

2023

DSN 5202

TotSpot



JENNA BAUER



Phase 4

Phase 4

Design Proposal

The proposed project entails the adaptive reuse of a selected building in Franklinton, Columbus, to establish a combined daycare and coworking space. This innovative design aims to create a supportive environment for single parents, enabling them to pursue personal and professional goals while ensuring the well-being and development of their children. By converging childcare and co-working within one space, the project fosters a community-driven approach that addresses the unique challenges faced by the residents of Franklinton. Franklinton serves as an ideal location for this project due to its diverse yet underserved population. With a significant demographic of 72.8% single-parent households, primarily led by single mothers, and only 10% of residents holding a college degree, there is a pressing need for accessible resources to uplift and empower this community. As new construction projects in the area contribute to rising living costs, the proposed adaptive reuse project aligns with the ethos of inclusivity, seeking to counteract displacement and promote socio-economic resilience within Franklinton. The primary beneficiaries of this project are single parents in Franklinton, particularly single mothers striving to balance parenting responsibilities with personal and professional aspirations. The demographics underscore the necessity of a dual-purpose space that not only facilitates remote work and skill development but also provides a safe and enriching environment for their children during these crucial formative years. The project focuses on the adaptive reuse of a carefully selected building in Franklinton, recognizing the value of repurposing existing structures to meet the evolving needs of the community. This approach not only preserves the historical fabric of the neighborhood but also aligns with sustainable design principles, contributing to the revitalization of Franklinton through thoughtful and purpose-driven design. This adaptive reuse project is crucial as it directly addresses the multifaceted challenges faced by single parents in Franklinton. By combining daycare and coworking spaces, it provides a holistic solution that supports parents in pursuing education, remote work, and professional development while ensuring their children receive quality care and early education. The project's importance lies in its potential to break the cycle of limited opportunities by providing a supportive infrastructure that fosters personal and professional growth. The unique programming of this space builds upon the existing assets of the Franklinton community. It creates a hub for collaboration, networking, and mutual support among single parents, fostering a sense of community. By integrating educational and recreational activities for children, the project not only supports parents but also contributes to the overall development of the next generation. This innovative programming aims to become a catalyst for positive change, transforming the adaptive reuse building into a thriving center that strengthens social bonds and empowers the community as a whole.

The design philosophy of this project aligns with the United Nations' Sustainability Goal 11: Sustainable Cities and Communities, emphasizing the transformative potential of well-planned urban spaces to enhance inclusivity, resilience, and environmental sustainability. By choosing adaptive reuse for an existing building in Franklinton, our project directly addresses Goal 11 by promoting sustainable consumption and production patterns. Repurposing the building not only preserves the neighborhood's historical identity but also significantly reduces the environmental impact associated with new construction, aligning with Goal 12: Responsible Consumption and Production. The adaptive reuse approach embodies sustainability practices by minimizing waste, utilizing existing resources, and decreasing the demand for new materials. In addition to preserving embodied energy and reducing construction-related carbon emissions, this design philosophy contributes to the broader goals of creating vibrant, resilient, and environmentally conscious communities. By incorporating LED lighting, maximizing natural light, and integrating recycled materials, the project further aligns with Goal 7 (Affordable and Clean Energy) and Goal 13 (Climate Action). This design philosophy seeks to establish a sustainable, community-centric space that not only addresses the immediate needs of Franklinton's single parents but also contributes to the broader global agenda of creating sustainable, resilient, and inclusive urban environments.

Phase 4

01	Aug 22	WELCOME • Course Introduction UN Goals - World Cafe exercise	Aug 24	AM: Site Visit - Franklinton, OH PM: Team work assignment
02	Aug 29	AM: Prof Haase: Introduce Buildings PM: Guest speakers-Franklinton non-profits <i>(afternoon session ONLINE)</i>	Aug 31	Work in Studio / Desk crits
03	Sept 5	REVIEW #1- Capstone Proj Proposal <i>See REVIEW #1 on Carmen for deliverables</i>	Sept 7	DUE: Revisions / Begin: Phase 2 Work in Studio: case studies
04	Sept 12	Work in Studio: Case studies	Sept 14	Work in Studio: Case studies Building Analysis: In class exercise
05	Sept 19	Work in Studio: Programming Desk crits	Sept 21	Work in Studio: Programming / Desk crits Phase 2: All Work Due Sept 22 @ 10 pm
06	Sept 26	Begin: Phase 3 Field trip to campus buildings	Sept 28	Work in Studio: Conceptual thinking Diagramming / sketching
07	Oct 3	Guest speaker - Prof Haase (in person)-Codes Work in Studio / (Susan is at conference)	Oct 5	Work in Studio / (Susan is at conference)
08	Oct 10	Work in Studio / Desk crits DUE: 3 Concept Options (Upload on Canvas)	Oct 12	Autumn Break
09	Oct 17	Work in Studio / Desk crits <i>3 Schematic Options</i>	Oct 19	Work in Studio / Lean in - Inspire each other DUE: Oct 21 Upload 7.2 / Begin- Schematics
10	Oct 24	REVIEW #3 <i>See REVIEW #3 on Carmen for Deliverables</i>	Oct 26	REVIEW #3 (Field trip w/Prof. Matheny) <i>See REVIEW #3 on Carmen for Deliverables</i>
11	Oct 31	Begin: Phase 4 DUE: Revisions / Desk crits	Nov 2	Work in Studio Desk crits
12	Nov 7	Work in Studio / Desk crits <i>Upload All Sketches - schematic fl. plans & sections</i>	Nov 9	Guest Visitor: tentative
13	Nov 14	Work in Studio / Desk crits	Nov 16	Preliminary Review- <i>run thru</i> (open to discuss)
14	Nov 21	REVIEW #4 - Design Development <i>See REVIEW #4 on Carmen for Deliverables</i>	Nov 23	Thanksgiving - whoo hoo - Eat pie!
15	Nov 28	Desk crits available online	Nov 30	Work in Studio / Desk crits DUE: E portfolio (draft)
16	Dec 4 -8	Desk crits available online crits - online (schedule as needed)	Dec 12	DUE: ALL WORK!! We made it...Happy Holidays!

Timeline

Phase 4

Case Study Analysis

Big and Tiny

Project Type: Coffee shop, educational facility, coworking space

Architect: Zooco Estudio

Total Sq Ft: 2,109 sq ft

Location: Santa Monica, CA

Year: 2018

Project Description:

“Big and Tiny is a unique enrichment space in Santa Monica that fosters productivity, creativity, and community for both parents and kids. It is the first integrated learn, play, and workspace with entrepreneurial parents in mind. We bring the flexibility of traditional co-working spaces to childcare.”



City Kids

Project Type: Educational Center for Children

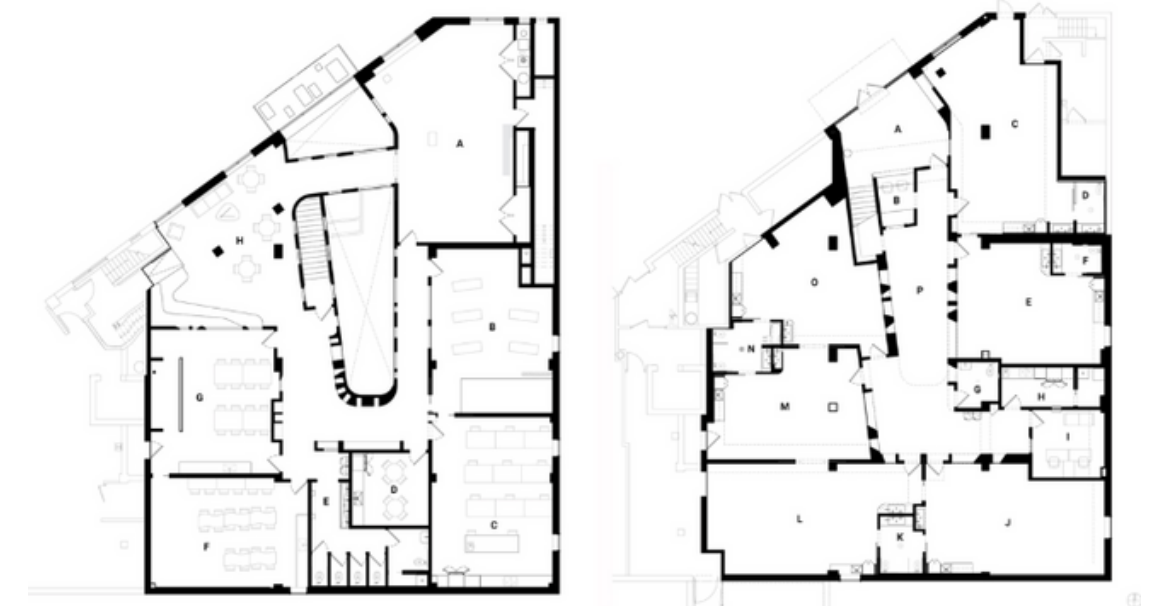
Architect: BAAO

Total Sq Ft: 11,000 sq ft

Location: Williamsburg, Brooklyn, NY

Year: 2021

Project Description: “City Kids is a new childhood education center located in Williamsburg, Brooklyn. Six preschool classrooms open onto a central double height courtyard gathering space lit by a large storefront window. The courtyard features a thickened wall that incorporates the reception desk and storage cubbies and provides a central gathering space for the classrooms. Windows of varying shapes and sizes in the interior façade allow borrowed light to enter the surrounding spaces on both levels and provide visual access for children and teachers. The classrooms are interconnected through double doors and through shared spaces such as bathrooms and play sinks, with half height walls that allow for visual privacy for the kids and monitoring capability for the teachers.”



Phase 4

Case Study Analysis

CoHatch

Project Type: Coworking Space

Architect: Tim Lai Architect

Total Sq Ft: 18,000 sq ft

Location: Cleveland, OH

Year: 2021

Project Description: A mixed-use space including private offices, conference rooms, coworking spaces, and lounge spaces where community members can foster their creativity and reach their goals. The space is shared with North High Brewing where individuals can unwind with a nice meal at the end of a long day's work



Engine House 10

Pros:

- 2 floors for separation between quiet space and daycare
- Back lot for childrens play
- Bike lanes on street
- Active firehouse next door ensures childrens safety
- Lots of natural light
- Easy to find from the street

Cons:

- No proper crosswalk in the area
- Limited parking
- Potentially too large of a space
- Further from new development
- Located on a busy street

Engine House 6

Pros:

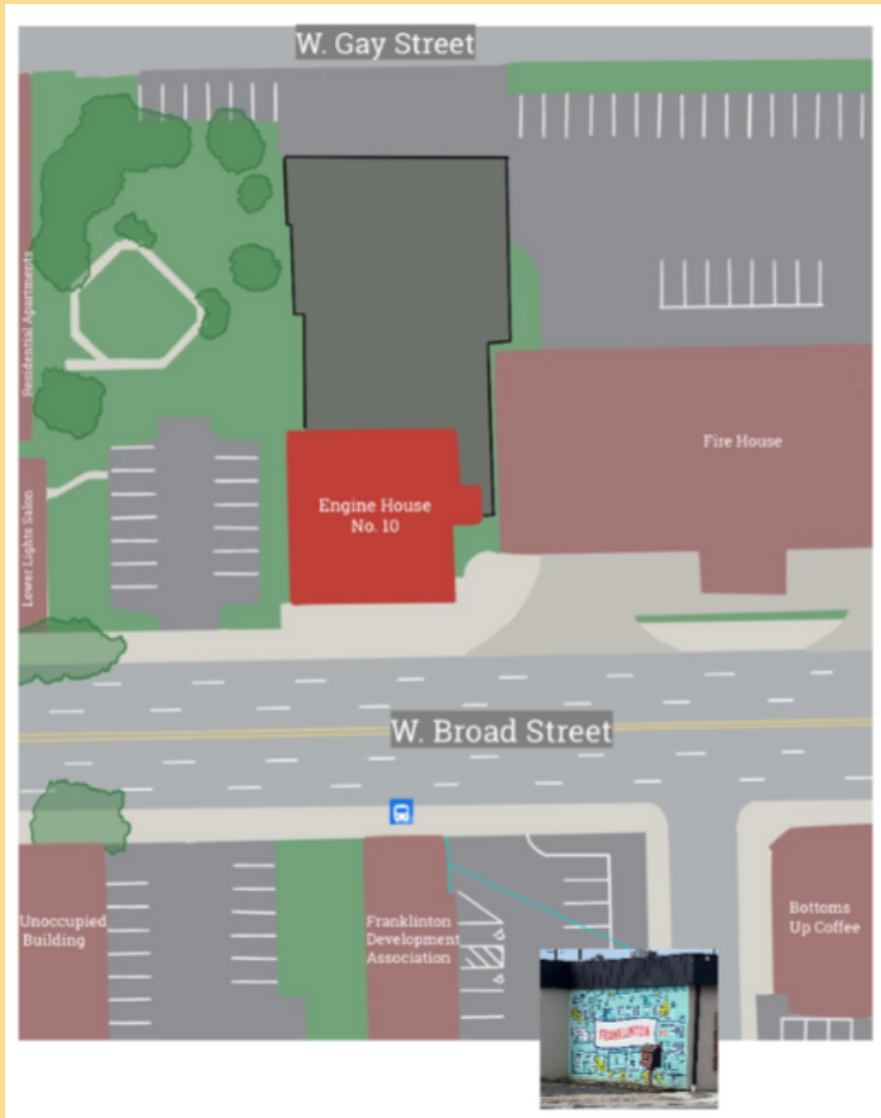
- Located near new development
- Bus stop near by
- 2 floors for sound separation
- Open green space behind building for children

Cons:

- Not centrally located
- Other preschools nearby means less need for daycare

Phase 4

Engine House 10



Building Analysis

Engine House 6



Phase 4

Short Program

Indoor Play Space

- Large, well-lit area with soft flooring and child-friendly decor
- Assorted toys, games, and activity stations.
- Safety gates and childproofing measures.
- Close proximity to the childcare reception desk for parent drop-offs.

Outdoor Play Space

- Fenced and secure outdoor area.
- Age-appropriate play equipment and structures.
- Shaded seating for parents and caregivers.
- Access to restrooms and hydration stations.

Craft Space

- Equipped with art supplies and materials.
- Tables and seating for children to engage in creative activities.
- Easy cleanup and storage solutions.

Cubbies and Storage

- Personal storage cubbies for children's belongings.
- Labeled compartments for easy identification.
- Additional storage for daycare supplies.

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Reception

- Welcoming and informative desk near the entrance.
- Staffed by knowledgeable and friendly childcare professionals.
- Registration and information for parents and guardians.

Co-Working Space

- Open office area with flexible workstations.
- High-speed internet access.
- Meeting rooms or private workspaces.
- Printer/scanner facilities.
- Quiet zones and collaborative areas.

Short Program

Refuge

- Comfortable seating arrangements for parents and caregivers.
- Relaxing ambiance with soft lighting and decor.
- Reading materials and resources.

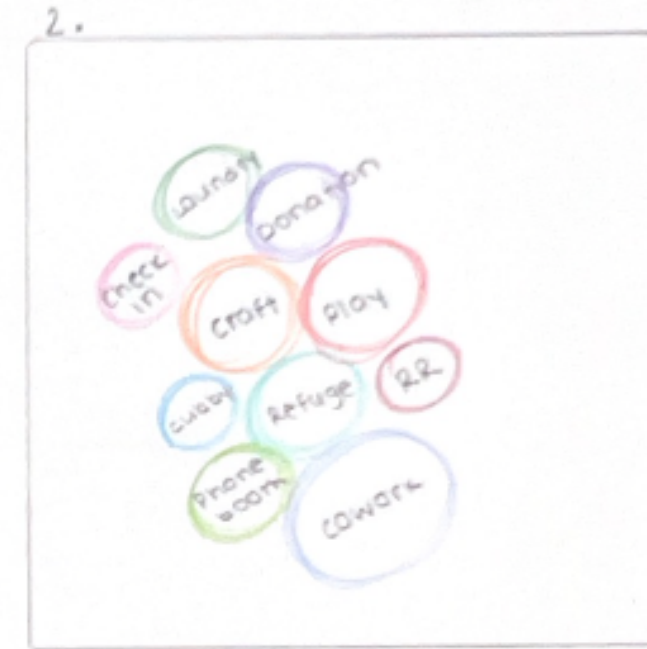
Donation Drop

- Space for accepting and organizing donated items.
- Sorting area for separating items.
- Laundry facilities for washing and sanitizing donations.
- Adequate storage for organized items ready for distribution.

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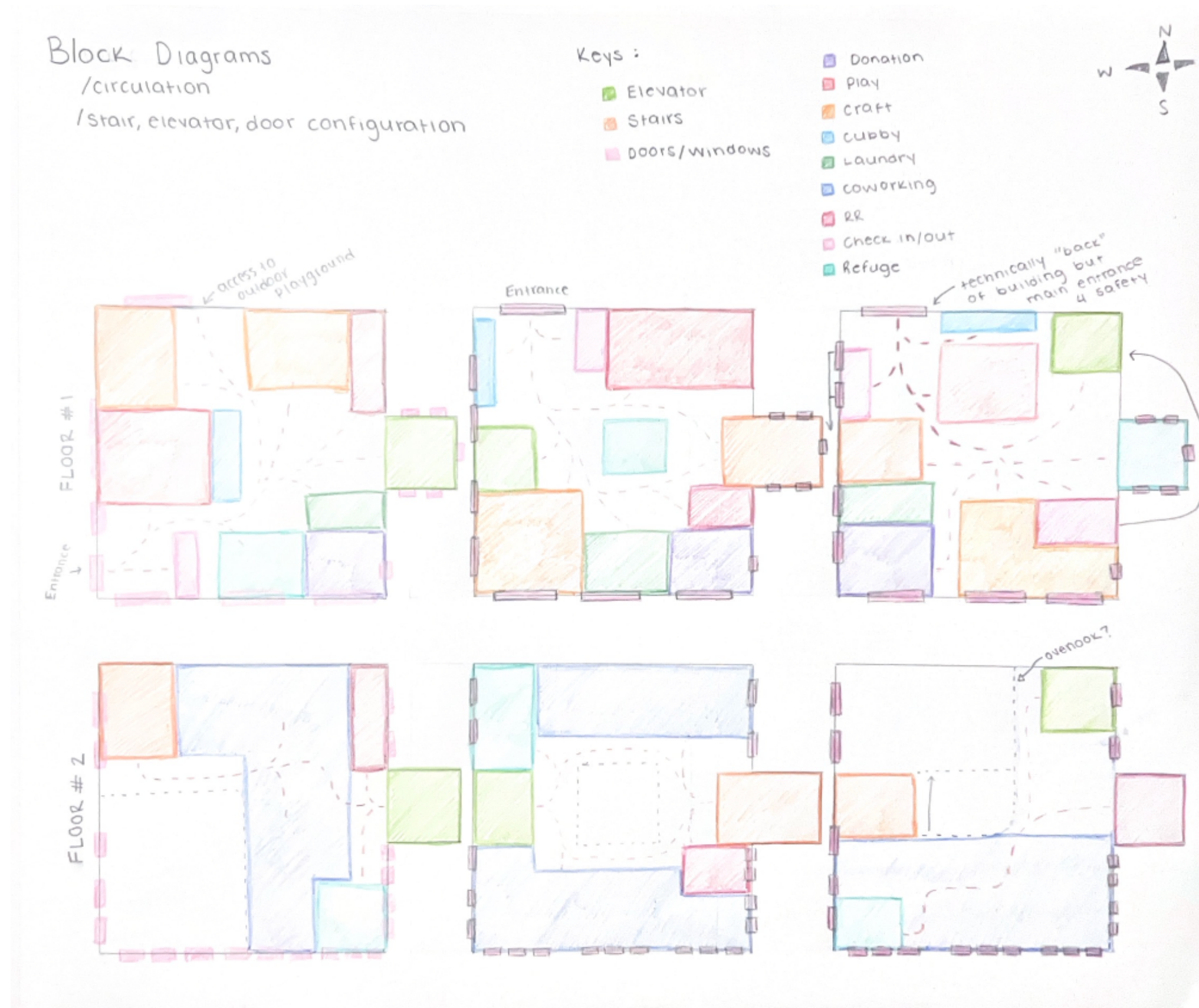
Adjacencies

- Restroom
- Play space
- Coworking
- Private phone booths
- Refuge
- Donation drop
- Laundry
- Locker/cubby
- Check in/out
- Craft space



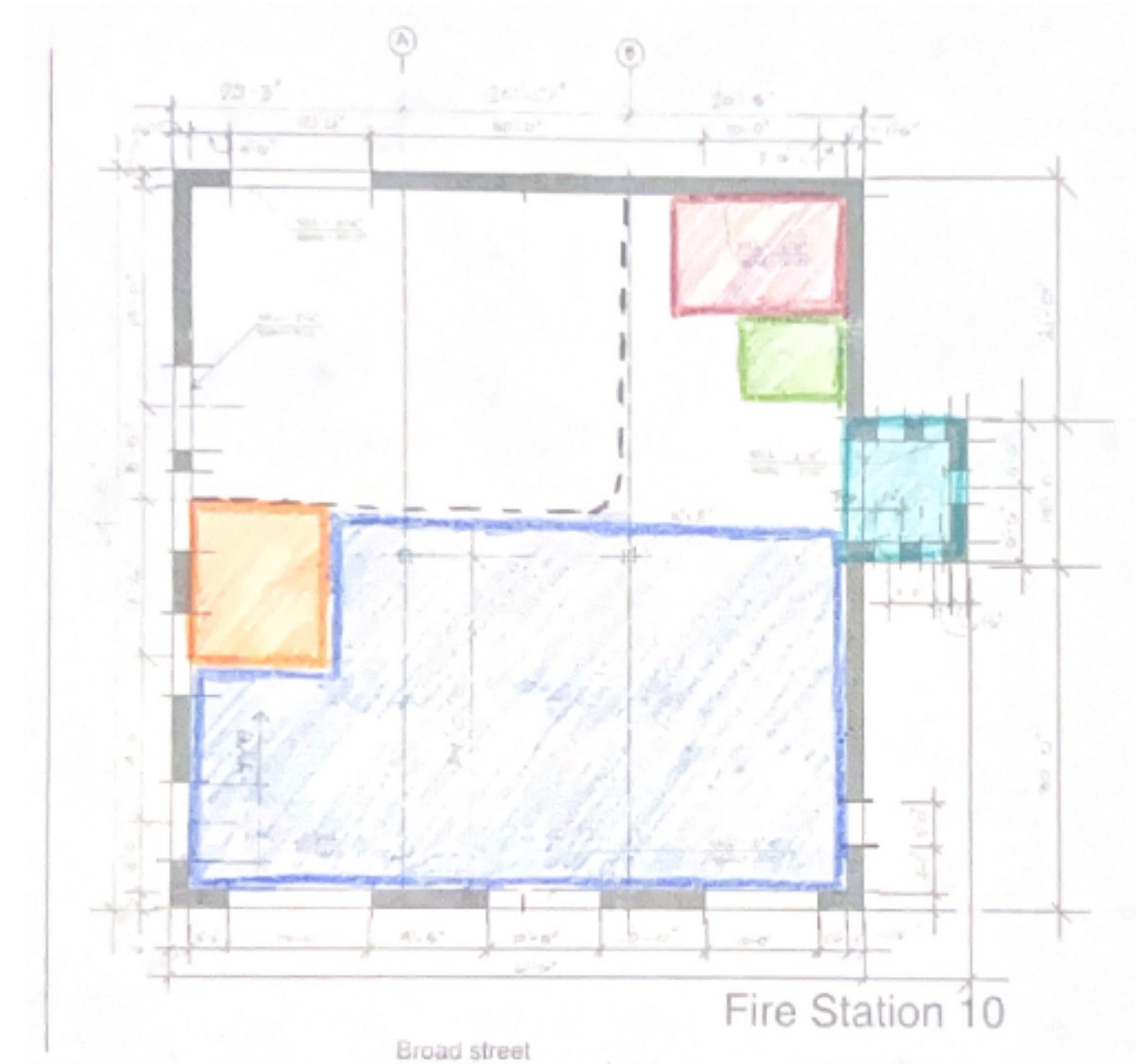
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Block Diagrams

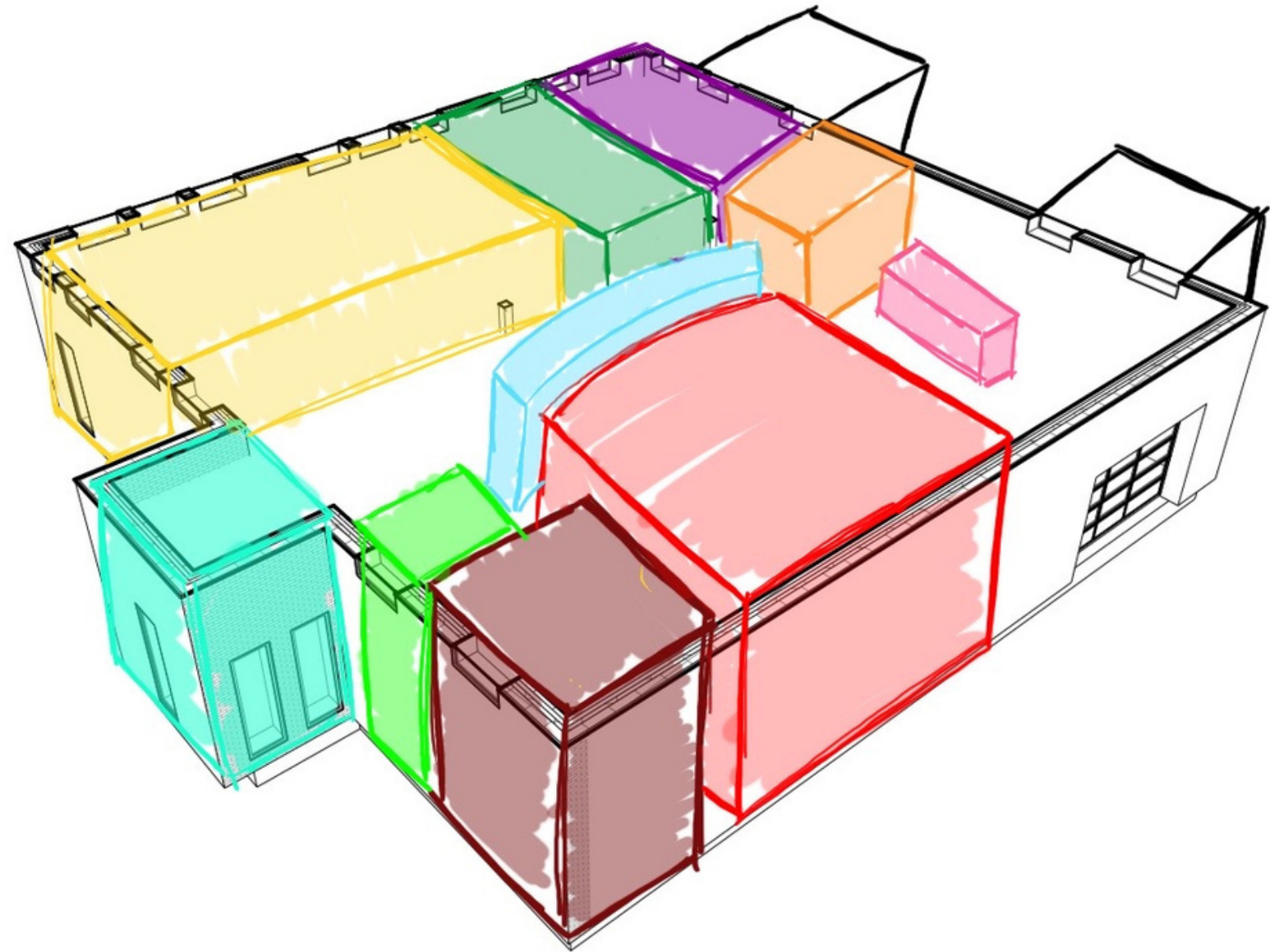


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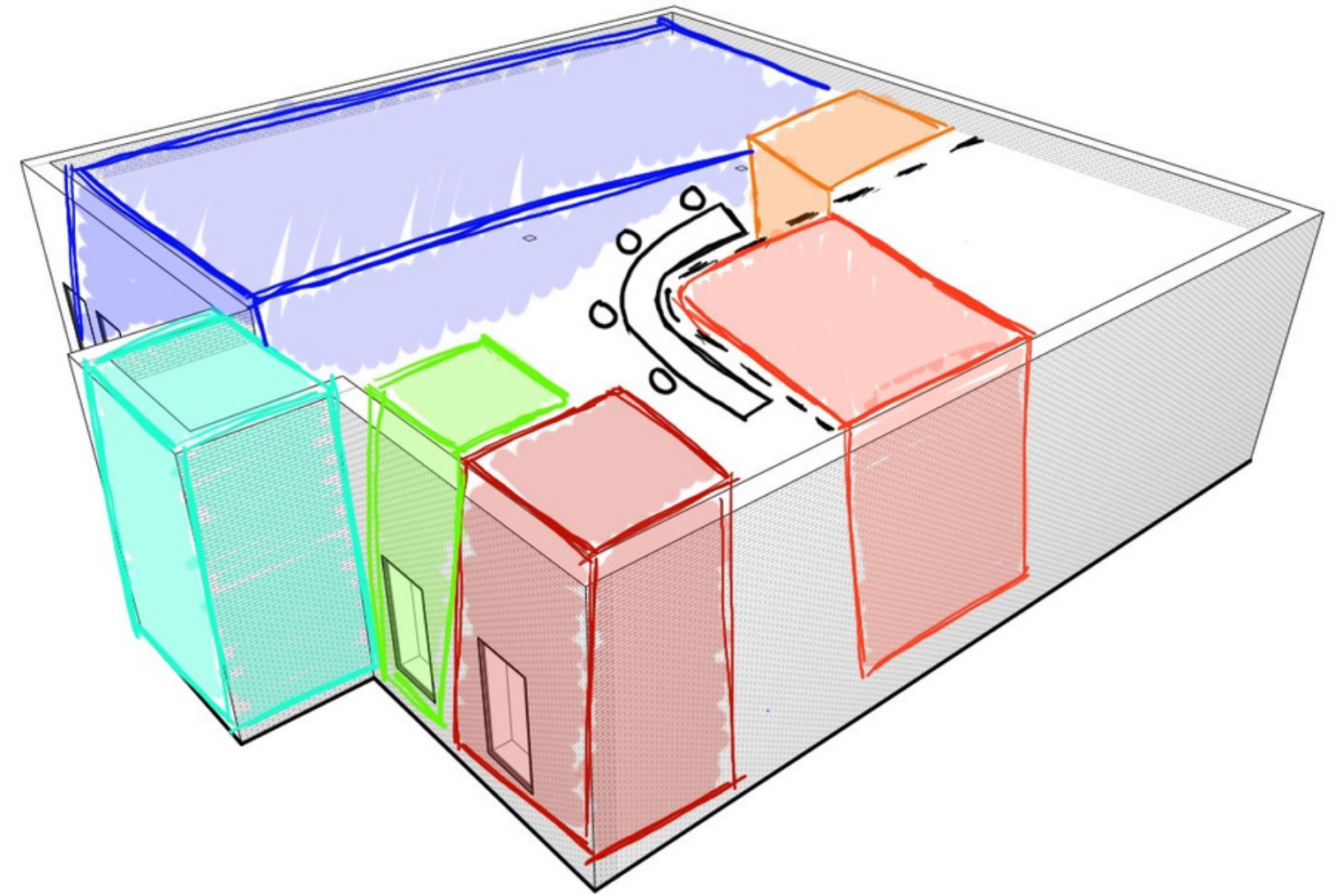
Block Diagrams



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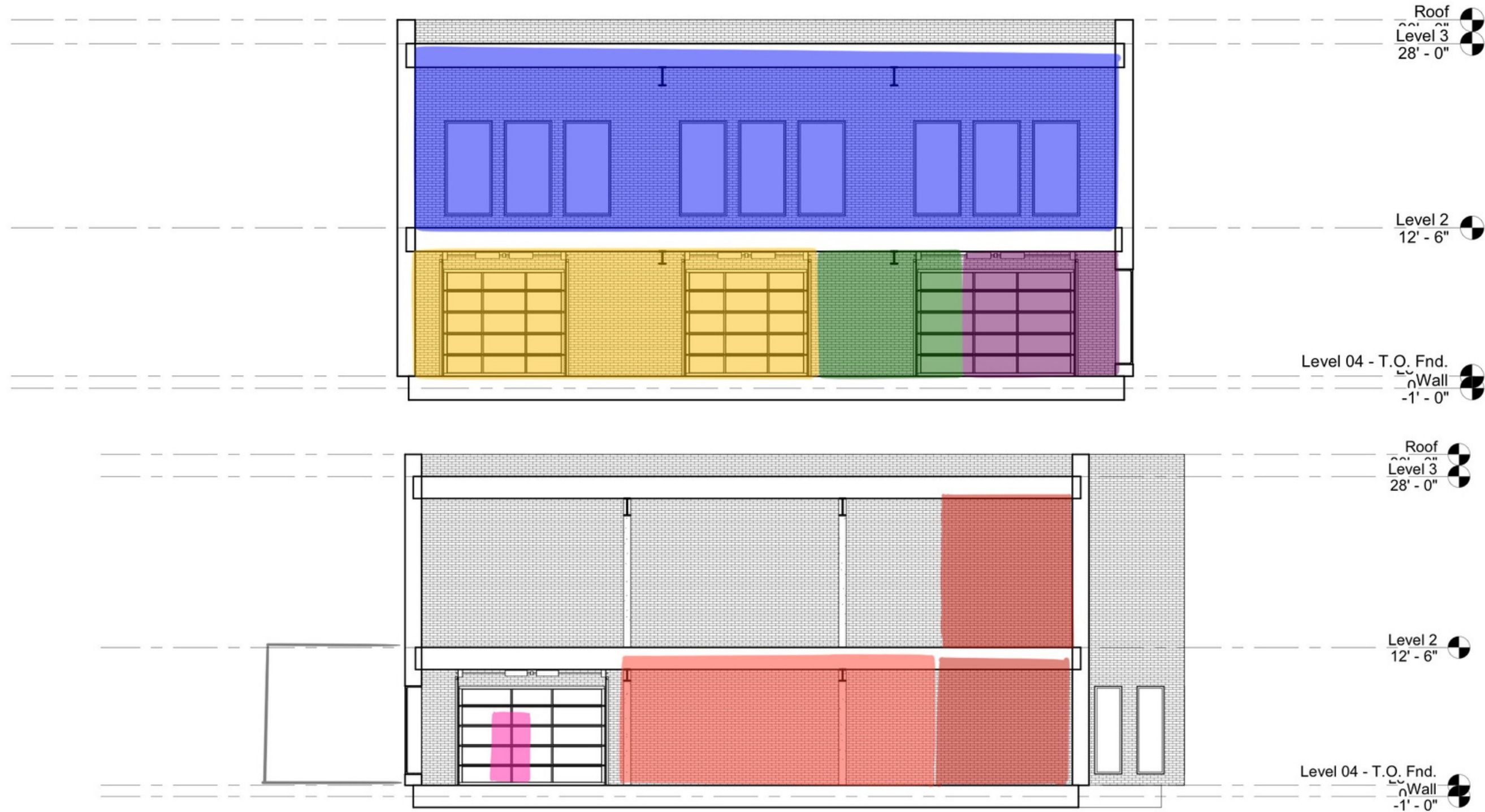


Working Diagrams



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Working Diagrams



Phase 4

Site Plan



Phase 4

Exterior Remodel



Phase 4

Concept Collage



Phase 4

EMPOWERING



PLAYFUL

INVITING



PRODUCTIVE



VP Board

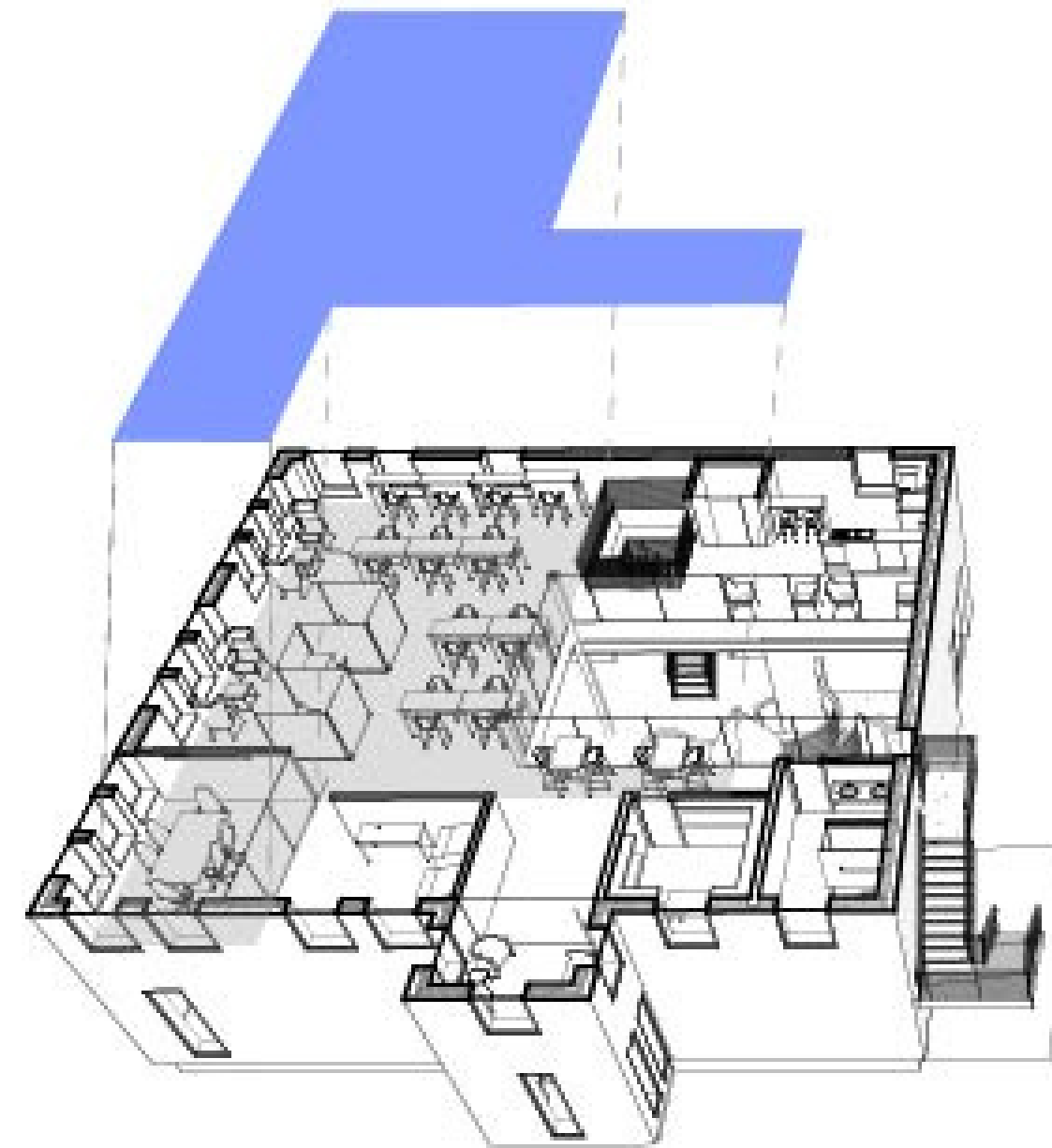
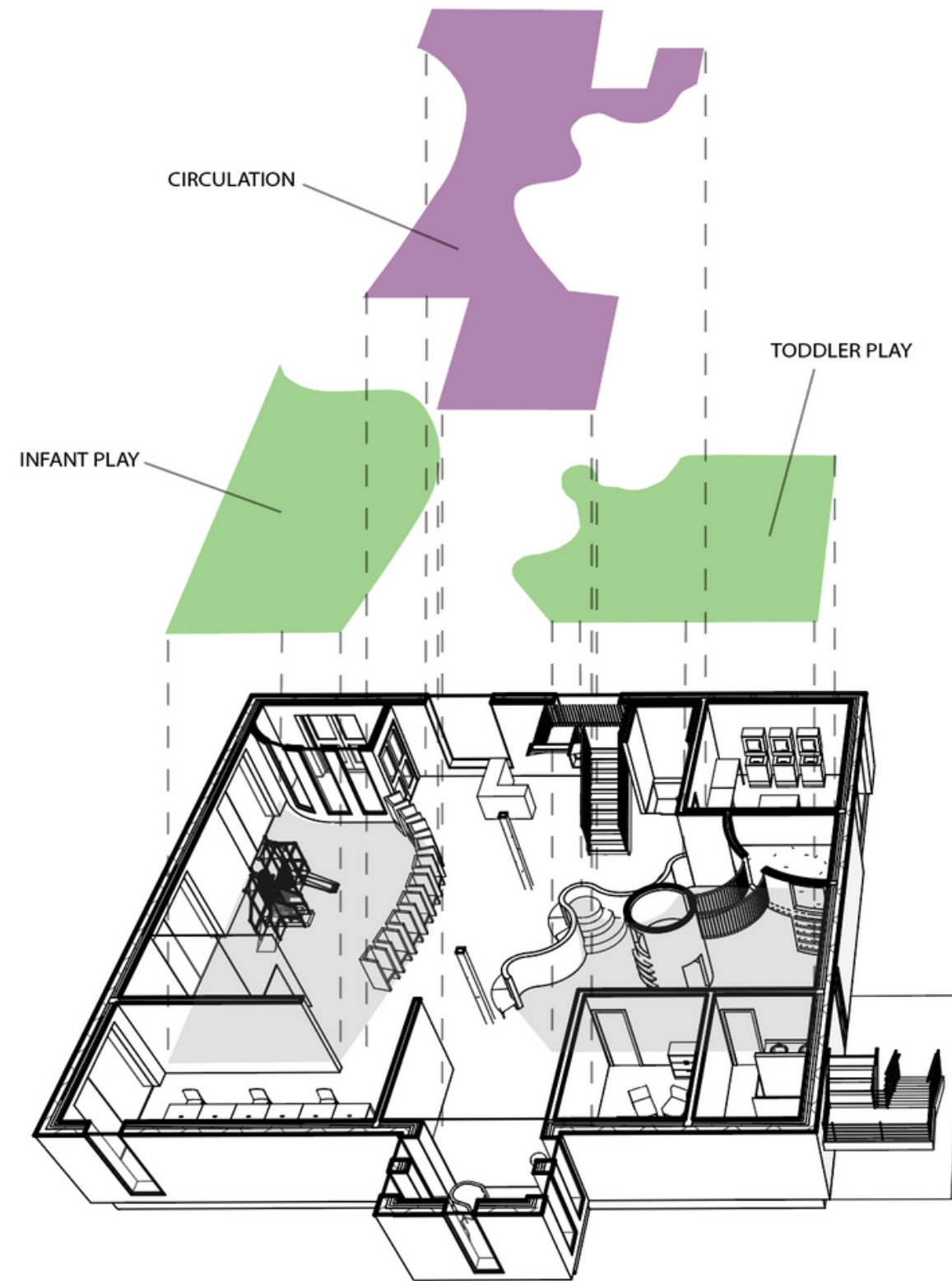
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Material Palette

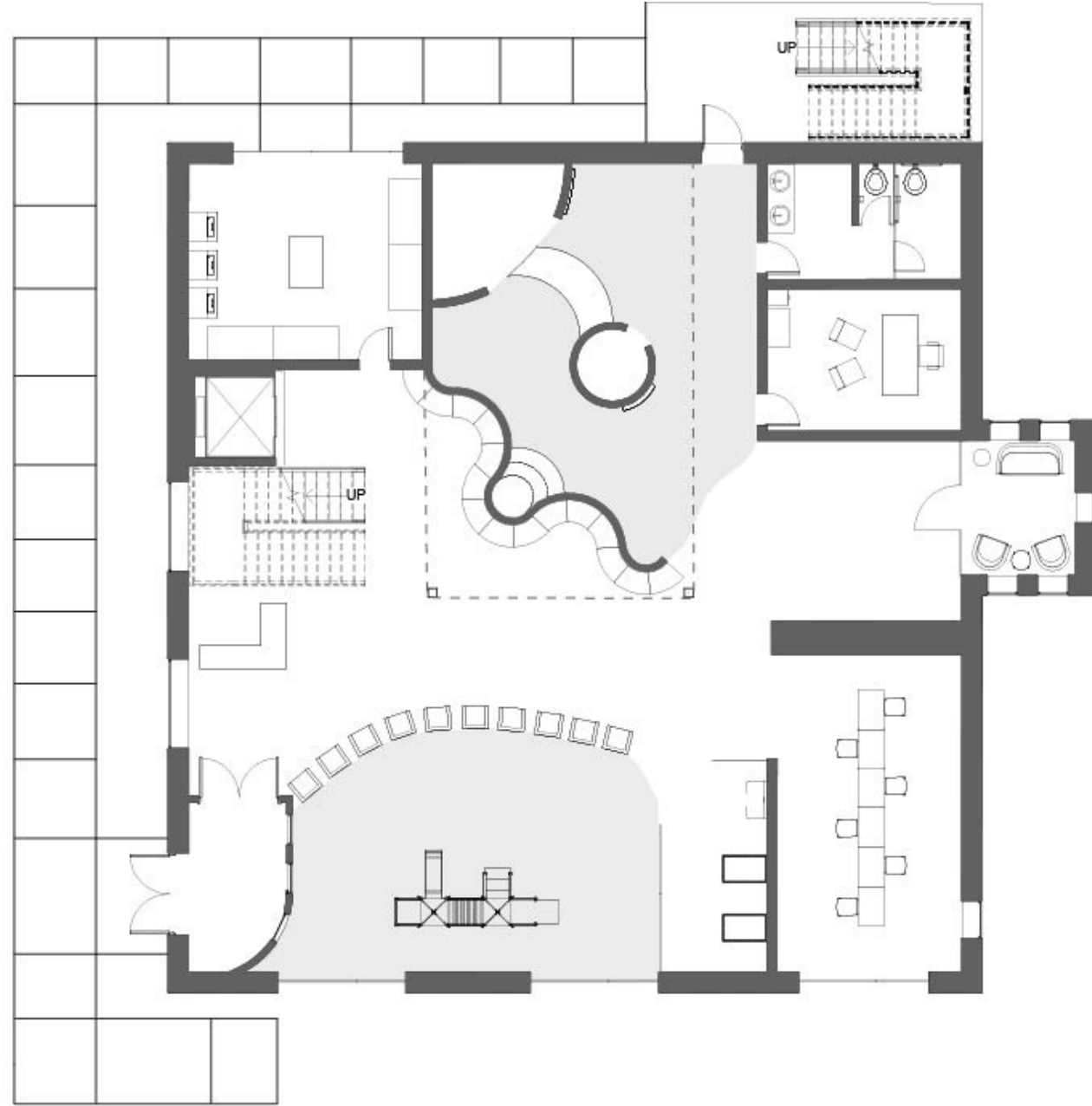


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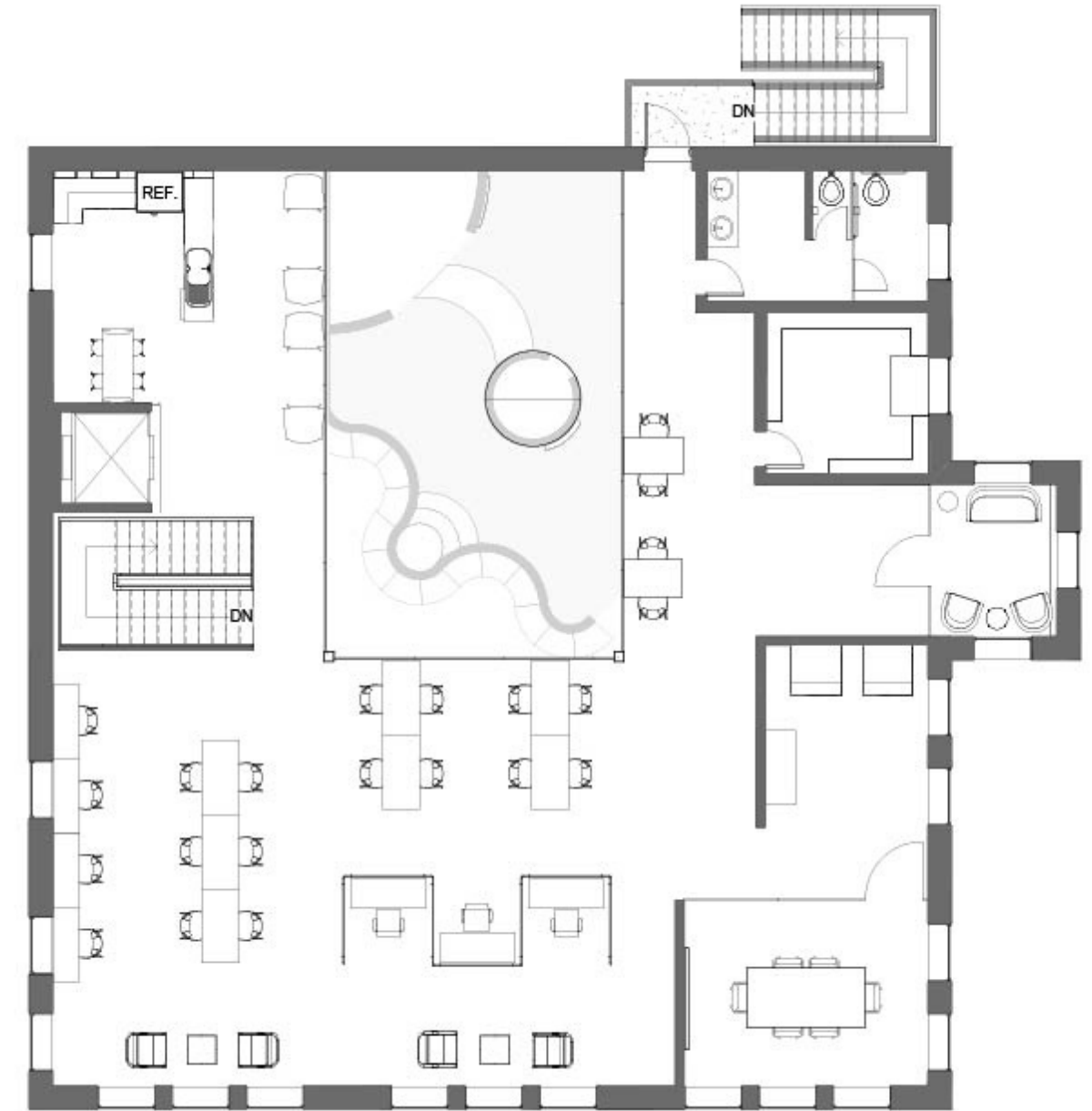
3D Diagrams



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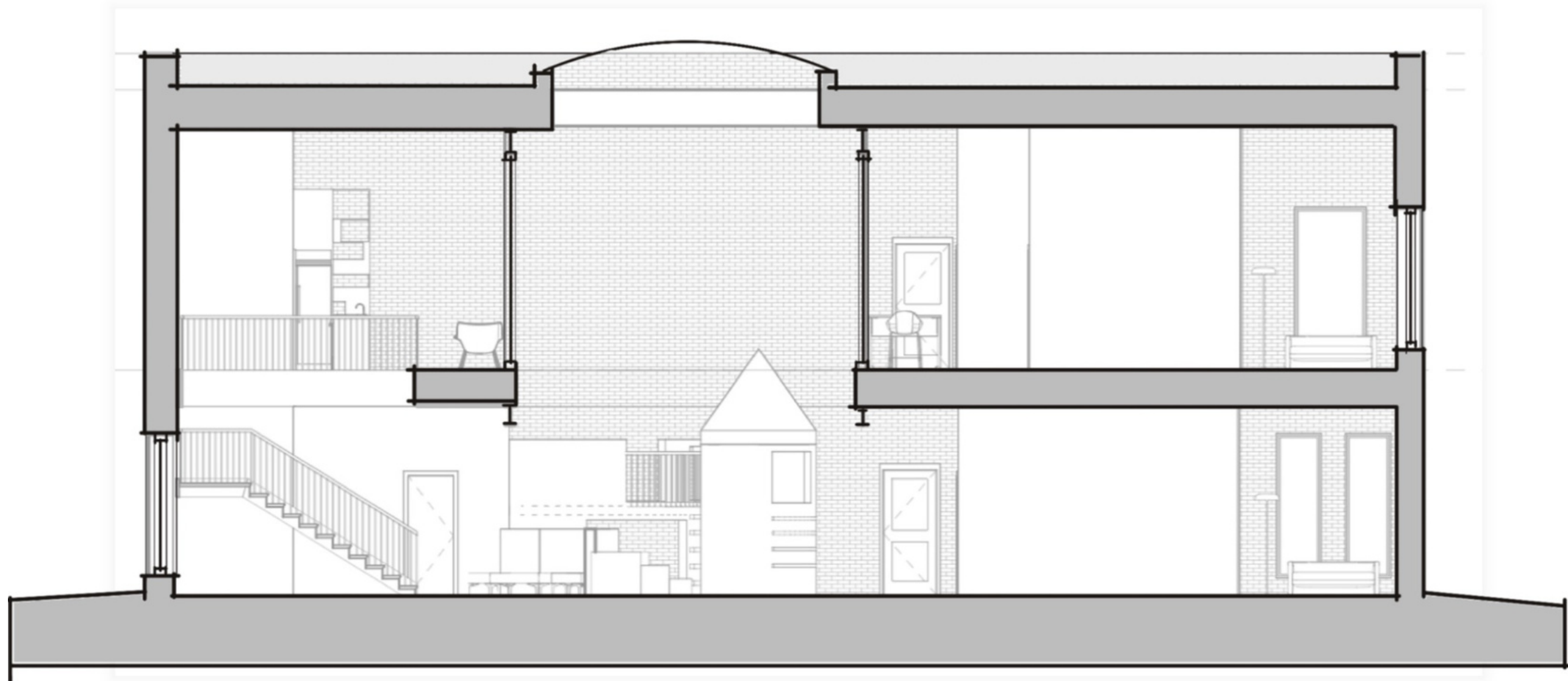
Floorplans



Broad St.

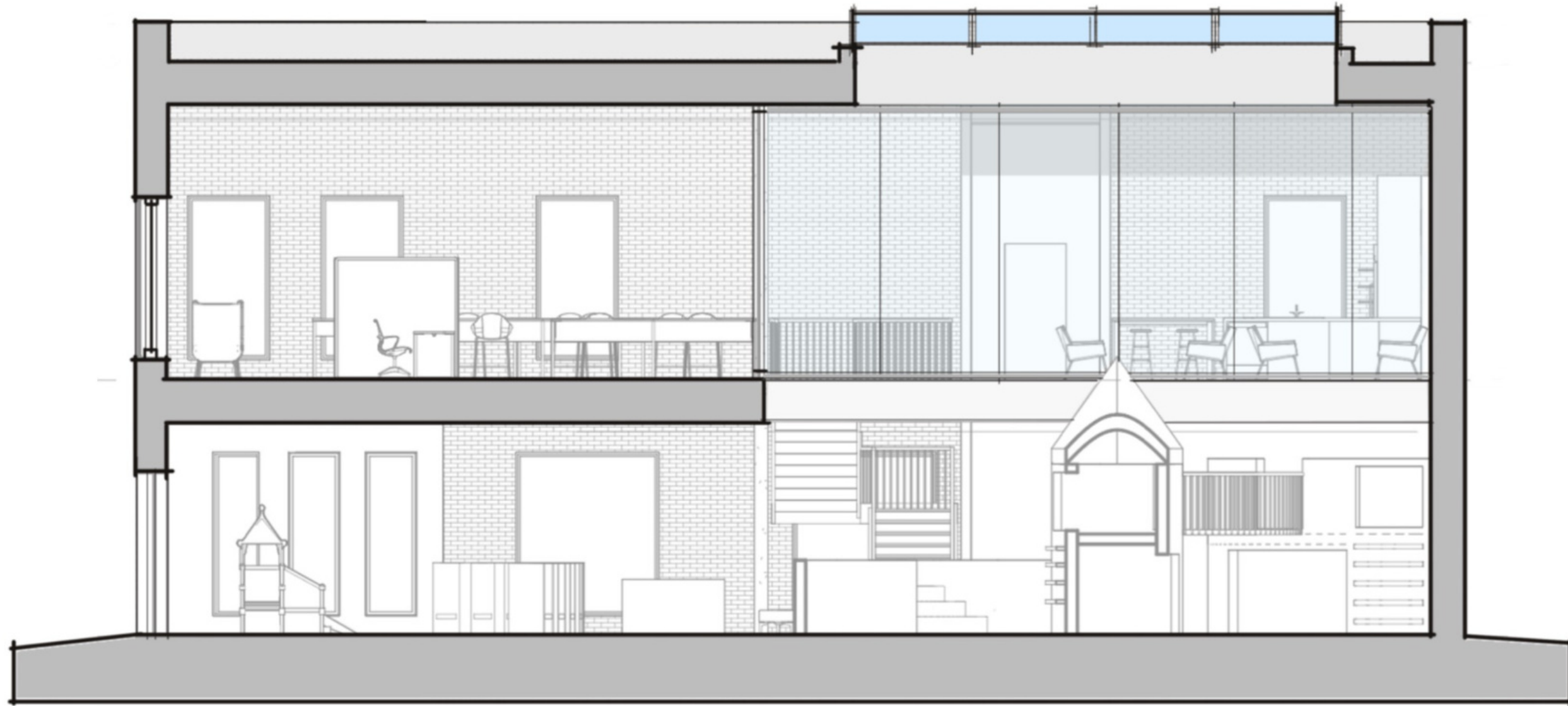
Phase 4

Sections



Phase 4

Sections



Phase 4

Renderings



Phase 4

Renderings



Phase 4

Renderings



THANK YOU