DESCRIPTION

As our nation ages, assisted living facilities and retirement communities are becoming more relevant. In this session, the architect and landscape architect discuss their collaboration on the master planning/design process for South Franklin Circle – a 90-acre retirement community in Chagrin Falls, Ohio. They are joined by the owner, who deals with ongoing sales, oversight and maintenance of the facility.

LEARNING OBJECTIVES

- Understand the importance of a team approach is in the design collaboration process by the trials and tribulations of landscape architect/architect/owner’s representative.

- Develop user-based systems that respond to the needs and nature of the nation’s elderly community

- Design within the historic context, the environmental opportunities and constraints of a former farm property with wetlands, ponds, woodlands and steep slopes.

- Acquire reliable strategies for creating an award-winning, user-friendly, environmentally responsible, sustainable and low maintenance retirement “village.”

PRESENTATION OUTLINE

I. Introduction
   a. Overview;
   b. Design team selection methodology;
   c. Landscape design as a marketing tool and amenity;
   d. Environmental Concerns – Wetlands, Ponds, Steep Slopes;
   e. Interagency approval – US Corps of Engineers, State and local agencies;
   f. Project Program Elements – Number of units, clubhouse, independent and assisted living;
   g. Maintenance issues.

II. Master Plan and Architectural Overview
   a. Master planning for a choice based senior living facility. Seniors are now living longer and staying more active, which creates a need to maintain mobility and independence;
   b. The master plan is based on new urbanism design principles for livable communities. It is comprised of a village square with outlying parcels to promote an active adult lifestyle;
   c. Creating an environment that would encourage independence and not emphasize healthcare;
d. Turning site challenges: topography, forested areas, wetlands, the rail line, and maximum zoning coverage, into opportunities;
e. Unify community with a strong common identity, with individual settings at the residential level;
f. Integrate the site to the adjacent Village of Chagrin Falls with hiking and biking trails.

III. Landscape Architectural Components

a. Site Analysis;
b. Wetland and soil/tree preservation;
c. Site Detailing: fitting into the vernacular of central Ohio;
d. Developing a planting plan with a diversified plant palette to provide seasonal interest and attract wildlife as a site amenity;
e. Education: Many of the residents came from suburban homes with manicured lawns and foundation planting, educating residents on this natural blend of flora and fauna was well-accepted;
f. Maintenance: developing a program that provides economically feasible and sustainable maintenance.

SPEAKER BIOS

Bill Fehrenbach, VP of Project Development at South Franklin Circle, has nearly 35 years of experience in forestry and landscape contracting project management. An active member of the community, Mr. Fehrenbach has served on the Boards of Trustees of the Rainey Institute and the Cleveland Botanical Garden and is currently President of the Chagrin Valley Chamber of Commerce. He has a Master of Science in Natural Resources Management from the University of Michigan.

Eric Svahn, AIA, LEED AP BD+C, is a Senior Associate at GUND Partnership, the nationally recognized architecture and planning firm based in Cambridge, Mass. Eric specializes in major institutional buildings and recently managed the award-winning South Franklin Circle in Northeast Ohio. He leads the firm’s Green Advisory Group and organizes educational opportunities that use sustainable materials and green design strategies in GUND projects. Eric received a Bachelor of Architecture degree from Syracuse University.

Eric D. Groft, ASLA Principal at Oehme, van Sweden & Associates, Inc in Washington, DC, has over twenty-five years of experience in residential, commercial and institutional work and prides himself in his sense of regionalism and appropriateness. Mr. Groft has a passion for horticulture and is widely recognized as an industry leader in environmental/wetland restoration and shoreline stabilization/revetment. He holds a Master of Landscape Architecture degree from the University of Virginia.