



**Armed Forces Retirement Home**  
 Washington, DC  
 GS11P09MKC0022  
 New Commons and HealthCare Center  
 Agency Final Design Approval  
 August 6, 2010



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## EXECUTIVE SUMMARY

### Project Overview:

The New Commons and Health Care Center for the Armed Forces Retirement Home Washington (AFRH) is a key step in the Home's long range plan for modernization so that they may fulfill their mission to provide affordable state-of the art care to our nation's retired service men and women.

The project consists of the demolition and removal of the existing Scott Building and construction of a new +/- 150,000 gsf building on the same site. The building will house amenity and support spaces known as "the Commons" which will serve the entire population of the Washington campus. Included in the Commons is a Wellness Center, providing medical care for all residents. The building will also house a Health Care Center, where a total of sixty long-term care and memory support residential units with skilled nursing will be provided.

The project is being managed by the General Services Administration (GSA) and is being delivered via the Bridging Method. This design concept was developed by the DiMella Shaffer design team following its selection by the GSA and AFRH as the preferred concept in January 2010. Bridging documents will be prepared by the end of August 2010. A Design-Build team will be selected during the fall of 2010 to complete construction documents and begin demolition of the Scott Building in spring of 2011. Occupancy of the Commons Health Care Center building is scheduled for January of 2013.

These Bridging Documents outline the scope of the project and delineate the final design as reviewed and approved by the AFRH, GSA and the approving agencies: NCPC, CFA and DCSHOPO.

### Vision Statement:

In the case of senior living environments, the core purpose is clear. First and foremost, these environments are Residential. The Armed Forces Retirement Home has multiple users ranging from older adults whose lives are fully independent, to individuals requiring varying degrees of assistance with those needing the most assistance living in Long Term Care. Recognizing the range of resident needs and a variety of accommodations that are necessary to meet those needs, this core purpose is essential to uphold in every part of the New Commons and Health Care Center.

A fundamental design challenge is to simultaneously create a comfortable home and amenities for residents and to do so in the context of an existing environment that is overshadowed to some extent by the presence of large scaled institutional architecture. This project is an opportunity to use new architecture to underscore the core mission of the campus, to provide a dignified, supportive residential environment for our nation's veterans, to respect and enhance the rich character of the older structures on campus and to temper the institutional impacts of the larger scaled Sheridan and Scott Buildings. We endeavor to create a facility that reflects a balance of the GSA's public building guidelines, best practices of the retirement home industry and the unique character of the Armed Forces Retirement Home.

### Program:

The new building will provide a skilled nursing facility with single bedroom units for 36 long term care residents and 24 memory support residents in the same structure with campus-wide amenity spaces and a wellness center. Key to the design of the new health center is the "small house" concept where residential units are clustered in groups of 10-12 around common living and dining rooms, replacing the institutional style double loaded corridor layout. The new Commons and Health Care Center will be the center of activity for the entire community and will be the place where residents convene for socializing, physical fitness, educational pursuits, musical interests, business transactions and many other recreational activities. In addition, the amenity spaces include a central kitchen and dining hall where most of the residents dine three times a day. The new wellness center will provide residents with facilities for their primary medical needs ranging from dental to psychological. In addition, the new Commons building will be an efficient and lively workplace for the staff and administration of the AFRH, since most of their offices will be located here. All of these program areas will have the opportunity to enjoy views overlooking the campus landscape and the Washington DC skyline beyond. The project will be designed for operational efficiency and has set LEED certification as a minimum standard for sustainability design.

### Site:

The site for the building is bounded on the north by Scott Road, on the west by MacArthur Drive, on the south by Arnold Drive and on the east by Eisenhower Drive and Old Chapel Circle. Currently, the seven-story Scott Building occupies approximately half of the available site and will be demolished to make room for the new building. The site has a grade change of approximately 32' from north to south. To the southwest of the site, a valley provides a view to the Washington Monument and downtown Washington. To the north of the site lies the Armed Forces Retirement Home campus quadrangle. Landscaped both formally and informally, this quadrangle is defined by the building facades of the Scott, Sheridan, and Sherman buildings and then by the smaller-scaled Lincoln Cottage, Admissions Building, Quarters 1 and Quarters 2. The site is bounded by the Soldiers Home National Historic Site and the National Historic Landmark Boundary. In addition, the Lincoln Cottage National Monument lies across the quadrangle. Vehicular access to the site will be from Scott Road on the north and from Arnold Drive on the south. Pedestrian access will occur at grade and below grade via an existing underground passage that connects the existing Sheridan and the existing Scott Building. No native vegetation exists on the site; however several mature specimen trees exist on site along the southern side of Scott Road and in a row extending from Arnold Drive to the western side of the dining hall.

## Architectural Context:

The architectural context of the AFRH core campus has three divisions of building scale: 1) two-story cottages along MacArthur Drive and Eisenhower Road, including the Rose Chapel, 2) three and one-half story nineteenth century administration buildings like Sherman, Sherman North and the Grant Building, and 3) seven story twentieth century dormitories like Sheridan and Scott. The nineteenth century structures are masonry bearing wall construction and utilize stone, brick and stucco-covered brick as predominant materials. Masonry corbels and deep-set wood windows are prime characteristics of this type of construction. Slate, standing seam copper and cast iron are roofing and railing materials that are prevalent in these structures. The twentieth century structures utilize limestone-clad masonry back-up walls. The limestone panels are larger in scale than the nineteenth century stone masonry units and utilize flush details which reflect the difference in construction from the buildings of the earlier eras. The informal orientations of the cottages reflect the character of the time when they were built, sited along the natural contours of the ridges when the campus was more pastoral. The three story administration buildings are formally aligned along a north-south axis which runs south to the hospital complex and on to the US Capitol. The twentieth century Sheridan and Scott Buildings were conceived as the first phases of separate more aggressive planning ideas that were not sensitive to the earlier structures. As a result, they are oriented independently from the other buildings.

## Sustainability:

One of the purposes to replace the Scott Building is to reduce the overall costs of maintaining a large aging structure. Therefore maximizing energy performance is a key goal for the project and is in line with the goal of achieving LEED certification for sustainable design. As we have been developing the program and laying it out on the site, our thinking about sustainability becomes more tangible. A review of the LEED 2009 checklist for New Construction has helped organize our effort and helps us to understand what areas of sustainable design make sense for this project.

Given the orientation of the site, there is great opportunity to take advantage of daylight harvesting while employing passive solar shading on the large viewing windows likely to be located on the southern elevation of the new building. The orientation also suggests that on-site renewable energy production might be possible with the use of photovoltaic panels on the high roofs. Demolition of the Scott Building suggests that a high percentage of debris material can be specified for separation and reuse off-site. The fact that we are reducing the area of building on this site makes it a natural candidate for storm water reduction and treatment strategies. Large program areas of the lowest floor combined with the need for access to outdoor space on the smaller healthcare floors above suggest the use of roof gardens. These gardens can serve to reduce the heat island effect, to increase insulation values and reduce the rate and amount of runoff from roof surfaces.

Minimizing water use is another goal for the project. In addition to water efficient plumbing fixtures, we have suggested that a grey water system be considered for the building as a way to further reduce water consumption. This system would store and treat stormwater to be used in water closets.

As a part of our practice we incorporate indoor environmental air quality as a part of our thinking when we select materials and when our engineers design the temperature control systems and devices. Monitoring these systems and the cost to do so will be a point of discussion for the design build team and the AFRH.

The project is currently registered with the USGBC. As an option to the project, the AFRH and GSA are interested in attaining LEED Silver. This will need to be achieved without significant alteration of agency-approved landscape plans, architectural plans, roof plans, and exterior elevations.

## ARCHITECTURAL DESIGN NARRATIVE

### • Design Objectives:

As the preliminary concept phase began, we identified a series of objectives we felt would be key to the success of any concept developed on the site. It is from these objectives that the design has evolved.

- The New Commons HealthCare Center contains approximately 150,000 gsf. The building must have an appropriate presence on the Quadrangle as it will symbolize the center of social activity for the AFRH-. Views overlooking the DC skyline and the surrounding woods and meadow should be shared by all residents from the commons spaces.
- The western portion of the site holds the potential for an unobstructed view of the Washington Monument from the porch of the Lincoln cottage.
- The design should recognize the formality and axial alignment of the dominant existing historic structures on the campus.
- The building should take into consideration that palette of existing building materials on the campus.
- New landscape should reflect the historic pastoral nature of the existing land forms and landscape. Outdoor seating areas are needed on both the Quadrangle and meadow sides of the building.
- The design should be configured to minimize travel distance between the existing Sheridan and the entrance to the Commons since the independent living residents will be making this trip three times daily for meals and frequently to avail themselves of a variety of services being provided on the first two floors of the Commons.
- Access to natural daylight from the Sheridan pedestrian tunnel should be available as soon as one enters the new Commons area. Daylight harvesting within the entire building should be maximized.
- The program requires numerous entry points, including Quad level and meadow level pedestrian entrances, along with a protected vehicle drop off area, a service entry and an emergency vehicle (ambulance) entry.
- To the maximum extent possible, Commons functions should be arranged to encourage incidental social opportunities for residents.
- The Hall of Honor, a functionally and symbolically important space, should be given prominence in the building floor plan.
- HC Parking spaces for staff and visitors should be provided near the building without placing a parking lot in the historic Quadrangle area.
- The small house concept is to be provided for the 60 long term care and memory support residents. This concept requires the creation of three 12 room residences for LTC residents and two similar residences for MS residents. These residents will use certain facilities within the Commons.
- A combination of closed offices and open offices (workstations) are programmed in administrative areas and should be grouped to share support spaces and meeting rooms.

### Final Concept:

The final concept has evolved from the design objectives. Numerous schemes have been investigated and reviewed with the GSA, AFRH, NCPC, CFA, DC SHOPO, Peer Reviewers and consultants. Options were narrowed during the concept stage and the final architectural concept reflects considerable input from each of these groups. The essential components of the Final Concept that is presented in the pre-bridging package are as follows:

- The architectural concept has a program organizational strategy that places the Health Care Center floors above the Commons floors, so that the overall building footprint becomes as compact as possible. The compact footprint gives opportunity to create substantial open space on the site. The final concept contains 150,000 gsf. The operational requirements of the program result in a distribution of this space with two thirds on the first two floors and the remainder placed on the upper two floors, thus, giving shape to the building massing.
- In significant contrast to the existing Scott building, the new building does not overlap the Lincoln view shed. This has been achieved by locating the building on the eastern half of the site and leaving the sight lines completely unobstructed on the western half.
- The scheme uses the building to form a strong formal edge to the south side of the quad, recognizing the symmetry and the existing north/south-east/west geometry of the dominant buildings on the campus. Thus, a simple distinct three story building form on the quad side establishes a scale relationship with the other larger historic structures. Significantly, the building's main entrance faces the Quadrangle and recognizes the historic emphasis given that axis for entrances of all major buildings on the campus.
- While the north façade is formal, the building program and pastoral setting to the south enable the mass and south facing façade to become more informal with the most significant feature being a two story porch with roof top garden that encircles major Commons spaces within the building and provides for a generous view to the south and southwest both from inside and out.
- Integration of the south porch with terraces to the east and west allow residents and visitors to pass freely from the Rose Chapel to McArthur road. Sitting areas along this walk provide resting places. Selective placement of new canopy trees within the lawn areas will provide shading for these resting places.
- As one enters the building from the Quadrangle, The Hall of Honor, a functionally and symbolically important space, has been placed as a central organizing element in the plan, extending the sequence of spaces, from Quad entry to the south porch, giving emphasis to the historic N/S axis within the building.
- The Quadrangle entrance will serve as a resident entry in good weather and be clearly visible to visitors approaching the campus by vehicle. A secondary entrance and porte cochere is provided on the east end of the building in close proximity to the Sheridan building in order to afford residents the

opportunity for nearby sheltered waiting for vehicle pickup and drop off during inclement weather. This entry is aligned with the tunnel entry point from Sheridan at the garden level and establishes a strong East/West circulation axis at both levels. An internal atrium space reinforces this E/W movement within the building and becomes a spine or “main street” along which the majority of resident amenities in the first two floors are organized, allowing for maximum incidental social interaction for the building’s users.

- Significant daylight harvesting is possible on the two deep lower floors due to the orientation of much of the façade southward and the incorporation of two open air courtyards within the footprint. The combination of perimeter glazed walls and the 360 degree glazed sides of both courtyards brings daylight to the main circulation spine and all resident amenity spaces on both floors of the building.
- The upper two floors of the building are where more infirm residents will live in small house settings. This concept results in the creation of three 12 room residences for LTC residents on the 3rd floor and two similar residences for MS residents on the 4th floor. All five are organized to allow staff to flow freely within the building and to allow residents ample access to secured outdoor terraces facing south, formed by the roofs of the larger footprints on the lower floors. Internally, Health center residents can access wellness services (located in the Commons floors) through a connecting elevator and can also exit to the east for access to the porte cochere.
- Relationships of existing materials and scale have been considered in the selection of new materials. The building is clad primarily in modular verigated limestone, reflecting the prominent use of stone on the historic structures. The stone texture is smooth. Alternating thin bands of the same stone at a regular rhythm forms a subtle pattern that becomes more apparent as one gets closer to the building. The scale of the pattern approaches the scale of the larger stone blocks on the historic buildings. Below the window sill of the Quadrangle level, the exterior material changes to a modular split-faced limestone which is not only a different texture, but a different color. This material is then carried down to the grade, forming an expression of a base which is a consistent architectural element on the historic buildings. This base occurs on all sides of the building and along grade slopes at the east and west ends of the building. Projecting limestone sills are introduced into the stone enclosure to enliven the façade with detail and projecting limestone cornices are used to unify the masonry openings along the north and south elevations which are longer and more varied than the shorter east and west elevations. On the south face of the building, inserted between the east/west and south stone wings, is a curved glass and metal façade that forms a two storey porch facing the southwesterly view. The columns, fascias and column covers are painted metal and glazing is generous behind deep overhangs to protect against the afternoon sun. Similar treatment is given to the two storey entrance porch on the north façade, the porte cochere and the one storey extension of the porte cochere that contains artists’ studios. All metal surfaces are painted a medium grey tone to distinguish from the stone and to reflect the color palette used elsewhere on the campus.
- Service and ambulance access is provided at the lower level, separated completely from resident circulation and shielded from view from the quadrangle by retaining walls. The loading drive is configured to look like a park drive when not in use. Accessible parking is provided in parallel spaces along Eisenhower Drive. Sidewalk and landscape development along Eisenhower Drive defer to the pedestrian rather than to vehicles.

- Service is direct from loading to kitchen and kitchen to dining and the health center. A service corridor along the north side allows food service to get directly to the Sheridan tunnel.
- The east west orientation of the upper building mass provides opportunity to install a maximum array of south facing PV panels if such is proven to be financially feasible either now or in the future.

#### Interior Design Concept:

- Central to the approach to interior design is the orientation of primary circulation pathways to the exterior and ample amounts of daylight. The entire East/West circulation corridor, on both the ground (meadow) and Quad floor levels is placed along open air courtyards that are cut into the deep floor plates. To reinforce the connection of the circulation to the exterior, floors are finished with porcelain tiles that are the texture and color of natural stone used on the exterior. Since the East/West corridor runs along the south exterior structural wall of the building, the exterior modular limestone extends to clad the line of structural piers supporting the Quad level floor and extending through the atrium to the ground level. These materials set up the core palette of finishes for the interior.
- To enhance an atmosphere that is more residential than commercial, ceiling finishes are generally gypsum board combined with large acoustical panels with concealed suspension systems. Ceiling heights are modulated with “trays” that serve to mark important entries and give form to the larger gathering spaces such as the dining room, Hall of Honor, and Library. Lighting is often indirect to minimize fixture glare and place light on vertical surfaces.
- An important intersection in the plan is where the East/West corridor and the North/South corridor meet at Quad level. An open connecting stair becomes part of a wood accent wall marking this as a key connecting point between the two levels. The atrium ceiling rises at this point and opens to a skylight. Here, the concierge desk has oversight of all movement and is designed to sit in front of a glass backlit wall that is similar to the wall marking the mail area on the first floor. Wood species are to be selected from sustainable products.
- Other highlighted wall surfaces within the two storey atrium are clad with cork to bring additional warm textures to the interior and to increase acoustical absorption within the circulation spaces.
- Ceramic and glass wall tiles will decorate the server walls. Decorative metal screens form transparent partitions between the atrium and the dining room/server and the atrium and canteen area located near the entry to the Sheridan tunnel.

## LANDSCAPE ARCHITECTURE DESIGN NARRATIVE

The landscape site plan for the Armed Forces Retirement Home New Commons and Health Care Center preserves the historic character of the site, strengthens connections to the campus, provides a healing landscape for the residents, and creates a sustainable landscape incorporating environmental and low impact development design principles.

In creating a landscape for the proposed New Commons Building, the historic design, views, and character of the site have been preserved and enhanced. In order to maintain the views from Lincoln Cottage to the meadow and the city beyond, new construction has been minimized and no new canopy trees have been proposed within the view corridor. The loading dock is blocked from view and the meadow landscape character of lawn and existing specimen trees is extended to Scott Drive.

The connection of the proposed New Commons Building to the Quadrangle and neighboring buildings is reinforced in the landscape design. Sidewalks along Scott Drive and a wide crosswalk with pavers across Eisenhower Drive establish a safe, pedestrian connection to the Sheridan Building. Foundation plantings are provided by the building entrance, large areas are planted with uniform species, and large areas of lawn with specimen trees are proposed to match the character of the existing site. Proposed concrete paths, asphalt roads, concrete curbs and gutters, and iron site furnishings will also match the existing palette of site materials.

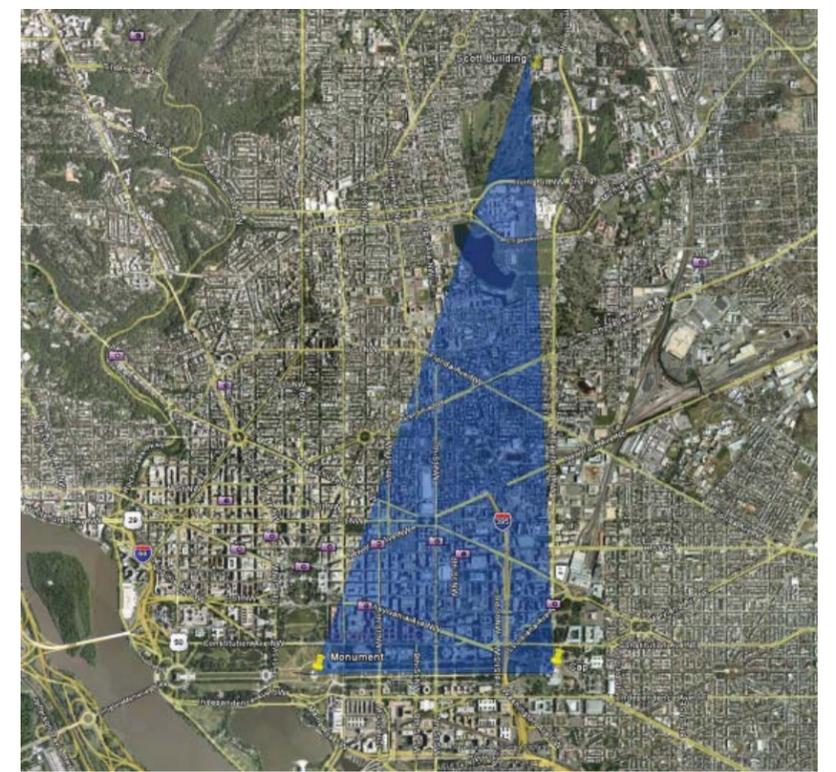
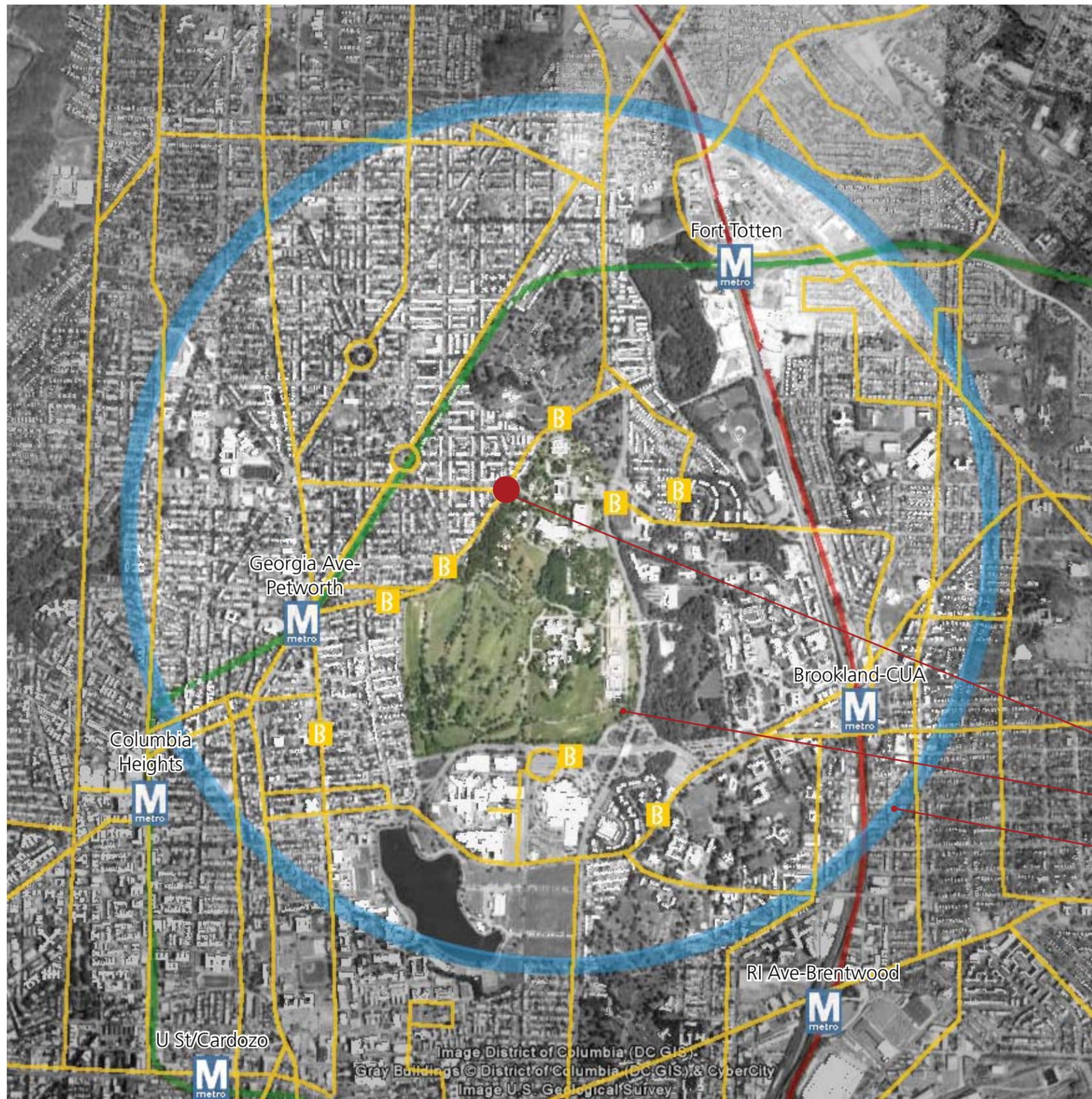
The relationship of the New Commons Building and the Rose Chapel has been strengthened. Eisenhower Drive has been realigned on the East side of the site so that a clear path of travel will extend to the Chapel. The current loading dock has been replaced with accessible parallel parking and a sidewalk has been proposed for pedestrian traffic. Chapel Woods has also been preserved and the existing trees protected. The relationship of the proposed New Commons Building and the adjacent Meadow is also reinforced by minimizing view obstructions and extending the bucolic and expansive landscape character towards the building. Efforts have been made to preserve existing specimen trees in the south-west corner of the site.

The proposed landscape incorporates healing gardens for the residents, providing an important therapeutic and social space for the Home. Landscapes have the potential of alleviating stress and anxiety and countering the physical, social, and mental challenges of aging and those suffering from dementia and Alzheimer's. They provide opportunities for physical exercise, gardening, and recreational activities, promoting physical and psychological health as well as a sense of control, independence, and self-esteem. Gardens can also provide space for social interaction, exposure to daily life, and relaxation which improves emotional and psychological health. Memory, sensory awareness, and cognitive ability are stimulated through exposure to nature, exercise, and recreation. In the proposed plan, sheltered outdoor areas are provided for seating, gathering, and viewing the landscaped grounds of the Home as well as daily activities in the Commons and Quadrangle. Accessible walking routes of various lengths extend throughout the site, with expansive views and opportunities to sit and rest. Roof top gardens are placed at each level, creating a seamless transition of indoor and outdoor space. Courtyards are placed in promi-

nent areas for ease of access and viewing and include a fountain in a central location. A labyrinth garden, adjacent to the meditation room, provides a calming, mild form of exercise in a peaceful setting. The Memory Support Garden provides a sheltered and secure environment for patients with Alzheimer's patients. A tall enclosure is screened with planting so as not to create a sense of confinement. Wandering behavior is channeled to an easily navigated, looped walking path. Garden elements are also chosen that can stimulate long term memories. Throughout the site, walkway, furnishing, and planting details are used that address the physical and sensory challenges of the elderly and create a home-like atmosphere. The planting selection has been developed to reinforce healing function of the gardens. Because patients with Alzheimers' have a tendency to eat the vegetation, plants in the Memory support garden are non toxic and thornless. In the remaining terraces and gardens, plants have been selected that are colorful, fragrant, and attractive to birds, hummingbirds, and butterflies in order to provide sensory stimulation and a connection to nature for the residents.

In order to preserve the natural heritage of the site; conserve water, energy, and natural resources; and meet the environmental and LEED goals of the project, sustainable design principles have been incorporated in each proposed landscape concept. Rooftop greens consisting of intensive and extensive vegetation provide increased vegetated cover to the site and help meet the storm water quality and quantity control requirements. The capture of rain water in cisterns and the reuse for irrigation and cooling tower make up is being explored. Additional storm water treatment and storage is provided in each concept by a rain garden meadow, located at a low point of the site, adjacent to an existing inlet. This garden, consisting of native perennials, grasses and groundcover, will provide a smooth transition to the meadow below, create a space for garden viewing and walking, and perform an important infrastructure function. These low impact design systems collect the first flush of storm water, filter pollutants through the soil and vegetation, and slowly release it to the storm system. Water and energy resources are preserved through a low maintenance, low irrigation landscape. Existing natural resources are preserved and through tree protection measures. Plants have been selected that are native to the Coastal Plain and Piedmont ecological regions and that are attractive to birds, butterflies, and humming birds.

These proposals for New Commons and Health Care Center landscape will preserve the historic features of the site, create a healing landscape, and utilize sustainable technologies while providing an enhanced setting and facility for the residents of the Armed Forces Retirement Home.



View Corridor to Downtown Washington D.C. From AFRH Campus

-  Metro Stop
-  Bus Stop
-  Main Entry to AFRH Campus
-  AFRH Campus
-  2 Kilometer Radius

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# NEW COMMONS AND HEALTH CARE CENTER

## SITE LOCATION PLAN

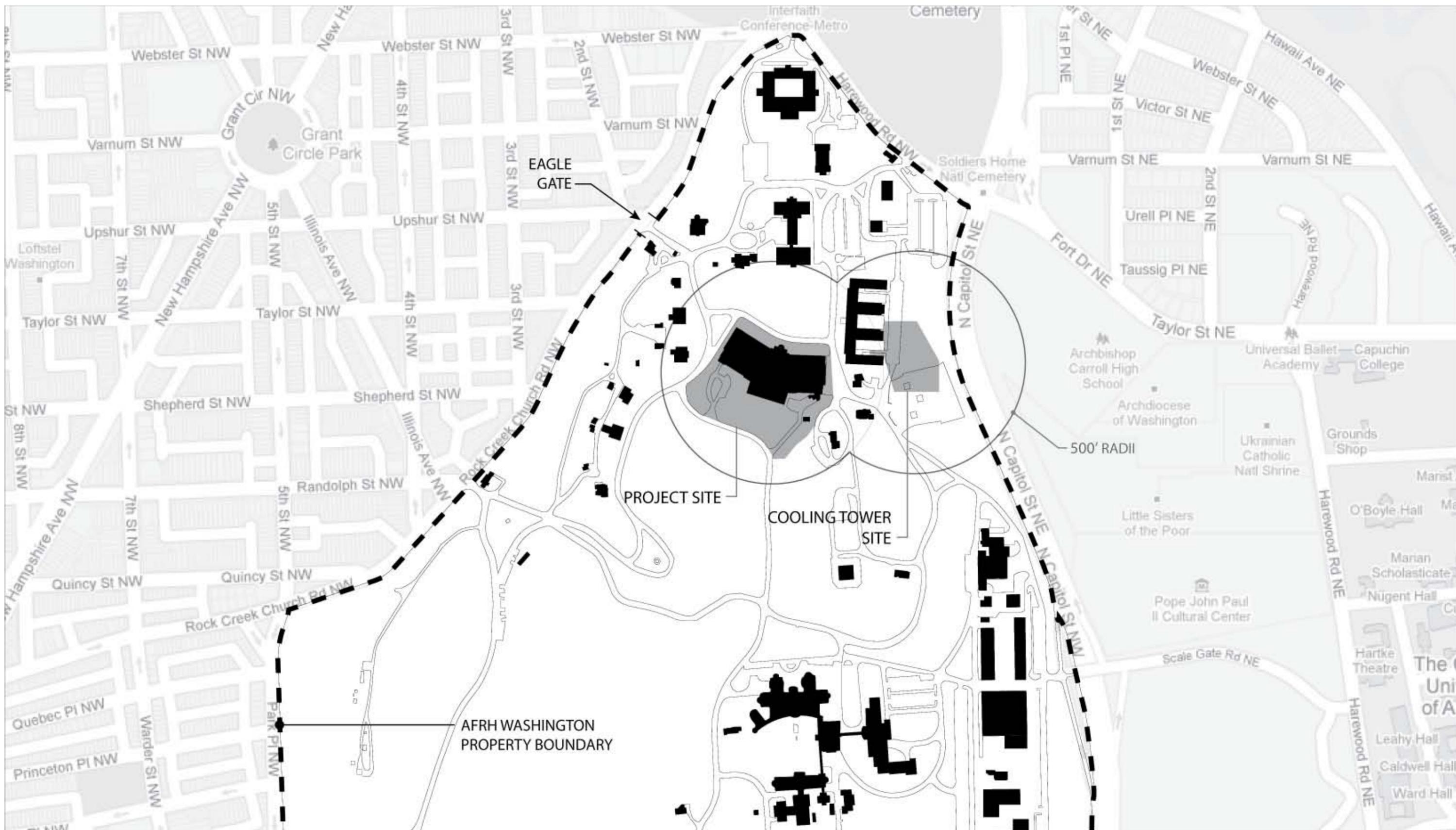


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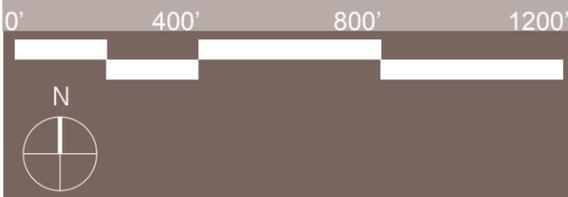




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# NEW COMMONS AND HEALTH CARE CENTER

## VICINITY MAP

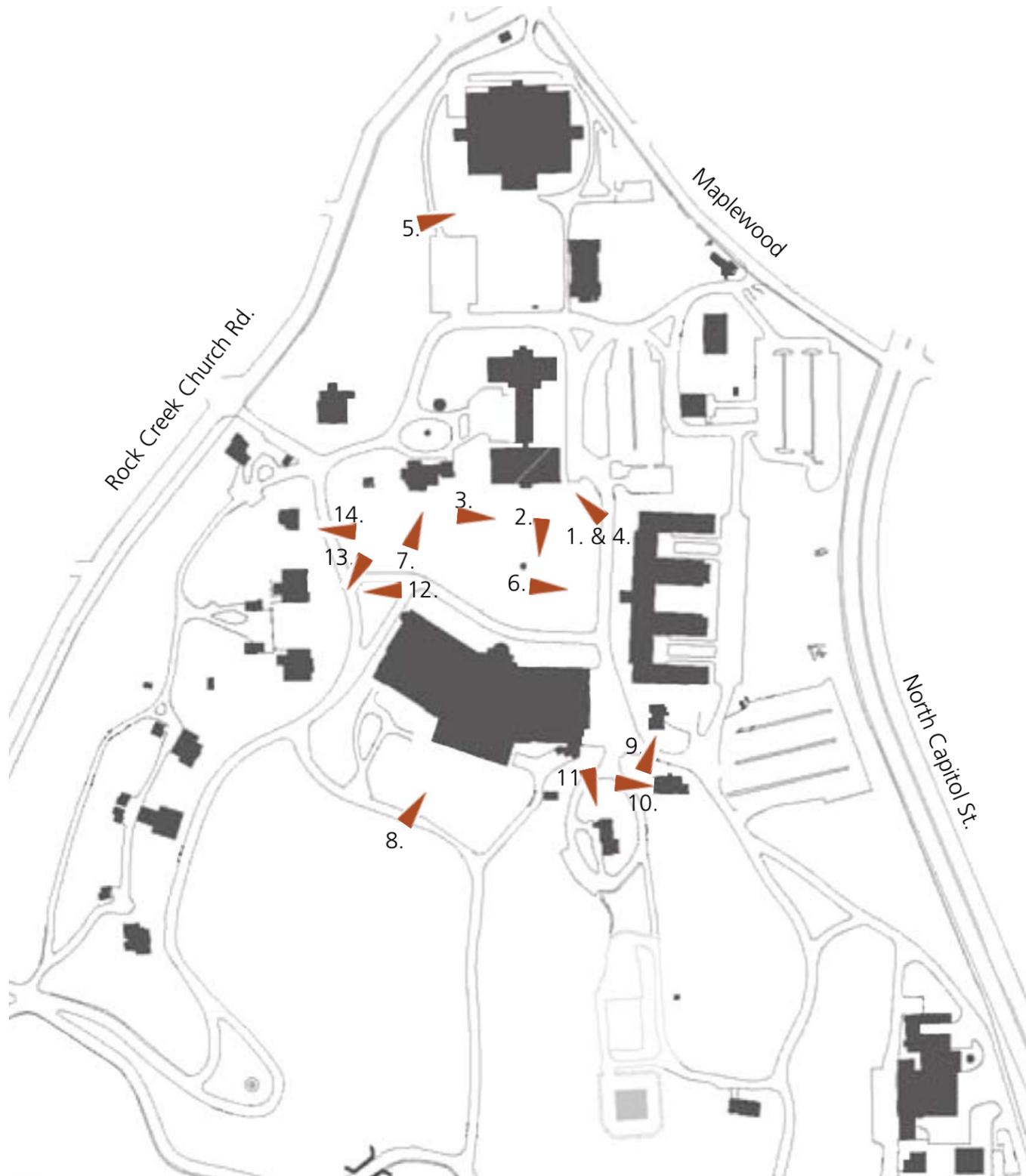


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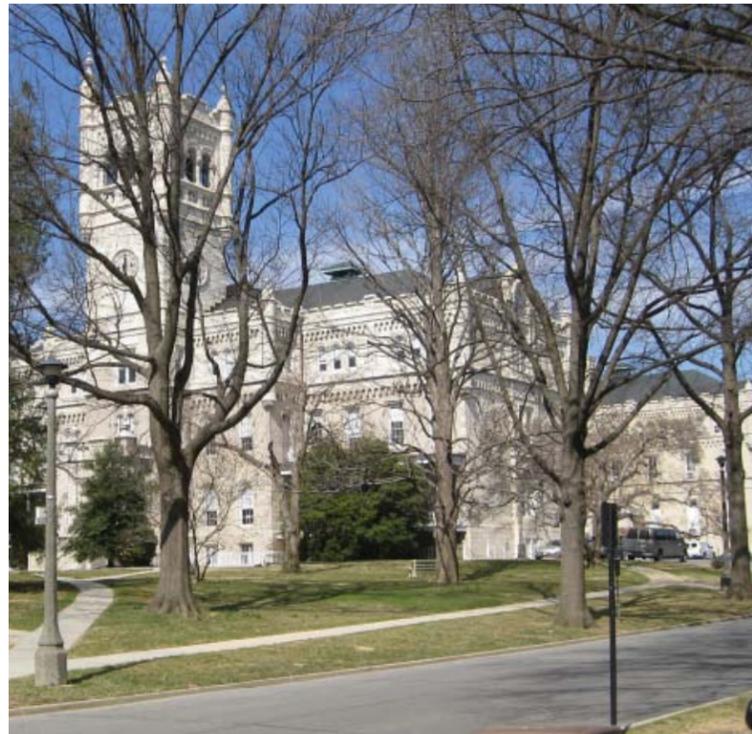


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Site Key



1. View of Sherman Building



2. View of Scott Building from AFRH Quadrangle



3. View of Sheridan Building from AFRH Quadrangle

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## SITE PHOTOS



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4. View of Sherman Tower



5. View of Grant Building



6. View of Sheridan Building



7. View of Lincoln Cottage and Sherman from AFRH Quadrangle



8. View of Scott Building from South

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9. View of Quarters 40 Building- South Facade



10. View of Quarters 41 Building



13. View of Quarters 1 and Quarters 2 Building



11. View of Rose Chapel



12. View of Quarters 2 Building

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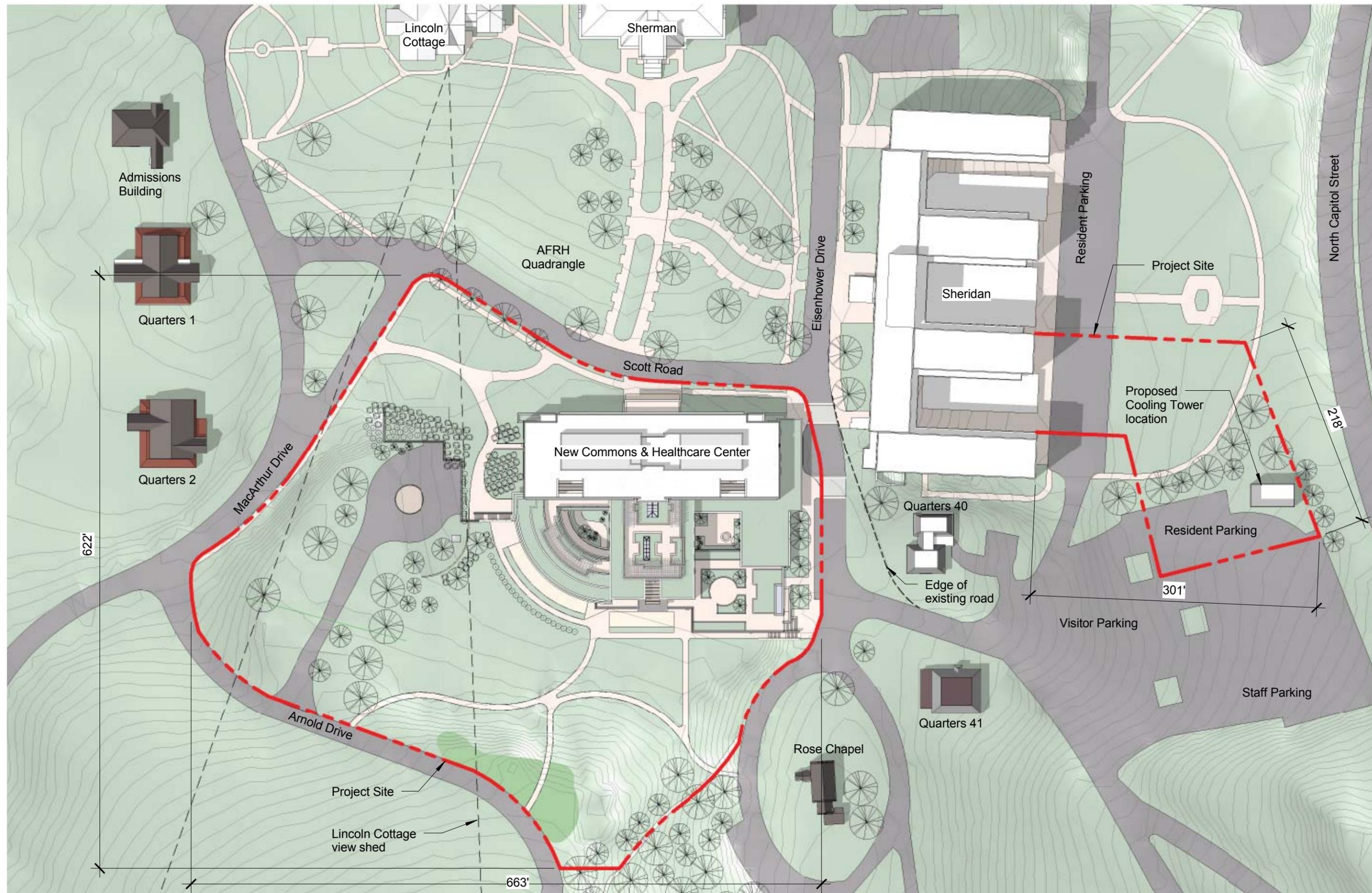
# NEW COMMONS AND HEALTH CARE CENTER SITE PHOTOS

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# NEW COMMONS AND HEALTH CARE CENTER

## SITE / ROOF PLAN

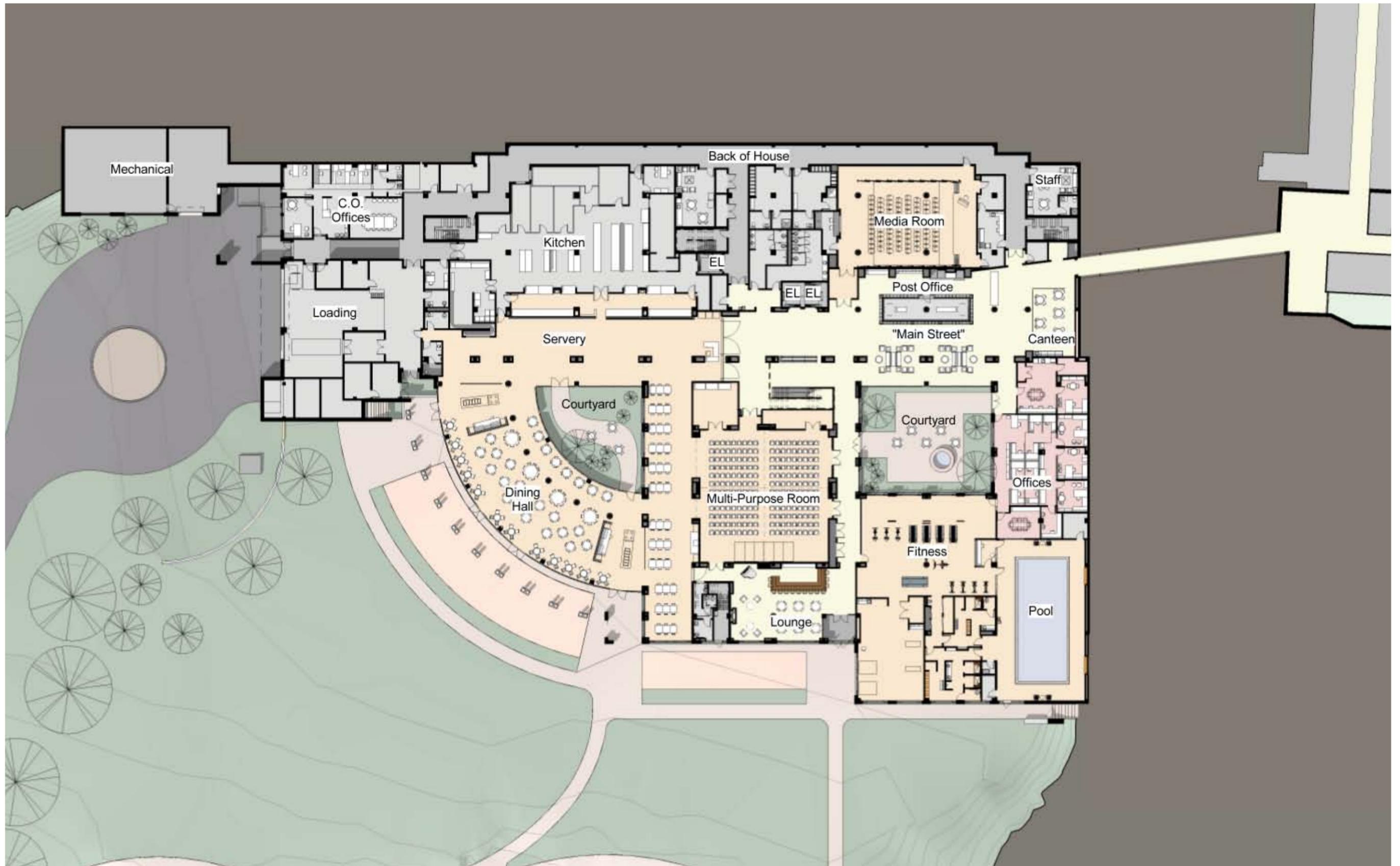
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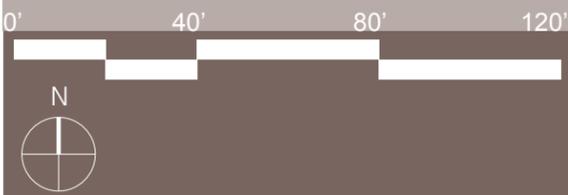




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# NEW COMMONS AND HEALTH CARE CENTER

## GARDEN LEVEL

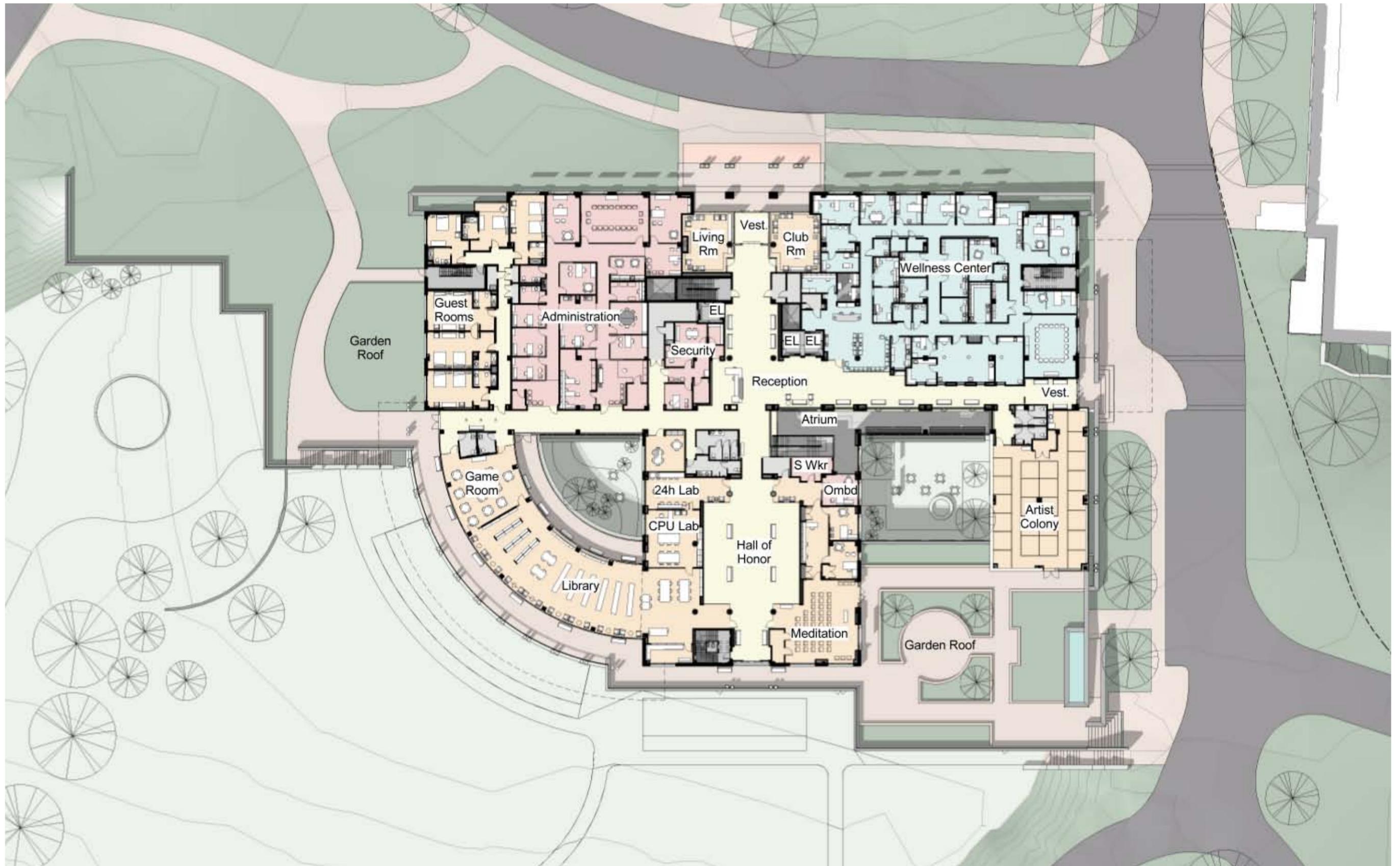


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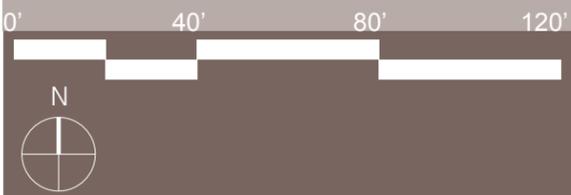




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## QUADRANGLE LEVEL

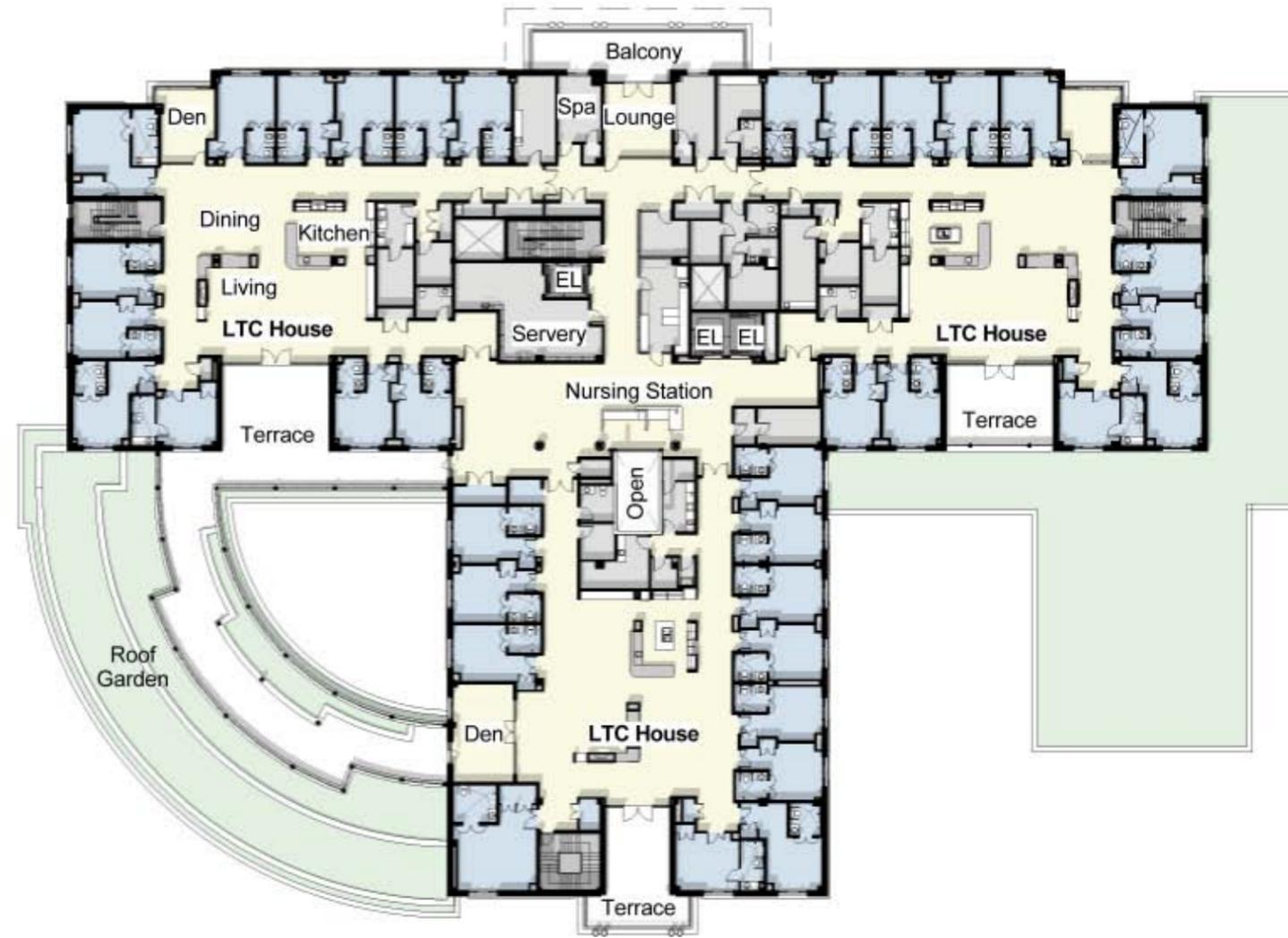


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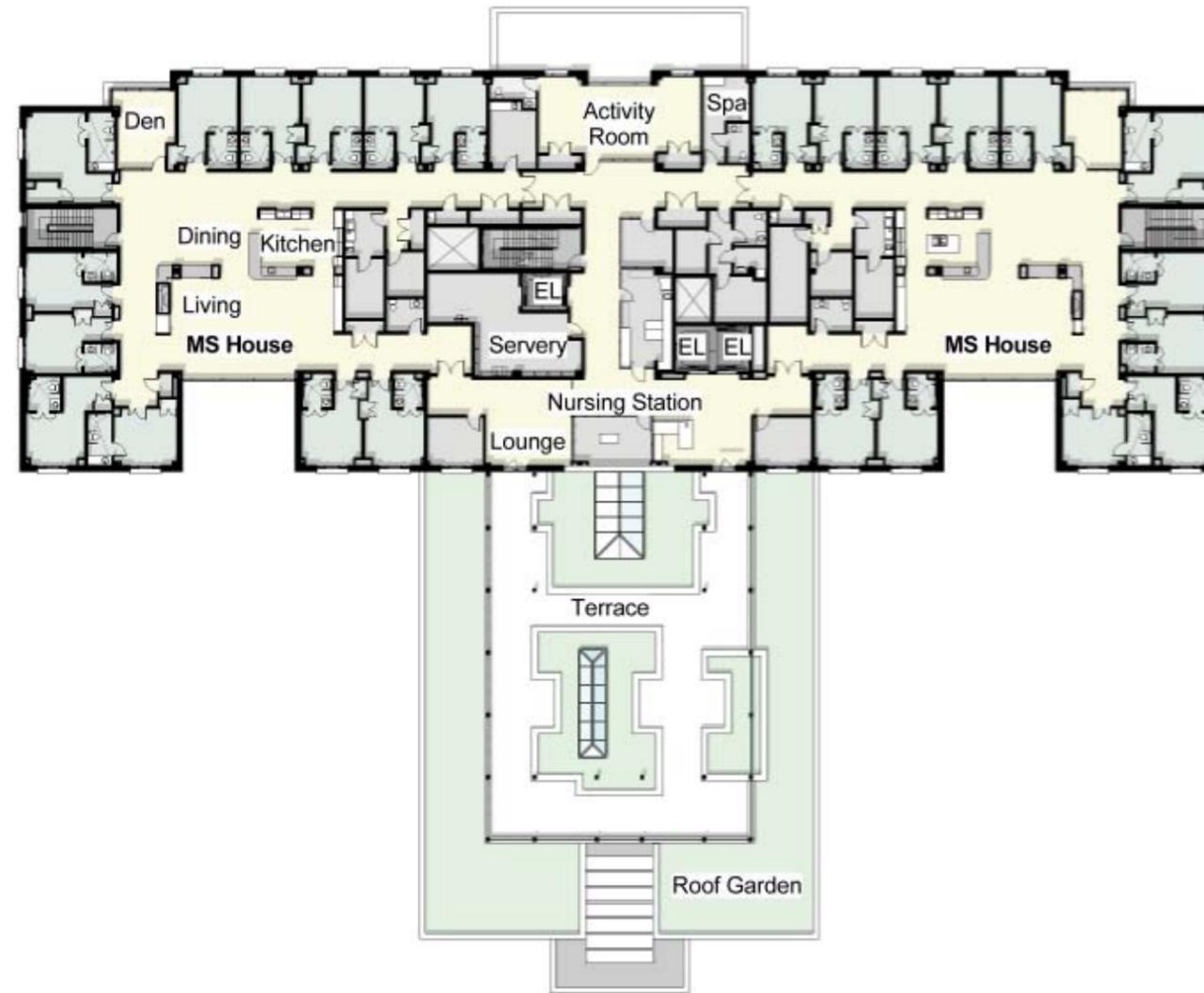
## LEVEL 3 LONG TERM CARE

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## LEVEL 4 MEMORY SUPPORT

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East Elevation



North Elevation

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## ELEVATIONS

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West Elevation



South Elevation

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## ELEVATIONS

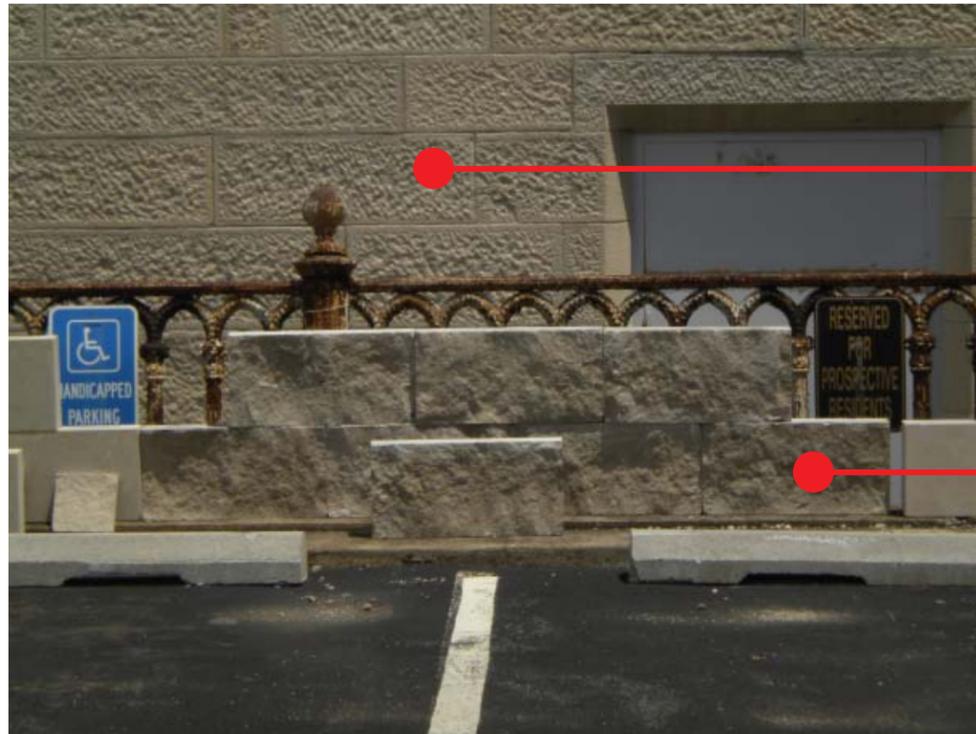


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Existing Sherman Building

Base cladding  
(Adair Limestone - split face)

Proposed materials on site

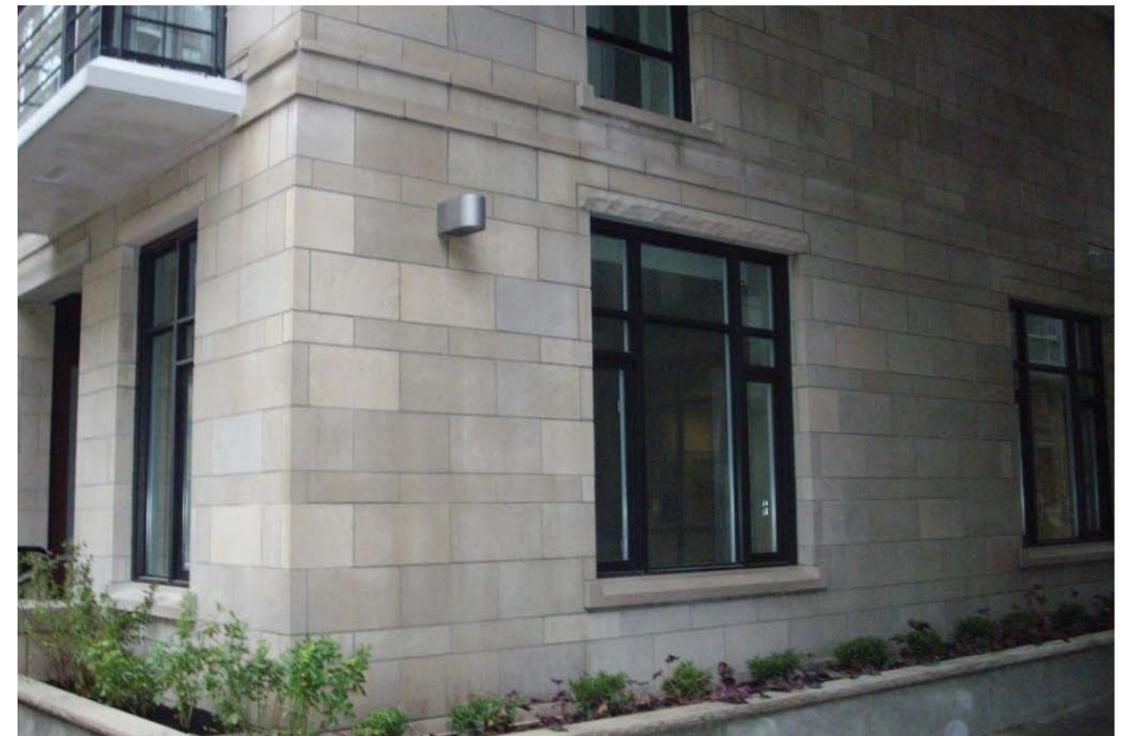


Example of proposed material



Base cladding  
(Adair Limestone - split face)

Proposed materials on site



Example of proposed material



APPROACH FROM SCOTT ROAD

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# NEW COMMONS AND HEALTH CARE CENTER

## PERSPECTIVES

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APPROACH FROM EISENHOWER DRIVE

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## PERSPECTIVES

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VIEW FROM ROSE CHAPEL

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# NEW COMMONS AND HEALTH CARE CENTER PERSPECTIVES

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VIEW FROM MEADOW

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## PERSPECTIVES

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VIEW FROM SCOTT ROAD AT DUSK

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# NEW COMMONS AND HEALTH CARE CENTER

## PERSPECTIVES

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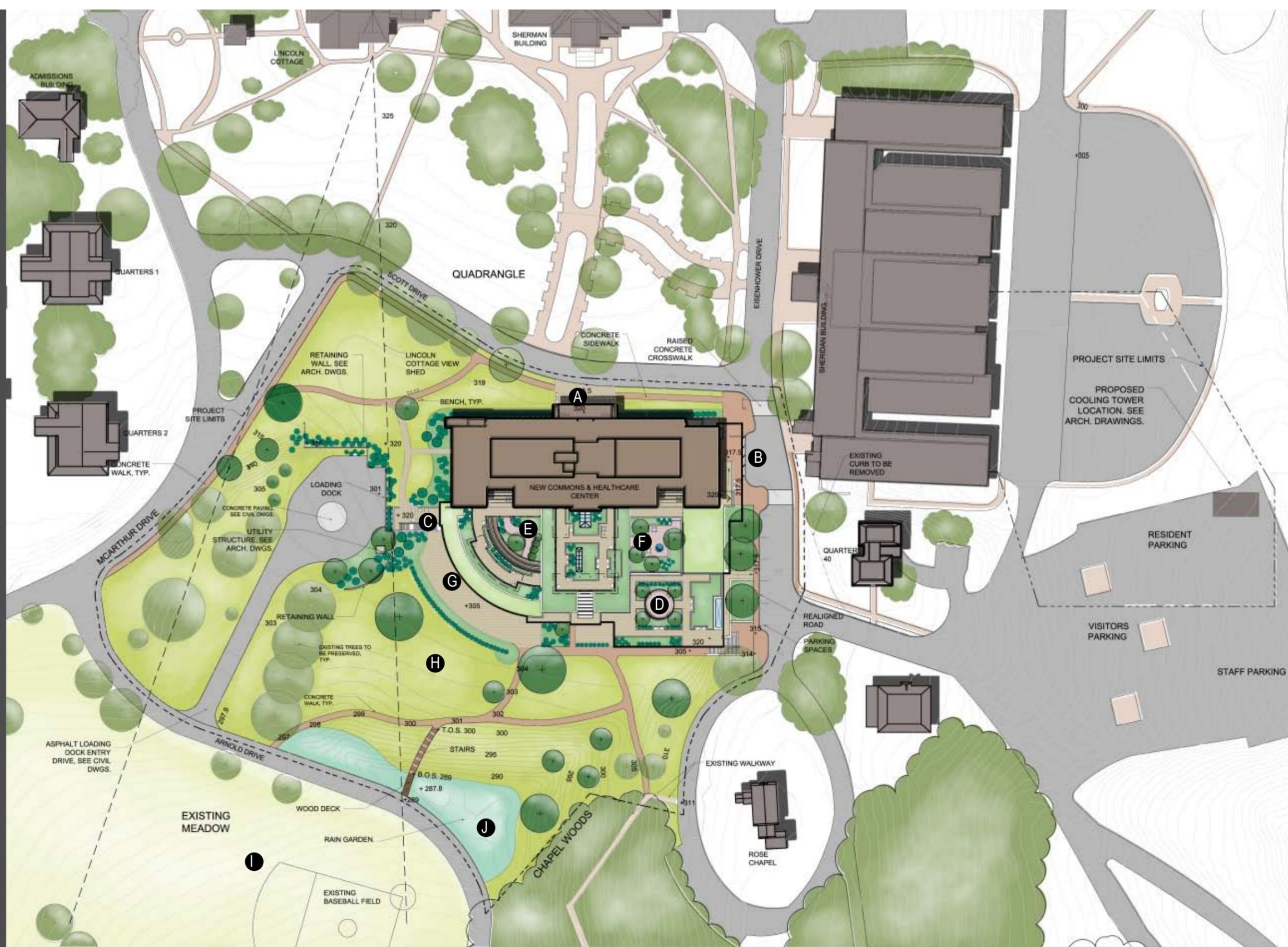
## MODEL PHOTOS

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- KEY**
- A** ENTRY GARDEN
  - B** PORTE COCHERE
  - C** MEADOW OVERLOOK TERRACE
  - D** LABYRINTH TERRACE
  - E** DINING COURTYARD
  - F** "MAIN STREET" COURTYARD
  - G** DINING TERRACE
  - H** LAWN
  - I** MEADOW
  - J** RAIN GARDEN
- ASPHALT ROAD
  - CONCRETE
  - CONCRETE PATH - EXISTING
  - CONCRETE PATH - PROPOSED
  - CONCRETE PAVING
  - STONE PAVING
  - MEADOW - EXISTING
  - LAWN
  - RAIN GARDEN
  - PERENNIAL AND GROUNDCOVER
  - SEDUM GREEN ROOF
  - TREES - EXISTING
  - TREE - PROPOSED
  - SHRUBS

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# NEW COMMONS AND HEALTH CARE CENTER

## MODEL PHOTOS

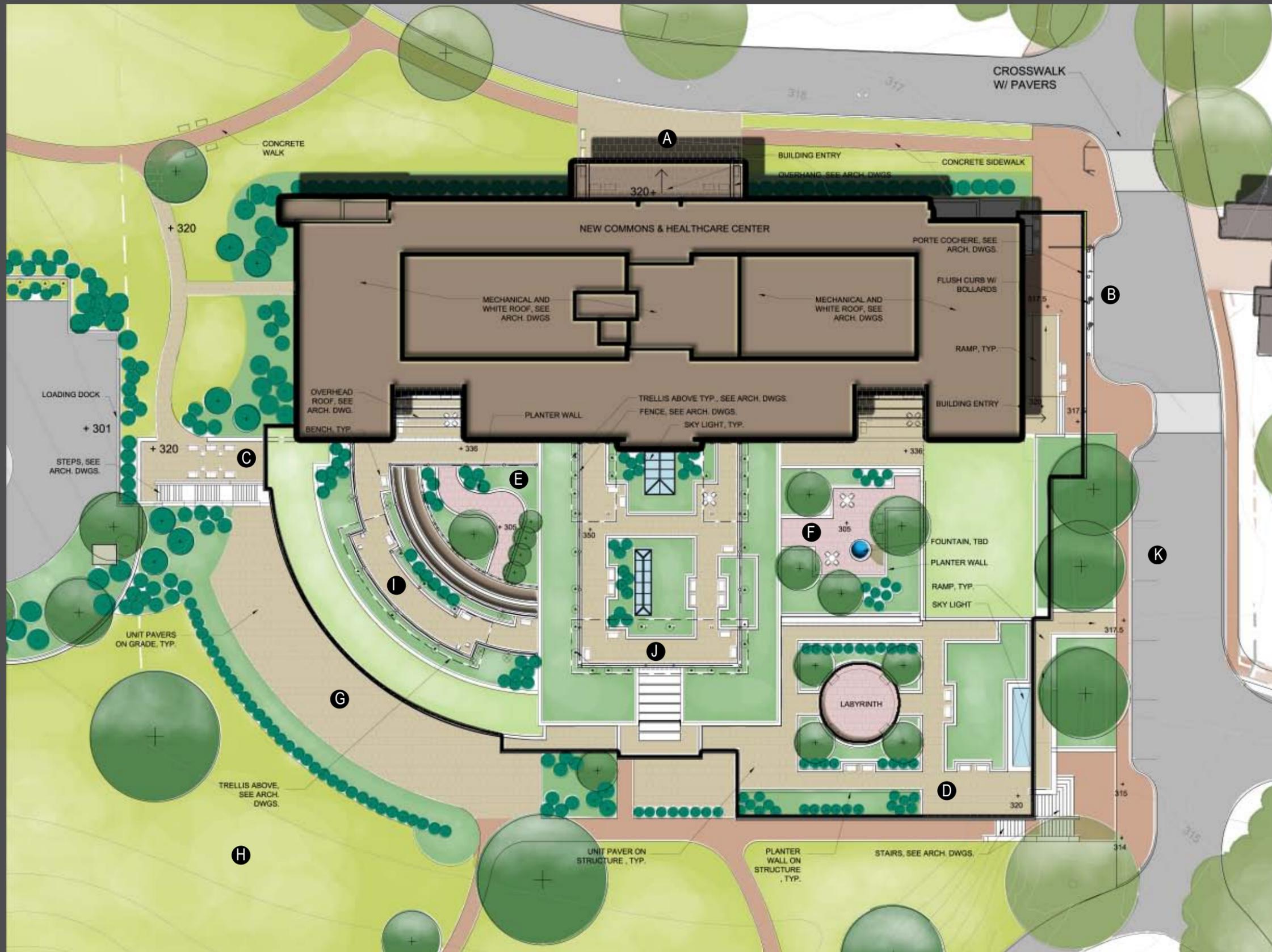


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- KEY**
- A** ENTRY GARDEN
  - B** PORTE COCHERE
  - C** MEADOW OVERLOOK TERRACE
  - D** LABYRINTH TERRACE
  - E** DINING COURTYARD
  - F** "MAIN STREET" COURTYARD
  - G** DINING TERRACE
  - H** LAWN
  - I** LONG TERM CARE TERRACE
  - J** MEMORY SUPPORT TERRACE
  - K** PARKING AND REALIGNED ROAD
- ASPHALT ROAD
  - CONCRETE
  - CONCRETE PATH - EXISTING
  - CONCRETE PATH - PROPOSED
  - CONCRETE PAVING
  - STONE PAVING
  - MEADOW - EXISTING
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  - RAIN GARDEN
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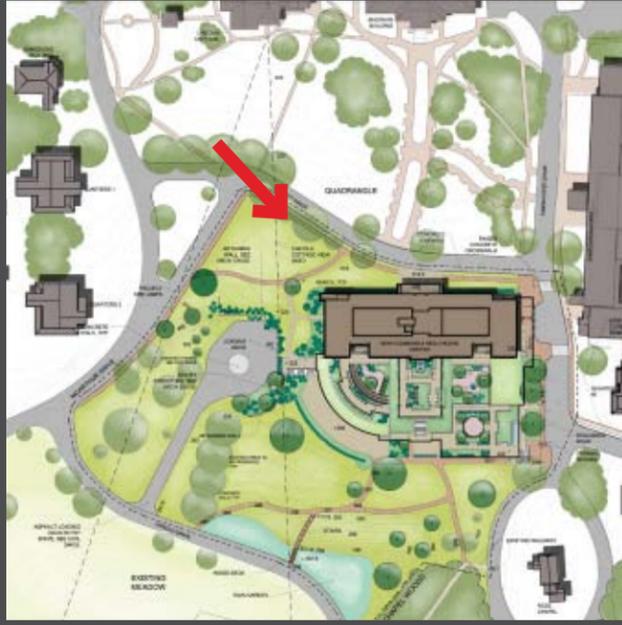
## LANDSCAPE PLAN-BUILDING TERRACES

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KEY PLAN



EXISTING VIEW

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# NEW COMMONS AND HEALTH CARE CENTER LANDSCAPE PERSPECTIVES

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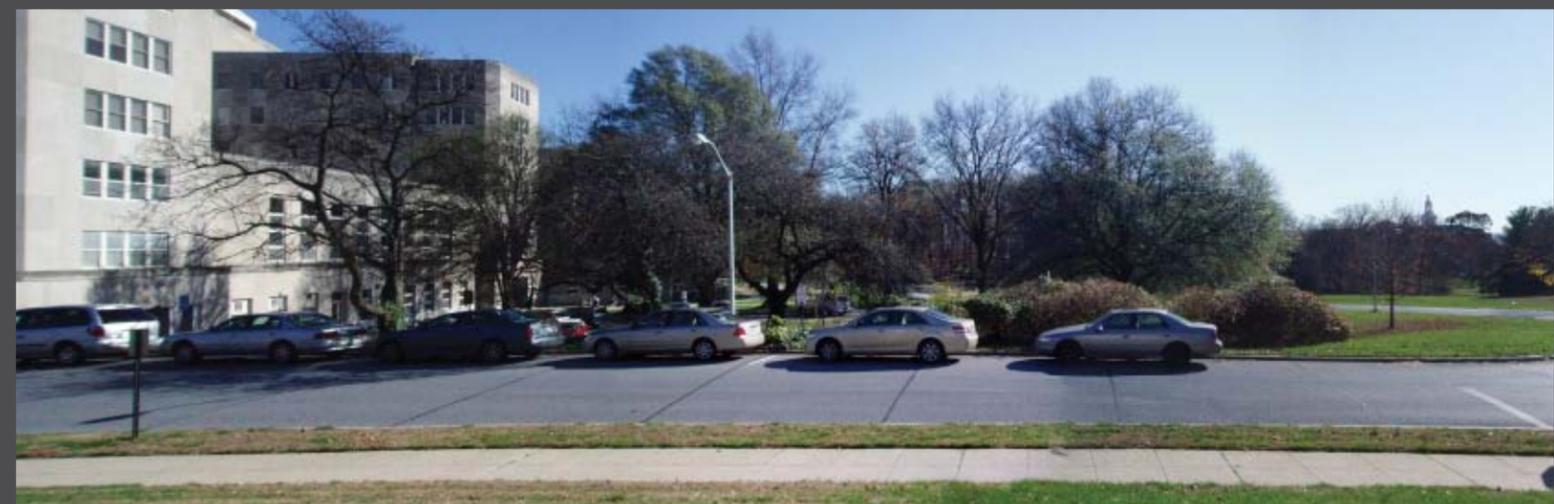




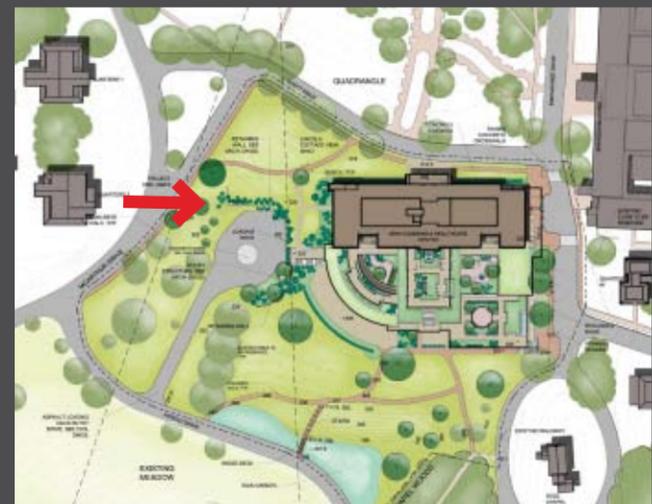
PROPOSED - PERSPECTIVE



EXISTING VIEW



EXISTING VIEW



KEY PLAN

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**NEW COMMONS AND HEALTH CARE CENTER**  
LANDSCAPE PERSPECTIVES

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PROPOSED - PERSPECTIVE



EXISTING VIEW



KEY PLAN

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## LANDSCAPE PERSPECTIVES

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● MAINTAIN OPEN CHARACTER OF SITE



QUADRANGLE



MEADOW & VIEWSHED

● PRESERVE CHAPEL WOODS AND EXISTING TREES ON SITE



CHAPEL WOODS



TREES TO BE PRESERVED

● REINFORCE PLANTING CHARACTER AND PASTORAL SETTING



FOUNDATION PLANTING WITH EXTENDED PLANTING BEDS



LARGE COMBINATIONS OF EVERGREEN AND DECIDUOUS TREES, SHRUBS, AND GROUNDCOVER



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**NEW COMMONS AND HEALTH CARE CENTER**  
LANDSCAPE CONCEPTS

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● **CREATE A HEALING LANDSCAPE FOR SOCIAL, PHYSICAL, AND MENTAL HEALTH**



Seating in Sheltered Areas



Accessible Landscapes for the Elderly and those with Alzheimer's and Dementia



Engagement with Plants



Courtyard Gardens for Viewing and Relaxing



Labyrinth Garden for Physical and Mental Exercise

● **PLANTS SELECTED**

- Native and attractive to Birds, Butterflies and Hummingbirds
- Fragrant
- Colorful
- Non-toxic for Alzheimer's patients



● **ESTABLISH A SUSTAINABLE LANDSCAPE**



**RAIN GARDENS**  
Native and Wetland Plants for Stormwater Management



**GREEN ROOFS**

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**NEW COMMONS AND HEALTH CARE CENTER**  
LANDSCAPE CONCEPTS

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● CONCRETE SIDEWALKS



● CONCRETE SIDEWALKS



● BRICK SIDEWALKS



● ASPHALT ROAD, CONCRETE CURBS



● ASPHALT SIDEWALKS



● BUILDING CLADDING



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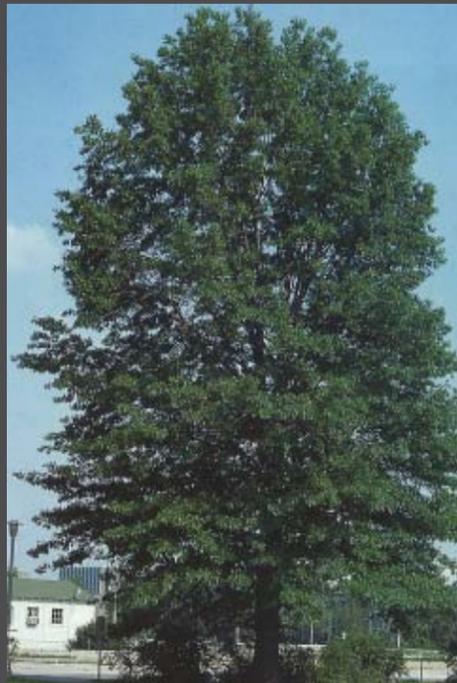
# NEW COMMONS AND HEALTH CARE CENTER EXISTING PLANTING

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*Quercus palustris* (Pin Oak)



*Cercis canadensis* (Redbud)



*Pieris japonica* 'Mountain Fire' (Andromeda)



*Ilex glabra* 'Shamrock' (Inkberry)



*Taxus 'Wardi'* (Yew)



*Astilbe* 'Peach Blossom' (Astilbe)



*Athyrium felix femina* (Lady Fern)



*Carex flaccosperma* (Blue Wood Sedge)



*Gaultheria procumbens* (Wintergreen)



*Phlox stolonifera* (Garden phlox)



*Tiarella cordifolia* (Foamflower)



*Helleborus orientalis* (Lenten Rose)



*Iris cristata* (Dwarf Iris)



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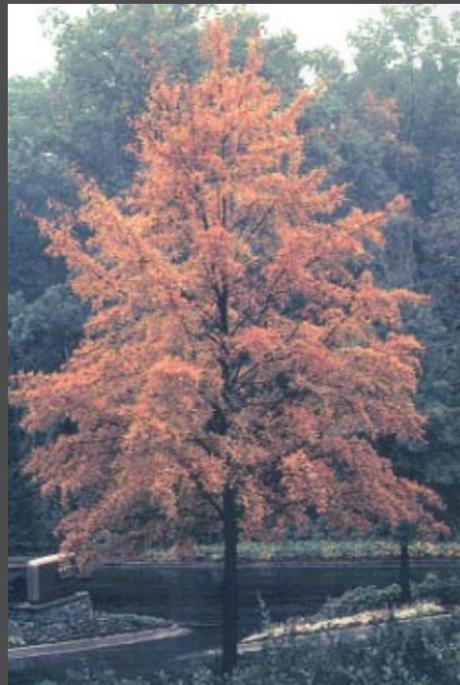
## PLANTS - ENTRY GARDEN

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*Quercus phellos* (Willow Oak)



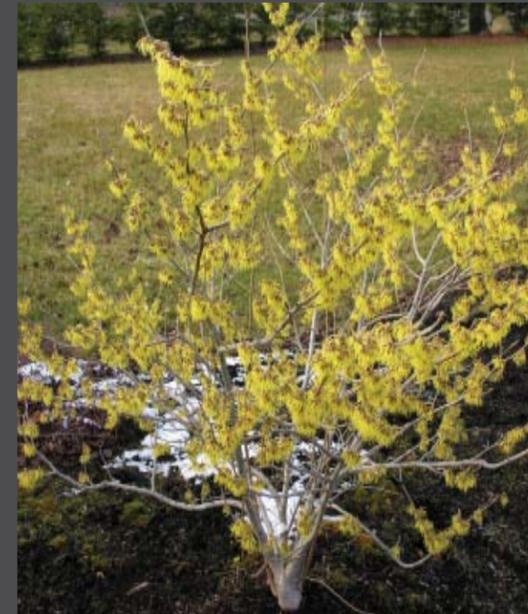
*Cornus florida* (Flowering Dogwood)



*Viburnum dentatum* (Arrowwood Vib.)



*Viburnum prunifolium* (Blackhaw Vib.)



*Hamamelis intermedia* 'Arnold's Promise')



*Abelia grandiflora* (Glossy Abelia)



*Aronia melanocarpa* (Black Chokeberry)



*Fothergilla gardenii* (Dwarf Fothergilla)



*Jasminum nudiflorum* (Winter Jasmine)



*Pinus mugo* (Mugo Pine)



*Rhododendron atlanticum* (Coast Azalea)



*Spiraea alba* (White Meadowsweet)



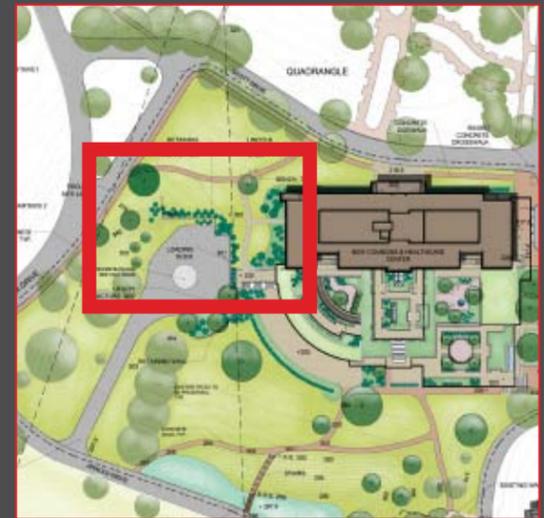
*Viburnum acerifolium* (Mapleleaf Vib.)



*Lonicera sempervirens* (Coral Honeysuckle)



*Clematis 'Jackmanii'* (Clematis)



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# NEW COMMONS AND HEALTH CARE CENTER

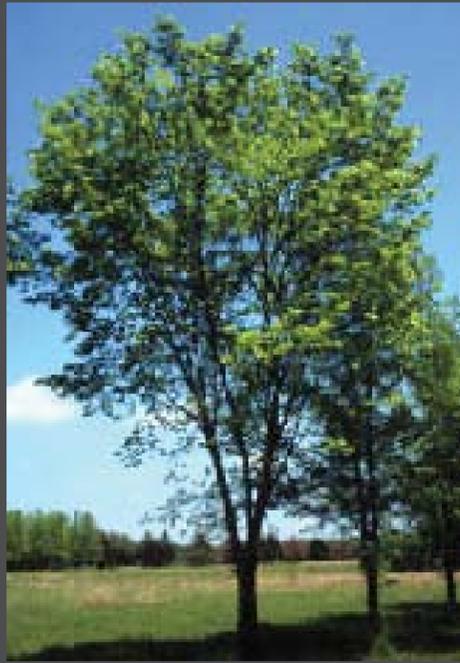
## PLANTS - MEADOW OVERLOOK & LOADING DOCK

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*Nyssa sylvatica* (Blackgum)

*Quercus rubra* (Red Oak)

*Ulmus americana* 'valley Forge' (Elm)

*Amelanchier canadensis* (Serviceberry)

*Cercis canadensis* (Redbud)

*Viburnum prunifolium* (Blackhaw Vib.)



*Ilex x attenuata* 'Fosteri' (Holly)



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# NEW COMMONS AND HEALTH CARE CENTER

## PLANTS - DINING TERRACE & GARDEN LEVEL

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*Buddleia davidii* (Butterfly Bush)



*Clethra alnifolia* (Summersweet)



*Syringa meyeri* 'Palibin' (Lilac)



*Hydrangea quercifolia* (Mapleleaf H.)



*Itea virginica* (Virginia Sweetspire)



*Ilex glabra* 'Shamrock' (Inkberry)



*Pieris floribunda* (Mountain Pieris)



*Taxus* 'Wardi' (Yew)



*Clematis* 'Jackmanii' (Clematis)



*Chianotus virginicus* (Fringe Tree)



*Juniperus davurica* (Juniper)



*Myrica pensylvanica* (Northern Bayberry)



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## NEW COMMONS AND HEALTH CARE CENTER

PLANTS - DINING TERRACE &  
GARDEN LEVEL

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*Carex flacca* 'Blue Zinger' (Sedge)



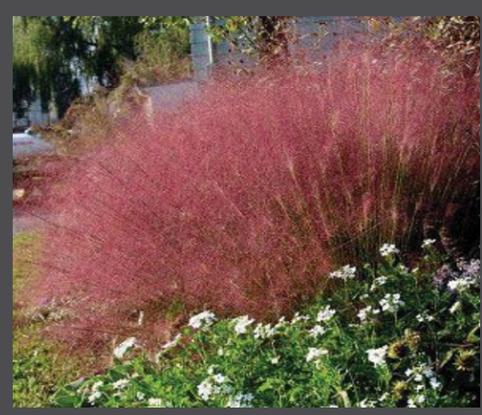
*Carex stricta* (Tussock Sedge)



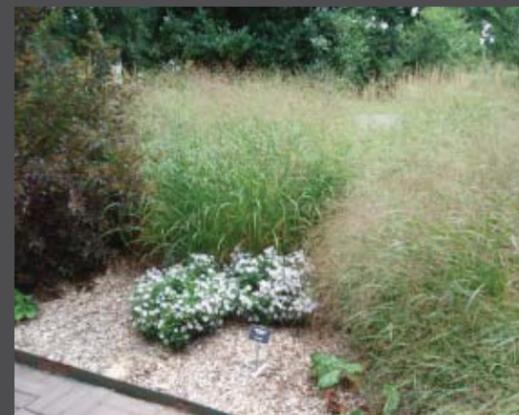
*Deschampsia cespitosa* (Tufted grass)



*Echinacea purpurea* (Purple Coneflower)



*Muhlenbergia capilaris* (Pink Muhly Grass)



*Panicum virgatum* 'Hense Herms' Switchgrass



*Ilex glabra* 'Shamrock' (Inkberry)



*Clethra alnifolia* (Summersweet)



*Ilex verticillata* 'RedSprite' (Winterberry)



*Iris* sp. (Iris)



*Juncus effusus* (Common Rush)



*Sporobolus heterolepis* (Prairie Dropseed)



*Aronia arbutifolia* 'Brilliantissima' (Chokeberry)



*Rosa palustris* (Swamp Rose)



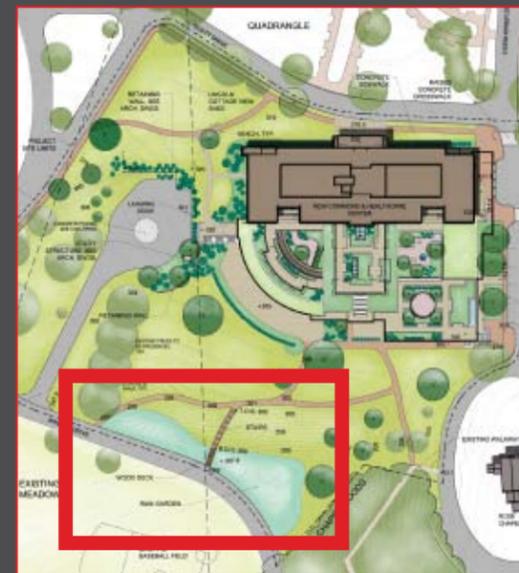
*Solidago rugosa* 'Fireworks' (Goldenrod)



*Asclepias incarnata* (Swamp Milkweed)



*Aster novae angliae* (New England Aster)



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# NEW COMMONS AND HEALTH CARE CENTER PLANTS - RAIN GARDEN

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*Hamamelis intermedia* 'Arnold's Promise) *Acer japonicum* Foolmoon Maple

*Rhododendron atlanticum* 'Delaware Valley White'

*Rosa* spp. (Rose)

*Heuchera americana* Coralbells

*Phlox stolonifera* (Garden phlox)



*Acer truncatum* (Shantung Maple)

*Chionotus virginicus* (Fringe Tree)

*Fothergilla gardenii* (Dwarf Fothergilla)

*Hydrangea quercifolia* (Mapleleaf H.)



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# NEW COMMONS AND HEALTH CARE CENTER

PLANTS - DINING AND MAIN STEET  
COURTYARD

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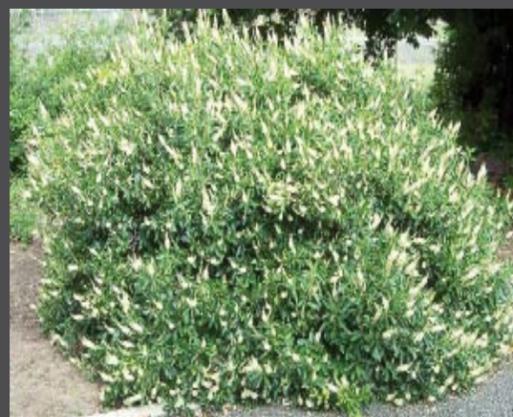


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*Fothergilla gardenii* (Dwarf Fothergilla)



*Clethra alnifolia* (Summersweet)



*Itea virginica* (Virginia Sweetspire)



*Rhus aromatica* 'Grow Low'



*Hypericum densiflorum* (Bushy St. John's Wort)



*Lonicera sempervirens* (Coral Honeysuckle)



*Gaultheria procumbens* (Wintergreen)



*Deutzia gracilis* (Slender Deutzia)



*Magnolia virginiana* (Sweetbay Magnolia)



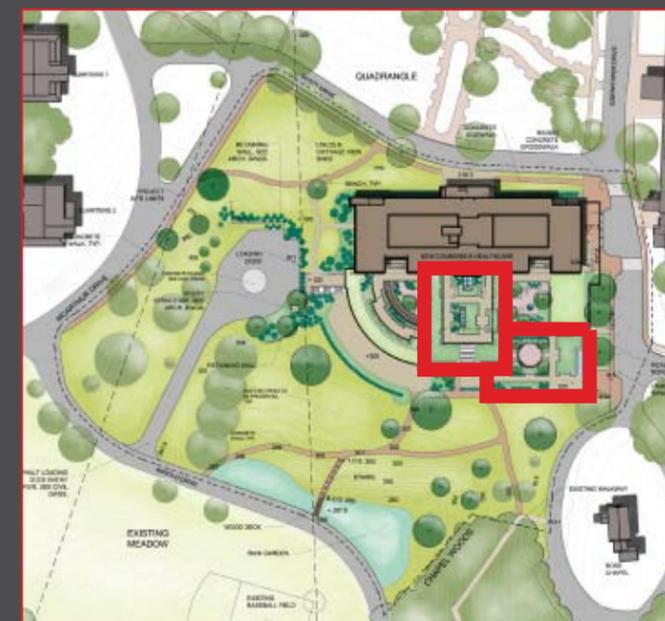
*Deutzia gracilis* (Slender Deutzia)



*Abelia grandiflora* (Glossy Abelia)



*Ilex glabra* 'Shamrock' (Inkberry)



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## NEW COMMONS AND HEALTH CARE CENTER

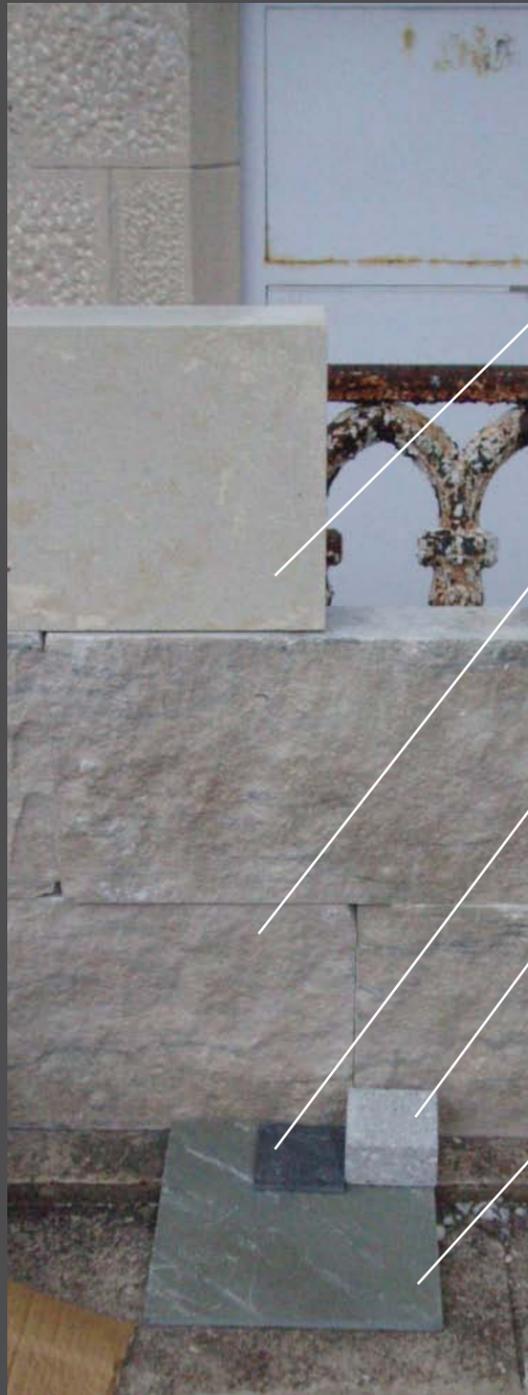
PLANTS - MEMORY SUPPORT AND  
LABYRINTH TERRACE

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**WALL COPING:**

ARISCRAFT RENAISSANCE SUNSET - CAST STONE, TO MATCH ARCHITECTURE

**WALL CLADDING**

ADAIR SEPIA SPLIT FACE FINISH - LIMESTONE, TO MATCH ARCHITECTURE

**LABYRINTH ACCENT:**

KIRBY CLEFT FINISH - STONE SOURCE

**PAVERS ON GRADE & ON STRUCTURE:**

PRECAST PAVER - HANOVER #M2310 TUDOR FINISH

**STONE ACCENTS & LABRYINTH PATH:**

PENNSYLVANIA VARIAGATED BLUESTONE

**SIDWALKS AND PATHS:**

CONCRETE

