

# Chelan Senior Initiative

Campus of Caring Programming



# History

In April 2015, Heritage Heights CEO, Amanda Ballou invited a small group to develop a community process to assess and improve senior living and care in Chelan Valley. The Heritage Heights Board of Directors had been discussing this issue for some time. The initial group was made up of Kathi Fedor and Kathy Miller, Heritage Heights Board members, Mary C. Murphy, a health care consultant, and Concie Luna, a community member who had recently convened two informal meetings to discuss the book “Being Mortal” by Atul Gawande. This initial group invited people interested in senior living and care to form a Steering Committee towards a timely completion of two key objectives:

- Develop a community based vision for Senior Living in the Chelan area
- Recommend priority actions to the Heritage Heights Board of Directors to further the implementation of this vision

In December 2015 the Steering Committee developed a draft vision statement for the Initiative: Develop a pathway of senior living and care options in Chelan Valley. This vision became the foundation for a collaboration of community leaders and organizations to plan, seek partners and resources, and develop senior living and care options in Chelan over the next 15 years..

Ten “Community Conversation” meetings were convened with community groups (over 300 people) in March, April and May 2016, and common themes were identified. The most frequently mentioned needs for senior living and care included:

- Affordable living units just for people 65 and older who do not need assistance
- In-Home Help for people to stay in their own homes as long as possible
- Independent Living units located close together
- Qualified In-Home Caregivers
- Assisted Living
- Memory Care
- Rehabilitation and Long Term Care Facilities
- More Family Homes and Shared Housing
- Adult Day Care
- Transportation

As a result, the Steering Committee made the following recommendations:

Develop affordable senior living and care options in Chelan Valley as soon as is feasible.

- Expand services to assist more seniors to live in their homes as long as possible, such as transportation and affordable home care.
- More affordable housing is also needed for the expected increase in the number of workers who will provide services to seniors.

Develop a “campus of care” that reflects the following values and features:

- Long term residential options that are affordable for a wide range of income levels, and include independent living, assisted living, nursing care and memory care.
- Spouses and friends who need different levels of care will be able to reside near one another
- Offer many services in one location near town, school, hospital, and a walkable environment
- Build a sense of community and neighborhood
- Offer spaces and services for coordinated care, wellness, recreation, and technology programs.

The Steering Committee envisioned that the main components of this “campus of care” would include the following:

## High Acuity Assisted Living

Long term custodial care for individuals with more advanced issues with swallowing, mobility, and incontinence in a smaller, more focused setting and with a higher staffing ratio. These individuals do not require the frequent assessment of a nurse. High acuity assisted living fills the gap traditionally served by nursing homes. It should function as a “household,” with staff performing combined housekeeping, cooking, and care giving functions.

## Memory Care

A dedicated, secure setting, to assist those with memory impairment with behavioral care and problem-solving. The environment is envisioned to provide small and simplified surroundings with specially trained care staff (at a higher staffing ratio), specialized activity programming, enclosed outdoor access, specialized dining and menus, and medication management. A specialized memory care program offers the opportunity to realize higher rates than traditional assisted living.

## Assisted Living

The need for low-income AL is currently met, however, there is an un-met need for upscale assisted living. The competition at this end of the market is in Wenatchee, with newer facilities having more amenities, transportation, and larger, multiple bedroom units. Potentially, upscale AL operations could help subsidize existing low income programs.

## Independent Living

Independent living properties serve the healthiest residents in the spectrum of senior housing and care properties. Residents’ reasons for a move to independent living are to eliminate home maintenance responsibilities and increase social interaction. Additional services are transportation and optional meal service. From a marketing standpoint, there is a natural flow of residents from IL to AL to higher levels of care. While there is a desire for some higher-end product, there is also a need for affordable housing for seniors as evidenced by the 1 ½ -2 year waiting list for Bayshore Court. The manager estimates another facility the size of Bayshore could be filled from their waiting list alone.

The programming effort that follows represents the first step in visualizing what these and other components of this “campus of care” might look like. The first phase of programming sought to identify the vision for the project, prioritize project goals, and develop a functional program for the campus. This functional program information then served as the basis for an architectural space program for the campus. In addition, a site selection tool was developed to assist in objectively evaluating sites once they are identified.

# Vision

The Senior Living Initiative has developed a shared vision to “Build a Pathway of Senior Living and Care in the Chelan Valley” over the next 15 years.

The envisioned Pathway is a multi-level system providing for the needs of seniors as they age at different rates, while keeping them connected to the community to which they belong in their home of choice. The goal is to offer support in a manner least disruptive to the ongoing fabric of their familiar routines, activities, and social relationships.

With different rates of aging, the senior living industry has established benchmarks that the majority of people, 75%, will be able to continue to live in their own homes, which most prefer, whereas 25% will need a higher level of support through a residentially-based program.

The vision of a Pathway encompasses both these eventualities as the need for care increases. To assist seniors to live in their own homes as long as possible, options will be expanded to receive services affordably --such as care giving, transportation, and care coordination. To provide a more supported environment, residential programs will offer higher levels of care, characterized by the frequency of services, availability of staff, and specialized services related to the care of resident conditions.

A campus in which to provide these residential programs is desired by the community for continuity, familiarity, and ease of recognition. Primary values are inclusive—for the campus to provide all levels of care and to serve all income levels—representing the diversity of the larger community.

The vision for the campus is described as near park-like spaces and walking paths, in proximity to family and friends, close to schools and library, accessible to town and transportation, with windows and direct outside access, available health care services such as primary care, physical therapy, rehab, emergency and hospital services. In short, a campus that maintains connection.

This vision statement was presented to the larger Chelan community at the Senior Living Initiative Summit on September 21, 2016. Members of the task force were surprised at the lack of knowledge of local senior living options among community members. The reaction of community members to the vision statement included:

#### What is Right

- Proximity – the importance of being close to town
- Connection to nature
- Connection to the community
- That a generational mix is included

#### What is Missing

- A general feeling that the need for memory care is understated
- A true continuum – PT/OT availability and need for skilled nursing
- Community partnerships

# Goals

A number of goals for the Senior Living Initiative stand out from the text of the vision statement. In addition, members of the Strategic Planning Committee and Staff were asked to share their goals for the project. Once the goals were identified, they were ranked as to their relative order of priority by identifying the top two goals of all of those present. The goals receiving two or more votes as top goal were included as Level 1 Goals. The goals receiving single mention as a top goal were included as Level 2 Goals. Those goals identified but not receiving votes were included as Level 3 Goals.

## Level 1 Goals

- Recognize the Individual
- Affordability
  - Accessible to All (Inclusivity)
  - Is affordable to build
- Connectivity
- Location
  - Sense of Place
  - Access
- Support Care Needs / Continuity
- Honor Elders
- Community Support

## Level 2 Goals

- Scalability / Flexibility
- Choice
- Connection to Nature

## Level 3 Goals

- Support Abilities
- Familiarity
- Views
- Pride
- Generational Mix
- Technology
- Sense of Community
- Residential Nature / Character
  - Look Like Home

# Revised Goals

At the second programming meeting, members of the Strategic Planning Committee and Staff were asked if there revisions to that might make sense in regard to their prioritization of the goals for the project. After some discussion, adjustments were made to the Level 1 Goals so that some goals were combined and others were moved to Level 2. The following represents this modified goal priority list. Changes are indicated in darker text.

## Level 1 Goals

- Honor Elders / Recognize the Individual(s)
- Affordability
  - Accessible to All (Inclusivity)
  - Is affordable to build
- Connectivity / Location
  - Sense of Place
  - Access

## Level 2 Goals

- Support Care Needs / Continuity
- Community Support
- Scalability / Flexibility
- Choice
- Connection to Nature

## Level 3 Goals

- Support Abilities
- Familiarity
- Views
- Pride
- Generational Mix
- Technology
- Sense of Community
- Residential Nature / Character
  - Look Like Home

# Community Relationships

Members of the Strategic Planning Committee and Staff were asked to think about what community relationships it would be important to foster or encourage with the Senior Living Initiative 'campus of caring'.

- Provide connection with schools
  - Formal and informal visits from children
  - Kids assist with technology
  - Proximity important – both visual and physical
- Facilitate meetings of Community
  - Quilting Club
  - Auction
  - Music Space
- Connection to Senior Center programs
- Facilitate community initiatives similar to concierge services provided in Villages or by Eskaton
  - Rotary / Kiwanis Handyman program
  - Chelan Valley Hope program
    - Provide Social Services Coordinator?
  - Community Round Table
- Connection to Library
- Respite / Adult Day Health Programs
  - There is need but is need of scale to be viable?

## “Campus of Caring” Concept

The group was asked about the envisioned structure of the 'Campus of Caring' and whether or not there was a preconception that the project would operate as a single continuing care retirement community or as separate distinct care options in close proximity to each other (possibly under separate ownership).

- The goal is to have a single retirement community campus that is contiguous and on a single campus.
- Members of the larger Chelan community want varied locations but operational efficiencies may not allow for that so steering committee meetings have talked more about a physically connected campus

# Intergenerational Programs

The group reviewed the various intergenerational opportunities that exist – incidental, programmatic, and intentional – through the examples of High Point in West Seattle, Hope Meadows in Rantoul, IL, and Wellspring's planned Generations of Hope campus in Farmington Hills, MI.

- There was a very positive response to the planning principles behind High Point
  - Creating multiple levels of community
  - Importance including outdoor space as a community generator
  - Organization of community buildings to allow visual and physical connection
  - Encouraging connection of larger community
- There was also positive response to planning principles behind the Hope Meadows and Wellspring intentional intergenerational communities but less clarity in how that would work as a part of the Chelan Senior Initiative
  - Could it be part of work force housing initiative that City Council is considering?
  - Could it work with the teen center and the Thrive program?
  - Are there lessons to be learned from the Hispanic population in the area who essentially are already living in multi-generational community?

# Learning from Others

Members of the Strategic Planning Committee and Staff were asked to consider features of others' existing communities that they felt were successful and identify why they worked well.

- Mountain Meadows – Leavenworth, WA
  - Like memory care area – it is secured but does not feel that way
  - Thought that the independent living cottages were nice
    - Well scaled
    - Good connection to the community
- Jamie's Place – Winthrop, WA
  - Liked the fact that all residents have private rooms with private baths
  - Like the fact that residents continue to have ability to cook and do activities independently
  - Enjoy the outdoor / garden space
- Blossom Creek – Wenatchee, WA
  - Liked the memory boxes for personal items in the memory care area
  - Liked the connection to community
- Guardian Angel Campus – Liberty Lake, WA
  - Scale of environment is ideal
    - Homes look like those you would find in a residential subdivision
    - 12-14 people
    - Like that they don't stand out as a separate institution
    - Walk into central living room/dining room with hearth
    - No long hallways

Comments were made about the pride that people had in their living area at Jamie's Place and at Mountain Meadows.

In general, "high rise" or multi-story projects are seen as problematic because there is a market aversion to living above the ground floor and losing the connection to the land. Heritage Heights has found that some residents will not live in a 2nd floor apartment for this reason.

# Functional Programming

A program questionnaire was submitted to CSI Strategic Planning Committee members and staff (See Appendix). The following represents feedback to program questions and additional thoughts expressed by staff and committee members.

## Independent Living

- Need to add 90 units now and 90 more in fifteen years
  - 25 studios (very low income)
  - 23 1-bedrooms (low income)
  - 32 2-bedrooms (market rate)
  - 10 3-bedroom 2+ bathroom units (upscale)
- Would like to include space for meal program – plan on one meal/day
- Small, cozy common areas built in for book club meetings, etc.

## Community Commons

- Meeting space is a priority
  - Size for 50-60 people
  - Dividable for classroom with sink/counter
  - Performance area
- Social Services office
- Exercise area/room
- Pool
- Intergenerational Center from Hope Meadows – how can we build into way community is developed?
- Library / bistro
- PT/OT and adult day health services are not envisioned at this time

## Assisted Living

- Need to add 40 assisted living apartments now and 52 more in fifteen years
  - 19 studios
  - 12 1-bedrooms
  - 9 2-bedrooms

- The existing Heritage Heights building may not be a part of the new campus / assisted living expansion
- The building will have permanent staffing assignments
- The planned staffing ratio is 1:15 day, evening and night
- The ability for residents to participate with personal laundry is important
- Linens will largely be stored in resident rooms
- Desire to distribute meds in dining area
- Family and visitors should be welcome to stay with resident (“it is their home”)
- Need a staff room for nurse that is centrally located and close to meds
- Need to consider where staff would hang out when on breaks

## Memory Care

- Need to serve 15 high acuity assisted living residents now and 15 more in fifteen years
- All rooms should be private rooms with private showers
- The building will participate in the State Assisted Living contract
- The Best Friends approach to memory care program will be utilized although there is some interest in Montessori programming as well
- The building will have permanent staffing assignments
- The planned staffing ratio is 1:5 day, evening and night
- The ability for residents to participate with personal laundry is OK but needs to be more secure than in high acuity assisted living
- Linens will largely be stored in resident rooms
- Desire to distribute meds in dining area
- Would like residential kitchen but want to be able to prepare food from start to finish within household
- Need to consider those who need assistance with dining
- Family and visitors should be welcome to come and stay in a guest room as part of larger development

- Need a staff room for nurse that is centrally located and close to meds
- Need to consider where staff would hang out when on breaks

## High Acuity Assisted Living

- Need to serve 15 high acuity assisted living residents now and 15 more in fifteen years
- All rooms should be private rooms with private showers
- The building will participate in the State Assisted Living contract
- The project should not be designed to nursing home standards for future conversion ability
- The building will have permanent staffing assignments
- The planned staffing ratio is 1:7 or 1:8 day, evening and night
- The ability for residents to participate with personal laundry is important
- Linens will largely be stored in resident rooms
- There is a desire to distribute meds in dining area
- Would like residential kitchen but want to be able to prepare food from start to finish within household
- Family and visitors should be welcome to stay with resident (“it is their home”)
- Need a staff room for nurse that is centrally located and close to meds.
- Need to consider where staff would hang out when on breaks

# Site Selection Matrix

The site selection matrix at right is intended to be an objective tool for the Chelan Senior Initiative Steering Committee members to evaluate prospective sites for the "Campus of Caring". In the functional programming meeting, Chelan Senior Initiative Steering Committee Members and staff reviewed the matrix categories and together gave each site selection criteria an importance rating from 0-3 (with 0 being not important at all and 3 being most important). In doing so, those present weighted each site selection criteria so that once sites were identified for consideration, the weighted site criteria would serve to objectively rate one site against the other.

The intent is that a separate site selection matrix would be completed for each site under consideration. As Chelan Senior Initiative Steering Committee members considered a site, they would fill out the site score from 0-10 for each category (0 meaning that the site does not meet the criteria and 10 meaning that it absolutely meets the criteria). The assigned score for that site is automatically multiplied by the importance rating for each criteria to create a weighted score for how well that site meets the site selection criteria and a total score is calculated at the bottom of the matrix for that site. The higher the total site score, the more that site meets the overall site selection objectives.

The group accepted the tool as modified (adding "connection to library" and "fire history" as site selection criteria).

## Walkability Score

Since community connection / location are a level one goal of the Chelan Senior Initiative Steering Committee, the walkability of a site under consideration to other amenities should be of primary concern. A useful tool to measure the relative connectivity of sites under consideration is the website [WWW.WALKSCORE.COM](http://WWW.WALKSCORE.COM). The address of a site is entered in the website form and the walk score and transit score are calculated for that site. The Chelan Senior Initiative Steering Committee can compare walk scores of sites under consideration to see how they compare toward the goal of connection / location.

Site:	Importance 0 to 3	Score 0 to 10	Total
<b>site - physical characteristics</b>			
soil permeability / bearing capacity	2		0
absence of critical slopes	3		0
absence of streams	0		0
absence of wetlands	0		0
lack of contamination (greenfield vs. brownfield)	2		0
flatness	2		0
desireable shape / proportion	3		0
			<hr/> 0
<b>site - political context</b>			
allowable zoning / land-use designation	1		0
allowable scale / density	3		0
alignment with jurisdictional goals	2		0
			<hr/> 0
<b>site - safety and security</b>			
access by police, fire, EMT	3		0
quality of neighborhood	2		0
lighting and wayfinding	1		0
			<hr/> 0
<b>site - connectivity</b>			
connection to parks / open space	3		0
connection to shopping / restaurants	1		0
connection to medical services	1		0
connection to education	2		0
connection to transit	3		0
ease of parking and vehicular access	2		0
walkable neighborhood	3		0
intergenerational opportunities	3		0
opportunities for social connectivity (YMCA, teen/senior center, etc.)	2		0
connection to library	2		0
			<hr/> 0
<b>culture and character</b>			
sense of place	3		0
history and meaning	1		0
cultural diversity / alignment / "fit"	2		0
special places	1		0
views	3		0
			<hr/> 0
<b>other</b>			
fire history	2		0
			<hr/> 0
		<b>Site Score</b>	<b>0</b>

# Architectural Program

The architectural program that follows was built around the functional program information discovered in the functional programming phase. The summary at right is a synopsis of the more detailed architectural program information that is included on the pages that follow.

The site area implications information is based on architectural program information but should be used as a guide only.

For the independent living 'cottages' the site area is calculated based on taking the area of the cottages and dividing it by .3 which is the maximum lot coverage allowed for single family homes in the Chelan Zoning Code. These cottages will then be further burdened by the roads/infrastructure required to support them in a residential nature and so a factor of 25% has been added to account for this.

In the absence of a conceptual plan, the multi-family programmed building footprint assumes 1/2 of the total area for each the 2-story assisted living building and the independent apartment building and adds that area to the area of the assisted living small house, memory care small house, and enhanced assisted living building. The site area is calculated by taking the programmed building footprint area and dividing it by .4, which is the maximum lot coverage allowed for multi-family housing in the Chelan Zoning Code. No additional burden is included for roads/infrastructure at this time.

Phase 2 independent living information is incomplete because unit size and distribution information has not yet been determined.

## Phase I

Unit Type	# of Units	# of Residents	Programmed Area
2 BR Independent Cottages	32	64	56,192
3 BR Independent Cottages	10	20	19,850
Independent Apartments	48	48	40,196
Commons	0	0	21,945
Assisted Living (2 story)	30	30	22,938
Assisted Living Small House	15	15	11,469
Memory Care Small House	15	15	10,640
Enhanced Assisted Living	15	15	11,125
<b>Totals</b>	<b>165</b>	<b>207</b>	<b>194,355</b>

### Site Area Implications - Phase I

Approximate single family programmed building footprint area in Phase 1	76,042
Approximate minimum lot size at 30% building coverage (per R-1 single family zone)	253,473
Add 25% for roads/infrastructure in single family zone	316,842
Approximate multi-family programmed building footprint area in Phase 1	86,746
Approximate minimum lot size at 40% building coverage (per R-M multi-family zone)	216,865
Approximate minimum acreage required for Phase 1 as programmed	12.25

## Phase 2

Independent Living	90*		
Commons			
Assisted Living (2 story)	30	30	22,938
Assisted Living Small House	15	15	11,469
Memory Care Small House	15	15	10,640
Enhanced Assisted Living	15	15	11,125
<b>Totals</b>	<b>165</b>	<b>75</b>	<b>56,172</b>

\*It has been identified that another 90 units of independent living is desired in Phase II, however, the unit size and distribution have not been identified at this time and so the square footage is not calculated.

### Site Area Implications - Phase 2 (Excluding independent living)

Approximate multi-family programmed building footprint area in Phase 2	44,703
Approximate minimum lot size at 40% building coverage (per R-M multi-family zone)	111,758
Approximate minimum acreage required for Phase 2 without independent living	2.57

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Independent Living Cottages</b>						
3-bedroom	1985	10	19,850			Includes 400 s.f. for garage
2-bedroom	1756	32	56,192			Includes 400 s.f. for garage
<b>Sub-Total</b>			<b>76,042</b>			
<b>Independent Living Cottages Total</b>			<b>76,042</b>			
<b>Independent Living Apartments</b>						
Studio	420	25	10,500			
1-bedroom	660	23	15,180			
			<b>25,680</b>			
<b>Circulation (.2)</b>			<b>5,136</b>			
<b>Sub-Total</b>			<b>30,816</b>			
<b>Independent Living Common Area</b>						
Entry	88	1	88			Assumes dining will seat all apartment residents at one seating - 48 residents + 12 guests at 30 s.f. per resident. See Community Commons for additional IL dining venue  with small seating area for 3-4 tables
Dining	1800	1	1,800			
Living Room	475	1	475			
Mail Room	180	1	180			
Bistro	380	1	380			
Meeting / Activity / Conference	625	1	625			
Toilets	126	2	252			
			<b>3,800</b>			
<b>Circulation (.3)</b>			<b>1,140</b>			
<b>Sub-Total</b>			<b>4,940</b>			



SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Independent Living Support</b>						
Housekeeping	56	2	112			
Resident Laundry	120	2	240			
Washers size/capacity						
Dryer size/capacity						
Ironing / folding requirements?						
Soiled Utility	124	1	124			Depending on how project is phased, this space could move to community commons building
Commercial Laundry	420	1	420			Depending on how project is phased, this space could move to community commons building
Washers size/capacity						
Dryer size/capacity						
Ironing / folding requirements?						
Clean Linen/Utility	216	1	216			Depending on how project is phased, this space could move to community commons building
Commercial Kitchen	1,000	1	1,000			Depending on how project is phased, this space could move to community commons building
How many meals a day are offered?						
Are they being cooked in the central kitchen?						
Are they being brought in bulk, or plated?						
Room for how many and what type of carts?						
Where are plates stored and cleaned?						
Exhibition Kitchen?	0	0	0			
Salad Bar	0	0	0			
Serving Stations	0	0	0			
Bussing Area	0	0	0			
Dishwashing	250	1	250			
Recycling	44	1	44			
Dry storage	100	1	100			
Janitor closet	24	1	24			
Cold Storage	70	1	70			
Freezer	70	1	70			
Garbage	100	1	100			
Director of food services office	100	1	100			
Staff Lounge	292	0	0			See Community Room
Trash	130	1	130			
Mechanical	180	1	180			
Electrical	120	1	120			
Storage	400	1	400			
			<b>3,700</b>			
<b>Circulation (.2)</b>			<b>740</b>			
<b>Sub-Total</b>			<b>4,440</b>			

Independent Living Apartments Total

40,196

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Community Common Spaces</b>						
Entry	88	1	88			
Living Room / Lobby	850	1	850			
Community Room	2,600	1	2,600			Assumes theater seating @13 s.f./person 200 Residents No
How many seated?						
Stage requirement?						
Sound System?						
Storage for flexible furniture						
Room divider?						Yes
Casual Dining Venue	1250	1	1,250			42 residents + 12 guests at 25 s.f. per resident
Lite Fare Kitchen / Bar	500	1	500			
Home Health Office	120	1	120			
TBD Office	120	0	0			
Toilets	126	2	252			
Chapel	0	0	0			
Storage	600	1	600			
Wellness Area						
How is this area staffed?						
Exercise Room	900	1	900			Sizing assumes 15 pieces of equipment at 60 s.f. per piece or 90 residents at 10 s.f./person. Average is 40-60 s.f. per piece of equipment or 10-14 s.f. per member
Chairs or Mats?						
What is the equipment list?						
Weights? Cardio?						
Televisions?						
Fitness Room	1200	1	1,200			Assumes 20-22 people at 50 s.f./person - Average is 40-60 s.f. per person
Mirror and bar?						
Sound system?						
Juice Bar or Wellness Café and seating	800	1	800			
Wellness Director Office	120	1	120			
Treatment / Massage Room	144	1	144			
Spa	240	1	240			
Pool	2150	1	2,150			Need to confirm pool size
How many people will use pool in programmed activity?						
Treadmills / Swim in place?						
Lockers Men	350	1	350			50 @ 7 s.f./locker
Showers Men	100	1	100			4 showers
Toilets Men	180	1	180			3 stalls
Lockers Women	350	1	350			50 @ 7 s.f./locker
Showers Women	100	1	100			4 showers
Toilets Women	180	1	180			3 stalls
Physical Therapy	0	0	0			
What is the equipment list?						

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Community Common Spaces Continued</b>						
Occupational Therapy						
Is speech or hearing therapy included?	0	0	0			
Are special rooms required? Sound? Obs?	0	0	0			
Therapy kitchen	0	0	0			
Training bathroom	0	0	0			
Special storage requirments?	0	0	0			
Are Outpatient PT/OT services going to occur?						
Entry	0	0	0			
Reception room	0	0	0			
Waiting room	0	0	0			
Accessible toilet and showers nearby?	0	0	0			
Lockers for personal belongings	0	0	0			
Exam Room	0	0	0			
Are there visiting Doctors?						
Podiatry?						
Dental exams?						
Toilet	0	0	0			
Are specimens taken?						
Pass-through needed to Exam room?						
Waiting	0	0	0			
			<b>13,074</b>			
<b>Circulation (.3)</b>			<b>3,922</b>			
<b>Sub-Total</b>			<b>16,996</b>			
<b>Administration</b>						
Executive Director	140	1	140			
Admin. Assistant	120	1	120			
Clinical Mentor (RN)	120	1	120			
Social Mentor (Social Services)	120	1	120			
Training Coordinator	120	1	120			
Maintenance/IT	120	1	120			
Dietary Manager/Pruchasing Coordinator	120	1	120			
Medical records office??	120	0	0			
Medical records storage	400	1	400			
Finance Office???	144	1	144			
Financial records storage	120	1	120			
Conference Room	192	1	192			7-8 people @ 25 s.f./person
Reception	100	1	100			
Waiting	60	1	60			
Copy Room	120	1	120			
Storage	100	1	100			
			<b>2,096</b>			
<b>Circulation (.2)</b>			<b>419</b>			
<b>Sub-Total</b>			<b>2,515</b>			

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Community Common Support</b>						
Employee Lounge Kitchen, list equipment, vending machines	292	1	292			8-10 staff members at 30 s.f./person
Toilet	126	2	252			
Staff Exercise Room	0	0	0			
Staff Daycare	0	0	0			
Training Room	0	0	0			
Housekeeping	64	1	64			
Central Receiving	320	1	320			
Storage	600	1	600			
Loading Dock	144	1	144			
Garbage	100	1	100			
Recycling	100	1	100			
			<b>1,872</b>			
<b>Circulation (.3)</b>			<b>562</b>			
<b>Sub-Total</b>			<b>2,434</b>			

Community Common Total

21,945

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Assisted Living Resident Rooms</b>						
Studios	400	26	10,400			
Alcove Studios	440	4	1,760			
One Bedrooms	620	0	0			
2 Bedrooms	875	0	0			
Is there a kitchenette and if so what equipment? microwave, full refrigerator, stove? Amount of closet space/pantry requested?						Assumption for staffing is 2.5 Day, 2.5 Evening, 2 night with 1 housekeeper, cook and household coordinator Assumes small refrigerator w/ freezer, microwave and sink.
			<b>12,160</b>			
<b>Circulation (.2)</b>			<b>2,432</b>			
<b>Sub-Total</b>			<b>14,592</b>			
<b>Assisted Living Common Area</b>						
Entry	75	2	150			
Residential Kitchen	260	2	520			
Dining	665	2	1,330			15 residents + 4 guests @ 35 s.f. per person per floor
Living Room	450	2	900			
Family Room / Den	300	2	600			Sized for 6-10 people
Activity Storage	24	2	48	Dining Room/Kitchen		Storage for craft supplies and materials used in activities
Toilets	57	2	114			
Spa/Bathing	250	2	500			
Salon	196	2	392			
Mail	55	2	110			
Library	0	0	0			
Crafts	0	0	0			
Media Room / Theater	0	0	0			
Wellness	0	0	0			
			<b>4,664</b>			
<b>Circulation (.3)</b>			<b>1,399</b>			
<b>Sub-Total</b>			<b>6,063</b>			

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Assisted Living Support</b>						
Staff Work Area Separate Room?	160	2	320	Resident Laundry / Dining		Yes
Med Area	20	2	40	Dining / Kitchen		Casework as a part of kitchen design or adjacent dining
Housekeeping	0	0	0			Combine with soiled utility
Resident Laundry Washers size/capacity Dryer size/capacity Ironing / folding requirements?	100	2	200	Staff Area		
Soiled Utility	112	2	224			Includes space for mop sink
Clean Linen/Utility	45	2	90			
Pantry	0	0	0			
Staff Lounge	0	0	0			
Trash	68	2	136			
Mechanical	90	2	180			
Electrical	56	2	112			
Storage	300	2	600			
			<b>1,902</b>			
<b>Circulation (.2)</b>			<b>380</b>			
<b>Sub-Total</b>			<b>2,282</b>			

Two Story Assisted Living SubTotal

22,938

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Assisted Living Small House Resident Rooms</b>						
Studios	400	13	5,200			
Alcove Studios	440	2	880			
One Bedrooms	620	0	0			
2 Bedrooms	875	0	0			
Is there a kitchenette and if so what equipment? microwave, full refrigerator, stove? Amount of closet space/pantry requested?						Assumes small refrigerator w/ freezer, microwave and sink
			<b>6,080</b>			
<b>Circulation (.2)</b>			<b>1,216</b>			
<b>Sub-Total</b>			<b>7,296</b>			
<b>Assisted Living Small House Common Area</b>						
Entry	75	1	75			
Residential Kitchen	260	1	260			
Dining	665	1	665			15 residents + 4 guests @ 35 s.f. per person
Living Room	450	1	450			
Family Room / Den	300	1	300			Sized for 6-10 people
Activity Storage	24	1	24	Dining Room/Kitchen		Storage for craft supplies and materials used in activities
Toilets	57	1	57			
Spa/Bathing	250	1	250			
Salon	196	1	196			
Mail	55	1	55			
Library	0	0	0			
Crafts	0	0	0			
Media Room / Theater	0	0	0			
Wellness	0	0	0			
			<b>2,332</b>			
<b>Circulation (.3)</b>			<b>700</b>			
<b>Sub-Total</b>			<b>3,032</b>			

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Assisted Living Small House Support</b>						
Staff Work Area Separate Room?	160	1	160	Resident Laundry / Dining		Yes
Med Area	20	1	20	Dining / Kitchen		Caswork as a part of kitchen design or adjacent dining
Housekeeping	0	0	0			Combine with soiled utility
Resident Laundry Washers size/capacity Dryer size/capacity Ironing / folding requirements?	100	1	100	Staff Area		
Soiled Utility	112	1	112			Includes space for mop sink
Clean Linen/Utility	45	1	45			
Pantry	0	0	0			
Staff Lounge	0	0	0			
Trash	68	1	68			
Mechanical	90	1	90			
Electrical	56	1	56			
Storage	300	1	300			
			<b>951</b>			
<b>Circulation (.2)</b>			<b>190</b>			
<b>Sub-Total</b>			<b>1,141</b>			

Assisted Living Small House SubTotal

11,469

Assisted Living Total

34,406



SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Memory Care Resident Rooms</b>						
Studio w/ full bathroom	360	15	5,400			348-445 s.f. national average Will need an exemption for locking door, kitchenette and mailbox per 388-78A-2820 Small microfridge ok. 15 units work at 1:5 staffing - will need to be conscious about efficiency in layout Yes - Like memory cabinet idea
Companion Room w/ full bathroom	0	0	0			
Is there a kitchenette and if so what equipment?						
Amount of closet space requested? Special display or shelf at entry?						
			<b>5,400</b>			
<b>Circulation (.3)</b>			<b>1,620</b>			
<b>Sub-Total</b>			<b>7,020</b>			

<b>Memory Care Common Area</b>						
Entry	75	1	75			15 residents + 4 guests @ 35 s.f. per person
Volunteer Space	0	0	0			
Residential Kitchen	260	1	260			
Dining	665	1	665			
Living Room	450	1	450			
Family Room / Den	200	1	200			
Activity Room	0	0	0			
Reminiscence Spaces?	0	0	0			
Toilets	57	1	57			
Bathing	0	0	0			
Salon	64	1	64			
Corridor Nodes	68	2	136			
			<b>1,907</b>			
<b>Circulation (.3)</b>			<b>572</b>			
<b>Sub-Total</b>			<b>2,479</b>			

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>Memory Care Support</b>						
Staff Work Area Separate Room?	160	1	160	Resident Laundry / Dining		Yes
Med Area	20	1	20	Dining / Kitchen		Caswork as a part of kitchen design or adjacent dining
Housekeeping	0	0	0			Combine with soiled utility
Resident Laundry Washers size/capacity Dryer size/capacity Ironing / folding requirements?	100	1	100	Staff Area		
Soiled Utility	112	1	112			Includes space for mop sink
Clean Linen/Utility	45	1	45			
Pantry	0	0	0			
Staff Lounge	0	0	0			
Trash	68	1	68			
Mechanical	90	1	90			
Electrical	56	1	56			
Storage	300	1	300			
			<b>951</b>			
<b>Circulation (.2)</b>			<b>190</b>			
<b>Sub-Total</b>			<b>1,141</b>			

Memory Care Total

10,640

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>High Acuity Assisted Living Resident Rooms</b>						
Studio w/ full bath	360	15	5,400			348-445 s.f. national average - want ceiling lift
Companion Room w/ full bath	0	0	0			Is bed standard hospital bed? Yes
Is there a kitchenette and if so what equipment? microwave, full refrigerator, stove?						microfridge?? Don't want carpet in kitchenette
Amount of closet space/pantry requested?					T.V. / phone	12 s.f currently - need more.
Special display or shelf at entry?						Yes - personalization space is important
			<b>5,400</b>			
<b>Circulation (.3)</b>			<b>1,620</b>			
<b>Sub-Total</b>			<b>7,020</b>			
<b>High Acuity Assisted Living Commons</b>						
Entry	75	1	75			
Volunteer Space	0	0	0			
Residential Kitchen	260	1	260			
Dining	760	1	760			15 residents + 4 guests @ 40 s.f. / resident
Living Room	450	1	450			
Family Room / Den	200	1	200			
Activity Room	0	0	0			
Reminiscence Spaces?	0	0	0			
Toilets	57	1	57			
Bathing	350	1	350	Bathing		Assumes immersion tub
Salon	0	1	0			Part of bathing area
Storage	64	2	128			Storage if traditional lifts are used
			<b>2,280</b>			
<b>Circulation (.3)</b>			<b>684</b>			
<b>Sub-Total</b>			<b>2,964</b>			

SPACE/FUNCTION	APROX. AREA	NUMBER	TOTAL AREA	RELATIONSHIP TO OTHER SPACES	EQUIPMENT	NOTES
<b>High Acuity Assisted Living Support</b>						
Staff Work Area	160	1	160	Resident Laundry Dining		
Location						
Separate Room?						Yes
Med Area	20	1	20	Dining / Kitchen		
Housekeeping	0	0	0			Combine with soiled utility
Resident Laundry	100	1	100			
Washers size/capacity						
Dryer size/capacity						
Ironing / folding requirements?						
Soiled Utility	112	1	112			Includes space for mop sink
Clean Linen/Utility	45	1	45			
Pantry	0	0	0			
Staff Lounge	0	0	0			See Community Commons
Trash	68	1	68			
Mechanical	90	1	90			
Electrical	56	1	56			
Storage	300	1	300			
			<b>951</b>			
<b>Circulation (.2)</b>			<b>190</b>			
<b>Sub-Total</b>			<b>1,141</b>			

High Acuity Assisted Living Total

11,125