Master Plan Development
South Street Landing
South Street Landing
South Street Landing
Housing + River Walk
Parking Garage
Reimagined Workplace

Goals & Principles
**Brown Master Plan:**
Prioritize academic uses in the core of College Hill.

**Workplace Administrative Study Objectives:**
Identify opportunities to create a workplace that **best supports** the Brown Administrative organization.
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**WORKPLACE PRINCIPLES**

**Enhanced User Experience**
- Access to daylight for all; use of glazing in built spaces
- Create a more open environment through open support spaces shared by neighborhoods

**Centralized Support Spaces**
- Centralization of large collaboration and social spaces
- Centralized reception to elevate visitor experience

**Flexible Planning Approach**
- Standardization of footprint for various space types across departments
- Modular approach to neighborhood configuration
- Segregate department “suites” only when regulatory compliance requires

**Strengthen Culture**
- Dual drop-in center to support connectivity between College Hill and Jewelry District
- Utilize informal collaboration and shared social spaces
- Expression of Brown identity
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_Shift in emphasis from individual/dedicated  community/shared_
Reimagined Workplace

Planning Components
Flexible Components

LOCAL NEIGHBORHOOD

- INDIVIDUAL
  - WORKSTATION
  - OFFICE
- COLLABORATIVE & SUPPORT
  - QUIET
  - MEDIUM
  - LOCAL PANTRY

CENTRAL

- COMMUNITY
  - RECEPTION
  - LARGE CONFERENCE
  - DUAL DROP-IN
  - MULTI-PURPOSE
  - VIDEO PRODUCTION
  - CENTRAL CAFE
Space Type Overview

Individual

Workstation

Office

Senior Leader Office

42.25 SF

100 SF

150 SF

10'

10'

15'

9’-9’

6’-6”
Space Type Overview

Collaborative & Support

**Quiet Room**
1-2 people

**Small Conference**
4-6 people

**Meeting**
8-12 people

**Informal**
2-6 people

**Local Pantry**
Space Type Overview

Community

Large Conference
450 SF
Qty. 3

Multi-Purpose
800 SF
Qty. 3

Video Production Suite
1000 SF - Location TBD
Qty. 1

JD Drop-In Center
500 SF
Qty. 1

Breakout Rooms
120 SF
Qty. 2

Reception
700 SF
Qty. 1

Central Cafe
2000 SF
Qty. 1

Admin Transaction Hub
550 SF
Qty. 1
Reimagined Workplace

Planning Concept
Planning Criteria

**Access to Daylight**
Enhance *productivity and sense of well being* by providing natural daylight for all.

**Connectivity**
Create opportunities and destinations that *encourage cross department interaction*.

**Acoustic Zoning**
Optimize the work environment by considering the levels of activity and sound associated with various space types.

**Neighborhood Scale**
Group individual, collaborative and support functions in appropriate scale to *provide a sense of community* and organizational planning structure.
Neighborhood Zoning

Attributes

- Smaller neighborhoods break down the space into more human scale zones
- Resources distributed within neighborhoods may promote higher ad hoc utilization rate
- Circulation around the light wells promotes visual connection across floors
- Activated circulation with adjacent seating encourages serendipitous conversations
Neighborhood Concept

Shared Resource Legend

- Open Collaboration
- Small Conference
- Quiet Room
- Pantry Cafe
- Conference Room
- Centralized Copy
Reimagined Workplace

Shift to a More Open Environment
Rationale

• Research shows that **offices are occupied**, on average, **less than 40% of the time**.

• Prevalence of hard walled offices **impedes access to daylight for all**.

• Provide increased **4 person meeting rooms shared** across groups to leverage utilization.

• Balance the need for **focus work** with **quiet rooms, acoustic zoning, and protocols** within open work environment.

• Increased offices or other hard wall spaces rapidly decreases **efficiency and flexibility**.
New Workplace Office Target

SSL Target

20%

0 100

% CLOSED OFFICE

20% Average across all departments

Offices Assignment

Hierarchy or Function based?
Reimagined Workplace

File / Storage Reduction
File / Storage

Baseline: 5,100 psf

Program Allocation: 11,400 psf

Differential: 6,300 psf
Target On-Site Reductions

File/Bookshelves:

- Purge, archive, and digitize as necessary.

Storage:

- Utilize feasibility SF of approx 1500 SF of storage.
- Allocate across departments in proportion to program requests.
Department Leader

We are looking for your leadership and support of the following initiatives.

- **Shift from office based environment to a more open plan**
- **Commitment to reduce files + streamline storage needs**
- **Thorough review of specialize support to leverage shared resources**
Next Steps

• Department Program + Concept Plan review meetings *(9/15 - 9/26)*

• Schematic Design Begins *(October)*
### Process Overview / Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>Activities</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>Workplace Strategy Activities</td>
<td>Fall 2013 - Summer 2014</td>
</tr>
<tr>
<td></td>
<td>Building Concept Design for Brown Completion</td>
<td>Fall 2013 - Summer 2014</td>
</tr>
<tr>
<td>2014</td>
<td>Building Design for Brown</td>
<td>Fall 2014 - Spring 2015</td>
</tr>
<tr>
<td></td>
<td>Construction</td>
<td>Fall 2014 - Summer 2016</td>
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<tr>
<td></td>
<td>ESTIMATED MOVE-IN</td>
<td>late fall 2016</td>
</tr>
</tbody>
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*Department Leadership Meeting September 9th, 2014*