

# LIVING REDEFINED MOSAIC design studio



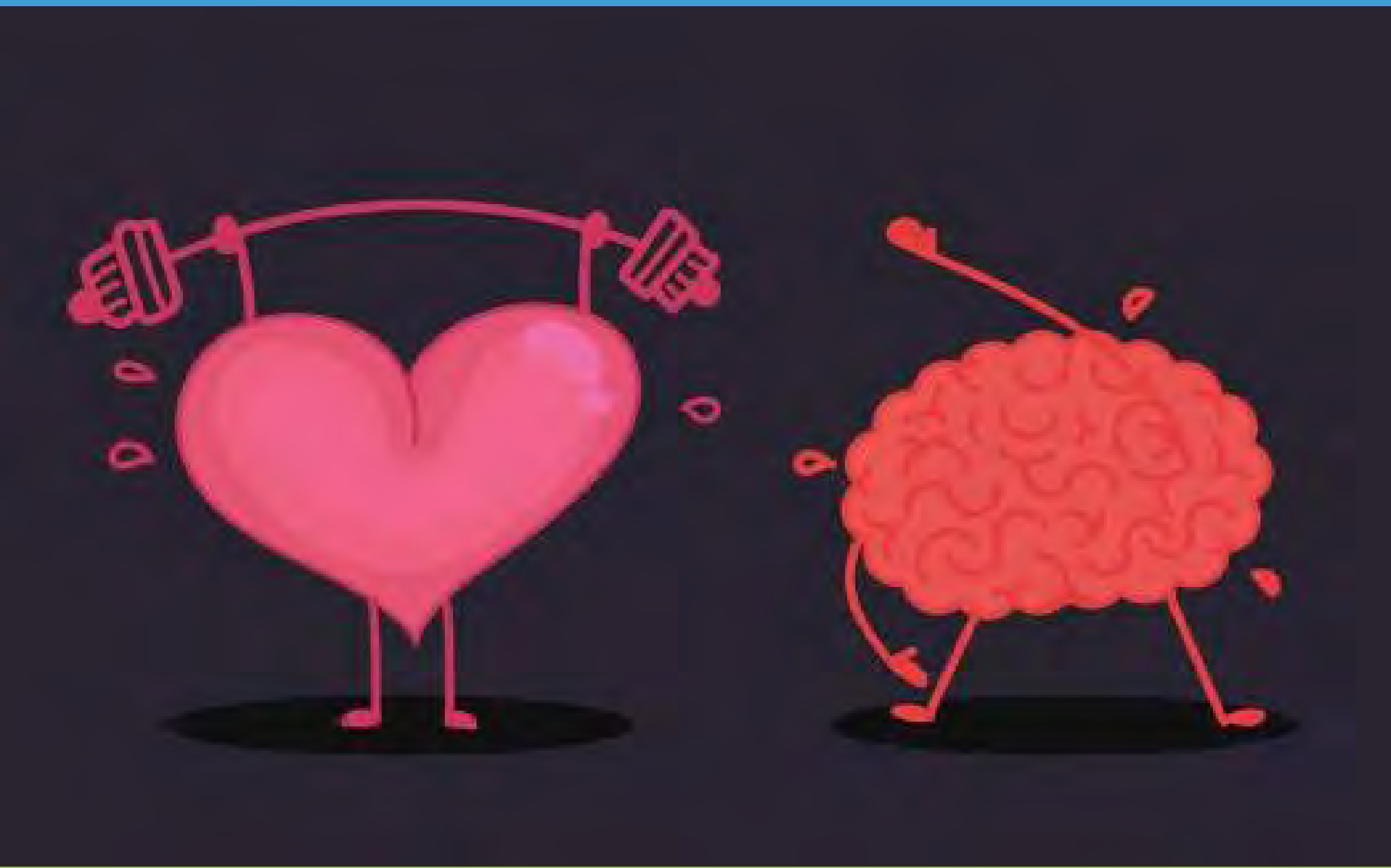
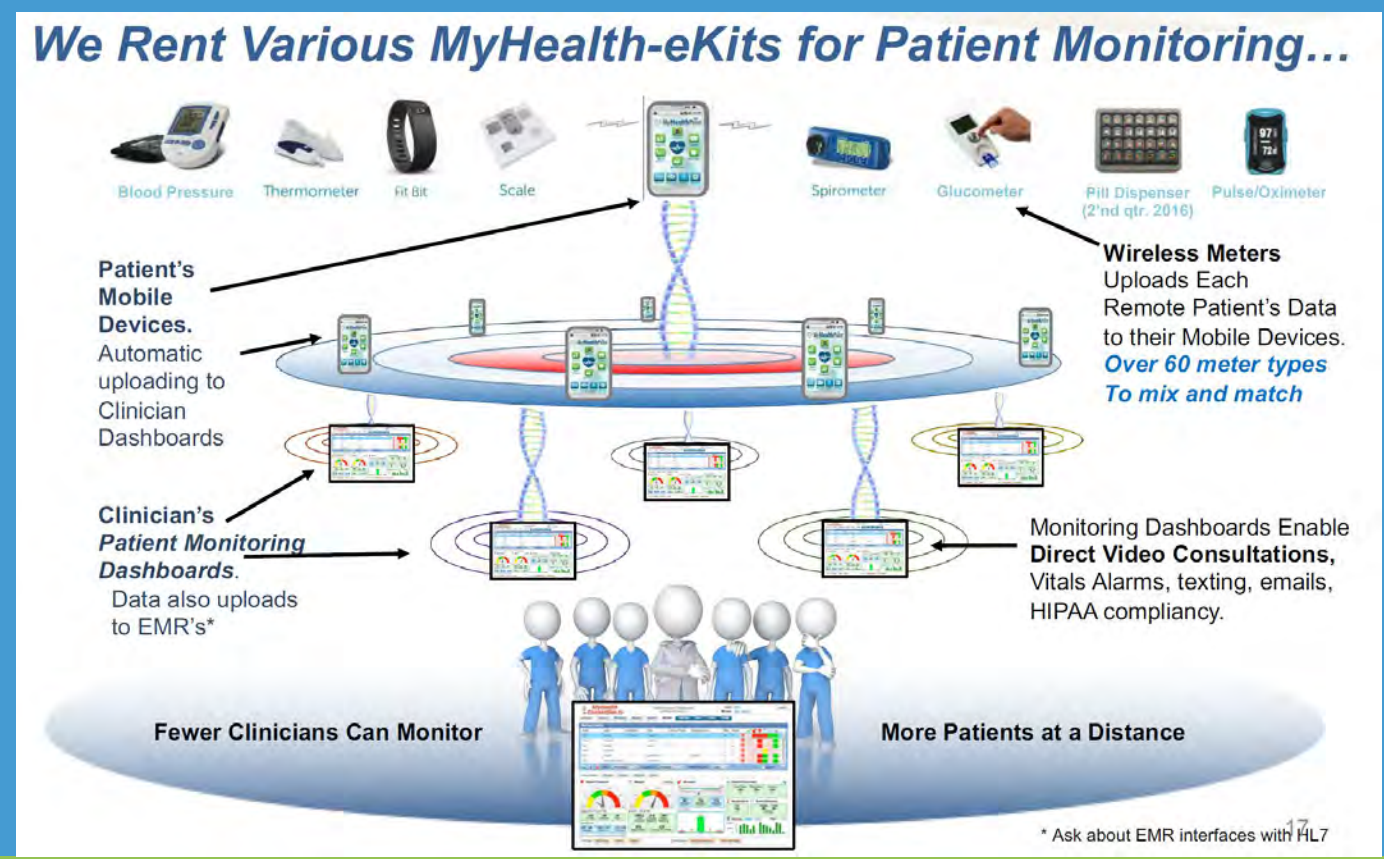
INTELLIGENT DESIGN

# Hope + Connection

# My Why...



# LIVING REDEFINED



## **LIVING REDEFINED**

**DISCOVER THE FUTURE OF RESIDENTIAL ASSISTED LIVING**

**A COMPREHENSIVE UNDERSTANDING OF THE EVOLUTION OF  
SENIOR CARE ENVIRONMENTS AND HOW YOU CAN TAKE  
ADVANTAGE OF WHAT WILL BE THE MOST SOUGHT AFTER  
SENIOR LIVING SOLUTION.**

**SOCIAL SECURITY ACT IN 1935, INCLUDING THE OLD AGE ASSISTANCE (OAA) PROGRAM, WHICH GAVE MONEY TO POOR, INDIVIDUAL ELDERS TO SUPPORT THEM.**

IN A MOVE TO ELIMINATE ALMSHOUSES ALTOGETHER, THEIR RESIDENTS WERE BARRED FROM RECEIVING OAA MONEY. SO, ALMSHOUSES EMPTIED OUT AND PEOPLE INSTEAD WENT TO PRIVATE INSTITUTIONS LIKE OLD AGE HOMES. OLD AGE HOMES COULD NOW CHARGE MORE AND MAKE A PROFIT FROM RESIDENTS' OAA FUNDS.

"WHEREAS BEFORE OLD AGE HOMES WERE MAINLY CHARITABLE VENTURES RUN BY CHURCHES AND SYNAGOGUES, NOW YOU OR I COULD GO INTO BUSINESS AND SURVIVE BECAUSE WE COULD CHARGE A FEE AND THE FEDS WOULD PAY THE FEE," EXPLAINS GILLICK.

**THIS MARKED THE FIRST STEP IN GOVERNMENT OVERSIGHT AND INDUSTRIALIZATION OF THE MODERN NURSING HOME.**



“IN 1981, PAUL AND TERRY KLAASSEN OPENED THE FIRST SUNRISE COMMUNITY IN OAKTON, VIRGINIA, BASED ON A SIMPLE BUT INNOVATIVE VISION: TO CREATE ALTERNATIVE LIVING OPTIONS FOR SENIORS THAT EMPHASIZE QUALITY OF LIFE. AS A YOUNG COUPLE, THEY WERE DISSATISFIED WITH THE AMERICAN OPTIONS FOR SENIOR CARE.”





## "LEVERAGING DESIGN FOR ENHANCED LIVING"

GAIN A DEEP UNDERSTANDING OF THE *TRENDS AND INNOVATIONS* SHAPING THE FUTURE OF RAL. LISA WILL PROVIDE YOU WITH UNIQUE INSIGHTS INTO WHAT THE FUTURE HOLDS FOR SENIOR LIVING AS A WHOLE, AND HOW THESE CHANGES ARE SET TO REVOLUTIONIZE THE INDUSTRY. **WHERE DOES THIS POSITION RAL.**



# Trends Designing for Boomers

## GOURMET KITCHEN

BOOMERS STILL WANT TO BE ABLE TO COOK

**MOST IMPORTANT TO BOOMERS:**  
55% FULL KITCHEN  
42% NATURAL LIGHT  
39% STORAGE

## SOCIALIZING & LEARNING

BOOMERS LOVE WINE, SOCIALIZING IN PERSON AND ONLINE AND LEARNING

BETWEEN 76-85% OF BOOMERS GO ONLINE

SOCIALIZING WITH FAMILY AND FRIENDS IN PERSON AND ONLINE

FLEXIBLE SPACES THAT BRING THE OUTDOORS IN, CAN BE FOR LEARNING, GAMES OR EXERCISE

CAFES AND PUBS / WINE BARS FOR SOCIALIZING

## OUTDOOR EXPERIENCE

73% RATE A POOL AS #1 ON AMENITY WISH LIST

OUTDOOR SPACES  
PICKLE BALL  
BOCCE  
MINI GOLF  
OUTDOOR DINING  
PET SPACES

## SAFETY IS A PRIORITY

92% OF BOOMERS DESCRIBE THE IDEAL COMMUNITY AS SAFE, THE MOST OF ANY GENERATION

74% SAID **24-HOUR SECURITY** IS THE MOST IMPORTANT SERVICE

## BOOMERS LOVE PETS

2<sup>ND</sup> LARGEST PET OWNING GENERATION (27%)

- OUTDOOR PET SHOWER
- DOG DRINKING FOUNTAIN
- ENCLOSED PET AREA



## "LEVERAGING DESIGN FOR ENHANCED LIVING":

EXPLORE HOW INNOVATIVE *DESIGN CAN SIGNIFICANTLY IMPROVE THE QUALITY OF LIFE FOR SENIORS*. DESIGN PRINCIPLES CAN BE EMPLOYED IN REAL TO CREATE ENVIRONMENTS THAT ARE NOT ONLY COMFORTABLE AND SAFE, BUT ALSO PROMOTE INDEPENDENCE AND IMPROVE OVERALL WELLBEING.

# DESIGN STRATEGIES TO HELP ATTRACT AND KEEP RESIDENTS:

- EASY TO CLEAN MATERIALS – THAT ARE STILL HOMELIKE AND WARM
- GREAT LIGHTING ON DIMMERS AND THE CORRECT COLOR TEMPERATURE.
- SMART TECH: BIDETS, AMAZON ALEXA AND SKILLS, RING CAMERAS,

- BRING THE EXTERIOR IN
- NATURAL LIGHTING – LARGE VIEWS OF NATURE
- PRIVATE PATIOS
- ON A BUS LINE
- SECURED EXTERIOR COURTYARD
- CLOSE TO HEALTHCARE SERVICES
- PRIVATE ROOM –NO SHARED TOILET OR SHOWER
- INCREDIBLE CURBSIDE APPEAL – HELPS WITH NEIGHBORS AND FAMILIES

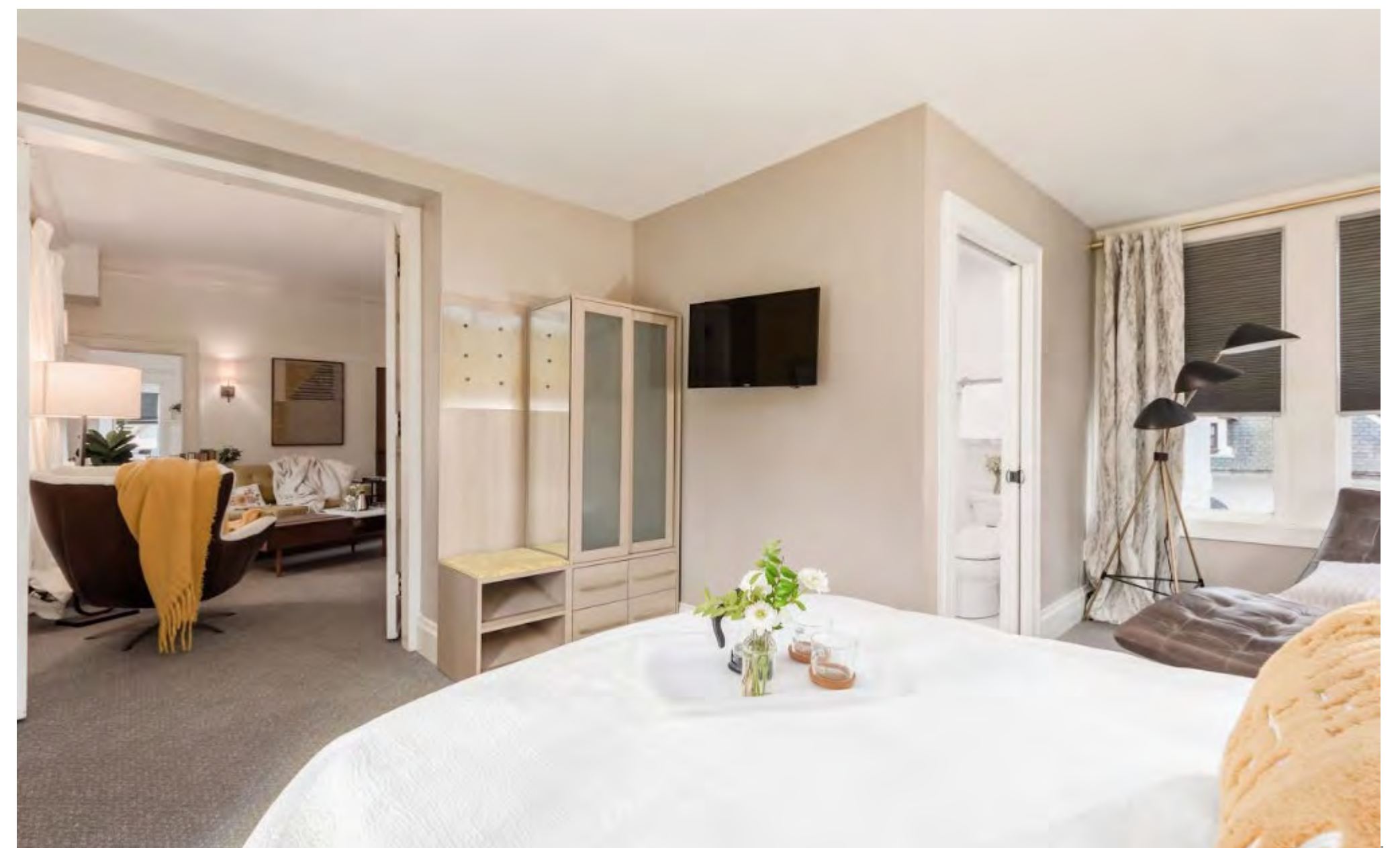
MOSAIC PROJECTS

# RESIDENT ROOMS



MOSAIC PROJECTS

# WERNER HOUSE - Resident Room



MOSAIC PROJECTS

# WERNER HOUSE - SPEAKEASY



MOSAIC PROJECTS

# PRESTON PLACE |



CONCEPT IMAGES



PROJECT COMPLETED PHOTOGRAPHY LITTLE MAMA, LLC





## **LEVERAGING DESIGN FOR ENHANCED LIVING":**

STRATEGIES CAN BE LEVERAGED TO MAKE RAL LIVING THE MOST SOUGHT-AFTER  
SENIOR LIVING SOLUTION.

WHY WOULD THEY COME TO LIVE WITH  
YOU INSTEAD OF GO TO A TRADITIONAL  
SENIOR LIVING OR AGE IN PLACE AT  
HOME?

THERE ARE APPROXIMATELY  
30,600 ASSISTED LIVING  
COMMUNITIES WITH NEARLY  
**1.2 MILLION LICENSED  
BEDS** IN THE UNITED STATES  
TODAY. THE AVERAGE SIZE OF  
AN ASSISTED LIVING  
COMMUNITY IS 39 LICENSED  
BEDS.



## More Older Adults Plan to Use Digital Health Technologies as They 'Age in Place'

An overwhelming majority of survey respondents [93%] said aging in place is an important goal of theirs. Aging in place is considered the ability to live in one's home and community safely, independently, and comfortably, regardless of age, income or ability level, according to the CDC.

**MHE** [managedhealthcareexecutive.com](https://managedhealthcareexecutive.com)

ARE YOU PROVIDING  
HEALTHCARE OR *SOUL CARE*?

*THE KEY IS TO UNDERSTAND WHY YOUR RESIDENTS ARE  
LOOKING TO COME LIVE WITH YOU:*

- SPOUSE DIED
- LONELY (KIDS MOVED, NEIGHBORS DIED)
- RECOVERY – HIP, KNEE, SHOULDER, CANCER
- SAFETY – MEALS, CLEANING, MEDICATION, DRIVING
- SECURITY – SCARED TO LIVE ALONE OR NEIGHBORHOOD  
HAS CHANGED.

# EXTEND A STAY COSTS VS SENIOR LIVING OPTIONS

Quality	Type	Nights	Cost Per Night	Total Cost Per Month	Room Type	Breakfast	Lunch	Dinner	Fitness	Security	Housekeeping / Laundry	24/7 Concierge	Private Bedroom	Private Bath	Private Shower	Kitchenette	Exterior Porch / Courtyard
Low	RAL	31	\$ 50.00	\$ 1,550.00	Studio		X	X	X	X	X	X					X
Med	RAL	31	\$ 125.00	\$ 3,875.00	Studio	X	X	X	X	X	X	X	X	X	X	X	X
High	RAL	31	\$ 175.00	\$ 5,425.00	Studio	X	X	X	X	X	X	X	X	X	X	X	X
Low	Independent Living	31	\$ 72.00	\$ 2,232.00	Studio	X	X	X	X	X	X	X	X	X	X	X	X
Med	Independent Living	31	\$ 125.00	\$ 3,875.00	Studio	X	X	X	X	X	X	X	X	X	X	X	X
High	Independent Living	31	\$ 200.00	\$ 6,200.00	Studio	X	X	X	X	X	X	X	X	X	X	X	X
Low	Assisted Living	31	\$ 100.00	\$ 3,100.00	Studio	X	X	X	X	X	X	X	X	X	X	X	X
Med	Assisted Living	31	\$ 140.00	\$ 4,340.00	Studio	X	X	X	X	X	X	X	X	X	X	X	X
High	Assisted Living	31	\$ 225.00	\$ 6,975.00	Studio	X	X	X	X	X	X	X	X	X	X	X	X
Low	Extend A Stay	31	\$ 48.00	\$ 1,488.00	Studio	X			X	X	X	X	X	X	X	X	X
Med	Extend A Stay	31	\$ 85.00	\$ 2,635.00	Studio	X			X	X	X	X	X	X	X	X	X
High	Extend A Stay	31	\$ 138.00	\$ 4,278.00	Studio	X			X	X	X	X	X	X	X	X	X







INTEGRATIVE DESIGN

# Design - Outdoor





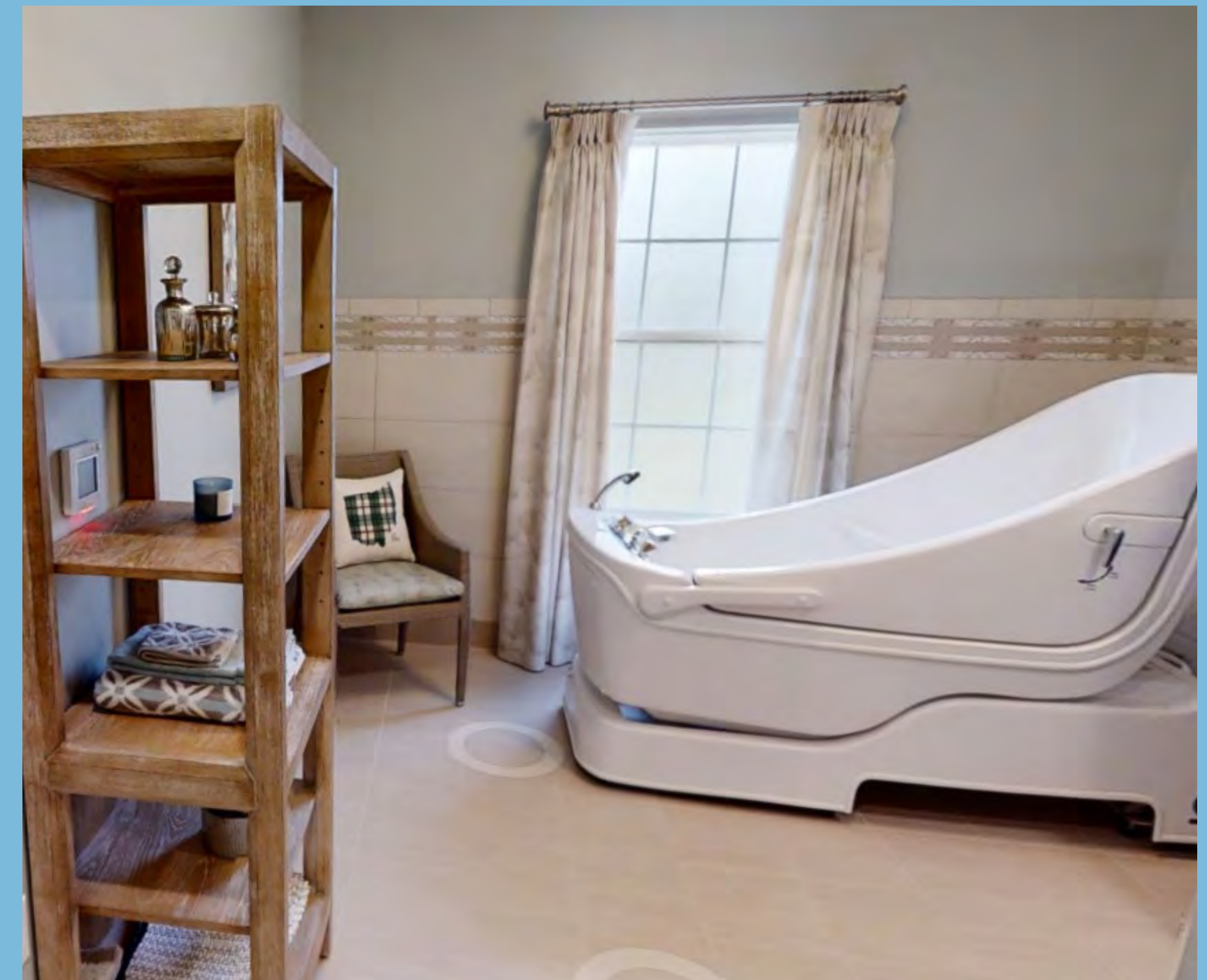




INTEGRATIVE DESIGN  
**Fitness**



INTEGRATIVE DESIGN  
Design - Bath



# INTEGRATIVE DESIGN Design



## Key Components

Robotic animals, interior courtyards, wandering paths, Lighting for wayfinding and circadian rhythm, elopement controls, homelike setting, lifeskills. Bidets, proper grab accessories, county kitchens, lots of natural light and views of nature. – Biophilic design.



# DESIGN MUST SUPPORT CARE RATIO MODEL

- **LIGHTING**
  - NATURAL – LARGE WINDOWS IN COMMON AREAS
  - LED – COLOR CORRECTIVE – ALL ON DIMMERS
  - UP LIGHTING
  - NIGHT LIGHTS – AMBER – REDUCE TRIPS AND FALLS
  - EXTERIOR LANDSCAPE LIGHTING
- **FLEXIBILITY**
  - SINGLE ROOMS THAT IF DESIGNED CORRECTLY CAN BE CONVERTED TO A SUITE
  - LARGE ENOUGH HALLWAYS TO BE ABLE TO CONVERT USE TO AN LIC. HOME IF DESIRED.
  - INDUCTION COOKTOPS TO CREATE DUAL USE OF COUNTERTOPS.



# DESIGNS FOR Families



## What is making the biggest impact in reducing their stress?

- Technology
- Design
- Food
- Fitness
- Wellness

# THANK YOU



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