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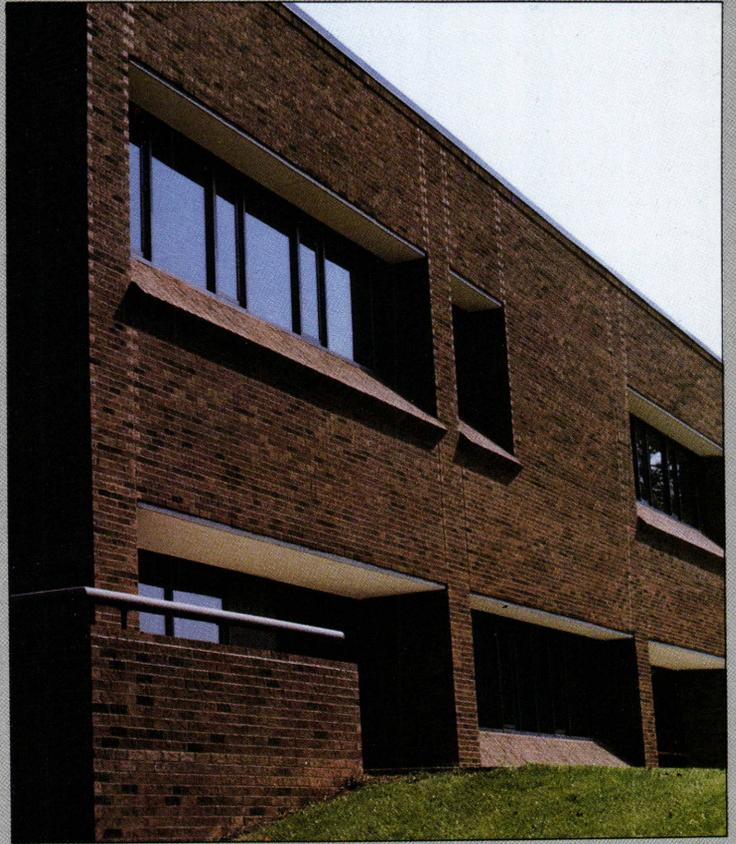
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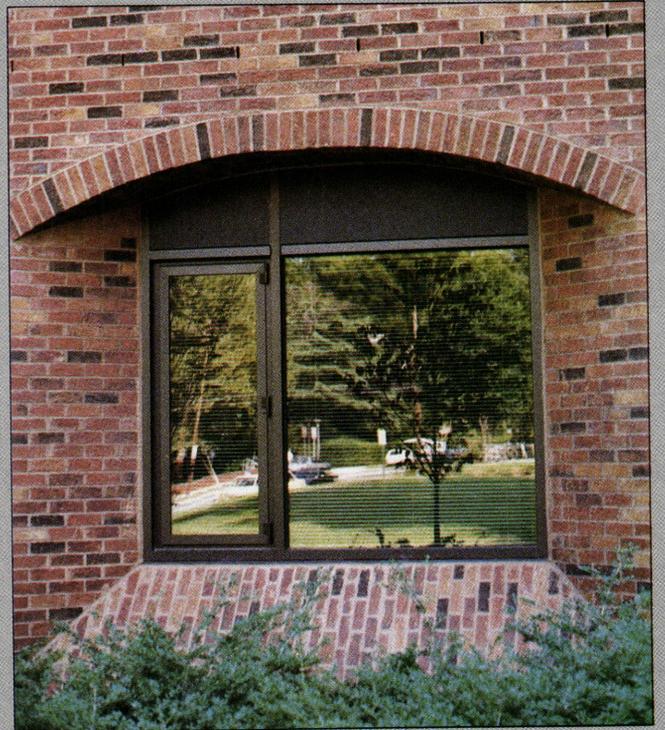
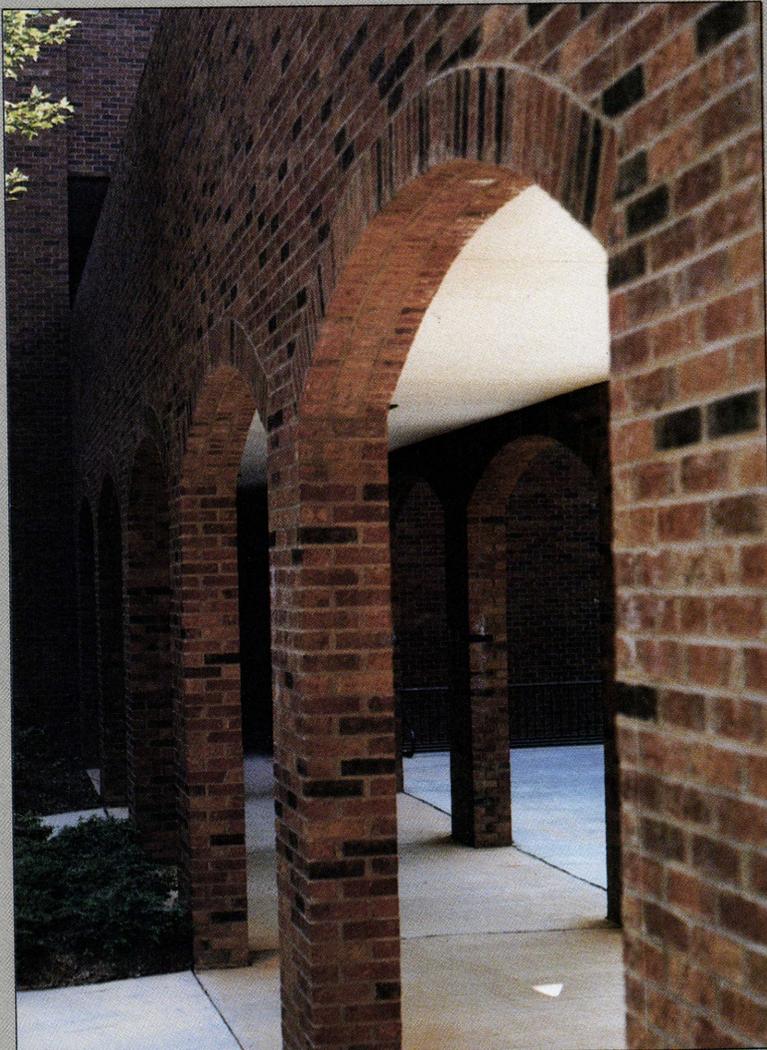
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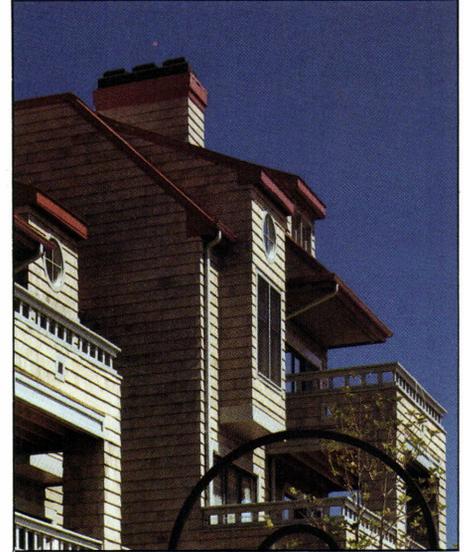
COVER STORY

6 DESIGN IS THE KEY TO CHARLOTTE'S NEWEST "CITY."

Story by Ellen Grissett.

Photography by Rick Alexander.

The new University Place development continues the emphasis on design and function that characterizes existing parts of the University City master plan and acts as a "village center" link between the University of North Carolina at Charlotte and University Research Park.



FEATURE

22 ". . . BUT IT DOESN'T LOOK LIKE A RETIREMENT HOME!"

Story by Ellen Grissett.

Photography by Joann Sieburg-Baker.

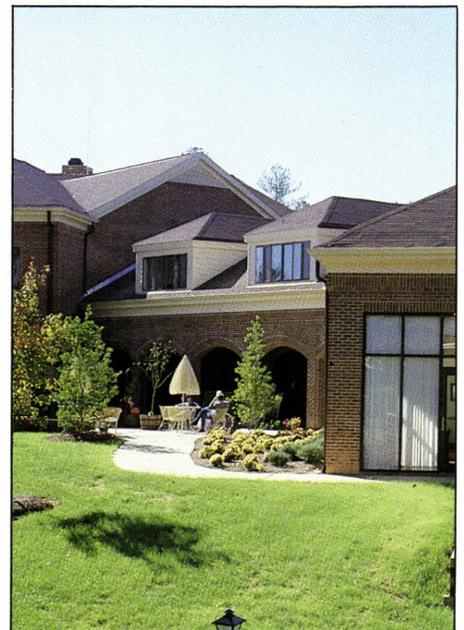
Raleigh's Springmoor Life Care Center dispels the myth that housing for the elderly has to be grim and institutional. Here, the design encourages independence, bolsters self-esteem and allows a view of the development's many trees and flowers from almost every window.



DEPARTMENTS

17 DRAWING BOARD.

COVER: One of the most distinctive elements used in the design of University Place buildings was the red roof, here shown off to particular advantage by the Lakeshore Village condominiums. Design by David Furman, Charlotte. Photography by Rick Alexander & Associates, Charlotte.



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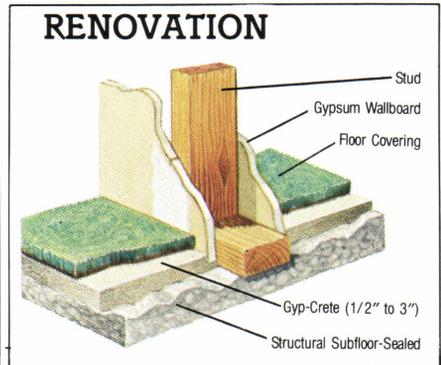
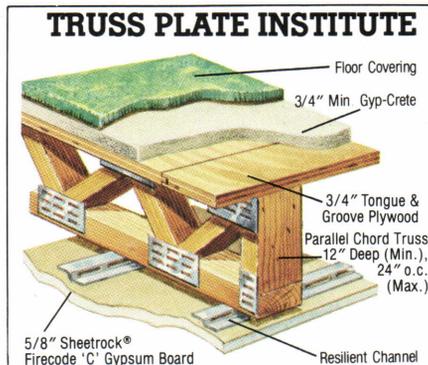
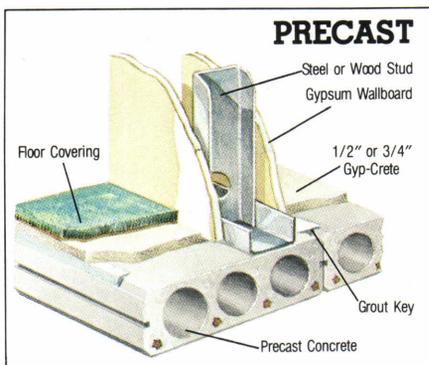


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Design is the Key to Charlotte's Newest "City"

University Place is Harmonious Blend of Disparate Forms, Functions

By Ellen Grissett
Photography by Rick Alexander

On the Saturday in September when University Place in Charlotte was officially unveiled, Nick O'Shaughnessy stood on the bridge that spans the development's manmade lake and looked around at the crowds of people, the balloons tied to lampposts, the pots of bright chrysanthemums placed at the doorway of every shop.

"I remember thinking, 'Hey, this is super!'" recalls the Leeds, England-born architect who is project coordinator for Carley Capital Group's University Place development. "I suppose for so long we had been working and working on the project, and in all the details to take care of, I'd forgotten to step back and really look at the place. It was wonderful!"

O'Shaughnessy can perhaps be forgiven for his lack of perspective on the subject: after all, he joined Madison, Wis.-based Carley Capital in April 1984, just as ground was being broken north of Charlotte for the shopping/working/living complex to be known as University Place. "I literally came on site the week that Blythe Construction Co. began to move dirt," he says with a smile.

O'Shaughnessy plunged right into his job as project coordinator, which basically meant he acted as the liaison between the architects and builders working on their designs for the first-phase buildings of University Place, and Carley Capital Group, the developer. The task O'Shaughnessy faced was monumental: forging out of raw farmland a city that would fulfill the master plan already developed by Carley, the Charlotte-Mecklenburg Planning Commission and the University of North Carolina at Charlotte (UNCC).

It helped somewhat to know that sev-

eral other major parts of University City were already in place, such as the new University Memorial Hospital and University Research Park, which housed companies like IBM, Southern Bell and Union Oil. Now would come University Place, the "village center" that would link the hospital and research park with UNCC and other northeastern Charlotte developments.

"The master plan (for University City) was conceptually in place when I

Orr (then vice chancellor of student affairs, now vice chancellor of research and public service at UNCC) and Jim Clay (then director of UNCC's Urban Institute). They saw practically unlimited potential in 25 acres of land that lay between UNCC and Interstate 85, and proceeded to convince city and county officials, several major companies (such as IBM) and a developer—Carley Capital Group—that their vision could, indeed, be built.



joined," says O'Shaughnessy, "but not the details. My job was to blend together what the architects designed and what Carley Capital Group saw as the needs of the market without making the whole development a bland architectural statement."

The master plan for University City had been formulated in the late 1970s and early '80s primarily by three men, UNCC Chancellor E. K. Fretwell, Doug

O'Shaughnessy was with the Charlotte architectural firm of Freeman/White Associates when that group was asked by Carley to build one of the first structures in University City, a medical park attached to, and compatible with, University Memorial Hospital. After

(Left and above) One of the most distinctive elements of the buildings at University Place is the use of red roofs, as shown in these Lakeshore Village condominiums designed by David Furman.

working on this project, O'Shaughnessy was approached by Carley with a job proposal: leave architecture and direct our University Place project for us.

"I had some hesitations," O'Shaughnessy admits now. "I suppose architects

always think 'developer' is a dirty word, just as developers sometimes think that of architects. But I asked myself, 'Could I retain my professional ethics as a designer working for a development group?' I looked at the scope of what

Carley wanted to do in University Place and I decided I could."

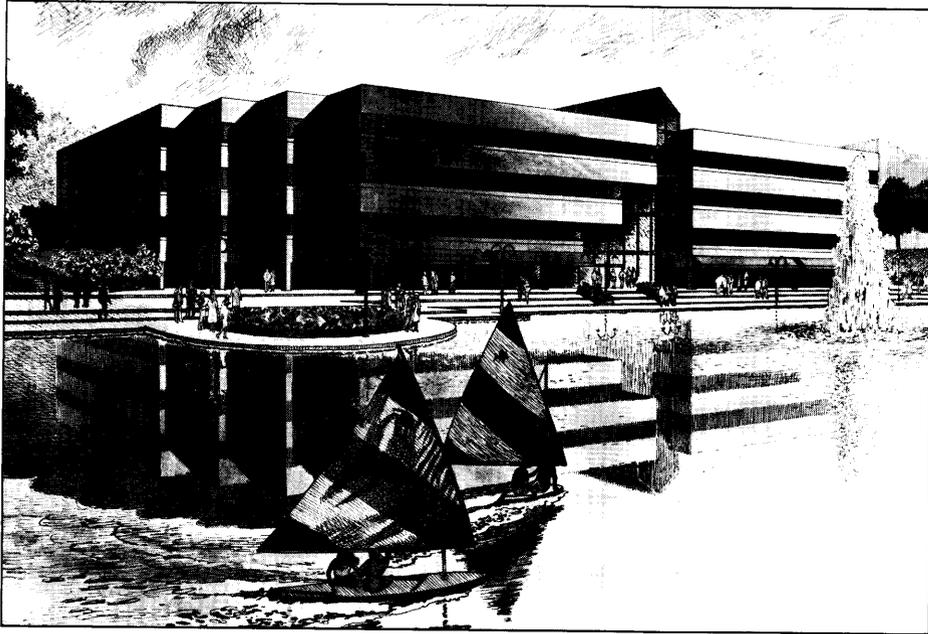
O'Shaughnessy says he was also attracted to the description of the planned shopping/working/living complex. "I liked the European texture to the project—the focus on pedestrian traffic, the lake, the village kind of ambiance. I decided it was a once-in-a-lifetime opportunity to design a small city from start to finish, and I took it."

The major task O'Shaughnessy faced his first year with Carley Capital was to build the infrastructure of the complex at the same time as the first few buildings. This task involved almost endless meetings with city-county officials as O'Shaughnessy tried to gain permission for his projects. He was hampered somewhat by the fact that never before had Charlotte or Mecklenburg County handled the complex zoning requirements of a city that was, in essence, being designed and built "from the ground up."

"The zoning requirements just were not set up for projects like ours," O'Shaughnessy explains. "For example, we couldn't open the Montessori school when it was finished because we were still building the road in front of it and we hadn't named the road yet. For some reason, the school had to have a street address before it could operate. So there were strange little bugs like that to work out between Carley and the city and county."

He doesn't anticipate nearly the number of problems with phases two and three that he encountered with phase one of the project. "For one thing, we've been able to go ahead and put in the infrastructure—roads, sewer, water—now for the rest of the development, and so we won't have to build buildings at the same time we're putting in pipelines," he explains. "And for another thing, people know us now. They see what we've accomplished with phase one of University Place, and it's easier to get the zoning changes we want, to get the architects and builders to work with us."

Another one of O'Shaughnessy's challenges—and one he seems to have particularly enjoyed, given his own background in architecture—has been working with the various architects at University Place in the design of the buildings in the complex. He's worked thus far with David Furman, who



A spec office building designed by Gantt/Huberman Associates overlooks the development's manmade lake.

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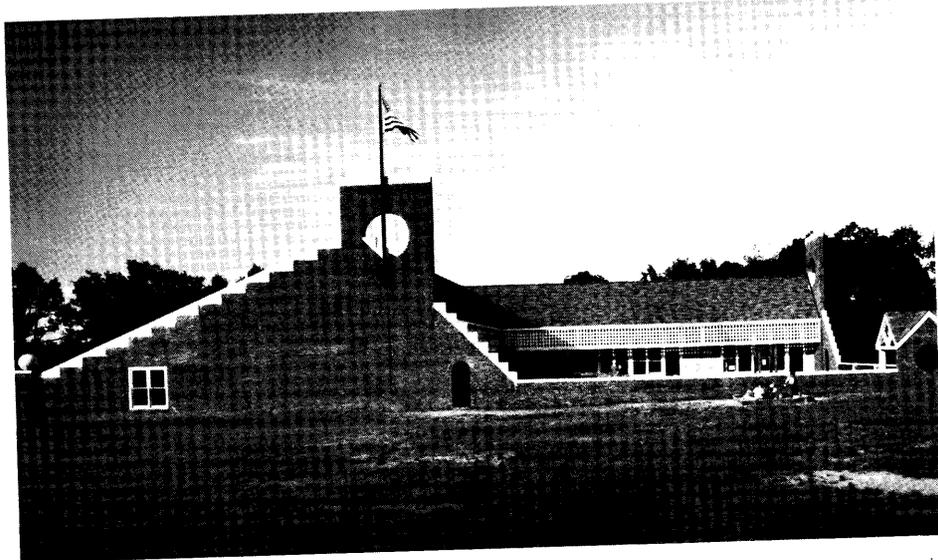
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University Place functions as a city, even to providing schools, such as this David Furman-designed Montessori.

designed the Walden Court Apartments (phase one), Lakeshore Village and the Countryside Montessori School (all of which have already opened as part of phase one); Atkinson/Dyer, designers of the six-screen, 25,000-square-foot cinema; and Odell Associates, chief architects on the Shoppes at University Place complex (two-thirds are already open, with the remaining third scheduled for 1986).

Charlotte-based architects currently at work on phase two University Place buildings include Reg Narmour/The Architectural Group, designers of Fenway Lodge—a corporate suite facility—and Welwyn cluster homes; Odell Associates, architects of the new 250-room (ultimately 400-room) Hilton Hotel; and Gantt/Huberman Associates, who designed One University Place, a 93,000-square-foot speculative office building. These buildings are part of phase two and should be open between spring of 1986 and spring of 1987, according to O'Shaughnessy.

Phase three will consist of a 700,000-plus-square-foot regional mall to be located across the lake from the retail shops, theater and residential projects. O'Shaughnessy is particularly excited about this project, because as the plans now stand, "This will be something totally unique. We're thinking of a different kind of mall, one that is amorphous, that doesn't need anchors at either end. For example, you will be able to drive right into the center of the mall, drop a passenger off and go on to your parking spot. There won't be long, long rows of shops, but something more compact and approachable."

Also under consideration are a performing arts center and a conference center, located adjacent to both the regional mall and the hotel.

O'Shaughnessy says that while he is usually the one who selects the architects for each project—subject to final approval by Jim Clay, who took a year's leave of absence from UNCC in 1985 to become Carley Capital Group's Charlotte office manager—he's considering holding a design competition for what he calls "the second focal point of the whole development." (The first focal point is the bridge over the lake that visually as well as physically connects phase one of University Place with the hotel/regional mall site). "This will be a multistory office building, probably the

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tallest building in the complex and one whose site is terribly, terribly important to the 'look' of the entire development," O'Shaughnessy explains. "The building and site are simply too important for me to make the final decision, and so we will have a panel of judges and will open the competition to the state's architects, not just those in Charlotte."

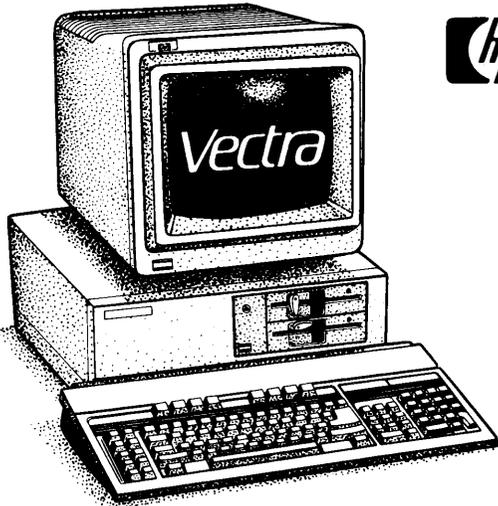
A design committee set up under the auspices of UNCC approves each building's design before construction work actually begins. Carley Capital Group has also, in almost every case, retained the right to have final approval of materials and so on for each building constructed at University Place. This was especially important, O'Shaughnessy says, when it came to dealing with com-

panies such as Food Lion, McDonald's and Wachovia Bank, all of which have facilities in the development. "Everyone for the most part has been extremely helpful in translating our vision of University Place into their own structures," he says. "McDonald's chose to veer slightly from their standard restaurant design, and Wachovia and Food Lion made some changes we requested, too, so that the buildings would carry out

the 'look' of the entire development."

While each element of the University Place development has its own distinctive look, which relates both to the element's function and the vision of its architect, there is an overlying unity to

A new Hilton Hotel, to contain 400 rooms, was designed by Odell Associates and should provide lodging and conference space by the spring of 1987.



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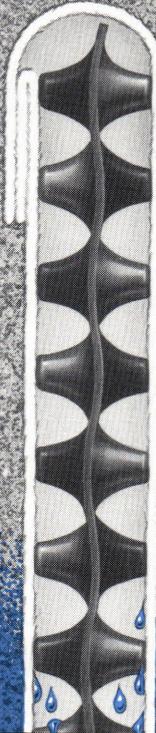
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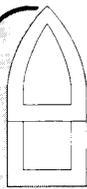
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the project that O'Shaughnessy is very proud of. He calls the architecture "predominantly a mix of contemporary, which alludes to the classical style, and North Carolina vernacular." It is a style that he believes "succeeds on my own terms—appeals to my peers, the architects—but also does what Carley Capital wanted it to do, which is appeal to people."

"For architects . . . There's nothing to hold them back from designing what they want to design," says project manager Nick O'Shaughnessy.

Also, important, says O'Shaughnessy, is the way in which each building—whether still on the drawing board or already built—relates to every other building in the development. For example, the hotel and spec office building are conceived of as "transitional buildings" between the shopping/residential complex and the planned regional mall; the theater is the transitional building between the retail area and the office and hotel buildings. "The scale of these transitional buildings has been very important," O'Shaughnessy says. "We didn't want to go from one- and two-story shop space to a large, dominant high-rise, so the theater, which is fairly massive, is a stepping stone between the two. In another way, style was also important in blending different areas . . . Lakeshore Condominiums, which are located right next to the retail shops, had to relate to those shops but still say, 'residential.' So we used roofs of the same dark-red color to tie the two together."

One aspect of University Place that O'Shaughnessy particularly hopes will succeed is the orientation towards pedestrian traffic. The different areas in the development are connected by sidewalks and pathways; a bridge invites traffic to wander from the retail/residential area across the lake to the other side; jogging trails are planned for the complex. "I'd like to think we have enticed people to get out of their damn cars for a change," O'Shaughnessy says,

grinning. "That's part of the European feel to the development, I think . . . everything is accessible and, we hope, attractive enough to invite people to take time and walk around, discover it."

He laughs and continues, "Of course, one thing we're still watching is the idea of shared parking, which is not what most people are used to. They're used to their own assigned space and to kicking up a fuss when someone else uses it. Here, the parking is for everyone—shop owners, residents, visitors. But I think people will begin to appreciate it."

O'Shaughnessy seems as excited about University Place as anyone. Even with the frantic building pace, the zoning hearings and the red tape to plow through, he retains his enthusiasm for the project and his delight that he did indeed take a chance and leave "pure architecture" for the post of project manager with Carley Capital Group. "I've really enjoyed working with architects like David Furman, who of course has already been successful in other projects, but who in this one got a



Wachovia's usual branch bank design gave way to one more in keeping with University Place "look."

chance to get away from urban infill things and really be creative . . . We encouraged him to do that. We came to him several times with design critiques and urged him to be even freer. For architects, there's a real wonderful thing to University Place: there's nothing to hold them back from designing what they want to design, as long as they think of what the whole project is all about and they take into account the existing retail shops and the trees."

O'Shaughnessy smiles. "That's a lot of freedom as far as designing goes. We could have made this a Corbusian set of buildings—tasteful but boring—but that would have been letting architectural egos get in the way. We wanted this project to be different, and so far both architects and builders have been excited about the concept, too." □

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Off The Drawing Board

Triangle Executive Park Construction Begins

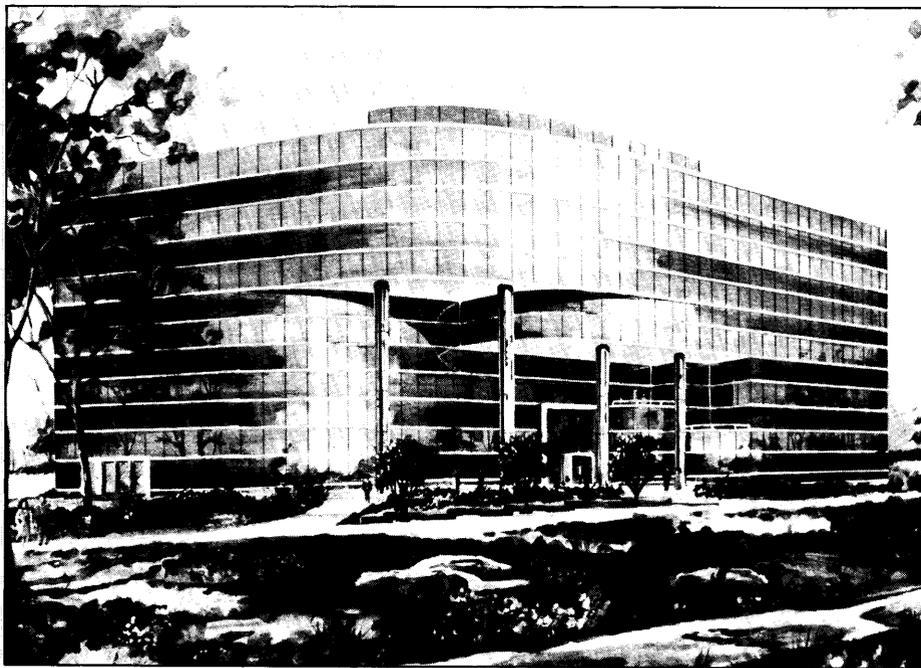
Ground was broken in late September for building one of Triangle Executive Park, a 93-acre mixed-use development located on I-40 at the entrance to the Raleigh/Durham Airport.

The park will eventually feature nine office buildings with a total of 1,500,000 square feet. Also in the development will be a 300-room full-service hotel.

The first building will cost \$16 million dollars and will contain 130,000 square feet on six floors. Architects for the project are Cooper, Carré & Associates, Atlanta. Construction should be completed by the end of next summer.

Ground Broken for Business Park

Groundbreaking ceremonies have been held for the second phase of Coffey Creek Business Park, a development located in southwest Charlotte.



Drawing of building one, Triangle Executive Park, Raleigh/Durham Airport.

Simonini Builders and James M. Hill II of Charlotte are the developers for the project; architects for the new phase are Little & Associates Inc., Charlotte.

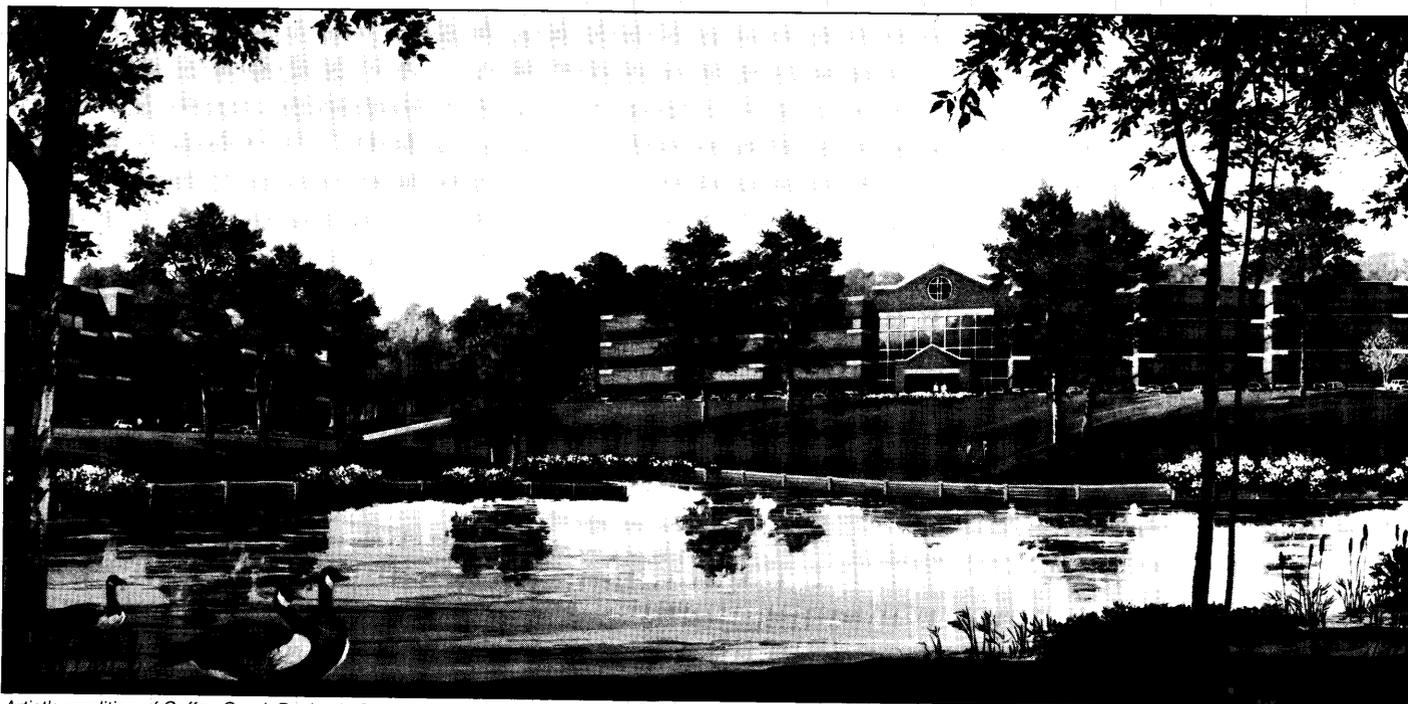
The second phase will include two 66,000-square-foot buildings to be sold as office condominiums. Prime building sites for phase one are currently being sold; tracts range from one to five acres.

The entire park, including acreage designated as phase three, is scheduled for completion by 1988 at a cost of nearly \$80 million.

BUILDER Awards Given To N.C. Projects

Several North Carolina projects were recognized by *BUILDER* magazine, a trade publication, in its October issue. The magazine has for five years selected projects throughout the country to be recipients of Builder's Choice Design and Planning Awards. The number of award winners for 1985 was 46.

The Philip Morris USA facility in Cabarrus County received a Merit



Artist's rendition of Coffey Creek Business Park, Charlotte.

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Award in the commercial development category. Architects were Herbert Beckhard Frank Richlon & Associates of New York; the builder was Charlotte-based Metric Constructors.

The Charlotte-based firm of David Furman/Architecture PA received three awards for North Carolina projects. The Roswell condominium project in Charlotte received an Honorable Mention award in the overall development category (builder was David Krug and Associates, Charlotte). The Merit Award was given to Furman's North Point community on Lake Norman (builder, Martin Development Group, Charlotte; land planning by Land Design, Charlotte) and to Bishops Park, a community in downtown Raleigh that was also designed by Furman and built by Martin Development Group, Charlotte. Land planning was by the Raleigh firm of Dockery, Hunter, Reynolds and Jewell.

Photographs of the 46 winners were published in the October issue. The magazine reported a record number of entrants for 1985, 922.

New Medical Center Now Underway

Construction has begun on a 65,000-square-foot building on the campus of Bowman Gray/Baptist Medical Center that will house an advanced magnetic resonance imaging (MRI) center.

The project is scheduled to be completed in November 1986.

Architects for the project are Franceschi Architects of Charlotte. Charlotte-based McDevitt & Street Co. is the builder.

The facility will contain three floors and a full basement; the exterior will feature brick trim with red and black curtainwall. In addition to the MRI center, the facility will house offices and teaching/classroom space, and will be connected to the nearby Family Practice Center at Bowman Gray by an under-street tunnel.

Architects Chosen For Library Work

The Charlotte firm of Middleton, McMillan Architects has been selected as designers for the expansion and renovation of the Main Library in uptown Charlotte. Also working on the project will be Morris * Aubry Architects of

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Plans are to renovate the current 75,000-square-foot library and add a new facility of approximately 70,000 square feet. Completion of the entire project is scheduled for 1987.

Expansion of the Main Library, which was approved in a 1983 bond referendum, is expected to cost in the \$8 million range.

And The Walls Came Tumbling Down

Architects, engineers, contractors and others who attended a recent seminar hosted by Gold Bond Building Products of Charlotte saw something they don't always see at a seminar: a wall being put up—and taken down—right there in the meeting room.

The construction of the wall was conceived by Gold Bond as a novel way to introduce the company's new GB-350 Movable Wall System product, which was just released to the market this fall. Prefabricated studs, track and horizontal channels are the basic components of

the new wall system, which Dr. R.G. Widmann, director of construction systems for Gold Bond Building Products, says can be "installed, removed, repositioned and reused" at a cost that is much less than that of a conventional fixed-wall or "open" office system.

He adds that "movable wall systems by 1990 may involve 50 to 60 percent of all interior walls installed in commercial buildings. That's a startling forecast considering that just four years ago, 80 to 85 percent of the commercial walls were fixed-wall installations."

Hotel Restaurant Design Honored

Charlotte's Park Hotel has been honored with an award from *Lodging Hospitality Magazine's* 1985 Designers Circle Awards Competition for hotel interior design.

The first place award for restaurant, new construction, was given to Index, The Design Group of Laventhol & Horwath, for its work on The Park Hotel's restaurant. Photographs of the award-



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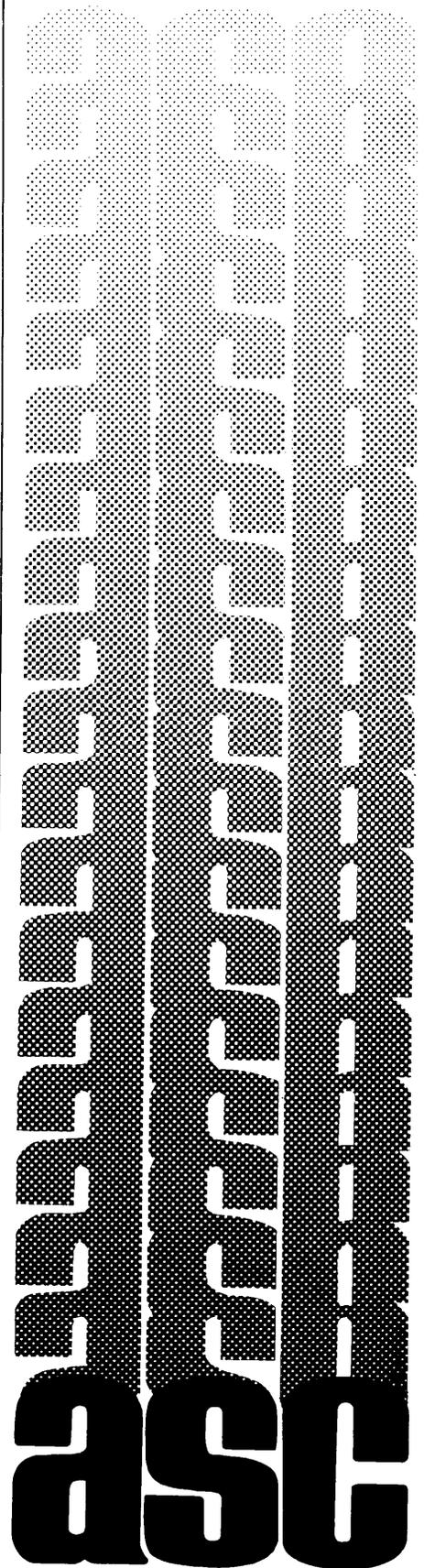
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Jimmy Edwards, *President*

winning restaurant were scheduled to appear in the November issue of *Lodging Hospitality*, a trade publication.

Index, The Design Group of New York-based accounting firm Laventhol & Horwath, is based in Houston, Texas.

New Sheraton Opens In Charlotte

The new Sheraton Airport Plaza Hotel, which opened recently for business on I-85 at the Billy Graham Parkway in Charlotte, features an indoor-outdoor pool; meeting/convention space of more than 10,000 square feet; and 226 rooms filled with furniture made by North Carolina companies.

The hotel, which was built by Roanoke, Va.-based Krisch Hotels Inc., was designed by W.R. Eades Jr. of Memphis, Tenn. Construction of the hotel cost about \$12 million.

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Names and Changes In N.C. Architecture

Raleigh architects **Richard H. Jenkins**, AIA and **D. Matthew Hale**, AIA have formed a new partnership to be known as Jenkins & Hale Architects.

Hale was formerly with architect Ronald L. Mace of Raleigh and is currently a visiting lecturer in environmental design at the East Carolina University School of Art.

Jenkins was formerly an associate at Dail Dixon & Associates, Raleigh.

Dudley B. Lacey, AIA has been named a project manager at O'Brien/Atkins Associates of Durham and Chapel Hill.

Lacey, formerly with CRS Sistine of Chapel Hill, received his bachelor of arts degree from the University of North Carolina at Charlotte and his master's of architecture from the University of Pennsylvania.

Fred M. Brune is the new vice president for finance at Odell Associates in Charlotte. He will manage corporate finance and human resource activities for the firm's four offices, which are located in Charlotte, Greenville, S.C., Richmond, Va., and Tampa, Fla.

John H. Tabor has joined Reg Narmour/The Architectural Group PA as vice president in charge of the firm's Charlotte office.

Tabor was formerly a principal with Middleton, McMillan of Charlotte. He earned bachelor's and master's degrees in architecture from Clemson University. He was recently a member of a special national task force of the AIA which evaluated selection procedures for the AIA Gold Medal, the institute's highest honor.

Vaughan/Talley Associates PA of Shelby has changed its name to **Talley Inc. Architects**. The change was made with the retirement from the firm of C. L. Vaughan Jr.

President of the firm is **Norman W. Talley**, AIA. **P. G. Clark**, secretary/treasurer of the firm, remains in his capacity as construction administrator.

John Robert Twisdale, ASID and **Jo Tilghman**, ASID, have joined Perry & Plummer Interior Design of Wilmington and Raleigh as senior interior designers. Among their projects will be the master planning of interior design for Catawba College in Salisbury.

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"..But It Doesn't Look Like A Retirement Home!"

By Ellen Grissett

Photographed by Joann Sieburg-Baker

Raleigh's Springmoor Life Care Center Promotes Independence, Self-Esteem

Probably the first reaction of a visitor to Raleigh's Springmoor Life Care Center is, "It doesn't look like a retirement home!"

The 45-acre, 460,000-square-foot project in fact resembles a country club more than it does a facility for the elderly. There are myriad stands of tall pine trees; a long, grassy stretch, almost like a fairway, curves down the hill and around the buildings, which are laid out in a zig-zag pattern. Flower beds are obviously well-tended; people, either alone or in small groups, stroll along the sidewalks, enjoying the fresh air.

Project architect Jimmy Edwards, of the Raleigh firm of McKimmon/Edwards/Hitch, is quick to point out to the first-time visitor that Springmoor is a far cry from the nursing homes and other retirement facilities of the past. "This is a continual life care center, of which there are only about 274 in the country," he explains, "with maybe eight of those in North Carolina. The whole design of the project, the concept, is to supply the residents with help in areas they need help in, while still affording them the independence they don't want to give up."

Springmoor, which opened in the spring, is founded on the principle that what the elderly may fear the most is being uprooted from their homes as their health deteriorates. "Here, the idea is that Springmoor is the only move a person will ever make once he or she decides to give up a traditional home and go into a so-called 'retirement' home," Edwards says.

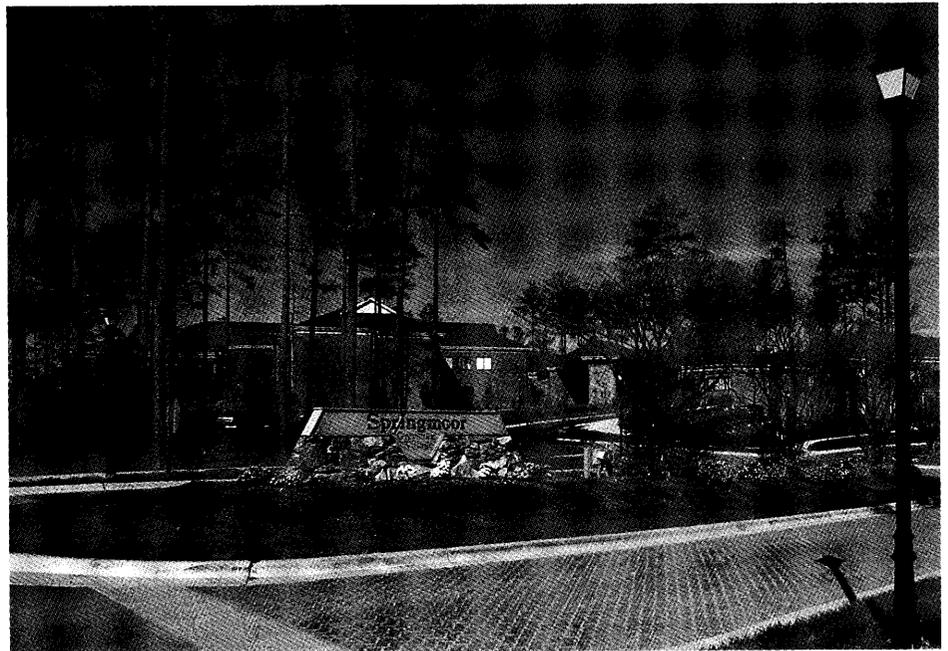
The planned community, which won a 1985 Triangle Development Award, offers a series of living arrangements tailored to the needs of a particular individual. There are single-family detached houses located at one side of the site;

further on are the attached villas, for those who like the idea of a cluster home concept. These homes average between 900 and 1,000 square feet and are within an easy stroll of the facility's main activities complex; the presence of hanging plants, plaques and other touches on each front porch signify the individuality of the resident within.

Perhaps the most unusual aspect of Springmoor, however, lies in the

central building was completed only after his firm, with the blessings of developer/builder Ammons-Springmoor Associates, spent eight months researching facilities for the elderly. He laughs and says that the material he turned up in his research "puts me on my soap box immediately," but he makes no apologies for his enthusiasm.

"You see, the important thing about designing for the elderly is that it hasn't



(Above and right) For those who cannot walk long distances, Springmoor's central complex houses every conceivable service and is laid out in a zig-zag pattern to make walking less arduous. For those who prefer the outdoors, Springmoor's trees, flowers and sidewalks are enticing.

300,000-square-foot central complex, which is the heart of the development both geographically and socially. All of the functions of the complex—the dining room, health center, plant-filled garden room, craft areas, post office, main lobby and store—are located within this structure which is laid out in a zig-zag pattern so that there is not one long corridor to traverse.

Edwards says that the design of the

been done very successfully before. This is an area that architects still aren't taught about in school, and yet I heard someone at a seminar say that right now the hottest thing going was housing for the elderly, with seminars on housing for the elderly running a close second."

He continues, "You have to walk such a fine line between independence and dependence in these facilities. You



absolutely cannot take a person's independence from him without greatly lowering his self-esteem, and yet many retirement facilities do just that."

He points to the layout of Springmoor's central building as an example of combining independence with dependence. "If you don't feel comfortable living in a detached house or a villa, then you have your apartment in either the East or West wing of the central complex. . . . The apartments are either completely independent, except for weekly cleaning by the housekeeping service, or you can have what is called 'assisted care.' If you do just fine on most things but you have trouble remembering to take your medicine, for example, then this apartment comes with an 'assistant' who will remind you to take that pill or whatever."

The hallways in the central complex are designed to be short, so that the residents don't feel they have to walk miles to get anywhere. "There are 'pods' breaking up each expanse of hallway—small sitting rooms where you can stop to rest and chat with neigh-



The sunny garden room is a popular spot for informal chats; plants are tended by the residents.

bors, which we found was an important addition," Edwards says.

There are other examples of the harmonious relationship between function and design at Springmoor. Since glare is a problem for some elderly people, win-

dows are not placed at the end of hallways but in the side walls, where the light is sufficient but not bright enough to blind. Both visitors and residents walk right through the middle of the dining room, which Edwards says also promotes interaction between neighbors. There is a small store run by the residents themselves; a library encourages browsing and is stocked with magazines and books donated by residents and friends of Springmoor (checking-out of books is on the "honor system"). A chapel was built into the facility "for psychological reasons. It's not used very often, but the residents feel it's important that there be a chapel when they need it," according to Edwards. "So far we've had one wedding of residents there, and another is planned, so it's being put to good use."

Every effort seems to have been made by both developer/builder and architect to simplify life at Springmoor. A closed-circuit television system allows residents—both those in the central complex and apartments and those in detached homes—to call up the

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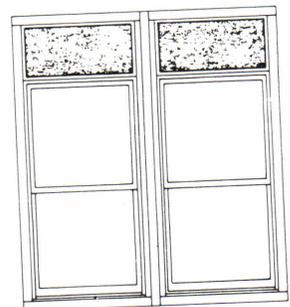
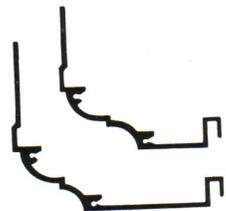
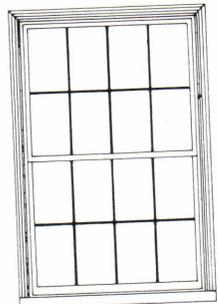
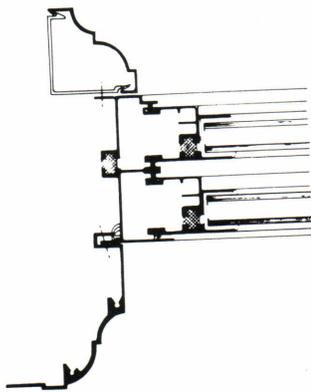
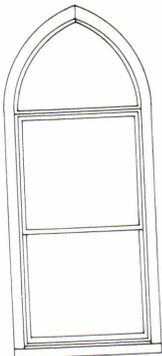
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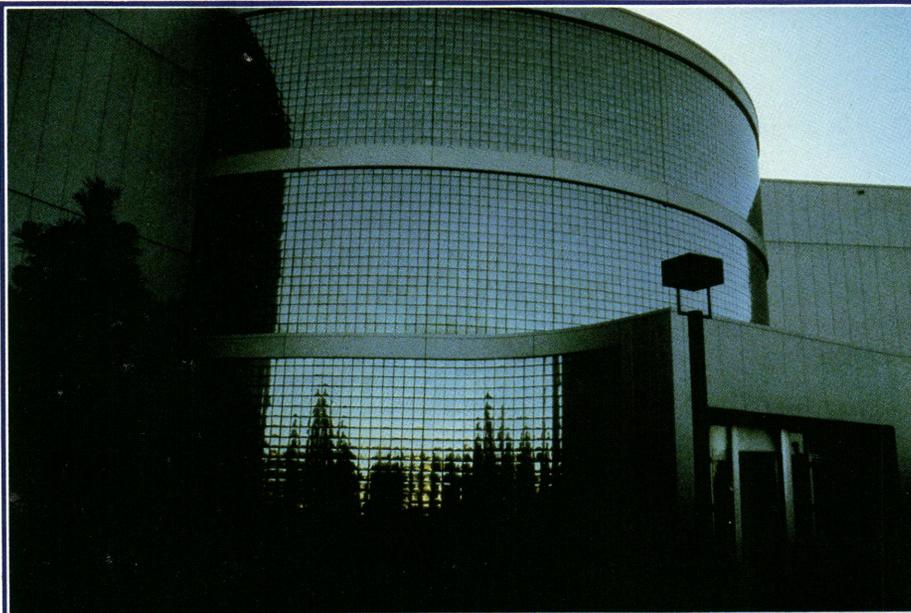


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day's menus and roster of activities on their own TV screens. Each resident has the same number for his or her home, post office box or telephone, making these items easier to remember. Because the axis along which the central complex lies runs only east to west, it is impossible to lose one's way when walking through the complex. Maps are posted at every bend of the central hallway, with specific areas of the complex color-coded for easy identification.

Security features were an important part of the facility's design, according to Edwards. A computer in the front lobby monitors the smoke alarms and telephones in each living unit of Springmoor, be it centralized apartment or detached home. "The response time in case of an alarm is one minute or less," Edwards says, "and the units were all designed with a number of pull cords in case of emergency, which are also hooked up to the monitoring system."

Because disorientation is often a problem in retirement facilities, members of the Springmoor security force walk the halls at brief intervals and roam the grounds in special golf-cart-like vehicles. A special sensory system built into the doorway of the health care facility—which is located at one end of the central complex—tells personnel that an individual tagged as a "wanderer" has strayed out of the facility and into another part of the complex. (Wanderers wear special bracelets; other residents, employees and visitors do not set off the special alarm when they pass through the door).

The health care facility, though situated at one end of the central complex, actually is used at one time or another by almost every resident of Springmoor. The front part of the facility contains a physical therapy area and an out-patient clinic, so that even residents of the detached homes often are in and out of the health-care department. For those who need continual medical care, there are private rooms which are only steps away from a nurses' station.

"Even these rooms are kept as home-like as possible," Edwards says, pointing to the cheerfully patterned fabric used in making curtains for the rooms and to the shelves installed for personal items like plants, collections and books. "The nicest thing, though, is that when a person does move in here to the medical facility, he's not being uprooted from his

home and placed where he doesn't know anyone. Chances are he has been here for medical attention before, and if he's able, he can still walk through the complex to the dining room or the activity rooms or the garden room. We encourage as much independence through this design as a person wants and needs."

Also important to the overall function of Springmoor, in Edwards' mind, is the location of the complex. "Too often you see retirement homes put way out of town or off to the side somewhere, and the residents don't have any interaction at all with the outside world. Here, we are in a planned development that includes single-family housing, apartments, recreational facilities, even a child-care facility. There are churches within walking distance, and a big shopping center is planned almost next door." One bank even has a branch inside Springmoor.

Those residents who still drive are encouraged to bring their cars, and the bulletin boards at Springmoor abound with signs put up by residents who volunteer to drive groups to the theater, to shopping centers or to other attractions around Raleigh. Edwards says that the involvement of the surrounding community with Springmoor residents has been heavy, too.

Springmoor currently accommodates about 280 residents, with the number eventually predicted to be 500. Most residents average around 71 years of age, and while most are from North Carolina, others from as far away as New York and Florida are moving into Springmoor, usually because they have family in the state or were attracted to the state on previous trips through the area.

A new phase of Springmoor currently being built will offer between three and five floors of apartments in one of three units. "This phase will have its own dining room, though residents will be encouraged to use the primary dining room if they wish," Edwards explains, "and the apartments will be bigger and more elaborate than the first ones we designed." He adds that having these apartments located across the street from the central complex "may help those who don't want to think of themselves as living in a retirement home, but like the idea of having medical attention and companionship nearby."

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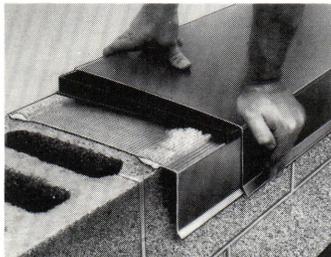
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"about two years' time from the time we first began our research to the time the first units opened for residents," Edwards says. "That breaks down into around eight months to prepare the drawings, to over a year for construction."

He places the total cost of Springmoor's first phase at around \$30 million.

Residents of Springmoor pay what is called a "life occupancy fee" up front, with a monthly fee for housecleaning, food, activities, security and any medical care costs not covered by Medicare/Medicaid. A resident who wishes to pay all costs for his home at Springmoor upfront may do so; those who wish to earn equity in their home, for estate purposes, may choose to have either 50 or 100 percent of the life equity fee amortized over the first 25 months of residence.

"The beauty of the whole development, I think, is that once you make arrangements for that up-front fee, you can move within the facility—from villa to a central apartment, for example—as you need and want to without this fear of being uprooted," Edwards points out. "I think the residents here appreciate that feeling of security."

He adds, "We've designed a lot of buildings over the 40 years since my father and Arthur McKimmon (now retired) founded this firm, but this has to be the most satisfying, based on the reactions of the people who live here. I walk around here and talk to the people and ask them what they like, and they tell me, without knowing that I'm the architect. And the pleasure they show concerning Springmoor is just really, really gratifying." □

PROJECT CREDITS

Springmoor Life Care Retirement
Community
Raleigh, N.C.

Architect: McKimmon/Edwards/Hitch,
Raleigh.

Owner/Developer: Jud M. Ammons,
Ammons-Springmoor Associates, Raleigh.

Landscape Architects: Jerry Turner &
Associates, Raleigh.

Civil Engineer: Bass, Nixon & Kennedy,
Raleigh.

Structural Engineer: Ellinwood Design &
Associates, Raleigh.

Mechanical Engineers: Shelton Y. Adcock,
Raleigh. Buffaloe Morgan & Associates,
Raleigh.

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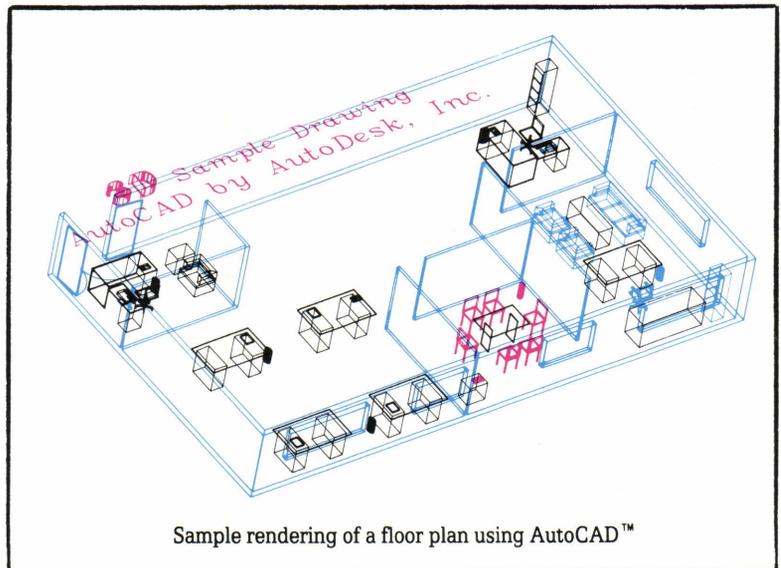
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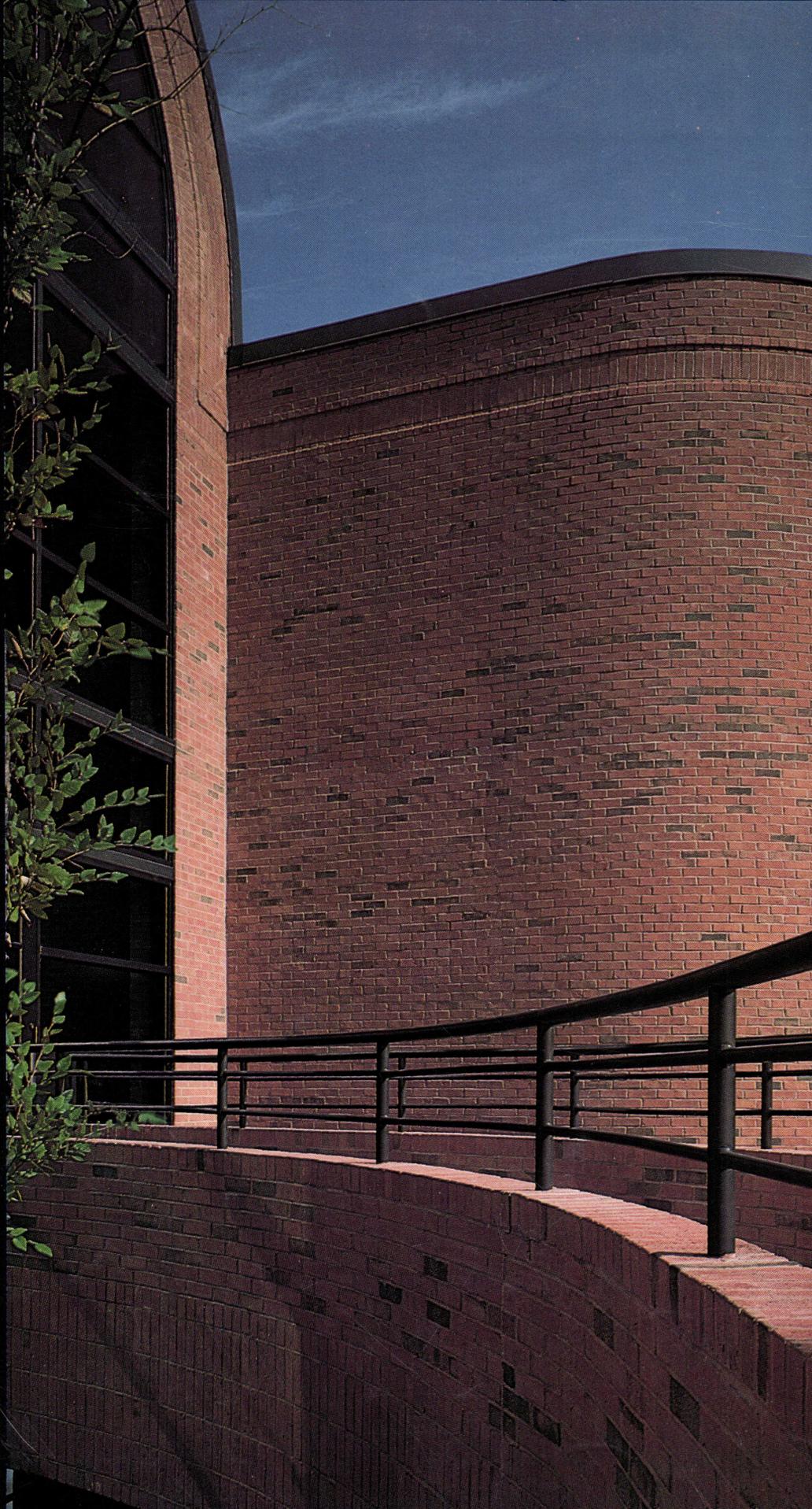
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