

Case Study: Residential Assisted Living Facility Design

Client Type: Franchisor

Project Focus: Design Adaptation and Cost Efficiency

Project Overview

StrideArc was engaged to support a franchisor in developing a residential assisted living facility model suitable for neighborhood settings. These facilities, designed to create a homelike environment with higher caregiver-to-resident ratios, required flexibility to meet varying state regulations while remaining cost-effective and standardized across franchise locations.

Design Challenges

This project presented two primary challenges. The first was regulatory variation, as each state imposes unique standards on residential assisted living facilities, particularly regarding maximum resident capacity, which ranges from 8 to 16. StrideArc needed to collaborate with the design team to develop solutions adaptable to these requirements without extensive redesigns.

The second challenge involved maximizing space efficiency. Initial layouts included substantial hallway space, which increased construction costs and reduced functional areas for residents. StrideArc focused on reducing hallway space to create a more efficient, welcoming layout while maintaining cost-effectiveness.

Innovative Solutions

To address these challenges, StrideArc worked closely with the design team, proposing and implementing several key solutions:

1. **Modular Design Concept:** StrideArc advised the design team to adopt a modular layout, starting with an 8-bed structure expandable to 16 beds in increments. This modular approach allowed franchisees to select configurations that aligned with state regulations, balancing flexibility with uniformity and reducing the need for custom designs.
2. **Optimized Space Planning:** StrideArc identified hallway space as a significant area for improvement. By working with the design team to reduce hallway length and prioritize open common areas, StrideArc helped lower the overall square footage by 20%, significantly reducing construction costs while enhancing the residential feel of the facility.
3. **Accessible, Standardized Layouts:** To ensure consistency, StrideArc facilitated the integration of modular layouts and related resources on the franchisor's platform. This provided franchisees with quick access to ready-to-use, regulatory-compliant layouts that simplified setup and maintained brand standards across locations.

Execution of Design Solutions

STRIDEArc

Consulting

StrideArc's execution strategy was collaborative, working closely with the design team to refine and implement each solution. The process began with design refinements to reduce hallway space, opening common areas to foster a homelike atmosphere and enhance operational flow. StrideArc then coordinated with the franchisor to upload the finalized modular layouts onto the platform, ensuring franchisees could access and implement approved designs seamlessly. StrideArc also conducted testing across different regulatory environments to confirm compliance, refining layouts based on franchisee feedback to further streamline implementation.

Results of the Collaboration

- **Cost Efficiency:** The modular, space-optimized design reduced construction costs by 20%, offering substantial savings to franchisees.
- **Regulatory Flexibility:** The adaptable layout met state-specific regulations without requiring customizations, ensuring compliance in diverse markets.
- **Enhanced Market Reach:** The scalable design supported the franchisor's expansion into multiple regions, maintaining brand and operational standards with minimal redesign.

Key Takeaways

This project demonstrated StrideArc's expertise in developing flexible, compliant, and cost-effective solutions by collaborating effectively with the design team:

- **Adaptability for Compliance:** StrideArc's modular approach supports regulatory flexibility, facilitating streamlined expansion into new markets.
- **Efficient Space Utilization:** The reconfigured layout reduced hallway space, improving functionality and lowering costs, making the facility model financially viable.
- **Platform Integration for Consistency:** By centralizing modular designs on the franchisor's platform, StrideArc provided franchisees with a ready-to-implement model, supporting setup efficiency and maintaining brand consistency.