

Brio of Johnston

A WesleyLife Community for Healthy Living



Johnston, Iowa

2022 SAGE Post-Occupancy Evaluation White Paper

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Overview

The Society for the Advancement of Gerontological Environments (SAGE) has been conducting post-occupancy evaluations for more than a decade. This Post-Occupancy Evaluation was conducted on March 7, 2022. The results were presented at the Environments for Aging conference in Milwaukee, WI in April, 2022.

The post-occupancy evaluation (POE) was authorized by Rob Kretzinger, President and CEO of WesleyLife. The POE was conducted within a newly constructed Life Plan Community providing Independent Living, Assisted Living, Skilled Nursing, Memory care and Short-term rehabilitation services. Brio is located in Johnston, Iowa which is a suburb of Des Moines. While on site the SAGE POE team was hosted by Mr. Kretzinger, and Ms. Teresa Krueger, Executive Director of Brio at Johnston.

Members of the SAGE POE team included Amy Carpenter, Maggie Calkins, Lauren Tines, Mandy Kachur, Chuck Childress and Jay Weingarten. These individuals represented a broad cross-section of expertise in long-term care, dementia care, design for aging, codes and regulations, acoustics and operational and organizational management related to senior housing. They were also joined by Lori Bridgeman, Director of Operations for SAGE, who provided logistical coordination for the event.

Access "Evaluation of Acoustics," the Special Supplement to the 2022 SAGE Post-Occupancy Evaluation White Paper, and view a recording of the SAGE webinar, "Notes from the Field: A SAGE Post-Occupancy Evaluation of Brio of Johnston" [here](#). You will also be able to access past POE resources dating back to 2016.

2022 SAGE POE Team



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IRB Research Protocols

All POE Team members completed CITI (Collaborative Institutional Training Initiative) Certification for full compliance with Federal Guidelines for Research and the use of Human Subjects in Research. An IRB application for this research POE titled "A SAGE Post-Occupancy Evaluation" was submitted to the Kansas State University of Research Compliance and approved December 29, 2018. Project #9080.

Project debriefing information was sent to Brio in advance of the site visit and distributed to staff as well as residents to provide notification about the SAGE Team's visit. Residents who were capable of providing their own consent were invited to participate in focus groups. (See Appendix for typical questions used in guided interviews and focus groups). Staff provided informed consent on the day of the site visit for their focus groups.

KANSAS STATE
UNIVERSITY



The Society for the Advancement of Gerontological Environments (SAGE) is a nonprofit, membership-based organization whose mission is "To promote collaboration among aging services providers, design professionals, regulators, residents, researchers, manufacturers, educators, students and others interested in providing innovative and appropriate environments for older adults."

To achieve this mission, SAGE: Provides a nexus for collaboration among all disciplines involved in the development, operation, and regulation of settings for older adults; Offers educational forums that feature current research and best practices for the design of living environments; Evaluates senior living environments based on SAGE's design principles and shares results through conferences and publications, and; Promotes regulatory change and research that supports resident-centered care.

SAGE has been conducting post-occupancy evaluations since 1999.

www.sagefederation.org

Documentation/Evaluation

The SAGE POE team arrived onsite in the morning and was introduced to WesleyLife/Brio administration and the design team. After an initial briefing about the project, the development and current resident and staff use patterns, the team was given a walking tour.

Locations of rooms as identified on the floorplan were confirmed along with information on key project goals.

During the tour, the POE team documented design features and spaces with photos and video recordings. Team members used an outline of established design criteria to target observations of the presence or absence of features, details of design features, and operational issues that impact patterns of use (see page 7, SAGE Design Principles and page 8, Architectural/Interior Elements). These attributes included both desired goals and architectural and interior elements that can be critical for effective use and navigation of a space.

Team members met with different users of the project in small focus groups. Throughout the day-long process, the POE team met with a variety of stakeholders and users including guests (their term for residents), family, direct care staff, and administrators. Everyone who participated in the focus group gave their consent to participate and was provided a copy of the Informed consent form to keep. The purpose of the informed consent is to describe our work and that their information will be held in confidence. Photo releases were also obtained using the consent forms, so individuals pictured in reports and presentations have given permission for their photo to be taken and included in the published or presented materials.



SAGE Design Principles

SAGE holds the following values related to gerontological environments.

Physical safety and psychological security: Provide appropriate safe guards and enhance perception of security.

Environment as a therapeutic resource: Utilize all aspects of the environment (physical, programmatic and organizational) as a resource for healing and improved functioning.

Holism and well-being: Focus on needs and desires of the whole person social, emotional, spiritual and physical, vocational and intellectual.

Individual rights and personal autonomy: Maximize available choices, opportunities for self determination, and accessibility of options.

Communities and relationships: Generate opportunities for meaningful interactions and relationships among peers, families and staff.

Support of caregivers: Create an environment that promotes safety, efficiency, and emotional support.

Function enhancing technology: Harness new technology to increase functionality of the environment.

Creating and evaluating: Encourage innovation, diversity of approaches, experimentation with new solutions, and systematic evaluation of outcomes.



2022 SAGE Board Strategic Planning Retreat

Architectural/Interior Elements

SAGE team members draw upon their expertise, familiarity with industry best practices, and experiences with senior living environments as they evaluate the effectiveness of the community's features that serve older adults and support staff. Many of the SAGE principles are evidenced by architectural and interior elements (see table below). The team also considers the historical context and feedback from the staff and residents as well as the interior designer's insights and perspectives.

Architectural or Interior Element	Considerations (Selected Examples)
Lighting	Lighting levels, sufficient foot-candles. Control for glare.
Use of Color	Support for depth perception for aging eyes while maintaining residential or homelike aesthetic.
Floor Coverings	Support for ease of mobility while creating a soft surface to reduce potential injury from fall. Aesthetic supports a residential appeal and specification is appropriate for health care setting and required maintenance and life safety.
Window Treatments	Ability to adjust for different daylighting conditions (controlling glare). Aesthetic supports a residential appeal and specification is appropriate for health care setting and required maintenance and life safety.
Acoustical Treatments	Spatial volumes and potential sound transmission between private spaces is effectively designed to reduce negative stimulation and protect privacy.
Circulation Patterns	Movement through the space is supported by spatial layout and features that support autonomy in navigation and stamina (landmarks for reminders, handrails for support).
Fixed Furnishings & Equipment	Furnishings are supportive of frail adults. Aesthetic supports a residential appeal and specification is appropriate for health care setting and required maintenance and life safety.
Moveable Furnishings & Equipment	Furnishings are supportive of frail adults. Aesthetic supports a residential appeal and specification is appropriate for health care setting and required maintenance and life safety.

Elements of the physical environment that contribute to the goals for a therapeutic environment for residents and a supportive work environment for staff.

The Setting

Brio of Johnston was the Award of Merit winner in the 2020 Environments for Aging Design Showcase awards. Pope Design Group was responsible for both the Architecture and Interior Design. Jill Schroeder, Senior Interior Planner, was the lead designer and met with the SAGE POE team to share the thought processes and design decisions that went into the creation of this project. Christine Soma, Principal at Pope Design Group, also joined the site visit.

WesleyLife has 11 communities in Iowa and one in Illinois. They also have the largest Home and Community based Services agency in the state of Iowa. Most of WesleyLife's communities were higher-end, Type C contract, entry fee communities until around 2008, when they turned their focus towards the middle market. They define the middle market as setting entry fees at 50% of the median home value in the primary market area. Brio has both entry fee as well as straight rental contract options.

The building site is a former farm, located close to the heart of Johnston, Iowa; a suburb of Des Moines. The Owner wanted this building to feel like it was nestled into the adjacent neighborhood and to be welcoming to the greater community. It was also very important for Brio to be surrounded by all ages and not segregated. There is an adjacent lot, that is still being farmed, but is planned to have a mixed-use/retail development. Additional residential development is also planned.



Jill Schroeder



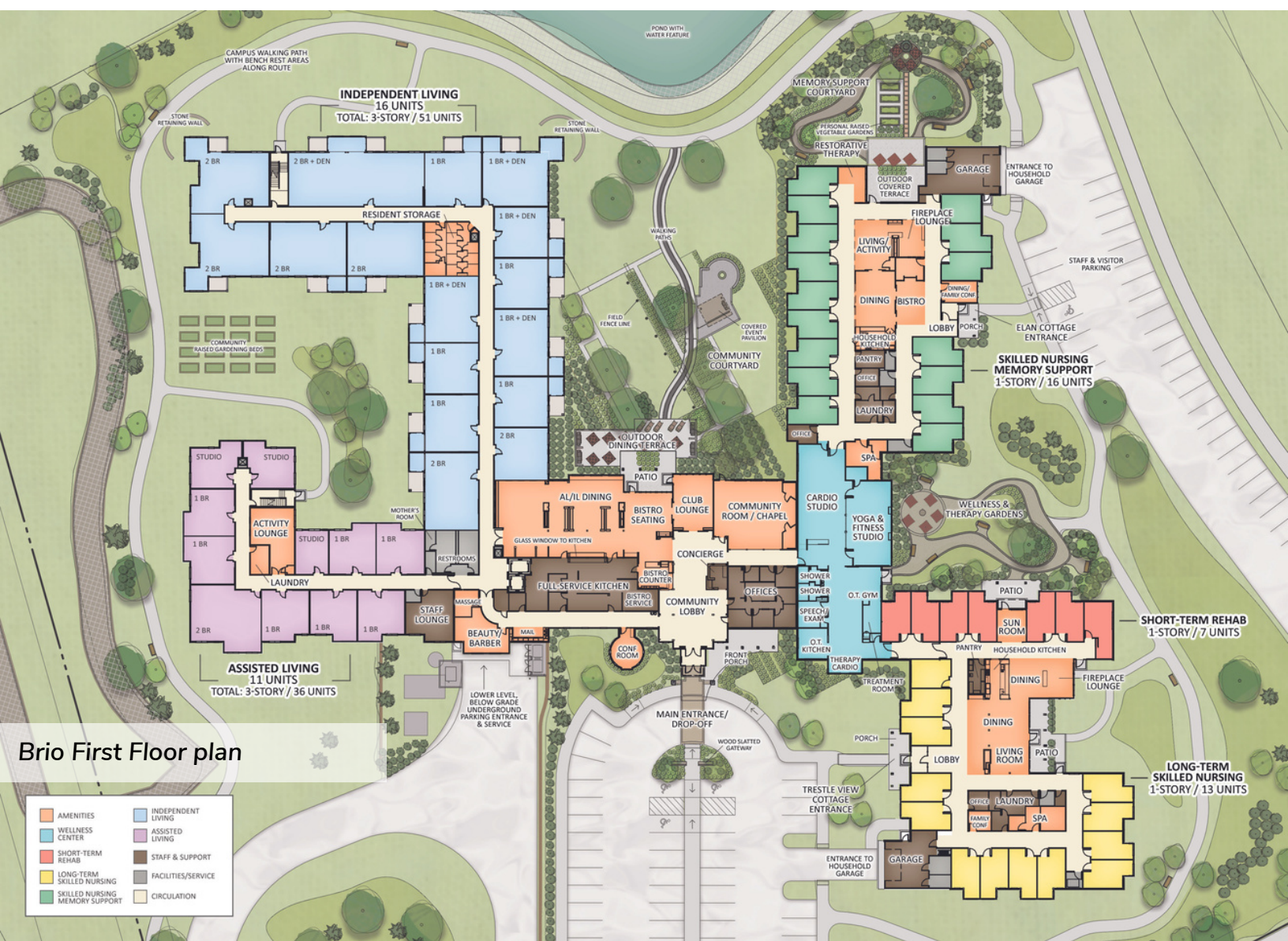
Christine Soma, AIA

continued

The Setting continued

The building comprises a total of 175,000 square feet and is arranged in three, connected components. The northeast component is a three-story, U-shaped wing over a parking garage. There are 51 Independent Living (IL) Apartments and 34 Assisted Living (AL) Apartments in this wing. The center component is the “town center” which houses the majority of the common spaces used by the residents. On the south side of the plan, we find two, one-story skilled nursing households. The Elan Household has 16 rooms and focuses on residents who need memory support. The Trestle View Household has 13 long-term care rooms and 7 transitional care (short-term rehab) rooms. All rooms are private and have a full bathroom with shower. The total cost of construction was \$25.6 Million (approximately \$146/s.f.)

WesleyLife reported that this was the smallest number of IL units that they could do and make it work financially. However, in hindsight, Rob said the demand for units was so strong, they wish that they had built 90 Independent Living units. Plans are in the works to build an addition to the building with additional IL units.





The Setting continued

The building was designed to have one, 2-bedroom unit designated to house nursing students or interns, on the AL wing. However, due to the strong market demand, they have had to make that room available. It is currently rented as a respite-stay suite.

This building was developed with the intent that it would be a prototype for future WesleyLife middle-market projects to allow them to bring new projects to market faster. As such, the owner and design team conducted a post-occupancy evaluation (POE) of a previous project, Hearthstone, in Pella, Iowa to understand what modifications and improvements were needed. Many of these lessons learned were applied to the design at Brio. The primary lessons learned are below, but will also be referred to as we go through our findings of the POE of Brio.

Primary lessons learned from Hearthstone at Pella

Larger Rehab/Therapy space At Hearthstone they tried to move most of the therapy space into the households and reduce office space. The POE showed that this concept wasn't working well. For Brio, they wanted to create one, larger therapy gym, combined with the general fitness/wellness space, to capitalize on staff synergies while not duplicating needed space.

Design SN households for better resident experience The common space in the Hearthstone Households were too open, which caused problems with noise. In addition, the households had all drywall ceilings, which made acoustical problems worse. The design team focused on improving the acoustics inside the Brio Households. This was done primarily by changing the ceiling materials. The design team did determine that the single-loaded corridor (racetrack) configuration of the household as well as the lighting levels worked well at Hearthstone, so those aspects were carried over. The Brio households have the same footprint as the Hearthstone households but the public spaces were designed to have more flexibility in use.

Larger Household Kitchens The Hearthstone kitchens and pantries were too small for the needs. At Brio, the design team doubled the size of the pantries and included more storage space within the kitchen space. At Hearthstone and Brio, all meals are prepared in the household kitchens, including all washing, prep and cooking. Staff "shop" in the main kitchen for necessary supplies twice a week.

Front Porch/Main entrance The Hearthstone memory support households did have a front porch and direct entrance from the outside for visitors and guests. However, the front door was situated such that it was highly visible from inside the household which made it easy for residents to leave unaccompanied. The design team worked to find a better way to disguise the entrance at Brio.

Project Goals

WesleyLife and the design team identified four primary goals for the project, aside from improving on the design of the Hearthstone community, as noted in "The Setting."

GOAL ONE: Health and wellness focus

Create a genuine Wellness Center combining fitness and rehabilitation spaces, inviting all residents to share the space.

GOAL TWO: Break down the barriers between care levels

Allow all residents to use all the public spaces and blur the distinction between care levels.

GOAL THREE: Improve the resident experience

Learning from the POE of the Hearthstone project, improve the design at Brio and focus more on person-centered care.

GOAL FOUR: Reflect the local vernacular in the building design



Fast Facts

- Situated on 22 acres
- Average age at move-in: 83
- Staffing:
 - IL has one housekeeper
 - AL (34 beds) has two staff day and evening, one overnight
 - SN households (combined): 4.2 full-time equivalent (FTE)

4.2 FTE breaks down to:

- One RN (12-hour shifts) per household
- Two CNAs day and evening, one overnight
 - Extra 4-8 hour shift added as needed
 - Trestle View also has one medical aide

Additional staff (per household) include one housekeeper, one chef/one server at breakfast and lunch, two chefs/two servers at dinner.

Observations

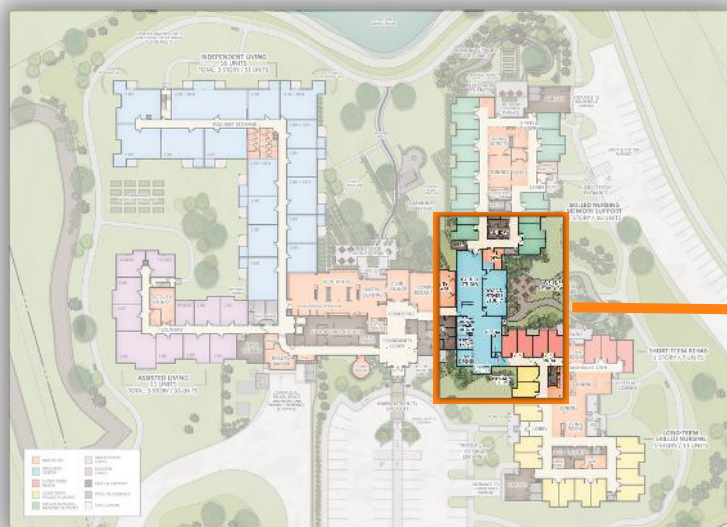
Using the SAGE design principles and consideration of key elements of the physical environment that contribute to resident well-being, the POE team evaluated the building and the stated project goals. These findings are summarized and organized by the Project goals. Specific attributes for each of these assets as well as opportunities to enhance the experience are noted below.

Design Goal ONE

Health & Wellness Focus

Based on the Post-Occupancy results of the previous WesleyLife Community, Hearthstone, where all the Physical Therapy activities were done in the household, the owner and the design team sought to create a large wellness center. This 4,700 s.f. space is intended to be used by skilled nursing/transitional care residents along with independent living and assisted living residents without any segregation. The space is broken down into three primary zones: the Cardio Studio, which has the usual NuStep machines and treadmills along with weightlifting machines; the Group Fitness room and the area earmarked for PT/OT activities and stretching.

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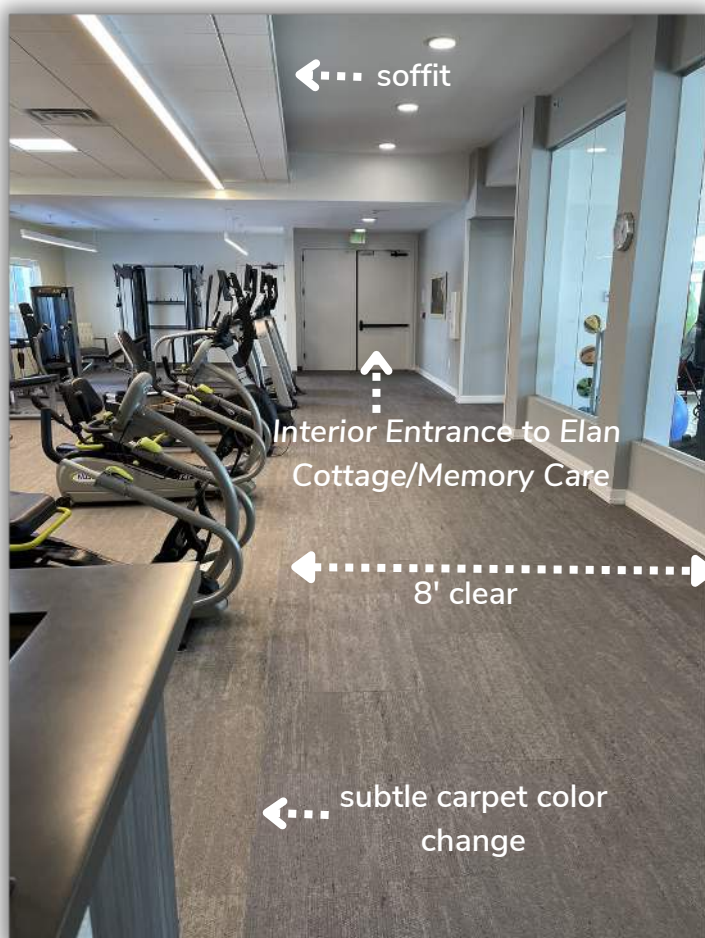


Interior Entrance to Elan Cottage/Memory Care

Interior Entrance to Trestle View Cottage/ Short-term Rehab/Long-term Skilled Care

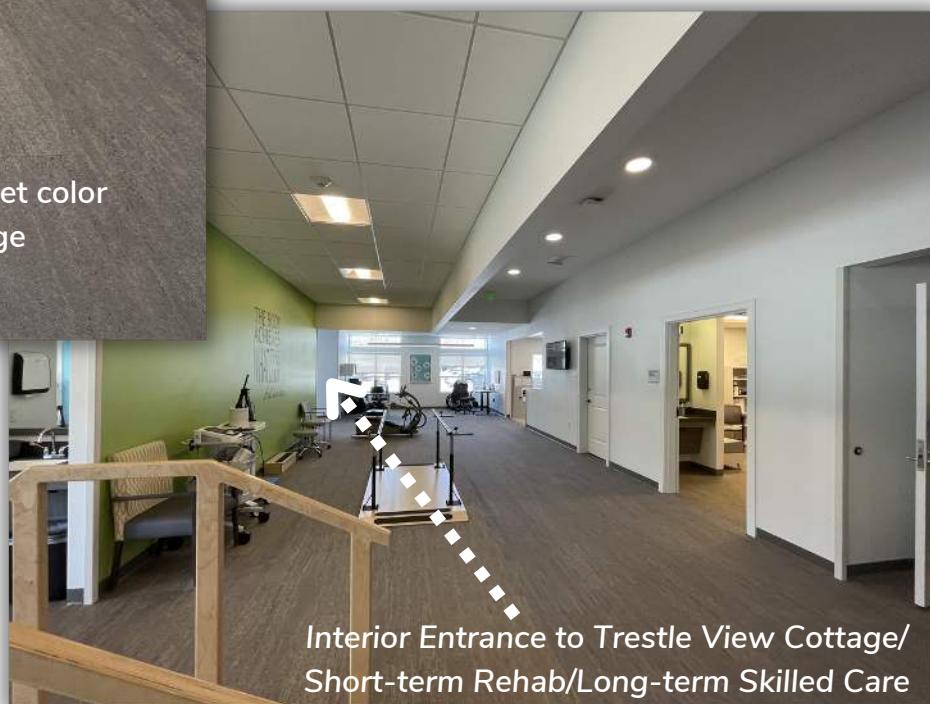
Observations - Design Goal One *continued*

The most interesting part of this wellness center space is that residents and staff moving between the “town center” area of the building and the SN households walk directly through this fitness center. Not through a corridor alongside the fitness center, but right through the space itself. There is an official “front door” for each household with direct access from the outside for visitors and staff, but indoor access to the rest of the building from the “back door” of each household is through the wellness center. The doors between the Trestle View Household and the wellness center are always unlocked to provide easy access for rehab guests.



The design team had to work really hard with the regulators to allow this “corridor” to run through the fitness center – without walls, and thus without handrails. The compromise they had to make, in order to get it approved, was that they had to delineate the corridor to maintain the 8’ clear. You can see that this was done with a VERY subtle carpet color change, and a soffit at the ceiling. This resulted in an open and spacious feeling fitness space, with good visibility to all three areas.

continued



Observations - Design Goal One continued

The Group Fitness room is perhaps where the most integration of populations take place. The most popular class is the Rock Steady boxing class. This class is specially designed to help people with Parkinson's disease to help slow the progression. People come in from the outside community and join Brio's IL and AL residents for the class.



Brio, A WesleyLife Community for Healthy Living - Group Fitness Room. Pope Design Group.
Photographer: Nate Johnson Studio

Observations continued

Design Goal TWO

Break Down Barriers

The integration of the care levels is most evident in the Wellness center, as discussed in preceding pages. The owner and design team specifically wanted to allow all care levels to use this space and interact with each other.

The apartment building layout also combines assisted living and independent living apartments on each floor. They are located in separate wings, but there is no obvious separation, or barrier, like a set of doors, between the groups. Everyone in this building uses the same elevator bank to access their floor.

While the central location of the two central elevators is good, the residents noted that the service aspect left something to be desired. Because there is not a separate service elevator, when someone is moving into the building, the movers commandeer one elevator, leaving only one in service. This results in a lot of frustration for the residents. A few residents we spoke with said that they wish there was a stair tower located next to the elevator bank so, if they were able to traverse the stairs, they had a choice instead of waiting. As it is, the stair towers are only located at the far ends of the hallway.

continued



Shared independent/assisted living elevators



Residents enjoy personalizing their entries

Observations - Design Goal Two *continued*



Above and below: The independent and assisted living corridors are nearly identical. Bottom right: One of the many common rooms.

The corridors in the assisted living wing look exactly the same as those in the independent living wing. This is a positive feature in that there is no decrease in quality or aesthetic treatment between the care levels. The insets at the apartment entry doors rotate through three accent colors throughout the building. The one thing that the POE team noted was that, while having all the hallways have the same level of finish was good, it did make it a bit challenging for wayfinding. The carpet and wall colors were identical between floors. We would suggest that there should be more distinction in colors, artwork or other landmarks added to help orientation both between floors and for different wings.

Another interesting thing to note about mixing IL and AL populations so closely is that the residents really notice when things are not equal. For example, residents in AL were eager to point out that the IL residents had assigned storage lockers on their floor, while they did not have storage. The IL residents said that they wanted to have an activity room or gathering space closer to where they lived, on each floor. There are gathering spaces, on each floor, central to the AL units, that are available to both IL and AL residents, but that didn't really suit everyone.

continued



Observations - Design Goal Two continued

The common space in the Town Center was designed to be used by all care levels, even the Skilled Nursing residents. The central building component was built to SN building requirements to allow the residents to use the spaces, but the Skilled Nursing households are separated from the Town Center by a fire wall where the center building connects to the Wellness Center. While the intent is to have SN residents be able to come out to eat in the dining room or participate in activities, it was reported that they seldom do. They typically require a staff member escort to bring them out. Several IL residents said that they would be happy to help them get back to the household, but they have been instructed not to assist them. It seems as though perhaps this could be improved with some training to IL residents. Some would likely volunteer to be escorts.

When we asked the residents about having all care levels mixed together for dining and activities, most really liked it. One said "It's part of the sales process." They are made aware that "they are all in this together". Teresa Krueger, the Executive Director, said that the staff does everything they can to educate residents during the move-in process to make sure they know that everyone is welcome in all spaces. Teresa also noted that the staff at Brio make every effort to make transitioning between care levels as seamless as possible. Her motto is "try to figure out how to make it work, instead of saying 'no'." For example, a resident who transitioned from AL to SN wanted to keep her emergency alert pendant/watch with her, where SN uses a different solution. The staff worked closely with regulators and the manufacturer to find a way for both systems to work together.

Assisted living and independent living residents do mix in the dining room. The dining room is nicely broken up into separate zones to allow for different experiences. Residents we spoke with said while there are some IL residents who choose to sit with AL residents, many residents choose to separate themselves.



Brio Executive Director Teresa Krueger: "Try to figure out how to make it work, instead of saying 'no.'"



While assisted living and independent living residents mix in the dining room, skilled nursing residents seldom do.

continued

Observations continued

Design Goal THREE Improve the Resident Experience

As mentioned previously, the design of Brio was very heavily influenced by the results of the Post-Occupancy done by the design team at the previous community, Hearthstone. Acoustics were certainly the biggest focus of attention (see acoustics special supplement to this white paper). The challenge was to balance improving acoustics with controlling cost and maintaining a residential-look.

Rob Kretzinger, CEO of WesleyLife, really wanted the smooth look of gypsum board ceilings and did not want acoustical ceiling tile anywhere. The design team solved the issue by using 2" thick fiberglass panels that were butt-jointed and directly applied to the ceilings in critical areas. These panels have a stipple-painted finish that looks very similar to a gypsum board ceiling but provide greatly improved acoustics. They also varied the ceiling heights in common areas to break up the ceiling expanses and help reduce sound reverberation. The household spaces at Brio were also broken up more than at Hearthstone to help mitigate noise issues.

continued



Rob Kretzinger, WesleyLife CEO



Stipple-painted, surface-mounted acoustical panels give the smooth look of gypsum board.



Hearthstone, a WesleyLife Community for Healthy Living. Gilbertson Photography, LLC.

Observations - Design Goal Three continued

The main lobby still needs some acoustical intervention as the sound in this space is far too “lively”. While it was likely not planned to be used this way, the lobby is often pressed into service for activities and events when other spaces are occupied or when more space is needed. We suggest some wall-mounted acoustical panels. These would be best located on adjacent, perpendicular walls (extending out from a corner) to knock-down bouncing sounds. Consideration should also be given to placing acoustical panels on the walls at the level of speech; say from baseboards up to 60” above the floor. Of course, the same ceiling-mounted fiberglass panels used in the households would also work quite well here. For new projects, we highly recommend bringing in an acoustical engineer to provide guidance, even if just for a few critical spaces.



Brio's main lobby is a popular, lively place.

Observations - Design Goal Three continued

Another important item in improving resident experience is lighting. It is well known that natural light is critical for maintaining health and wellbeing. The design team did a very good job of bringing in natural light to as many spaces as possible. They use oversized windows in the IL and AL apartments. In the skilled nursing and memory care units, a bump-out bay was created to create multiple window exposures in each unit, making them feel larger and more open.



Bump-out bay in SN and MC units (the resident feline approves!)



Dining Room



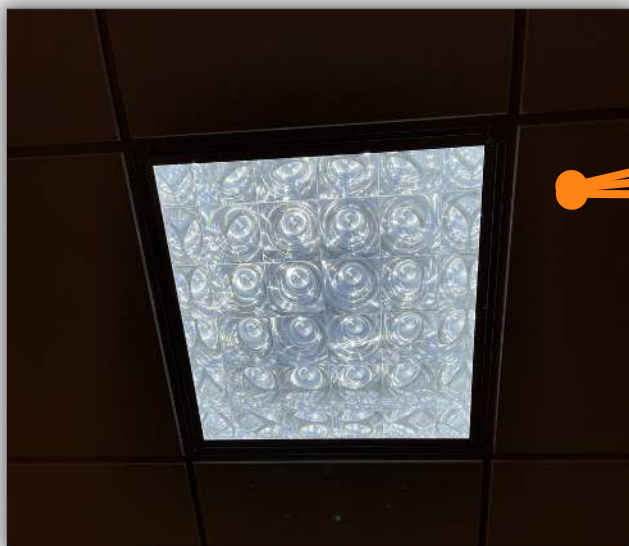
Main Lobby

The design team was able to get windows into some of the common spaces by playing with the roof heights, creating high windows into the side walls of the main lobby and into the dining room, where it might ordinarily just be an interior wall.

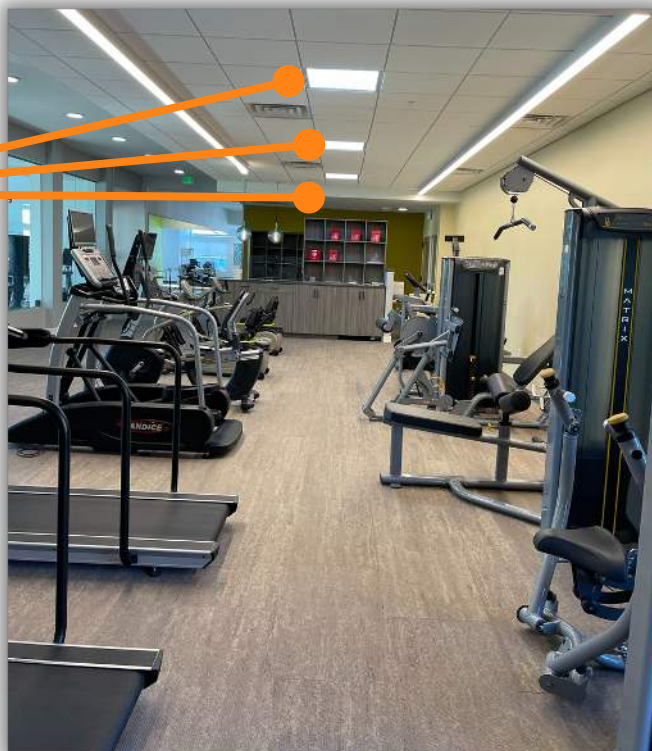
Observations - Design Goal Three continued

They also used interior windows to allow light to transfer through to several spaces like the commercial kitchen, the second floor IL hallway and Cardio Studio of the Wellness center.

In the one-story Wellness center, where they couldn't get windows to the outside, the design team used a product called SolaMaster, by SolaTube, which looks like a 2'x2' lay in light fixture, but is actually prismatic lens connected to a skylight which spreads natural light further than a normal skylight.



SolaTube's SolaMaster disperses abundant natural light into the Wellness Center.



Observations - Design Goal Three *continued*



The conference room windows let in abundant light, but the non-shaded upper windows sometimes cause excess glare.

Of course, when providing large windows for natural light, designers need to carefully consider the sun exposure and how to control that light. The conference room had light control shades on the lower windows, but nothing on the upper windows. The angle of natural light varies through the year, but when we were there, it was blinding the POE team as we sat at the conference table. Similarly, some of the residents we spoke with said the sun comes through the upper windows in the dining room and causes a lot of glare. Options should be considered to better control natural light in spaces where it can be problematic for residents.

Observations continued

Design Goal FOUR

Reflect the Local Vernacular

Johnston, Iowa is an agriculturally centered community. Many of the residents who have moved into Brio have farming roots, whether they lived on a farm, were farmers themselves, or worked for one of the many large agricultural companies based here in Johnston or the immediate area. The land that the building sits on was a farm owned by Corteva, a well-known agriscience company. The design team wanted this building to feel familiar and reflect the rural roots of the area.



Photographer: Nate Johnson Studio

This feeling is readily apparent at first glance driving up to the building. The striking barn red vertical siding, interspersed with white horizontal and vertical siding, with fieldstone accents, and strategically placed standing seam metal roofs, immediately call to mind a modern-farmhouse look. Pope Architects wanted the exterior materials to feel timeless and classic, not a kitschy version of a farmhouse. They walked a fine line between “kitsch” and “cool,” but overall the POE team felt it hit the mark.

Observations - Design Goal Four continued

As you draw closer to the entrance, the Porte Cochere is fronted by wide planks that bring to mind the corn-crib you passed on the drive over and a two-story, galvanized metal grain bin, or silo, leave no doubt what style was intended. This silo is the one area where we thought they strayed into “kitsch”, but Pope noted that this was an important component to the owner.



Photographer: Nate Johnson Studio

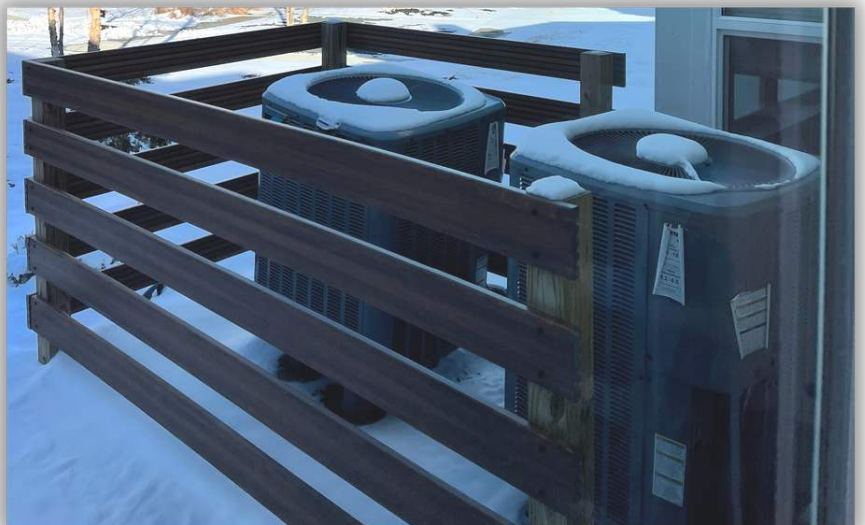


Upon entering into the spacious lobby, the look continues. This soaring, multi-planed ceiling with exposed timber trusswork truly evoke the feeling of entering into a barn. Small details like the echoing of the corn-crib boardwork around the entry doors and again at the opposite end of the room, on the sliding barn doors, help carry the theme through.

Obnoxiously large, industrial-style lights over the Café counter, Boardroom table and reception desk bring the eye down and provide another layer of visual interest in the room. Otherwise, the rest of the finishes in this lobby/multi-use space are very simple and plain.

Passing straight through the lobby and out into the courtyard formed by the different wings of the building, the theme continues. The corn-crib detailing is used to create a shade structure in the garden, but also to camouflage groupings of ground-mounted HVAC units. This was a clever, and inexpensive, way to hide these necessary items.

continued



Observations - Design Goal Four *continued*

In the garden landscape, there is a diagonal row of eight fence posts. The design team notes that these were placed to reflect the direction of the furrows from the original farm, and add some vertical interest to the landscape, even when it was covered in snow. The residents we spoke to didn't know the background of these posts and didn't understand why they were there. One said "I wish they'd at least grow some vines on them."



Fence posts add vertical interest to the landscape.

As you go back into the building, away from the lobby, the farmhouse detailing becomes more sparse, (remember this is a more affordable product), but it shows up again throughout the corridors by way of an interesting "soffit" detail. These are two stained pieces of dimensional lumber (looks like perhaps 2 x 8 or 2 x 10 boards held up with a metal bracket. When asked about this detail, Jill Schroeder said this was a less-expensive cost than doing a traditional drywall "beam"/soffit detail. This helps visually break down and punctuate the corridor while adding a tremendous amount of visual interest.



The design team's creative, cost-saving soffit detail adds significant visual interest to the corridors.

One interesting thing to note is that the land in front of the building is currently still being farmed, although it is slated for future development. Some of the residents we spoke with really enjoy looking out over the fields, that it helps them mark the seasons and makes them feel like they're still tied to their agricultural roots. One can't help but wonder what will happen when that field becomes a shopping center or housing development. Will the residents feel less connected and "at home"?

Special Focus - Artwork



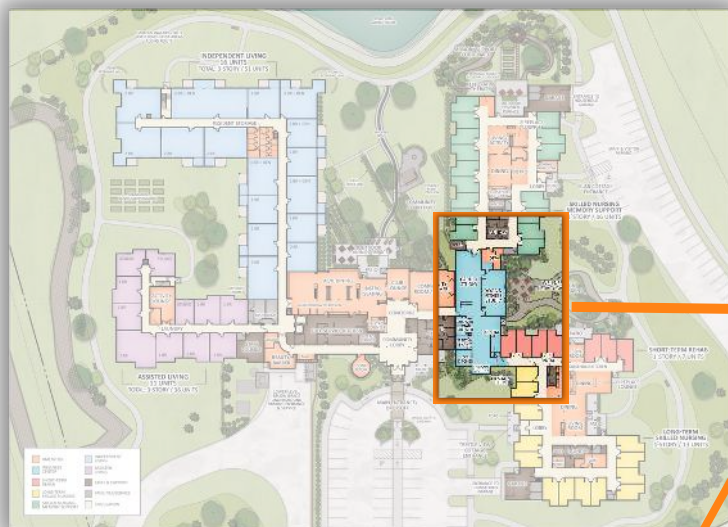
The artwork and decoration in the Elan Cottage household (memory care) deserves special recognition as the POE team felt it was exceptionally well done. Each large stretch of wall along the corridor has a curated grouping, each with its own theme which greatly helps with wayfinding. For example, one group has a “school” theme that has an image of an old-fashioned rural one-room school house, an image inside a classroom, an oversized wooden ruler, a chalkboard, the “A,B,C’s” written in both upper and lower case and a collection of school supplies arranged in a shadowbox frame.



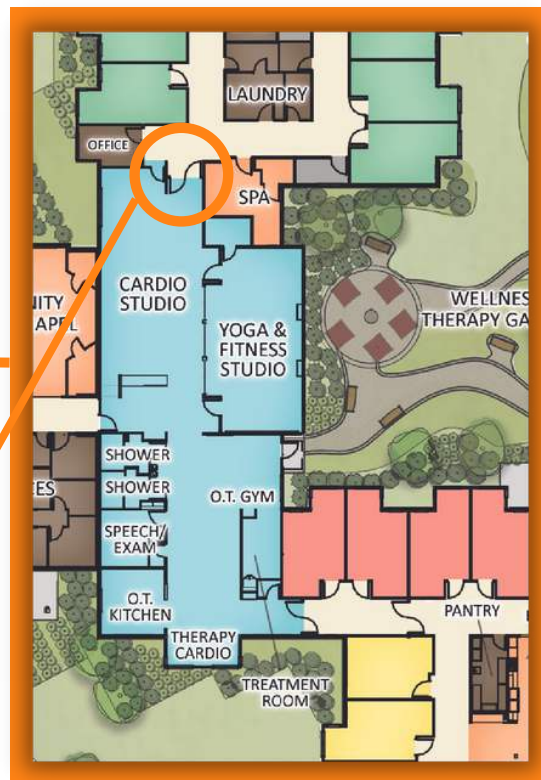
Another artwork grouping has a historic photo of a general store, a painting showing a grocery display and an old fashioned cash register, a shadowbox with old fashioned grocery packaging and the prices to go along with it. One of the more tactile pieces in this display is a wire basket willed with ears of dried Indian corn. Teresa said that residents like to pick up an ear of corn as they pass by and carry it around for a while. Eventually, the staff makes sure that all the corn makes it back into the basket.

Highlights

As discussed in Design Goal One (p 13), the design team had to work closely with the regulators and make some concessions to be able to get the open feeling in the fitness room. The result of these concessions were that they needed to provide a cross-corridor/dual swinging door at the entry for the Elan Cottage/Memory care. The original design intent was to just have the one, single leaf door that you see on plan left.



Interior Entrance to Elan Cottage/Memory Care



This smaller door was offset from the corridor inside as to not draw the residents' interest. Now, though, the design team had to find a way to deal with these large double doors that were much more visible by residents walking down the hallway inside the household.

The design team did a great job of disguising these doors by applying a large mural, using oil-rubbed bronze hardware to blend in and intentionally lowering the light levels at the door.

Highlights continued

This use of distracting murals, combined with low lighting and other distractions was employed on the other doors that staff didn't want residents using such as the main front door leading out to the porch and the door to the garage.



Front Door



Garage Door

Another nice feature inside the Elan Cottage is the Bistro area. This is a separate, smaller dining area to provide a different experience within the household. This space has the feel of an outdoor sidewalk café with abundant natural light coming in from above, live plants and the pergola strung with lights.

This space was an outcome of the lessons learned from the POE of the Hearthstone project. The public spaces here were divided into smaller components which not only lessened the acoustical impact on the space, but also provided the residents different experiences throughout the household.



Elan Cottage Bistro

Highlights continued

In closing, the SAGE Post Occupancy team applauds the owner and design team for taking the time to learn from their previous building, and then apply those lessons to this project. The design team's approach to working within a more modest-level budget while creating the best resident experience possible, and pushing boundaries of code conformance and trying to mix care levels made this project really stand out.



SAGE is grateful to the Brio of Johnston residents and staff, WesleyLife administration, Pope Design Group, CliftonLarsonAllen, and the 2022 SAGE POE team for making this post-occupancy evaluation possible.

A Word from Our Sponsor

CLA (CliftonLarsonAllen) is the proud sponsor of the 2022 SAGE Post-occupancy evaluation (POE). SAGE has conducted numerous POEs across the country since 1999 with incredible success. Brio of Johnston is located in the heart of the Midwest and captures the feel of the geography. Utilizing design elements of the Midwest, as well as lighting and sound components to promote wellbeing, Brio of Johnson is a truly unique development.

The POE process promotes a broad base of team skillsets and creates an environment for collaboration. This results in challenging status quo thinking of how a development will operate and enable residents to thrive. CLA is immensely proud to be part of this meaningful work and to promote an environment where collaboration is used to improve outcomes.



Michael Peer, Principal
CliftonLarsonAllen, Milwaukee



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CLA's Michael Peer leads a thought-provoking breakout session at the 2022 SAGE Board Strategic Planning Retreat in Milwaukee, Wisconsin.

About SAGE

Founded in 1994, the Society for the Advancement of Gerontological Environments (SAGE) is a membership-based organization that represents excellence in all facets of the senior-living industry.

To achieve its mission, "To promote collaboration among aging services providers, design professionals, regulators, residents, researchers, manufacturers, educators, students and others interested in providing innovative and appropriate environments for older adults," SAGE:

- Provides a nexus for collaboration among all disciplines involved in the development, operation, and regulation of settings for older adults;
- Offers educational forums that feature current research and best practices for the design of living environments;
- Evaluates senior living environments based on SAGE's design principles and shares results through conferences and publications; and,
- Promotes regulatory change and research that supports resident-directed care.

SAGE members enjoy collaboration, networking and design-jury opportunities, free AIA-approved monthly webinars, committee participation to advance the SAGE mission and initiatives, exclusive member discounts, and more. To learn more about the benefits of SAGE membership, visit www.sagefederation.org.



When the great minds of SAGE put their heads together, anything is possible!
2022 SAGE Board Strategic Planning Retreat

Helpful Links



SAGE Webinar Recording:

Notes from the Field: A SAGE Post-Occupancy Evaluation of Brio of Johnston
Presented 11/16/22



Evaluation of Acoustics

Special Supplement to this white paper, and all SAGE POE white papers and resources dating back to 2016

Click below to learn more about all the organizations involved in the 2022 SAGE POE.

