

# CONFIDENTIAL FOUNDATION

Baltimore, MD  
Headquarters

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## Size

78,000 square feet total in 2 buildings

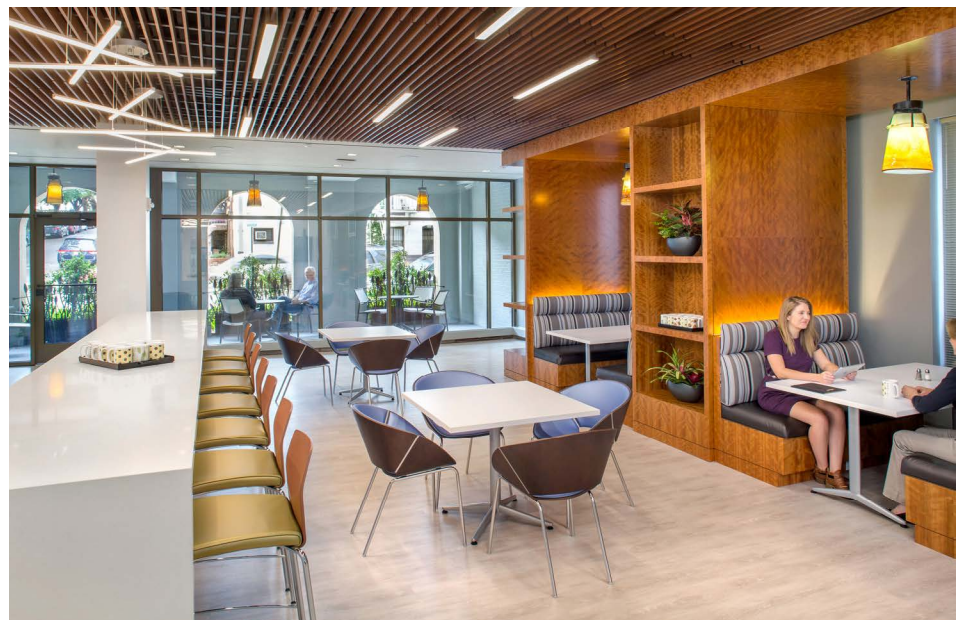
## Project Highlights

Renovation of two buildings, two blocks apart; Elegant, engaging, energizing, flexible, and timeliness design drivers; Main building included a five-story atrium and a four-level renovation; Café, lounge, and library spaces offer alternative work settings, in addition to a branded conference center; Moved away from hierarchy towards universal workstations, offices, and shared offices; Exterior façade upgrades; Graphics throughout represent foundation's mission and local culture

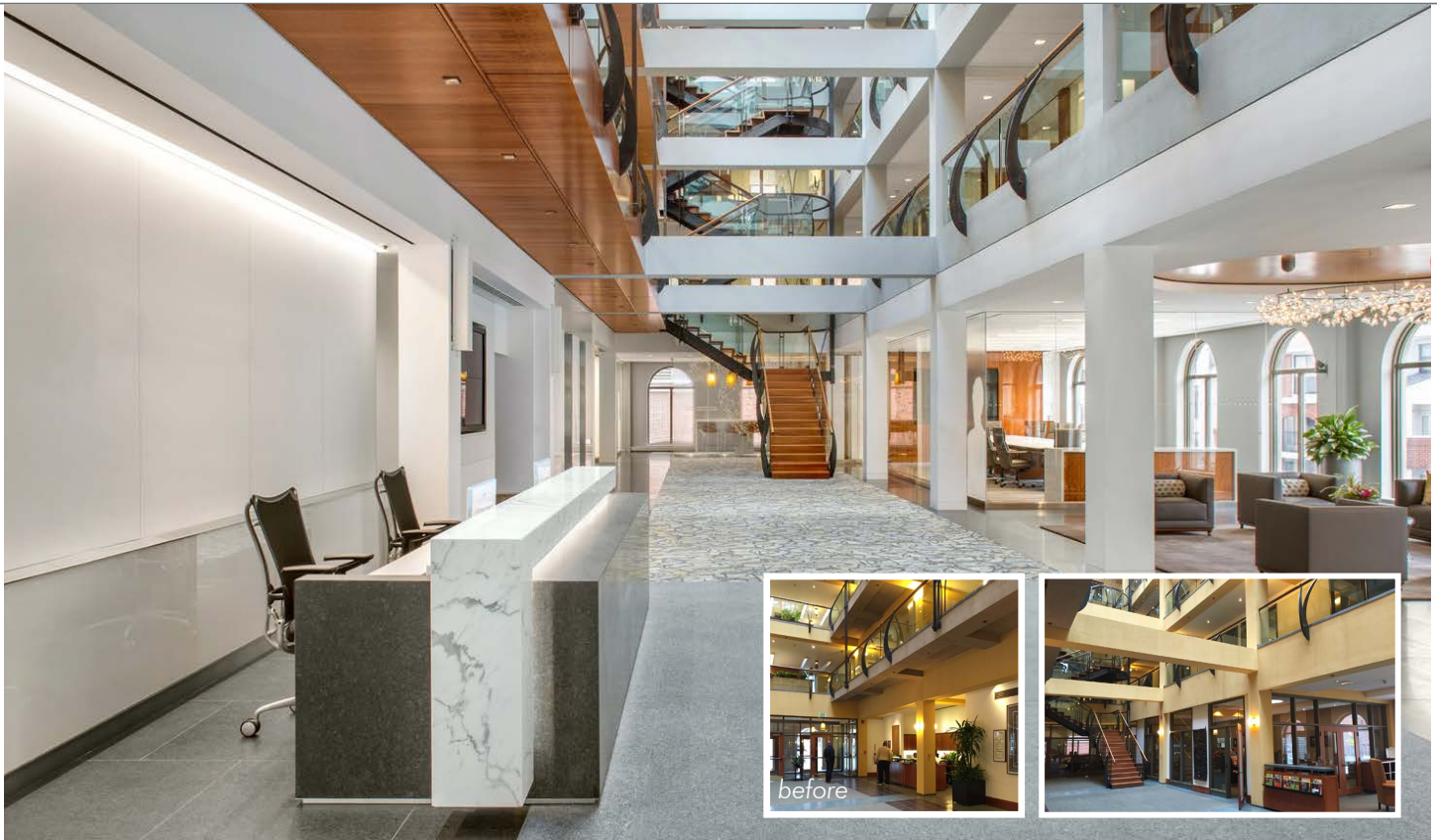
## Services Provided

Full interior architectural services;  
Experiential graphic design;  
Exterior façade upgrades; Furniture specifications; Lighting design

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This child welfare foundation focuses on improving the well-being of disadvantaged children and their families. Based in Baltimore, MD, the private philanthropy makes grants that assist federal agencies, states, counties, and cities responding to issues negatively affecting children in communities with limited opportunity. IA worked with the foundation to renovate 78,000 square feet of their existing spaces in two buildings, located two blocks apart. More collaborative environments and more consistency between the two buildings were key design drivers.

The main building featured an existing, industrial stair crafted by a local artist within a large, five-story atrium. In addition to materiality upgrades, the IA design team relocated the entry vestibule to create more space and light, as well as opened the first floor with clear glass partitions, including a branded conference center. The café was centralized and now offers collaborative meeting, eating, and working space for staff from both buildings. From the cafe, a new outdoor patio features IA-designed cast-iron railings and a new entry canopy.

On the upper floors, noise control was a concern for workers adjacent to the atrium, so wood and glass office fronts were installed that let in light while offering acoustical buffers. From hierarchical work spaces, staff now utilize universal workstations,



offices, or shared offices, with adjacent AV-integrated hotelling, huddle, and conference spaces.

The first building was used as a swing space and pilot for staff to provide feedback while the other was under construction. The second building was designed with similar materials and office/meeting space sizes for a consistent feel. Both buildings feature branded graphics representing the foundation's mission and local culture, including images of, and quotes from, its founders.