

## **Assisted Living and Adult Day Center, Greenville, SC**

Introduction and Assignment 1: Analysis/Pre-design

ARCH 895: Fall 2010

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**Introduction:** The project this semester will be a mixed use project that includes assisted living housing above an adult day center modeled on the “Mather’s – More than a Café” in the West End of downtown Greenville, SC. The underlying themes to be explored this semester will be how to support independent aging within an adaptable, healthy, and environmentally responsible age integrated community based setting. There are three inter-related design drivers that all work on the project this semester is expected to address:

**A Healthy and Environmentally Responsible Living Environment:** The personal living spaces, common program areas and overall building/site should be designed to optimize the health at three levels: that of the individual inhabitants, the local community and global health through healthful, green and sustainable design and operational practices. This would include maximizing appropriate access to daylight, fresh air and connections to nature while employing design strategies that minimize the project’s energy consumption and overall carbon footprint.

**An Adaptable and Flexible Living Environment:** Personal living spaces and common program areas should be designed to accommodate the changing needs of an elderly population as they age and transition from independent living toward a state of lower mobility, cognitive function and increasing need for supportive services and settings. The project should consider how personal living spaces can be designed flexibly without physical reconfiguration and how they can be adapted to accommodate changes in mobility, living patterns, etc.

**An Age and Community Integrated Living Environment:** The facility should be programmed, located on a site and designed in ways that foster the integration of residents of the project with others in the community, both young and old. It should provide residents with access to a complete and diverse range of activities, events and services either within the facility, within walking distance of the facility, or accessible through public transportation. The facility should convey a non-institutional feeling and strive to physically and experientially blur the boundaries between common areas and programs within the facility and those of the community at large. It should help support aging in place for the elderly who live within and near the project to the greatest degree possible.

**Assignment 1:** The first assignment of the semester will involve pre-design activities including: 1] case study and literature review, 2] code analysis and program development appropriate to the specific uses, site and context of the project, and 3] site and context analysis.

*Deadline:* Assignment 1 is due for review on or before September 6<sup>th</sup> 2010.

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### **Case Studies/Literature Review Team:**

Team: Eva Behringer, Alex Ge, Ryan Ramsey, Lindsay Wagener  
*Consultant: Heather Bachman*

Charge: The responsibility of this team is to identify and document current and relevant literature and best practices in assisted living, independent living and adult day services in the US and internationally – particularly examples from Europe and other cultures with comprehensive policies, practices and settings for addressing the needs of the partially dependent elderly. Focus case studies on architecturally significant urban examples and those settings physically integrated into the community at large. Avoid age segregated communities. You are to prepare a project primer and PPT presentation that will be used to inform the project program and design that includes:

1. Needs of the partially dependent elderly: those who require some health/social/support services yet do not need to be cared for 24/7 in a nursing home.
2. Best practices and innovations in services and programs. Develop a summary report on the range of services and programs that could benefit this population either as part of the project program or nearby.
3. Best practices in architectural settings. As available, provide the following graphic and annotated documentation in a format similar to the case study format used in Professor Battisto's Research Methods class ARCH 821: site and context information, facility plans and program information, images of the project, etc. Select only architectural best practice case studies in terms of innovative architectural response to innovative programs, flexible and adaptable settings, healthful/green/sustainable design, and age integration.
4. Annotated bibliography on literature and on-line sources used for the preparation of your work.

### **Program, Codes & Standards Team:**

Team: Clay Philips, Derrick Simpson, Greg Swinton, Sarah Wade  
*Consultant: Heather Bachman*

Charge: The responsibility of this team is to conduct a code and standards review and develop a context and site appropriate program for the project. You will need to coordinate with the site and context team in order to size the program so it complies with the zoning limitations of the site, or propose a variance if necessary to provide a facility that represents best practices. Your work should be prepared as a project brief and summary PPT presentation and include:

1. A code review check list and code review of the following documents available in the studio:
  - The International Building Code [2006 edition]
  - The Life Safety Code [2009 edition]

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- The Guideline for the Design and Construction of Hospitals and Healthcare Facilities [2010 edition]
- SC Regulation Number 61-84 Standards for Licensing Community Residential Care Facilities at: [www.scdhec.gov/health/licen/hlcrinfo.htm](http://www.scdhec.gov/health/licen/hlcrinfo.htm)
- ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) available online at <http://www.access-board.gov/adaag/ADAAG.pdf>

You need to identify and document the following information that will drive the physical design and layout of the project. Do not get hung up on detail, material and system issues that will not be addressed in schematic design.

- Appropriate occupancy classification
  - Allowable building classification/type/systems
  - Life safety requirements in terms of means of egress, exits, occupancy, fire/smoke separation and compartmentalization, fire protection systems, etc.
  - Programmatic requirements and recommendations in terms of program areas, room types, layout and sizes, services, etc.
  - Accessibility issues such as access, movement, clearance and layout
2. Develop a project program with space list appropriate to the site and context that includes two basic services:
- Assisted living units and common areas for an appropriate number of residents that will fit on the site within the allowable zoning limits.
  - An adult day center at street level modeled after “Mather’s - more than a café” that is open to the general public but offers a range of services and settings geared to an elderly population.
  - Site amenities including parking per zoning requirements, and appropriate outside program spaces at grade and/or on the roof including gardens, sitting areas, dining and recreation.

### Context and Site Analysis Team:

Team Members: Mason Couvillion, Colleen Herr, Annette Himelick, Patrick Willke, Amy Zimmerman

Charge: The responsibility of this team is to conduct a comprehensive annotated graphic context and site analysis as both a project brief and PPT presentation that will be used to inform both the program and form of the project.

1. **Context Analysis:** This should include a context analysis and graphic documentation of the overall city of Greenville in terms of health, social and commercial services and settings needed by the elderly in their daily life. Your context analysis should be executed at three scales, one at the scale of the entire City, one of downtown from North Main to the Augusta road corridor at Farris Rd bounded by Church and Academy, and one of the immediate area within a fifteen minute walk of the two site options. You should identify and analyze the following physical and service characteristics
  - Physical Boundaries, Edges, Districts and Barriers

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- Movement paths, Public Transit Routes, Nodes and Landmarks
  - Health and social services
  - Retail services such as banking, grocery, pharmacy, dining and related services
  - Recreational amenities including parks, recreation centers, entertainment
  - Cultural and civic services and amenities
  - Other relevant centers of activity for daily or routine life events.
2. **Site Analysis:** This should include site plan, site section and model to scale along with photographic images that provide complete documentation of each site option including:
- Property and parcel boundaries
  - Street right-of-ways, easements and utilities
  - Vegetation and natural features
  - Physical features such as paving, buildings, utilities, access, etc
  - Zoning/planning ordinance allowed uses and requirements
  - Planning/zoning regulations including setbacks, buffer yard or landscape buffer requirements, FAR, zoning envelop, architectural standards, etc.
  - Parking requirements and existing parking
  - Sidewalks and sidewalk requirements
  - Public transportation lines and stops on or adjoining the property
  - Surrounding building massing and uses.

Site base documentation and analysis documentation should cover an area that encompasses each entire site and one half block on all sides of each site. Conduct and document a comprehensive graphic analysis of each site based on their respective opportunities and constraints.

3. **Site Base Model[s]:** For each site selected, build a base model for the project. Site model[s] should be built to accommodate MDF inserts the size and shape of the site to the site boundaries. Scale to be determined but be at the largest possible scale that will fit on the center work table or at the same scale as site plans prepared for the project. The model base should be well-designed, precision crafted and finished, and durable. Refer to the base model built last semester as a minimum standard. It should be crafted so that individual project MDF inserts, the size and shape of the project site, can be plugged into the base model.

**Assignment 2:** Using the information generated in Assignment 1, each individual student is to generate a design proposal that responds to the overall charge, program, context and site selected for the project. Additional project criteria and submission requirements will be issued later for this phase of the project.

*Deadline:* November 10<sup>th</sup>, 2010.

**Assignment 3:** Based on the overall project proposal, each individual student is to 1] refine and revise the overall design based on review comments, and 2] develop in greater detail a flexible and adaptable living unit module. Additional project criteria and submission requirements will be issued for this phase of the project.

*Deadline:* December 6<sup>th</sup>, 2010.