

Design

part **5**

FACILITY FOR 48 RESIDENTS

This facility for 48 residents is a free-standing building on a suburban site. As a newly constructed structure, it is possible to incorporate many design features that cannot be readily introduced into an existing facility through simple conversion and renovation.

The functional program for this facility (as described below) was developed by Helen Bader of Milwaukee, WI. The program accommodates 48 elderly persons, 24 cognitively impaired, primarily persons with dementia, and 24 elderly people who are frail but cognitively intact.

The program therefore demands a flexible arrangement, which is met by the division of the facility into two units, each serving 24 residents. Within a common framework, each unit emphasizes different qualities and attributes in response to the unique needs of its residents, at the same time allowing for flexibility and change in usage (for example, both units could potentially be occupied by people with dementia. In this case, one unit might accommodate people in the earlier stages of the disease and the other unit might accommodate people in more advanced stages.)

Organizational Structure

- Number of Residents: 48; 24 persons with dementia and 24 frail but cognitively intact elderly people

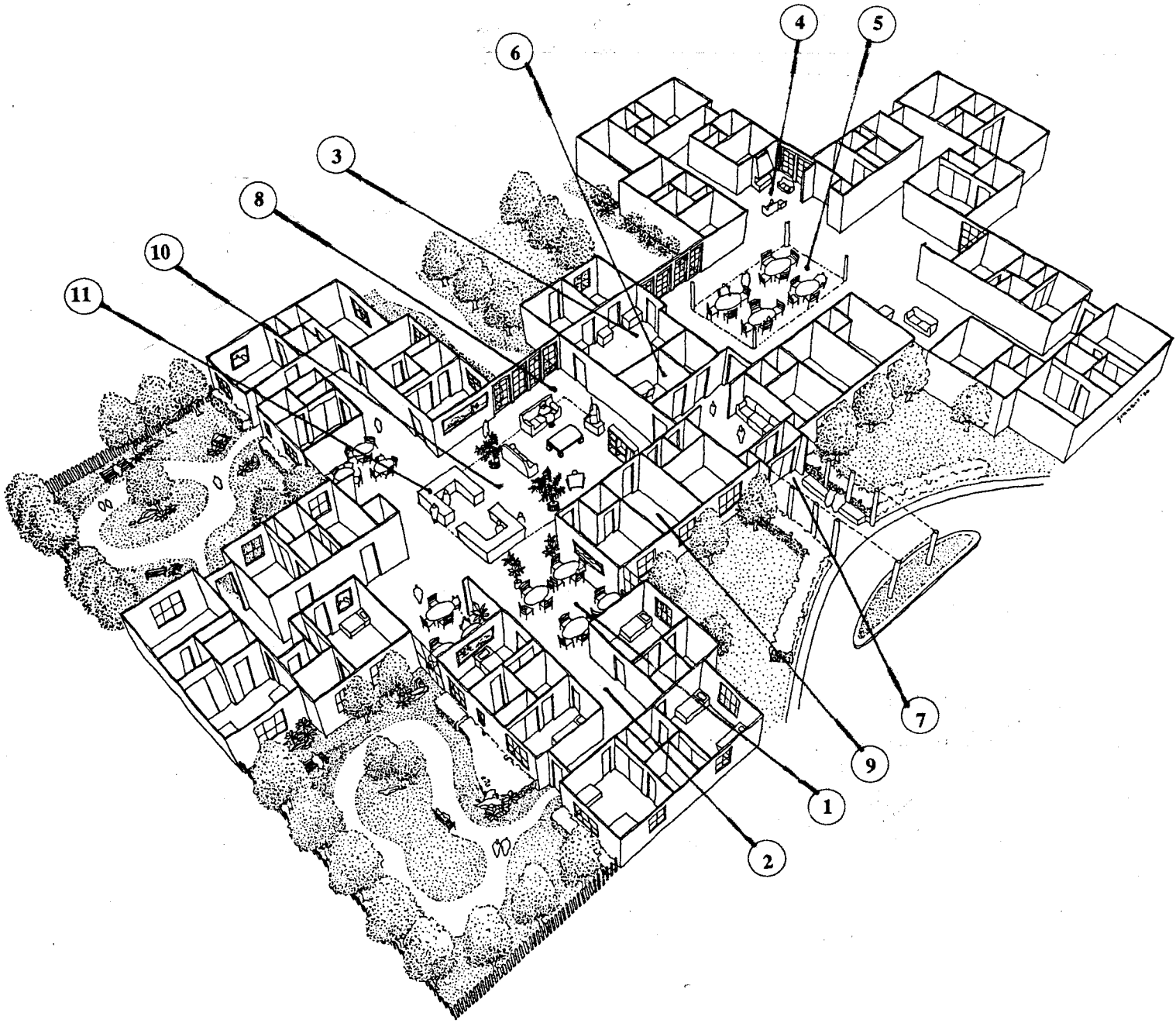
General Attributes of the Environment

- While the overall building form is large, efforts are made to minimize institutional character; corridors within each wing remain as short as possible, public spaces have direct access to the exterior, and roofs reflect the two separate units.
- The single floor scheme maximizes potential access to the exterior.

Building Organization

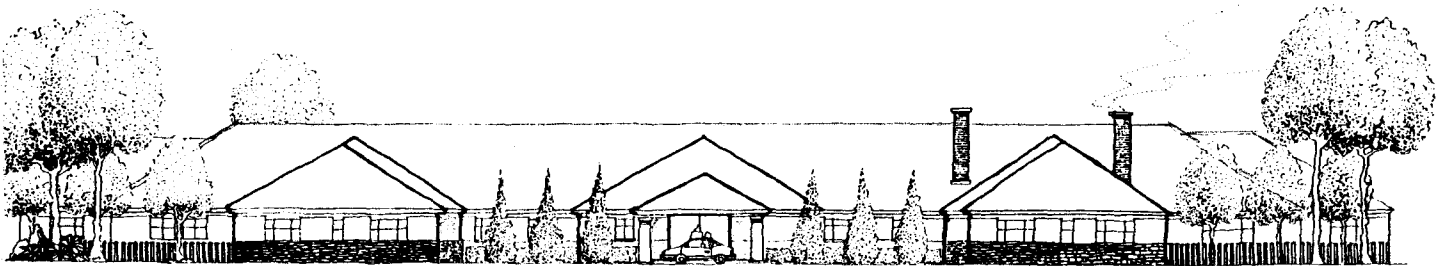
- Central core functions (i.e., kitchen, receiving area, storage, staff retreat area) are located at the center of the plan, conveniently serving both clusters.
- U-shaped clusters minimize the length of corridors, provide views to the exterior from public spaces, and define two sides of outdoor spaces located adjacent to the building.

*A facility for 48 residents:
Bird's eye view*



Design Responses:

1. *This intimate dining room serves eight residents.*
2. *Each residential cluster serves eight residents, and includes three double rooms and two single rooms, each with toilet room and closet.*
3. *The large, central kitchen has external access through a utility room and an adjoining staff retreat area.*
4. *A communal living area provides a buffer between the public core and more private zone of resident rooms.*
5. *The common dining area and adjoining activity zone.*
6. *Unobtrusive control of access is provided by the strategic location of the administrative office.*
7. *A residential entry links with waiting area of familiar domestic scale and character.*
8. *This path for meaningful wandering connects a variety of activity areas.*
9. *A multi-purpose room can be used for such activities as visiting, conferences, etc.*
10. *The common living room is subdivided into four activity areas of residential scale.*
11. *The domestic kitchen functions as an activity center, serving kitchen, and location for unobtrusive staff observation.*



Facility for 50 residents. Elevation

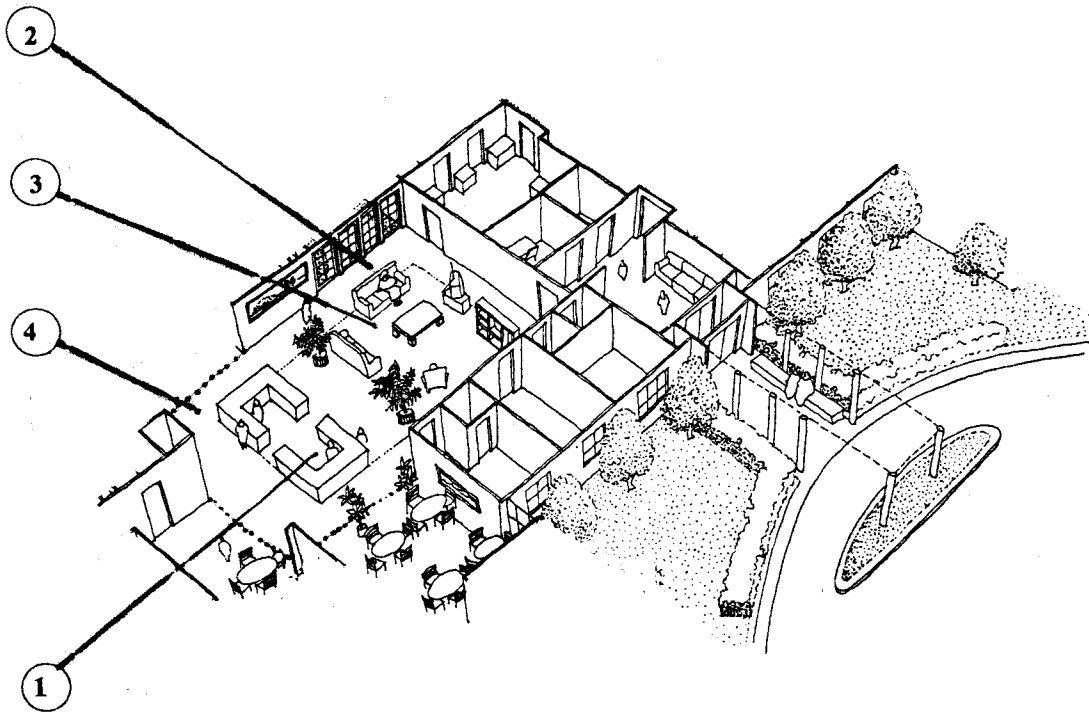
Common Spaces

1. Lines of sight from the staff area and serving kitchen allow easy and unobtrusive visual surveillance of each residential cluster.

2. Living area has views of the exterior as well as the three adjacent dining areas. Conversely, the visibility of the living area may encourage residents of each cluster to participate in activities.

3. Furnishings and plants can be used to organize the living room into several domestically scaled activity areas.

4. The path surrounding the living area provides a loop arrangement for residents engaged in wandering behavior. The adjacent activity areas provide opportunities for observation and/or involvement.



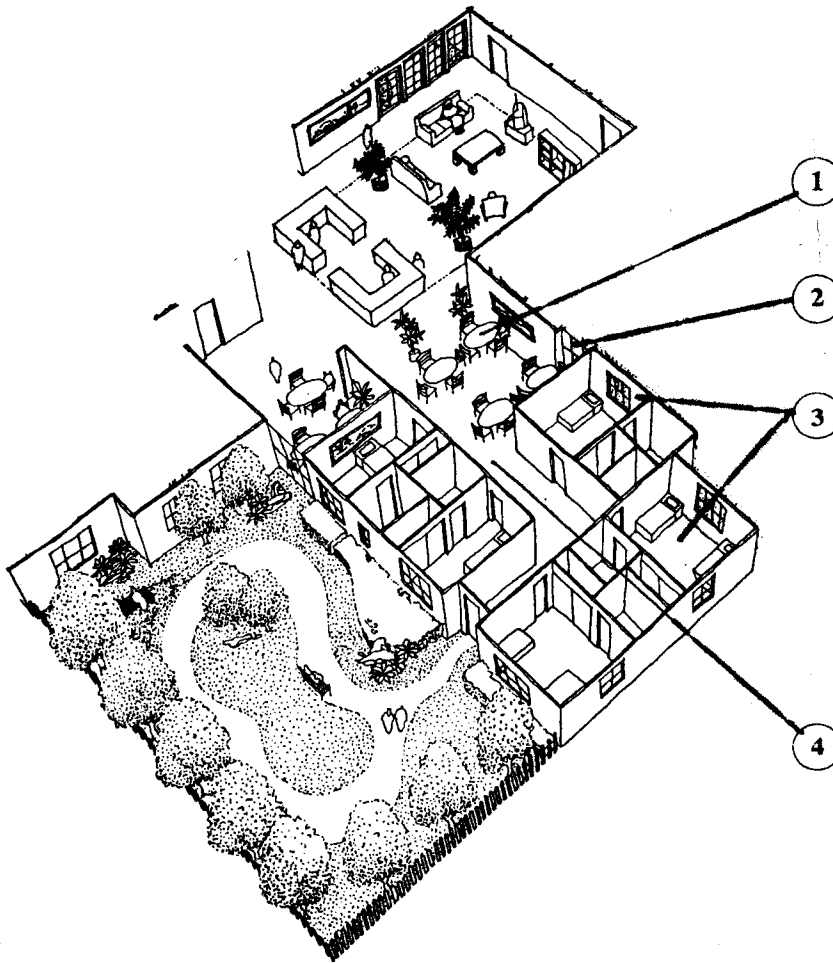
Residential Cluster

1. The eight residents of this cluster can share meal times, engage in activities or simply spend time together in the dining area. While there is clear visual access to the adjacent living room, subtle territorial markers define this space as "belonging" to these eight residents.

2. Each dining area has visual and/or physical access to an adjacent courtyard space. Such access provides visual stimulation and contributes to spatial and temporal orientation.

3. The provision of both single and double rooms allows residents choice in their accommodations. Elimination of built-in furniture allows for personalization and some choice in location of beds and bureaus.

4. To minimize the "institutional" character of each cluster, and to facilitate spatial orientation and wayfinding, primary corridors are both relatively wide and short.



Positive Outdoor Space

1. The building defines two sides of each protected courtyard; the remaining two sides can be defined by a combination of fencing and plantings, providing effective yet unobtrusive security.

2. A path loops through the courtyard, providing places to stop and rest along its length, and then returning to its point of origin.

3. Seating areas are located in the sheltered microclimate created by the building, providing protection from sun and wind.

4. Raised planting beds provide accessible gardening opportunities for residents of limited agility or mobility. The beds provide each court with a familiar and noninstitutional visual feature.

