COBI CHAIR

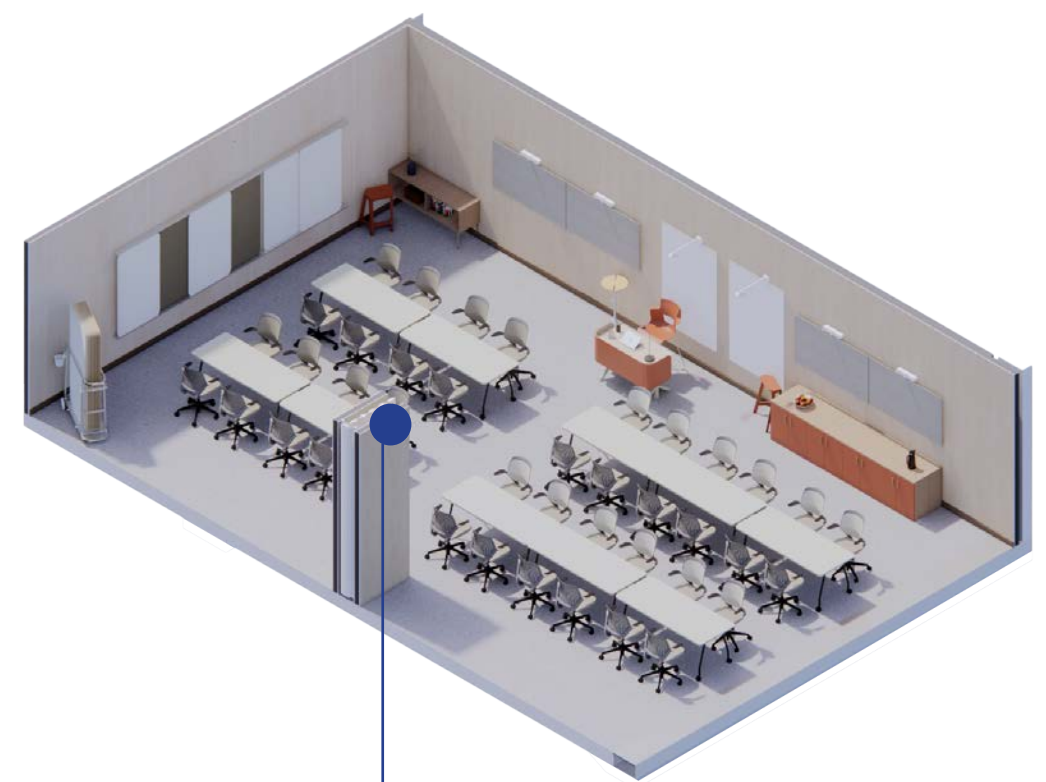
VERB DESK



FLEX CARTS



PERCH STOOL



FOLDABLE PARTITION

**TRAINING ROOM LAYOUT**

Movable partitions allow one space to be converted into two smaller meeting spaces depending on the desired tasks. The area can expand to host up to 40 people, which can accommodate hosting events for the employees and the greater community, extending community outreach.











**CLIENT MEETING ROOM LAYOUT**



KEY PLAN: LEVEL 3



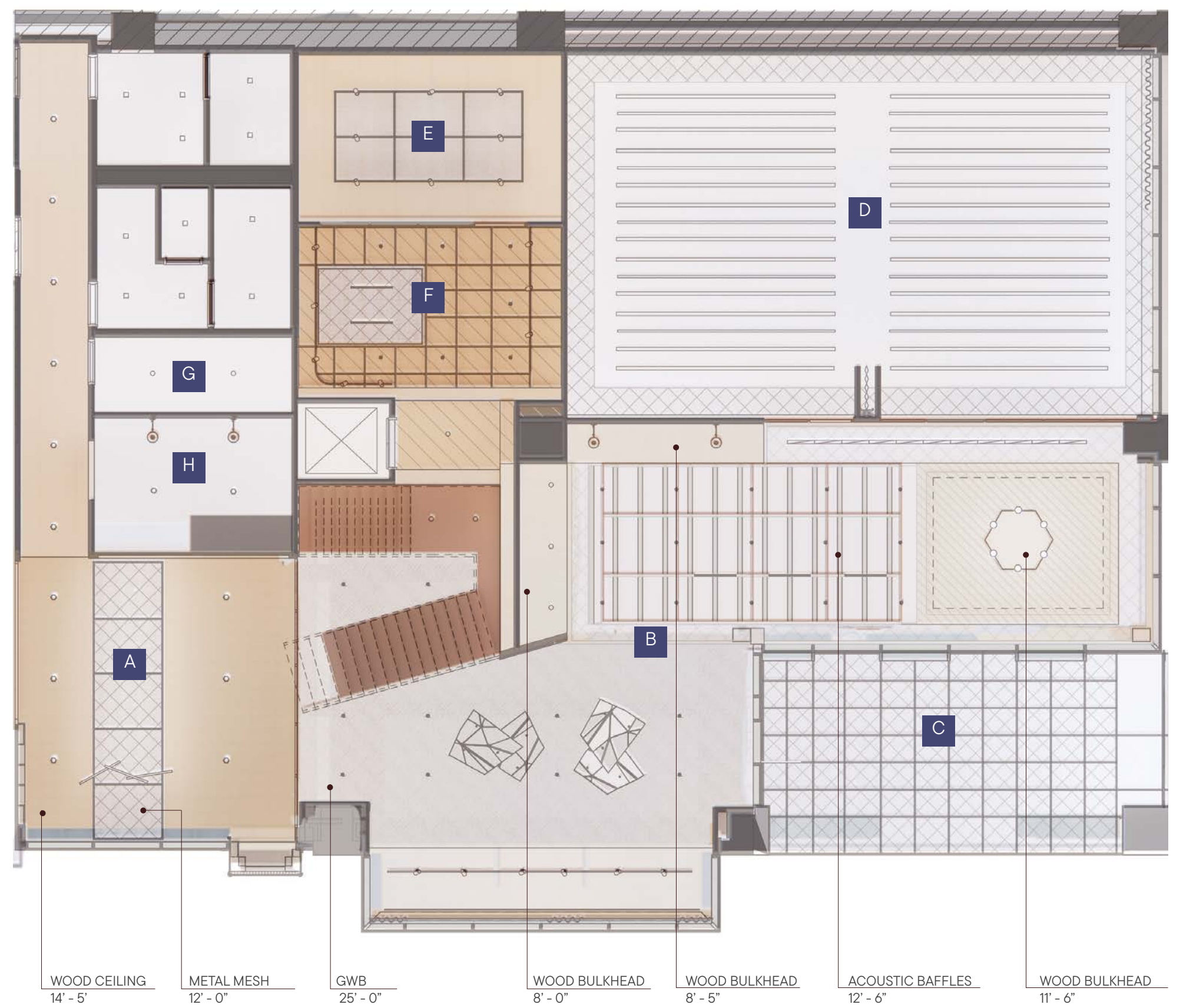
## LEGEND

	CIRCULAR LED DOWNLIGHTS		LINEAR LED CEILING PENDANTS
	LINEAR RECESSED LIGHTS		COVE LED LIGHTS
	WALL MOUNTED LIGHTS		OCTAGONAL PENDANTS
	CYLINDRICAL TRACK LIGHTS		CYLINDRICAL LED PENDANTS

- |   |                          |
|---|--------------------------|
| <b>A</b> RECEPTION                      | <b>E</b> INNOVATION ROOM |
| <b>B</b> WORKCAFE                       | <b>F</b> DESIGN LIBRARY  |
| <b>C</b> COMMUNAL GARDEN                | <b>G</b> RESOURCE ROOM   |
| <b>D</b> TRAINING & CLIENT MEETING ROOM | <b>H</b> PARENT'S ROOM   |



KEY PLAN: LEVEL 3

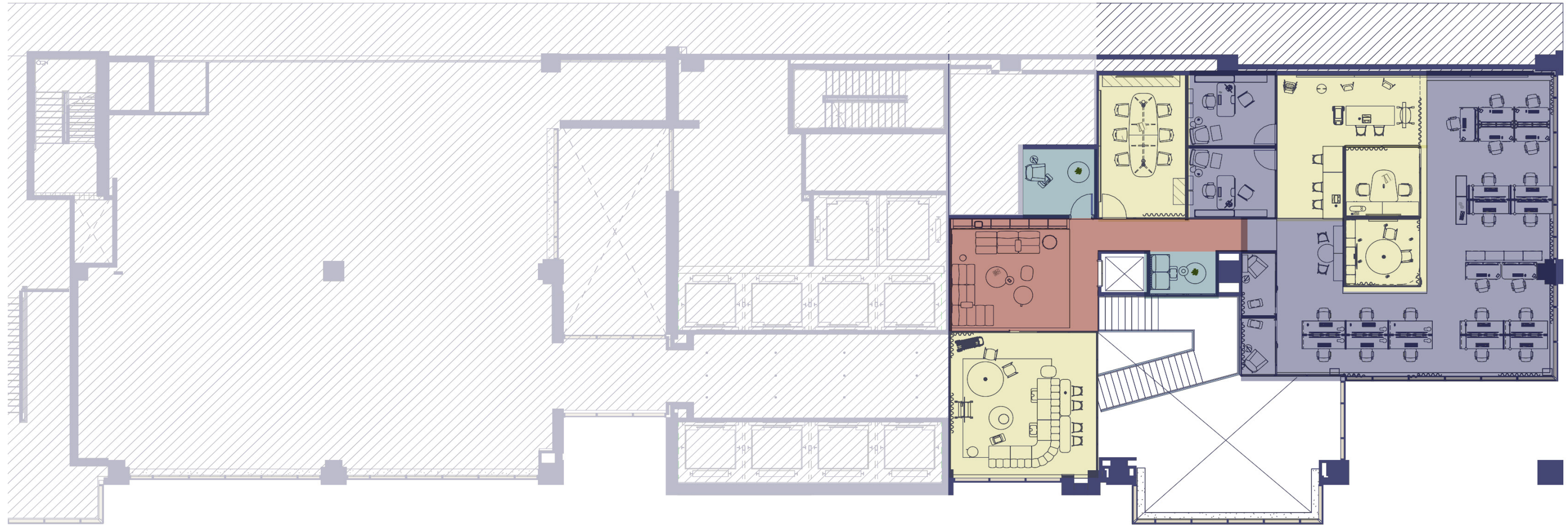





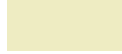



**LEGEND**

- A LOUNGE AREA
- B COLLABORATION SPACE
- C WELLNESS ROOM
- D LARGE MEETING ROOM
- E PRIVATE OFFICE
- F PHONE ROOM
- G WORKSTATIONS
- H HUDDLE ROOM
- I COLLABORATION SPACE





**LEGEND**

- |  |          |   |             |   |            |
|--|----------|---|-------------|---|------------|
|  | SOCIAL   |  | COLLABORATE |  | REJUVENATE |
|  | LEARNING |  | FOCUS       |   |            |





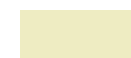

WEST - EAST BUILDING SECTION



NORTH - SOUTH BUILDING SECTION



LEGEND

-  SOCIAL
-  LEARNING
-  COLLABORATE
-  FOCUS

KEY PLAN



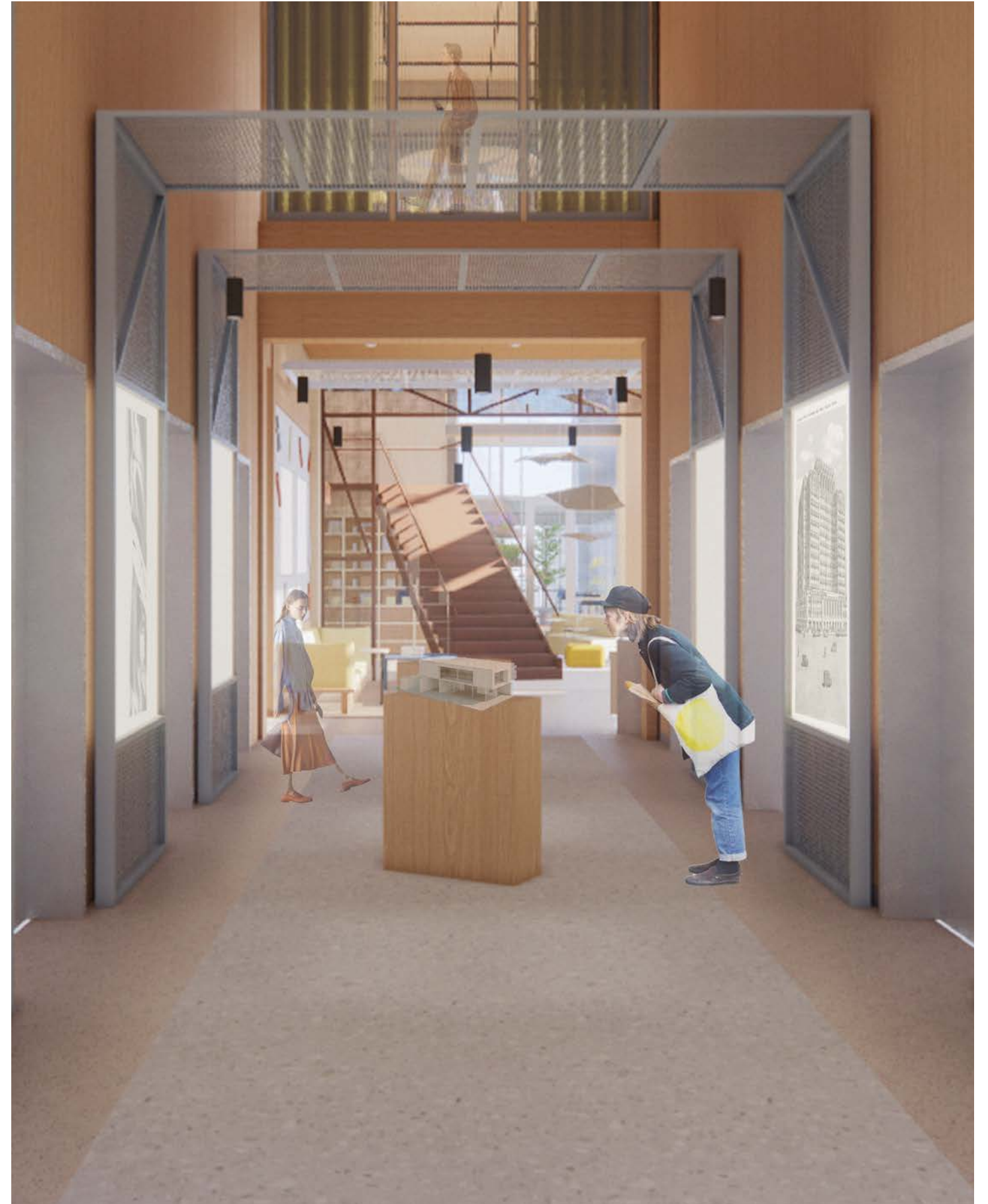
# Next Office



**BELONGING - OFFICE & SITE IDENTITY**

Along the elevator corridor, physical model displays and integrated OLED screens are placed throughout - transforming this space into a gallery for staff, clients and guests. The digital displays feature the firm's awarded corporate, education, and health care projects, providing visitors with a glimpse into the quality of work and strengthening the firm's sense of identity in the workplace by celebrating their achievements.

Belonging



✈ RECEPTION



# ✈ WORK CAFE

The WorkCafé is an **on-site third place** for employees to meet, work, network, socialize, and recharge. It offers a variety of spaces for individuals and groups, allowing employees to take a break from their usual workspace while staying connected with colleagues and the organization. Additionally, the WorkCafé offers views of and access to an outdoor communal garden, which promotes rejuvenation and well-being.

The workspace is divided into four zones, each with a specific purpose: the **Social Zone** for relaxation and connection, the **Meeting Zone** for collaboration, the **Nomadic Zone** for individuals and small groups to learn and share knowledge, and the **Resource Zone** for accessing basic work amenities. The **Specialty Zone** is a designated dining area that creates a communal atmosphere for sharing food and conversation.<sup>1</sup>

<sup>1</sup> Steelcase 2023. Retrieved from: <https://www.steelcase.com/spaces-inspiration/resilient-workplace/workcafe/>



KEY PLAN: LEVEL 3





# ✈ MONUMENTAL STAIRS



Social Space

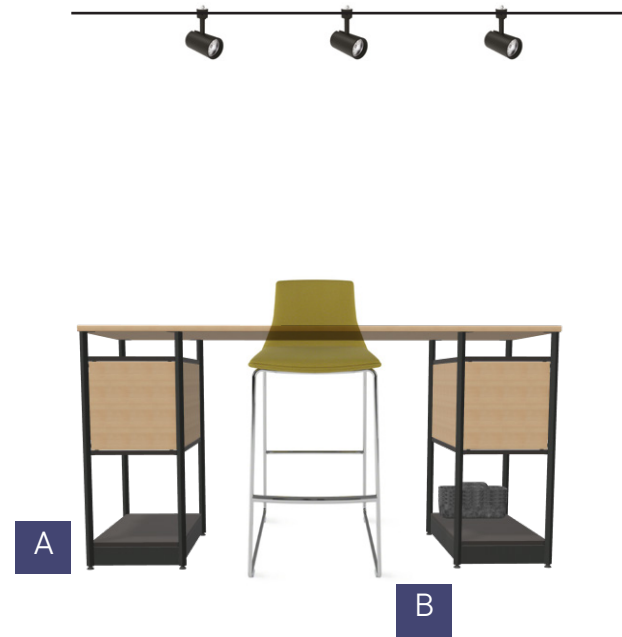
MEZZANINE LEVEL



# ✈️ WORK CAFE

## NOMADIC ZONE

The Work Cafe also features a dedicated area that supports individual and small-group work. It is a space where users can focus and rejuvenate.



NOMADIC ZONE ELEVATION



## LEGEND

- |   |                     |   |                         |
|---|---------------------|---|-------------------------|
| A | Montara 650 Stool   | D | Langunitas Lounge Chair |
| B | Flex Active Frames  | E | Bolia Grab Pouf         |
| C | Coalesse Free Stand |   |                         |



KITCHENETTE ELEVATION

**BIOPHILIC DESIGNS**

The communal garden is the wild-card space of the project. Colours, shapes and patterns from nature are incorporated into the project to help people feel more grounded and improve their well-being. Biophilic elements in the form of natural materials such as wood, stone, and greenery are used to balance technology.



EMU ROUND SEATING



EMU ROUND TABLE



EXTREMIS ROMEO + JULIET BENCH



EMU RIO CHAIR



KEY PLAN: LEVEL 3



Safety & Wellbeing



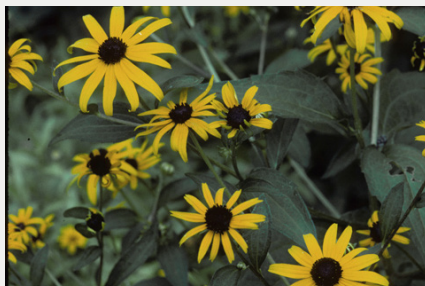
## LOCAL DALLAS PLANTS IN OUTDOOR GARDEN



PRAIRIE VERBENA



GREGG'S MISTFLOWER



BLACK-EYED SUSAN



MEALY BLUE SAGE



TEXAS SAGE



GOLDEN RAGWORT

## INDOOR PLANTS & HERBS



CHIVES



BASIL



GOODWIN CREEK LAVENDER



**SELF-ACTUALIZATION -  
DESIGN FOR CREATIVITY**

This project supports self-actualization in the form of creativity, exploration, innovation, and problem-solving. The design considers the influence of colours that are best for inspiring creativity. Bold, vibrant shades such as orange and yellow are integrated into the innovation room.



PERCH STOOL



FLEX ACTIVE FRAMES  
WORK BENCH



CURRENCY DESK  
SYSTEM



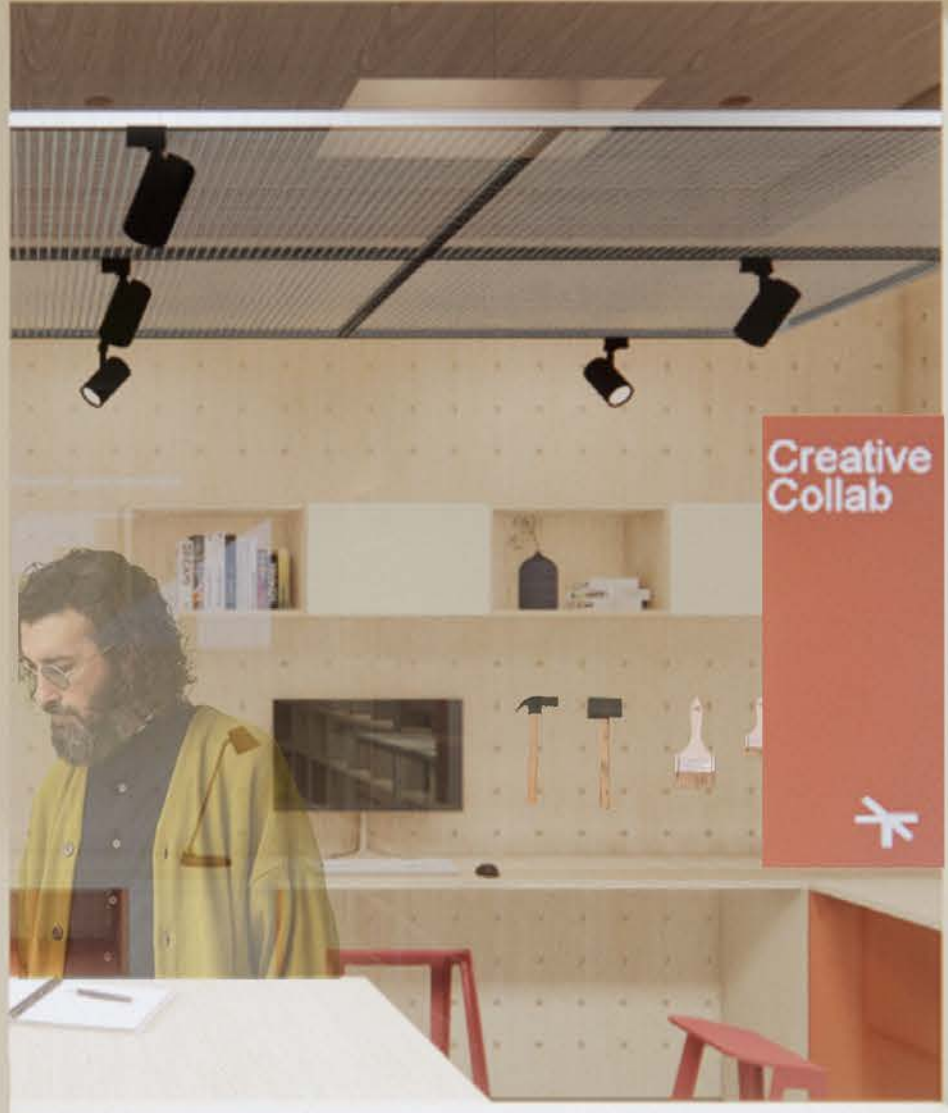
FLEX ACTIVE  
FRAMES



KEY PLAN: LEVEL 3



Self-Actualization



# Workstations





# ✈ WORKSTATIONS

The workstations consider Steelcase's design principles to create better working environments that provide users with control over how and where they work to enhance users' overall well-being and productivity.



KEY PLAN: LEVEL 3



## OPEN + CLOSED

Variety of open collaboration spaces let teams adjust based on size and task

## FIXED TO FLUID

Movable screens and curtains to let people to create added privacy if needed.

## ME + WE

Individual focus areas alongside active communal spaces let people shift quickly between work modes

## BRAIDING DIGITAL + PHYSICAL

Spaces with acoustic and visual privacy let people take video calls

**SOCIAL ZONE**

Flex frames used to create team boundaries provide privacy and shelter from social and focus areas.



Modular and adaptable seating enables customization of spaces.



Movable tables to support mobile work

**INDIVIDUAL FOCUS ZONE**



Screens for acoustic and visual privacy



Storage options for personal and professional items

Height-adjustable furniture are selected to support the wellbeing of workers.



KEY PLAN: LEVEL 3

**LEGEND**

- |                                   |                            |                                |                                   |
|-----------------------------------|----------------------------|--------------------------------|-----------------------------------|
| A West Elm Work Boardwalk Seating | D Coalesse Lagunitas Table | G AMQ Hanging Acoustic Panels  | j Gesture Chair                   |
| B Flex Active Frames              | E West Elm Lucas Chair     | H Soto Mobile Caddy            | K TS Sereies Slim Mobile Pedestal |
| C Flex Media Cart                 | F Flex Accessories         | I Flex Height Adjustable Desks | L Ology Desk - Height Adjustable  |



## PHYSIOLOGICAL - INCLUSIVE DESIGN NEURODIVERGENT FRIENDLY SPACES

The design incorporates logical spatial sequencing and clear signage to enhance way-finding, spaces for respite, various acoustic treatments to reduce noise, and clearly defined zones.



KEY PLAN: LEVEL 3



Physiological

✈ PRIVATE OFFICES

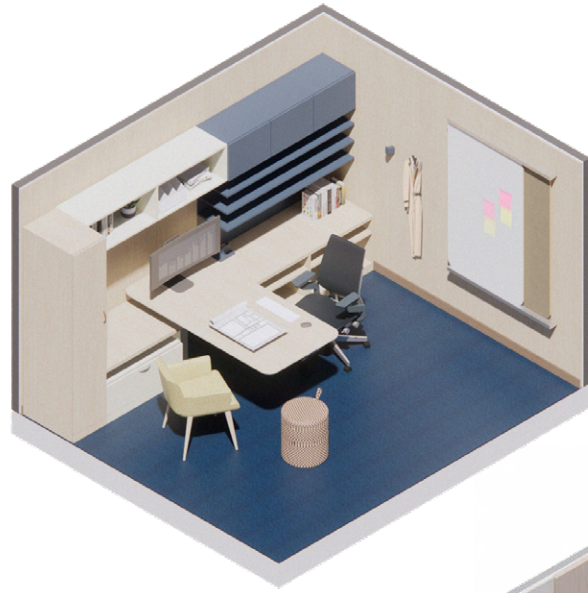


Private Office

Private Office

Imuidl  
Deo  
Juderisto

# ✈ PRIVATE OFFICES



PRIVATE OFFICE LAYOUT 1



PRIVATE OFFICE LAYOUT 2



KEY PLAN: LEVEL 3

The design of the offices enables focused work as well as the ability to collaborate with 1-2 guests. It features storage for personal belongings, whiteboard and pin-up space.

Colour schemes were used to designate zones. Blue tones accent and mark moments for focus work, while the lighter yellow hues indicate collaboration spaces.



PRIVATE OFFICE LAYOUT 3

Physiological

# ✈ HUDDLE ROOM



Digital and analog tools that support dynamic collaboration.

Standing height, moveable furniture gives users the ability to arrange the space as needed.



KEY PLAN: LEVEL 3

## LEGEND

- A Flex Media Cart
- B Flex Markerboards
- C Flex Slim & Seated Height Tables
- D Enea Cafe Wood Stools

# MEETING ROOM



A



B

Home inspired seating provide a comforting environment to collab.

Adaptable and customizable frames support a range of needs and allow for personalization.



D

C Hybrid friendly table to improve sightlines, creating more equitable experience for in person & remote meetings

C



KEY PLAN: LEVEL 3

## LEGEND

- A Microsoft Surface Hub & Steelcase Roam Wall Mount
- B Coalesse Marien 152 Lounge Chair
- C Ocular Table
- D Flex Active Frames



CREATING A SENSE OF BELONGING FOR REMOTE AND IN-PERSON WORKERS

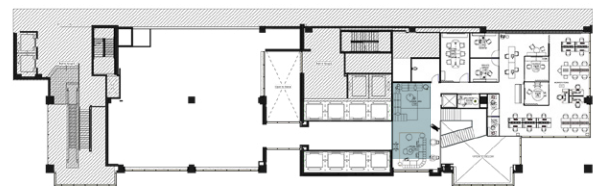
The overall design, including the layout and furniture in the space, considers both in-person and remote work. These elements include seating in arcs, curtains, and acoustic ceiling elements to reduce sound and for privacy.

Belonging



# Mezzanine Level





KEY PLAN: LEVEL 3 MEZ

**LEGEND**

- A Flex Media Cart
- B Flex Markerboards
- C Lagunitas Table
- D Bolia Grab Pouf
- E West Elm Work Belle
- F Mattiazzi She Said Stool
- G Flex Slim Tables



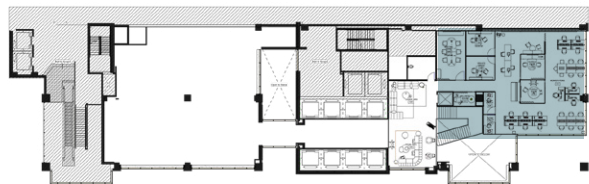
**SOCIAL LOUNGE ELEVATION**

**ESTEEM - SUPPORTING PRODUCTIVITY**

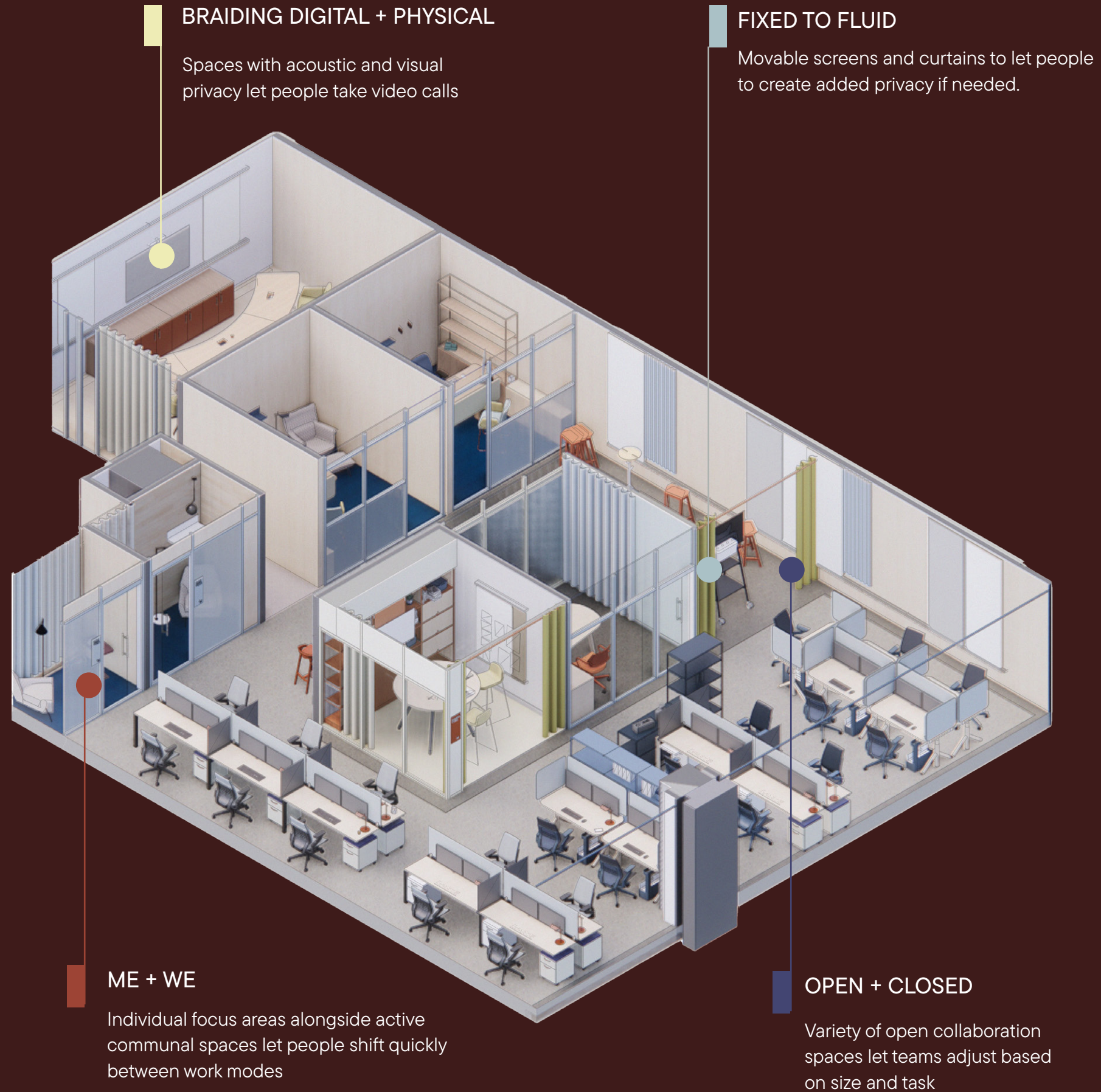
Various work areas with adaptable furniture, necessary tools, and technology are provided in every space to enhance productivity and support users in doing their best work.

# ✈ WORKSTATIONS

The workstations consider Steelcase's design principles to create better working environments that provide users with control over how and where they work to enhance users' overall well-being and productivity.

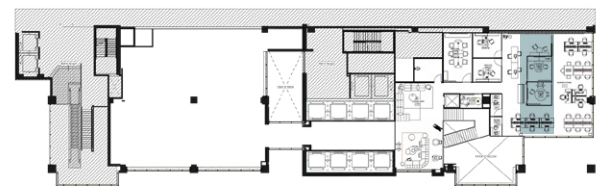


KEY PLAN: LEVEL 3 MEZ





MEZZANINE WORKSTATION ELEVATION



KEY PLAN: LEVEL 3 MEZ



ORANGE BOX  
BORDER



FLEX ACTIVE FRAMES  
- WORK BRIDGE



FLEX  
MARKERBOARD



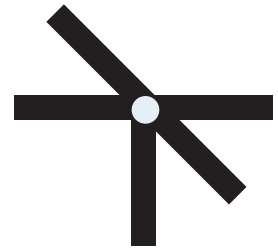
MONTARA 650  
STOOL

# ✈ WORKSTATIONS



Creative  
Collab





# Humanizing the Workplace

BELONGING



## COMMUNITY OUTREACH

Creating a sense of belonging between remote and in-person workers through hybrid-friendly furniture. Additionally, it provides spaces to host events for the greater community.

PHYSIOLOGICAL



## RECRUIT & RETAIN TEAM

An inclusive and comfortable working environment designed for everyone at work to recruit and retain talent.

ESTEEM



## TECHNOLOGY INTEGRATIONS

Fostering a sense of achievement; enhancing performance and productivity by providing better technology, tools, and spaces.

SAFETY & WELL-BEING



## WELLBEING & ENGAGEMENT

Places to rejuvenate, support wellbeing and feel physically and psychologically safe.

SELF-ACTUALIZATION



## CROSS-GENERATIONAL MENTORING

Creating environments that foster creativity and learning opportunities to enable cross generational mentoring between workers.

