WEBSTER PLACE SENIOR CITIZEN'S CENTER & NURSING HOME FACILITY PROJECT

PROJECT PROGRAM

PREPARED BY C. E. SCHARBROUGH *
IN COOPERATION WITH FORT WAYNE REDEVELOPMENT COMMISSION

SEPTEMBER, 1975
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INTRODUCTION

The following statement, written by C. Rusell Parker and found in Time Savers Standards for Building Types, restates several of the ideas that "sparked" this project and adds a few more.

In the coming years, a greater proportion of houses, apartments, and institutional accommodations will be built for elderly persons than at any previous time in our history. There are several reasons for this. First is the well-known fact that the life-span of mankind has increased through advances in medical science; thus the proportion of older people in the population has increased. Second, with the rising of the three-generation households, more elderly persons are living by themselves and therefore require separate housing accommodations. Third, increased social security benefits and private pension payments have enabled more old people to pay for suitable accommodations. Finally, many nonprofit groups such as churches, labor, and fraternal organizations, and variously supported groups, and text-supported bodies are, and will continue to be, involved in the provision of housing specifically for the elderly.

Ordinary design criteria do not always apply to housing for the aged. One of the most striking differences is the high concentration of one- and two-person families as a result of children leaving home or the death of one spouse. Also important are the needs created by physical deterioration in old age, which requires special design treatments and facilities.

In addition, certain basic psychological and sociological principles should be observed in planning for the elderly. People in this age group usually do not want to break their ties with family and neighborhood and be placed
in a new and foreign environment. They need activities, not merely hobbies, and they want to participate in community functions. The objectives, programs, and physical facilities for the housing of the aged should encourage and support the continuation of earlier patterns of living, daily routines, personal care habits, social contacts, and recreational activities. An important objective is to maintain independent living as long as possible.

As Dr. Parker suggests, this is a field where architects need to become more involved. The future seems to guarantee an increasing need for facilities of this type. For these reasons, and perhaps because of the beginnings of a social responsibility consciousness in myself, the Webster Place complex will attempt to provide additional insights into planning for the Elderly.
existing conditions
FORT WAYNE
REDEVELOPMENT PLAN

At the present time Fort Wayne has no masterplan done by an architectural firm. All current planning decisions are based on a Land Use Plan drawn up in the Fort Wayne Redevelopment Commission Office. Specific objectives of the Land Use Plan toward this project are as follows:

1. The creation of a Senior Citizen Complex in the Central city to serve the needs of approximately fifteen (15) percent of the total population of Fort Wayne, Indiana.
2. Renewal of the Project area through clearance, development and redevelopment with the resultant elimination of a substandard area and the visible upgrading of the entire West Main Street Renewal Project.
3. Integration to the extent possible, of the surrounding existing structures with this new development into an attractive and functional public, semi-public, commercial and high density residential area.
4. The provision of a vehicular circulation system that will not penetrate the Project area, with the exceptions of bus stops and parking facilities. This will facilitate the free and safe flow of vehicular traffic onto and around the Project area.
5. Architectural, engineering, site planning and landscape design of the highest quality in the treatment of open spaces, buildings, use of material, scale, appropriateness and functional utility shall be required.
6. Elimination of all overhead wires by placing all utility lines underground. Further, to insure that all lighting, paving, planting and landscaping provided in the Project area are located and designed to enhance the character
and amenities of the Project area.

7. Improvement of the economic benefits of the Project area and the community by establishing the most desirable balance of activities and facilities within the Project area.

Brian Collins, of the Fort Wayne Redevelopment Commission has also informed on the following items of importance to this project.

1. Main Street, along the north side of the site, (see map) is to be widened on the north side of the street only by approximately 22' which will make the automobile traffic flow easier. Since this widening is on the north side of the street only, the existing site for the elderly housing and nursing home project will not lose any square footage.

2. There is a plan being drawn up now to turn Webster Street, which runs N-S and ends at Berry, which runs along the south side of the site, (see map) into a mall for pedestrian traffic only. Webster is lined with trees and offers pleasant views.

3. An improved transportation system is planned for center city. A tram will operate in a downtown loop with closest pick-up point to the site being only 3 blocks to the east.
NEW COMMUNITY CENTER FOR THE ELDERLY

The thesis project for which this program is written is actually phase II of a development project by Fort Wayne. Phase I is a community center for the elderly located on the block directly east of the block allotted to housing. Webster Street which separates the two blocks will be removed so that eventually the community center will be on the same site with the housing. At this time phase I is under way and the site is almost cleared.

Plans and an elevation of the community center are included.
Community Center
Now Under Construction
SECOND FLOOR HAS: READING & WAITING LOUNGE, MEDICAL & DENTAL EXAM ROOMS, CONFERENCE & COUNSELING ROOMS, LEGAL SERVICES, NUTRITION OFFICES, FIX-IT SHOP, AND RESTROOMS.

FIRST FLOOR COMMUNITY CENTER

COMMONS DINING

MULTI PURPOSE

KITCHEN

STOR. WASH & DRYABLE KITCHEN LINENS

STOR.

LINEN STOR.

STOR.

LINEN STOR.

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STOR.
PROPOSED FINANCING PLAN

The basic plan that Fort Wayne has decided upon is that the city shall acquire rights to the land by eminent domain. The city will then proceed with these steps at this budget:

1. Survey and Planning Costs $23,860
2. Administrative Costs 500
3. Acquisition Expenses 34,800
4. Temporary Operation of Acquired Property (profit) (-)20
5. Relocation Costs 375,880
6. Site Clearance 116,360
7. Project Improvements 361,493
8. Disposal, Lease, and Retention 14,500
9. Real Estate Purchases 1,116,570

Subtotal $2,046,963
Contingencies (15%) 307,044
Grand Total Project Cost $2,354,007

The above total project cost is the one that Fort Wayne will absorb. Fort Wayne will then select a developer who is interested in designing and building the housing project. The developer will be assured of full occupancy monies upon completion by the provisions of HUD section 8.
EXISTING BUILDINGS ON SITE

A building of particular importance on the site is the William S. Edsall House, built in 1839. The following statement is taken from Feat, William D., Nineteenth Century Domestic Architecture of Allen County, 1964, Public Library Booklet No. 165.

"The Edsall House, in proportion and scale, is typical of the average classical revival tradition, and the windows are severely plain. But a new ornamental feature appears here, namely the use of brackets under the eaves and under the projecting roof at the gable ends. Brackets became popular in the 1850's with the advent of a new architectural movement, the Italianate, and their use here marks the Edsall House as a transitional type." (p. 10)

Also on the site are 7 residential structures, all of which are possible rehabilitation candidates, in various states of repair. (see map) At least 3 of these appear to have 6 apartments.

The Redevelopment Commission has promised to make every effort to work with interested parties for the purpose of relocating such structures outside of the renewal area and prevent their destruction.
SITE

The existing site of Phases I and II is legally described as follows:

Beginning at the Southeast corner of the intersection of Ewing Street and West Main Street, continuing easterly 626 feet, more or less, to the Southwest corner of the intersection of West Main Street and Maiden Lane, continuing southerly 314 feet, more or less, to the Northwest corner of the intersecion of Maiden Lane and West Berry Street, continuing westerly 626 feet, more or less, to the Northeastern corner of West Berry and Ewing Streets, continuing northerly 314 feet, more or less, to the point of beginning.

See site analysis.
project determinants
DIRECT USERS

The direct users of this project are:
1. Elderly People
2. Handicapped People
3. Nurses
4. Medical Personnel
5. Administrators
6. Food Service Personnel
7. Linen Personnel
8. Maintenance Personnel
9. Retailers

Additional information on the first two groups is given in the Addendum.
INDIRECT USERS

1. Mailmen
2. Utilities Servicemen
3. Furniture Deliverymen and Movers
4. Ambulance Pick-up People
5. Morgue Pick-up People
6. Foods Deliverymen
7. Visiting Relatives of all Residents
8. "Heels on Heels" People
9. Visiting Clergy
10. City Fresh Pick-up Service
11. Medical Supplies Delivery
12. Retail Goods Deliverymen
ZONING

The project area is currently under the zoning restrictions of R-1 (Light Industrial) and B-3B (General Business) regulations. Both zones restrict building height to 75'. But the Redevelopment Commission will request a variance to eliminate this restriction if needed.

The block bounded by Kaiden Lane on the East, Berry Street on the South, Main Street on the North and Webster Street on the West; and the North one-half of the block bounded by Webster Street on the East, Berry Street on the South, Main Street on the North and Ewing Street on the West are zoned R1 (Light Industrial) which includes the following general uses:

1. Residential
   a. One-family (R1)
   b. Two-family (R2)
   c. Multiple-family (R3)

2. Commercial
   a. Limited Business (B1)
   b. Regional/Neighborhood Shop (B2-A)
   c. General Business (B3A-B)
   d. Roadside Business (B4)
   e. Light Industrial

The South one-half of the block bounded by Webster Street on the East, Berry Street on the South, Main Street on the North and Ewing Street on the West is zoned B3B (General Business) which includes the following general uses:

1. Residential
   a. One-family (R1)
   b. Two-family (R2)
   c. Multiple-family (R3)
2. Commercial
   a. Limited Business
   b. Regional/Neighborhood Shopping (B2A)
   c. General Business (B3A-B)

A variance will also be requested for the construction
of the nursing home in this project.
OBJECTIVES

Creation of the following will be considered objectives in this project:

1) "a well-stocked pond and waterway system": This item can help solve four problems, (a) It will be a landscaping amenity to help tie together the site. (b) It will provide a source for rest and recreation. (c) It can provide an additional source of food for residents whose low financial abilities are realized from the start. (d) It can provide energy with a much needed feeling of accomplishment.

2) "the feeling of a neighborhood": The potential for accomplishing this is strong if some of the buildings on the site now are rehabilitated and designed into the project. The project area can become a mixture of the new and old in buildings as well as people. A greater sense of individual "territory" and identity can be developed if the project includes a series of buildings.

3) "an environment with an atmosphere of life, vitality, participation, comfort, and options".
project
functions
HOUSING UNITS

200 Housing Units will be provided as follows:

24 efficiency 1 person @ 280 sq. ft. each               6720 sq. ft.
52-1 bedroom 1 person @ 330 sq. ft. each              17160
50-1 bedroom 2 person @ 370 sq. ft. each              18500
24-1 bedroom 2 person @ 450 sq. ft. each              10800
The following units will be provided fully equipped for the
handicapped:

8 efficiency 1 person @ 300 sq. ft. each               2400
18-1 bedroom 1 person @ 350 sq. ft. each              6300
16-1 bedroom 2 person @ 390 sq. ft. each              6240
8-1 bedroom 2 person @ 470 sq. ft. each               3760

200       71880 sq. ft.
Every 10 apartments will be provided with community space of
500 square feet.                                       30000
Circulation and Mechanical Space (15%)                 15282
12% Exterior Storage Lockers @ 12 sq. ft.             1200
Trash Disposal Systems                                 1000
Laundromat                                           600

119962 sq. ft.
NURSING HOME

A long term care facility, or LTC, may be defined as a facility which is operated either independently or in connection with a hospital and provides nursing care and medical services under the general direction of persons licensed to practice medicine or surgery. Furthermore, unlike the chronic hospital, the LTC generally does not have resident physicians and limits its medical services to minor treatment, diagnostic x-ray, and minor laboratory analysis.

Eight categories of LTC facilities are readily identifiable: general hospitals with long term care beds, voluntary chronic hospitals, public home infirmaries, convalescent homes, voluntary nursing homes, and infirmaries or homes for the aged.

Each type has its own criteria for the admission based for the most part on the type of care required; but reimbursement, whether through private payment, private medical insurance, Medicare or Medicaid, etc., may as well be a determining factor in patient placement.

There are four basic different types of patients to be
served:

Group 1-Physically Disabled (15-25%): Patients having significant physical disabilities but with emotional and intellectual intactness and the ability to socialize in an open, unsupervised environment.

Group 2-Mentally and Physically Disabled (25-30%): Patients with severe physical disabilities with superimposed substantial handicaps of organic brain disease, thus requiring total nursing care for physical disabilities and major supervision for social activities.

Group 3-Custodial (15-25%): Patients presenting moderate or no physical handicaps with either no or minimal emotional or social disabilities, thus able to function in an uncontrolled social milieu. However they function best in a professionally supervised environment.

Group 4-Mentally Disabled (30-50%): Patients having minimal to mild physical disabilities with major emotional and social disabilities, who therefore require minimal nursing care on a purely physical level but because of the advanced degree of
organic brain disease (senility) these patients are essentially
totally and permanently disabled.

It becomes obvious at this point that the Webster Place
Nursing Facility can not be made large enough to handle all
the different groups. Certain limitations have to be made at
this point because of (1) the facilities' close relationship to
a major housing project, (2) the fact that some of the outdoor
spaces for the nursing home will be the same as for the housing
facilities thus creating a problem of acceptable social mixing,
(3) the central city location presents certain potential hazards
for a mentally impaired person, (4) the time limits to a college
thesis project.

The Webster Place Nursing Facility will, therefore, be
limited to a size of 100 beds and to patients from groups 1
and 3--those whose mental facilities are still intact. It shall
be designed as a Voluntary Nursing Home.

Spatial allotments for the facility are as follows:

General Areas for Patients

Patients Rooms
20 singles with toilet at 150 each 3000
40 doubles with toilet at 225 each 9000

Dayroom space
30 sq. ft. per patient x 100 3000

Dining space
18 sq. ft. per patient x 100 1800

Family Rooms
4 at 150 each 600

Communal Bathing Facilities
Men's 194
Women's 430
Adjoining toilets 50

Food Service
Kitchen
Dry goods storage 200
Refrigerated storage 120
Freezer storage 60
Dishwashing 160

18074 sq. ft.
<table>
<thead>
<tr>
<th>Room Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boot and cart washing</td>
<td>80</td>
</tr>
<tr>
<td>Cart storage</td>
<td>40</td>
</tr>
<tr>
<td>General food prep area</td>
<td>700</td>
</tr>
<tr>
<td>Administration</td>
<td>300</td>
</tr>
<tr>
<td>Employee dining area</td>
<td>450</td>
</tr>
<tr>
<td>Employee lockers</td>
<td></td>
</tr>
<tr>
<td>10 male</td>
<td>50</td>
</tr>
<tr>
<td>25 female</td>
<td>150</td>
</tr>
<tr>
<td>Employee toilets (2)</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>2360 sq. ft.</td>
</tr>
<tr>
<td>Medical Department</td>
<td></td>
</tr>
<tr>
<td>Waiting room</td>
<td>150</td>
</tr>
<tr>
<td>Office for Medical Secretary &amp; Records</td>
<td>200</td>
</tr>
<tr>
<td>Office for visiting doctor</td>
<td>100</td>
</tr>
<tr>
<td>Examination room(2) with connecting toilet &amp; dressing rooms (80+40)x2</td>
<td>240</td>
</tr>
<tr>
<td>Office for Chief Nurse</td>
<td>150</td>
</tr>
<tr>
<td>Office for staff director of nurses and nurses' training</td>
<td>120</td>
</tr>
</tbody>
</table>
Dental room 150
Optometry Room 100
Pediatry Room 80
X-ray Room 150
X-ray department
   equipment room 120
   dressing room 25
   film viewing room 50
dark room 100
laboratory 150
pharmacy 100
central sterilization & supply unit 250
bulk drug supplies & oxygen storage 100

Employee Spaces
   locker rooms for men 100
   locker rooms for women 200
   restrooms (2) at 50 each 100
   shower for men 25
   showers for female (2) 50

2810
<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nursing stations (3) at 80 each</td>
<td>240</td>
</tr>
<tr>
<td>Work room (3) soiled at 65 each</td>
<td>195</td>
</tr>
<tr>
<td>(3) clean at 65 each</td>
<td>195</td>
</tr>
<tr>
<td>Toilet (2) at 25</td>
<td>75</td>
</tr>
<tr>
<td>Isolation room with connecting toilet (3) at 100</td>
<td>300</td>
</tr>
<tr>
<td>Treatment room (3) at 65 each</td>
<td>195</td>
</tr>
<tr>
<td>Utility room (3) at 100 each</td>
<td>300</td>
</tr>
<tr>
<td>Stretcher closet (6) at 21</td>
<td>126</td>
</tr>
<tr>
<td>Wheelchair storage rooms (3) at 30</td>
<td>90</td>
</tr>
<tr>
<td>Linen closets (3) at 30</td>
<td>90</td>
</tr>
<tr>
<td>Nourishment stations (3) at 15</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td>1851 sq. ft.</td>
</tr>
</tbody>
</table>

**Group Medical Activity Space**

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupational therapy</td>
<td>200</td>
</tr>
<tr>
<td>Physiotherapy (also hydro and heat therapy) examination &amp; massage</td>
<td></td>
</tr>
<tr>
<td>room (2) at 50</td>
<td>100</td>
</tr>
<tr>
<td>Hearing therapy room</td>
<td>65</td>
</tr>
<tr>
<td>Space Description</td>
<td>Room Code</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>Speech defect therapy room</td>
<td>65</td>
</tr>
<tr>
<td>Sheltered workshop</td>
<td>175</td>
</tr>
<tr>
<td>Administration</td>
<td>1005</td>
</tr>
<tr>
<td>Waiting room</td>
<td>150</td>
</tr>
<tr>
<td>General office space</td>
<td>300</td>
</tr>
<tr>
<td>Records storage</td>
<td>100</td>
</tr>
<tr>
<td>Office machine room</td>
<td>65</td>
</tr>
<tr>
<td>Director's office</td>
<td>150</td>
</tr>
<tr>
<td>Vault</td>
<td>20</td>
</tr>
<tr>
<td>Social service rooms (2) at 150 each</td>
<td>300</td>
</tr>
<tr>
<td>Board meeting room</td>
<td>200</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1285</strong></td>
</tr>
</tbody>
</table>

**Service Spaces**

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Room Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance &amp; repair room</td>
<td>250</td>
</tr>
<tr>
<td>Incinerator room</td>
<td>65</td>
</tr>
<tr>
<td>Mechanical room</td>
<td>500</td>
</tr>
<tr>
<td>Central laundry</td>
<td>300</td>
</tr>
<tr>
<td>Housekeeper's office &amp; storage</td>
<td>120</td>
</tr>
<tr>
<td>Central linen storage</td>
<td>100</td>
</tr>
</tbody>
</table>
Paper goods storage
Patients trunk storage & general facility storage at 10 sq. ft. per patient
Morgue
Loading & delivery dock
Checker's office
Personnel & ambulance entrance

50
1000
40
200
50
100

2775

30160 sq. ft.

+15% Circulation and mechanical space

34,684 sq. ft.

A GOOD SIZE BY MY ESTIMATE FOR A THESIS PROJECT
OFFICE SPACE

Office space will be designed into the Webster Place project as follows:

- Offices (2) at 150 sq. ft. each 300
- Offices (2) at 300 sq. ft. each 600
- 900 sq. ft.
RETAIL SPACE

Retail spaces shall be designed into the Webster Place project as follows:

Sundries store 1200 sq. ft.
Beauty shop 1500 sq. ft.
Barber shop 500 sq. ft.
Coffee shop & snack bar 1500 sq. ft.

4700 sq. ft.
TRANSPORTATION PICK-UP NODE

This area will be reserved for bus and taxi stops. It can be an exterior space but should have a back-up space that is covered and heated for the winter months. It should be designed to seat 30 persons.
PARKING

Parking spaces for the Webster Place Project are required as follows:

<table>
<thead>
<tr>
<th></th>
<th>Spaces</th>
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</thead>
<tbody>
<tr>
<td>Housing Complex</td>
<td>80</td>
</tr>
<tr>
<td>L.T.C.</td>
<td>45</td>
</tr>
<tr>
<td>Offices</td>
<td>10</td>
</tr>
<tr>
<td>Retailers</td>
<td>10</td>
</tr>
<tr>
<td>Existing Community Center</td>
<td>55</td>
</tr>
<tr>
<td></td>
<td>200</td>
</tr>
</tbody>
</table>

By the request of the Port Wayne Redevelopment Commission the following requirements will be met:

All parking shall be effectively screened and suitably landscaped. A ten (10) foot setback will be required on Ewing Street to the west. A fifteen (15) foot setback is required in all other areas. Maximum utilization of parking structures shall be called for whenever it is economically feasible.

Some additional on-street parking will be available.
TOTALS

HOUSING TOTAL SQUARE FOOTAGE

L.T.C. TOTAL SQUARE FOOTAGE

OFFICE SPACE

RETAIL SPACE

PARKING GARAGE

PROJECT TOTAL:

119,960 sq. ft.

34,684

900

4,700

60,000

220,244 sq. ft.
Topography

Fairfield

Ewing

Webster

Harrison

Maiden Lane

770

770.3

765

3.4'

625

46

webster place
# WEATHER

SOUTH BEND AREA
ELEVATION 773 FT.

**TEMPERATURE**

**AVERAGE**
- Maximum: 59°F
- Minimum: 40°F

**EXTREME**
- Monthly Highest: 49
- Lowest: -13

**DEGREE DAYS**
- Base 65°F
  - Heating: 6439
  - Cooling: 769

**RELATIVE HUMIDITY**
- 1:00 p.m.: 63%

**PRECIPITATION NORMAL**
- Total: 36
- Snow Total: 65
WIND

Speed
Direction

POSSIBLE SUNSHINE
Percentage

AVERAGE NUMBER OF DAYS OF SUNUP/SUNDOWN

Clear
Faintly Cloudy
Cloudy
Rain .01"
Snow 1.0"
Thunder /
Fort Wayne Redevelopment Plan-information in this section came from the Urban Renewal Plan of the West Main Street
(This source will henceforth be referred to as U.R.P.W.M.)
Other information was given verbally by Mr. Brian Collins,
of the Fort Wayne Redevelopment Commission, on September
22, 1975 in an afternoon interview.

New Community Center for the Elderly-information supplied by
U.R.P.W.M. and Mr. Collins.

Proposed Planning Plan-information supplied by U.R.P.W.M.
and Mr. Collins.

Existing Buildings on Site-information supplied by U.R.P.W.M. and personal site inspection.
Site-information supplied by U.R.P.W.M.

Zoning-information supplied by U.R.P.W.M.

Housing Units-information supplied by American Standards for
Building Types, DeChiara and Callender, 1973. Also by:
Multiple Homes for the Aged, Morkinson & Blake, 1969.
Nursing Home Facility-information supplied by Zitter House for the Aged by Kirkinson and Blake, 1969, and by Time-Savers Standards for Building Types.

Parking-information supplied by U.R.I.S.I.S.
