



School of Art and Design
Department of Interior Design

INT302 Design Studio IV - Spring 2026

Project 1.3
WORK|PLACE : Imagining A Post-Covid Workplace



[Brooklyn Navy Yard, Building 77](#)

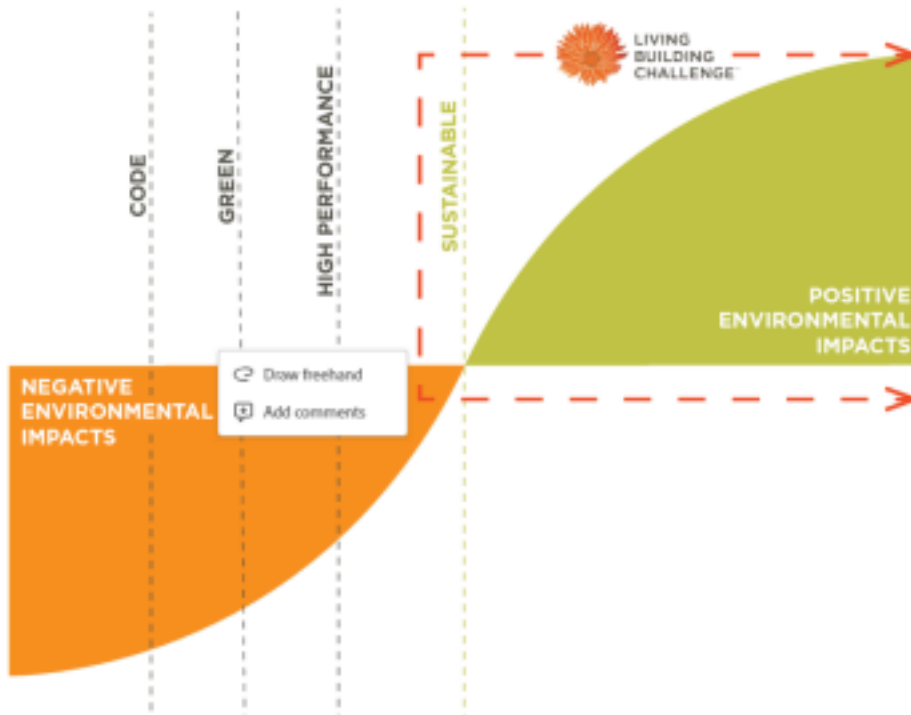
I. Project Overview

The International Living Future Institute (ILFI) is premised on the belief that providing a compelling vision for the future is a fundamental requirement for reconciling humanity's relationship with the natural world. Their mission is a society "that is socially just, culturally rich, and ecologically restorative." [<https://living-future.org/about/>]

ILFI works to educate the public and the building industry in particular about sustainability and wellness issues. Their Living Building Challenge is a philosophy, certification, and advocacy

tool

for projects to move beyond merely being less bad and to become truly regenerative. They provide a series of “Petals” that their clients can work with to develop the optimally built environment. Their clients include developers, architects, interior designers, construction companies and managers and local government officials that are in charge of the city's built environment.



From ILFI's website [<https://living-future.org/lbc/>]

For this assignment students will re-imagine the contemporary workplace in their design for the New York City branch of ILFI within the iconic Brooklyn Navy Yard compound, Building 77. The Navy Yard was once the nation's most storied naval shipbuilding facility, which for over 150 years built and launched America's most famous fighting ships, including the USS Maine, USS Arizona, and USS Missouri. The Yard also served as an important point of the passage, home, and workplace for countless veterans as they served our country. Through its public programming, the Yard continues to honor and preserve this rich history. This new ILFI workplace in the Navy Yard will provide space for meetings and seminars that will support instruction and education to a variety of stakeholders at a local, national and international level. *[Site drawings and floor plans will be provided by the instructors]*

For this assignment, students will test conditions that address the specific challenges of the contemporary workplace, from considerations of healthy work environments to flexibility and adaptability of design. They will also address degrees of openness, studying both visual and acoustical privacy. They will advocate for an accessible and inclusive environment that is comfortable and safe for its employees and visitors.

Students will develop a deeper understanding of multi-faceted systems (building, construction, environmental, and furniture systems) impacting the design of the workplace. These systems will respond to the need for varying degrees of flexibility, privacy, and the multitude of interactions that occur, both physically and virtually, in the contemporary workplace. A program brief is attached to this assignment which should be considered an introductory framework, not a list of requirements. Students will generate their own program list based on a programming exercise. Students will evaluate and develop design proposals for spatial organization, lighting and acoustics responding to this program list to test and substantiate their understanding of the post-COVID workplace - building their exploration of this client's ethos.



[Hürlemann: Our Dancing Office, Zurich 2019](#)

II. Client Analysis

Objective: Students will develop an understanding of how the identity and values of a client could become a defining characteristic in the design of their workplace as articulated in decisions regarding planning, programming, interior finishes, materials, color and lighting.

Assignment 1.2.1 Identity, ethos, and inspiration

due dates will be established by individual instructors

A company can express its ethos in their workplace through careful consideration of interior programming, planning in the configuration of spaces or separation of functions. In addition the selection of materials, finishes and furniture and the use of color and lighting can create alignment with the company's mission. Students will analyze workplace precedent projects for programming, space planning, finish and color palette and lighting strategies to determine if these spaces successfully articulate or transform their client's ethos – and if so, how and where

these values have provided design direction. This is research for your upcoming project.

PART A - Precedent Studies

Students will select one of the clients/companies for which iconic workplaces have already been designed from our workplace precedent studies and Living Futures Case studies. Students will conduct research to determine the company's background, mission statement, values and graphic identity. Students will produce an analysis of how this company's ethos or identity was expressed in the design of their workplace. Students should consider the spatial sequence, the programming and use of spaces, and how the design of lighting, materials and finishes supported or transformed this company's ethos or brand identity. Geographic context and cultural influences should be included in this analysis. All spaces, functions and surfaces (walls, floors and ceilings) should be observed and analyzed.

This research should show how specific components of the client ethos are reflected in their workplace design.

- An introductory overview of the historic client ethos
- How the client ethos is articulated in their workplace design; include a minimum of four diagrams to clarify the relationship between the elements of workplace design and client ethos.

PART B - Analytical Studies

Once a broader understanding of how a specific precedent-workplace design can shape and/or reflect a company's ethos, mission and identity, students will focus on developing a foundation for how the ILFI's ethos can inform or inspire the design of the new workplace.

This part of the assignment is research that will fuel your workplace design decisions for the weeks to come.

- Your documentation of the The Living Futures Institute ethos should emphasize drawings, photographs, sketches and diagrams over text.
- As a designer, translate your understanding of the The Living Futures Institute ethos into the beginning of a framework for workplace design. (This framework is one you will continually revisit and update over the course of our workplace project.) Create diagrams (!) to convey your ideas for the The Living Futures Institute offices can include:
 - i. materials and finishes
 - ii. lighting, natural and artificial
 - iii. views, interior and exterior
 - iv. programming (+++)
 - v. spatial organization and planning

III. Programming

Objective: Students will develop an understanding of how post-covid workplace programming can be shaped to help workplaces become space that businesses utilize to help achieve their organization's mission, vision, purpose and goals.

The background information for workplace programming research includes our prior workplace

readings, The Living Futures Institute brief included with this assignment, discussions regarding the historic evolution of the workplace and the post-COVID workplace taxonomy of spaces (link here). With your new understanding of the ILFI ethos, you are to assess the provided workplace program brief for their offices at the Brooklyn Navy Yard and make recommendations.

Assignment 1.2.2: Programming the post-COVID workspace

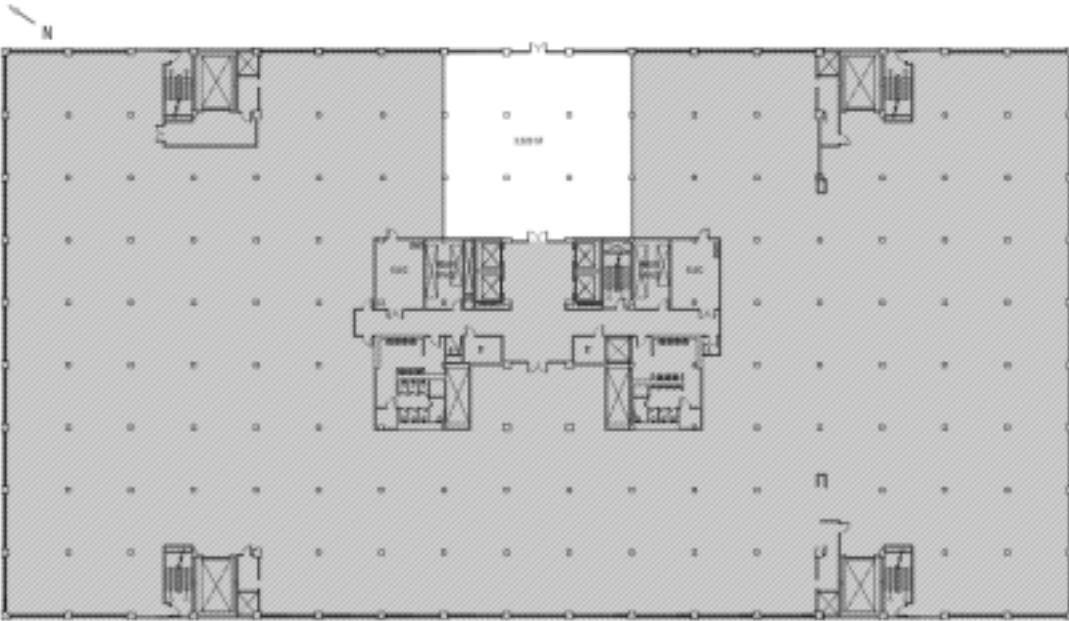
due dates will be established by individual instructors

- A. Juxtapose the Client's Program Brief (see below) with the program brief you are proposing and graphically illustrate the primary distinctions.
- B. For each of the categories (and any relevant sub-categories) listed below, use diagrams to explain the primary characteristics of workplace programming.
 - a. Individual workspace
 - b. Group/collaborative workspace
 - c. Non-traditional workspace
 - d. Support space
 - e. Amenity space
 - f. Wellness space
 - g. Hybrid (in-person : virtual) workspace

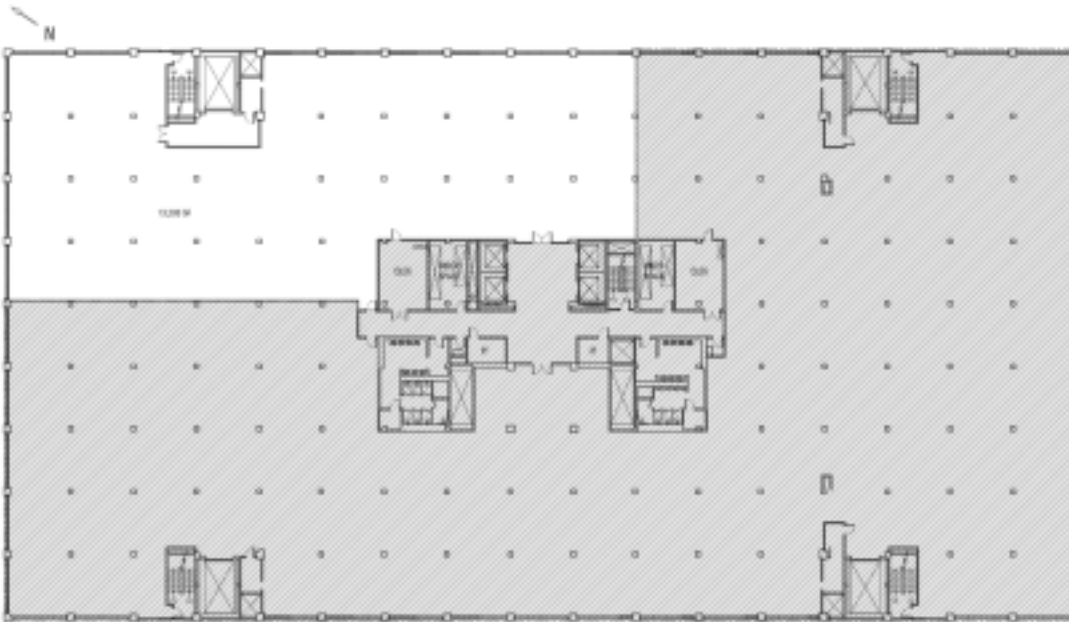


*The Wing Dumbo, Alda Ly Architecture, 2018
Client's Program Brief*

The site of the new office will be on the northwest corner of Building 77. The main part of the office will be on the second floor. In addition the ILBF has the unique opportunity to lease an additional 3,000 square feet on the ground floor. This allows ILBF to have two entrances: one through the building's elevator lobby and common hallways, and a more client facing one, directly off the exterior. ILBF would like to use this space creatively, and introduce a connecting stair to the main space on level 2.



Building 77 Ground Floor tenant space



Building 77 2nd Floor tenant space

The ILBF has provided the Program Brief below with the expectation that you will update their workplace program to more effectively suit the needs of a 21st century hybrid (online/virtual and in-person) workforce in a post-COVID world.

The following are to be understood as initial general requirements with square footages provided as a reference. This brief is an introductory frame of reference and not a list of requirements. Actual space allocations and any additional programming will be determined by individual students in support of the conceptual framework of their workplace design.

Space	Qty	Area (sqft)	Area (m2) Total (sqft) Notes
Common Areas			
Lobby/reception	1	1000	100 1000 Receptionist, seating for 6 guests, coat closet, gallery
Book store	1	500	50 500 Shelves, tables, display, seating
Materials Library	1	500	50 500 Shelves, tables, display, seating, storage
Multi-purpose room (auditorium/reading room/exhibition)	1	800	80 800 Flexible room that can accommodate different configurations
Classroom (30p)	1	600	60 600 Projector
Conference room 1	1	300	30 300
Conference room 2	4	200	20 800
Pantry	1	1200	120 1200
Fabrication Lab	1	800	80 800
Mother's/wellness room	1	100	10 100
Phone room	6	25	2.5 150
Mail/delivery/storage/print -copy room	1	500	50 500 Can be broken open in multiple locations
Work Spaces	5	200	20 1000
Executive office			
Manager's office	4	150	15 600
Open work areas	1	4000	400 4000 To accommodate 50 employees
SUBTOTAL			12,850
20% circulation			1830
TOTAL			15,420

IV. Workplace Design

Objective: Students use their thorough understanding of the Client and the adjusted Program Brief to develop an innovative workplace design that is rooted in the ethos of the Living Building Challenge.

A few additional thoughts before you start your workplace design phase: ● Study the Living Building Challenge handbook and facilitate implementation of the Living Futures Standards as described through their Petal System.

- Undertake global comparative studies on policy and program design using the Living

Futures Petal system. Assess and monitor case studies for projects that aspire to accreditation.

- From the Client: “The Living Building Challenge is an ever-evolving program shaped by the incredible experiences of our project teams as they continually break new ground. Over time, feedback from a diverse array of stakeholders actively using the challenge helps us understand how to refine and improve the program to have the greatest impacts.
- Of particular importance is your ability to navigate the demands above in the context of our current pandemic and how your proposed designs address current conditions as well as short-term and long-term implications of these historic times.



Google Bay View Campus, BIG and Heatherwick Studio, 2022

Project Schedule

Final review 3/30 2026

Deliverables

Site context
Client research
Design prompt for ILFI workplace

Program List

Diagrams + Parti

Plan diagrams illustrating circulation, spatial strategy and key attributes of project
written/verbal parti, be able to tell audience about the spatial hierarchy and organization

Drawings

Floorplans 1/4" = 1'-0"
Reflected ceiling plans 1/4" = 1'-0"
Sections 1/2" = 1'-0"
Elevations 1/8" = 1'-0"
Key details important to the design

Physical Scale Detail Model of a particular Space (to be discussed with instructor)

Visualizations (sketches, collages, renderings)

Process visuals- if working in Rhino/Sketchup you must screenshot progress
Final visuals - At least one axonometric to explain spatial preoccupations and 5 to 7 key perspectives of the space. These should illustrate lighting strategies, furniture selections, biophilia and soft construction programs.

Color and Material Palette

Furniture + Fixtures + Biophilia

Furniture strategy and selections (keyed to floor plans)
Lighting strategy and selections (keyed to floor plans)
Biophilia strategy and selections (keyed to perspectives)
Soft Construction program starting with the Curtaining project (keyed to perspectives)