

An elderly couple is dancing in a living room. The woman is wearing a pink top and the man is wearing a blue sweater. They are both smiling and holding hands. The room has a large window with curtains, a leather sofa with patterned pillows, and a wooden coffee table.

# Senior Living Condo Portfolio One

Carrie Thompson

IDSN 3202 S21

# Stakeholder Profile

## **Owner:** Developer

Looking to create a community of senior living condos in Greenville, NC

## **Client:** Developer

The developer will own the building and lease the condos to Seniors that like the community style and property

## **Users:** 55+ age group



# Research

Patricia Moore is considered the Mother of Empathy and Universal Design. In the 1970's Moore worked as an industrial designer in NYC. Frustrated with the lack of consideration for people of all ages and abilities in design, she took on a 4-year journey to really understand how design choices can affect the elderly.



From 1979-1982, in her mid 20's, Moore traveled to 118 cities in America and Canada disguised as 80-year-old woman. She wore uncomfortable shoes that made it difficult to walk, her grandmothers clothing, glasses with thick lenses to distort her vision, and ear plugs to alter her hearing. She was able to simulate the normal sensory losses of the elderly and experience how difficult it can be to age in world designed for the majority. Moore has become a pioneer in Universal Design by creating products and spaces for senior citizens and the aging community.

# Aging in Place

Designers use the principles of Universal Design to think about Aging in Place and how homes can adapt to the changing needs of users over time. Thoughtful design choices are made in every aspect from the flooring to the cabinetry pulls. Aging in Place takes sustainability into account because users can enjoy their homes for every season to come.

## **General Design**

A set of basic rules is applied when designing a home with accessibility and safety in mind. These guidelines help to ensure that seniors can live independently in their homes for years to come.

- Open layout with few obstructions
- Wider, ADA accessible doorways
- Lever- style door handles
- No steps, rugs, or other tripping hazards
- Contrasting color schemes to aid with eye impairment

## **Bathrooms**

Did you know the bathroom is the space the most prone to accidents in your home? Customized bathrooms are crucial for aging in place seniors.

- Install toilet seat extenders or higher toilets to reduce the amount of effort needed to sit
- Slip-resistant flooring
- Walk-in shower/ tub
- Grab bars placed by the toilet and shower/ tub
- Shower seat

## **Kitchen**

The kitchen is room that most people spend a large amount of time in. It can also be a very dangerous room if it is not designed properly.

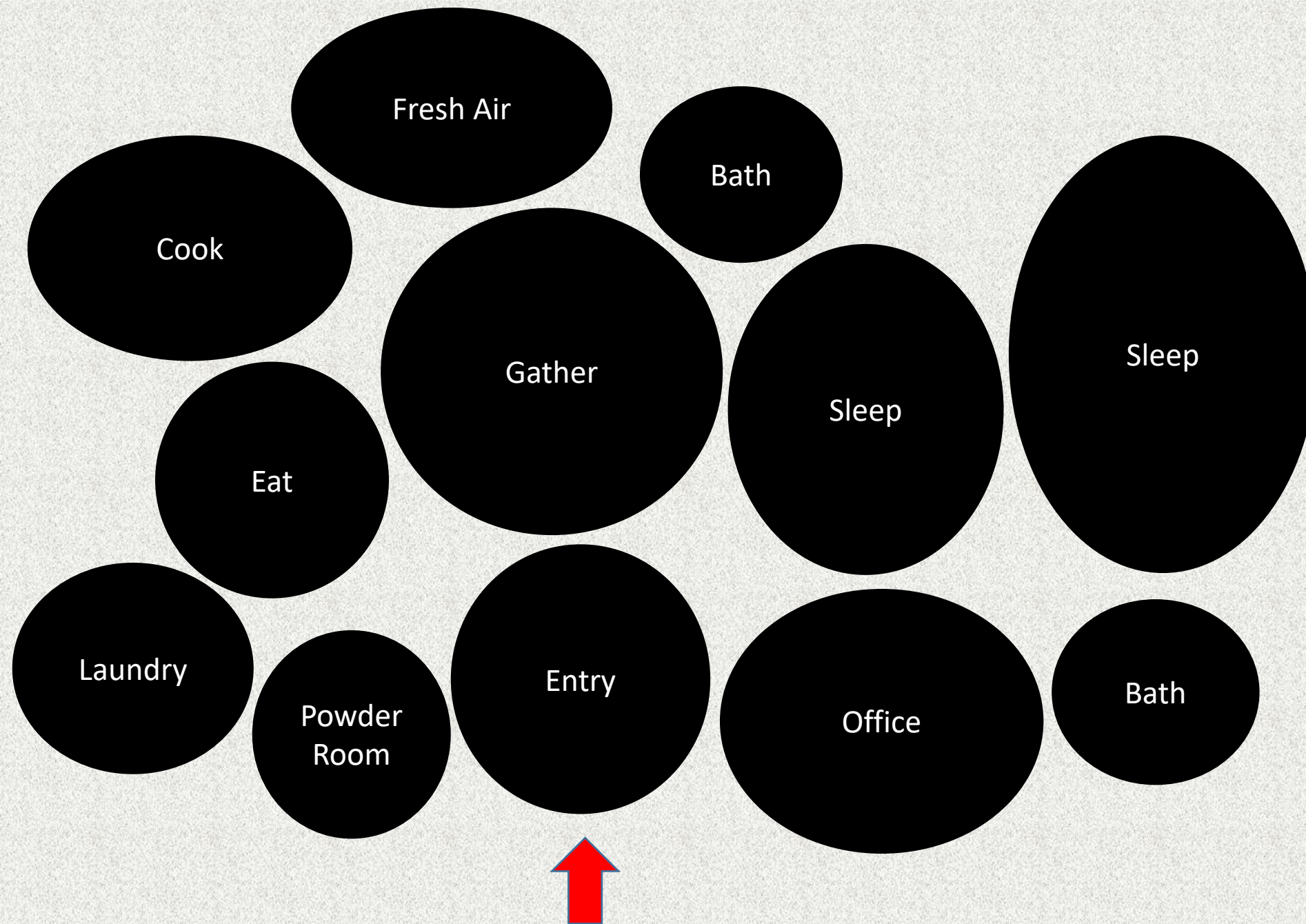
- Install drawers instead of cabinet doors. This allows for easier reach and visibility into the space.
- Use D shaped cabinet pulls
- Pull-out pantry
- Adjust the height of the sink or use a shallow sink
- No burn cooktop
- Task lighting under cabinets
- Rounded edges

## **Bedrooms & Closets**

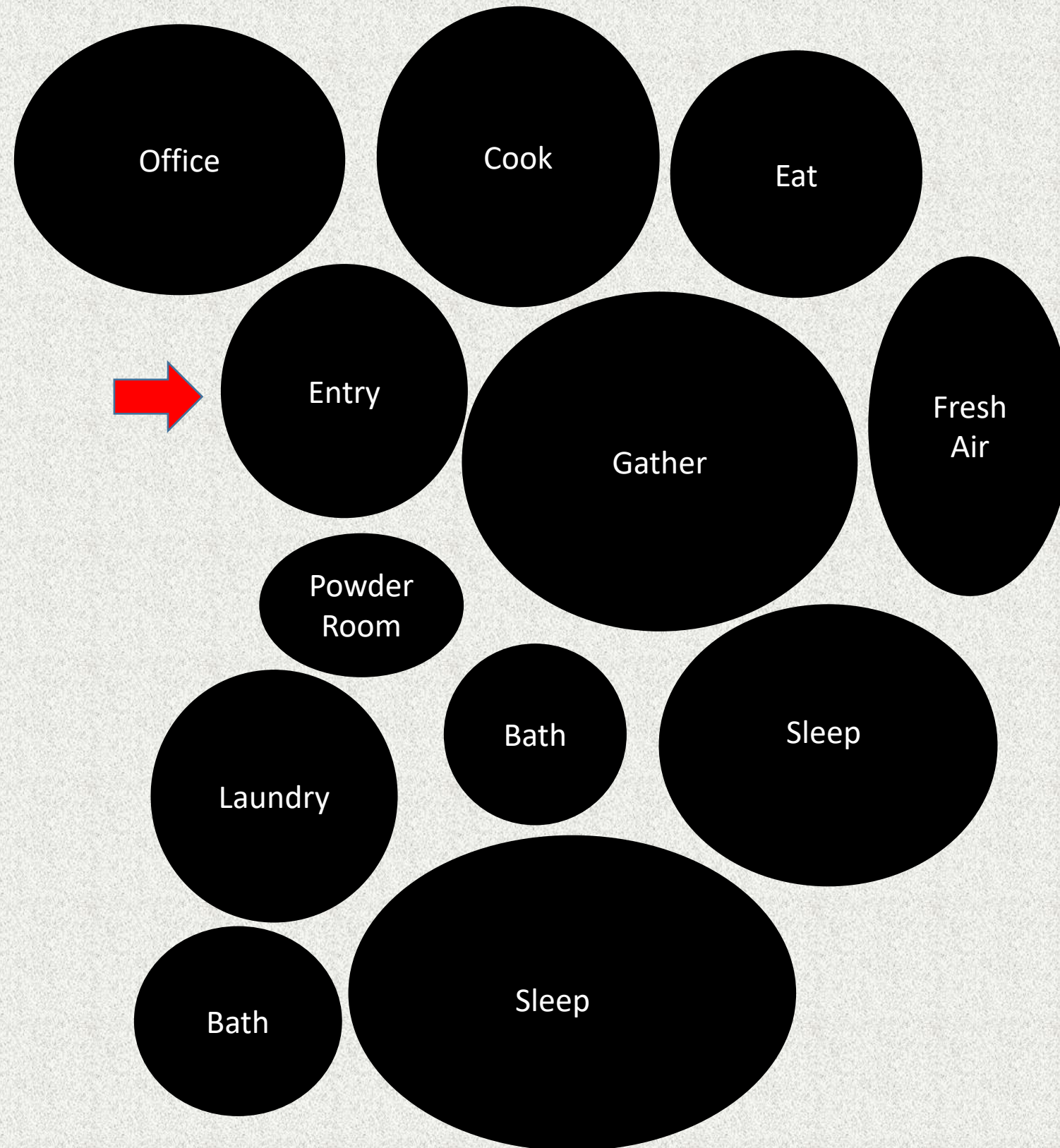
Getting dressed and in and out of bed can begin present challenges for the aging or someone with disabilities. Comfort should not be compromised in the bedroom.

- Main level bedroom
- Low profile bed, recommended 20-23" from top to the floor
- Nightstands at the same height of the bed
- Lighting installed in closet
- Adjustable height clothing rods

# Bubble Diagram One



# Bubble Diagram Two

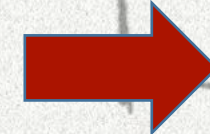


# Space Standards

Kitchen  
Living Room  
Master Bedroom  
Master Bath  
Second Bedroom  
Hall Bath  
Office  
Laundry  
Powder room  
Entry  
Wayfinding



16 x 14  
12 x 16  
14 x 22  
11 x 9  
14 x 16  
11 x 6  
11 x 16  
10 x 6  
5 x 6  
10 x 8  
19 x 5



224 sq. ft.  
192 sq. ft.  
308 sq. ft.  
99 sq. ft.  
224 sq. ft.  
66 sq. ft.  
176 sq. ft.  
60 sq. ft.  
30 sq. ft.  
80 sq. ft.  
95 sq. ft.

=1,554 sq. ft. per unit

# Blocking Option One





# Blocking Option Two



# Forever Home

- Use of furniture and finishes that keep safety in mind as the users start to age and experience sensory loss
- Relaxing, peaceful environment
- Traditional and Modern elements combined to create a feeling of a lived-in space
- Public and private areas mixed throughout the unit

