

# STOLL KEENON OGDEN NEW OFFICE

LOCATION **Louisville, KY**  
NAME OF CLIENT/OWNER **Stoll Keenon Ogden, PLLC**

## STATEMENT OF PROBLEM

Faced with more space than necessary due to technology advancements and the current practice of law that relies heavily upon digital files, Stoll Keenon Ogden PLLC (SKO) was at an impasse. They could remain at their current downtown Louisville location at 500 W. Market St. that was segmented, unwelcoming, unequal, and lacking in appropriate wayfinding, or they could take steps to encourage remote workers to return to the office while enticing new hires. Knowing where the opportunities were and seeing the enormous potential to create equal, modern spaces, SKO relocated their corporate offices in downtown Louisville a few blocks to a transformed 41,698 SF location at 400 W. Market St. Wanting to remain downtown was important to the law firm's leadership. Therefore, they selected one of the remaining few Class A buildings along Louisville's downtown skyline. By choosing this location, the leadership believed they could continue bringing activity to the vibrant city while reducing their footprint by 40%. Occupying the 26th and 27th floors of the tower, the law firm underwent a \$4M renovation and members moved into the new office during Labor Day weekend.

## DESCRIPTION OF THE SITE & ENVIRONS

SKO's renovated spaces are open, airy, and bright, bringing in soft lighting to set a mood of approachability and friendliness. Upon entering the public space on the 27th floor, visitors immediately see a large reception area that is branded with the firm's logo. The area is open and inviting to guests and offers a welcoming touch. In the distance, comfortable furniture faces large picture windows that show off Louisville's beautiful waterfront skyline, nearby business and industry, and regional architecture that the city is known for having. One distinguishing feature of the design is that there are no corner offices, which was done intentionally to bring about a sense of equity and equality. Instead, corner spaces are used as multipurpose rooms. Attorney offices are equally sized and outfitted with a desk that doubles as a height-adjustable desk, a small bookshelf, attached filing cabinets and chairs. With roughly 79 members in the new SKO office, there is room for growth as well as for visiting attorneys and board members who frequent the Louisville headquarters.

The public floor also includes multiple small and large group spaces and conference centers that are open to everyone. To ensure privacy, both visually and acoustically, window films cover the

doors and allow light to pass through without external distractions. Walls are also insulated for improved confidentiality. Neutral-colored walls were purposely selected for the design to incorporate equality during meetings between in-office and remote workers. Modern lighting fixtures with LED bulbs and River Bend carpeting were inspired by local destinations such as the flowing water of the Ohio River, and hallway décor mimics cast iron facades found along Main Street. Paying homage to Louisville's robust parks system, architects designed small gathering spaces called "pocket parks" where people can plug in, relax or be productive with a laptop.

The 26th floor encompasses the same amenities boasting multiple conference rooms and offices with the primary break room called the Social Hub. Here, café-style dining includes seating areas for gathering with colleagues or enjoying lunch while gazing over the riverfront. Upon entering the Social Hub, employees are reminded of the city with a customized window film of the George Rogers Clark Bridge that spans the river and beyond. The tile flooring, back splash, dark finishes, and windows reflect Louisville's rich industrial history that was once full of warehouses. Dark wood also plays a crucial role, offering a nod to Louisville's bourbon heritage while adding warmth into the modern office. Providing amenities to decompress, it was important to include a game room with a ping pong table and a fitness room with treadmills and yoga mats.

## DESIGN INTENTIONS AND DISTINGUISHING FACTORS OF THE WORK

To better understand project goals and objectives, the design team completed a study on the best office configurations to help visualize the users during virtual meetings. The intent was to use a white wall that allowed a focus group committee of 40 different members to design their ideal office. During meetings that were hosted at the height of the COVID-19 pandemic, the committee was asked about visitors, messages they want to convey to visitors, the best attributes of the current workplace culture, the ideal workplace culture, how the workplace can reinforce SKO's overall culture, features and amenities that would make them look forward to coming in, what amenities would improve the workplace experience, types of furnishings they wanted to see, collaboration time, the amount of time spent in remote meetings, and internal spaces needed. These questions were asked to determine how the design team could make the office unique and special. Throughout the discussions, themes of equality, inclusion,

friendliness, and professionalism began to emerge. The committee also communicated that they wanted to see elements of Louisville incorporated into the design.

For inspiration, the design team researched Louisville's history with the distinguishing factor being that they toured popular destinations such as the Waterfront, the George Rogers Clark Memorial Bridge, Main Street, warehouses, distilleries, and other Louisville-specific sites to work into the design. The idea was to create a placemaking experience within the workplace where the city designs appear throughout the office.



Entrance from the elevator



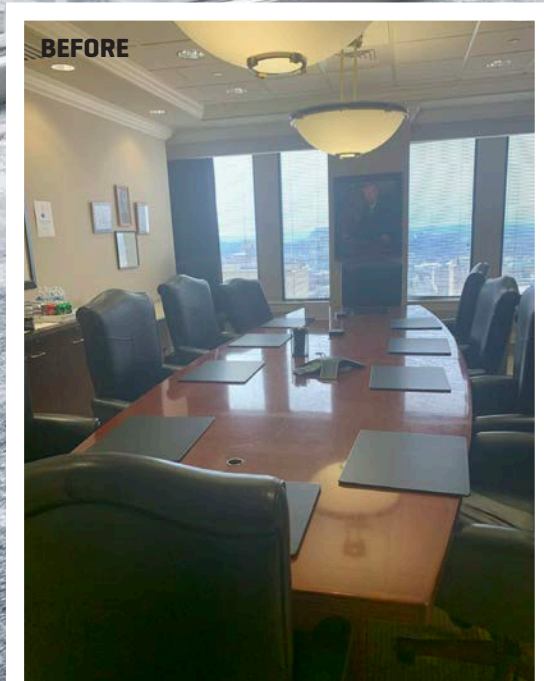
Reception area includes space for guests facing large picture windows showing off Louisville's waterfront skyline.





Welcome/Reception area offers easy access to the conference room.





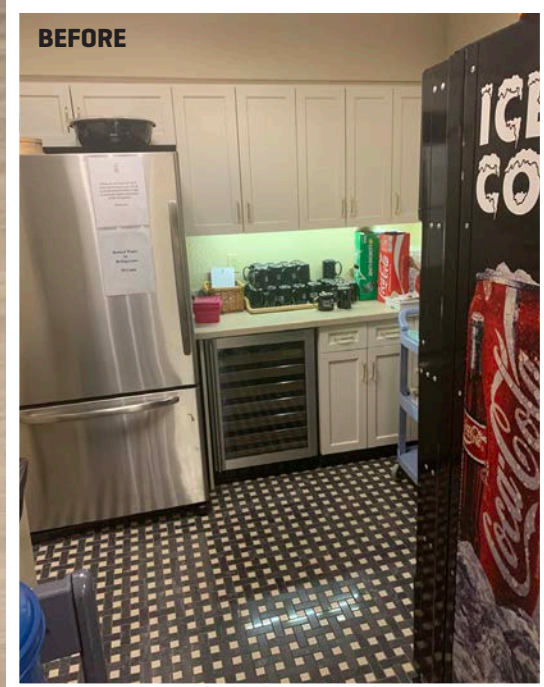
LED light fixtures resemble flowing water of the Ohio River while River Ben carpeting mimics the water.





The Social Hub offers cafe-style dining overlooking the waterfront.





The Social Hub allows colleagues to collaborate and eat lunch together.

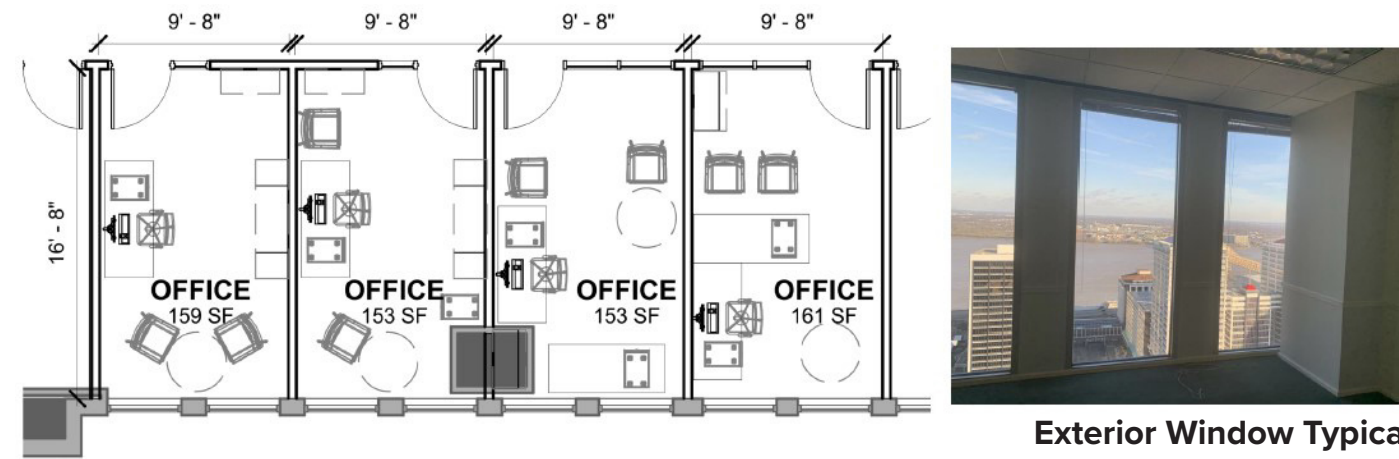
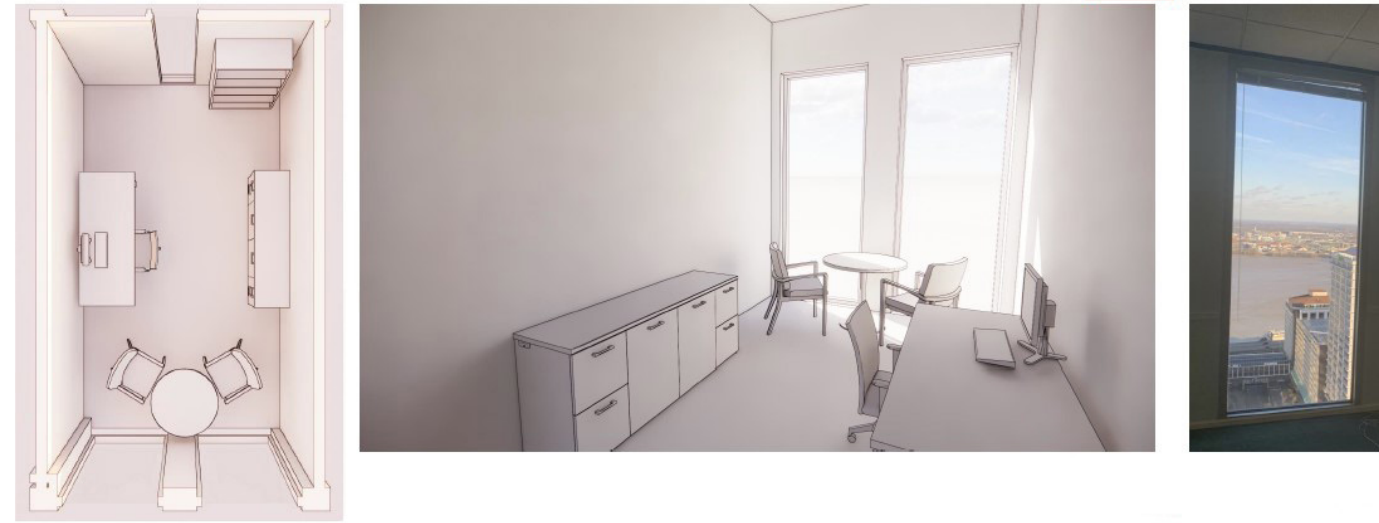
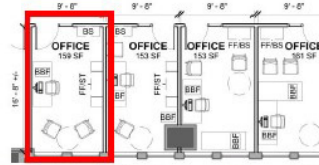




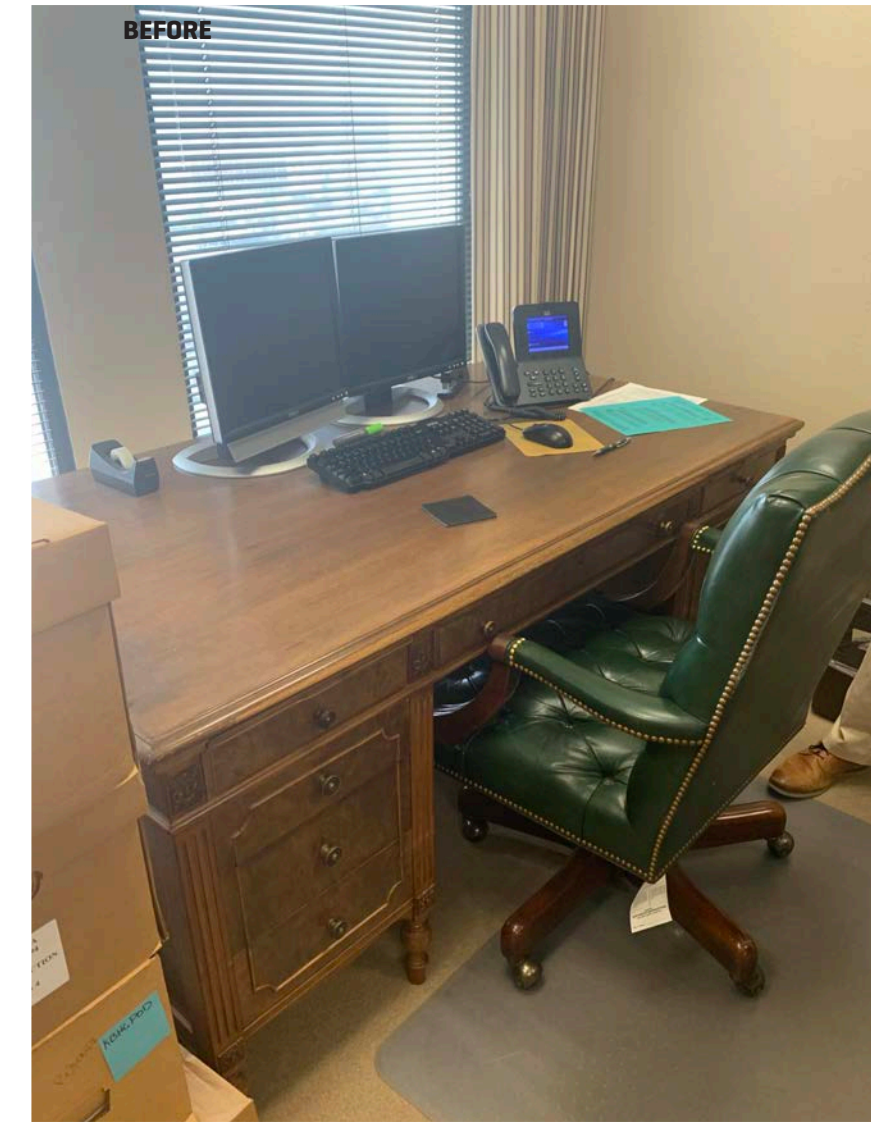
Pocket parks located throughout the office pay tribute to Louisville's robust parks system while encouraging collaboration.



# OFFICE CONFIGURATION STUDY

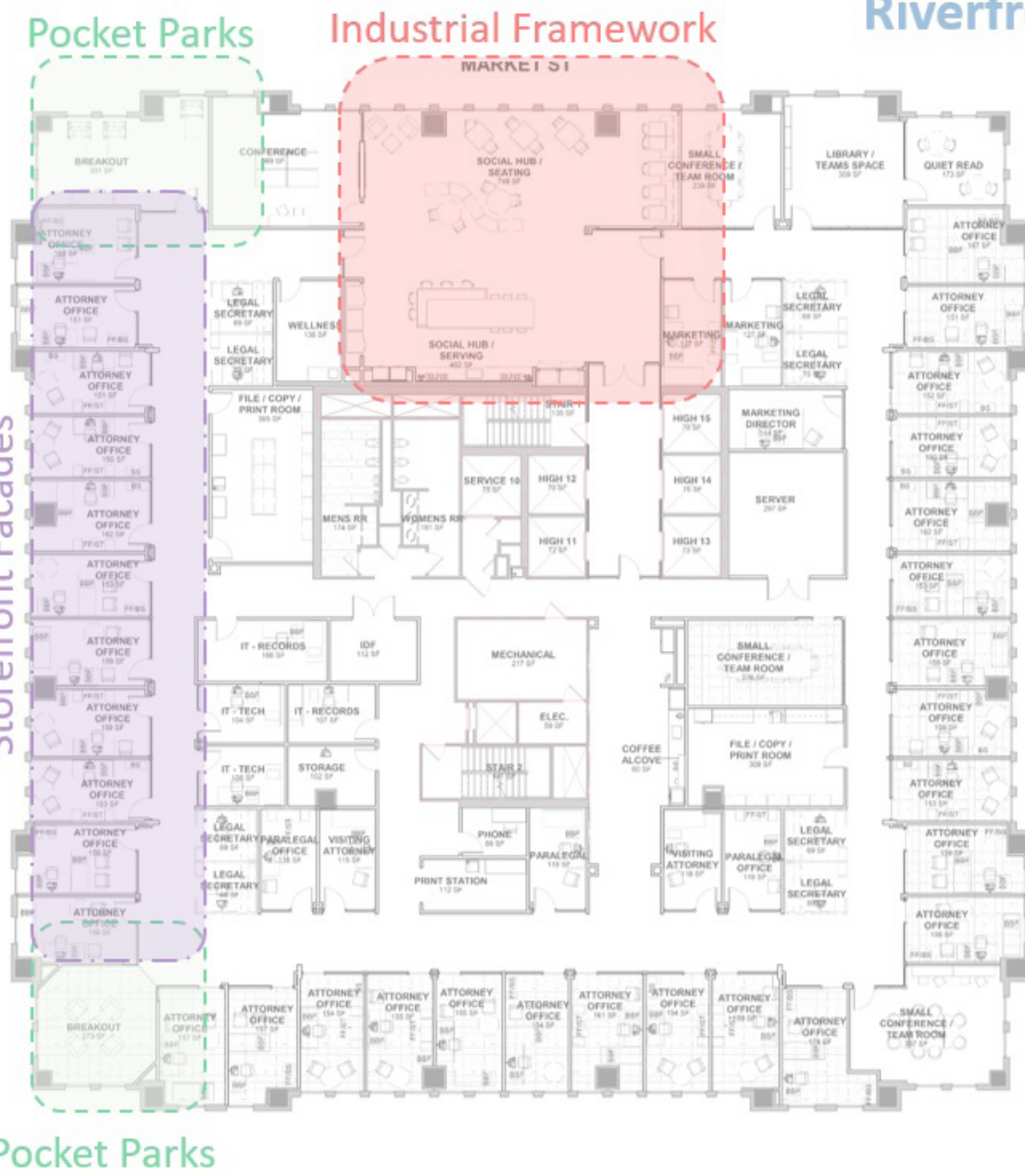


Exterior Window Typical



## OVERALL FLOOR PLANS

↑ ↑ ↑ ↑  
Riverfront Views



Main Street – Public Zone



## CEILING PLAN

