

SENIOR LIVING



PERKINS —
EASTMAN



Spring Lake Village
Santa Rosa, CA, USA

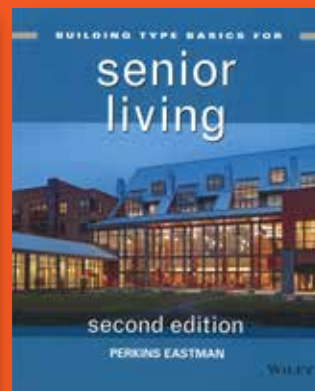
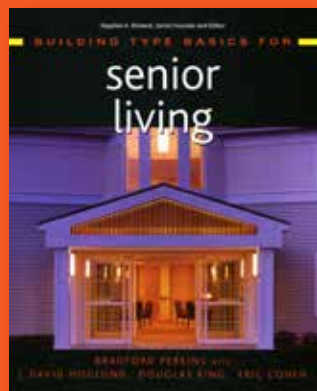
After creating a whole-person wellness center, 35% of residents reported lingering longer at dining and 32% reported feeling a greater sense of belonging.

2015 Post-Occupancy Evaluation, Spring Lake Village



Human by

OUR SENIOR LIVING PRACTICE is focused on ideas, innovation, and leadership. Our passion for the built environment and its ability to help people – in their quality of lifestyle and in their quality of care – enables us to transform environments for aging adults. While our staff understands the complex strategic, financial, and planning issues facing your organizations, you are an integral part of our creative team. We listen and learn from your insights. And then we create spaces that are distinctly yours.



Building Type Basics for Senior Living
(Wiley)
First Edition (2004): L. Bradford Perkins
Second Edition (2013): L. Bradford
Perkins and J. David Hoglund

Design



COLLABORATION

is fundamental to our practice. We believe well-designed spaces can help aging adults by improving both quality of life and quality of care. Our passion is driven by client visions and needs and each project's creative opportunity. Through leadership, interactive workshops with marketing and financial consultants, and collaborative relationships with client teams, our process results in big ideas and a better vision for sustainable communities. These same dynamic designers and planners conduct innovative research and share ideas and results. In fact, our leaders wrote the literal book on senior living design, *Building Type Basics for Senior Living* (Wiley).



INNOVATIVE DESIGNS

New options challenge traditional models of housing, care, and service.







1. Xiangya Health Valley
Changsha, Hunan, China

2. Moorings Park
Naples, FL, USA



Life Plan Communities offer housing and service options for everyone.

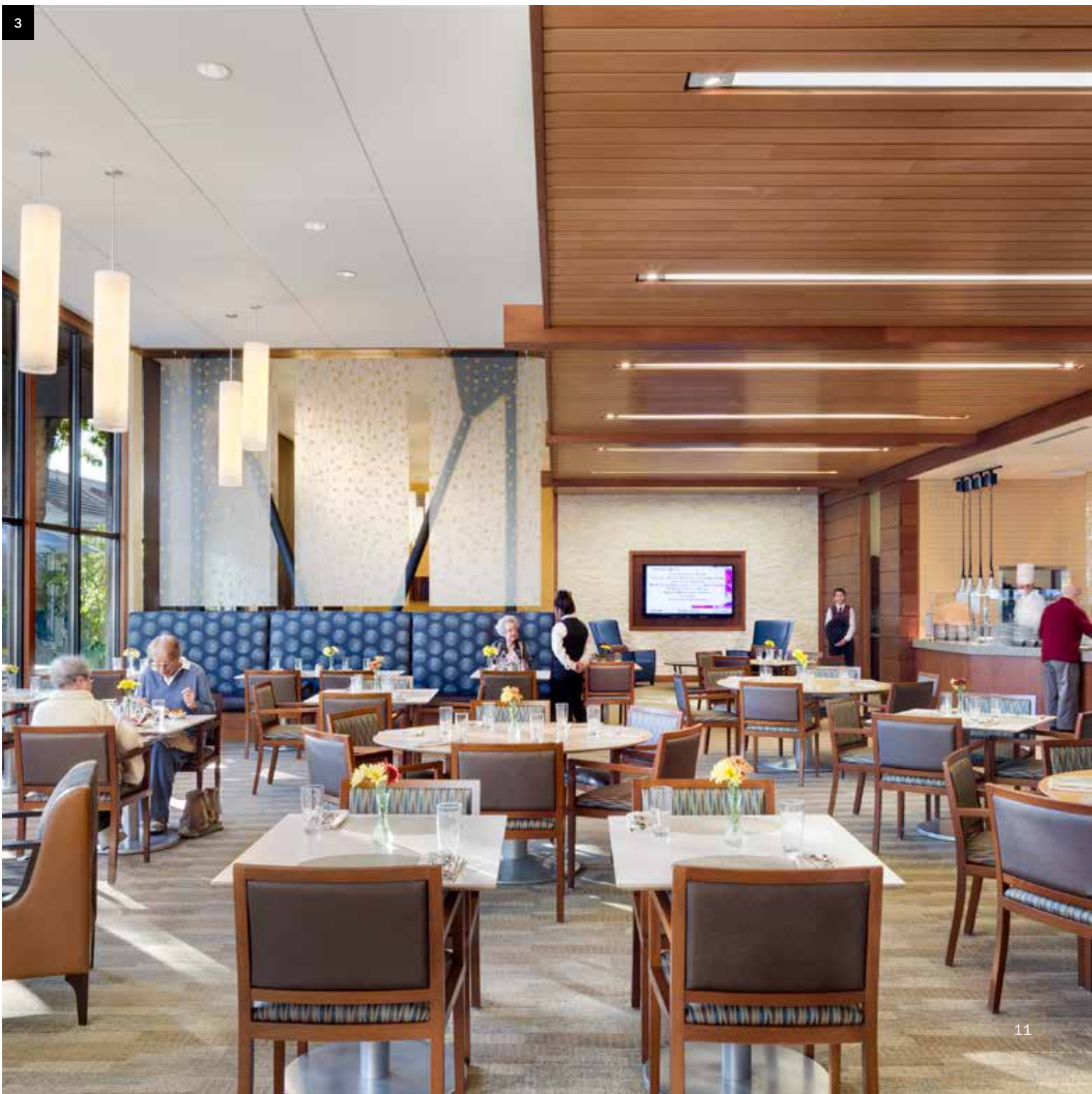
BUILDING COMMUNITIES

Just as the Silent Generation brought changes to the senior living industry, Baby Boomers are challenging convention as they seek options for their parents' care and envision themselves growing old. The facility or organization no longer dictates

products, services, and rules; consumers today have greater control and more choices for a healthier, more authentic lifestyle. In response, providers continue to expand wellness, dining, and recreation options to meet these demands. New options continue

to develop with urban, university- and college-affiliated, and co-housing lifestyles gaining traction in many markets. Providers are offering more flexible entry criteria and novel approaches to transition to LPCs, challenging traditional models of retirement living.

3. Spring Lake Village
Santa Rosa, CA, USA



Active adults seek homes that match their lifestyles.

EMBRACING LIFE TRANSITIONS



1. Spring Lake Village
Santa Rosa, CA, USA

2. Clark-Lindsey Village
Urbana, IL, USA



2



3

3. Rockwood: The Summit
Spokane, WA, USA

4. NewBridge on the Charles
Dedham, MA, USA

5. Christie Place
Scarsdale, NY, USA



4

Active adults are retiring earlier than ever before and many are seeking communities that provide a lifestyle tailored accordingly. This manifests as larger residential units, more amenities, and variety in floor plans or even



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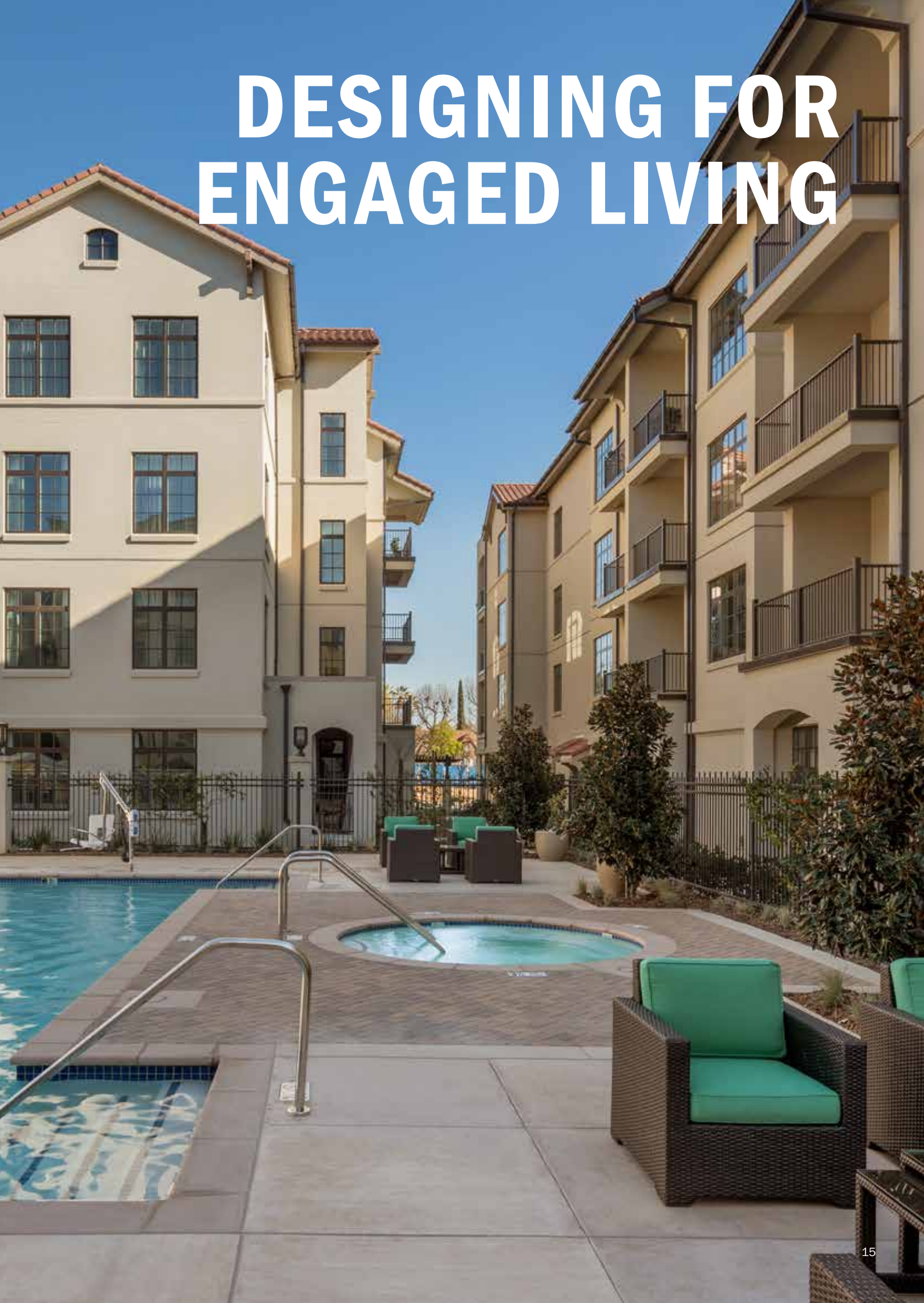
the opportunity to create one's own interior floor plan based on lifestyle. Senior living communities must continue to respond to buyer motivation, resident needs and preferences, and housing product design. Perkins Eastman assists

sponsors in developing and understanding new and emerging models for active adults as they seek to combine apartment-style living or other low-maintenance resident types with variety and choice in services and programs.



MonteCedro
Altadena, CA, USA

DESIGNING FOR ENGAGED LIVING



Designing for capability creates new possibilities for independent and engaged living.

SUPPORTING INDEPENDENCE

Simple and thoughtful design features enable older, frailer adults to continue to be active members of the larger senior living community. A fundamental perceptual shift—designing for capability, not disability—opens new possibilities for senior living and blurs the boundaries

that limit seniors' quality of life. While assisted living residences can be an effective alternative to long-term care, significant concerns face providers—among them, affordability, frailty of residents, and saturated markets. In response, some providers are exploring models that provide

a continuum of services that support residents in independent living apartments while others are considering creative financing and repositioning strategies, operating cost-containment plans, or technology innovations as solutions to support older adults in the least restrictive environment.





2

1. Atria Foster Square
Foster City, CA, USA

2. Spring Lake Village
Santa Rosa, CA, USA

3. Goodwin House
Alexandria, VA, USA



3





1

Culture change empowers residents, staff, and families.

CHANGING THE CULTURE OF CARE

The concept of culture change challenges designers and providers to create more emotionally and cognitively supportive environments for older adults. Opportunities for innovation include private rooms with private baths; residential-looking finishes, furniture, and lighting; special features that support the dignity, comfort,

and satisfaction of residents; and smaller, more intimate households. Households not only promote resident participation, family involvement, and sense of community but also create an environment where front-line staff are more attuned to resident needs and empowered to make decisions to provide more personalized care.

1. Maplewood at Stony Hill
Bethel, CT, USA

3. Goodwin House
Alexandria, VA, USA

2. Marian's House
Rochester, NY, USA

4. Arkansas Department of Veterans Affairs, Community Living Center
North Little Rock, AR, USA



4



Small-scale residential settings offer supportive environments for persons with Alzheimer’s disease and dementia.

CREATING COMFORTING SPACES

Woodside Place, a small-scale residence for people with Alzheimer’s and dementia, opened its doors in 1991 and sparked an entirely new approach to memory care design. Perkins Eastman’s design innovation didn’t stop there. A three-year post-occupancy research study

identified ten basic design principles focused on creating supportive settings for people with Alzheimer’s or dementia, which in turn led to the development of significant differences in the way program elements for Alzheimer’s residences are organized, including the house,

the neighborhood, the garden, and support services. Today’s household models replicate the successes of Woodside Place while creating innovations for future generations of those requiring memory care support.



1. Clark-Lindsey Village
Urbana, IL, USA

2. Kendal at Ithaca
Ithaca, NY, USA

3. Poydras Home
New Orleans, LA, USA

4. Abe's Garden
Nashville, TN, USA



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2



3



4

1. Saint John's On The Lake
Milwaukee, WI, USA

3. Antara Dehradun
Uttarakhand, India

2 Saint John's On The Lake
Milwaukee, WI, USA

4.C.C. Young: The Overlook
Dallas, TX, USA



5. Blue Skies of Texas
San Antonio, TX, USA

7. Sun City Ginza East
Tokyo, Japan

9. Rockwood: The Summit
Spokane, WA, USA

6. Saint. John's On The Lake
Milwaukee, WI, USA

8. Moorings Park
Naples, FL, USA



MOORINGS PARK
Simply the Best

The Center for Healthy Living

max-wellness
at Moorings Park

be well

PARTNERING FOR HEALTHY LIVING



Wellness-based destinations coupled with innovative medical services will improve service delivery.

FOCUSING ON WELLNESS



The long-term care market continues to change dramatically; healthcare institutions and senior living providers can no longer sit side-by-side as silos in their communities. The challenge is how to develop networks of services and new models through partnerships, affiliations, and strategic relationships that

address the needs of increasingly frail residents, declining Medicaid/Medicare resources, and heightened consumer expectations. Healthy living centers, medical spas, and retail; short-term rehab and acute and post-acute care; short-term stay recovery “hotels;” home—health

and hospice; senior-focused emergency rooms—all blend together to create resident- and patient-focused, physician-based destinations that improve healthcare delivery, expand knowledge of aging, and introduce approaches to care that celebrate positive aspects of aging.



1. Aegis: Queen Anne at Rodgers Park
Seattle, WA, USA

2. Cedar Village Aquatic Therapy Center
Mason, OH, USA

3. Rockwood: The Summit
Spokane, WA, USA

2



3

Opening doors with cultural arts and learning centers.

CONNECTING WITH COMMUNITY

Today's older adults are looking to expand their identities as they consider retirement. At the same time, provider organizations are seeking new ways to open their doors to the surrounding community with cultural arts and learning centers, performing arts and theaters, libraries, wellness/spa facilities, and coffee shops, cafés/bistros, and fine dining restaurants. Some communities are even

including K-8 schools and sports fields as a way to activate the campus with young people, use the property to its full potential, and offer social connections for residents beyond their own walls. Financially, providers may lessen their marketing costs as visitors enjoy the campus offerings and the community becomes its own marketing and public relations tool for attracting new residents.





1. C.C. Young: The Point
Dallas, TX, USA

2. Cumberland Woods Village
Pittsburgh, PA, USA

3. Spring Lake Village
Santa Rosa, CA, USA

2



Connecting to nature and creating an atmosphere where all residents, visitors, and staff feel a sense of comfort, togetherness, and well-being. .

REMAKING INTERIORS



1. Rockwood: The Summit
Spokane, WA, USA

2. Spring Lake Village
Santa Rosa, CA, USA

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2



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3. Clark-Lindsey Village
Urbana, IL, USA

4. Aegis: Queen Anne on Galer
Seattle, WA, USA

5. Ingleside at King Farm
Rockville, MD, USA



4

Providing spaces where people embrace the simple, small pleasures of life can bring lasting experiences and memories. It is through our senses and the ability to arouse our senses that we experience life.



5

Design supports this experience by creating places that encourage relationship and activity, and bring joy to the people living there, as well as those who work and visit the residence.

First impressions, welcoming entries, distinctive and diverse dining, and connections to nature create an environment for healthy, active aging.



- OFFICE LOCATION
- COUNTRIES WORKED IN

PROFILE

Perkins Eastman is an international planning, design, and consulting firm that was founded in New York City in 1981. Today the firm has ten other offices in North America, as well as offices in Shanghai, PRC; Mumbai, India; Dubai, UAE; and Guayaquil, Ecuador.

The firm has a professional staff of 1000 consisting of architects, interior designers, planners, urban designers, landscape

architects, graphic designers, construction specification writers, construction administrators, economists, environmental analysts, traffic and transportation engineers, and several other professional disciplines.

Perkins Eastman is also the parent firm to several affiliated companies that provide specialized complementary capabilities in community planning,



environmental impact analysis, landscape design, environmental graphic design and wayfinding, economic analysis, broadcast media and acoustic design, retail planning, and large-scale mixed-use planning and design.

Perkins Eastman has proven skills and experience in 14 major practice areas and has completed innovative award-winning projects in each. To date the

firm has won more than 450 awards for planning and design excellence and has completed projects in 46 states and over 40 countries.

Currently the firm's projects range from small renovations and additions for our many long-term-relationship clients to large new healthcare and educational campuses, major mixed-use developments, and entire new cities.



PRACTICE AREAS

Perkins Eastman has 14 specialized Practice Areas. Each Practice Area is led by one or more principals supported by a team of senior staff. This leadership team brings extensive experience to each project and focuses on the issues that lead to success and innovation.

HUMAN BY DESIGN design can have a direct, positive impact on people's lives. We design places and spaces that put the user at the heart by employing best practices, sustainability, and a thorough understanding of our clients' missions and operations. Our diverse teams partner with our clients globally to deliver next-generation projects that are uniquely suited to users who will live, work, play, learn, age, and heal within the environments we plan and design.

AFFILIATES

BFJ

Planning: planning, urban design, environmental analysis, real estate consulting, transportation planning

URBANOMICS

Forecasting, modeling, real estate market analysis, economic development, economic and fiscal impacts

RGR LANDSCAPE

Site planning, landscape design, ecological design

RUSSELL DESIGN

Branding, environmental graphics, online media

EE&K

Large-scale urban redevelopment, transportation and infrastructure, waterfronts—with a focus on placemaking

FORRESTPERKINS

Hospitality and luxury residential interiors

BOSTON

CHARLOTTE

CHICAGO

DALLAS

DUBAI

GUAYAQUIL LOS

ANGELES

MUMBAI

NEW YORK

PITTSBURGH

SAN FRANCISCO

SHANGHAI

STAMFORD

TORONTO

WASHINGTON DC