



PSH Plus: Notes on Design Parameters

Building Envelope & Grounds

Category	Notes re Need	Design Features/Recommendations
Open communal (green) space	<ul style="list-style-type: none"> • Critical for smokers w/ limited mobility <ul style="list-style-type: none"> ○ Issues w/ neighbors when no designated smoking areas ○ Note: enterprise green feature required by CRFP calls for smoking areas to be 25 ft from entrances 	<ul style="list-style-type: none"> • Designed for multiple uses and integrated into day programming activities (if available/possible) • Connected to common room and easily accessible • Monitored via camera by security/front desk
Parking	<ul style="list-style-type: none"> • Meeting zoning requirement for parking minimizes ask for zoning variances which helps to avoid NIMBYism • Invaluable for service providers and health related partnerships <ul style="list-style-type: none"> ○ Ideally free for service providers to facilitate access and service to building; especially important for Personal Care Aides providing late night services • However, free parking for residents may result in inoperable vehicles parked onsite indefinitely by family/friends 	<ul style="list-style-type: none"> • Must accommodate van access, circulation and parking close to entry (e.g. Metro Access vans) • Safe, well-lit parking area near entry critical for providers, especially those supporting clients in the evenings.
Main (ground floor) entrances & exits	<ul style="list-style-type: none"> • Mobility and security needs are applicable. • If co-located health services serve broader community, may need separate entrances/exits and security 	<ul style="list-style-type: none"> • Provide safe, clear, sheltered entry for pedestrians • Ensure good visibility at auto entry, warning signals • Sight lines to front desk and appropriate security camera coverage and feed to front desk • Separate entrances/exits and security if co-located health services serve broader community

Special Consideration by Floor

Category	Notes re Need	Design Features/Recommendations
Special considerations –First Floor	<ul style="list-style-type: none"> • Recommendation to partner with health-related services. Particularly those that can focus on and/or tailor services to the residents, with the goal of facilitating connections to health services and community integration. • One option includes Adult Day Health Programs (ADHP), which would bring the following staffing complements into the building: <ul style="list-style-type: none"> ○ Medical director and on-site nurse(s) ○ Activity coordinators ○ Community meals 	<ul style="list-style-type: none"> • Dedicated sinks for on-site nurse(s) and/or health practitioner(s) • Telehealth capabilities (wi-fi wiring and/or 5G) • Spaces designed for multiple uses that can be managed by activity coordinator and/or easily overseen by front desk security: <ul style="list-style-type: none"> ○ Quiet room and/or resource/computer lab ○ Game/activity/exercise rooms, ○ Dining and/or larger meeting rooms • Laundry room
	<p>Reminder re recommended approach for communal amenities on first floor:</p> <ul style="list-style-type: none"> • Visible and high traffic or central location • Offering on every floor would be great; likely most cost effective & practical to concentrate on one floor • As close to entrance staff/security or other community/office spaces as possible. • Ideally maintained by activity coordinator (e.g. by ADHP partner) 	
–Rooftop	<ul style="list-style-type: none"> • Open spaces on rooftops are complicated for safety and insurance purposes <ul style="list-style-type: none"> ○ Open spaces (patios, courtyard, terrace) work best at 2nd floor, if no open spaces are available on the ground level due to parking related zoning requirements • Maybe best used for other purposes (e.g., solar panels at Walter Reed) 	
–Basement	<ul style="list-style-type: none"> • Not ideal for common facilities like laundry and/or computers • May provide additional storage space on property given high storage needs of target population • May provide additional areas for staff meetings, building operations, but not for client services 	

-All Other Floors	<ul style="list-style-type: none"> • Accessibility/mobility needs 	<ul style="list-style-type: none"> • Minimize long corridors, provide periodic seating, handrails, elevators close to entry • Clustering units may allow for creation of intimate communal spaces and shorter corridors • Need wide corridors & plexi-glass guards for all hallways
	<ul style="list-style-type: none"> • Security Needs 	<ul style="list-style-type: none"> • Hallway cameras with feeds to the front desk
	<ul style="list-style-type: none"> • Higher level of maintenance/cleaning required 	<ul style="list-style-type: none"> • May be prudent to plan for additional supply/cleaning closets throughout building

Unit Configuration

Category	Notes re Need & Design Features/Recommendations
Entrances	<ul style="list-style-type: none"> • smart design features for opening doors (aka locks)
Bedroom	<ul style="list-style-type: none"> • adequate size to allow room around the bed, particularly for personal care aids (PCA)
Bathrooms	<ul style="list-style-type: none"> • allow for lateral transfers in some portion of units • grab bars and spaces per ADA for physically frail important • smart design to minimize overflowing tubs and faucets • smart design to minimize risk of flooding from sinks and tubs overflowing (e.g., automatic water shutoffs)
Cooking space	<ul style="list-style-type: none"> • allow for some food prep (kitchenette is ok) • fire sensors and smart design features that lessen risk of fire hazards from operating appliances • smart design to minimize risk of flooding from sinks overflowing (e.g., automatic water shutoffs)
Living Space	<ul style="list-style-type: none"> • allow for some socializing and watching TV, etc. • take into account presence of personal care aids (PCA)

Storage	<ul style="list-style-type: none"> • maximize storage in unit; will need storage for medical and mobility related equipment (e.g., wheelchair and boxes of depends)
Other concerns	<ul style="list-style-type: none"> • plexi-glass guard in unit for individuals with wheelchairs • panic buttons and/or intercoms (corded desk phones w/ intercom functions, but with care to ensure that it doesn't create facility vibe) • space that facilitates easy cleaning • communal washer/dryer over in-unit appliances to save on cost • smart design to minimize risk of flooding from sprinklers being triggered (e.g., automatic water shutoffs) • furnishing: <ul style="list-style-type: none"> ○ initial furnishing should be a part of capital budget; ○ ongoing costs to be accommodated in operating budget with assumption that turnover is 10% a year (5-10 units max)