General:

The Continuing Care Retirement Community (CCRC) on Centennial Campus should be an attractive facility that is fully competitive in facilities and appearance to the other quality full-feature retirement communities in the region such as Carolina Meadows (Chapel Hill), Carolwoods (Chapel Hill) and the Forest at Duke (Durham). The common facilities should be spacious, light and attractively appointed. While it is necessary for fees to be consistent with the resources of retired faculty, most alumni and other friends of the university, it is important that statuary, fountains, paintings, comfortable furniture, attractive vistas of Lake Raleigh and the surrounding region, and good design be used to create an impression that this would be a nice place to live.

Since the facility is located on a university campus, it will likely attract individuals who desire to utilize university facilities and who seek to promote North Carolina State University. The two themes around which the facility should be designed and promoted should therefore be "continuing education" and "health and fitness". The "continuing education" theme should be promoted through a good resident library, a formal association with the Encore Program in McKimmon Center, access to the university library, and the development of programs whereby residents work with the middle school students on Centennial Campus and provide help to NCSU through student mentoring, hosting campus visitors, and promotion of university projects.

The health and fitness theme should be developed through good in-house facilities for exercise and medical attention, a system of biking and walking trails on Centennial Campus, full access to the university gymnasium, and collaborative interaction with geriatric programs at NCSU.

The general arrangement of facilities should recognize that some residents have minimum mobility so parking, the living units and dining area should be in close proximity. Apartments and cottages should be one-floor with walk-in showers and handrails in bathroom areas. The living units should allow individual heating and cooling control and also allow for some resident modification to accommodate individual preferences. For example, as approved by a management group, individuals might have an option to install small skylights,
glass in outdoor porches, personalize landscaping, choose rugs and room colors and otherwise make changes for which they assume financial responsibility.

Access to the central facilities from all living units should be convenient and an effort should be made to minimize the length of unprotected walkways that link living units with the central dining facility.

In the following sections, the three of us have identified specific features and facilities that might be in the Center. This selection is based up visits to other CCRC’s, conversations with our associates, and our own perceptions of what would be desirable. Our selections have been divided into three categories—“Necessary”, “Highly Desirable” and “Desirable”.

Necessary

- Handicap-accessible living units that span a size range from studio apartments to two-bedroom-with-den units with an approximate square footage in the 1700-2000 ft² range.

- Close proximity to transportation to other campus locations and to a nearby shopping center. There would also be a bus owned by the Center for general transportation needs. Good transportation is a critical need.

- Automobile parking in close proximity to the living units. Sufficient spaces should be available to allow for visitors and second cars. Parking “under roof” is desirable but not necessary.

- A medical care facility with a 24-hour emergency call system. This should be coupled to an “emergency alert” system within the living units. (Note: Other CCRC’s have discovered that the medical facility becomes inadequate as the average resident age increases and that some facilities must be designed for Alzheimer’s patients. Expansion for these needs should be considered in the original design.)

- A central community building that includes administrative offices, a dining room serving three meals a day, and facilities for general services to residents. The central facility would contain:
  - A central postal-box area and small post office for mailing packages and securing stamps
  - A well appointed lounge area for general occupant use
  - A snack bar with tables for casual dining
  - A small store for bread, beverages and general condiments
  - A large auditorium room that could accommodate most residents and be used for general meetings, movies, and entertainment
• Four to six general purpose rooms to be used for crafts, a woodworking shop, exercise room, computer room, photography darkroom, and general group meetings
• A beauty shop/barber shop
• A card room
• A library
• A small bar adjacent to the dining area for social occasions
• Several private dining rooms for family parties or other social events
• Several small apartments to accommodate visitors and family members for brief visits.

• Attractively landscaped grounds with walking areas linked to general Centennial Campus greenway areas.

• Maintenance of grounds and living units, provision of all utilities with trash pick-up and recycling.

• Connectors for cable TV and telephones at multiple locations in all units.

Highly Desirable

• An outdoor green suitable for croquet, lawn bowling or general socializing.
• An indoor pool suitable for lap swimming and water aerobics, 3’ to 4.5’ depth.
• Central building storage for personal items.
• Outside storage to accommodate a few motor homes and trailers.
• Garden plots for resident use.
• The same "Faculty Status" classification now accorded all Centennial Campus employees for purposes of facilities access

Desirable

• Several tennis courts.

• Linkage to the general Centennial Campus computer network from each living unit.