

PIDC Office

DAROFFDESIGN

DDI was engaged by PIDC, Philadelphia's public-private development corporation, as the architect of record and interior designer of their new Center City headquarters. DDI provided building site analysis, test fit planning, design and construction administration for the new home of PIDC's team of financial and real estate analysts, managers and executive leadership who is responsible for over \$1.9 B in project financing dedicated to attracting and managing public and private investment in communities and markets that energize Philadelphia's economy. For the 16,000 square foot facility, the primary planning concept was based on the all glass front office and conference rooms in-bound of the exterior walls to

allow for open office space with ample shared natural light.

DDI planned efficient open work stations with numerous breakout spaces for interactive team meetings as well as acoustic and visual privacy meeting and conference rooms, all integrated with the latest AV and IT technology. The board room utilizes operable partitions allowing the flexible space to be subdivided or fully opened up to the lobby reception area for special events and functions. Sustainable features have been integrated into the design including efficient LED lighting and many cradle to cradle renewable finishes.



The Market at Comcast Technology Center

Inside the new one million square foot Comcast Technology Center designed by Foster + Partners, DDI was responsible for creating a casual but dramatic food service experience. Located on the 27th and 28th floors, the two-story, 563-seat Market is easily accessible via the low, mid and high rise elevator banks. Designed as an aerial “marketplace” and central gathering space for Comcast’s vertical campus, The Market includes a collection of full and self-serve food stations and “neighborhoods” of seating areas, including the Sky Garden, offering views of the city to the north and the Comcast Center to the east.

Within the park-styled, two story Sky Garden, a suspended monumental stair connects the 27th and 28th floors. A Barista Coffee Bar and two full service display cooking kiosks offering rotating international and American Grill menus are organized around the dramatic triple height space. Adjacent private dining rooms with aluminum and glass storefronts provide spaces for smaller groups or meetings while still allowing transparency for unobstructed skyline views.



Sheetz

Corporate Headquarters

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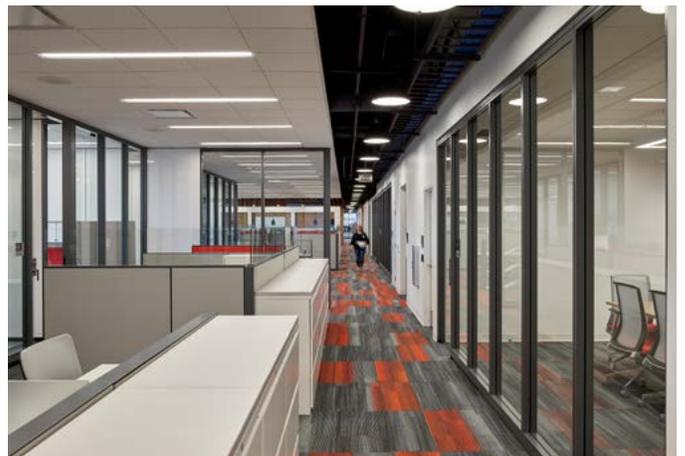
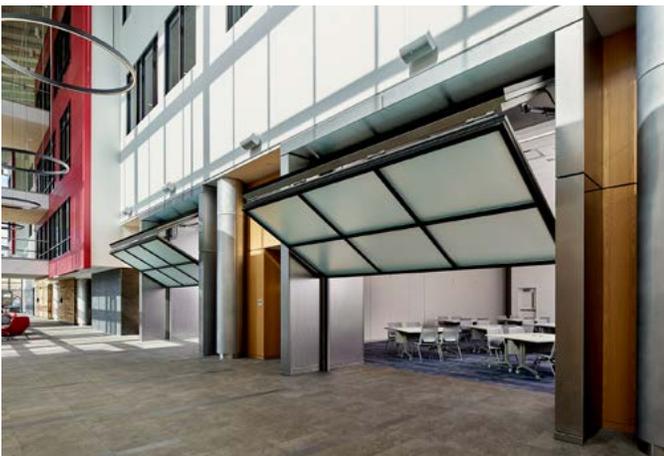
DDI teamed with L.R. Kimball Architects, was selected to plan and design Sheetz's new approximately 100,000 square foot office building in Claysburg, PA. Third generation Sheetz management understood that a well-designed workplace would improve employee performance and job satisfaction, promote a healthy culture, and reinforce brand philosophy. For DDI, it was an outstanding opportunity to leverage their expertise as leaders in the hospitality industry and apply it in the workplace and learning environment.

A grand floor to ceiling glass atrium space, complete with lounges, four-story connecting stair, and a natural stone fireplace is the heart of the facility. This transformative space serves as a breakout area for the training functions, supports collaboration and informal meetings, and as a result of large garage doors at the training rooms, easily

transitions to accommodate big groups and special events.

In addition to the training rooms, the Learning Center includes a computer classroom, multiple small rooms for breakout work sessions, elaborate test kitchens, and private dining spaces.

Each workplace floor features an open collaborative work area, coffee bar, and huddle rooms adjacent to the interconnecting stair. Sustainable materials used throughout include reclaimed wood paneling and synthetic slate porcelain tiles. The cutting edge facility will feature Haworth workstations and demountable glass partition walls with barn doors. The 120-seat cafeteria opens to an exterior lounge space with an impressive indoor-outdoor stone fireplace.



Comcast

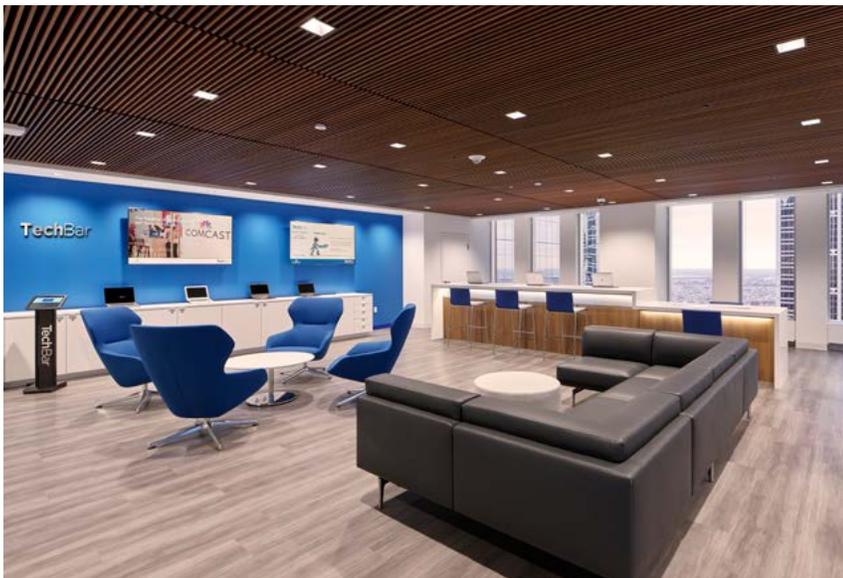
3 Logan

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As the long-standing relationship with Comcast continues, DDI was appointed interior designer and architect for the renovation of three non-consecutive 18,000 square foot floors at Comcast Corporation's third location in Philadelphia. With the overall design aesthetic derivative of the original Comcast tower, 3 Logan's concept included a series of flex spaces and collaborative work areas, as well as new systems benching workstations. Floor amenities include a pantry area with seating space, a mothers' room suite, a tech bar, a quiet room, and a series of telephone rooms to allow for privacy phone calls. Per Comcast designation and with flexibility being the guiding planning

goal of this project, every employee should have an additional available seat elsewhere in the workspace from their assigned desk; essentially a 2:1 ratio.

The design aesthetic includes wood ceilings in the new elevator lobby and pantry areas, pops of color in the collaborative areas, glass fronts to the flex rooms and offices, cove lighting, felt screens to create privacy, and floating ceiling panels to identify circulation paths. The work was completed on a fast track in three phases with a total project timeline of six months.



Atairos

620 Fifth Avenue

The new headquarters for this start-up investment firm opened January 1, 2016 at 620 Fifth Avenue, one of the lower buildings flanking the Channel Gardens at historic Rockefeller Center. In addition to representing the aspirations of this exciting new brand, the project had to be ready for business on the first day of the New Year: A design, documentation and construction period of just seven months.

The project began with an expedited discovery phase that explored the client's vision for the new brand and defined a space program that anticipated the business needs. The program consists of executive offices, administrative

support areas and generous lobby, conference and break out spaces that will serve as the meeting hub for the global business. The building floor plate is unique at only forty eight feet wide, and a large central core effectively divides the space into two halves.

The design team was inspired by this beautiful setting and articulated the space to amplify the lightness, spatial height and extraordinary views. Respecting the inherent symmetry of the building, the plan projects clean architectural lines defined by natural wood and lacquer finish walls, full height metal and glass office fronts and floating ceiling planes.

