

Designing for what comes

**NEXT** 

Rachel Mikolajczyk

# PROJECT OVERVIEW

## The Goal

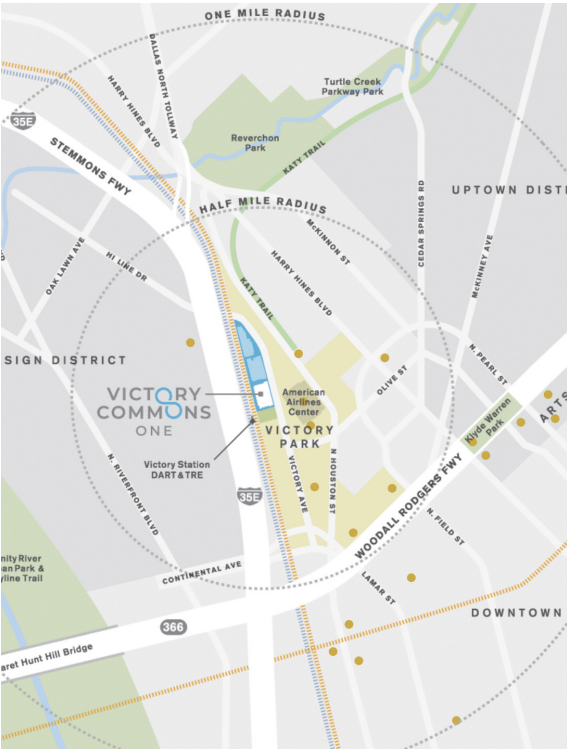
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The primary goal is to recruit and retain exceptional design talent, fostering a work environment that encourages cross-generational mentoring. Aiming to elevate employee well-being, enhance overall job satisfaction, and promote **active engagement and collaboration** within teams. Leveraging advanced technology integrations, focusing on establishing **seamless connectivity** among global office teams, remote workers, and clients. Committed to community outreach, participating in initiatives such as hosting student events and collaborating with industry partners. Further emphasizing the dedication to **nurturing talent and fostering creativity** within the design community.



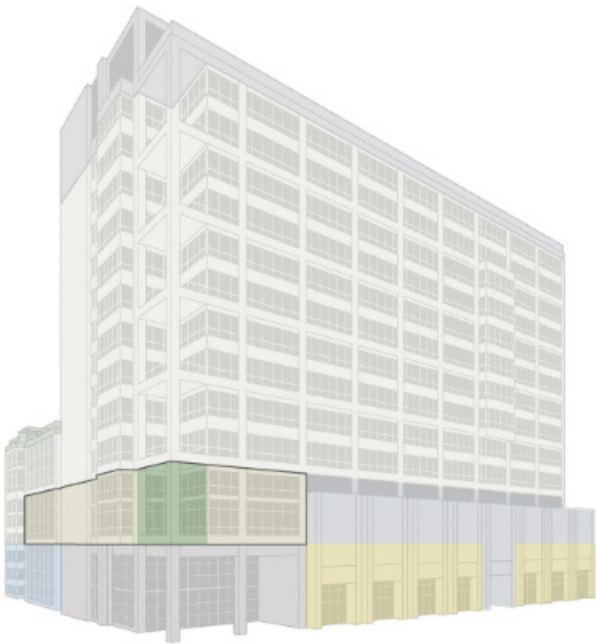


# SITE ANALYSIS



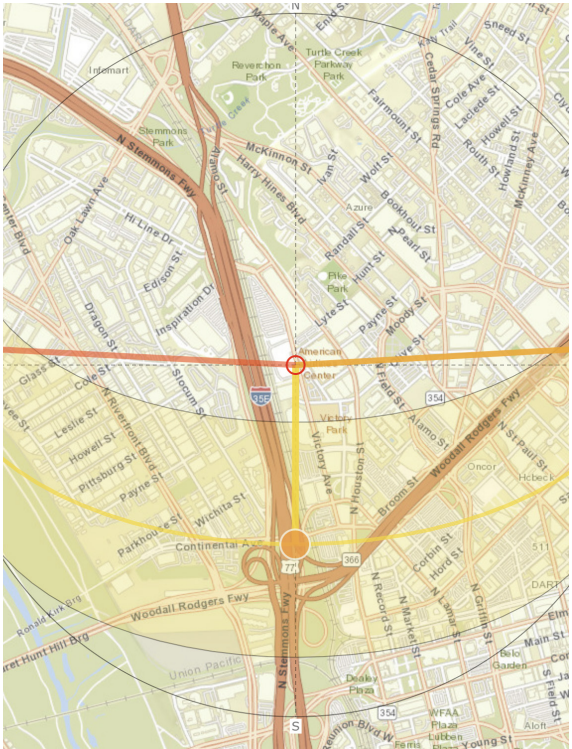
Location

2601 Victory Ave  
Suite 300  
Dallas, TX 75201



Project Scope

3rd floor (approximately 11,000 SF)  
30-foot ceilings (next floor above is  
5th floor)



Sun Path

Summer sees a high, long sun  
trajectory, while winter features  
a lower, shorter path, impacting  
daylight and temperature

# CONCEPT & INSPIRATION

## Connection

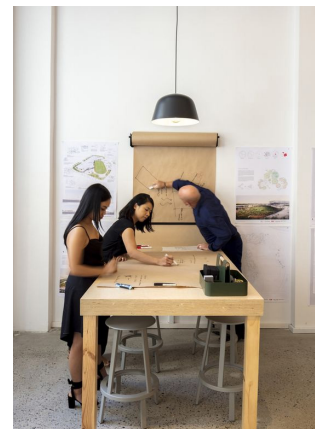
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Following the pandemic, a significant challenge has arisen in enticing employees to return to the office and step away from their homes. The appeal of sitting within the confines of a traditional office setting has become something no one looks forward to, as the same tasks can now be efficiently performed within the comfort of one's own space. The primary motivation for returning to the office lies in the opportunity to engage with colleagues and the physical workspace, **fostering interpersonal connections** and a sense of belonging.

## In the Design

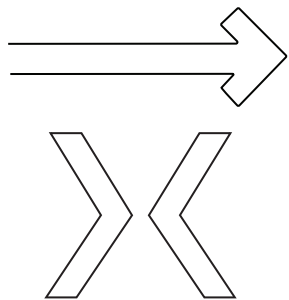
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The design goal was to maximize open, flexible spaces to **encourage connections** among employees, visitors, and clients. By incorporating consistent architectural features and materials, the space achieves a **cohesive and unified feel**. Identifying **central points of connection**, whether through shared common areas, flooring elements, or ceiling features, they establish hubs that draw people together and provide ample space for building connections.



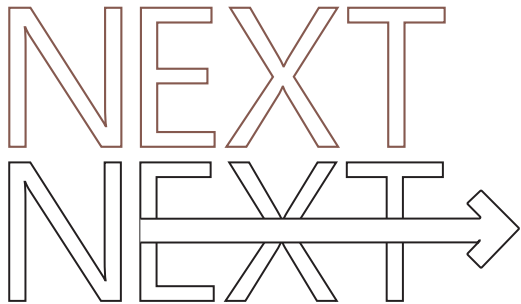


# BRANDING DEVELOPMENT



Arrows

Arrows symbolize progress, forward-thinking, and overcoming challenges like COVID. Arrows pointing toward each other represent the connections forged in workplace relationships.

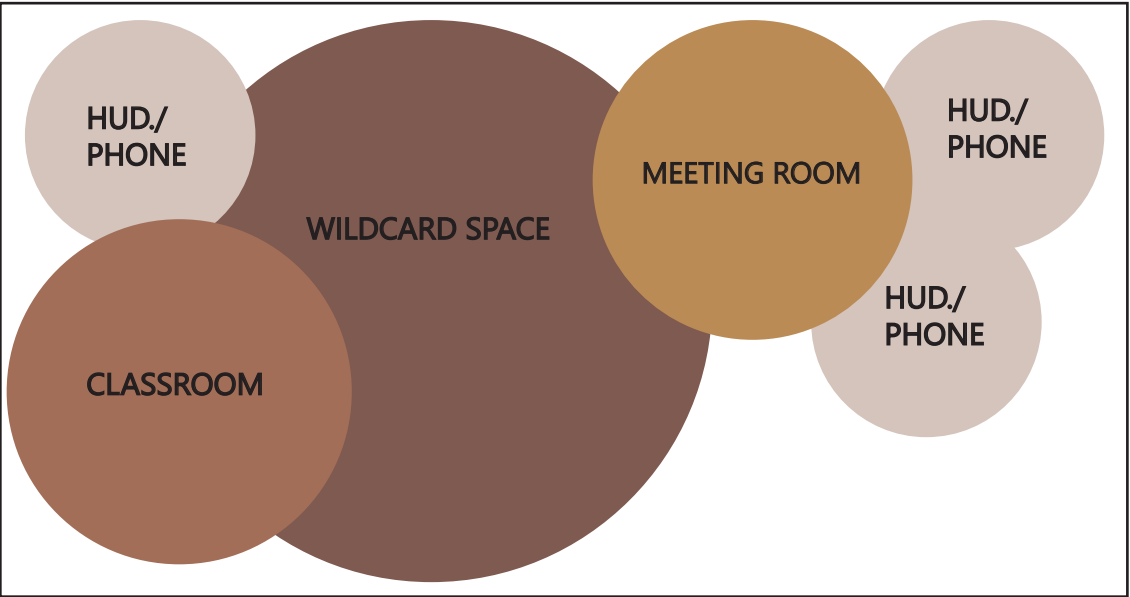
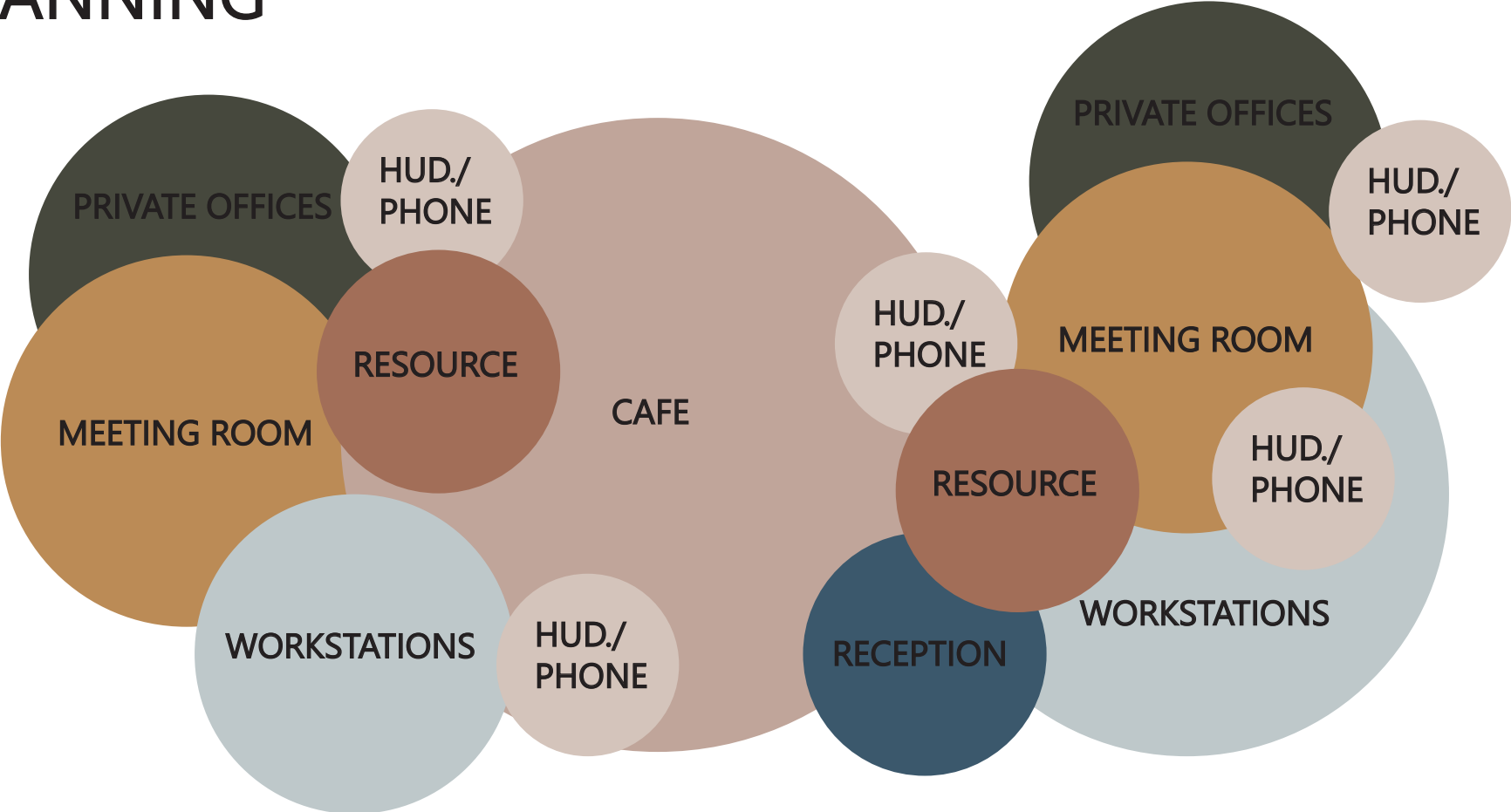


Logo

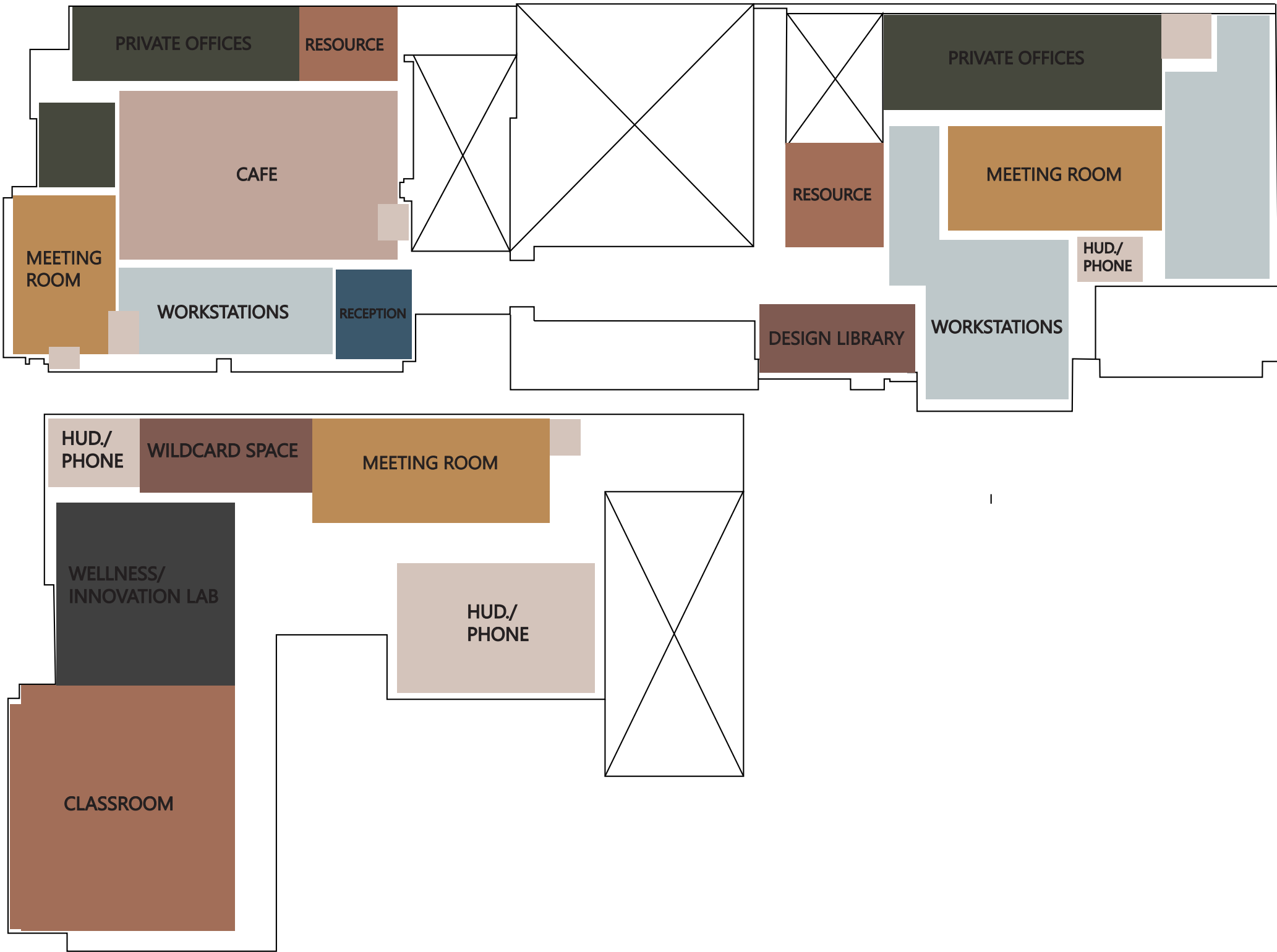
Simple typography and converging arrows illustrate the connection achieved through the intersection of design and community relationships.



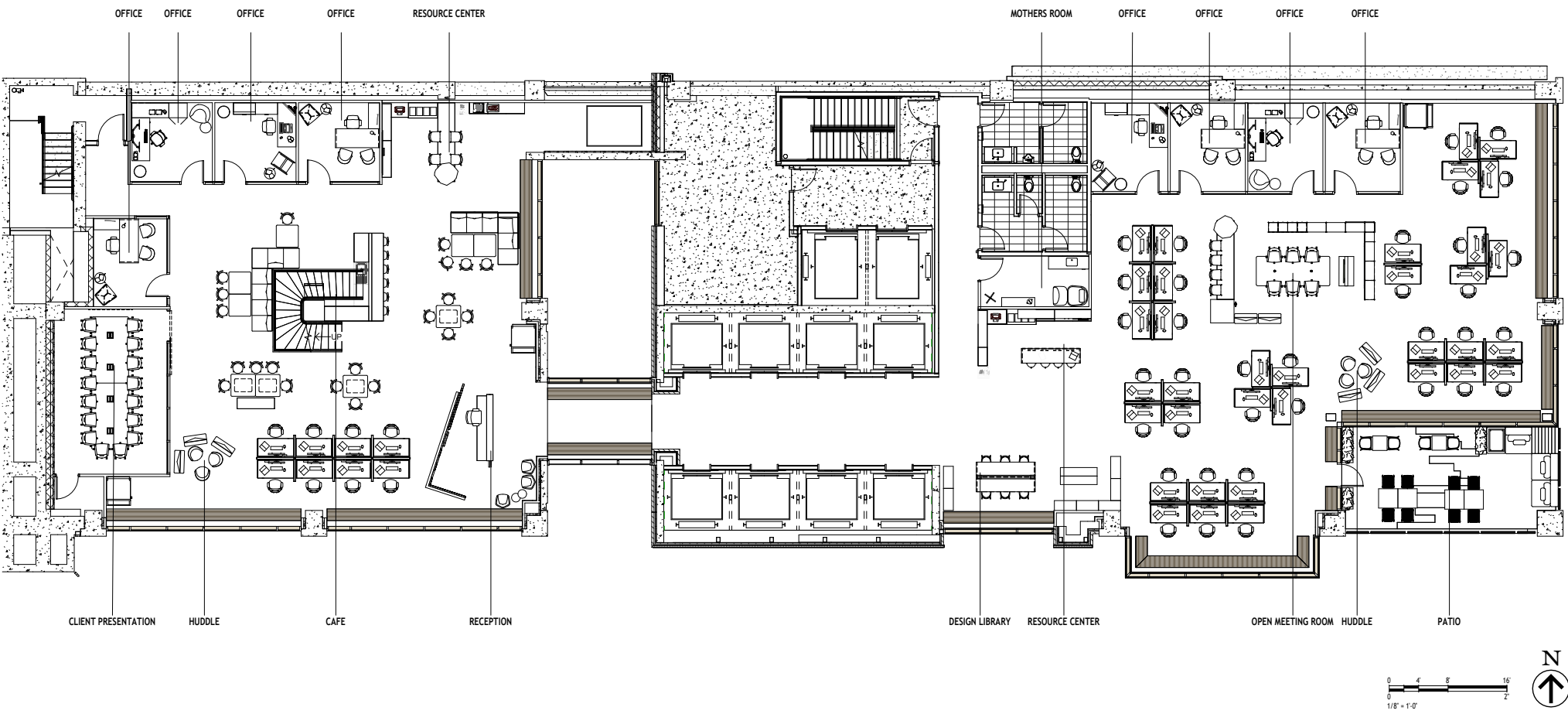
# SPACE PLANNING







# LEVEL 3 FLOOR PLAN

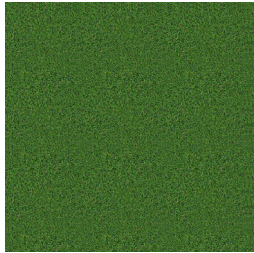




# LEVEL 3 RENDERED FLOOR PLAN



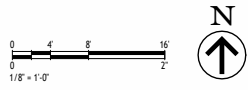
Interface LVT Criterion  
Classic Stone



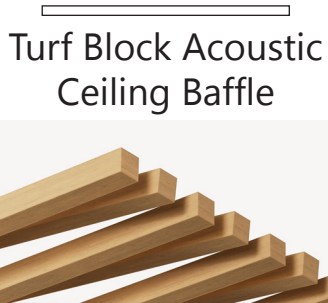
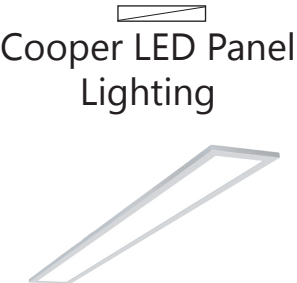
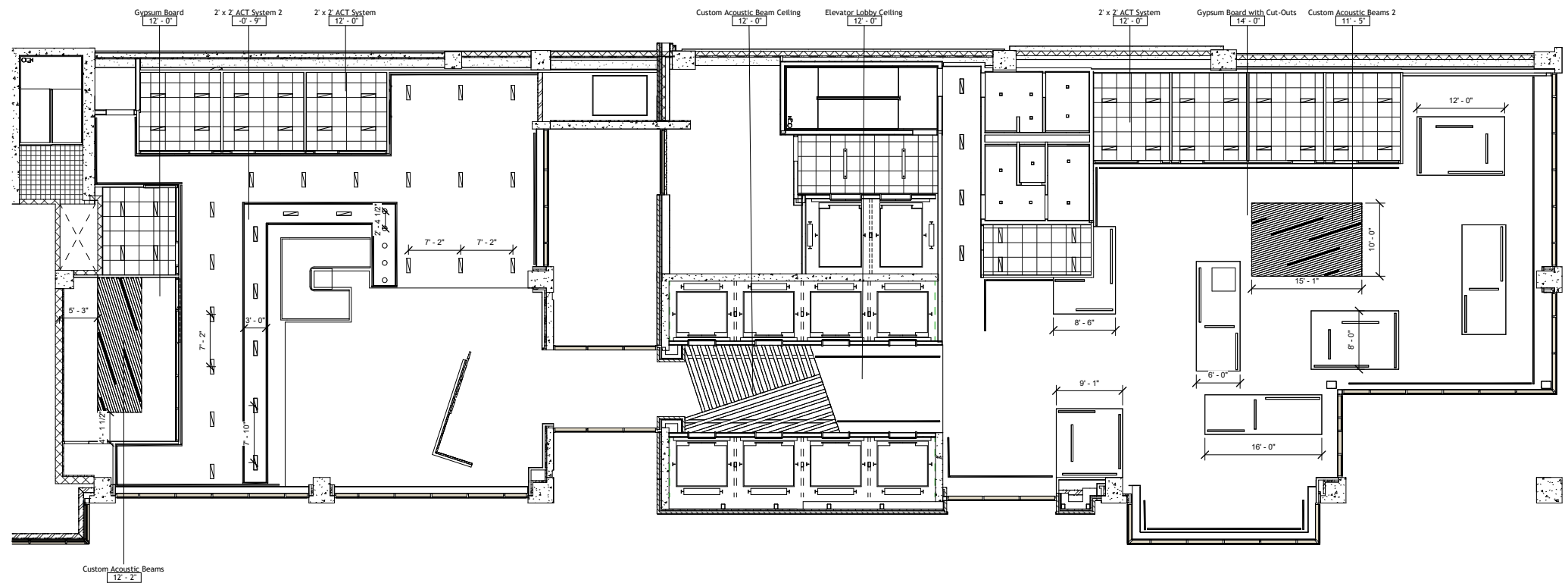
Hero Flooring Grand  
Slam Green Turf



American Biltrite MIRRA  
Classic Wood

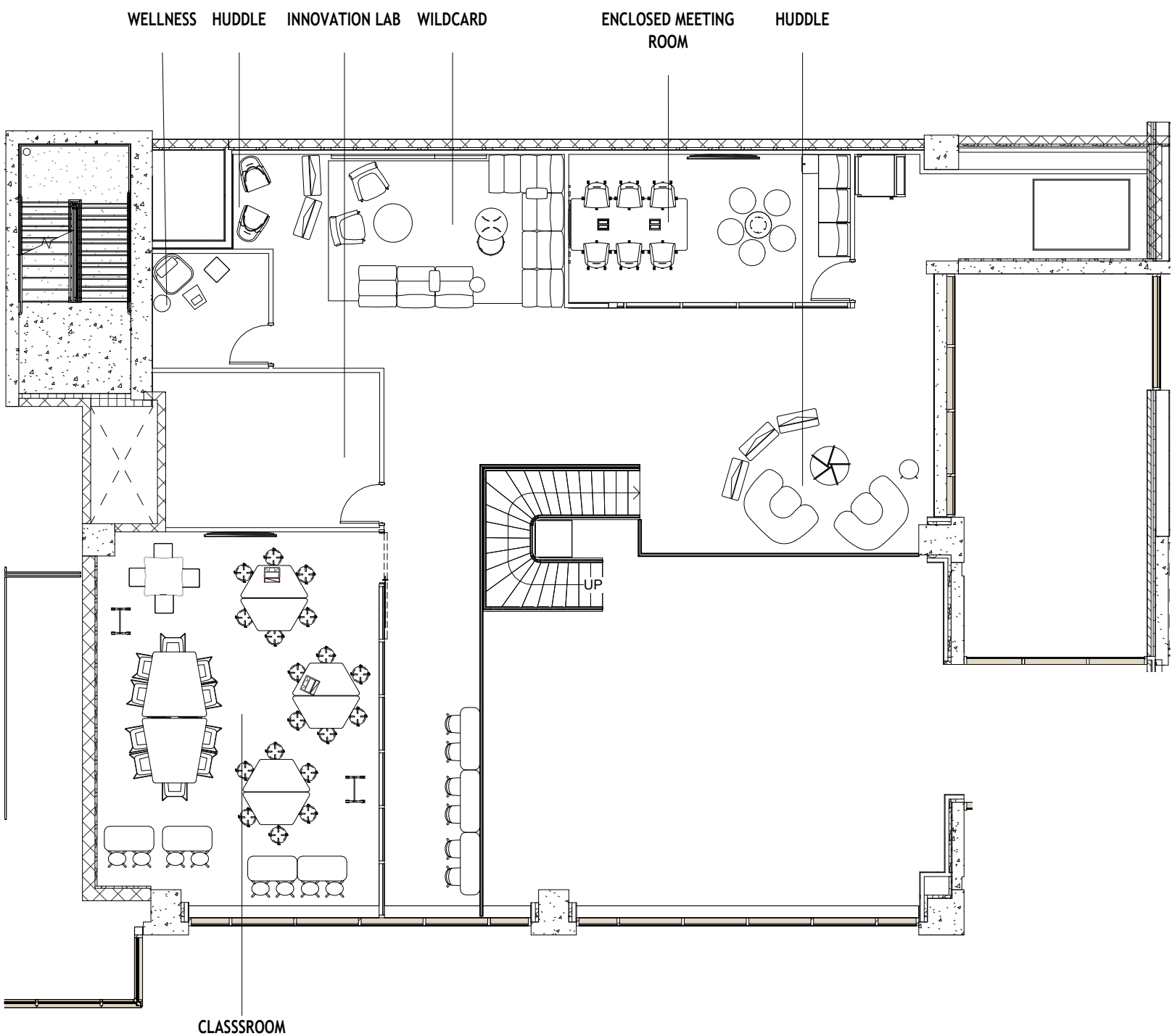


# LEVEL 3 RCP

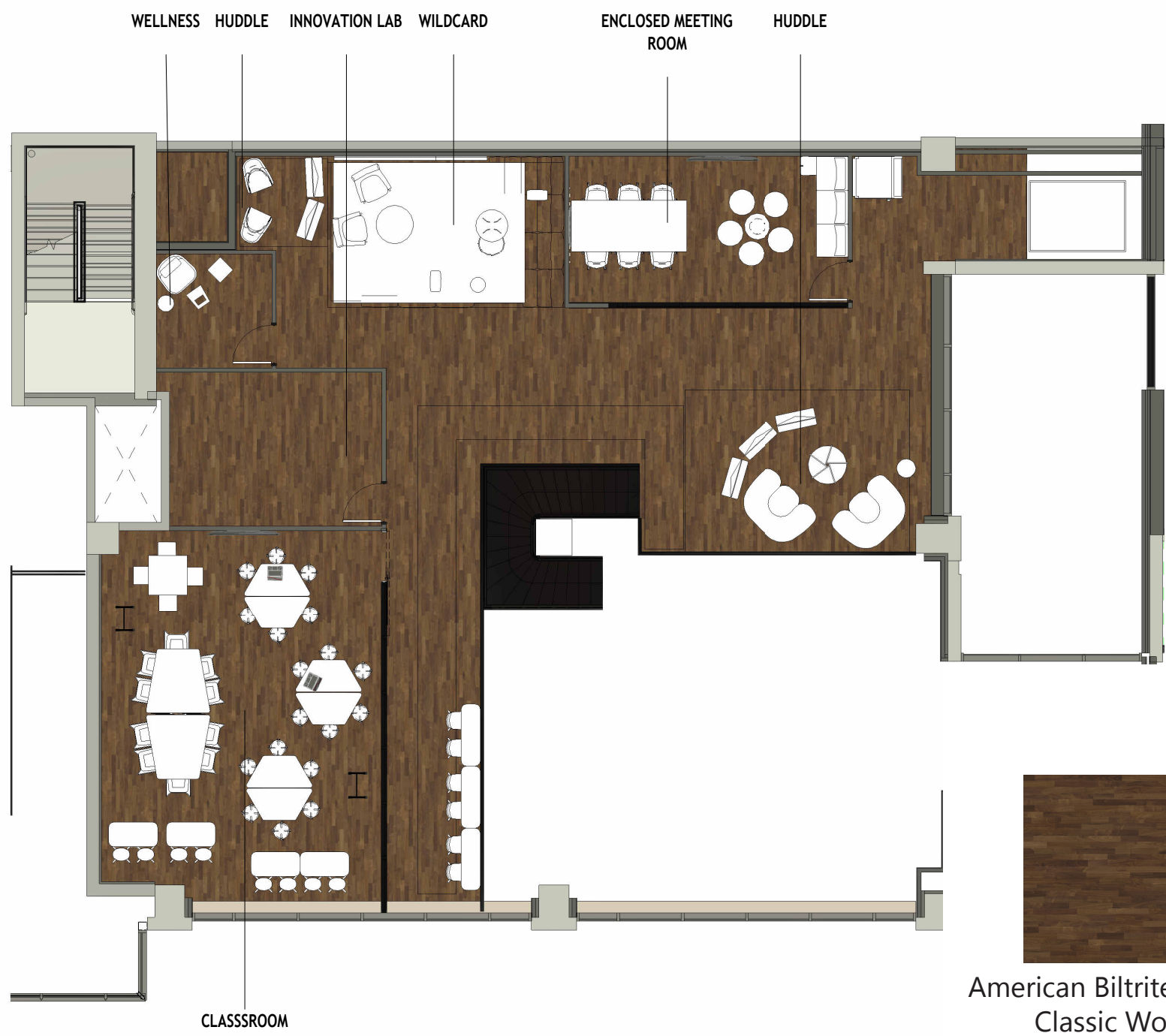




# MEZZANINE FLOOR PLAN

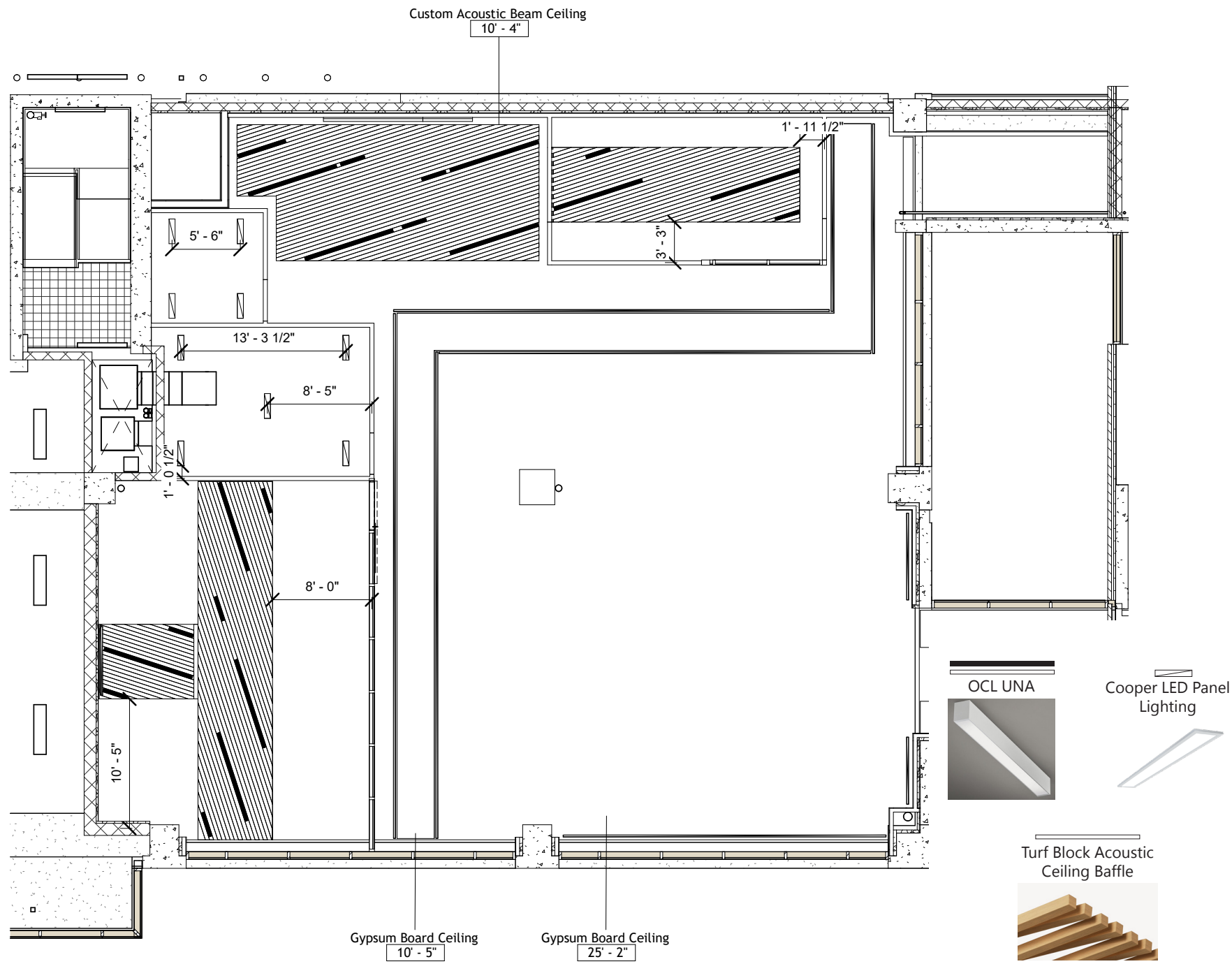


# MEZZANINE RENDERED FLOOR PLAN



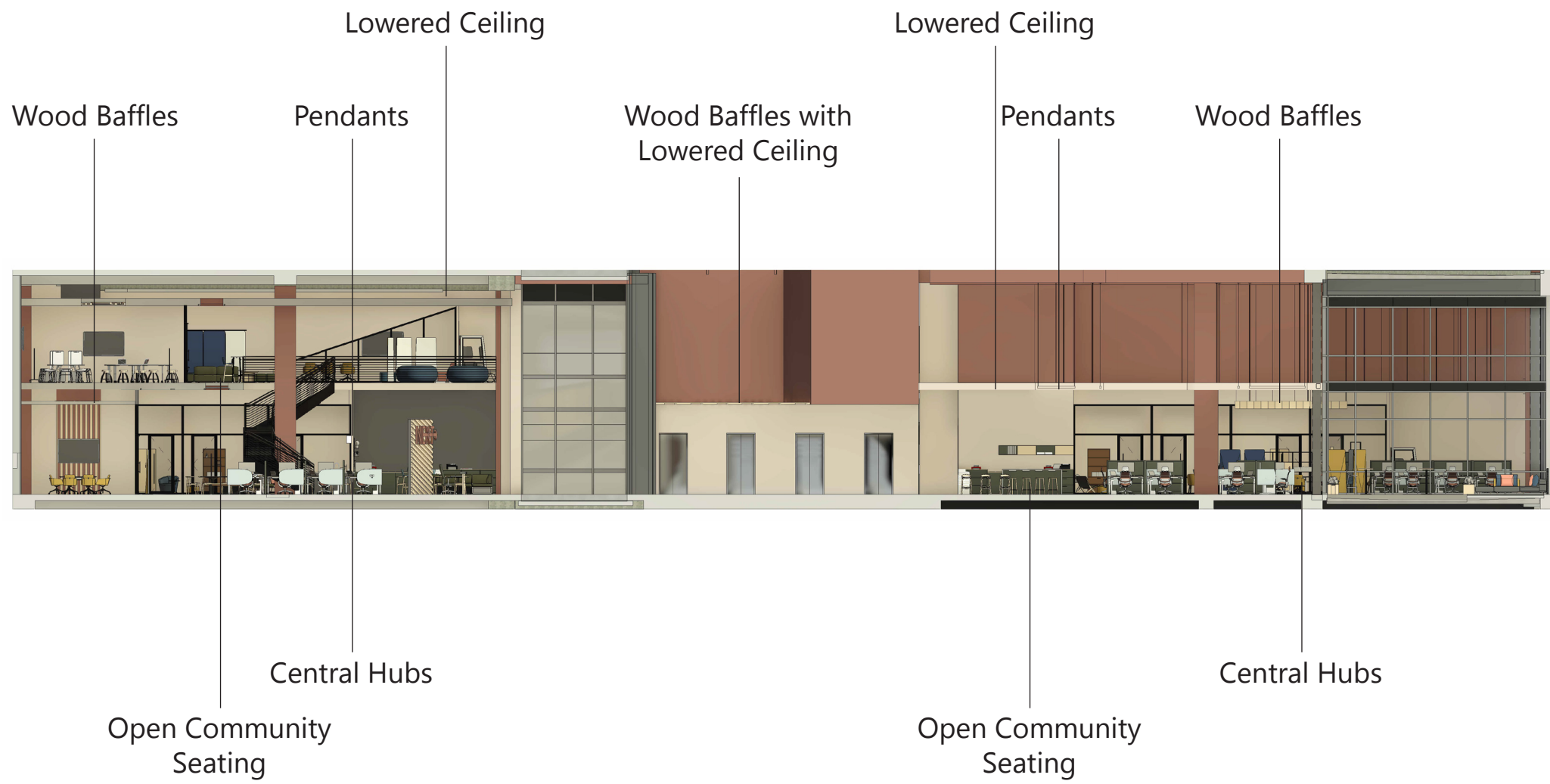
American Biltrite MIRRA  
Classic Wood

# MEZZANINE RCP

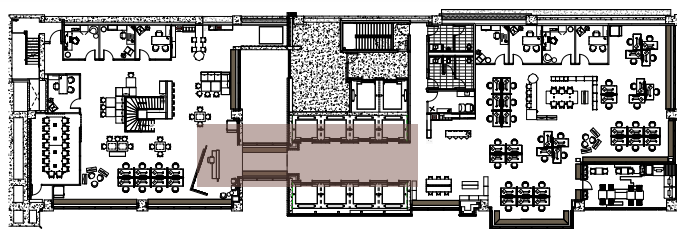
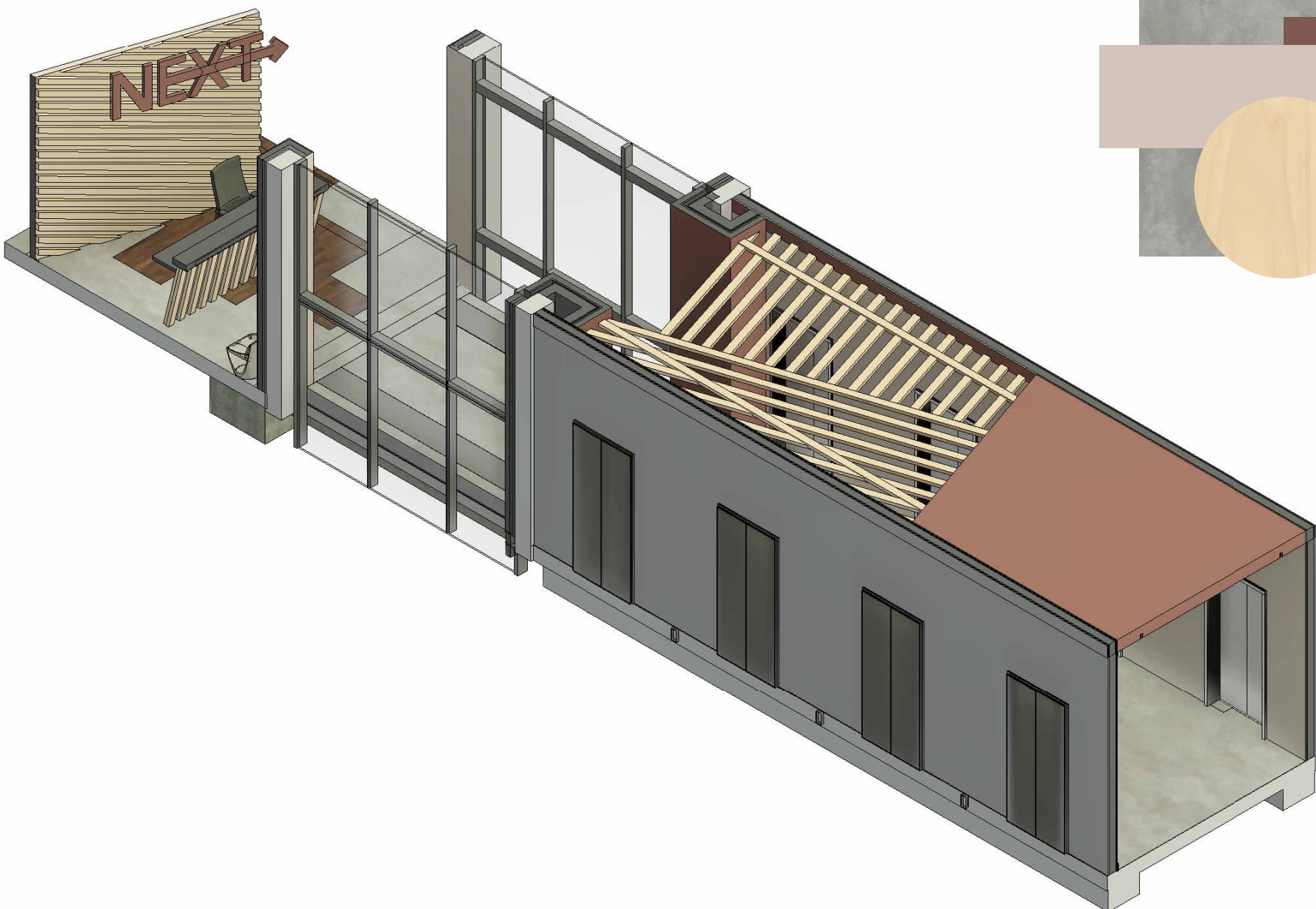




# SECTION



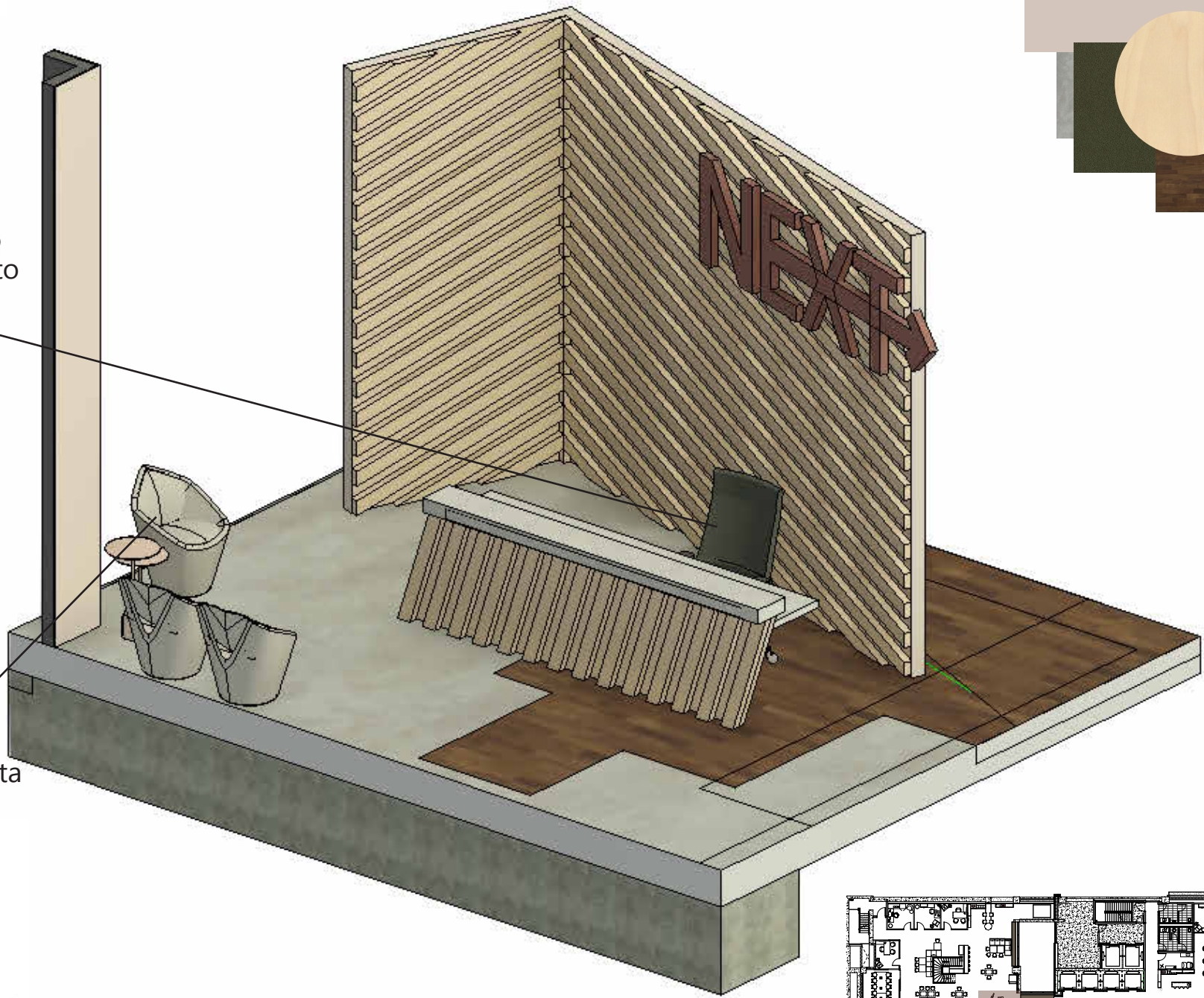
# ELEVATOR CORRIDOR







# RECEPTION



Vicarbe Penta Lounge





NEXT

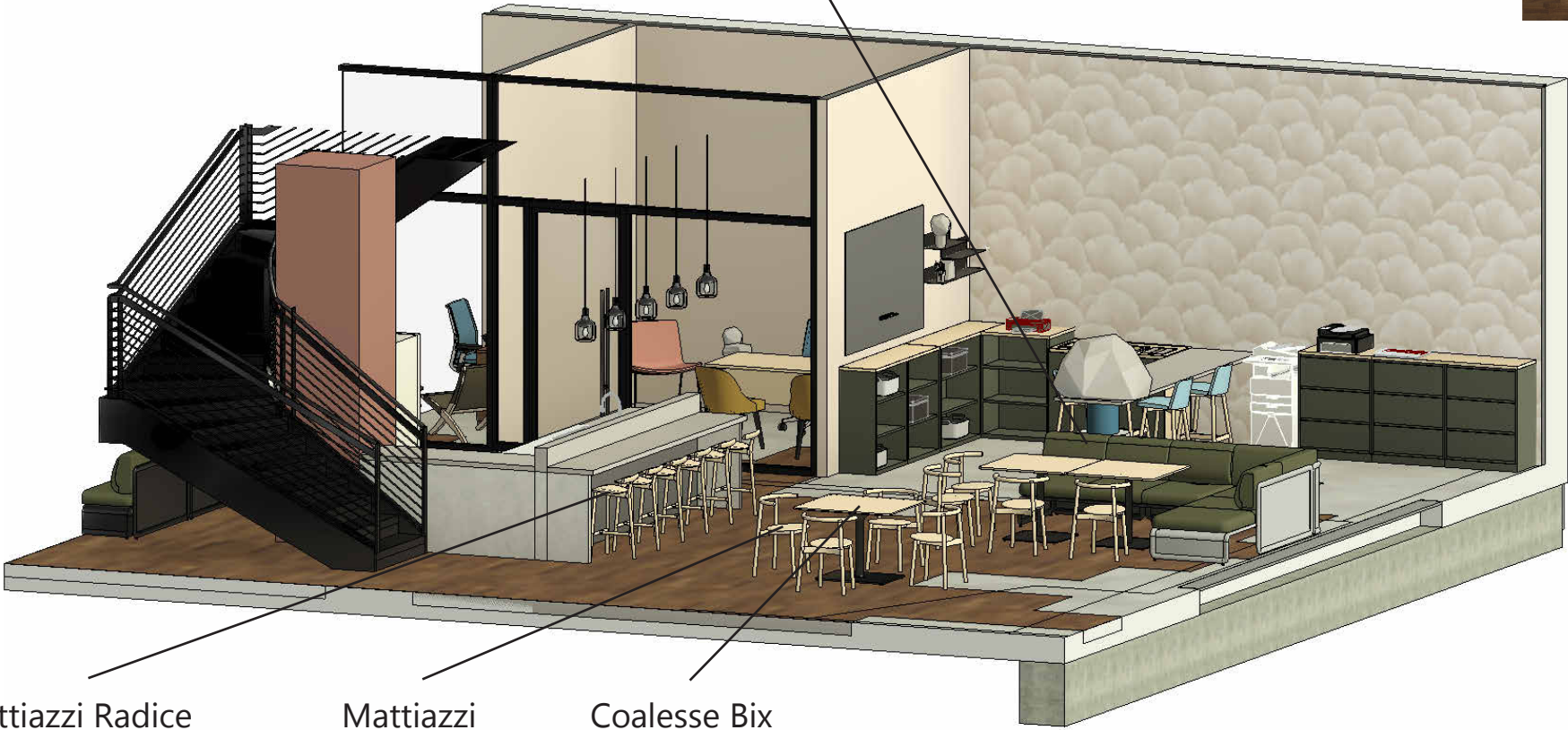




# WORK CAFE



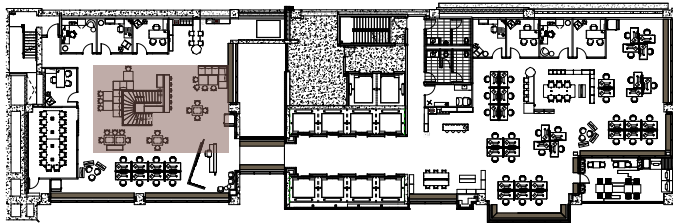
Coalesse Lagunitas



Mattiazzi Radice  
Barstool

Mattiazzi  
Solo Chair

Coalesse Bix  
Table









# MEZZANINE & MONUMENTAL STAIR



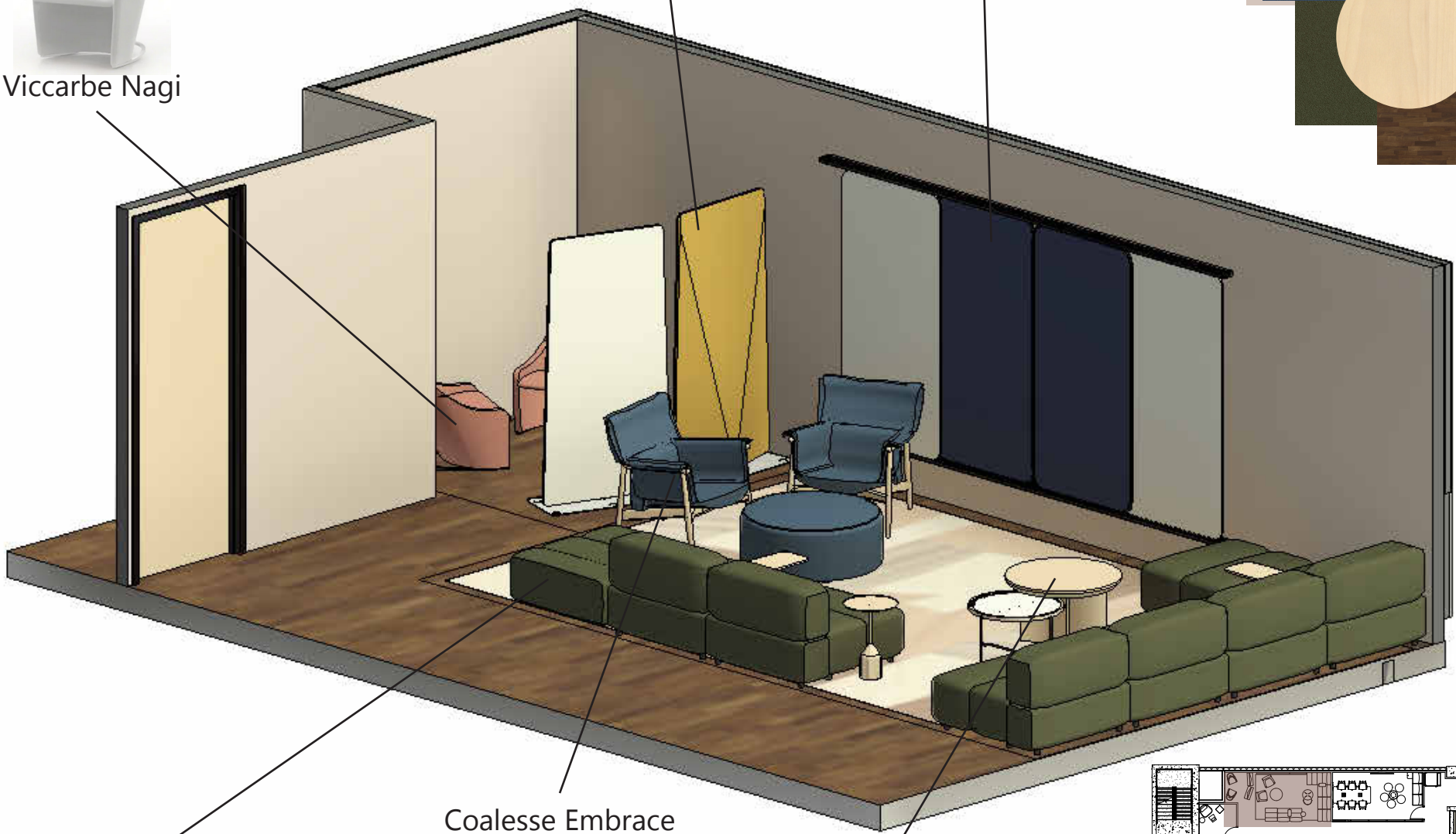




# WILDCARD SPACE - COMMUNITY AREA



Viccarbe Nagi



Steelcase Turnstone  
Pivot Screen

Steelcase Accessory  
Board Flex Wall

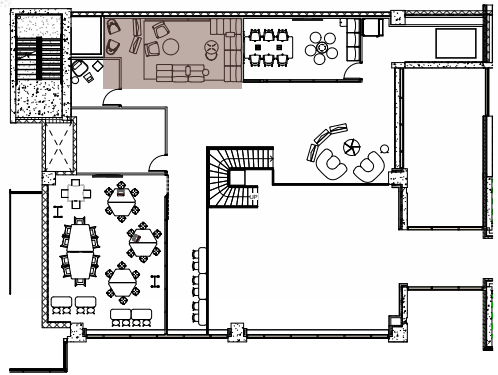


Viccarbe Savina



Coalesse Embrace  
Lounge Chair

Urban Tree Table  
Occasional Round  
Coffee Table









# WORKSTATIONS



Steelcase Series 1 Task Chair

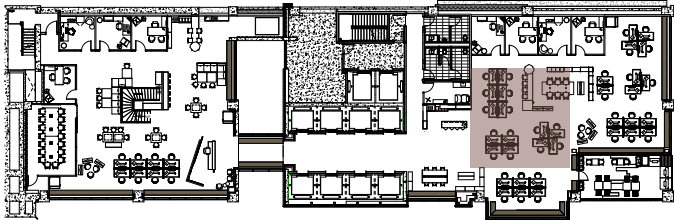
Steelcase Answer Panel Systems



Steelcase Ology Desk Electric



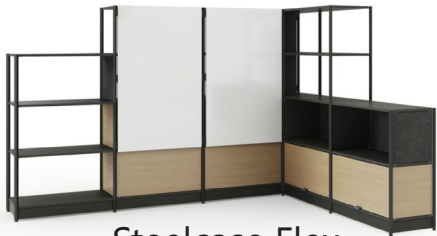
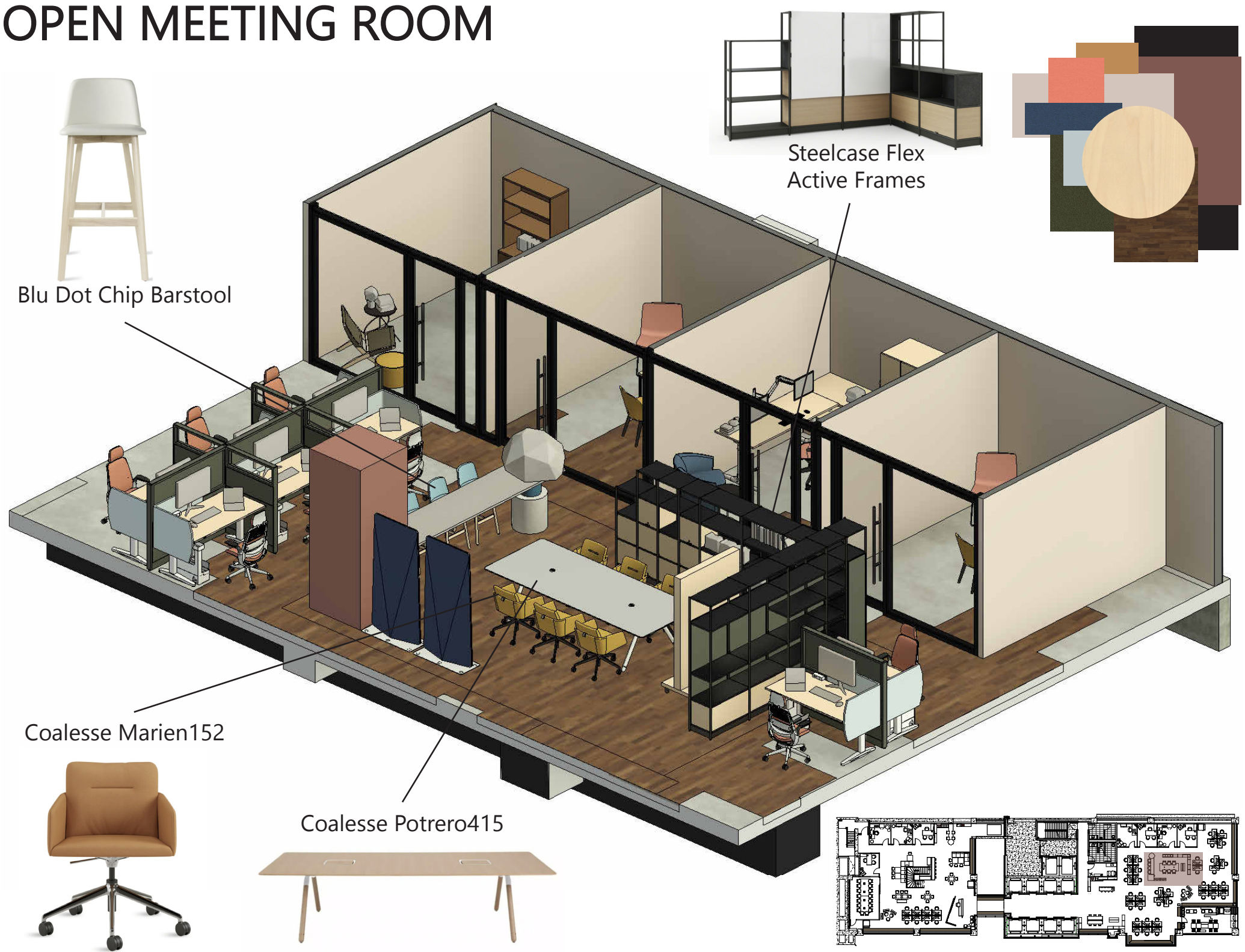
Steelcase Soffio Screen







# OPEN MEETING ROOM



Steelcase Flex  
Active Frames



Blu Dot Chip Barstool

Coalesse Marien152



Coalesse Potrero415

