

**Program:**

The program for this project consists of three major areas – intergenerational spaces, community spaces, and housing for seniors that provides the continuum of care. The student may choose from the subsequent program which intergenerational and community focused elements are best suited to their concept and site as long as there is reasoning that supports their decision. The intergeneration and community spaces should interact in some way with the senior housing program. The student must decide if this interaction is merely visual or if there is some kind of physical interaction. How and where all of these program elements come together is critical and one of the major opportunities for innovation.

The senior housing portion of the project is divided into three elements that house a total of 120 residents – Independent Living, Assisted Living, and Skilled Nursing. Independent Living houses active seniors who do not require any kind of care. If they require care they will move into Assisted Living. Care in Assisted Living is focused on helping the resident with activities of daily living, including such things as eating, dressing and taking medication. Meals are provided to the resident. Skilled Nursing is the highest level of care and for residents who are unable to care for themselves. A resident can move into any level of care, but often progress from Independent to Assisted Living and finally to Skilled Nursing.

The Independent Living and Assisted Living programs will be developed to a Master Plan level, while Skilled Nursing will be developed at a detailed level. The Skilled Nursing will be designed as four "Small Houses", small scale, non-institutional settings. Each small house consists of ten resident rooms, living and dining spaces. Unlike historical Skilled Nursing settings that are reminiscent of hospitals, the small house looks and functions like a typical home. Cooking is done by staff in an open kitchen, residents dine in intimate settings, and care is focused on the whole person, not just their illness. Small houses have been developed in the last 10 years in suburban and rural settings, but only a few have been developed in urban settings. The student has the opportunity to define how these small houses should come together to function in an urban environment.

**1. Intergenerational Program (Master Plan):**

Approximately 5,000 gsf (= 464m<sup>2</sup> abc) of either:

- Daycare
- Preschool

**2. Community Program (Master Plan)**

- Approximately 15,000 gsf (= 1 393m<sup>2</sup> abc) of any combination of the following:
- Adult Day Health Care (ADHC) – a place for elderly residents of the surrounding community, typically with some form of dementia, to come during the day for activities, therapeutic and health services
- Fitness/Wellness Center
- Distance or extended learning site for a local university
- Restaurant
- Small scale retail
- Clinic or other Health Services
- Shared living room or lounges

**3. Independent Living (Master Plan)**

- Approximately 45,000 gsf (= 4 180m<sup>2</sup> abc) (30 units, common spaces)

**4. Assisted Living (Master Plan)**

- Approximately 45,000 gsf (= 4 180m<sup>2</sup> abc) (40 units, common and support spaces)

**5. Skilled Nursing Small House (detail level)**

- Total building size approximately 45,800 gsf (= 4 254m<sup>2</sup> abc)
- (9,000 dgsf (= 836m<sup>2</sup> abc) neighborhoods, 4 each = 36,000 dgsf (= 3 344m<sup>2</sup> abc) + 3,200 dgsf (= 297m<sup>2</sup> abc) shared common and support = 38,200 dgsf (= 3 548m<sup>2</sup> abc) + 0.2 net to gross factor = 45,800 gsf total (= 4 254m<sup>2</sup> abc))
- 40 residents total – 4 neighborhoods, each with 10 residents (each neighborhood approximately 9,000 dgsf (= 836m<sup>2</sup> abc) (6.615 nsf (= 614m<sup>2</sup> au) at approx. 0.37 net to gross factor)

**Neighborhoods:**

- Consist of 10 resident units, common and support spaces (2,615 nsf (= 242m<sup>2</sup> au) total common and support space)
- Living Room (300 nsf) (= 27m<sup>2</sup> au)
- Kitchen and pantry (340 nsf) (= 31m<sup>2</sup> au)
- Dining (660 nsf) (= 61m<sup>2</sup> au)
- Lounge or library ( 250 nsf) (= 23m<sup>2</sup> au)
- Staff office/workroom (240 nsf) (= 22m<sup>2</sup> au)
- Support rooms (2 @ 150 nsf) (= 2 x 14m<sup>2</sup> au)
- Storage room (2 @ 80 nsf) (= 2 x 7m<sup>2</sup> au)
- Soiled and clean Linen (2 @ 60) (= 2 x 5m<sup>2</sup> au)
- Restroom (50 nsf) (= 4m<sup>2</sup> au)
- Entry foyer (100 nsf) (= 9m<sup>2</sup> au)
- Housekeeping (95 nsf) (= 8m<sup>2</sup> au)