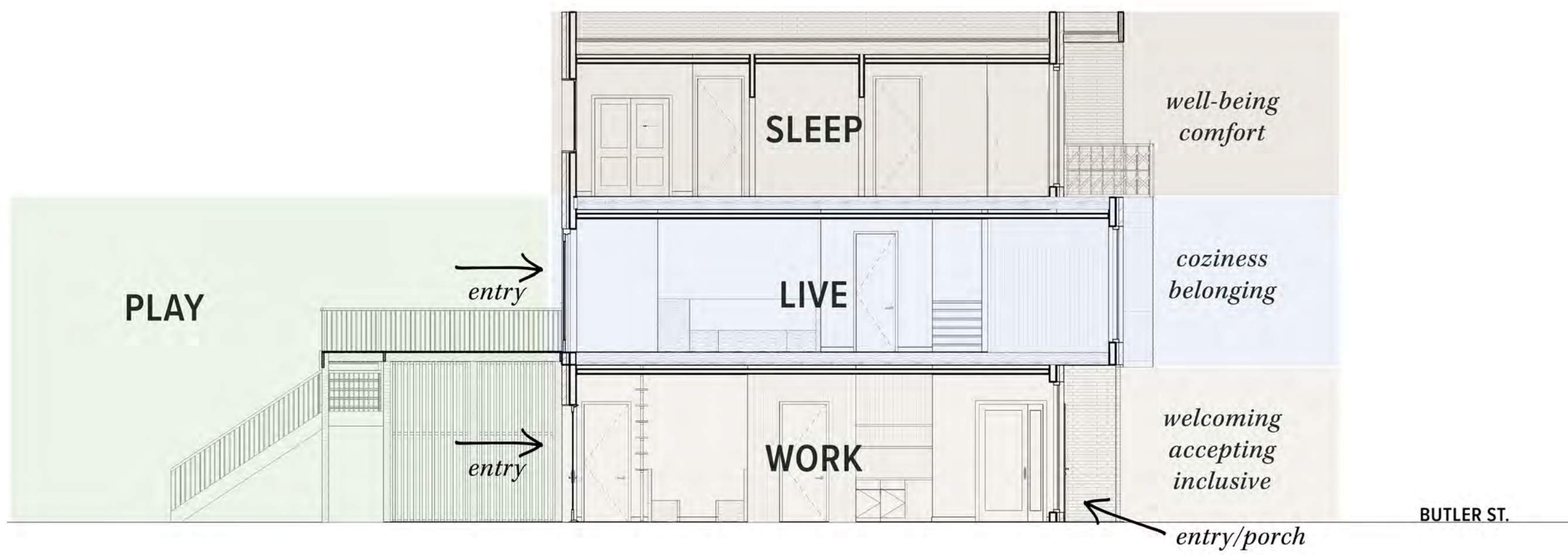


# LIVE/WORK/millvale

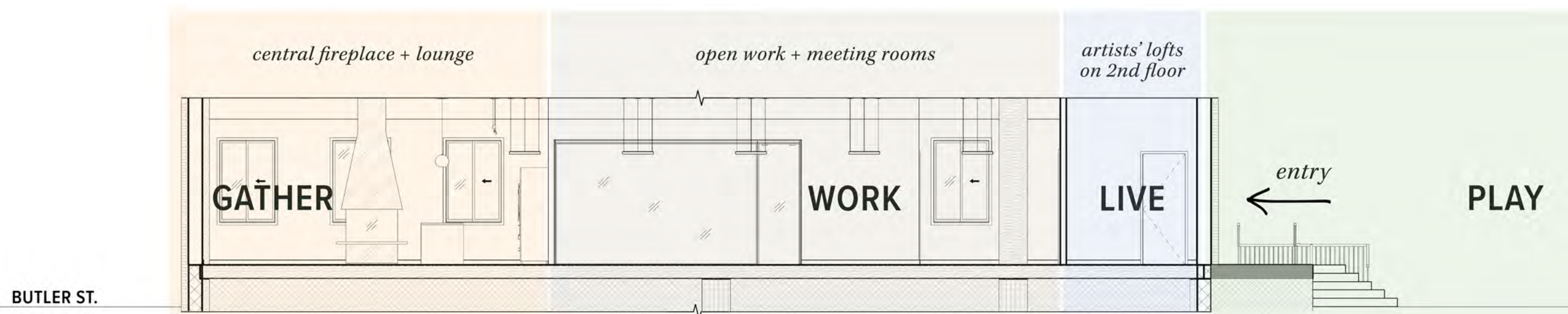


exterior rendering

## CONCEPT APPLICATION



townhouse prototype



coworking space

## THESIS RESEARCH

The COVID-19 pandemic fundamentally changed the way we work. The question is no longer “is working from home good or bad?” Since working from home is here to stay, we now need to ask, “how can the physical work-from-home setting best support an individual’s well-being?” Therefore, this research aimed to uncover how the physical surroundings of individuals that work from home at least one day per week affect their overall well-being. For this study, well-being was comprised of work-life balance, job satisfaction, and personal autonomy.

## CONCEPT

Live/Work Millvale seeks to support individuals in search of a dwelling that blends life and work, while holding space to keep both separate. Knitting into the rich fabric of an existing community, Live/Work Millvale is an urban infill model that addresses a new need for work-at-home spaces that support holistic well-being. Drawing on the German heritage of the existing structure, the adaptive reuse and new construction model explores the concept of *gemütlichkeit*, weaving social acceptance, good cheer, and warmth into a design that is as resilient as the community around it.



## GEMÜTLICHKEIT

*a state or feeling of warmth, friendliness, love, and acceptance; coziness, peace of mind, a sense of belonging, and well-being.*



existing structure

# LIVE/WORK/millvale

## TOWNHOUSE PROTOTYPE

5 Butler Street

### DESIGN STRATEGY

The modern worker requires a new type of private residence — one that supports the traditional needs of comfort, belonging, security, and autonomy, along with the amenities and capabilities of a commercial workplace. Live/Work Millvale provides a community for urban professionals who work from home and are interested in home ownership on a smaller scale, addressing a gap in middle housing options. Retail, restaurants, entertainment, community gardens, and parks are within walking or biking distance. Additionally, each townhouse is built using flood-resilient construction methods and utilizes durable, locally sourced materials. The interior space features warm wood tones and channels the coziness and comfort of the past. The Dark Ironspot exterior brick and charred wood siding seamlessly tie the new construction in with the existing Millvale aesthetic, but in a modern — yet timeless — way.

exploded axon view



**03** Sleeping quarters featuring 2 bedrooms, jack & jill bathroom, laundry room, and a restorative balcony

**02** Main living area with a cozy dining booth, sunny reading nook, and dual-sided electric fireplace

**01** Office supporting the five modes of work: focus, learn, collaborate, socialize, and rejuvenate



office rendering

### SELECT FINISHES



### RESEARCH INTEGRATION

Individuals who work from home most desire ergonomic furniture, access to daylight and fresh air, acoustical and visual privacy, and flexibility. They want the ability to change posture and scenery throughout the day, while keeping distractions to a minimum. Survey participants cited a lack of dedicated focus space and ability to host clients, coworkers, etc., as a few downfalls of working from home. The Live/Work Millvale prototype solves this design problem, creating a comfortable and convenient at-home work environment that has the flexibility to support one or multiple workers. Separate from the main living area, the entire first floor is a dedicated home office space with its own private entrance. The prototype is configured with a dual-sided fireplace, enclosed private office, lounge area multiple touchdown spaces, and an outdoor patio.



living room rendering

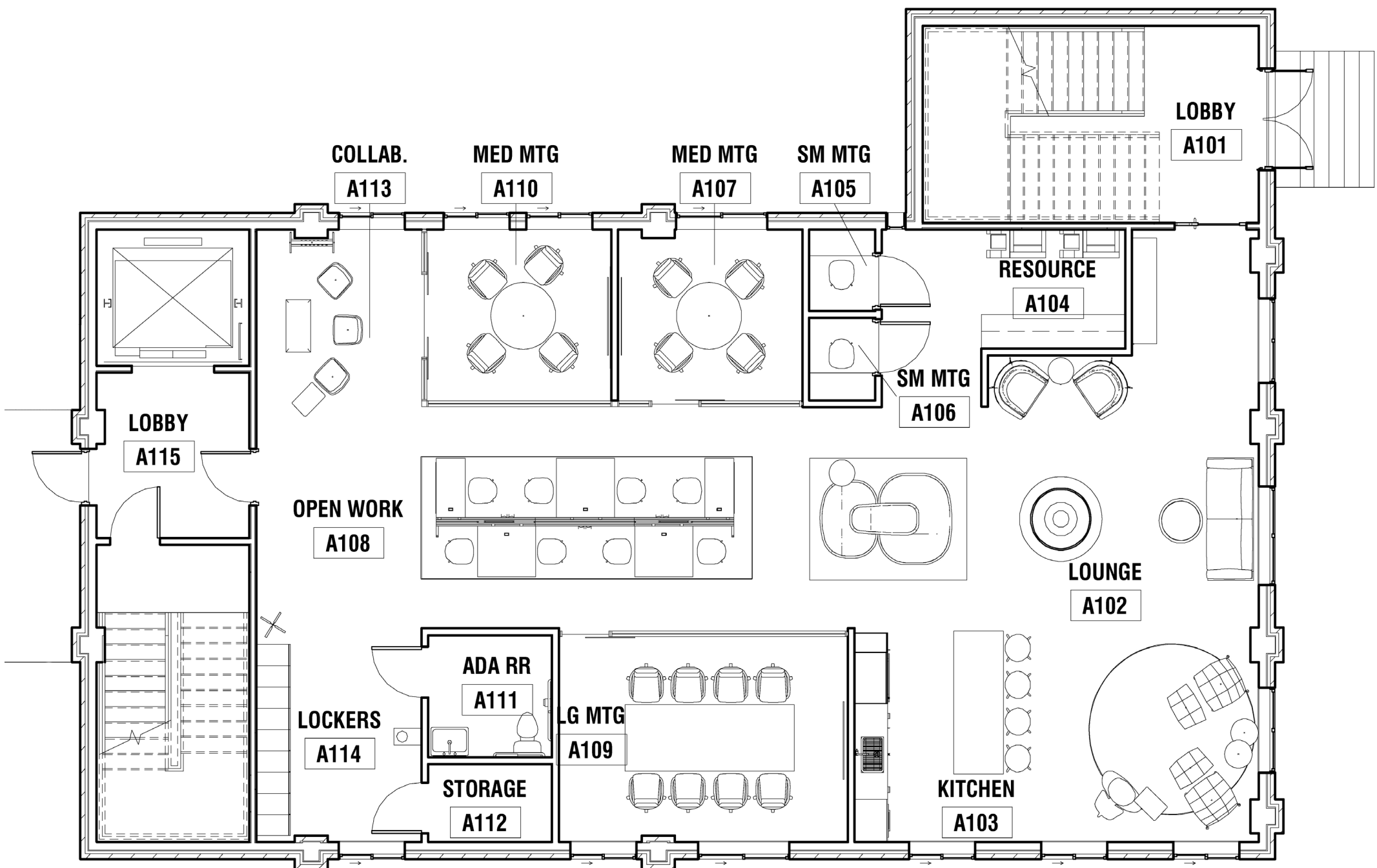
### KEY FURNITURE



# LIVE/WORK/millvale

## COWORKING SPACE

3 Butler Street



furniture plan



## DESIGN STRATEGY

Live/Work Millvale revitalizes the former home of a historic German-American club — which also happens to be in an active flood zone. All first-level spaces sit below the floodplain, therefore flood-resilient materials, like terrazzo flooring and wall base, modular carpet tiles, freestanding metal cabinetry, cork wall tiles, and veneer wallcoverings, were utilized. Due to the abundance of hard surfaces, a comfortable, warm, and cozy atmosphere was created through strategic furniture selection, a copper-clad 360-degree fireplace, area rugs, warm accent colors, and touches of rich walnut throughout the space.

## SELECT FINISHES



## RESEARCH INTEGRATION

According to survey responses, the most disliked aspects about working from home were: lack of social interaction, missing coworkers, feelings of isolation, and insufficient tools/technology. Participants indicated they desired space to conduct meetings and to spontaneously connect with others throughout the day. Therefore, Live/Work Millvale provides 24/7 access to a coworking space (only available to townhouse owners, studio residents, and their guests) that may be used for day-to-day work tasks, client meetings, design charrettes, video conferencing, and more. The space is flexible enough to accommodate a singular worker looking for a change of scenery, small team meetings, collaboration sessions, or larger, private events. Lockable storage and a resource area provide access to state-of-the-art technology, printing, and space to store project materials or personal belongings.

## KEY FURNITURE

