Reconnecting society: a home for elderly living

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Reconnecting Society: A Home for Elderly Living

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With the steadily increasing age of “Baby Boomers,” the need for elderly care facilities is becoming more and more apparent. The need for a change in facility design is also evident. In today’s society the elderly are more active than ever before. With improvements in health care, people are living longer, more active lives. Previous designed facilities will soon no longer be adequate as both the number of elderly living in care facilities increases, as well as the expectations of those residents. For years, the elderly population has been alienated from society. The rest of the population is fixated on the idea that the elderly are done living their lives, and now they will simply sit in care facilities, waiting to die. In fact, this statement could not be farther from the truth. Many elderly people who move into such facilities do so because they need assistance with daily tasks, or do not feel comfortable living alone. As a result of this alienation, care facilities have been pushed off to rural areas, out of the way of society. This also must change. Now, in order to meet the growing needs of the residents, a strong connection with local communities must be attained. Elderly care facilities must provide opportunities for residents to keep their minds and bodies active, so that they may go on living their lives. Greater connections to the community will provide chances for greater interactions between the elderly and the community which will begin to heal the separation that has been created, and reconnect the elderly to the rest of society.
Problem Statement

Society has become too accustomed to typologies in architecture. Typologies have developed over the years as a result of a problem-solving process. A given problem can be solved in many different ways, but there is always an underlying connection between all of the solutions. The underlying similarity forms the basis of the typology. Over time, new solutions are developed continuously, and after each reiteration the typology itself is modified as a result. The development of architectural typologies began when people from ancient societies first created buildings to solve fundamental, functional needs. The process started with a need, a problem to be solved. The need could be anything from shelter to sleep under, to a place for worship. These ancient people solved the problem based on what they had available to them. Different groups of people all over the world solved the problem of shelter, but each generated a unique solution based on their local circumstances. This problem-solving process resulted in the development of building typologies. Such is the nature of a typology that there is no singular solution, but rather underlying similarities which take form in countless ways depending on the specific building requirements as well as the local conditions specific to each project. Variations in program and the needs of the building users create circumstances that are specific to each project. Issues of site such as adjacencies, zoning, natural geography and natural light also affect each project on an individual basis. The typology, or underlying similarities, is what ties together many seemingly different projects. Two solutions should never be the same, as each project will have a unique set of conditions based on the individual project.

Society has accepted the use of typologies in architecture because they represent a solution that has been developed over time through trial and error. Typologies can indeed be beneficial to architects, as long as each iteration is a new attempt at the solution rather than an imitation of past solutions. Architects are constantly trying to find new solutions to the same old problems. It is only when society becomes too accustomed to typologies, specifically certain iterations in a chain of solutions, when problems result. Society today has become disinterested in this process of solutions, and would rather adopt a single solution for each architectural problem. This is often because keeping the same solution seems easier than adapting to the new
circumstances created by the new solution. When architects settle on one solution, it can never be the best one. The best solution is constantly evolving. Over time, society becomes reliant on a specific solution and accepts it as the only possible solution. Any drawbacks that the solution may have are simply seen as part of the problem that cannot be solved in any other way. As a result of favoring one iteration, society associates that solution with the building typology itself, along with the positive and negative aspects of the solution. This is how society develops specific associations with certain building types. The negative associations are usually emphasized because they are the part of the problem that was never fully solved, and they become the most obvious. Over time, these associations become engrained in society. When society becomes fixated on a single solution to a typological problem, this process of evolution is frozen, and the process by which that solution was developed is forgotten.

The associations that people develop with building typologies are the direct result of their personal experiences concerning that building type. Users of a building type evaluate the architectural solution on a daily basis, consciously or unconsciously. The building organization affects how the users function on a day to day basis, and how they physically use the spaces. If the building layout is problematic in some way, building users often associate that problem with the building type itself. This is especially the case when buildings are imitated from previous solutions rather than created without bias. The same is true for other aspects of the building design as well. When building facades for a certain type all bear a resemblance, negative associations are developed in relation to a specific building which will affect people’s perceptions of that building type in general. If people perceive the façade of a specific building to be cold and uninviting, they will in turn associate that building type with negativity. All of these negative associations affect people’s daily lives. Architecture is a crucial component of everyday life, and if people associate negativity with the performance of daily activities, this will greatly effect how they function on a day to day basis. In order to counteract this cycle, architects must break away from society’s building type expectations. The process of revision and innovation originally associated with the development of building
Problem Statement

Typologies must be reinstated. Rather than simply imitating previous projects that were imperfect, new creative solutions must be developed. Typologies were meant to be modified. The design process will naturally result in a changed and revised building typology. The role of architecture is not to mimic the past, but to work towards changing existing perceptions about building designs, which will in turn change people's perceptions about everyday life.
The process of constantly creating and revising building typologies can have significant benefits for the building inhabitants of a certain type. In contrast, if a building type is not modified over time, the inhabitants could suffer. Often it is the building types that most people do not deal with on a daily basis that get left out of this process of revision. The inhabitants of such buildings may be affected negatively as a result, but the rest of the population may not even be aware that there is an issue. Such is the case with care facilities for the elderly.

The issue of elderly care facilities was chosen because architectural designs over the years have resulted in a negative perception of the facilities by the general public. In our society, elderly people are generally thought of as being incapable, but this is often not the case. As people grow older, often they cannot function in the same ways that they used to. They must find new ways of doing things, or may require assistance with daily tasks. The residents who inhabit elderly care facilities are usually mentally capable, but may have some physical limitations. The current facilities designed for elderly care do not adequately meet the needs of the residents living there. Society associates a hospital-like atmosphere with elderly facilities, and expect that residents are only waiting to die. Such associations affect all members of society. The elderly do not look forward to living in such facilities because they are afraid of losing their freedom. Younger generations do not feel comfortable visiting elderly care facilities because they are afraid it will be awkward or depressing. This creates a rift between the elderly residents living in the facilities and other members of society. As a result, such facilities are often physically separated from society as well. Many elderly care facilities are located in rural areas and become severely disconnected from society. The everyday lives of the residents are greatly affected by daily interactions with other people and with their environment. Participation in activities that promote mental and physical fitness is extremely important. When such facilities are removed from society, there are significantly less opportunities for interactions between residents and members of the surrounding community.

The goal of this project is to reiterate the elderly care facility typology in order to create greater connections between the facility and the community members. The facility will be infused into the everyday lives of community members by placing it in a
Project Statement

Centralized location within the community. The project will foster interactions between residents and community members by providing amenities which will serve both groups. The amenities selected will be for use by both groups and will promote the use of the building by people other than the residents. In addition, the centralized location will allow for residents to go out into the community to participate in activities not provided for within the facility. This mixing of age groups and activities will increase the importance of elderly care facilities in society and will change the typology by promoting positive associations with the building type.
Site Analysis

City Scale: Oneonta, NY
Project Area: Downtown Oneonta
Site: Former Bresee’s Department Store, Main Street

The site chosen is in Oneonta, New York which is located in upstate New York, halfway between Binghamton and Albany. The actual site chosen is located on Main Street, Oneonta, in the center of the city. It was chosen as an opportunity to introduce an elderly care facility into an existing community, since the goal of the project is to create greater connections between the residents and the members of the surrounding community. The surrounding amenities on Main Street will play an integral role in the success of the facility. Main Street is currently primarily inhabited by college students from the 2 local colleges, and the possible interactions between the elderly residents and the college students will be explored.

Currently on the site is a building formerly occupied by the Bresee’s Department Store. Bresee’s was an extremely popular amenity in Oneonta that closed in the 90’s when the mall across town opened. The existing building is in poor condition; the roof is leaking which is causing damage throughout the building. The building is 4 stories tall in the front (Main Street) and 2 stories in the back (Wall Street). The original brick facade was covered with an aluminum facade in 1959, as part of an urban renewal project, but the brick facade is still intact. Also included on the site are two neighboring buildings under the same private ownership. The site can be accessed from 3 sides, Main Street, Wall Street, and Dietz Street.
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Site Analysis: City Scale

Natural Characteristics

- Hills
- Downtown
- Public Green Space
- Susquehanna River
- Neahwa Park
- Main Street
- Wilber Park
- River
Site Analysis: City Scale

Land Use

- State University
- High School
- Hartwick College
- Daycare
- Hospital
- Downtown
- Library
- Baseball Stadium
- Mall
- Residential
- Commercial
- Mixed Use
- Institutional
- Significant Buildings
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Site Analysis: City Scale

Circulation

[Map diagram with labels for streets, significant buildings, project area, etc.]
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SITE ANALYSIS: PROJECT AREA

AERIAL VIEW
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Site Analysis: Project Area

Figure-Ground
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SITE ANALYSIS: PROJECT AREA
PUBLIC GREEN SPACE

NEAHWA PARK
HUNTINGTON PARK
CEMETERY
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Reconnecting Society: A Home For Elderly Living
Site Analysis: Site

Historical Development

Before Bresee's

Opening of the Store

Original Facade

Urban Renewal, Aluminum Facade
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Site Analysis: Site Solar Diagrams: Spring

March 21 - 10AM

March 21 - 2PM
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June 21 - 10am

June 21 - 2pm
SITE ANALYSIS: Site

SOLAR DIAGRAMS: Fall

September 21 - 10AM

September 21 - 2PM
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December 21 - 10am

December 21 - 2pm

Site Analysis: Site Solar Diagrams: Winter
SITE ANALYSIS: SITE

LAND USE AND ADJACENCIES

1. Fair Trade Center
   - Bath and Body Store
   - Bagel Shop

2. Hardware Store
   - Bar and Grille
   - Tattoo Shop
   - Clothing Shop

3. Dentist
   - Jewelry Shop

4. Bar and Grille
   - Pizza Parlor
   - Shoe Store
   - Clothing Store
   - Ski Clothing Store

5. Chinese Restaurant
   - Art Gallery
   - Shoe Store
   - Art Store
   - Billiards Hall

6. Subway
   - Cafe
   - Children's Clothing
   - Bank

7. Bank
   - Clothing Store
   - Bar
   - Discount Store
   - Eyecare Center
   - Japanese Restaurant
   - Hair Salon
SITE ANALYSIS: Site

Parking

- Parallel parking
- Parking Lots
- Parking Garage
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Site Analysis: Site
Bus Routes
Reconnecting Society: A Home For Elderly Living

Site Analysis: Site
Pedestrian Circulation

Sidewalks
Crosswalks
Paths
The main points of access into the site are from Main Street to the South and Wall Street to the north. The qualities of these two streets differ greatly, and the architecture of the new building should reflect this difference.

Main Street is a tree-lined street which consists of wide brick sidewalks, 3-4 story brick/stone buildings, benches and light posts. Wall Street, on the other hand, consists of narrow concrete sidewalks, planters, and distant views of buildings (such as the library and two churches). Parallel parking is provided on Main Street while public and private lots dominate Wall Street. Open space on Main is in the form of an urban plaza in front of the Clarion Hotel, while a grassy park with old-growth trees is adjacent to Wall Street. These differences should influence the organization of the building, the building massing, and also the qualities of the facades. Main Street is certainly the more public side, while Wall Street is much more quiet and private. This duality can also be seen in the program: the program elements that serve the general public vs. the elements that serve the elderly residents. These issues can be addressed by designating the Main Street entrance as primarily the public entrance, and by providing a more private entrance for the residents off of Wall Street. The massing of the building should take into account the duality because the buildings on Main Street are 3-4 stories, and those on Wall Street are only 2 stories. The streetscape on Main Street is made up of the historic building facades.
that give it character, while Wall Street is less unified because of the wide variety of facade materials and architectural styles. These differences should also come into play in the design of the building.

Overall, it seems important that the new building maintain the historical qualities of Main Street by using an appropriate scale, considering the role of pedestrians, and creating a facade that will not jeopardize the qualities of the street. It is also important for the residents to have a separate entrance both for convenience and safety. The quality of the architecture created on Wall Street will be less restrained and would probably differ greatly from the architectural qualities on Main Street.
In 1978, Frank Gehry turned his 1920's California bungalow into an architectural experiment. In a style later labeled deconstructivist, Gehry modified the bungalow typology to a more expressive and unique form. In changing this typology, Gehry literally built over the original structure, so that a visual comparison between the old and new is possible. Gehry wrapped the new addition around the original building, to allow for the contrast of new and old. Part of the roof was converted into a terrace for the master bedroom, and skylights were created to allow light below.
One of the ways in which Gehry illustrated the changing of the typology was by contrasting the and old and new throughout the house. In the living room, he maintained the location of the original fireplace. A clear line is drawn in the living room to separate the old from the new renovation. In the living area he exposed the original structure for a new twist. Gehry did not want to make the addition blend in, but rather to stand in contrast with the original structure. This contrast can also be seen in the spaces created between the original exterior walls and the new ones.
Gehry used industrial and unfinished materials to create the new addition onto the house. The first image shows the contrast between the bungalow style and the chain link fence added by Gehry. The second image of the house at night illustrates the transparency of outer layer. Rather than closer off the original house completely, Gehry left enough of it visible from the street to show the contrast. The elevation clearly shows the location of the original house, and the addition that was created later.
Aldo van Eyck's Amsterdam orphanage was divided into neighborhoods according to age groups of the children living there. The children ranged from infants to teenagers, so many levels of care and supervision were provided within the orphanage. The facility was divided into two main types of neighborhoods, but each unit had its own unique character that suited the age group. The neighborhoods were connected by an "indoor street" that functioned as a community space. The facility also included formal gathering spaces and supporting services such as offices, and a kitchen.
One of van Eyck’s concepts for the orphanage design involved the function of a community at many different scales. Van Eyck was very interested in the relationship between city, town, and resident. He illustrated this concept in his design for the orphanage by allowing for groupings of different sizes and ages throughout the facility. The main relationships present are:

- Town and orphanage,
- Orphanage and neighborhood,
- And neighborhood and child.
THE DIFFERENT SCALES OF THE COMMUNITIES WERE ILLUSTRATED THROUGH THE ARTICULATION OF SHARED SPACES. THE NEIGHBORHOODS MADE UP THE MOST PRIVATE COMMON AREAS, WHILE THE CIRCULATION SERVED AS THE MOST PUBLIC. IN BETWEEN THESE TWO EXTREMES WERE A FEW OTHER SCALES OF COMMUNITY FOR THE CHILDREN TO CHOOSE FROM.
Department for 2-4 year old children:

For each age group, Van Eyck designed an area specifically for the needs of the children of that age. He provided a variety of play areas at different scales, to allow the children a range of opportunities to interact with others in spaces in which they felt comfortable. The spaces are designed to fit the children, with small, low seating, steps with low risers, and a shallow sand pit. The exterior spaces provide areas for larger groups to gather, while the interior spaces are designed for smaller groups of children.
Another important idea that Van Eyck illustrated in the building was the continuity between interior and exterior spaces. Van Eyck maximized the exposure of the neighborhoods to sunlight and views through the organization of the floorplan. Just as with the different scales of community spaces, van Eyck also created a wide-variety of exterior spaces, at different scales. Each neighborhood has direct access to the exterior via a transitional exterior space adjacent to the building. He also created larger courtyard areas where children from different neighborhoods could play.
Many nursing homes and elderly care facilities are hidden away, on the outskirts of towns and cities. Residents have little or no connection to a local community or neighborhood. As a result of this removal from society, large amounts of parking are required for staff, visitors and residents. The facility often becomes consumed by a sea of parking. Those facilities which are placed in rural areas, usually do not even utilize the natural surroundings. Beyond the excessive parking lots is empty, unused green space.
Precedent Analysis: Negative Precedents

Location and Relation to Site

Elderly care facilities in urban areas often further isolate residents because of a lack of interaction with the existing neighborhood. In the first image, the facade is very repetitive and uninviting, discouraging interest in the building by the local community. A section through the sidewalk shows that it is used only as a buffer zone, not as an opportunity for interaction. The facade diagram for the Guild House by Venturi, shows the ratio of solid walls to small windows used in resident rooms. The fence in the section acts as a physical barrier and separates the facility from its surroundings.
The building organization of elderly care facilities is often simplified to long straight hallways for both economical reasons and safety concerns. However, the payoff is not very great as this can have a severe impact on the lives of the residents. Elderly people move at a much slower pace and some are not capable of moving about freely. In the first diagram, the community dining hall is placed at one end of the building, accessed by a long hallway that is unarticulated. In the second diagram, the common room is more central, but is surrounded by long dead-end hallways.
THE ACTUAL HALLWAYS CAN BE VERY REPEETITIVE AND OFTEN DON'T ENCOURAGE PERSONALIZATION BY RESIDENTS. ON THE LEFT, THE CEILING PLAN SETS UP A REPETITIVE RHYTHM WHICH IS REFLECTED IN THE GLOSSY FLOOR AND BECOMES OVERWHELMING. THE HALLWAY IS NOT DISTINGUISHED IN ANY WAY FROM OTHER HALLWAYS IN THE BUILDING. THIS COULD CAUSE CONFUSION AMONG THE RESIDENTS OF THE BUILDING. THE ELEVATION SHOWS A SIMILAR REPETITION, WITH NO WAY TO IDENTIFY INDIVIDUAL ROOMS. THE SECTION SHOWS THE LACK OF SUNLIGHT AND VIEWS BECAUSE THE HALLS ARE STACKED AND END IN EITHER DEAD ENDS OR BLANK WALLS.
Community Rooms serve as the main spaces for interactions between residents in most facilities. These shared spaces should be designed with care to encourage such interactions. The section diagram shows that many common spaces have only small windows on one side of the room, resulting in the situation in the second diagram, where all of the activities are crowded about the inadequate windows rather than making good use of the space. The last diagram shows that if common rooms are not designed, they become a circle of furniture centered around undesirable space.
Providing residents with views to the world outside the facility is critical to the well-being of the residents. The quality of those views is also extremely important. Residents need to be able to interact with their environment and views outside provide mental stimulation. If the views are not considered, residents could end up looking at a single tree as in the first diagram. In the second diagram, a view of green is provided but in this case, the green is just a grassy hill and does not provide any mental stimulation or views of activity outside of the facility.
In all cases, outdoor spaces should be provided in one form or another. How the residents access and interact with those exterior spaces is important. The physical access from interior to exterior must be handicapped accessible in order for residents to be able to utilize the spaces. Lack of proper access creates a barrier between interior and exterior spaces as seen in the first diagram. The second diagram shows that the ability of residents to use the spaces is just as crucial. In the examples, the grassy areas are virtually inaccessible to most residents and only the edge could be used.
In order to integrate the elderly care facility with the existing community, the program elements were carefully chosen to promote interactions between the elderly and the community members. Most importantly, spaces will be provided that will encourage a variety of possible interactions. The program elements will be beneficial to both the community members and the residents, and this commonality will allow the two groups to intermingle. The building will provide activities for community members of all ages, including children, teenagers, college students, adults and seniors. Certain spaces will be oriented towards specific groups, while others will be enjoyable to all age groups. Each of the community functions provided will accommodate use by the elderly residents as well. In contrast to the public program elements, the areas of residences will be more private and secure, but still open to visitors. Within the residence areas, there will be varying degrees of privacy. Residents may choose between complete privacy of their own rooms, semi-private common rooms within the residence areas, or the more public zone near the community functions. The varying degrees of public and private spaces will allow residents to be comfortable in their living situation, while still providing them with the opportunity to interact with other residents and the larger community.
**Program Proposed**

**Community Functions**

**Retail**
- 3 Units @ 2400sf each  
  Total: 7,200sf

**Senior Center**
- Director's Office @ 100sf  
  Total: 600sf
- Meeting Rooms, 2 @ 100sf each

**Café**
  Total: 600sf

**Pool Facility**
- Pool and Circulation @ 2,400sf
- Changing Rooms (M and F) @ 300sf each
- Bathrooms (M and F) @ 200sf each
- Office of Pool Supervisor, 1 @ 100sf
  Total: 3,500sf

**Fitness Center**
- Flexible Space @ 2,000sf
- Area for Exercise Machines @ 500sf
- Storage @ 150sf
  Total: 2,650sf

**Library/Study Room**
  Total: 600sf

**Seminar Room**
  Total: 600sf

**Theater/Assembly Room**
  Total: 4,000sf

**Lobby/Reception for Residents**
  Total: 1,200sf

Subtotal: 20,950sf
Program Proposed

Residences

Assisted Living Residences (48 persons total)

1 Bedroom Units, 40 @ 400sf each
   1 Bedroom @ 100sf
   Living/Dining Space @ 200sf
   Kitchenette @ 50sf
   Bathroom @ 50sf

2 Bedroom Units, 4 @ 600sf each
   2 Bedrooms @ 100sf each
   Living/Dining Space @ 300sf
   Kitchenette @ 50sf
   Bathroom @ 50sf

Total: 18,400sf

Intermediate Care Residences (48 persons total)

Private Rooms, 40 @ 300sf each
   Sleeping Space @ 100sf
   Living Space @ 150sf
   Bathroom @ 50sf

Semi-private, 4 @ 450sf each
   2 Sleeping Spaces @ 100sf each
   Living Space @ 200sf
   Bathroom @ 50sf

Total: 13,800sf

Subtotal: 32,200sf
Program Proposed

Neighborhoods, 8 @ 12 Persons Each

Kitchen @ 200sf
Dining Area @ 400sf
Living Area @ 600sf
Nurse's Station, 1 @ 80sf
Staff Bathroom/Lockers (M and F) @ 150sf each
Treatment Room, 1 @ 200sf
Bathrooms
  Resident, 1 @ 50sf
  Public, 1 @ 35sf
Storage @ 200sf
Janitor's Closet, 1 @ 15sf

Total: 2,080sf each
Subtotal: 16,640sf

Supporting Functions

Kitchen, 1 @ 1200sf
Private Dining Room, 1 @ 180sf
Conference Room, 1 @ 240sf
Staff Offices, 5 @ 100sf each
Laundry Room, 1 @ 400sf
Storage @ 400sf

Subtotal: 2,520sf

Grand Subtotal: 72,310sf

Electrical/Mechanical

Grand Total: 94,003sf

Circulation (30%)
Program Proposed

Retail: Space for commercial uses such as retail stores, restaurants, offices, or other businesses will be provided along Main Street in order to adhere to the existing zoning regulations and promote the local economy. The retail spaces will welcome shoppers with large windows, typical of those existing on Main Street. The windows will allow light to enter deep into the spaces, maintaining a connection between the inside and outside of the store.

Senior Center: This function will create a greater connection with the elderly community outside of the facility. Seniors from the surrounding area will be able to come to the center to sign up for Meals on Wheels, get assistance with banking, or any other personal tasks. Family members will also be able to use the center as a resource for information about elderly care. The senior center will be visible from the exterior, in order to welcome community members. Large windows will allow for natural lighting of the space, similar to the retail spaces.

Café: A specifically designated retail space that would allow for casual interactions between elderly residents and community members using the building. The café must be inviting to residents and community members of all age groups, in order to allow for a variety of social interactions. Natural lighting is required, and an outdoor seating area in addition to the indoor area is preferred. The space will serve as a haven for both residents and community members; it will be a quiet space, away from the hustle and bustle of Main Street. Visual and physical connections to other community functions are necessary to provide visitors with an opportunity to “people watch.”

Pool Facility: A therapy and lap pool would be provided in order to promote physical fitness. The therapy pool will be accessible via ramp and a mechanical lift to allow its use by all residents. Staff members, as well as family members of the staff and residents would also be invited to use the pool during designated times in order to promote the idea of family interactions. The pool facility will be very open and airy, and if possible will have natural lighting. Acoustics should be considered so as to not overwhelm residents with possible sound reverberations.
**Program Proposed**

and echoes. The environment should allow residents to relax, exercise and enjoy the pool area without tension or stress.

**Fitness Center:** Exercise machines will be provided, along with open floor space that could be used for aerobics or other group fitness activities. The center would also be open to elderly residents in the surrounding community. The open floor space will be made of a material that is durable, appropriate for exercising, and also provides cushion in case of falls. The overall environment should make residents feel at ease, rather than anxious or under pressure. This can be accomplished through the choice of artificial lighting.

**Library/Study Room:** A selection of reading material, as well as a quiet room to inhabit will be provided for use by residents as well as by local college students to promote interaction between the two groups. This room will be a quiet space with a variety of seating choices provided for residents and students. Natural lighting would be desirable. Artificial lighting should not be harsh, and should be appropriate for reading. Book stacks should be designed and arranged to allow easy access by elderly residents.

**Seminar Room:** A classroom space that would allow for classes taught by residents to community members, community members teaching residents, college students teaching residents, and other possible interactions. The seminar space should be very flexible in order to allow for a variety of activities. Fixed seating is not desirable as it would restrict possible activities. Moveable tables should be provided. Natural lighting is not a necessity, but would be beneficial to the space.

**Theater/Assembly Room:** A space for a movie theater to make up for the loss of a local theater down the block. The theater would be open to the community during designated times, but could also be used for public lectures, gatherings, and performances. Seating would be fixed but would be arranged in such a way to provide opportunities for residents in wheelchairs to sit in a variety of locations. High ceilings typical of such spaces would be necessary. Sound proofing to allow
FOR BOTH MOVIE VIEWING AND OTHER GATHERINGS IS NECESSARY. EGRESS LIGHTING WOULD ALSO BE AN IMPORTANT CONSIDERATION.

Lobby/Reception: An entrance will be provided off of Wall Street with a lobby on the ground floor where guests and residents can check-in and check-out, as well as a space for residents waiting for visitors. A lobby will also be provided for the public functions, off of Main Street. Both spaces will be visible from the exterior, will have natural lighting, and a variety of seating types.

Assisted Living Residences: Two different unit types will be provided (1 and 2 bedrooms), each with living/dining areas, kitchenettes for making snacks or small meals, and a bathroom. Residents in these units would have the least amount of physical ailments and would need the lowest level of care.

Intermediate Care Residences: Two different unit types will be provided (for 1 or 2 residents). Floorplans would be more open, without permanent divisions for bedroom spaces. Units would also include living spaces and a bathroom. Residents in this category would need a higher level of care but are still capable of doing most things for themselves.

All types of residences must have natural lighting, which can be controlled by the residents. Desirable views to the exterior are also a requirement. The units must be designed for easy access by residents, using materials that make the residents feel at home as well as feel safe.

Neighborhoods: Each one consists of 12 residents each, with 8 neighborhoods in total. Resident rooms would be focused around the shared spaces such as the dining/living and kitchen areas. Residents in each neighborhood would eat meals together in the dining area, cooked by the staff. The kitchen would also be available for use by the residents. A living area is provided to promote social interaction between residents. Each neighborhood also has a nurse’s station to supervise the residents, and a treatment room for individual residents that require...
Program Proposed

A nurse's attention. It is preferred that both the living and dining areas have access to natural lighting. Views to the exterior from the living space are strongly desired. The design of the spaces should make residents feel comfortable and relaxed.

Staff Kitchen: All of the meals are prepared for residents and then distributed to the individual neighborhoods at mealtime.

Private Dining Room: A space available for reservation by residents for special occasions. Residents could eat meals with visiting family members or friends upon request, for occasions such as holidays. Meals would be served from the staff kitchen. The design of the space will be very formal, with special furniture for use by the residents and their guests.

Conference Room: For staff meetings or meetings with family members.

Staff Offices: Individual offices for the facility director, program director, etc.

Laundry Room: Laundry facilities for staff to wash clothes and linens of all residents.
The ground level of the building would be accessible to the general public and would contain functions such as retail, theater, cafe, etc. There would be parking provided underground. The ground level would also contain the entrance and lobby for the residences on the upper floors. The facility would be organized so that the highest level of care would be on the 2nd floor, with the level of care decreasing as the height of the building increases. The 2nd diagram shows possible multi-level community spaces to better connect the residents and the community.
The site is accessible from three sides, Main Street, Wall Street, and Dietz Street. Main Street is the most public side of the building and could serve as the public entrance to the building. Wall Street is much more private and could serve as the entrance to the residences (a private entrance). The underground parking could also be accessed from Wall Street, and a third entrance could be provided on Dietz Street and could serve a public function such as the Senior Center. All of these separate functions would come together in the building.
The following diagrams show relationships between program elements. Functions that are shown next to each other, would simply be adjacent in a floorplan, while functions that are connected with a line require direct connections for ease of circulation. The dashed line shows the exterior wall of the building, and rooms along that line would receive natural light and views.
Reconnecting Society: A Home For Elderly Living
RECONNECTING SOCIETY: A HOME FOR ELDERLY LIVING

PROGRAM: Diagrams - Community Functions

- Retail
- Public Entry Lobby
- Cafe
- Theater/Assembly Room
- Resident Entry Lobby
- Pool Facility
- Senior Center
- Fitness Center
- Seminar Room
- Library/Study Room
USE GROUP CLASSIFICATION

- Residences:
The independent living and assisted living portions of the program are categorized as institutional. The Assisted Living portion is classified as I-2 because there are more than five people that need 24-hour care. The independent living portion qualifies as I-1 because there are more than 16 residents who are under 24-hour care, but “are capable of responding to an emergency without physical assistance from the staff.”

- Retail:
The retail spaces are classified as Mercantile (M).

- Common Rooms:
The movie theater/assembly hall, café, indoor therapy pool, fitness center, and library/study room, and other common rooms are to be considered Assembly Types (A). The theater/assembly hall is A1 because it would have fixed seating for the viewing of performing arts. The café is A2 because it is intended for food/drink consumption. The indoor therapy pool, fitness center and library/study room, and other common rooms are Assembly types that qualify for the A-3 category. (Note: If the library/study room is less than 750sf it does not need to be considered a separate occupancy.)

- Seminar Room:
The Seminar Room can be categorized in the Educational group (E) because it could potentially have more than 6 persons at a time participating in educational activities.

- Senior Center:
The senior center falls under the Business group (B), because the services it provides would involve “office, professional, or service-type transactions, including storage of records and accounts.”

- Parking Garage:
The parking component is part of the Storage category (S-2).
- **PARKING GARAGE:**
The parking component is part of the Storage category (S-2).

- **Mixed Use:**
Since the building is composed of a wide-range of uses and classifications, the different uses need to be separated completely and height limitations are determined according to each use and the construction type.

- **Summary**

  - Assisted Living 1-2
  - Independent Living 1-1
  - Retail M
  - Theater/Assembly A-1
  - Café A-2
  - Therapy Pool A-3
  - Fitness Center A-3
  - Library/Study Room A-3
  - Common Rooms A-3
  - Seminar Room E
  - Senior Center B
  - Parking Garage S-2

**Special Use and Occupancy Requirements**

- **Parking (Enclosed Garage)**
  - Clear height of at least 7'
  - Provide mechanical ventilation system

- **Group 1-2**
  - Corridors need to be separated from other uses and continuous to the exits.
  - Waiting areas etc. can be open to corridors if an automatic fire detection system is provided.
  - Every story divided by smoke barriers.
  - Smoke compartments with dwellings need automatic sprinkler systems.
HEIGHT AREA LIMITATIONS

Type 1A Construction - No height/area limitations.

Type 1B Construction
- S-2 11 stories, 79,000

Type 2A Construction
- I-1 4 stories, 19,000
- I-2 2 stories, 15,000
- M 4 stories, 21,500
- A-1 3 stories, 15,500
- A-2 3 stories, 15,500
- A-3 3 stories, 15,500
- E 3 stories, 26,500
- B 5 stories, 37,500
- S-2 5 stories, 39,000

Area Modifications
- If the building has 25% or more of its perimeter on a public way or open space with a minimum width of 20’, the area allowed may be increased according to formulas.
- If the building contains an automatic sprinkler system throughout, the area limitation can increase by 200% for a multi-story building.

Unlimited Area Uses
- A-3 uses and theaters (A1) will not have limited areas if there is an automatic sprinkler system throughout, the uses are within 21” of grade, and the building is surrounded by at least 60’ of public way or yards.
Fire Resistance

Mixed Use Separations:

- I-2/I-1 and M 2 hour
- M and M 2 hour
- A-1/A-2/A-3 2 hour
  - A-1/A-2 and E/B 2 hour
  - E and B 2 hour
- S-2 and A-1/A-2 2 hour
- S-2 and E/B/M 2 hour
- S-2 and I-1 3 hour
- S-2 and I-2 2 hour

- All other combinations do not have required fire separations.
- Except for I-2, if the building has an automatic sprinkler system the fire-resistance ratings can be decreased by 1 hour (as long as the rating is at least 1 hour).
- If building uses are not separated, the most restrictive requirements apply.

Building Elements: Structural Frame 1 hour

- Bearing walls 1 hour
- Floor constr’n 1 hour
- Roof constr’n 1 hour
Fire Suppression System

Conditions that Require an Automatic Sprinkler System:

M - fire area exceeds 12,000sf, located more than 3 stories above grade, combined area of all M fire areas exceeds 24,000sf
A-1 - fire area exceeds 12,000sf, occupant load of 100 or more, above ground level
A-2 - fire area exceeds 5,000sf, occupant load of 100 or more, above ground level
A-3 - fire area exceeds 12,000sf, occupant load of 100 or more, above ground level
E - areas greater than 20,000sf, unless classroom has exterior exit at ground level
S-2 - required for enclosed parking garages or garages below other uses

- Required for every story or basement where the area exceeds 1500sf and exterior openings are not provided.
- Required throughout buildings more than 30' above ground level.
**Egress**

**Maximum Floor Area Per Occupant**

**Institutional - sleeping areas** - 120sf gross
  
  Sleeping Spaces: 100sf - OK

**Mercantile - basement/grade level** - 30sf gross
  
  Retail: 2400sf each - 80 occupants
  
  Other floors - 60sf gross

**Assembly - fixed seats** - based on # of seats
  
  Theater: 4,000sf - 150 occupants
  
  Unconcentrated (Tables + Chairs) - 15sf net
  
  Cafe: 600sf - 40 occupants

**Business - 100sf gross**

  Senior Center: 600sf - 6 occupants

**Educational - classrooms** - 20sf net
  
  Seminar Room: 600sf - 30 occupants

**Commercial Kitchen** - 200sf gross
  
  Staff Kitchen: 1,200sf - 6 occupants

**Exercise Rooms - 50sf gross**

  Fitness Center: 2,500sf - 50 occupants

**Swimming Pools - pool** - 50sf gross
  
  Swimming Pools: 1350sf - 27 occupants

**Library - reading room** - 50sf net
  
  Library/Study Room: 1600 sf - 32 occupants

**Parking garage** - 200sf gross

**Egress Width Per Occupant Served (With sprinkler system)**

1-2 Stairs (.3"), other egress (.2"

Other Stairs (.2"), other egress (.15")
Regulatory Environment: New York State Building Code

Maximum Occupant Load for Spaces with 1 Means of Egress

A, B, E, M 50 occupants

Retail: 80 occupants each - more than 1 egress needed
Theater: 150 occupants - more than 1 egress needed
Cafe: 40 occupants - 1 egress OK
Senior Center: 6 occupants - 1 egress OK
Seminar Room: 30 occupants - 1 egress OK
Commercial Kitchen: 6 occupants - 1 egress OK
Fitness Center: 50 occupants - 1 egress OK
Swimming Pool: 27 occupants - 1 egress OK
Library/Study Room: 32 occupants - 1 egress OK

I-1 10 occupants

I-2
- Rooms/suites require direct access to exit access corridor, or exit door outside at grade
- Suites of sleeping rooms - less than 5000sf

Travel Distance to Exit Access A, E, I-1, M 250'
(With sprinkler system) B 300'
S-2 400'
I-2 200'

- Dead End Corridors - can't exceed 20' in length, except for B which can have up to 50'
Length if there is an automatic sprinkler system
- Two exits are required for 1-500 occupants.
Environmental Factors

- Category II - Seismic Factor (1.25), Snow Factor (1.1), Wind Factor (1.15)
- Snow Load (45psf), Wind Speed (90mph)
The site is located on Main Street in downtown Oneonta, which is zoned as Commercial-A (CBD-A) district.

Uses permitted:
- Retail commercial
- Service commercial
- Public and semi-public uses (including parking)
- Apartments (on any level above the ground floor)

Minimum lot/yard requirements: None

Maximum lot coverage: 100%

Maximum floor area ratio: 3:1 (does not include parking or storage)

Signs

Perpendicular Hanging Signs:
One perpendicular hanging building sign allowed for each street level use.
Area of perpendicular hanging building signs < 8sf
Minimize obstructing sightlines to existing signs.
Vertical clearance of 8’.
Projections cannot be more than 8’ from the face of the building and at least 3’ from the face of the curb.

Building Frontage Wall Signs:
One sign per use.
One sign per multi-use building.
Signs cannot be larger than 60sf
Signs are allowed 1 1/2 square feet for each linear foot of building frontage
Cannot project more than 12” from the building face or above the roof line.
Signs Under Sidewalk Coverings:
One sign per use, under the covering.
Cannot be larger in area than 4sf.
Can be hung perpendicular to the building or from the roof of the covering.
Vertical clearance of 8'.

No moving, flashing, blinking or animated signs shall be permitted.

Sidewalk coverings:
Sidewalk coverings, canopies, marquees or similar building appurtenances can extend a maximum of 12 feet from the building face, but must be at least 3' from the face of the curb.
Vertical clearance of 10'.
Supporting posts or columns not permitted.

Off-street Parking and Loading
Off-street parking not required on-site
Off-site public/private parking must be within a 300' walking distance.
Three parking spaces required per 1000sf of floor area.
One off-street loading berth per 20,000sf of floor area.
Loading berth minimum width of 12', length of 35', and a 14' height clearance.
Final Design - Program

Community Functions

Retail (1 Unit)                          Total: 4,588sf

Senior Center/Seminar Room
  Private Offices, 2 @ 145sf each
  Seminar Space @ 500sf
  Senior Center/Flexible Space @ 550sf
  Bathrooms (M and F) @ 81sf each
  Total: 1,502sf

Café
  Counter Space @ 168sf
  Bathrooms (M and F) @ 51sf each
  Indoor Seating Area @ 3,182sf
  Outdoor Seating/Green Space @ 6,526sf
  Total: 9,978sf

Pool Facility
  Fitness/Therapy Pool @ 1,103sf
  Lap Pool @ 513sf
  Hot Tub @ 250sf
  Seating Area @ 412sf
  Circulation @ 1,796sf
  Bathrooms/Locker Rooms (M and F) @ 440sf each
  Office of Pool Supervisor, 1 @ 80sf
  Total: 5,034sf

Fitness Center
  Flexible Space @ 1,356sf
  Area for Exercise Machines @ 504sf
  Storage @ 171sf
  Total: 2,031sf
Final Design - Program

Library/Computer Room: Total: 1,370sf

Theater/Assembly Room
- Lobby/Circulation @ 1,264sf
- Seating Area @ 3,010sf
- Projection Room @ 117sf
- Storage Space @ 71sf
- Bathrooms (M and F) @ 211sf each
  Total: 4,884sf

Lobby/Reception for Residences: Total: 2,538sf

Resident Green Space: Total: 10,035sf

Subtotal: 41,960sf

Residences

Independent Living Residences (42 persons total)
- Private Rooms, 18 @ 458sf each
  - Sleeping Space @ 153sf
  - Living/Dining Space @ 178sf
  - Kitchenette @ 40sf
  - Bathroom @ 87sf
- Semi-private Rooms, 12 @ 524sf each
  - Sleeping Space @ 153sf
  - Living/Dining Space @ 221sf
  - Kitchenette @ 63sf
  - Bathroom @ 87sf
  Total: 14,532sf
**Final Design - Program**

**Assisted Living Residences (40 persons total)**

- **Private Rooms, 16 @ 391sf each**
  - Sleeping/Living Space @ 332sf
  - Bathroom, 1 per 2 Rooms @ 118sf

- **Semi-private Rooms, 12 @ 504sf each**
  - Sleeping/Living Space @ 416sf
  - Bathroom @ 88sf

  **Total:** 12,304sf

**Subtotal:** 26,836sf

**Neighborhoods (1 per floor, 5 total)**

- **Kitchen @ 243sf**
- **Dining Area**
- **Seating Area @ 1,883sf**
- **Food Preparation Room @ 252sf**
- **Living Area @ 785sf**
- **Nurse's Station @ 160sf**
- **Staff Bathrooms, 2 @ 65sf each**
- **Storage @ 77sf**
- **Janitor's Closet @ 77sf**

  **Total:** 3,607sf each

**Subtotal:** 18,035sf

**Supporting Functions**

- **Kitchen @ 1,015sf**
- **Staff Offices, 3 @ 120sf each**
- **Laundry Room @ 480sf**
- **Electrical/Mechanical Space @ 4,427sf**

**Subtotal:** 6,282sf
PARTI
The main idea of the project is to provide housing for the elderly in a downtown area to allow for more interactions to take place between the residents and the community members. The program designed on the ground floor of the building provides spaces for this type of interaction. The upper floors of the building are for the residents. This separation creates a sense of security for the residents, but also allows them the opportunity to take place in activities nearby.

Residential Unit
- All units oriented to receive southern light throughout the year
- All units provided with a view, either of Main Street or the internal green space
- Operable windows provided for natural lighting and ventilation
- Each unit has direct access to a private outdoor space, either a balcony or terrace
- Column placement integrated with wall placement for minimum interference within the living spaces
- Handicapped accessible rooms—doorways, bathrooms, etc
- Window heights designed for accessibility from a wheelchair, as well as optimal viewing heights sitting or standing
- Variety of room types—one and two person rooms within the Assisted Living and Independent Living unit types

Building Strategies
- Overall building massing determined by the orientation of the units towards the south
- Two units types allow the building mass to step back to break down the scale of the building, which is especially important on Main Street
- Vertical circulation core provided near shared living and dining functions
- Horizontal circulation provided on the north facing sides of the building to allow the resident rooms to receive the southern light
- Building facades articulated with horizontal and vertical projections
- Horizontal projections form the balconies and act as sun shading
- Vertical projections provide privacy on the balconies and terraces and act as sun
Final Design - Concepts and Strategies

Shading from the morning and evening sun
- North facing glass facades are articulated with screens to allow sun shading in the morning and evening

Site Strategies
- Building massing allows for both public and private green spaces
- Private green space for residents provided on second floor
- Public café green spaces serves as a transition between the urban green space on Main Street and the public park space on Wall street
- The passageway through the building on the ground floor allows for direct public access to all these green spaces
Reconnecting Society: A Home For Elderly Living

Light and Views

Massing Study

Green Space Connections

Massing Study
Process Work: Light Studies

March 10am

March 2pm

June 10am

June 2pm

Sept. 10am

Sept. 2pm

Decem. 10am

Decem. 2pm
Reconnecting Society: A Home For Elderly Living
Reconnecting Society: A Home For Elderly Living

Final Design - Assisted Living Unit Plans

Private Rooms with Shared Bathroom
Reconnecting Society: A Home For Elderly Living
Reconnecting Society: A Home For Elderly Living

Final Design - Main Street Elevation
Reconnecting Society: A Home For Elderly Living
Reconnecting Society: A Home For Elderly Living
Reconnecting Society: A Home For Elderly Living

Final Design - Diagrams
Reconnecting Society: A Home For Elderly Living

Final Design - Perspective Views
Reconnecting Society: A Home For Elderly Living

Dining Area for Residents

Final Design - Perspective Views


