

SYRACUSE UNIVERSITY |  
COLLEGE OF VISUAL AND PERFORMING ARTS |  
SCHOOL OF DESIGN |  
ENVIRONMENTAL AND INTERIOR DESIGN PROGRAM

# MEANINGFUL PARTNERSHIP

COMMUNITY | DESIGN | STUDIO



# CDS



## The Community Design Studio is a joint research and studio effort

between design (Environmental and Interior Design Program (EDI), Syracuse University) and construction management studios that afford our students the opportunity to reach out to the community as well as to facilitate an understanding of the social and environmental challenges faced by the residents of Syracuse. Projects that are underfunded or conceptual plans addressing the economic, social, environmental, and political objectives inherent in the concept of sustainable development are of particular interest in this interdisciplinary research.

The pilot community design studio began in 2017-18. Working with various housing organizations in Syracuse. Throughout the year, we have learned that there are about 1,800 vacant properties within the city of Syracuse, and significant lack of housing availability for low income and refugee families. Syracuse with two highly distinguished resettlement organizations, is one of the largest hubs for refugees in the U.S. While these organizations are seeking better opportunities to secure homes for refugee families upon their arrival, we put this challenging project into our own hands, titled 'Transitional Refugee Housing'. We have selected two potential housing properties of the organizations' interest in North Syracuse. In collaboration with students and faculty in the Sustainable Construction Management program at SUNY ESF, design and construction proposals were presented to public and community organization.

Since then, we have been continuously working with various local community organizations and leaders to provide innovative and effective design solutions in response to their needs.

*Seyeon Lee, Ph.D. NCIDQ, ASSOC.AIA, LEED AP  
George Miller Quasi Endowed Assistant Professor School of Design  
Syracuse University*

typical project  
schedule

08

design kick-off /  
project introduction  
to students

09

client meeting /  
site survey /  
conceptual design

10

design  
development /  
finishes and  
materials

11

construction  
document

12

final design  
presentation

fall semester

schematic design /  
client presentation

spring semester

01

construction  
management  
kick-off meeting

02

construction material  
quantity take-offs /  
schedule / estimation

03

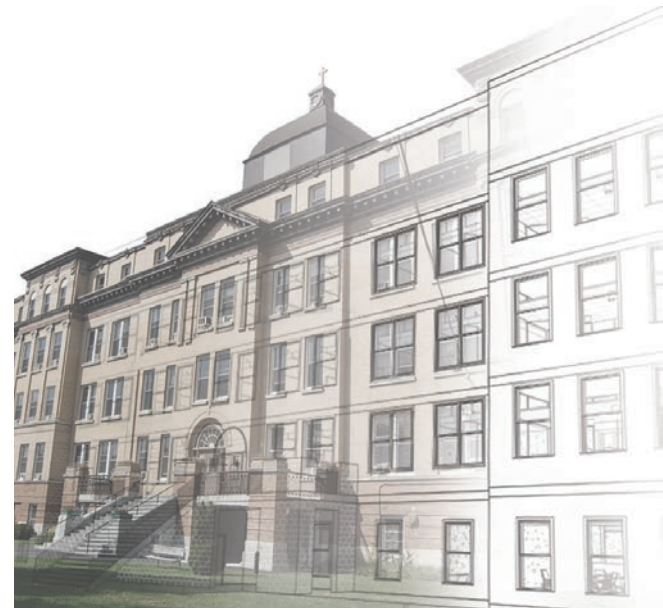
construction management  
documents /consolidated  
presentation preparation

04

community design  
project exhibition

The Catholic Charities of Onondaga County housed in a historic orphanage building, occupies four levels with 60,000 sq. ft of office and service space. Considering the vast scope of this project, students worked in teams of 4 to research, survey, design, and produce documents in order to complete this project.

This academic year, we collaborated with students and faculty at Moss School of Construction, Infrastructure, Sustainability, Florida International University to complete this project.



## the project kick-off.

### part one: precedent study

In the first part of the semester, students worked in teams of two to learn about Catholic Charities of Onondaga County's mission: organization, services, history, impact, clients. Then, each team researched innovative office design ideas for non-profit organizations as precedents. Research topics included the overall idea, concepts, materials, functions, cultural and social aspects.



## the project version 2018-2019



### part two: site survey

Our clients at CCOC introduced the project site and the building – the historic orphanage. Due to the periods of the construction in various phases and informal renovations over the years, there were no as-built drawings of this building. As we began this project, each team was responsible for surveying different parts of the building to produce as-built drawings. The consolidated as-built drawings were prepared in Revit as a group effort.

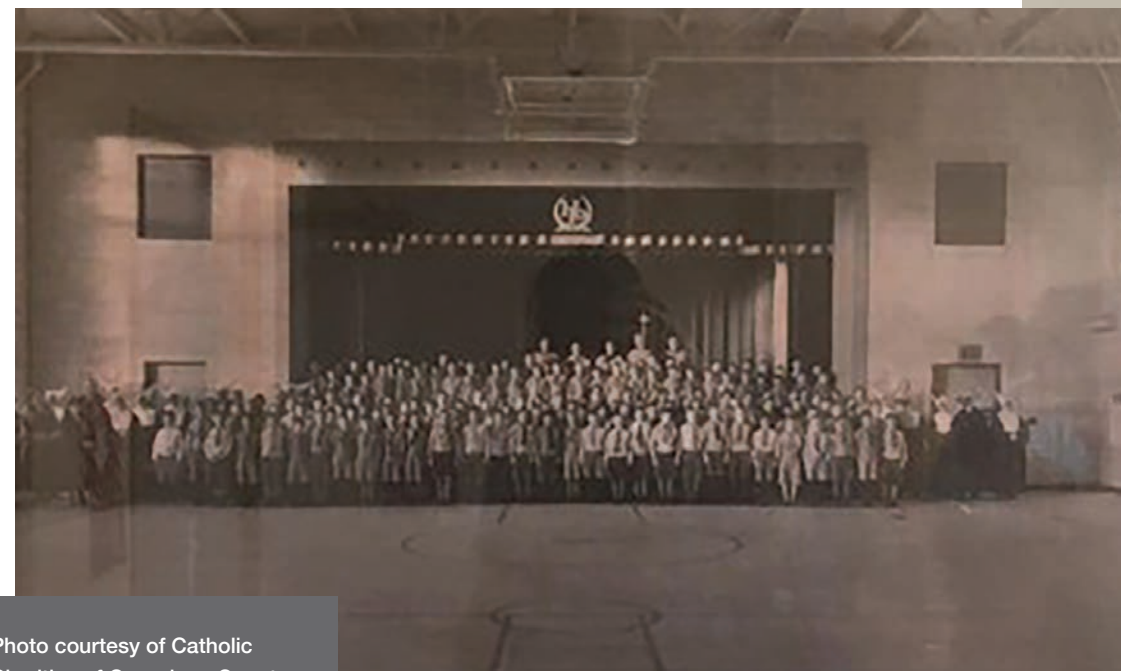
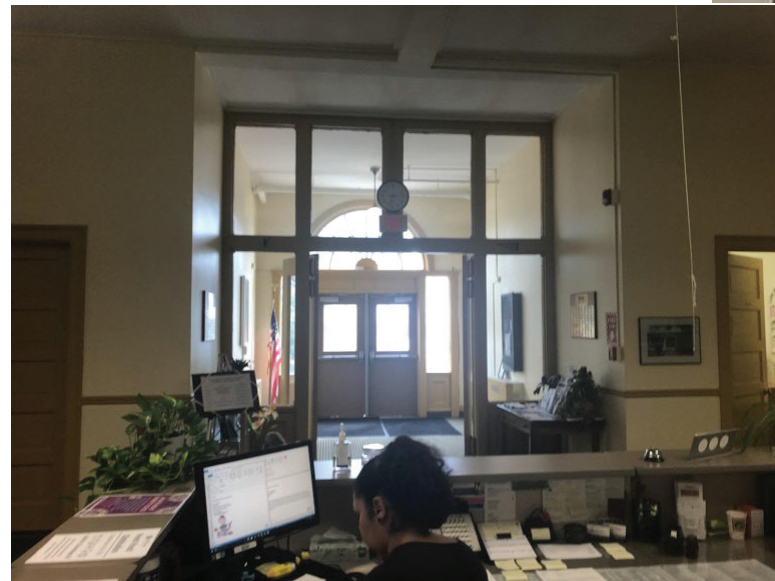


Photo courtesy of Catholic Charities of Onondaga County

site survey:

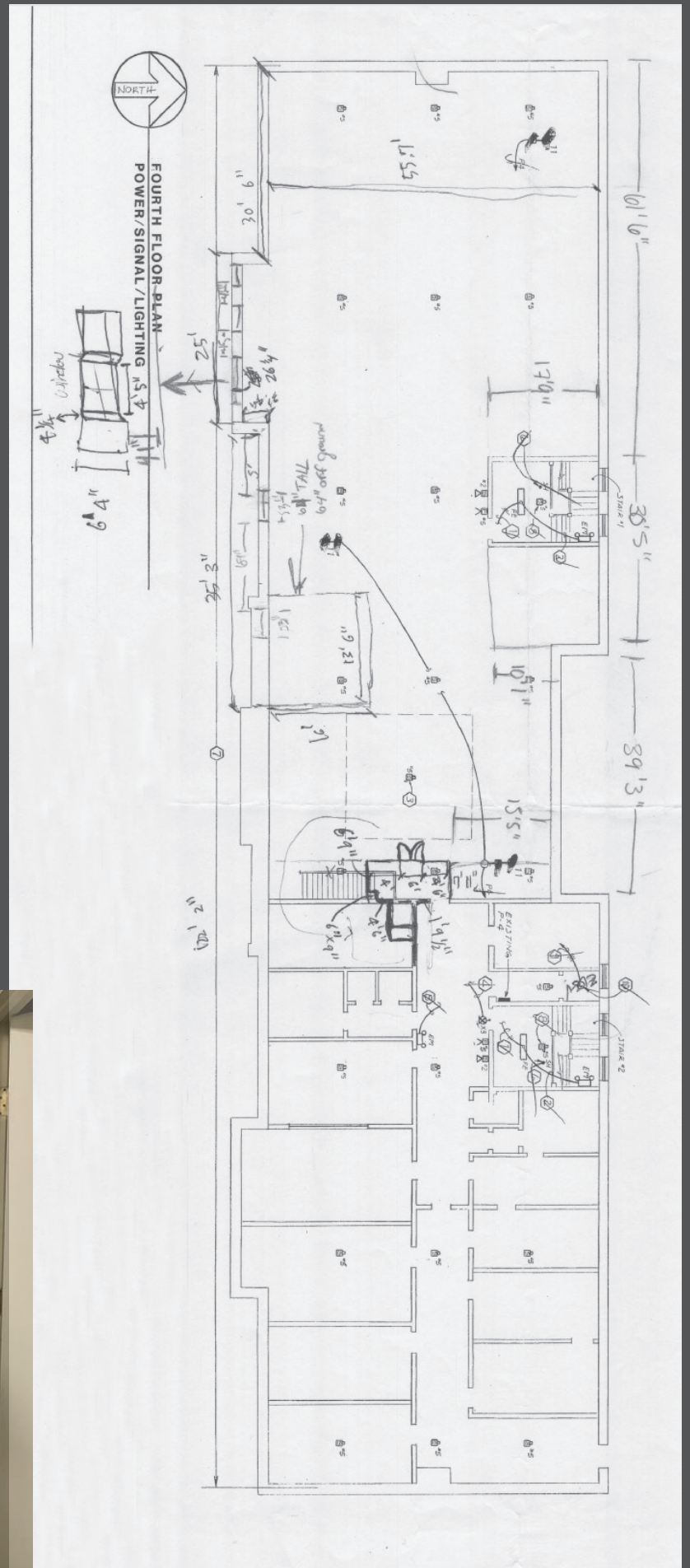
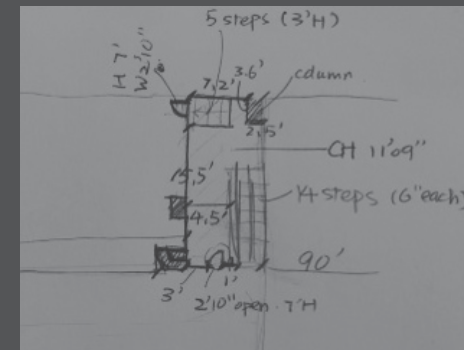


Photos of interior spaces at Catholic Charities of Onondaga County  
From the top clockwise: gym, main lobby, typical office area



BASEMENT INVENTORY		
<b>KITCHEN:</b> 4 SINKS 4 OVENS 2 STOVES 3 REFRIGERATORS 5 COOKING TABLES	<b>CONF. ROOM C - [B111]</b> 5 tables 13 chairs	<b>C1:</b> 3 chairs 1 desk
<b>BOILER ROOM - [B100]</b> Shelving 1 refrigerator 1 countertop/kitchenette 3 boilers 2 SINKS	<b>OFFICE - [B113]</b> 1 desk 1 table 2 chairs 7 shelving units	<b>C2:</b> 1 desk 3 chairs 1 monitor
<b>SUB OFFICE 1:</b> 3 desks 4 chairs 3 monitors	<b>ELECTRIC ROOM - [B114]</b> 1 shelving unit	<b>C3:</b> 1 desk 2 chairs
<b>SUB OFFICE 2:</b> 1 desk 2 chairs 1 monitor	<b>OFFICE - [B115]</b> 1 long table	<b>C4:</b> 1 desk 4 chairs 1 monitor
<b>FREEZER ROOM - [B103]</b> 2 refrigerators	<b>STORAGE CLOSET - [B116]</b> Shelving along walls	<b>PRINTING - [C5]</b> 1 printer 1 shelving unit 1 table
<b>STORAGE/PANTRY - [B105]</b> Shelving along walls	<b>OFFICE - [B118]</b> 1 desk 2 tables 3 chairs 3 monitors 2 laptops	<b>C6:</b> 2 desks 2 chairs
<b>OFFICE - [B106]</b> 9 tables 32 chairs	<b>SUB OFFICE:</b> 1 desk 1 chair 2 monitors	<b>C7:</b> 2 desks 2 chairs
<b>OFFICE - [B107]</b> 1 desk 1 chair 1 monitor	<b>OFFICE - [B119]</b> 3 desks 1 kitchenette 4 chairs 1 monitor	<b>C8:</b> 2 desks 3 chairs
<b>OFFICE - [B108]</b> 4 tables 8 chairs	<b>LULLABY LOUNGE - [B121]</b> 7 chairs 1 table 2 couches	<b>C9:</b> 2 tables 8 chairs
<b>SUB OFFICE:</b> 5 desks 7 chairs 5 monitors	<b>CLOSET:</b> Shelving refrigerator	<b>C10:</b> 1 toilet 1 sink
	<b>C11:</b> 6 desks 8 chairs	<b>C12:</b> refrigerator

The survey included the measuring of the existing walls, doors, and windows. Also considering the future growth of the company, students...



... counted existing desks, workstations, and offices

in order to increase the number of workspaces.

# schematic design

The Community Design Studio, a senior level design studio course, allows our students to experience typical design phases that built-environmental industry understands.



In the first phase of design, students research and analyze the project, and develop conceptual and schematic designs.

The needs and goals of the clients were evaluated and incorporated.

At the end of this phase, we sought approval of design by presenting floor plans, interior elevations, 3-D views, and building sections.



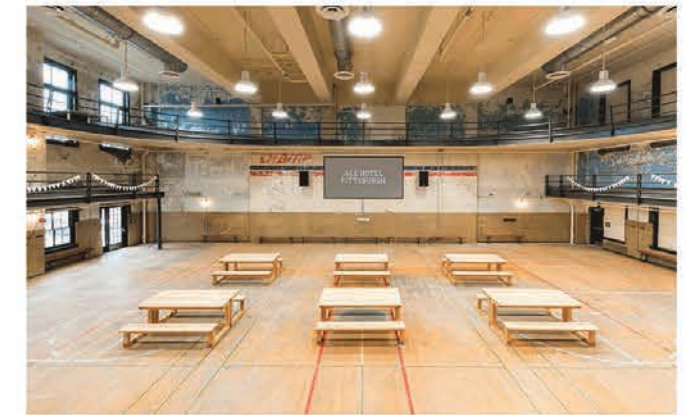
CONCEPT BOARD

Our concept for the redesign of the Catholic Charities offices is to provide an open floor plan with opportunity for collaboration. The main goal is to shift from the current, very segmented, space to a space that is open, flexible, and has room to grow. We will do this by providing multiple spaces for people to come together, as well as more individual workstations that will be able to grow and change with the company.

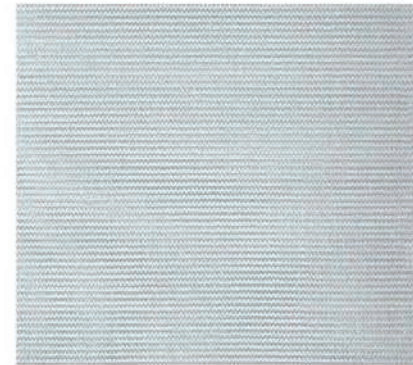
We have allocated office space to each department according to current size, with plenty of space for growth in the future. These departments will feature systems furniture that provides both open and private office spaces based on department needs. We have also provided multiple spaces that may be used by everybody. These spaces include kitchens, break rooms, conference rooms, team rooms and classrooms. All of these spaces are flexible, and can fit the current needs of the people within them.



FUNCTIONAL



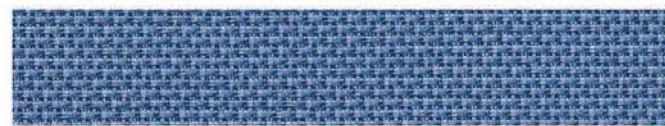
SPIRITUAL



COLLABORATIVE



SAFE



INVITING



SYSTEM



FLEXIBLE



# design development:

The design concepts presented to clients during the schematic design phase are crystalized and developed in the design development phase. During this phase, electrical, mechanical, plumbing, and structural systems are described and cross-referenced.

Students began developing Finish and Material palettes and Furniture, Fixture and Equipment packages to communicate and develop the aesthetic vision for the interior.



Environmental and Interior Designers:  
Yoki Luo, Julia Whitley and Natalie Dimovski.



# furniture, fixtures & equipment:

## Concept

### PRIVATE + PUBLIC INTERTWINED

Combining public and private office space by department in a consistent and clearly planned manner.



### MINDFUL ZONING

Each department has a dedicated private and public zone, to ensure that the needs of each employee and each departments services are met. Departments which require more discretion have more private spaces and offices.

### SPACE EFFICIENCY

Maximizing space to house the most number of employees efficiently, centralize common areas, and decrease utilities usage.

**HIGHER FURNITURE COUNT**  
More desks for more employees, without sacrificing personal space or privacy.

**CUTTING DOWN USAGE**  
More employees in open areas utilizing the added daylight means less utility usage.

**INCREASED COLLABORATION**  
This more open plan gives all on the floor access to better views of the outside, including trees and hills.

### WORKSPACE ATMOSPHERE

Altering the workplace atmosphere to be more open, pleasant, collaborative, and bright.

**LIGHTER + BRIGHTER**  
This floor plan allows for more natural light to enter the building, which studies show "relate positively to job satisfaction and organizational commitment, and negatively to depressed mood and anxiety."

**PLEASANT VIEWS**  
This more open plan gives all on the floor access to better views of the outside, including trees and hills.

**IMPROVED CIRCULATION**  
This plan allows employees to move through the space with ease as with a clear understanding of where hallways and entrances lead.



Allura Flex 9274  
Heterogeneous vinyl tiles designed for loose lay installation. Natural look and PUR Pearl finish ensure a matte surface that is easy to maintain.



Indure Onyx Countertop  
binds fine particles of FSC certified wood in acrylic infusion process. Durable for use in high traffic and commercial applications. Contribute to LEED certification.



ECOS Air Purifying Paint  
dries to a hard, durable film. Absorbs and neutralizes chemicals, pollutants, solvents and VOCs. Zero VOC, no odor.

Environmental and Interior Designers: Hailey Gauntt, Daniel Kim, Ariella Pereda

Shaw Carpet  
The park collection multi-level pattern loop, eco solution q® nylon, 100% solution dyed, synthetic backing / ecoworx® tile backing, ssp® shaw soil protection

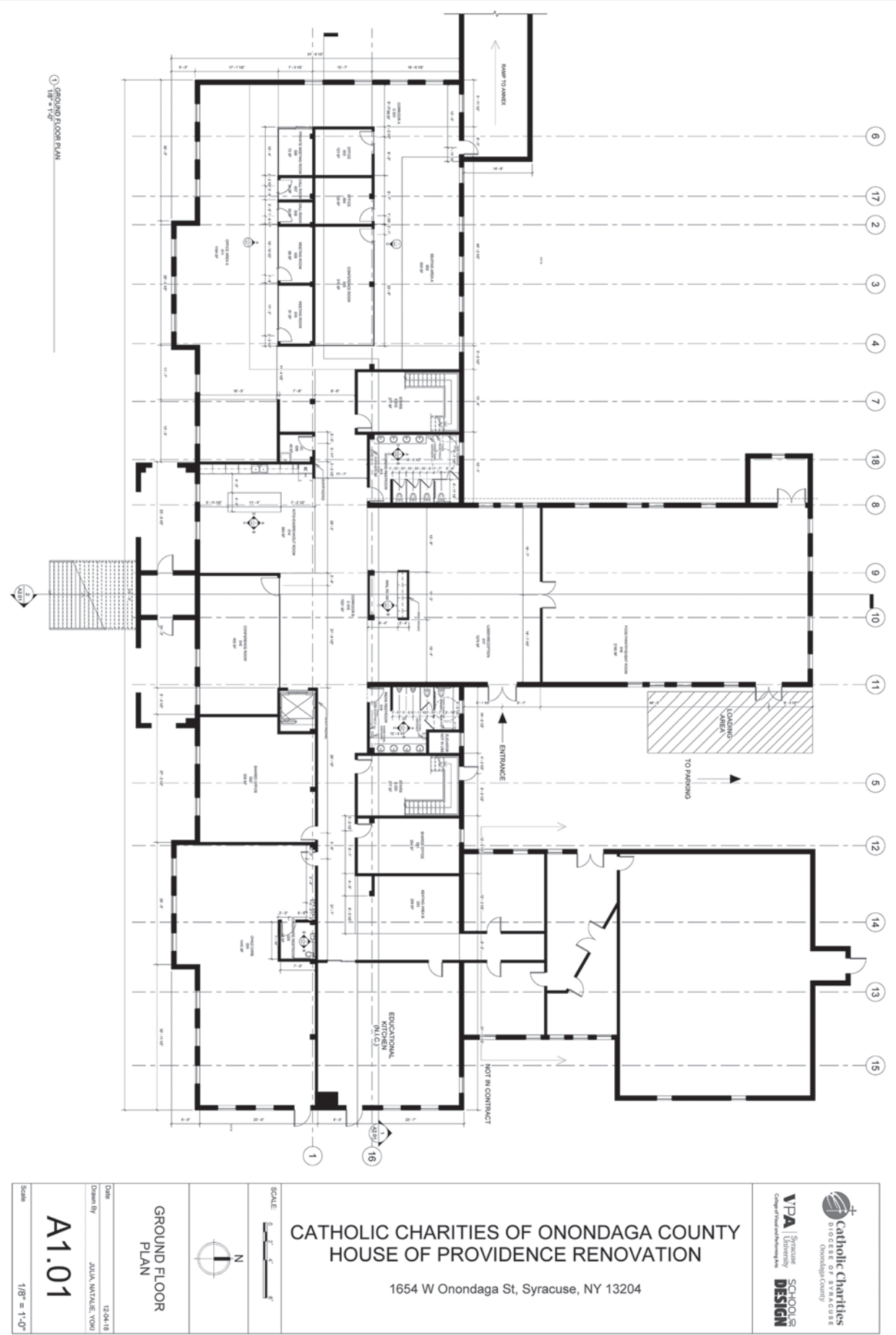
Environmental and Interior Designers: Zya Houston, Ka Wai Tseng, Chun Zhou

As the final phase of the design process, students prepared construction documents, which contractors and clients could use to turn these designs into reality.

## construction & documents & design presentation:

Our construction documents included: Siteplan, demolition plans, floor plans, ceiling plans, furniture plans, finished floorplans, building selections, interior elevations, wall sections, finishes and material schedule, door schedule at the minimum.

The final design presentation was held at the House of Providence, Catholic Charities HQ office. Students presented their design poster illustrating design concepts, schemes, diagrams, photo-realistic rendering images, construction documents, materials and finishes board, and FF&E booklet.



CCOC's director, Chris Curry, departmental managers, and the facility manager attended the presentation to review design proposals and share their comments.

# construction management:

On the evening of January 28, seven EDI students initiated a Skype-conference call presenting design concepts and construction document files with the construction management graduate students at Florida International University (FIU).

Once the communication channels were established, the FIU graduate students studied the construction documents and presented their findings to undergraduate students at FIU.

Graduate students prepared the quantity take-offs, process narratives, and internal coordination, while the undergraduate students prepared cost estimates and construction schedules.

Over the course of (2) months, students from both schools communicated via emails. Files were shared through Google Drive and FIU share link.





CATHOLIC CHARITIES OF ONONDAGA COUNTY

**DESIGN STATEMENT**

**PERSPECTIVE RENDERINGS**

**MOOD BOARD**

**FLOOR PLANS & PROGRAM REGULATIONS**

**02ND FLOOR**

**01ST FLOOR**

**03RD FLOOR**

**04TH FLOOR**

**05TH FLOOR**

**06TH FLOOR**

**07TH FLOOR**

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**99TH FLOOR**

**100TH FLOOR**



# construction management:

Environmental and Interior Designers: Sarah Mitchell, Stephanie Vasta, Caesar Wang

Construction Managers: Andres Rico, Felix Marmolejos, Tyler Klimack, Daniel Reyes, Finias Tomsa, Luis Giraldogomez, Jean-Marc Telesford, Devon Tizon

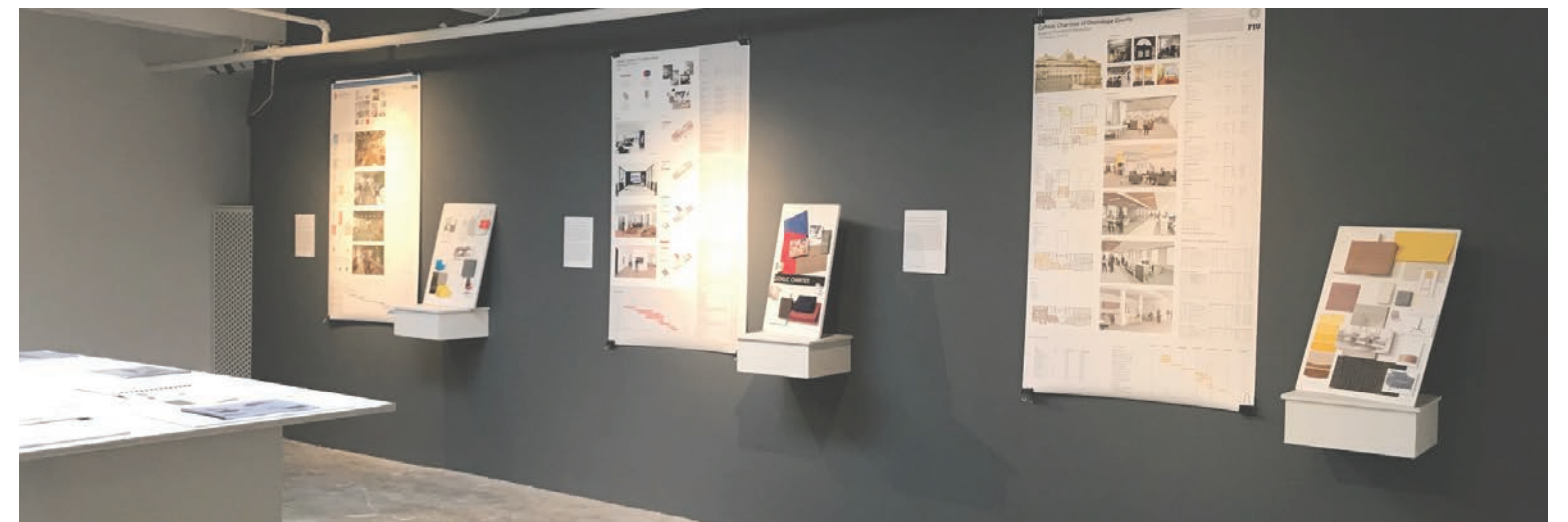
With an emphasis on collaboration, efficiency, and comfort, our proposal enables high productivity and functionality for the departments and community of Catholic Charities. Client based services are placed together, on the ground and first floor, ensuring clients can easily find their point of interest. Departments have been grouped based on of collaborative potential across-departments for both employee and client. With the goal to maximize natural light usage, private offices have been grouped centrally for each department, giving open office groups the advantage of the windows and light. Private offices can double as client meeting spaces, providing privacy and comforting spaces for community members. Each floor is equipped with lounge spaces for employees as well as collaborative break spaces with kitchen and seating.

Creating an office space that caters to multiple job functionalities and diverse learning styles is essential when considering how to structure an effective working environment. The primary objective is to construct a space that tailors to collaboration and productivity. To accomplish this, spaces that accommodate both the client and employee such as private offices were created to ensure that privacy and comfort were being achieved. In addition, departments who may have to work together in the future have been assigned to nearby working areas. The quantity of materials such as flooring, windows, door, and furniture, have been extracted and delivered to the estimating team which will provide a finalized breakdown of the costs.

# community design studio exhibition

In the final phase of our journey,  
a comprehensive design and  
construction exhibition was held  
from March 25 to April 12, 2019

at the  
Sue and  
Leon Genet  
Gallery at  
the Nancy  
Cantor  
Warehouse.



## special thanks!

The Class of 2019  
Environmental and Interior Design  
Syracuse University

Anne Basile  
Crue Culligan  
Natalie Dimovski  
Briana Garcia  
Hailey Gauntt  
Margaret Hamann  
Zya Houston  
Daniel Yongjoon Kim  
Ziyao Li  
Yiyi Luo  
Alanna Masciarelli  
Sarah Mitchell  
Ariella Pereda  
Soleha Ro  
Ka Wai Tseng  
Stephanie Vasti  
Kaiyang Wang  
Caroline Wenger  
Julia Whittley  
Chun Zhou  
Junan Zhu

Dr. James Fathers,  
Director of School of Design

Dr. Lucinda Havenhand, Professor

Andrew Saluti, Assistant Professor  
Museum Studies

Lynn Ann Smith, Graduate Student  
Museum Studies

Moss School of Construction,  
Infrastructure, Sustainability  
Florida International University

Casny Aldajuste  
Karina Almonte  
Richard Angrand  
Luis Aranega  
Michael Carey  
Matt Cenzoprano  
Adajah Codio  
George Diaz  
Omid Djahanshashi  
Luis Giraldogomez

Karol Figueroa  
Daniel Finster  
Dario Freijanes  
Alex Galimberti  
Ricardo Garcia  
Mariana Hernandez  
Sebastian Hirschfeld  
Jacob Hoffmann  
Akshata Balachandra Hosur  
Parinaz Ighani  
Cesar Interian  
Nicolas Kakanis  
Gabriella Santi Kasabdjji  
Jay Khoje  
Tyler Klimack  
Elisa Lopez  
Dorion Love  
Felix Marmolejos  
Maximilian Mattos  
Sergio Molina  
Antonio Navarrete  
Vadym Novytskyy  
Angel Pans  
Nicholas Paz  
Aishwarya Pathak  
Junior Pierre

Adam Ramirez  
Daniel Reyes  
Andres Rico  
Carlos Rivero  
Pablo Rubio  
Juan Rugero

Christopher Sabater  
Jesus Salto  
Tyler Soloranzo  
Nathali Suarez  
Jean-Marc Telesford  
Ross Thibeault  
Devon Tizon  
Finias Tomsa  
Stephen Valdes  
Shubham Wagh  
Yijie Wang

Vamsi Sai Kalasapudi, Instructor  
Mohamed Elzomor, Assistant  
Professor

*The House of Providence, or HOP, is an 81,000 square foot, century-old building in the City of Syracuse that serves as the headquarters for Catholic Charities of Onondaga County. The HOP was originally an orphanage before transitioning to its current use in the 1970s.*

*As an orphanage, the building was a safe, comfortable and welcoming home for children. Catholic Charities has worked to maintain and improve the building incrementally to serve the staff, clients, and community members who visit every day. The HOP, though, has never been subject to a full redesign. This changed in 2018 when Catholic Charities was fortunate enough to host Professor Lee and her student teams as they worked on two HOP-based Community Design Studio projects.*

*During the Spring Semester, they reimagined the attic, currently underutilized as storage, as office and event space. During the Fall Semester, the teams addressed the rest of the building, developing new configurations that meet the agency's current and projected needs.*

*It was fascinating to work with the students as they created new ways to consider this functional relic. The work surpassed all expectations. The designs are efficient, cost-conscious, modern, and respectful of the HOP's history. Highlights within the various projects include but are not limited to:*

- Improved building entrance and reception
- Exhibition space for agency information and history
- A dedicated food distribution wing
- Natural sunlight for all of the building's occupants
- Flexible uses that could change quickly
- Color-coded floors
- A fully-restored chapel
- The end of enormous, space wasting hallways

*The teams produced impressive renderings, identified furnishings and materials, developed price estimates, and presented their designs to Catholic Charities leadership. They also developed usable floorplans of the space as currently configured. These floorplans have already been useful to staff.*

*Despite its size, the HOP is nearing its current capacity. Catholic Charities continues to grow and must address its space needs. Agency Leadership now has several options to consider. Catholic Charities will not implement any one project in its entirety but concepts from each will inform the direction that the agency takes as it works to modernize the space to meet the needs of its clients and staff. The Community Design Studio projects will certainly influence the HOP's second century.*

*Community organizations like Catholic Charities continually balance the competing demands presented by fulfilling mission in a comfortable environment for clients and staff. Effectively managing buildings is expensive, consuming resources that would otherwise go to direct services. Investing in a comprehensive redesign to guide a renovation or capital planning, particularly for a large facility, is not often financially plausible. This is exactly why Syracuse University's Community Design Studio collaborations are so valuable. Professor Lee and her students create workable and creative paths forward.*

Christopher Curry  
Chief Program Officer  
Catholic Charities of Onondaga County  
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315-424-1800



# this book:

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Assistant Professor

Rebecca Kelly  
Assistant Professor  
Communications Design

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## our ink



## our printing press

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