




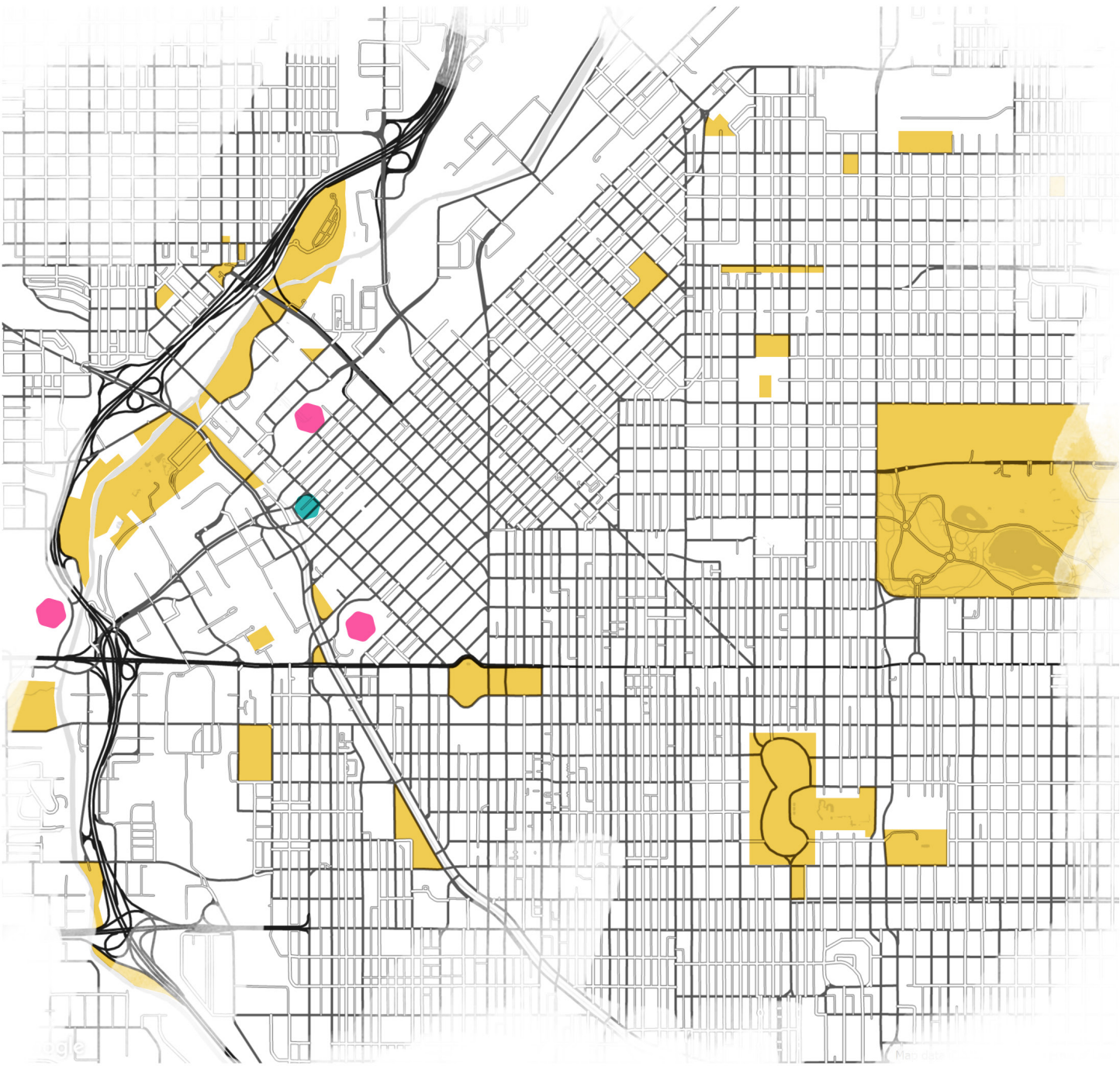




CONCEPT

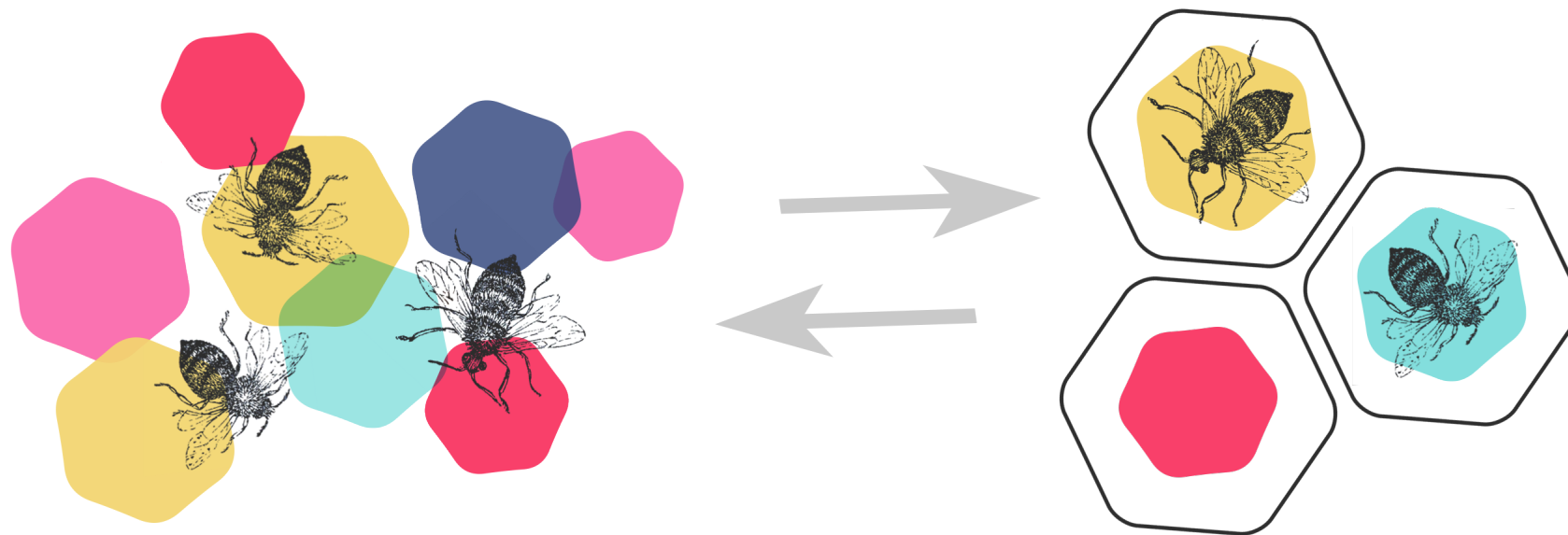
-  Denver’s “Sustainability Goals for 2020” cover air and water quality, land use, energy, food, health, mobility, and the work force.
-  Denver’s “Love this Place Initiative” promotes beekeeping for citizens as a way to live more sustainably.
-  Many notable Denver buildings have rooftop honeybee houses, since urban beekeeping became legal in 2008.
-  The Denver Broncos are the first professional sports team to host beehives on their property.
-  Bees can teach us the importance of communication, teamwork, adaptability, leadership, and how to make better group decisions.



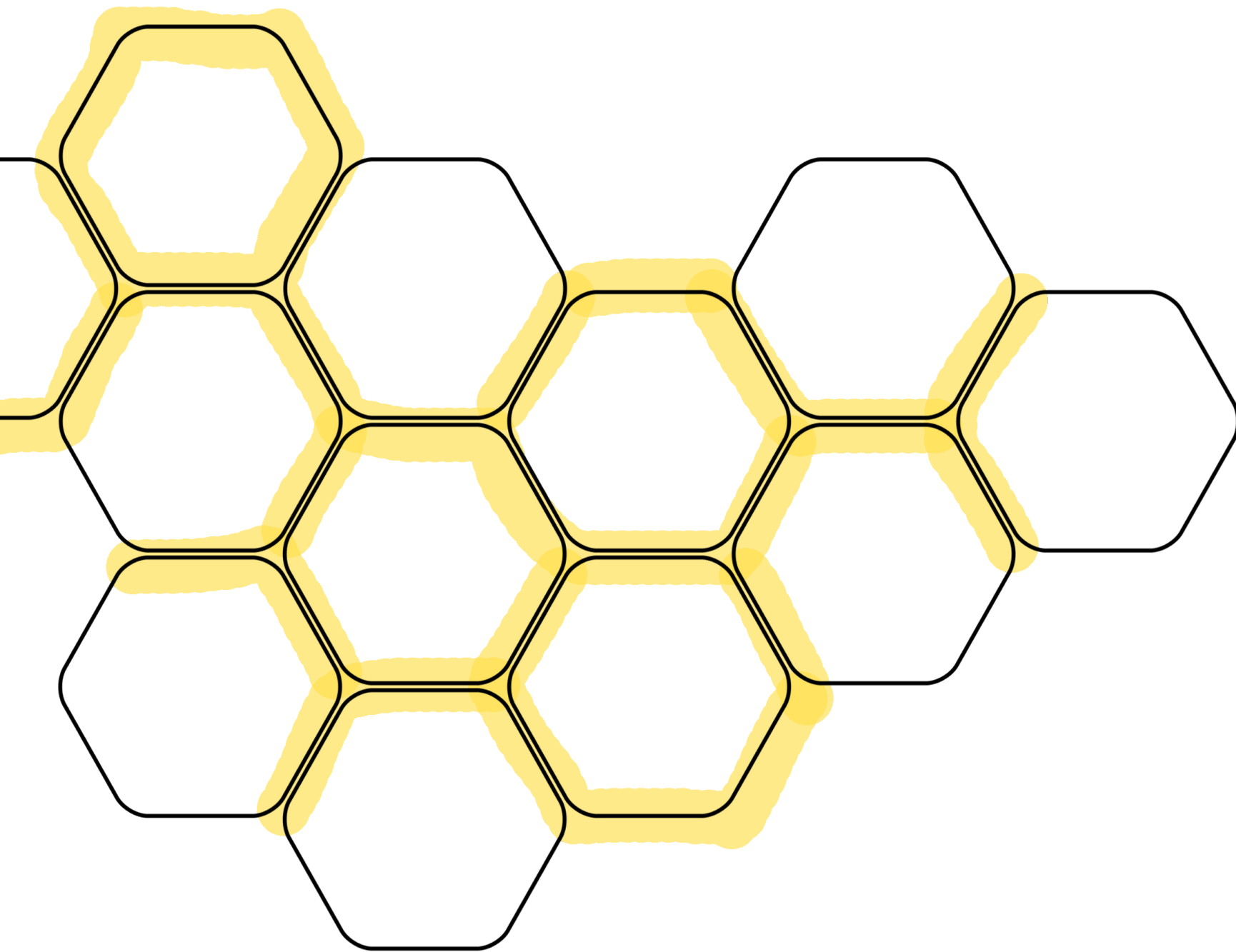
 NEXT Office  Urban Bee Habitats  Foraging Grounds

CONCEPT

- *The New Hive* is a modern transition from Francis Duffy's definition of the "Hive" office
- Workers fly between private, enclosed spaces, and social, collaborative settings
- Three new categories of spaces: "Honeycomb", "Flowers", and "Gardens"
- Indoor and outdoor vegetation connect workers to nature

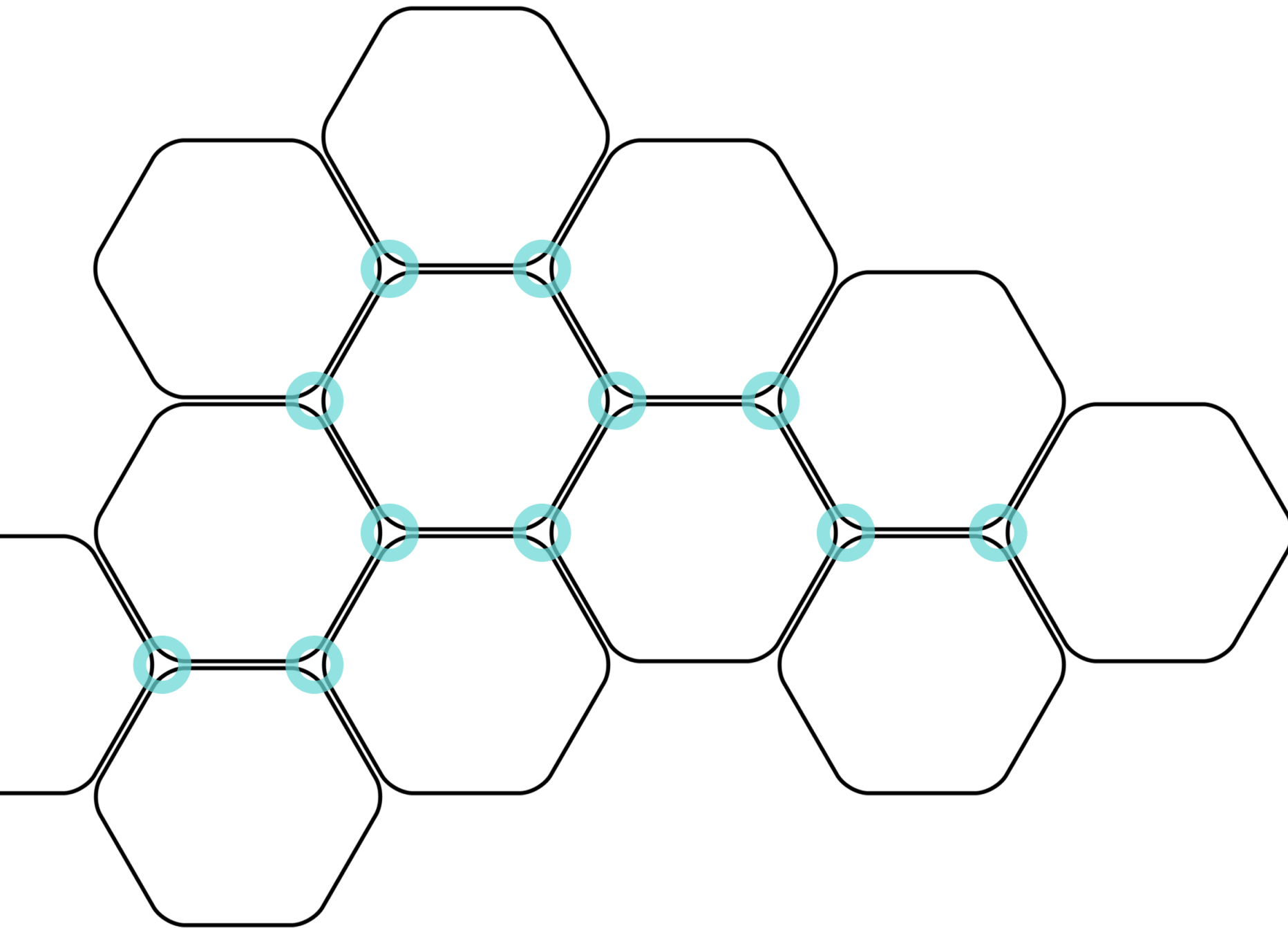


CONCEPT



- Exploration
- Engagement
- Energy
- Dynamic Pathways

CONCEPT



- Collision Points
- Collaboration
- Productivity
- Team Performance

PROGRAMMING - HONEYCOMB

ZONES	SQ. FOOTAGE	MOOD & ATMOSPHERE	ACTIVITIES
SMALL CONFERENCE / HUDDLES (2):	100-150	Efficient, Focused	Project Focused Work, Impromptu Meetings, Conversations
PHONE / QUIET ROOMS (2):	36-48	Private, Comfortable	Speaking on Audio or Video Chat, Taking Notes
SHARED PRIVATE OFFICES (4):	100-150	Bright, Focused	Intensive Work on Laptop, Independent Projects
OPEN OFFICE / INDIVIDUAL WORK AREAS:	1000	Focused, Efficient, Motivating	Work on Laptops, Sitting & Standing at Desks

TOP QUALITIES

- Independent Work
- Refuge & Privacy
- Task Oriented
- Structured Space

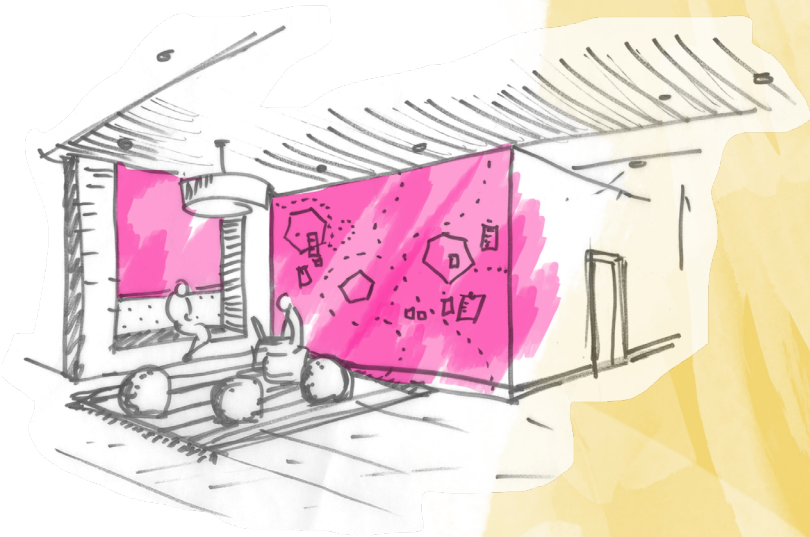


PROGRAMMING - FLOWERS

ZONES	SQ. FOOTAGE	MOOD & ATMOSPHERE	ACTIVITIES
RECEPTION & WAITING AREA:	350-400	Welcoming, Professional, Comfortable	Greeting Clients, Waiting, Receiving Packages and Mail, Serving Drinks & Snacks, Speaking on the Phone
PITCH ROOM:	Seats 16-20 People	Professional, Clean, Focused	Meeting, Presenting, Eating & Drinking
MEDIUM CONFERENCE ROOMS (2):	Seats 6-8 People	Professional, Clean, Calm	Meeting, Presenting
WELLNESS AREA:	64-80	Private, Restful, Relaxing	Pumping Milk, Sleeping, Meditating
VR ZONE:	600	Stimulating, Exciting	Showing Products, Engaging with Clients
CONNECT ZONES (2):	80	Community Building	Recognizing Staff, Communicating Information
RESOURCE CENTRE:	250-400	Organized, Pleasant	Printing, Copying, Storing & Accessing Goods

TOP QUALITIES

- Programmed Space
- Collaborative Work
- Learning Opportunities
- Knowledge Sharing

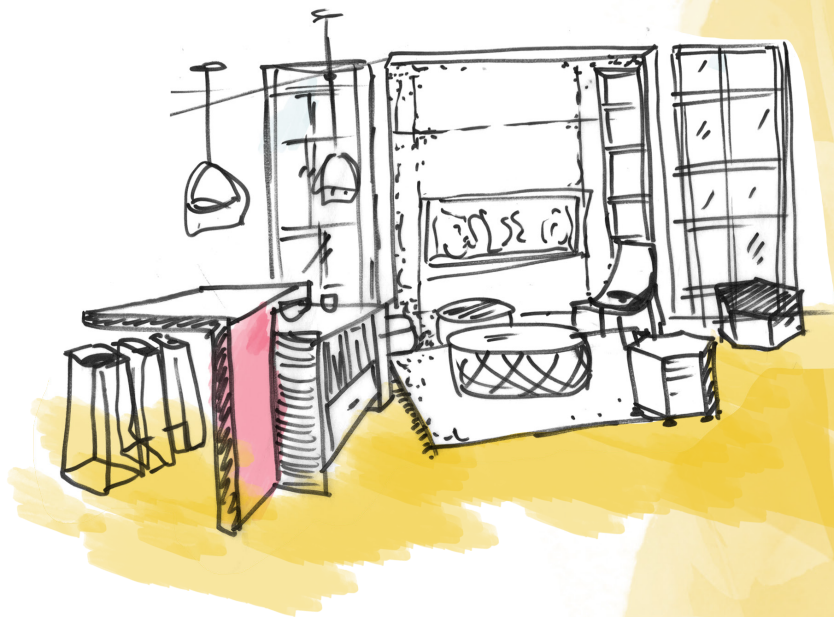


PROGRAMMING - GARDENS

ZONES	SQ. FOOTAGE	MOOD & ATMOSPHERE	ACTIVITIES
WORK CAFE:	800-1000	Energetic, Social, Communal & Domestic	Eating, Parties & Events, Informal Meetings & Visiting with Clients. Alternative Workspace for Employees
PRIVATE PATIO:	550	Rejuvenating, Social & Peaceful	Eating, Socializing, Working Independently, Collaborating, Networking, Gardening
PUBLIC PATIO:	1700	Rejuvenating, Social & Peaceful	Eating, Socializing, Working Independently, Collaborating, Networking, Gardening

TOP QUALITIES

- Social Connections
- Choice and Freedom
- Multi-Purpose



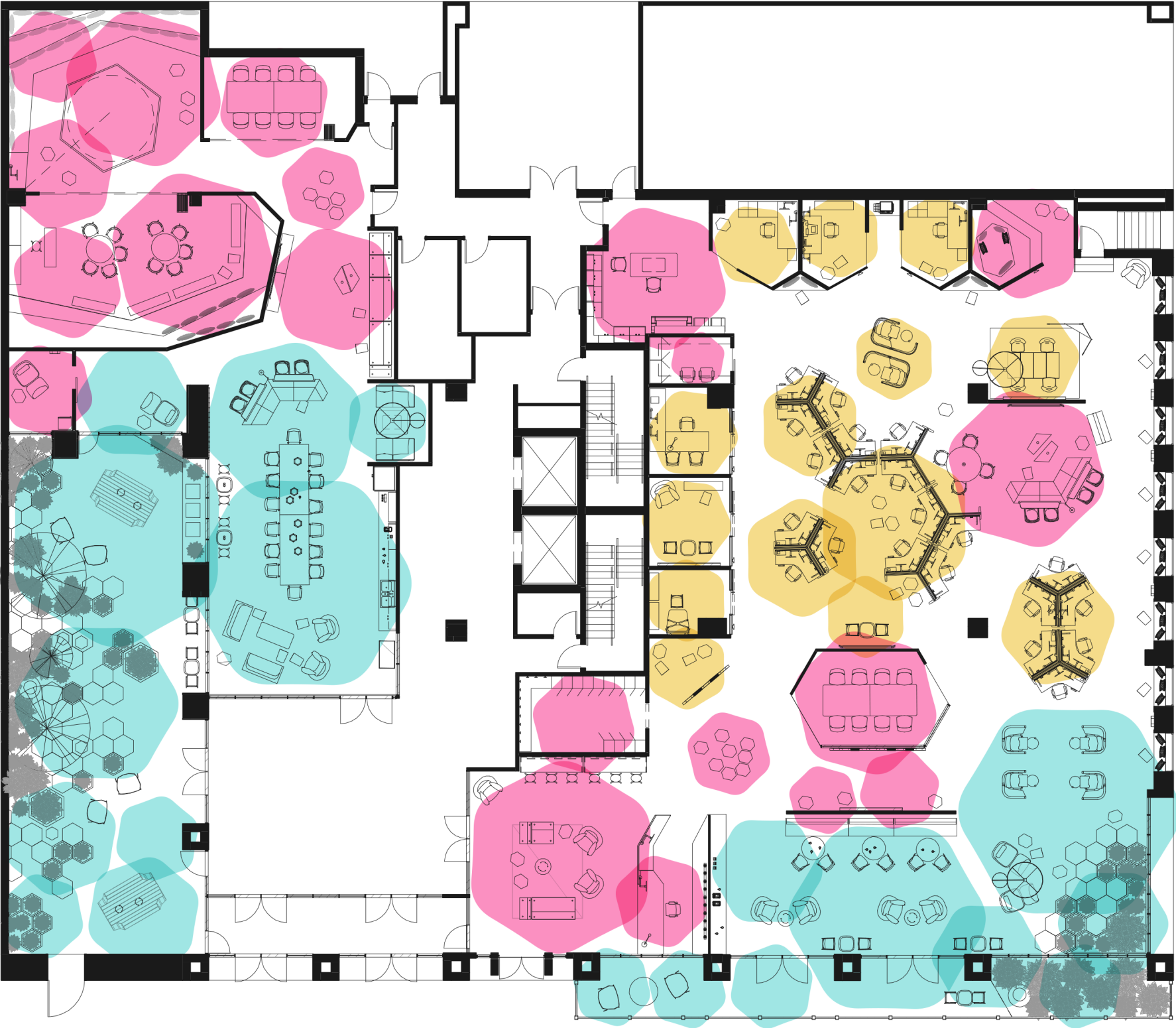
USERS

USER CATEGORY:	QUEEN BEES	WORKER BEES	DRONES
DESCRIPTION:	<p>Queen Bees lay the eggs that produce more bees; they are the largest bees and are specially looked after by the hive.</p> <p>Visiting clients, lawyers, tenants, landlords, realtors, investors, and business partners are the Queen Bees.</p>	<p>Worker Bees gather nectar, guard the hive, care for the queen and larvae, keep the hive clean and produce honey.</p> <p>Employees at the core of business operations are the Worker Bees.</p>	<p>Drone Bees are males that fly back and forth from the hive on mating flights.</p> <p>Senior staff members, as well as visiting staff, like the CEO, COO, and marketing staff who have the most freedom to work in or out of the office are the Drone Bees.</p>
ZONES OF USE:	<p><i>Primary:</i> Flowers</p> <p><i>Secondary:</i> Garden</p> <p><i>Rarely:</i> Honeycomb</p>	<p><i>Primary:</i> Honeycomb</p> <p><i>Secondary:</i> Flowers</p> <p><i>Tertiary:</i> Garden</p>	<p><i>Primary:</i> Honeycomb</p> <p><i>Secondary:</i> Garden</p> <p><i>Tertiary:</i> Flowers</p>

INSPIRATION IMAGES



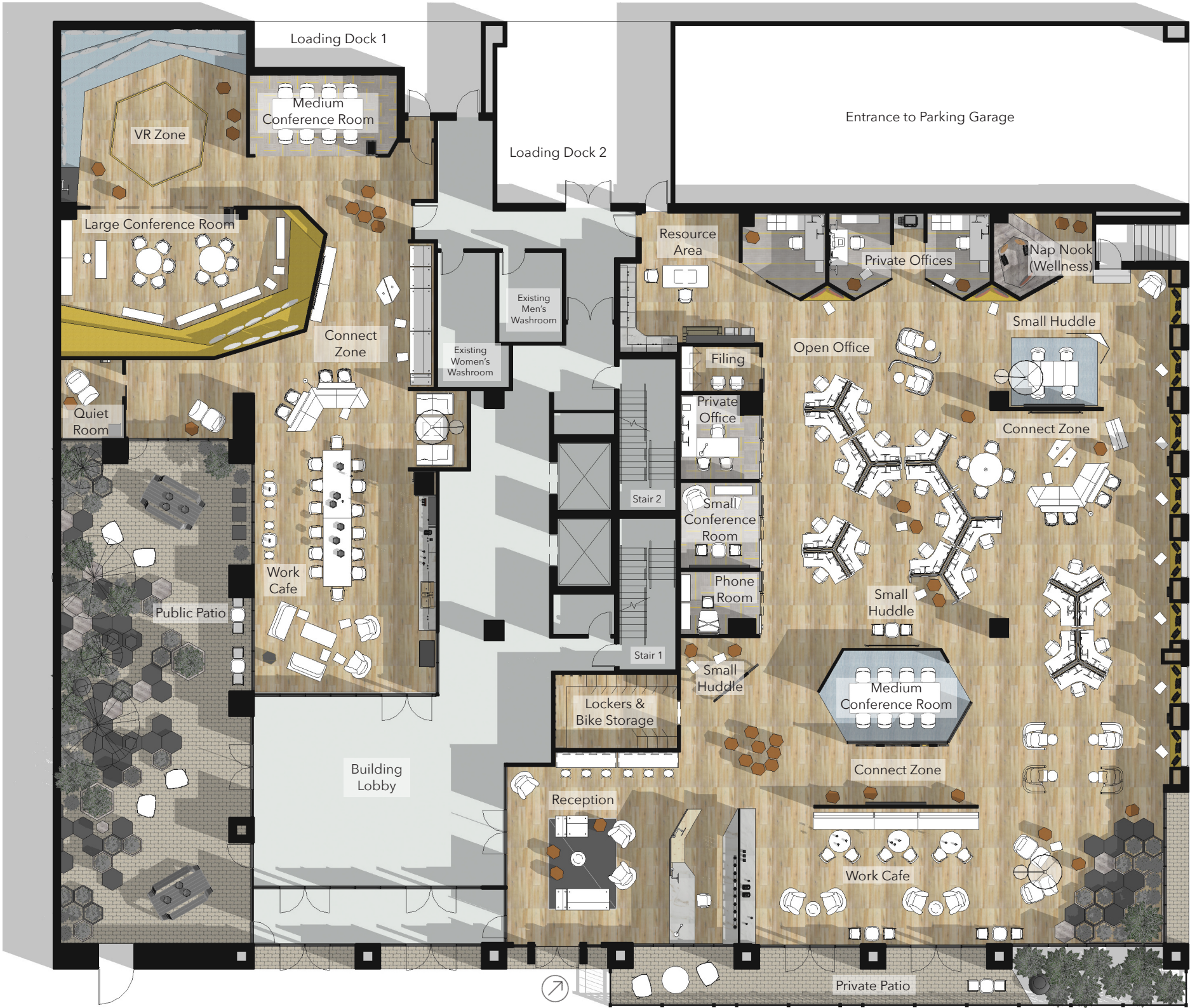
ZONING



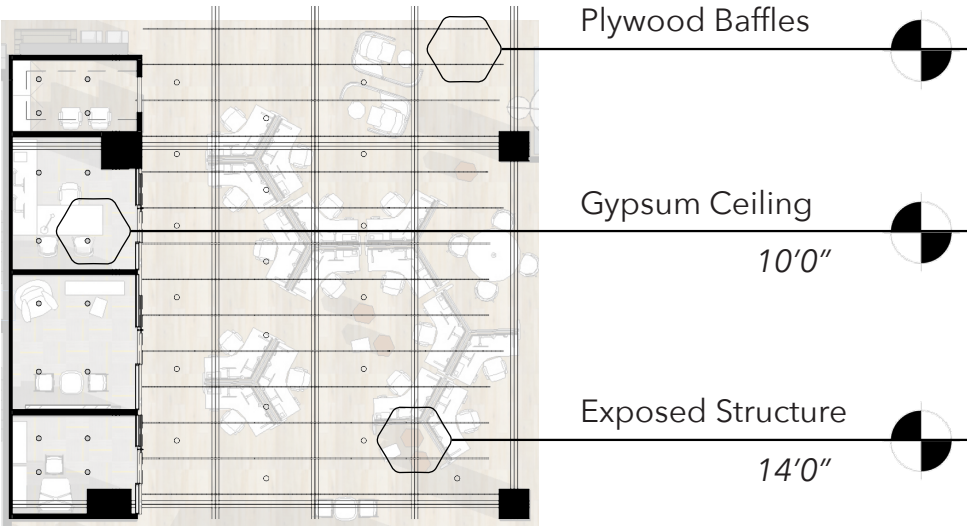
-  HONEYCOMB
-  FLOWERS
-  GARDENS



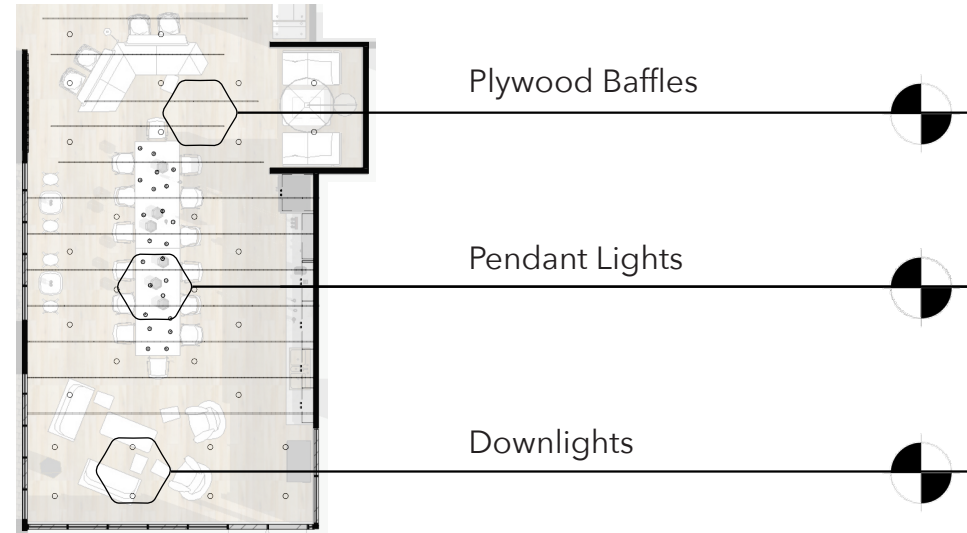
FLOOR PLAN



CEILING PLANS



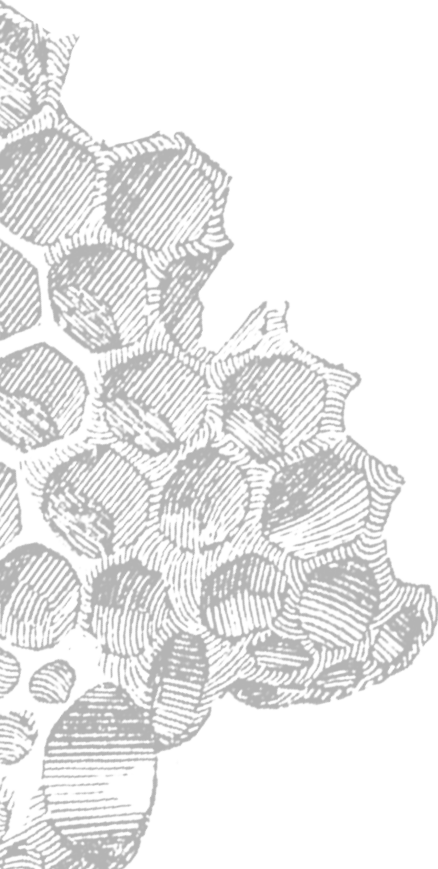
Open Office

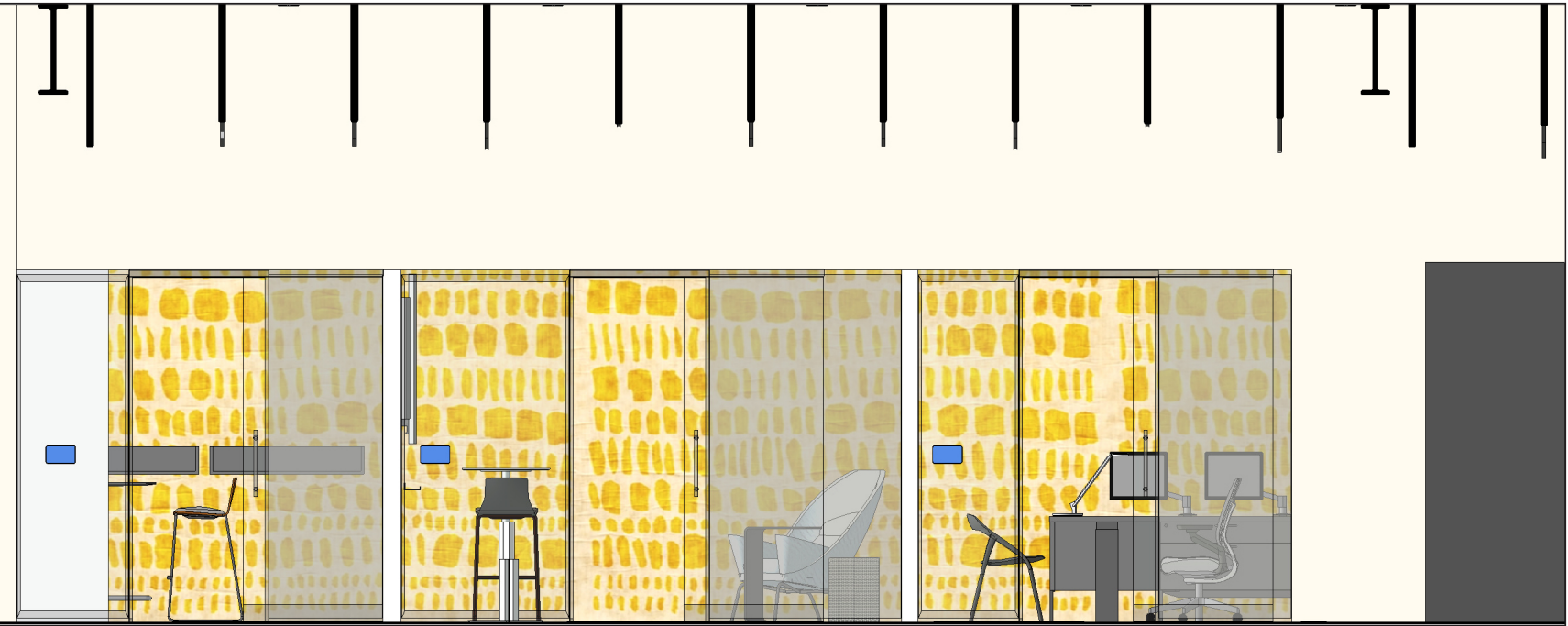


Work Cafe

OPEN OFFICE

Honeycomb

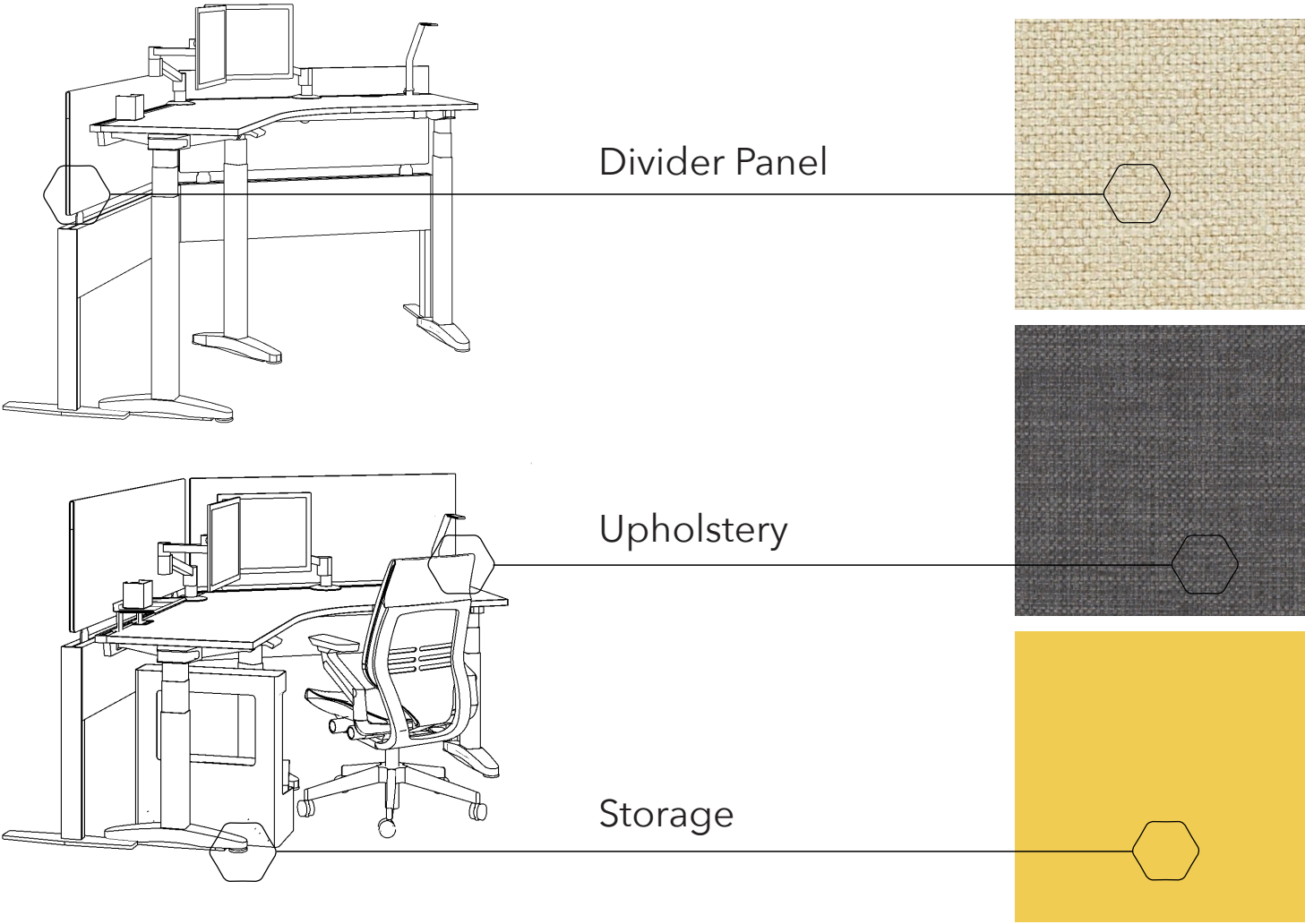


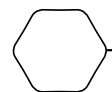


 Phone Room, Small Conference, & Private Office Elevation
Honeycomb

Typical Workstation

Ology Electric Desk





Small Conference Room, Open Office, & Connect Zone Section

Honeycomb & Flower

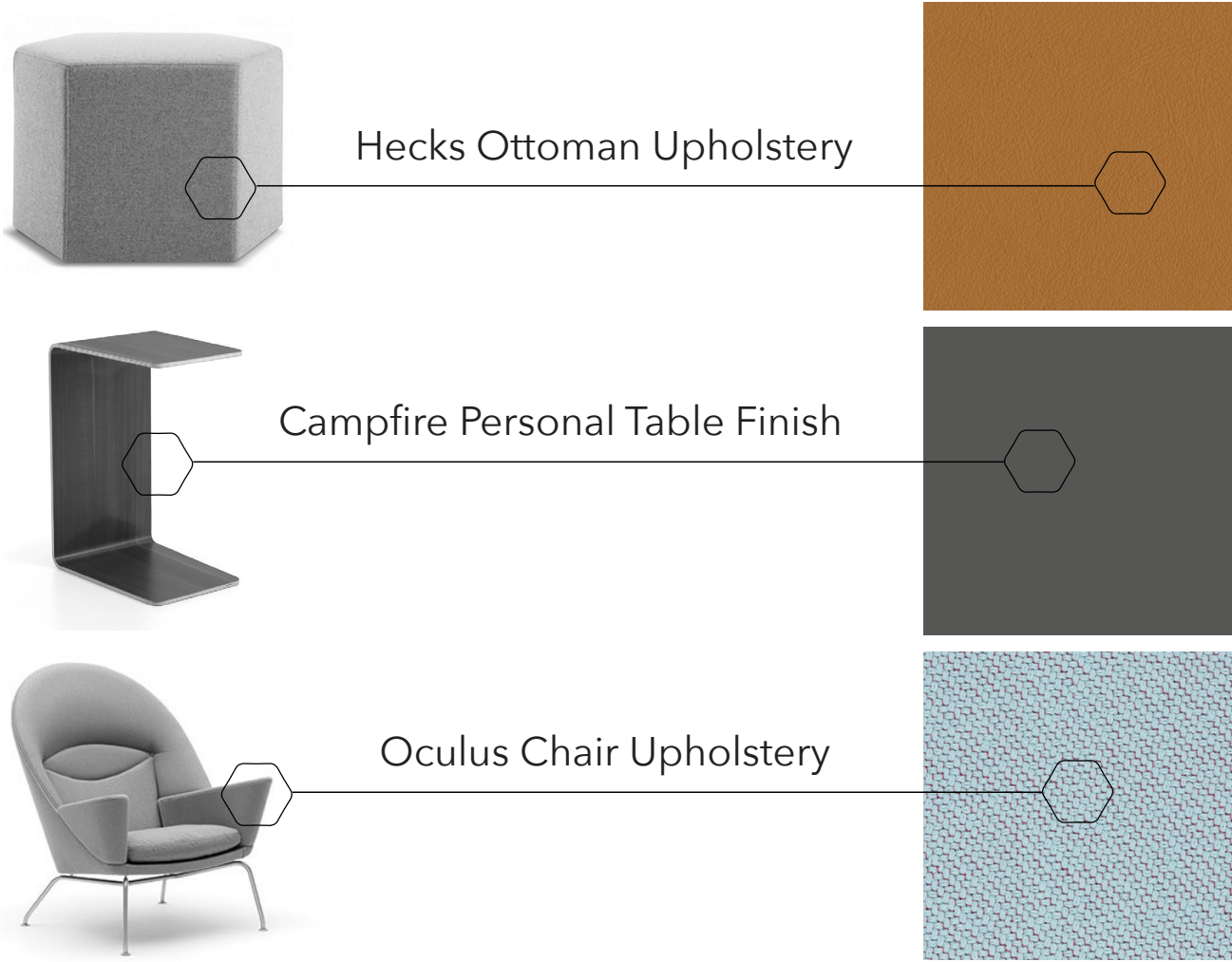
CONNECT ZONE

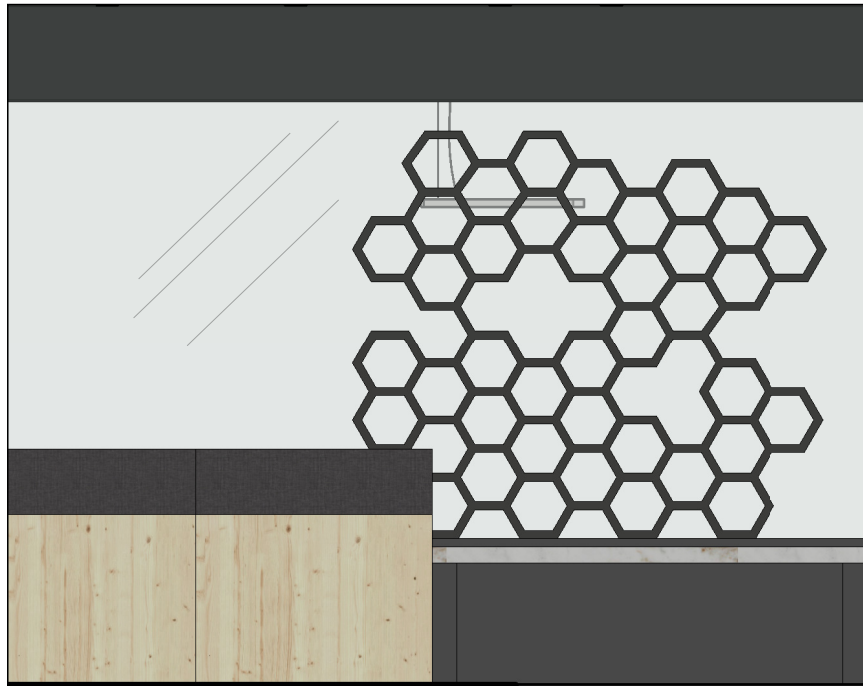
Flower



MEDIUM CONFERENCE ROOM

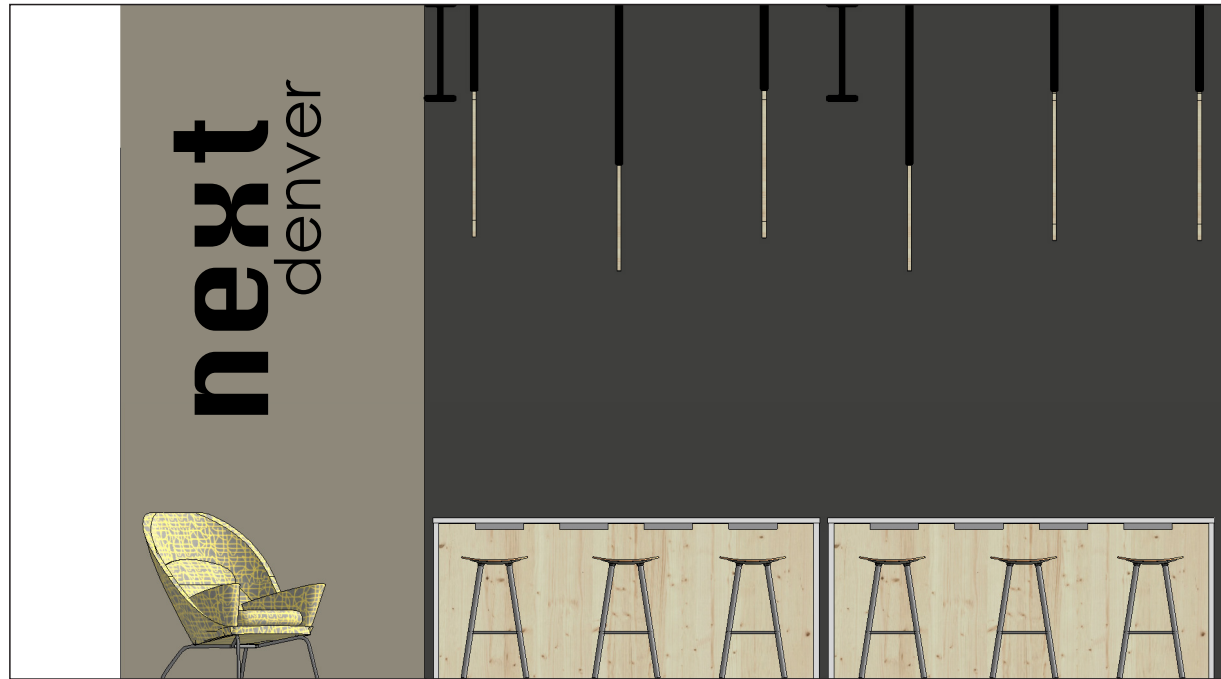
Flower





Reception Desk Elevation

Flower



Reception Elevation

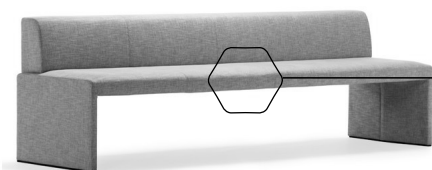
Flower



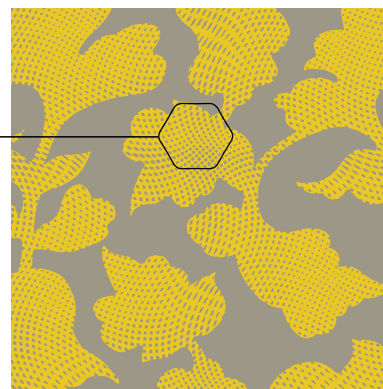
WORK CAFE

Garden





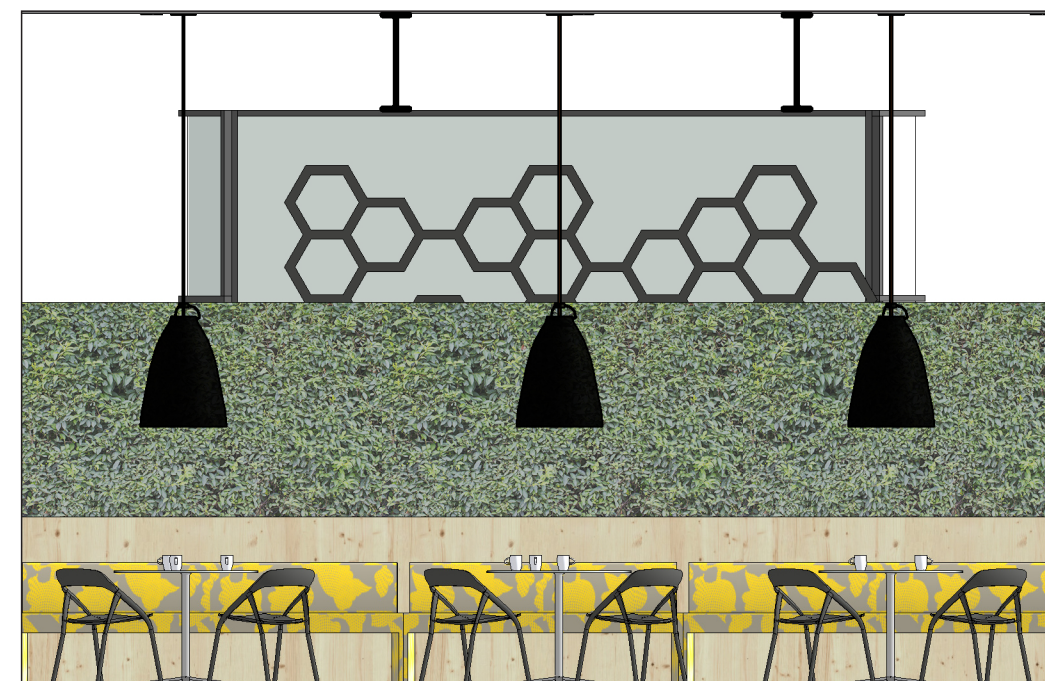
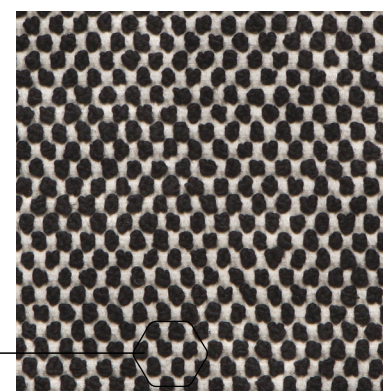
Together Bench Upholstery



Campfire Big Lamp



Campfire Lounge Upholstery



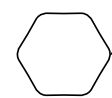
Work Cafe Green Wall Elevation
Garden



VR Zone Elevation
Flower



Work Cafe Elevation
Garden



Public Patio Elevation

Garden

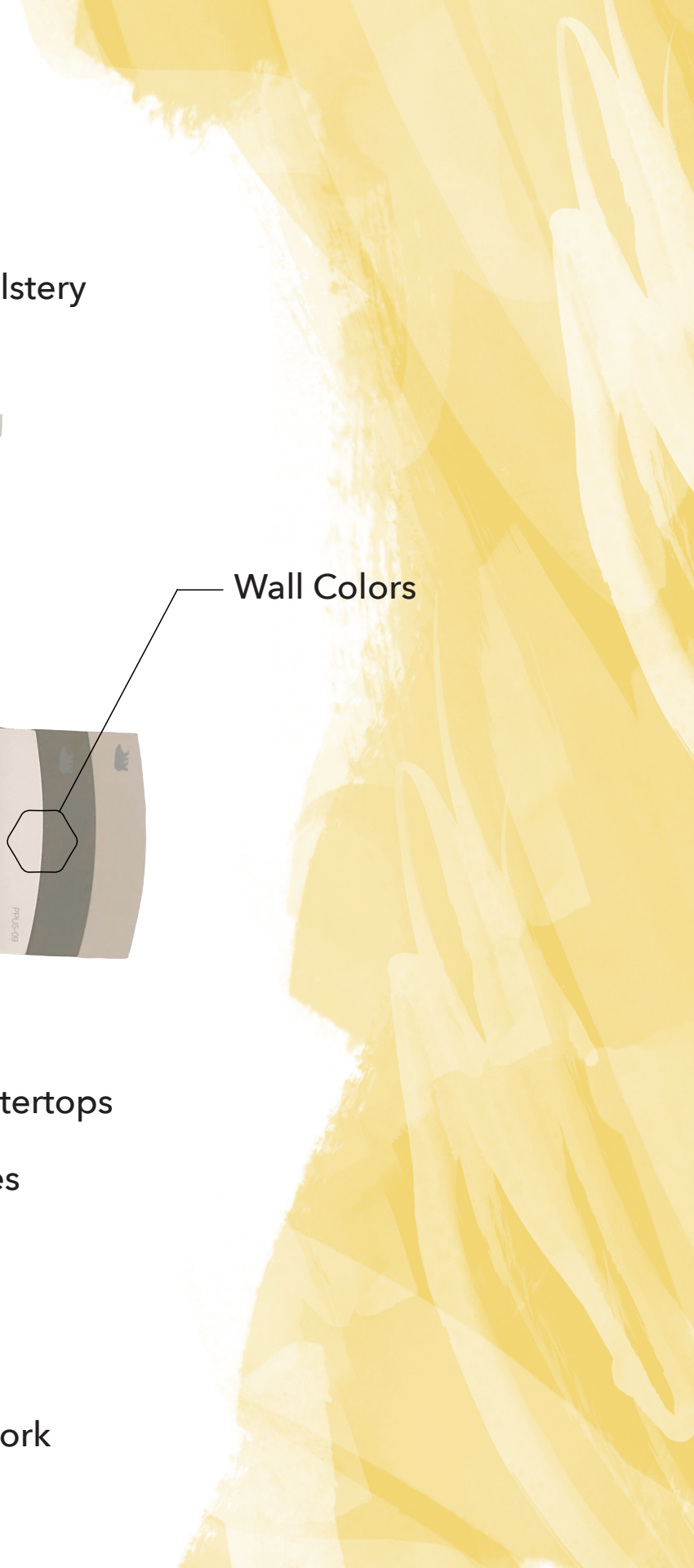
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Wall Colors

tertops

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next
denver

Sources:

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