

# WELCOME!



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*Bellingham Public Schools New District Office*

*Design Advisory Committee Meeting  
June 25, 2020*

# Group Norms

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- Be present and attentive
- Assume positive intent
- Include all voices / opportunity to be heard
- Be open minded
- Be transparent

# Design Committee Members

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**Greg Baker**, Superintendent

**Steve Clarke**, Assistant Superintendent Teaching and Learning

**Bob Kuehl**, Assistant Superintendent Human Resources

**Isabel Meaker**, Executive Director Family Engagement

**Jacqueline Brawley**, Executive Director Communications and Community Relations

**Jay Jordan**, Executive Director Teaching and Learning

**Jessica Sankey**, Executive Director of Operations

**Kristi Dominguez**, Executive Director Early Childhood and of Teaching and Learning

**Kurt Gazow**, Executive Director Educational Technology

**Mike Copland**, Deputy Superintendent Teaching and Learning

**Simone Sangster**, Assistant Superintendent Finance and Operations

**Kim Lund**, Executive Director Bellingham Public Schools Foundation, Community Partner

**David Webster**, Opportunity Council, Community Partner

**Curtis Lawyer**, Director Capital Projects

**Julie Denton**, Executive Admin. Assistant

**Cindy Pearson**- Physical Therapist

**Charisse Berner** - Director of Teaching and Learning, Curriculum

**Lauri McBeath-Davies** - Systems Analyst

**Lisa Gilchrist** - Communications Technician

**Deanna Bannerman** - Administration Assistant, Special Ed

**Jeff Tetrick** - Director of Teaching and Learning, Technical Education

**Amanda Ingram** - Human Resources Specialist

**Kathryn Weilage** - Data Systems Project Manager

**Ryan Pflueger** - Construction + Facilities Mgr. Barkley Company, BSD parent

# Goals for Today

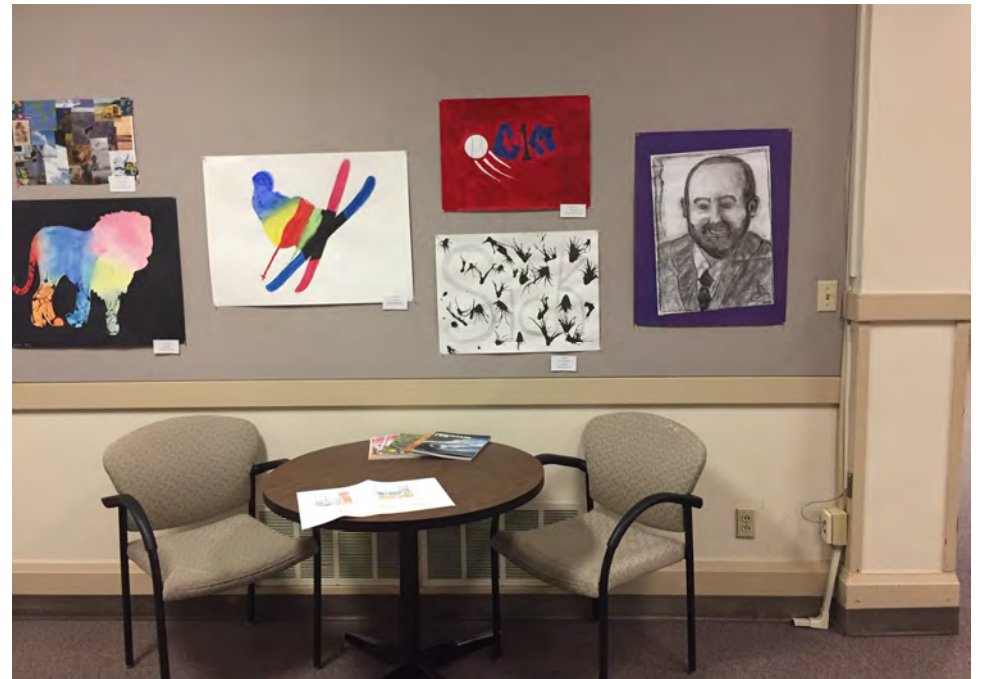
A large, light blue graphic consisting of several concentric circles with a slightly irregular, hand-drawn appearance, centered on the right side of the slide. The circles are semi-transparent and overlap each other, creating a sense of depth and focus.

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- Informational & Interactive
  - Seeking feedback and discussion

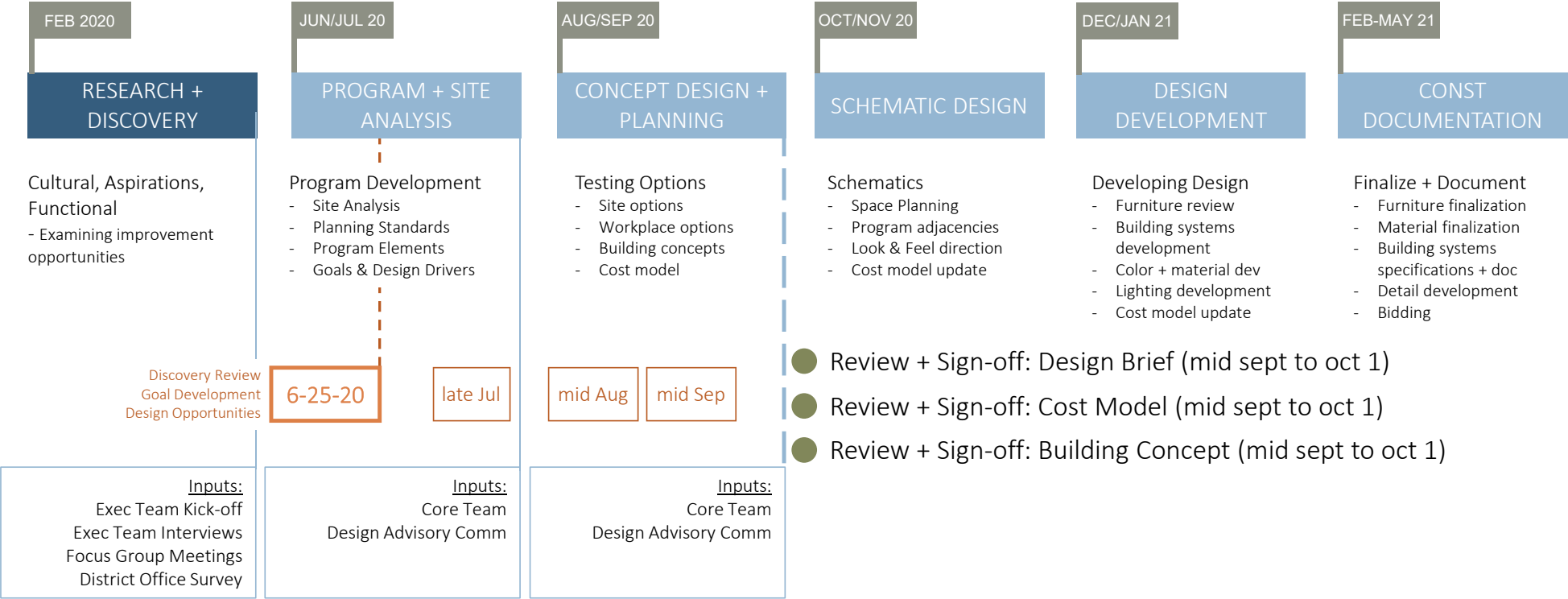
# Agenda

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- Welcome, Introductions & Overview
- Schedule Overview and Roadmap
- Learnings so far
- Workplace Design Trends
- COVID | Civil Unrest experience perspective
- Opportunities + Constraints
  - Programmatic elements
  - Design precedents
  - Existing building analysis
  - Site perspective
- Next steps



# Roadmap



# Learnings So Far...

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## Culture

- Bellingham Promise guides our work
- Collective Commitment – the work of each affects the work of the whole
- Striving for better
- All kids are loved, wholistic approach to education
- Be stubborn to your goals and flexible in your methods

# Learnings So Far...

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## Goals for the Project

- The Promise is symbolized here
- Children are visible; they are the heart
- Equity-Diversity-Inclusion drives decision making for the project
- Balanced stewardship
- Enables us to work together in better ways
- Community focus: transparency, responsive to needs, belonging
- Flexible + adaptable
- Explore + discover how design may elevate our community

# Learnings So Far...

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## Metrics for Success

- Bond issue passes after building completion
- Increased community awareness of our work: love + caring + family impact
- Increased # of marginalized family visits
- Employees: more happiness, belonging, connection to kids
- The building has encouraged healthier choices

# Learnings So Far...

## Bellingham Promise

| Innovation + Flexibility   | Equity Diversity + Inclusion   | Early Childhood Education   | Student, Family + Comm Engage  | One Schoolhouse   | Great Teaching, Strong Support  |
|--|--|---|--|---|---|
| <ul style="list-style-type: none"><li>• Flexibility: fluid + fixed</li><li>• Work in progress</li><li>• Brain science cues for creative spaces</li></ul> | <ul style="list-style-type: none"><li>• E-D-I guides our decisions</li><li>• Awareness of Psychological safety in design</li></ul> | <ul style="list-style-type: none"><li>• Childhood Center on site</li><li>• Kid friendly spaces</li><li>• An element of whimsy in the design</li></ul> | <ul style="list-style-type: none"><li>• Welcoming, warm environment</li><li>• Multi-cultural references</li><li>• Icons used in wayfinding</li><li>• Comm partners</li></ul> | <ul style="list-style-type: none"><li>• Balanced use of resources</li></ul> | <ul style="list-style-type: none"><li>• Great Prof Dev spaces</li><li>• Technology integration</li><li>• Sense of place + belonging for District-wide staff</li></ul> |

# Hopes + Dreams

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Imagine it is the end of the first week of building opening, what would you want the headlines in the newspaper to be?

# Workplace Trends

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A brief picture of how the office is changing  
and discussion about what's next...

# Trends: Outside Forces

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Generational workplace expectations

Sharing Economy

Health & wellbeing

Coworking

Mobile technologies

Brain Science

Transparency | Data Visualization | Knowledge Transfer

Remote Work

Social Corporate Responsibility | Sustainability

Psychological Safety

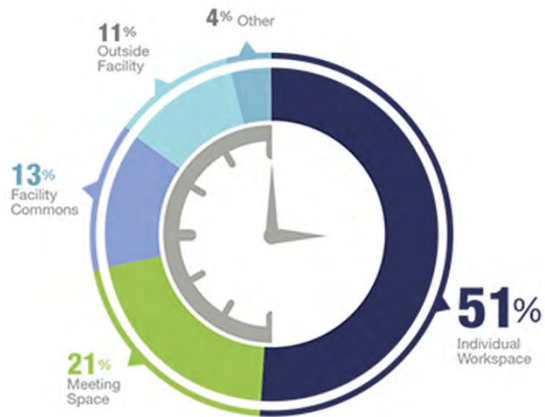
Diversity, Equity & Inclusion

Productivity + Innovation

Collective Creation | Engagement | Purpose

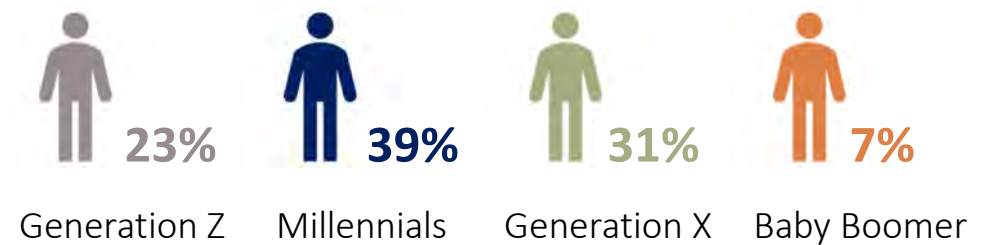
# Trends: Where | Who

## Work Location\*



Almost half of all work occurs **outside** the individual workspace

## Demographics by 2025\*



\* Reference: <https://www.knoll.com/knollnewsdetail/a-snapshot-technology-organizations>

# Trends: Generational Expectations

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Baby boomers 56-76: reliable, loyal, formal meetings, office as status, first to use credit extensively, value hard work and long hours, technology: personal computer & laptop. Shaping events – post WW2 optimism, hippie movement

Gen X 55-41: cautious, conservative, value balance and family, show me the money, mobile phone. Shaping events – rise of personal computing, lost between 2 much larger generations

Millennials 26-40: close to parents, downturn of 2008, sharing economy, google & Facebook, seamless blend of work & family life. Shaping events – Great recession, rise of social media, 911, student debt

Gen Z 25 and under: kids of Gen X, appreciate order and predictability, rely on social media, multi-tasking, more technology savvy, Shaping events – COVID, financial insecurity, civil unrest

# Trends: Space allocations

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## Individual vs We Space\*

31% of all workspace is dedicated to group activities. This is expected to continue to increase



## Open vs Enclosed work settings\*

62% of the population sits in the open plan. This is expected to continue to increase



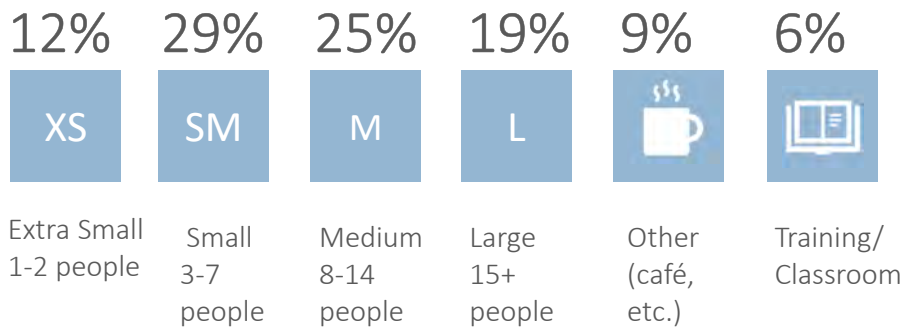
## Increased Shared Individual Space (Flex or Hoteling)

~25% of employers have some form of unassigned seating with as many as 52% considering in the future



# Trends: Space allocations

## Meeting Space Allocations\*



Extra Small  
1-2 people

Small  
3-7  
people

Medium  
8-14  
people

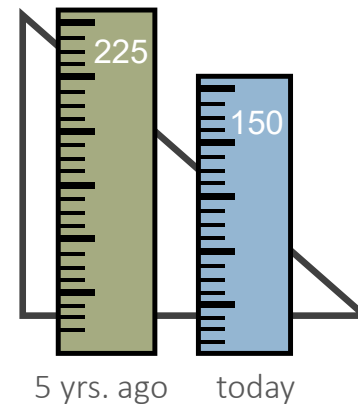
Large  
15+  
people

Other  
(café,  
etc.)

Training/  
Classroom

Spaces for three to seven people represent the majority of meeting spaces

## Square Footage Targets\*



The average usable square foot per employee target is 150 USF. Down from 225 SF about 5 years ago. Tech companies SF averages 125-150.

# Covid Era + (Social Unrest)

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- Companies are renovating and re-inventing
- Workplaces were increasing density – will likely move to medium density planning strategies
- Technology as table stakes
- “Well-design” is highest priority (including psychological safety)
- Highly adaptable and flexible furniture solutions is high priority

# Program Elements: Community Anchor

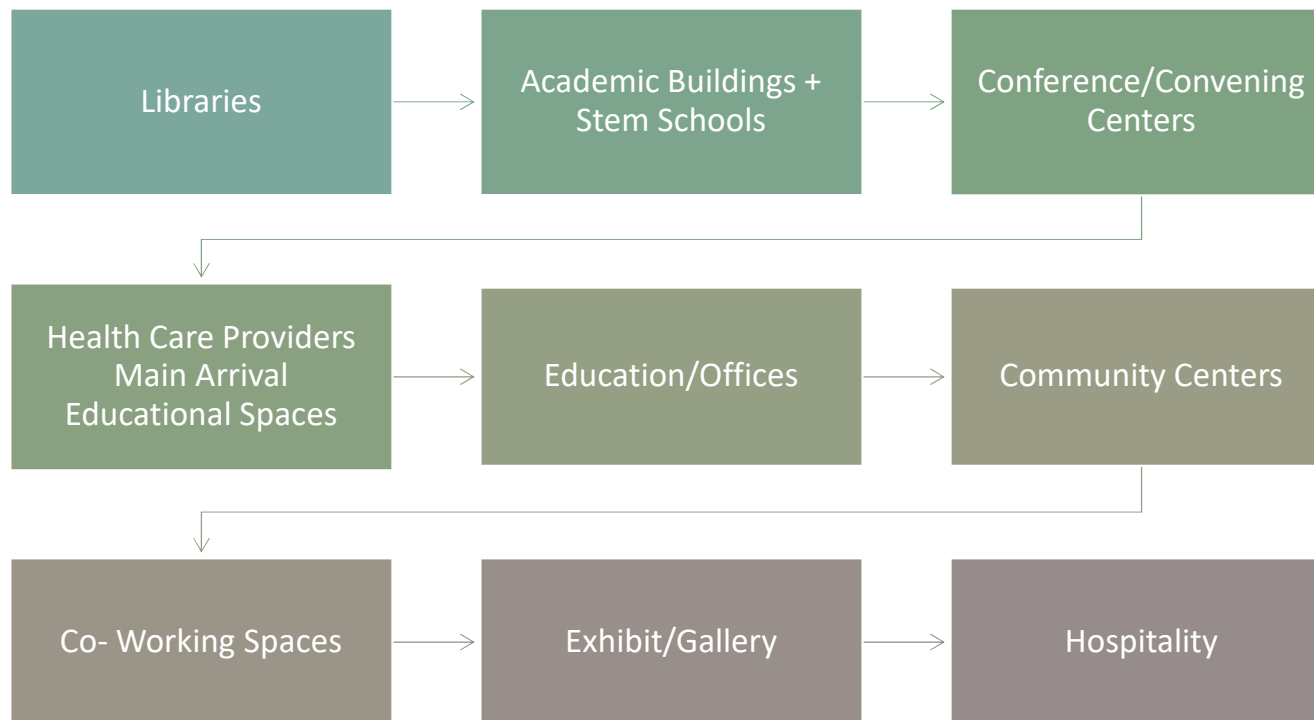
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## Attributes:

- Building as a teaching tool
- Modest, smart, efficient, practical + double duty spaces
- Connection to nature + daylight- filled
- Wellness focus
- Professional Training + Classes
- Cross cultural + multilingual
- Site / Landscape / Placemaking

# Cross-over Building Typologies

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# Workplace: Essential Qualities

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**FOCUS**



**LEARN**



**SOCIALIZE**



**COLLABORATE**



**REJUVENATE**

# Community: Essential Qualities

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OUTREACH



TEACH



HEALTH/WELLBEING



MULTI-CULTURAL



CARE

# Connecting

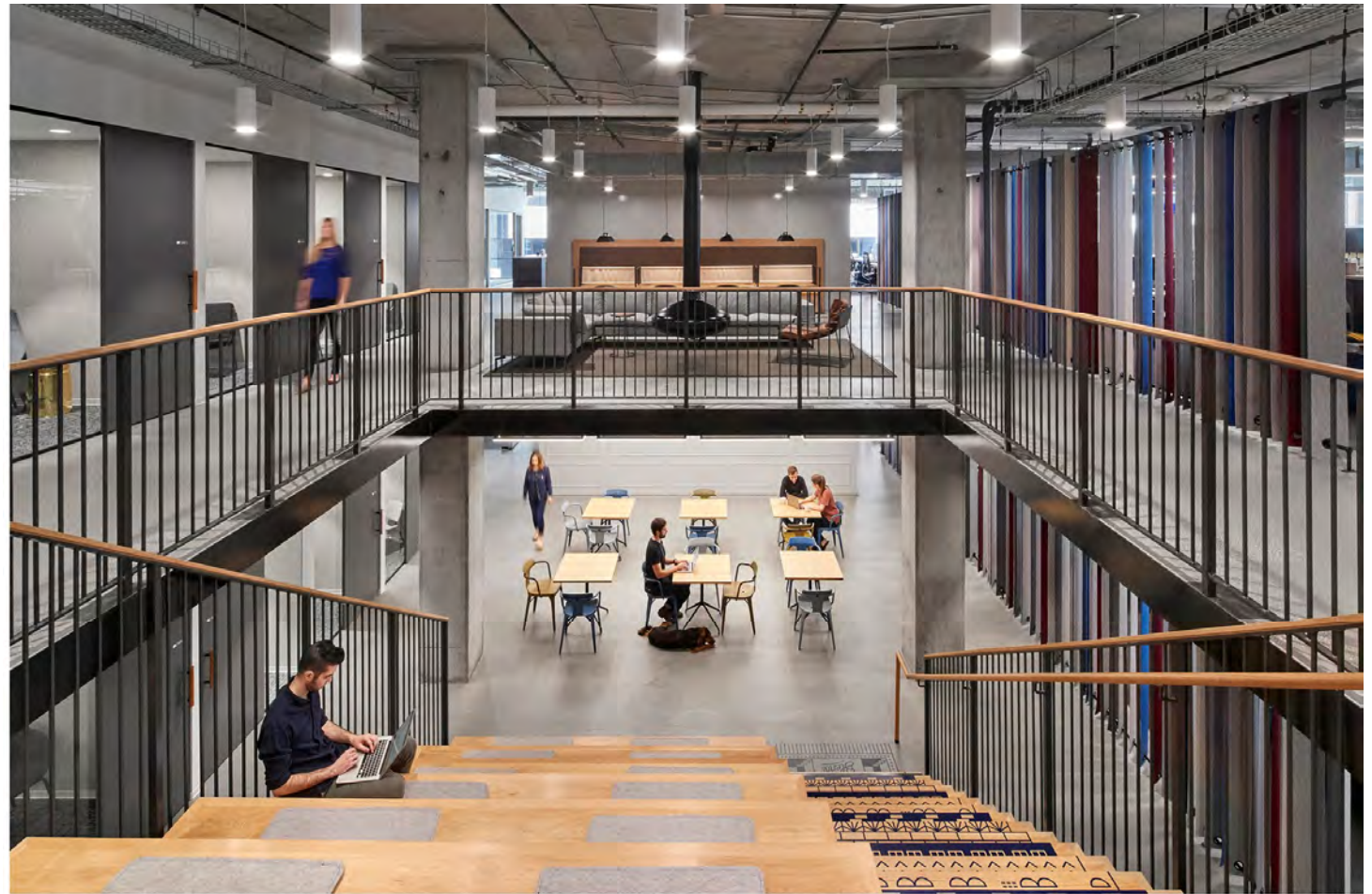
- Icon of three people standing together.
- Icon of a person pointing at a screen.
- Icon of a tree.
- Icon of an open book.
- Icon of a compass rose.
- Icon of two people in hard hats.



# Connecting



# Connecting



# Connecting

- Icon of three people
- Icon of an open book
- Icon of a person at a computer
- Icon of a tree
- Icon of an apple



# Double Duty Spaces

Rooftop | Outdoor Spaces

Workspaces | Meeting Spaces

Garden | Food Program

Fitness Classes | Meeting Room



# Double Duty Spaces

- Icon: Three stylized human figures representing a group or community.
- Icon: A person pointing at a screen, representing digital interaction or presentation.
- Icon: An open book, representing learning or research.
- Icon: An apple, representing health, nutrition, or education.
- Icon: Two stylized figures, possibly representing a partnership or collaboration.
- Icon: A group of four stylized human figures, representing a diverse community.



# Double Duty Spaces



# Double Duty Spaces



# Double Duty Spaces



# Double Duty Spaces

Layered Spaces



# Double Duty Spaces

Workspace | Gallery  
Solidness | Transparency



# Healthful Materials | Sustainability

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Macro | Micro

Material Language Restrained + Simple

Colorful | Neutral

Refined | Raw

# Materiality + Adaptability

Multi-purpose

Display space

Lunch room

Mobile + Flexible

Metal Building Structure



# Materiality + Adaptable

Sliding Barn doors

Raw material



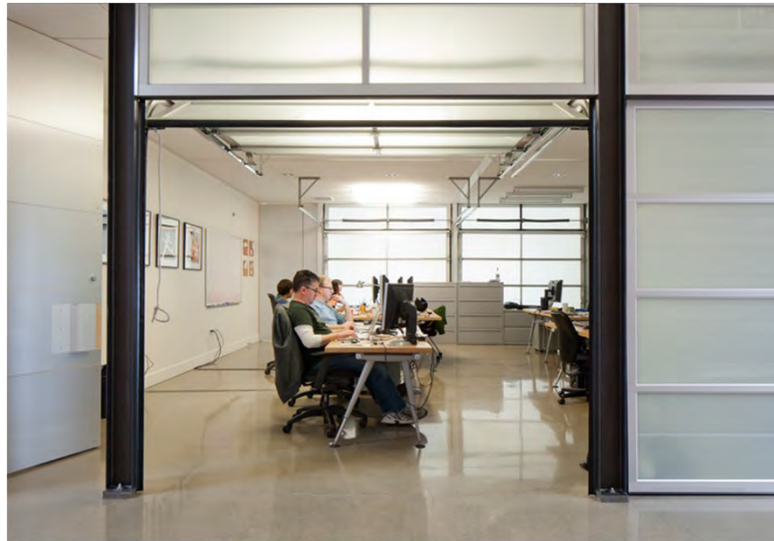
# Materiality + Adaptability

Garage Doors to open  
up or close down

Modular Spaces

Recycled Wood

Metal Building Structure



# Materiality

Colorful  
Kid-Friendly



# Materiality

Employee Friendly  
Timber Structure



# Materiality

Timber Structure

Inboard offices

Social distancing workstations



# Materiality & Storage

Timber Structure

Workstations at the window

Organizing system for stuff



# Materiality

Calming color

Double-story entry

Simple materials



# Materiality

Strong colors

Warm materials

Metal building structure



# Existing Building Analysis

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# Existing Building Analysis

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Constructed 1908: Elementary School, Junior High School  
1950s: Partially used as Administrative Offices  
1972- 2020: Home of Bellingham District Office

# Existing Building Analysis



LOWER LEVEL



1ST LEVEL

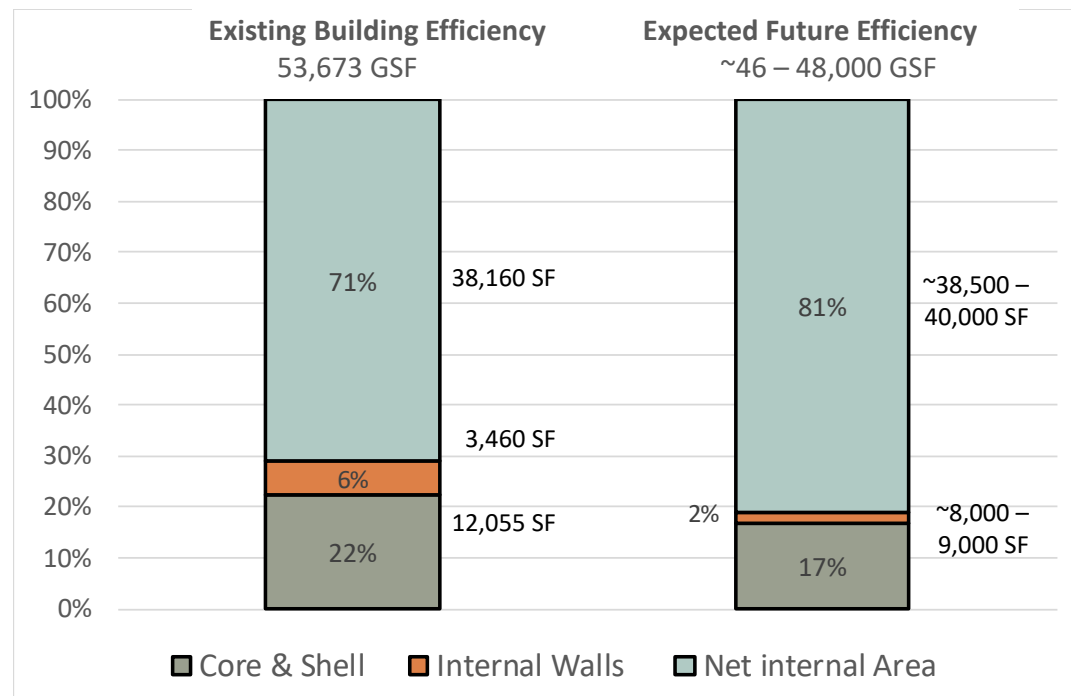


2ND LEVEL



# Existing Building Analysis

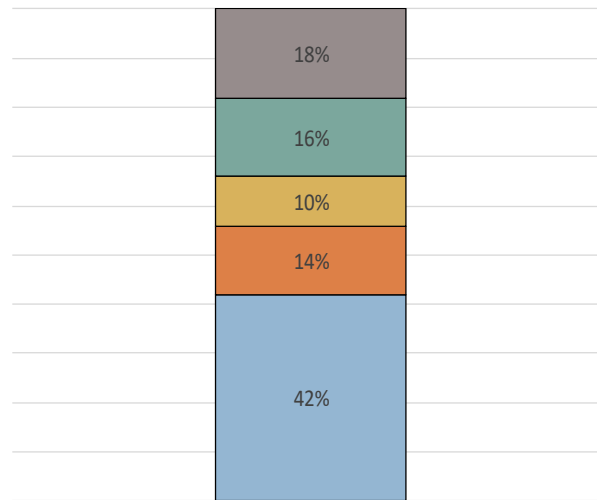
Realizing more usable area with the new building



# Existing Building Analysis

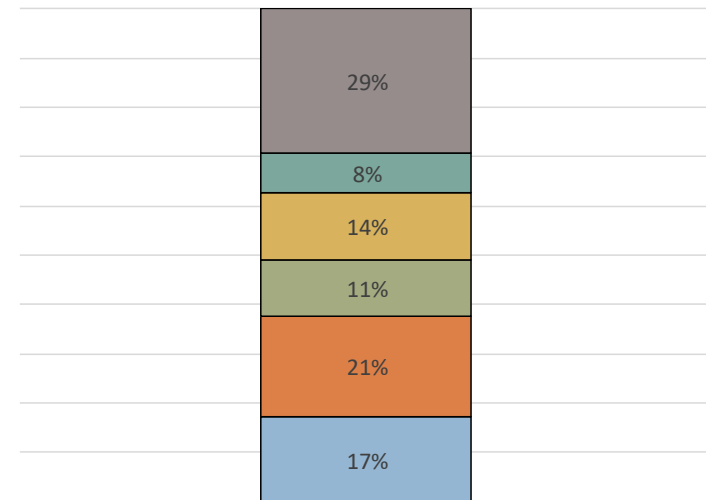
Reduce individual + storage space to add more community space

Existing Usable Area Space Allocation 38,160 SF



■ I Space   
 ■ We Space   
 ■ Community  
■ Org Supt   
 ■ Files/Storage   
 ■ Circulation

Proposed Usable Area Space Allocation



■ I Space   
 ■ We Space   
 ■ Community  
■ Org Supt   
 ■ Files/Storage   
 ■ Circulation

# Site Analysis

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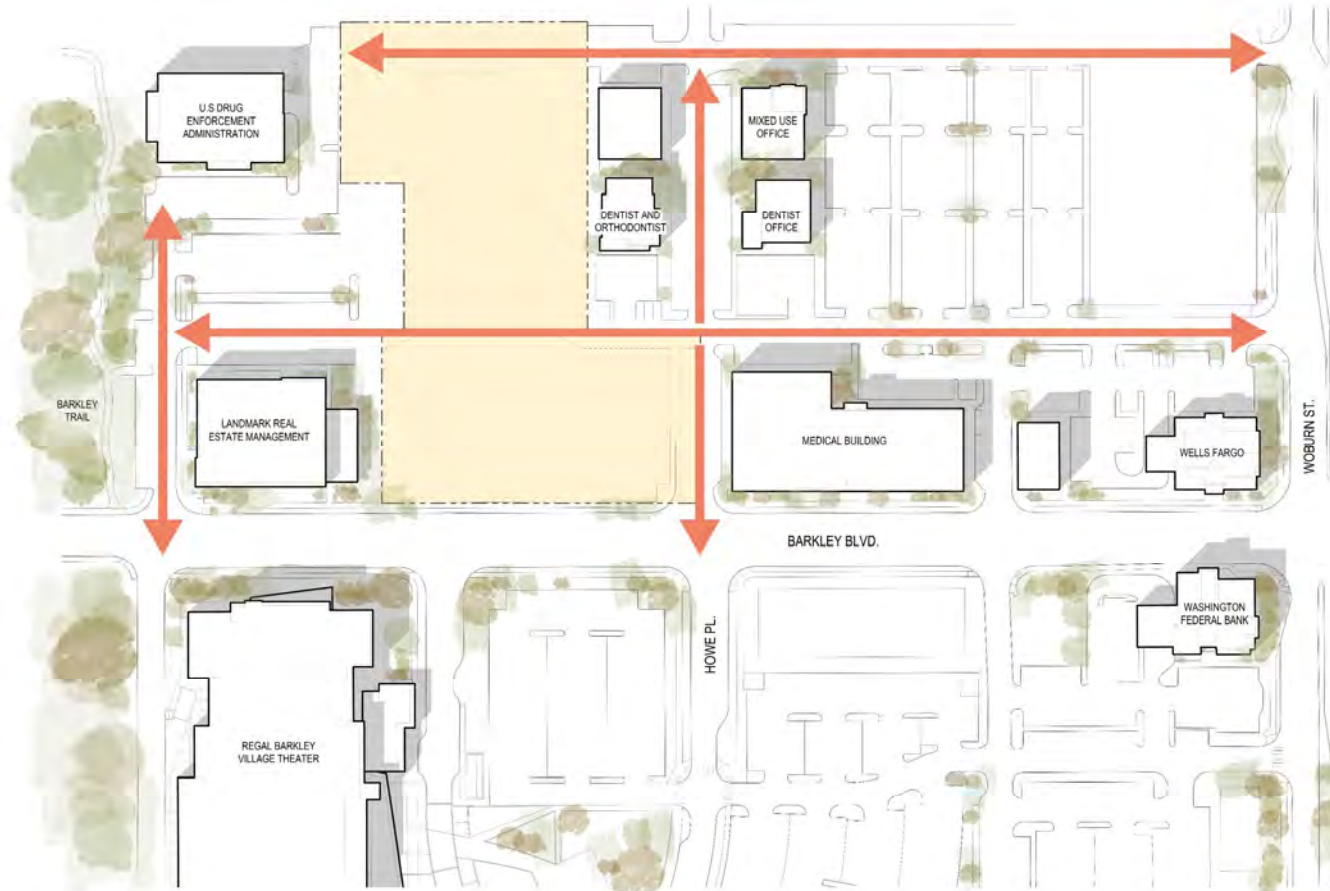
# Site Context



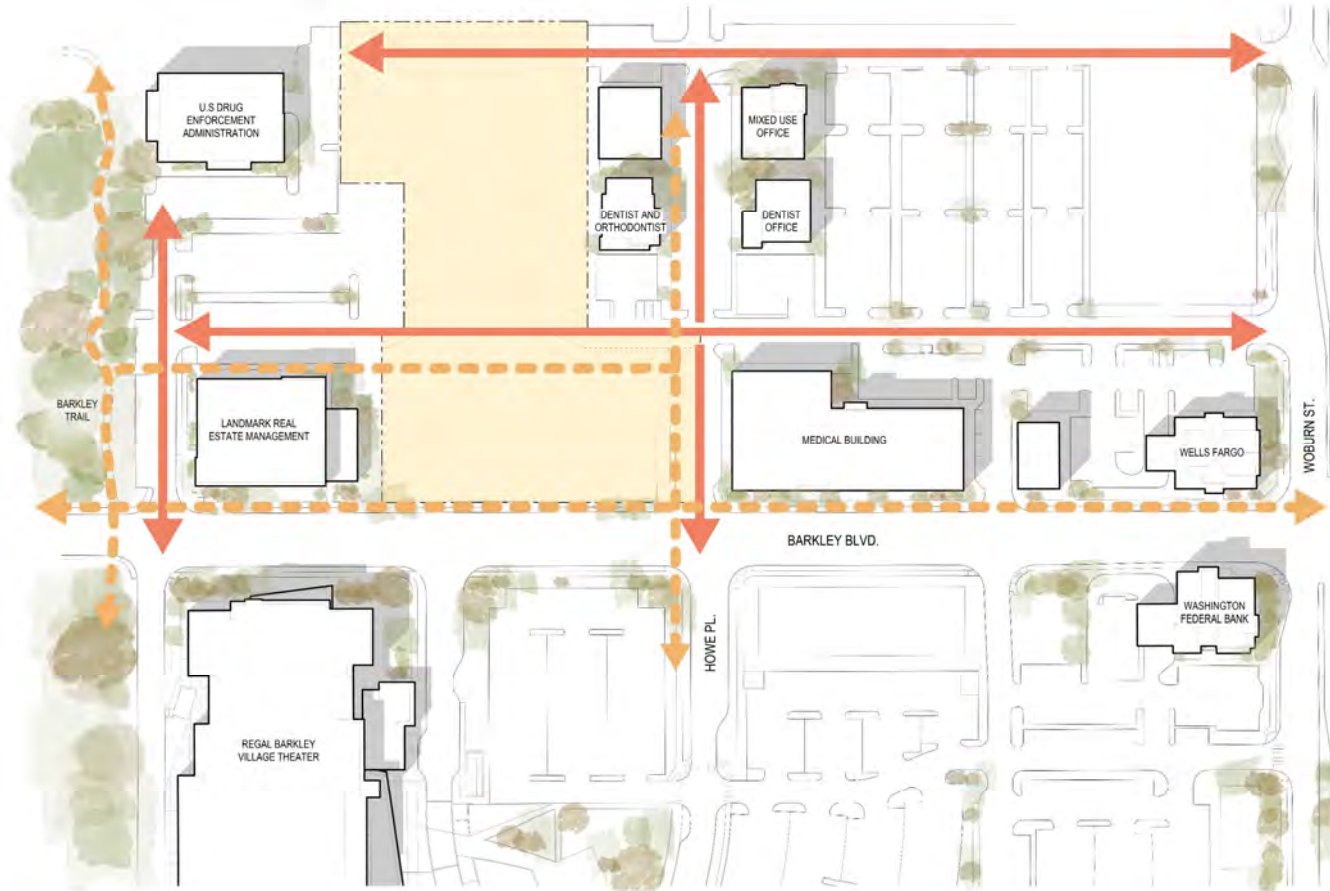
# Site Context



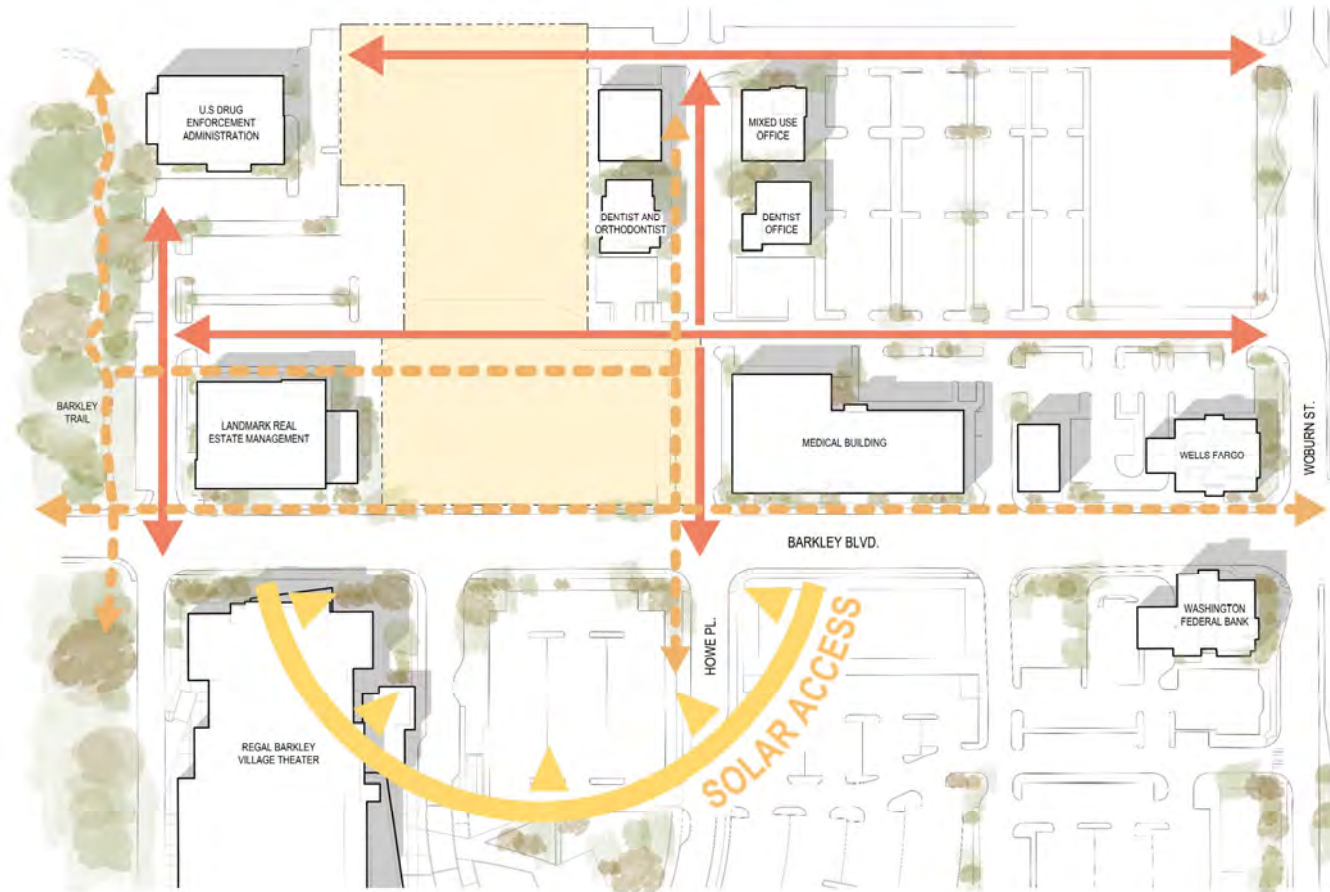
# Vehicular Connectivity



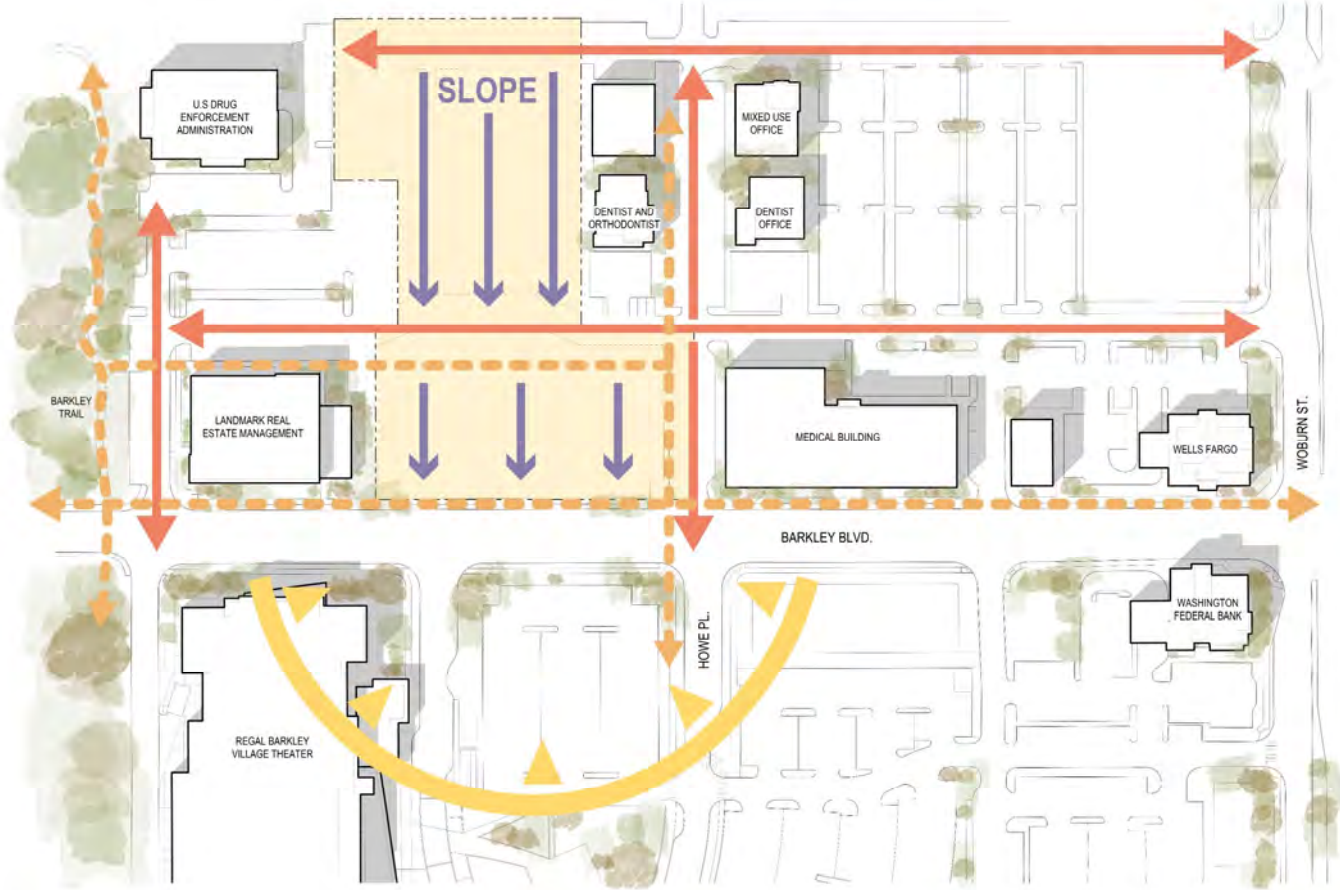
# Pedestrian Connectivity



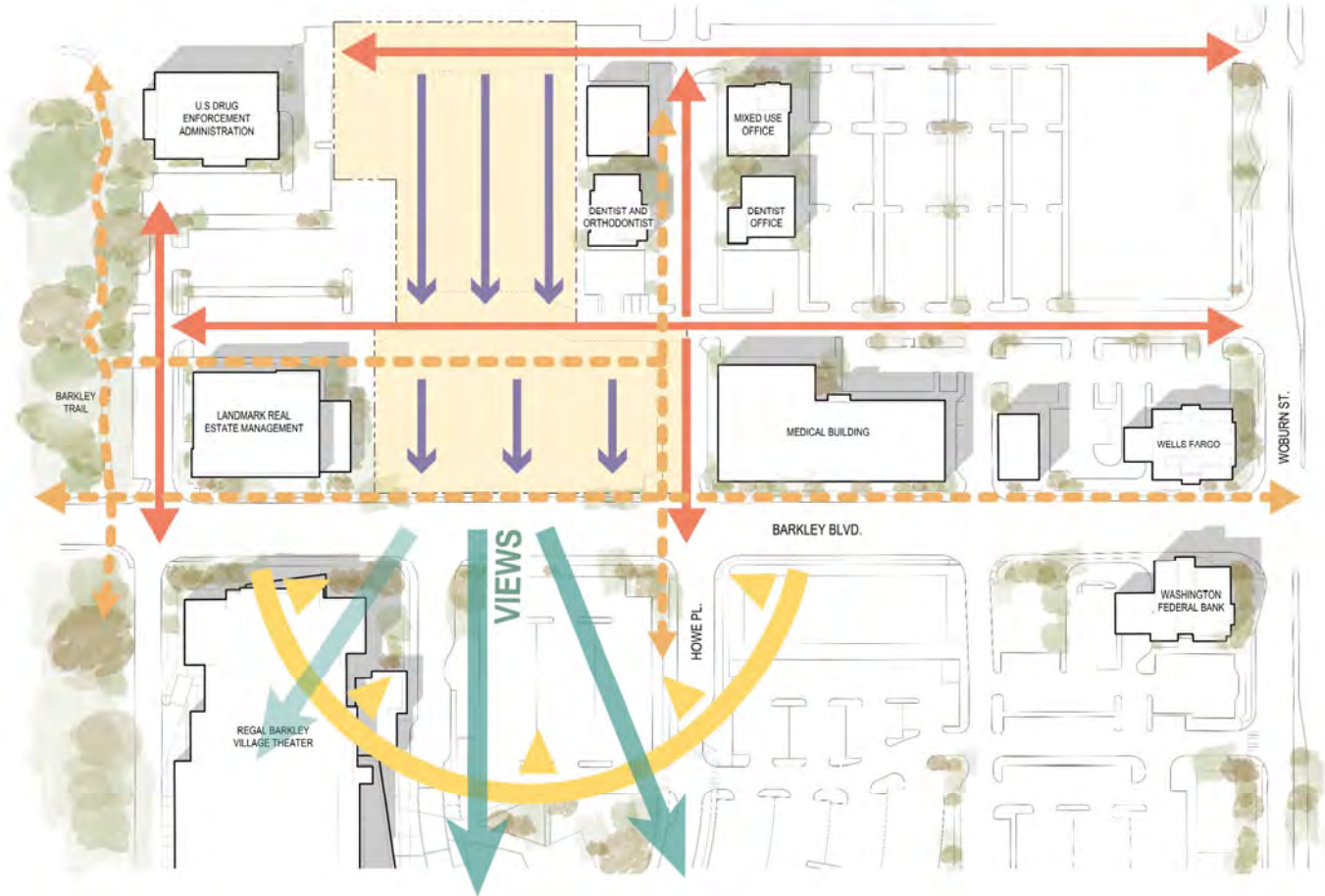
# Solar Access



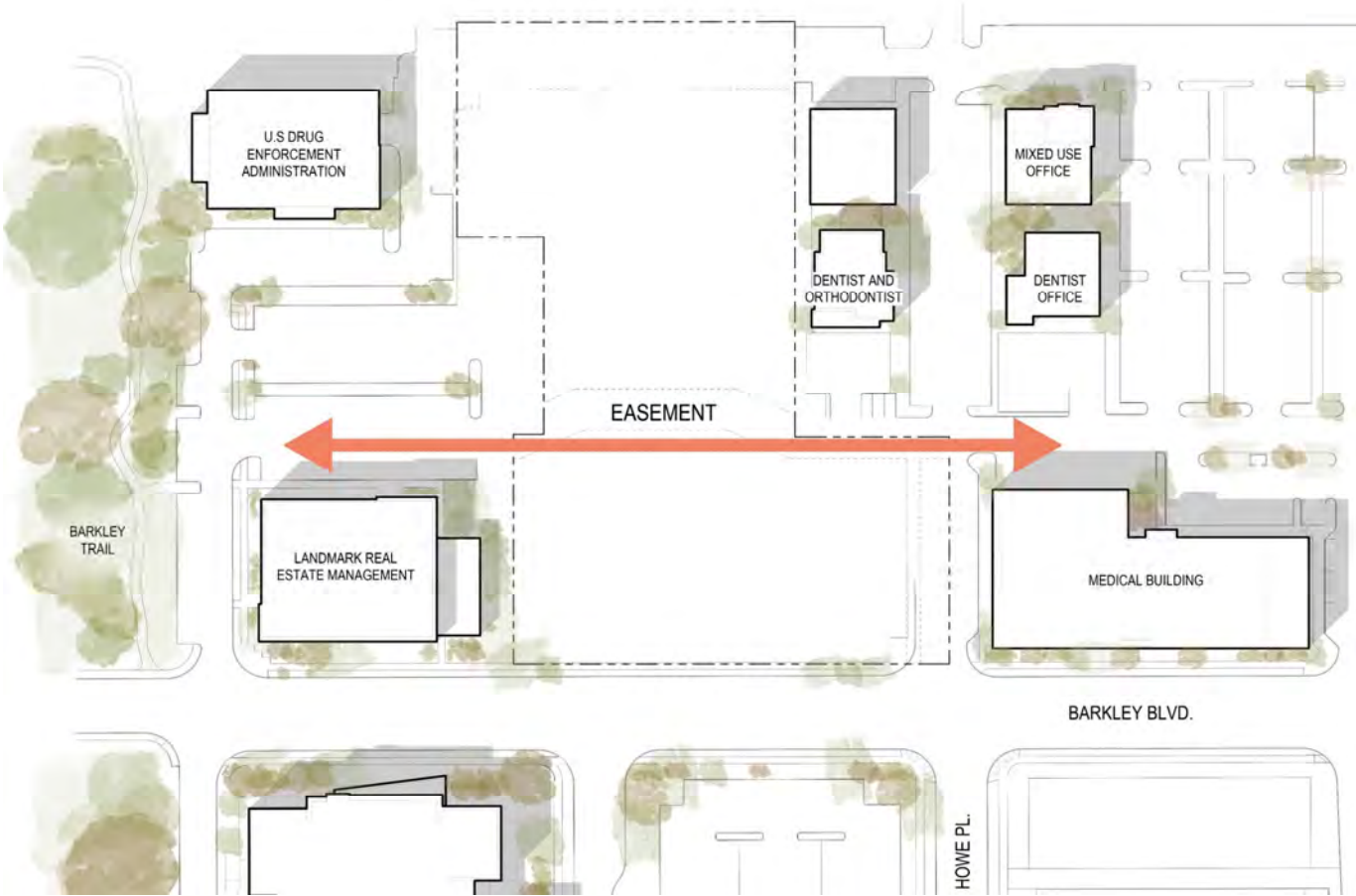
# Topography



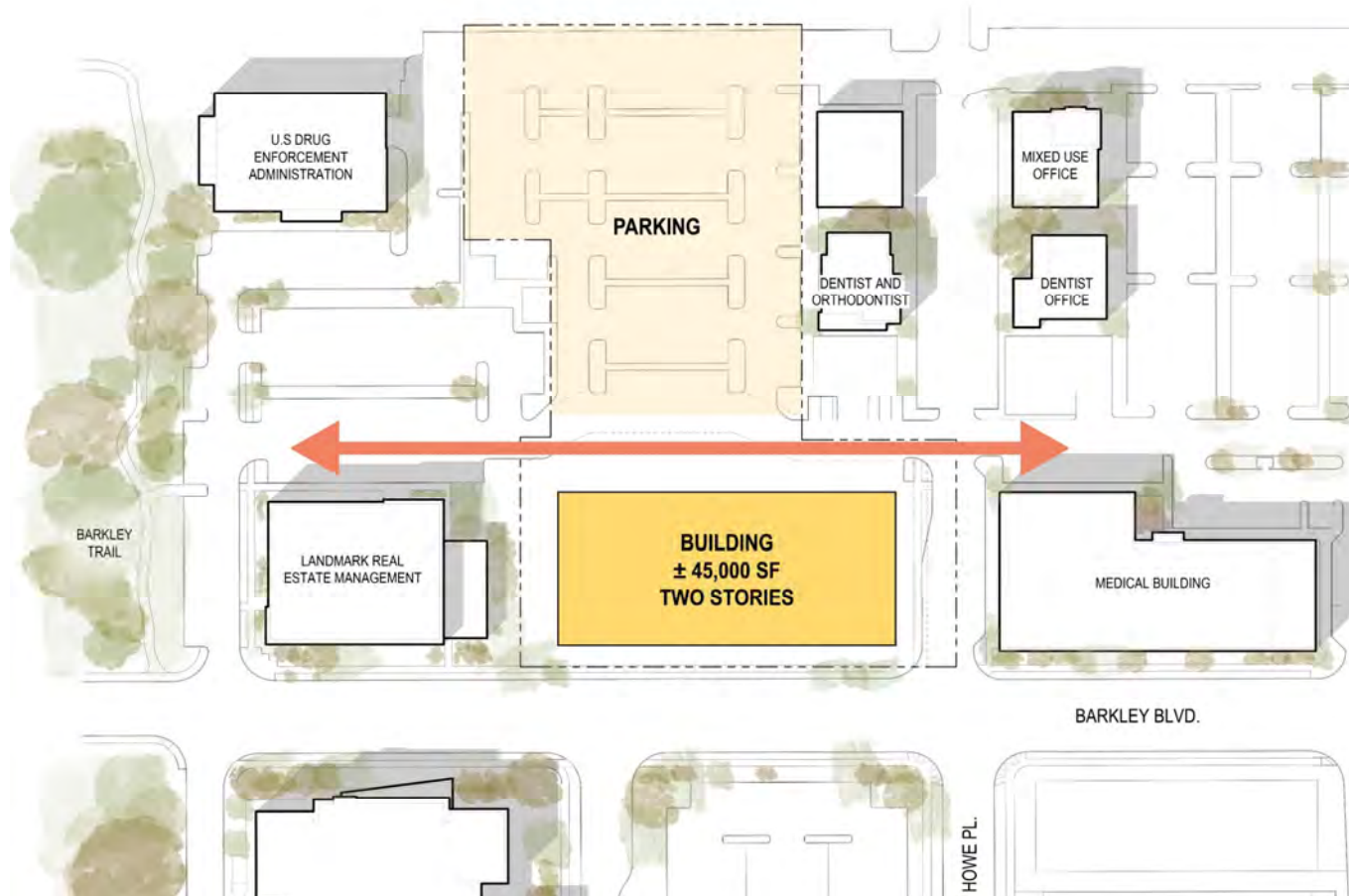
# Views



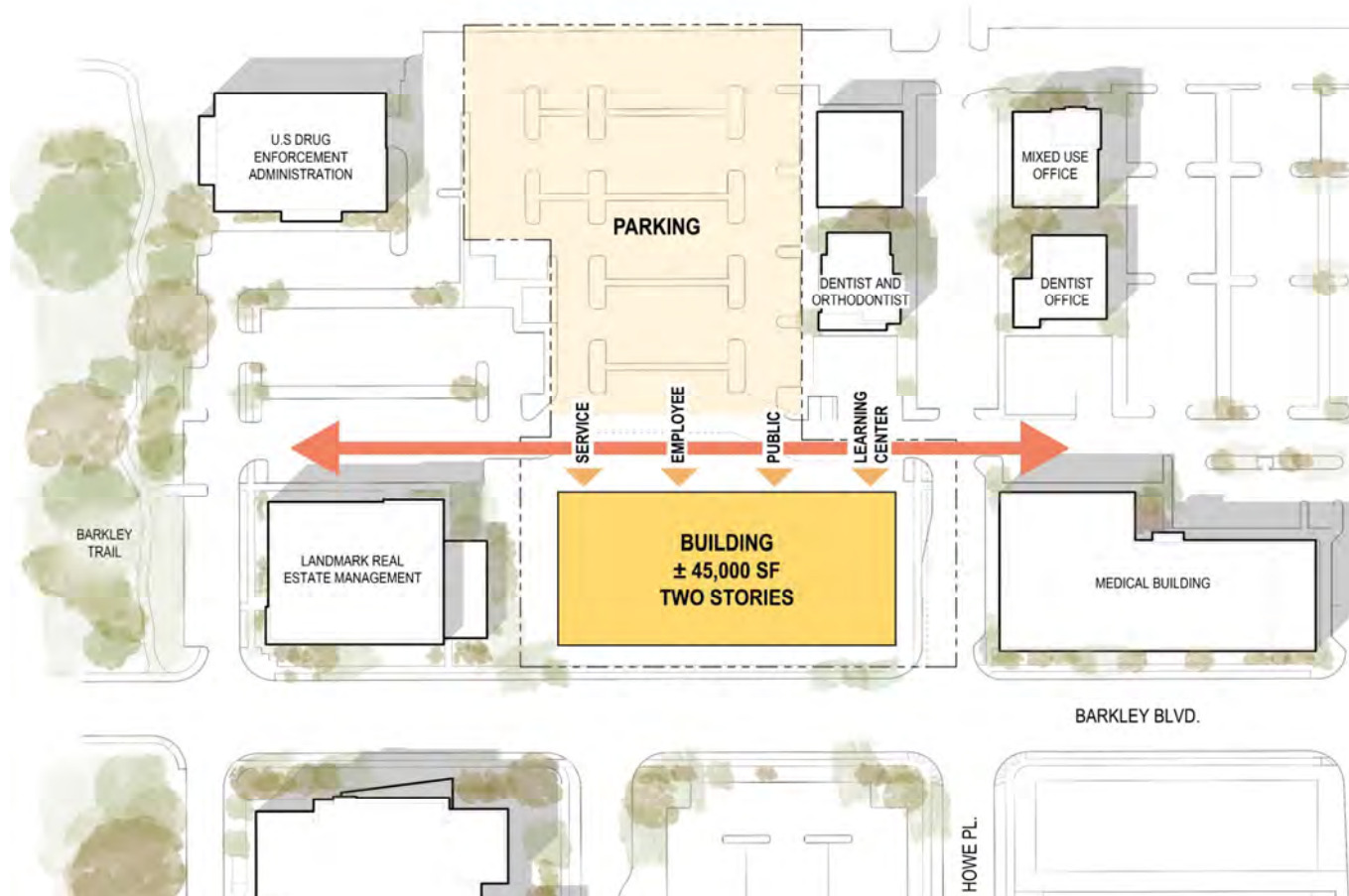
# Site Option 1



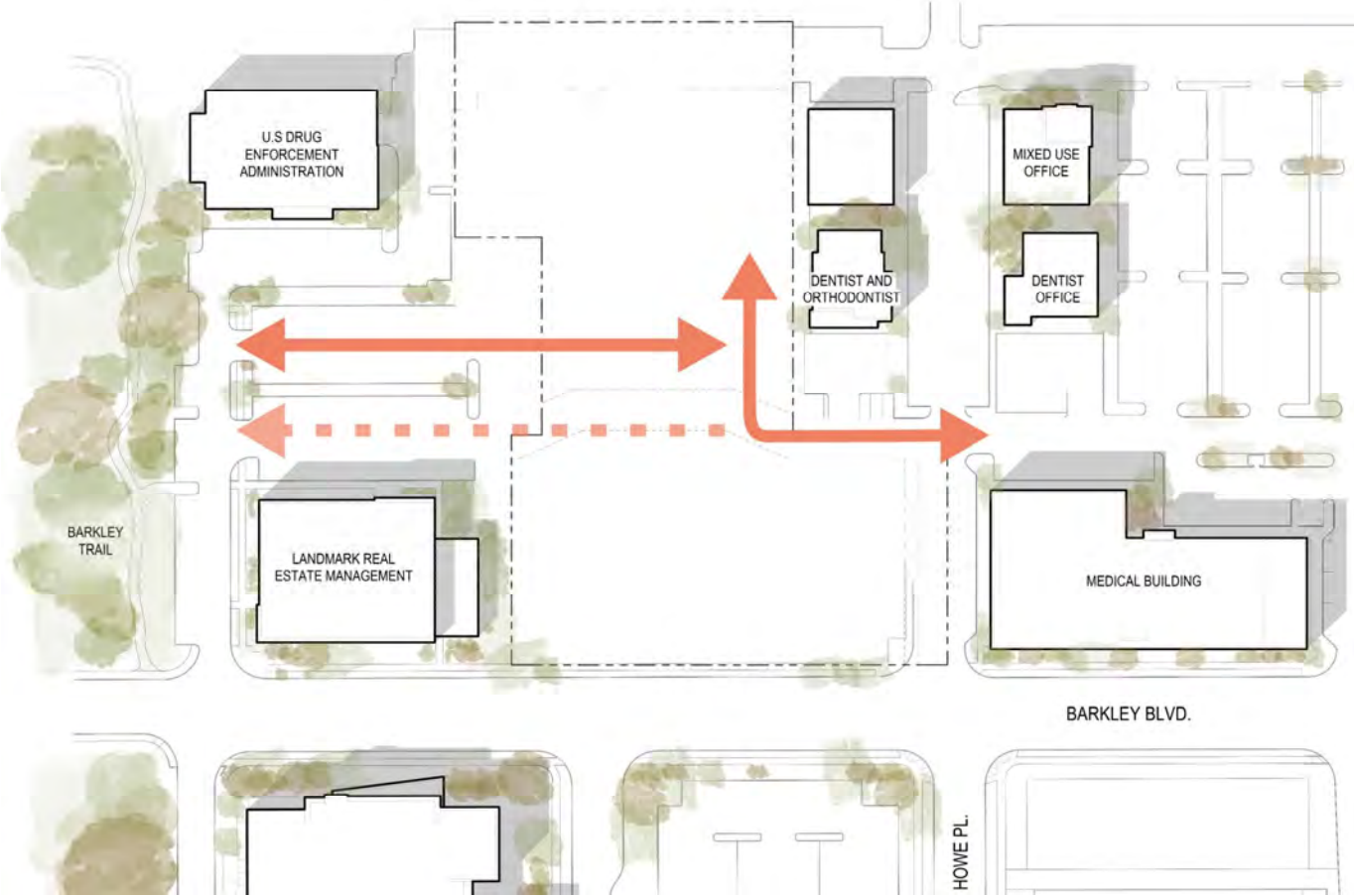
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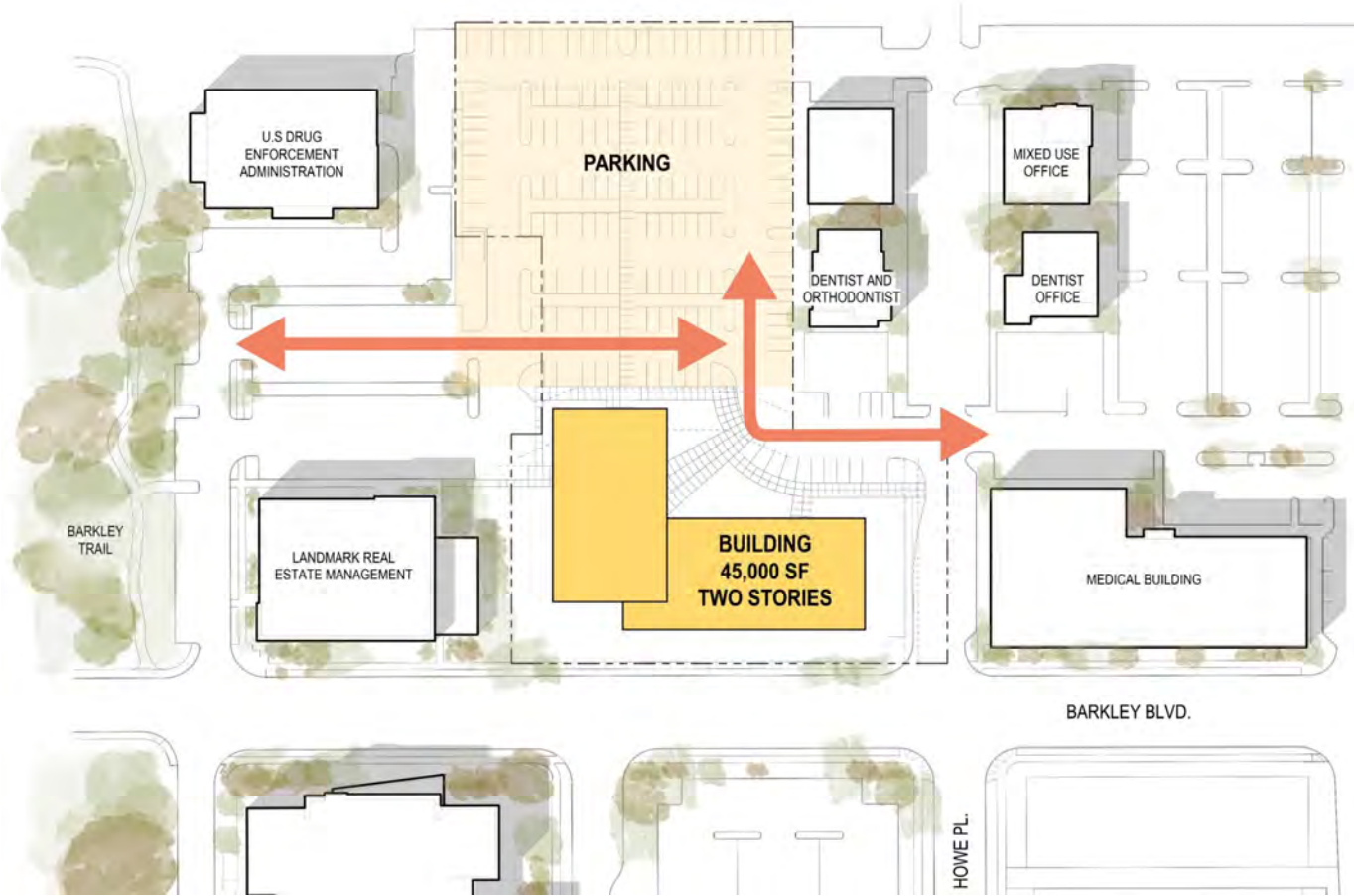
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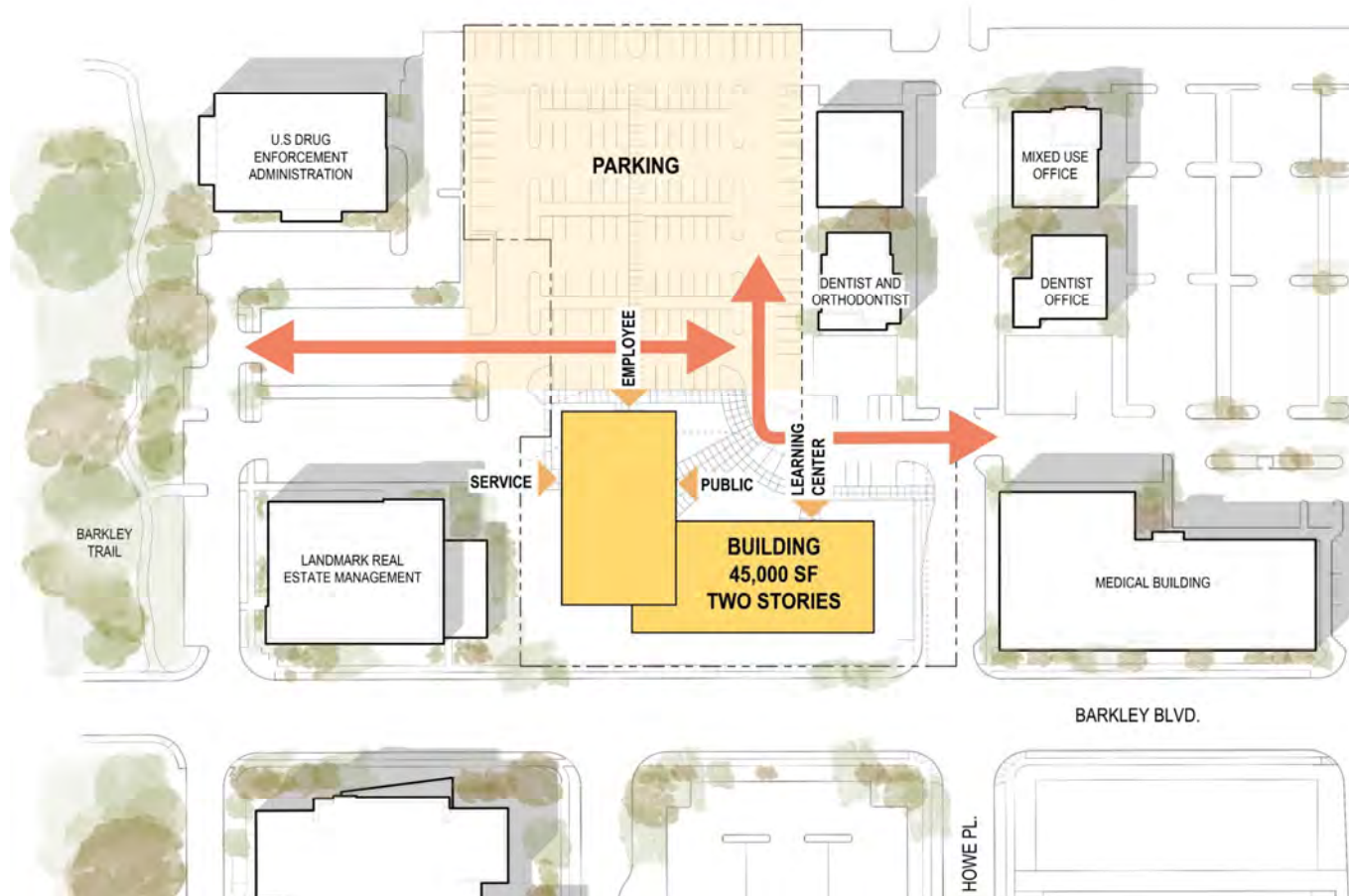
# Site Option 2



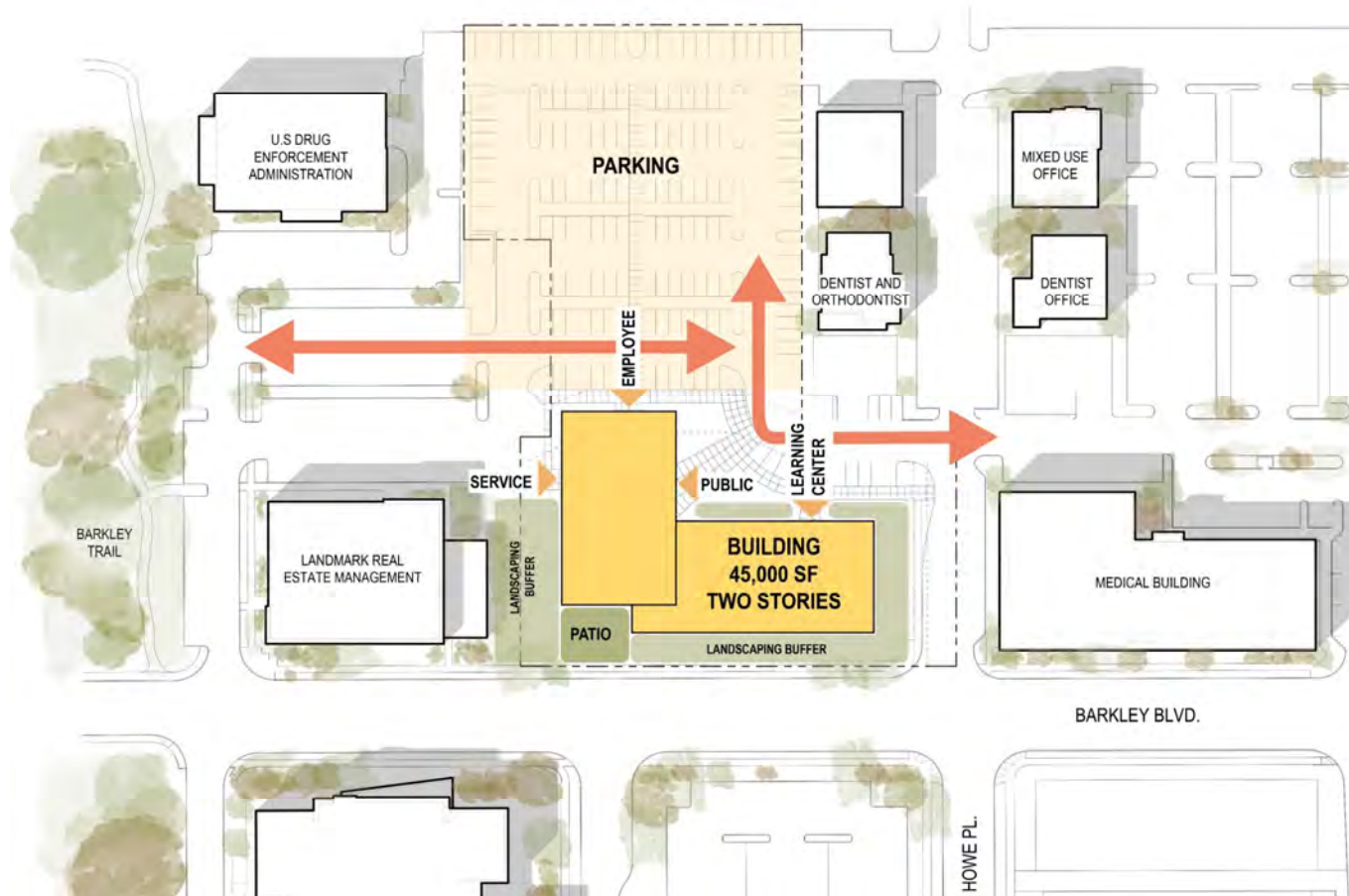
# Site Option 2



# Site Option 2



# Site Option 2



# Sustainability

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Washington Sustainable Schools

- Oriented towards sustainability and resource efficiency while providing a flexible framework to meet local needs.



LEED

- Prioritizes sustainability and resource efficiency while accommodating factors associated with personal health.



WELL

- Measures attributes of a building that impact occupant health.



FITWEL

- Focused on the impact that workplace design has on occupant health and well-being.

# Sustainability



|                                |                           | SUSTAINABILITY | ENERGY | HEALTH | WELLNESS | STEWARDSHIP |
|--------------------------------|---------------------------|----------------|--------|--------|----------|-------------|
| Washington Sustainable Schools | Site                      | •              |        |        |          |             |
|                                | Water                     | •              |        |        |          |             |
|                                | Material + Waste          | •              |        |        |          |             |
|                                | Energy                    |                | •      |        |          |             |
|                                | Indoor Environment        |                |        | •      |          |             |
|                                | Integration + Education   |                |        |        |          | •           |
| LEED                           | Location + Transportation | •              |        |        |          |             |
|                                | Sustainable Sites         | •              |        |        |          |             |
|                                | Water Efficiency          | •              |        |        |          |             |
|                                | Energy + Atmosphere       |                | •      |        |          |             |
|                                | Materials + Resources     | •              |        |        |          |             |
|                                | Indoor Environment        |                |        |        | •        |             |
|                                | Innovation                |                |        |        |          | •           |
|                                | Regional Priority         |                |        |        |          | •           |
| WELL                           | Air                       |                |        |        | •        |             |
|                                | Water                     |                |        |        | •        |             |
|                                | Nourishment               |                |        |        | •        |             |
|                                | Light                     |                |        |        | •        |             |
|                                | Fitness                   |                |        | •      |          |             |
|                                | Comfort                   |                |        | •      |          |             |
| FITWEL                         | Wellbeing                 |                |        | •      |          |             |
|                                | Healthy Food              |                |        |        | •        |             |
|                                | Occupant Safety           |                |        | •      |          |             |
|                                | Social Equity             |                |        | •      |          |             |
|                                | Reduced Absenteeism       |                |        | •      |          |             |
|                                | Community Health          |                |        |        |          | •           |