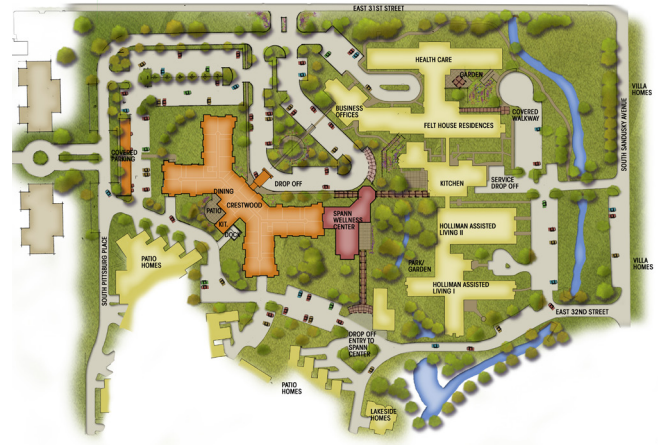


MASTER PLANNING + DESIGN

# OKLAHOMA METHODIST MANOR REPOSITIONING

Continuing Care Retirement Community (CCRC) | Tulsa, OK



To ensure future viability and profitability, Oklahoma Methodist Manor (OMM) approached Eppstein Uhen Architects (EUA) to create a forward thinking plan that would reposition the campus to remain competitive in the Tulsa area. The goal of this new project was to reflect and enhance the community's core objectives: overall wellness; interaction and integration of community members and their families; and enhanced physical, emotional and spiritual well-being of residents. EUA also worked to improve aesthetics, reducing the existing facilities' institutional feel and improving the visual connection with the surrounding community.

## The New Campus Offering

- **41** Assisted Living Units (existing)
- **112** Independent Living Cottages (existing)
- **82** Skilled Nursing Facility Units (renovated)
- **103** Independent Living Apartments (new)
- Spann Wellness Center (new)

## The Project

EUA worked closely with the owner to create a solution for a connected continuing care retirement community (CCRC) that provides a full spectrum of lifestyle choices and life-enhancing wellness and healthcare services for residents. The proposed design solution exceeded initial program expectations, reducing costs 30% over a plan proposed by a previous firm, saving the owner millions of dollars.

**Phase 1:** Overall master plan redesign to create a more welcoming and well thought-out flow throughout the campus.

**Phase 2:** Significant renovation to transition 82 institutional-style skilled nursing facility units into six households (two with 10 residents, four with 16 residents) to accommodate long-term nursing, memory care and short-term rehab, creating a welcoming and updated look.

**Phase 3:** Addition of Crestwood, a new flagship building adding 103 units of independent housing and multiple dining options, in addition to the new Spann Wellness Center building.

**“There will be two types of nursing homes in the future: the excellent and the non-existent. If serious action wasn't taken, we would have faced extinction.”**

CEO of OMM, Steve Dickie

## OMM Design Highlights

From discussions with the owner, current and prospective residents and the desire to offer a premier CCRC experience, additional amenities were incorporated throughout the campus, adding attraction and offering unique lifestyle options for OMM residents.

**Crestwood:** Designed to maximize apartment views on all four levels, Crestwood also provides convenience with no resident living more than three doors from an elevator.

- **Sustainability:** Operations were optimized through the integration of a new state of the art geothermal system.
- **Common, Transition + Outdoor Spaces:** The design includes over 30,000 square feet of common spaces in addition to the improvement of outdoor spaces, resulting in new safe and secure private gardens.
- **Underground Parking:** To maximize views from the Crestwood facility, the design included 83 underground parking spaces, adding value and convenience to members of the community.
- **Dining Options:** A variety of dining options are now available for all residents throughout the campus. The fourth floor member club offers spectacular views of the campus with the ability to be reserved for social functions.
- **Room Amenities:** Although OMM is a mid-market provider, the rooms feature upscale amenities such as granite countertops, quality lighting, in-unit laundry, private balconies and other sought-after bonuses.

**Skilled Nursing Facility:** Renovation solutions included the conversion of an outdated institutional care model into a household care model; complete with individual entries, living rooms, dining rooms, serving kitchens, sunrooms and direct access to private patios or balconies. One household is specifically designed for dementia residents with its own separate and secured therapy garden.

**Spann Wellness Center:** This new facility is connected to the campus with an easily accessible walking path. The center incorporates a pool, indoor walking track and fitness area, which is programmed with a variety of classes. The wellness center opens to outdoor spaces including a patio, gardens, shuffleboard and even a sport court that combines pickle ball and basketball, providing residents with year round activity options.

## Providing a Top of the Line Market Offering at Mid-Market Price

The OMM final site plan, design solutions and phased construction has positioned the campus as the leading mid-priced option for residents looking for a CCRC in the Tulsa area. OMM has experienced a significant positive financial impact from the holistic product offering and is currently looking towards ways to continuously update their campus to remain the leading provider in the area.



Crestwood Independent Living

## Evaluating the Design

In Fall of 2013, 18 months after completion, EUA conducted an investigative post-occupancy evaluation (POE) of OMM involving building observation, interviews and surveys to gather valuable first-person feedback about the interaction in the physical environment, operations, quality of care, and quality of life at the campus. By conducting this POE, EUA is able to determine best practices in senior living design and apply these learnings to future campuses.

The POE findings incorporate resident, staff and management feedback of successful design implementation and recommendations for future improvements throughout the campus. Some areas for future improvement include: additional programming consideration for pre-function spaces and outdoor space utilization, surveying of residents to optimize usage and flow in the Spann Wellness Center, ensuring adequate back of house spaces for staff and incorporating additional storage for future occupancy.



Spann Wellness Center