



VILLAGE OF HOPE

M.A.G.I.C. multi-ability, multi-generation, inclusive, cohousing
Clearfield County, Pennsylvania

CONTENTS

5 **VILLAGE OF HOPE**

PROJECT DESCRIPTION

THE VISION

MOUNTAIN ARTS

15 **THE SITE**

VICINITY

THE SITE

EXISTING SITE PLAN

GROWING A COMMUNITY

25 **PLANNING
INVESTIGATION**

CLIMATOLOGY

SUB-TOPOGRAPHY

CIRCULATION AND MOBILITY
Pedestrian

CIRCULATION AND MOBILITY

LANDSCAPING

FOOD SECURITY

LIGHTING

41 **M*A*G*I*C**

M.A.G.I.C.
What is a MAGIC Community?

MINKA
Minka Home and Communities

M.A.G.I.C.
Dementia Inclusive & The Triple Alloy

DESIGN AND INTENTION
Architecture, Technology and culture

REFERENCES

TESTIMONIAL

TEAM

CENTRAL CORE

CABIN IN THE WOODS

DOWNTOWN FRENCHVILLE

CLEARFIELD SAVANNA

THE FARMSTEAD

75 **OUR VILLAGE HALL**

CONVIVIUM, CREATIVITY AND WELLNESS

GIRARD GOSHEN ELEMENTARY

ADAPTIVE REUSE

PUBLIC ENTRANCE / MULTI PURPOSE CENTRE

SOUTH WING / NORTH WING

89 **INDEPENDENT LIVING
TOGETHER**

BUILDING CONNECTIONS NOT WALLS

95 **MINKA BUILDING SYSTEM**

MINKA GLOBAL DESIGN

MINKA PRODUCTION PROCESS

MINKA FLEXIBILITY / MODULARITY

MINKA DISASSEMBLY / EXTENSION

INTERIOR DESIGN BY MINKA

VILLAGE OF HOPE

PROJECT DESCRIPTION

The Village of Hope Campus

In rural central Pennsylvania atop an old coal mine reclaimed by nature, local non-profit Mature Resources Foundation, an affiliate of the Clearfield County Area Agency on Aging (CCAAA), plans to build The Village of Hope, a co-living community with assistance from the state Department of Aging (PDA) and visionary geriatrician Dr. Bill Thomas.

The Village of Hope transforms a decommissioned school property and its surrounding 23 acre pastoral setting into a model community designed in partnership with its residents to be open to Pennsylvanians of all incomes and inclusive of older adults living with dementia and other cognitive changes. CCAAA Executive Director Kathy Gillespie's early career in hands-on dementia care planted the vision for The Village of Hope.

Today with strong support from her Governing Board of Directors, Ms. Gillespie and the Mature Resources Foundation are implementing her vision of growing a community where neighbors help neighbors who are living with

cognitive change live independently, with purpose and connection. The co-living model, where people with special needs live together with the general public of all ages and all capabilities, is an apt model for today and like great societies of the past, maintains a balanced resiliency, a humanity of diversity able to change with the times.

The first phase of development includes 58 Minka homes designed by Dr. Thomas and organized into four distinct pocket neighborhoods. Tying the neighborhoods together is the Village Hall - a social, commercial and artistic hub that converts a former elementary school into a destination and resource for the broader community.

The Village of Hope is a name chosen by Ms. Gillespie; when she was establishing her first dementia unit in the 1990's, where a family member declared: "If it were me or my family affected, I would simply want to know there is hope."



THE VISION

A vibrant healthy community

The Village of Hope envisions a community where all members, particularly people experiencing dementia, thrive by connecting to the beauty and creativity within themselves, within other people, and from being in nature. To achieve this vision at the Village of Hope, we tap cutting-edging technologies, world class design and a deep respect for local community and creative engagement. Excellence in urban planning evolves from a careful understanding of the past, a clear assessment of the present and the ability to optimize for the future.

The Village of Hope will serve not only its residents but also the greater community, now and long into the future. The former elementary school will be mindfully transformed into a Village Hall to provide much-needed community resources such as a health clinic, grocery store, café/restaurant and community arts and theater spaces that will be open to the community. Arts-based intergenerational activities will engage both residents and greater community members of all ages.

The Village of Hope will also be a hub for social citizenship. Village residents can make use of their experience and skills while local boy scouts, other retirees, employees and faith-based organization can help to sustain, extend education, entertain and support the Village of Hope.

At the Village of Hope, all residents will benefit from the opportunity of having a home of their own, belonging to a community that includes people of all ages, feeling secure without loss of opportunity to grow; growing, changing and engaging in creative expression and civics, living in a community where one can age in place, giving to others and receiving from others, while reconnecting to nature and the living world.

These simple truths guide every aspect of the Village of Hope from architecture and design, to relationships and the rhythm of daily life. It is a bold vision, but is the only way for balanced communities to move forward in changing modern times.



MOUNTAIN ARTS

The Healing Power of Creativity

The need to express ourselves creatively is as old as our humanity. The oldest known cave art is 40,000 years old. The earliest known example of a musical instrument dates to 42,000 years ago. The oldest surviving song was written on clay tablets 4,000 years ago. For tens of thousands of years the arts have been something we do for ourselves, and for others. People sing, they play music, and they make art, and they do this when they are sad, when they are hurting, and when they are happy. We create because the act of making art connects us to the deepest taproot of humanity.

■ It has been well established that music and the arts can exert a powerful positive influence on cognition, relationships and function. The Village of Hope will place "Mountain Arts" at the core of the life of the community.

- Dr. Bill Thomas

We don't have to rely on history to show us the healing power of art and music; modern science leads to the same conclusions. According to National Institutes of Health Director Dr. Francis Collins, using music to communicate can help the brain compensate for other deficits. There is also preliminary evidence suggesting that listening to music you love can boost immune system function by decreasing cortisol levels and bolstering growth hormones. Dr. Heather Stuckey, writing in the American Journal of Public Health, concludes that "Engagement with creative activities has the potential to contribute toward reducing stress and depression and can serve as a vehicle for alleviating the burden of chronic disease." (The Connection Between Art, Healing, and Public Health: A Review of Current Literature, Heather L. Stuckey, D.Ed and Jeremy Nobel, MD, MPH)

Popular culture has also made important contributions to our understanding of the deep connections that link music and art with our humanity. American musician Ray Charles said that "I was born with music in-

side me. Music was one of my parts. Like my ribs, my kidneys, my liver, my heart. Like my blood. It was a force already within me when I arrived on the scene." He is not alone, we all have a song to sing, we are all descended from people who made art because making art made their lives better. The 2014 film "Alive Inside" delighted audiences (and won the 2014 Sundance Audience Choice Award) because it showed us how hearing the music they love can improve cognition and the sense of well-being among people living with dementia. (Ray Charles, brainyquote.com /quotes/ray_charles_134554, April 2019) A study conducted by neuroscientist Dr. Gene Cohen revealed that older people who engaged in weekly participatory art programs reported: "(A) better health, fewer doctor visits, and less medication usage; (B) more positive responses on the mental health measures; (C) more involvement in overall social activities." (Gene Cohen, "The Creativity and Aging Study: The Impact of Professionally Conducted Cultural Programs on Older Adults," National Collaborative on Aging, 4-30-2006, pg. 1)



MOUNTAIN ARTS

The Healing Power of Creativity

These findings suggest that art and music have important benefits for the people who participate in and enjoy creative expression. Given the evidence at hand, it seems fair to ask—"Why aren't the arts central to the functioning of environments designed to create health and well-being?" The answer lies in the intensive medicalization of old age. We have confused youth with perfection and aging with decline. Dr. Norman Hadler frames it this way:

"We have to be very, very careful about calling any difference from when we were younger an illness or a disease. And we have to be even more careful about telling people that we have things we can do to "fix" these differences, but this happens all the time. That's the medicalization of aging.

(Judith Graham, "Nortin Hadler, author of several books on medical overtreatment, describes what he calls the 'medicalization' of aging." The Washington Post, Feb. 20, 2012)

Instead of creating environments that help people get the most out of life, we build cathedrals of safety and then govern them by the laws of medicine. Anyone who has seen someone they love living in one of these places knows this is true. People we love have their individuality erased and become bundles of diagnoses, receptacles for pills and medical potions. This might be acceptable if these treatments could actually make us younger or reverse the course of dementia. Unfortunately, this is not the case. We need a new approach and that is exactly what The Village of Hope offers.

What if we celebrated who people are today, rather than grieving them as broken relics who "used to be" someone else? Instead of placing the focus on frailty and dementia, we could learn to celebrate our shared humanity. Since the dawn of time there has never been a better way to create bonds, elicit joy, grieve our losses and resolve to carry on than to create, hear, feel, and touch expressions of our shared humanity. We make

art to be whole and whatever our limitations and conditions, we can all be whole.

The Village of Hope embraces what we call the Mountain Arts as tools of healing for people and their communities. What are the Mountain Arts? We define them as the forms of creative expression that people in rural communities grew up with and know best. These are the songs, the images, and the stories that told people who they were and why the world is the way it is. Because creative work benefits from differences, the Village of Hope will also be home to a steady stream of college students who want to explore these traditions more deeply. The Village Hall community center has been prepared for this challenge with rehearsal spaces, a music stage, space for the visual arts, and the essentials necessary for theatrical productions. If that doesn't sound like a "facility" or an "institution" you are right. The Village of Hope relies on the wholeness, the strength, and the wellness of the people who living there to create a life worth living.



THE SITE

VICINITY

Goshen Township, Clearfield County, Pennsylvania

The site is situated in Clearfield County- formed in 1804 from the existing Huntingdon and Lycoming Counties. The name for the county was derived from the many cleared fields of the valleys surrounding Clearfield Creek and West Branch of the Susquehanna River, formed by the bison herds and also by old corn fields of prior Native American tribes. The two major industries of the county in the mid-1800s until the early 1900s was lumber and coal. Lumber was still being floated down the West Branch of the Susquehanna until 1917. Coal remains a main industry of the county to this day.

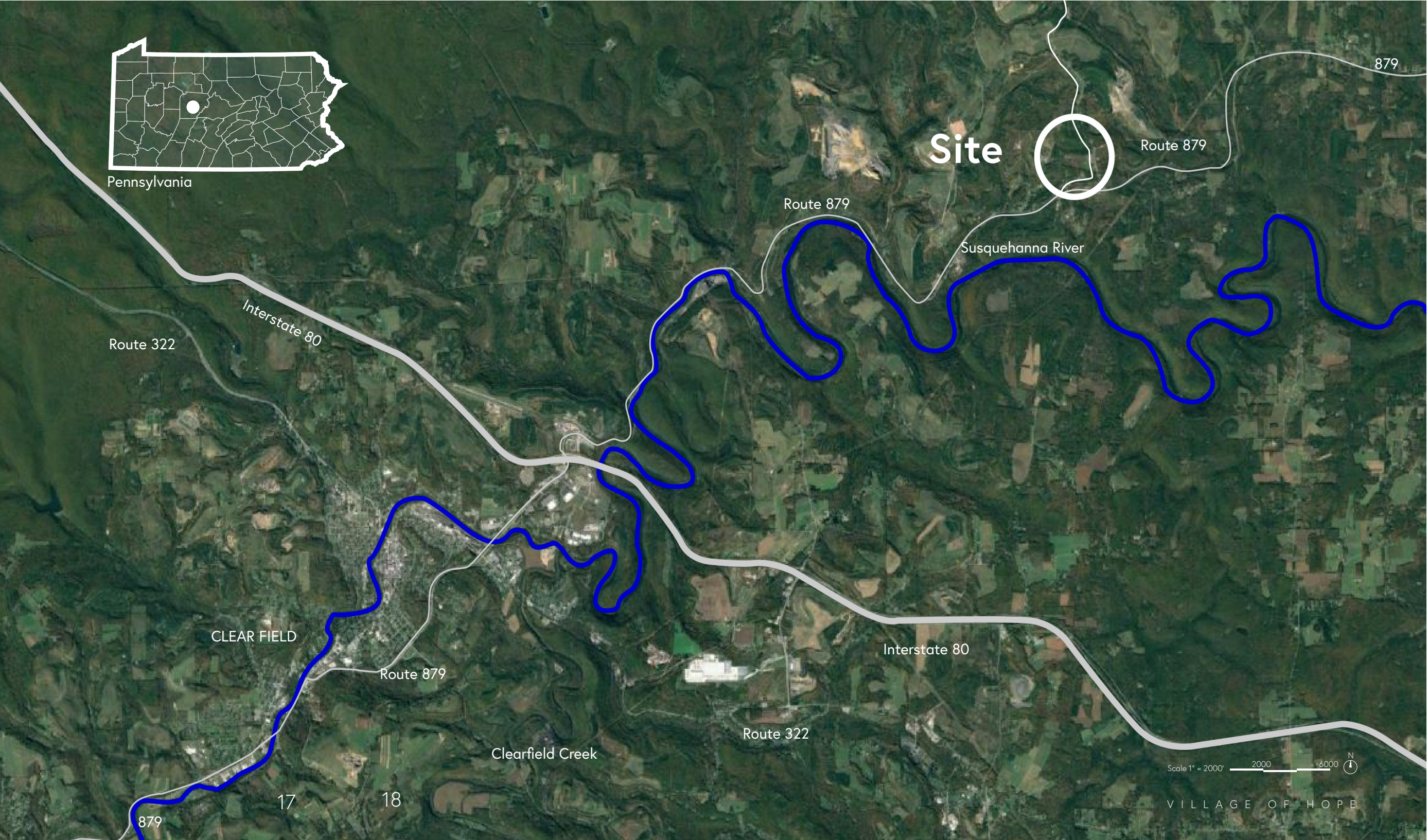
WATERSHED AND GEOGRAPHY

The county has a total area of 1,154 square miles. It is the third-largest county in Pennsylvania by land area. The headwaters of the west branch of the Susquehanna River flows through the Cambria and Clearfield counties, flowing easterly and south to a fragile Chesapeake Bay watershed. The mountainous terrain of the county made travel difficult for early settlers. Various Native American

paths and trails crossing the area were used intermittently by settlers, invading armies, and escaped slaves travelling north along the Underground Railroad. A major feature located in Bloom Township within the county is known as Bilger's Rocks and exhibits fine examples of exposed sandstone bedrock that was created during the formation of the Appalachian Mountains.

ECONOMY AND POPULATION

With a population of 80,000 in Clearfield County, the poverty rate is slightly higher than the national average, mostly among women between the ages of 25-34. The ethnic mix is predominantly white 93%. The median property value is \$ 90,000- 41% of the national average. Home ownership rate of 76% is slightly higher than the national average. The site is located at 8962 Gillingham Rd, Frenchville which is 14 miles northeast of Clearfield, population 6,000, 1/2 mile north of Leconte Mills and 11 miles west of Karthaus, population 850.



THE SITE

Subject Property and Adjacent Properties

The panoramic 23- acre property is located in Goshen Township in rural Clearfield County. On the site is the Girard/Goshen Elementary School, a 27,000 square foot facility constructed in 2003 and never fully utilised. The school is serviced with public sewer and water.

The Kylertown and Karthaus Senior Centers are a convenient distance from the site and are equipped to extend residents' socialisation and range of activities. Transportation is available through the Area Transportation Authority to assist members of the broader community in accessing the Village of Hope.

The property and many of the adjacent properties have been former mining sites. The 8962 Gillingham Road site of the school, which was officially closed in 2011, has long since returned to nature. The subject property is flanked on the East by private residences and the Lecontes Mills Fire Company. Hardwood forests dominate on the east side where Deer Creek connects to the West

Branch of the Susquehanna River. A dedicated parcel named Oak Lane allows a secondary access to the site. It runs along the southern property line. Along this southern property line it is bordered by the rear yards of private residences on Lecontes Mills Road which runs east to west.

The adjacent west and northerly property is a former mining site, the western portion of which is very similar in profile to the subject property in terms of topography and landscape. The northern segment have bands of both conifer and deciduous plantation forests. A study to preserve or sustainably harvest the forest according to FSC standards, will be implemented to promote land stewardship and environmental practices.

Both of these adjacent sites are pledged donations to the Village of Hope as expansion sites for phase two and phase three of development. Strong local support and flexible future expansion are hallmarks of the Village of Hope project.

Stoney Hollow Run is the closest surface water body to the site. Its closest proximity to the site is approximately 1/2 mile to the north. In general, the topography setbacks and physical features of the surface of the site are favourable for the proposed developments and repurposing of the site.

Geotechnical Report dated October 2000 and the Deep Mine Investigation Report December 3, 2001 both authored by Hess and Fisher Engineers, reveal sub topographic information from various borings and seismic studies make recommendations for future development in regard to allowable soil bearing, need for dewatering drain tiles, and footing trenching profiles. Supplementary geotechnical investigation will be required for future proposed structures on the properties.



EXISTING SITE PLAN

The Girard/ Goshen Elementary School

The 23- acre property houses the Girard/ Goshen Elementary School, parking, service road and hardscape to support the facility, dedicated water retention areas for roof water and (2) sport fields and an outdoor basketball court. The net area comprises roughly 50% of the site. The balance of the site is undeveloped.

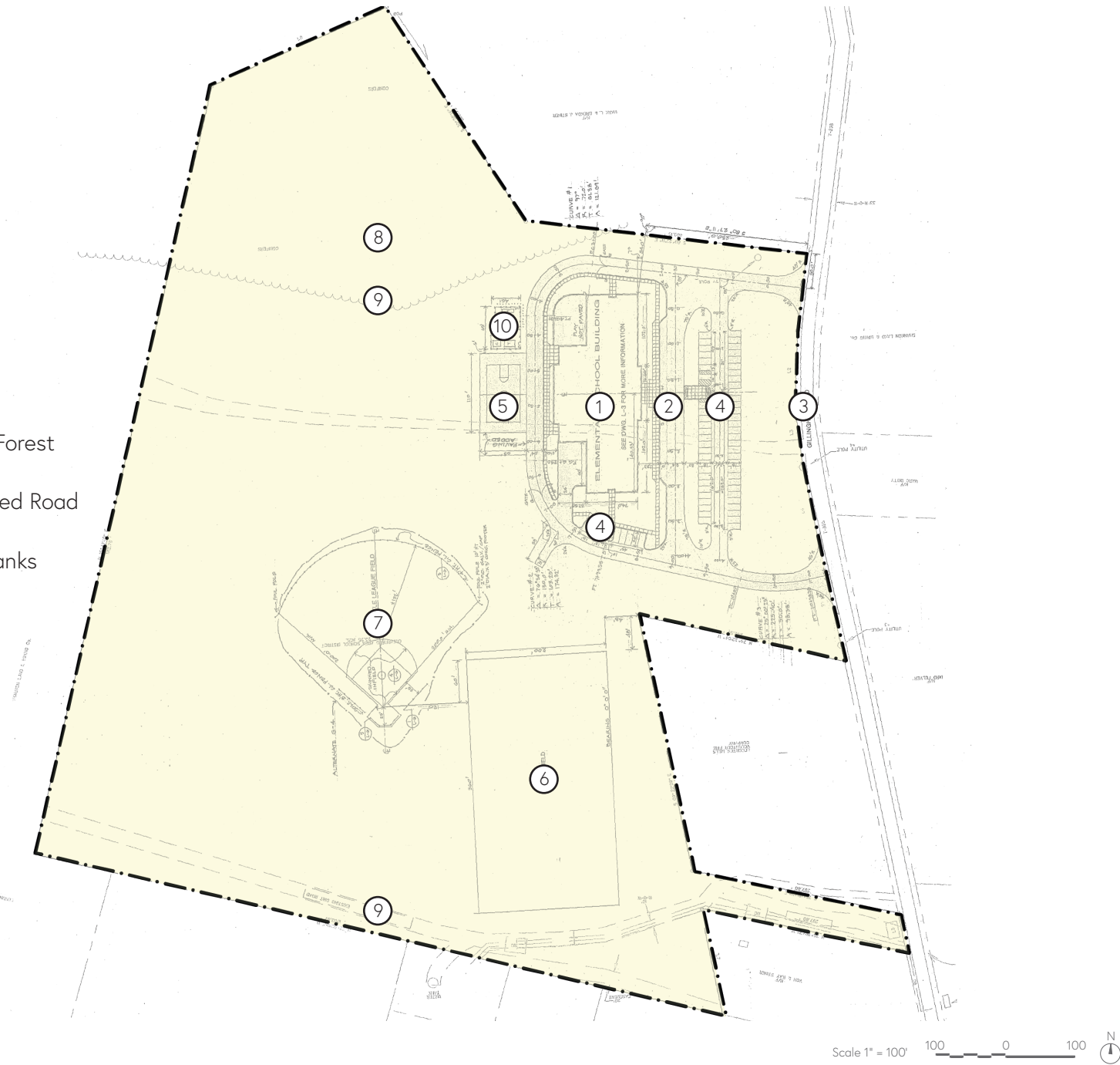
THE BUILDING
The 27,000 square foot educational facility is comprised of a single story masonry rock-face CMU building, with open web steel truss supporting an asphalt shingle hip roof configuration, with fixed metal windows and metal fascia overhangs and gutter system. Constructed with an insufficient budget resulted in moderate structural and roof failures, and has been the subject of a legal claim. Remedial repair work is required to both stabilise and repurpose the building.

HARDSCAPE
The hardscape for the site is comprised of asphalt paving with a concrete curb and

gutter system. There are (64) surface parking stalls on site. There are two drives accessible to Gillingham Road circumscribing the school creating a service loop road. A service area is located on the southwest corner of the school. Within the service yard are located various electrical transformers and HVAC equipment. Along the northwest corner of the service loop road is located a fenced service area housing HVAC equipment and (5) propane gas tanks.

LANDSCAPING
A baseball field and football field dominated the southern portion of the site and was graded to allow ample on-site surface drainage. Three water retention area land depressions were located to the east of the public parking, west of the basketball court and along the south access road. These were hard connected to the roof rain water leaders.

- ① Existing School
- ② Vehicular Access
- ③ Gillingham Road
- ④ Public Parking
- ⑤ Basketball court
- ⑥ Soccer Field
- ⑦ Baseball Field
- ⑧ Existing Conifers Forest
- ⑨ Existing Unimproved Road
- ⑩ Utility Yard and Tanks



GROWING A COMMUNITY

Future Expansion Of The Village Of Hope

An additional 70 acres currently owned by Shannon Land and Mining Company directly west of the subject property is being considered for future expansion needs of the Village of Hope. This parcel is currently zoned such that it would be deemed suitable for this land use. Land entitlement procedures with the appropriate governmental authorities prior to development would be required.

The southern portion of the Shannon property, shown as Phase II on adjacent graphics, is best suited as a natural expansion of the current Village of Hope property, as the profile of the topography and natural flora and fauna are most similar. The currently proposed road system to extend into the next parcel was a primary consideration with the adjacent property in mind, utilizing the same circulation routes used over the years.

For Phase II development, the perimeter north and south roads from Phase I would extend across the property and loop at the western property edge. Within the open

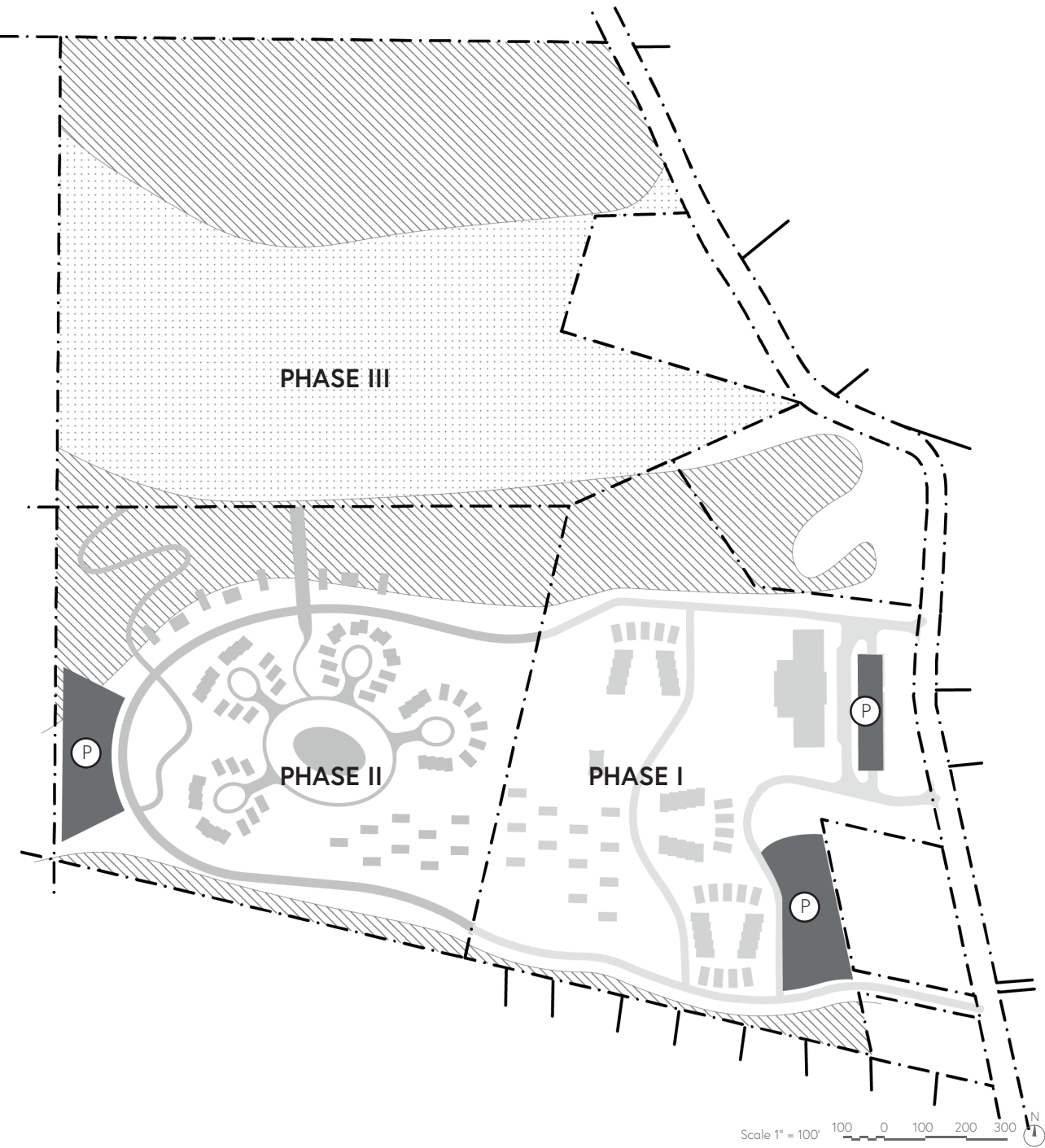
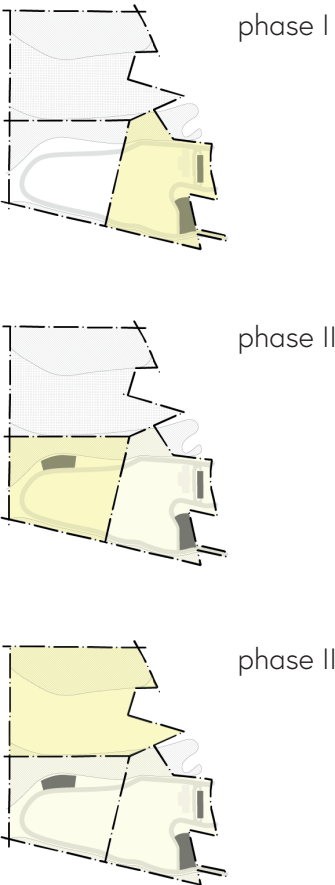
meadow area, most of the future development would take place. It would be proposed that a community commons building would be integrated into this phase, that would be a building typology complimentary to the residential architecture and more centrally located. This second community building would be manufactured from future Minka system type components, allowing for flexible building systems to accommodate the changing and on-going future needs of the Village of Hope Phase II. The independent housing shown will continue to develop new variations of the MAGIC and pocket neighbourhoods, possibly even introducing some multi-story types, should the need be identified per future market study projections.

For Phase III, the site is 100% covered by trees. In the central area exists a hardwood forest, planted in east-west rows. This offers opportunities for true forest development that is both "in" and "of the forest". A slow speed access road is proposed and would enter from Gillingham Road, run through the

coniferous forest, then turn south- bifurcating Phase III into the west and east land masses. It would continue on through the southern band of conifers connecting with the loop road of Phase II. A satellite parking area would be located at the northeast to minimise internal automobile traffic.

At the time of this master plan submission, the additional property had not yet been secured. Some considerations are under discussion for separate commercial development of the parcel. Of the two parcels, Phase II would be preferred for the Village of Hope expansion, although both parcels have great appeal. It should be also be noted that Phase II and Phase III development concepts are preliminary in nature and are subject to more thorough site investigation and urban development studies. The design team has little or no access to survey information regarding topography, boundaries, surface conditions, utilities and easements, etc. such that all concepts are subject to a review of more detailed site information

- road
- parking
- deciduous forest
- brushland
- prairie



PLANNING INVESTIGATION

CLIMATOLOGY

Local weather and climate change

This region of central Pennsylvania has diverse weather patterns. Frenchville is situated at 1400 feet ASL (above sea level). The general area has significant changes in elevation- ranging from 1000 to 1500 ft, resulting in diverse weather patterns. The local area is predominantly covered by 85% trees and 13% cropland.

In Clearfield County, the summers are warm, partly cloudy and the winters are freezing, mostly cloudy. Over the course of the year, the temperature typically varies from 19°F to 82°F. The warm season lasts from May 25 to September 16, with an average daily high temperature above 72°F. The cold season lasts from December 1 to March 6, with an average daily high temperature below 43°F.

Wind data is taken from 10m above ground and can vary substantially depending on the topography and other wind hindrances. The prevailing winds are from the west and change WSW in the winter to SSW in the

summer months. The windier part of the year lasts for 5.2 months, from November 17 to April 22, with average wind speeds of more than 5.3 miles per hour. The calmer time of year experiences winds of 3.4 miles per hour.

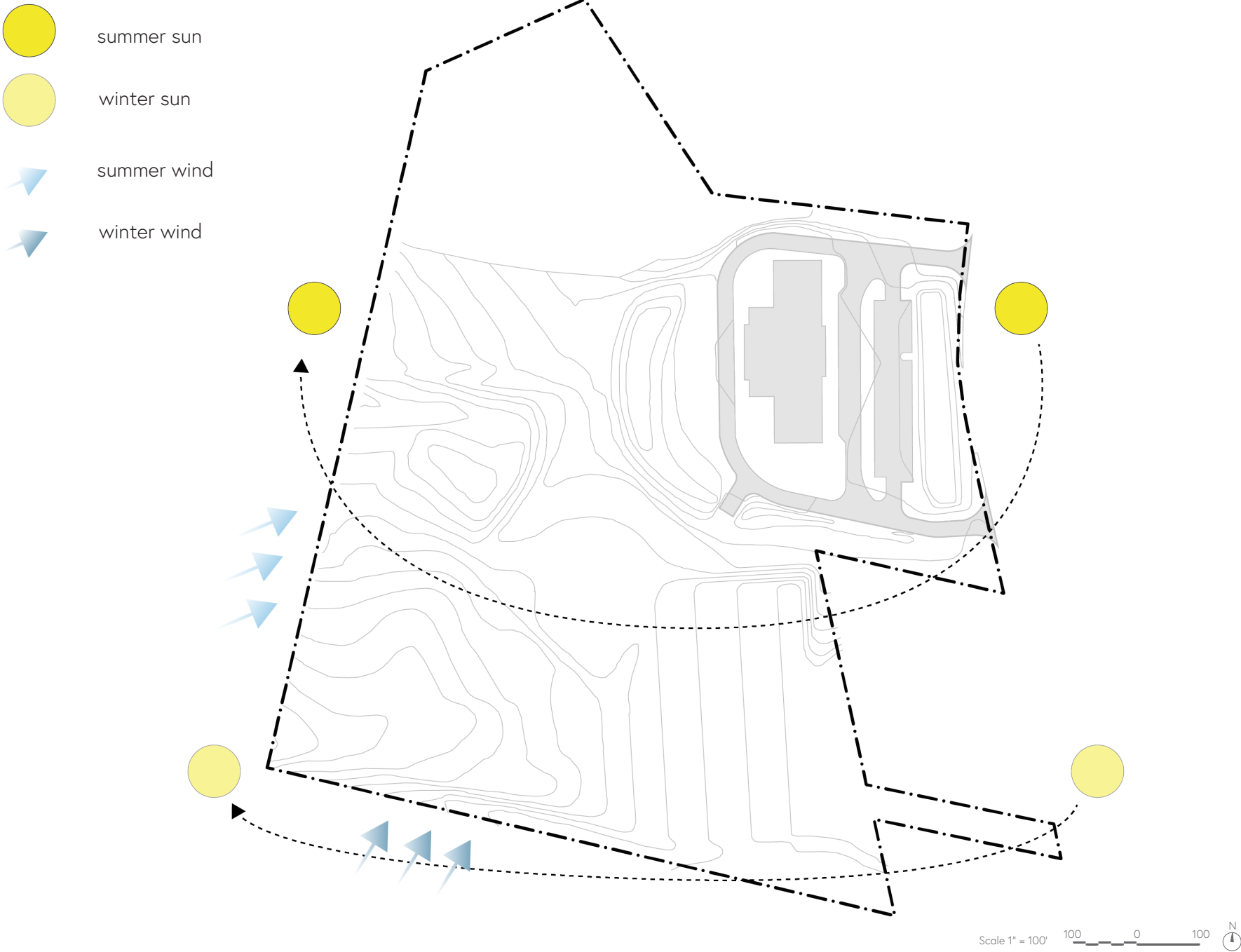
Cloud coverage varies greatly according to season. The clearer part of the year is from May 30 to November 6, partly cloudy 64% of the time, and overcast or mostl cloudy 36% of the time. The cloudier part of the year lasts for 6.7 months, the sky is overcast 70% of the time and partly cloudy 30%.

Rain falls throughout the year in Clearfield. The most rain falls during the 31 days centred around June 13, with an average total accumulation of 3.7 inches. The least rain falls around January 29, with an average total accumulation of 1.1 inches. In regard to local precipitation, the chance of wet days also varies. A wet day is one with at least 0.04 inches of liquid or liquid-equivalent precipitation. The wetter season lasts 6.2

months, from March 20 to September 25, with a greater than 30% chance of a given day being a wet day. Snow alone is the most common for 2.9 weeks, from January 14 to February 3.

The growing season is determined as the longest continuous period of non-freezing temperatures in the year, typically lasting for 167 days, from around April 28 to around October 12. Based on growing degree days alone, the first spring blooms in Clearfield should appear around April 14.

The average daily incident shortwave solar energy experiences extreme seasonal variation over the course of the year. The brighter period of the year lasts for 3.7 months, from May 3 to August 26, with an average daily incident shortwave energy per square meter above 5.8 kWh. The darker period of the year lasts for 3.3 months, from November 4 to February 14, with an average daily incident shortwave energy per square meter below 2.6 kWh.



SUB TOPOGRAPHY

Surface Topography and Archeology

The 23- acre site is located above a former 220 ft. deep coal mine. Together with various surface mining activities, the site has sub-topographic characteristics unique to former mining sites. According to reports by Hess and Fisher Engineers, all mining activities and regulated site restoration work was sufficiently completed in the 1970s.

In 2003 the Girard/ Goshen School- was built with a modest budget. In 2011 the school was closed and since then has been marginally maintained. The site was improved for development on the easterly portion for use as a school property. The surrounding grounds are comprised of lawns, ball fields, paved areas and utility area. Since 2003, the property has been maintained to assure child safety and minimise operating costs.

The site topography is predominantly flat and gently slopes towards the west and southwest corner of the property. Rainwater from the roof of the school and surrounding paved areas is collected and channelled

through underground pipes to nearby open surface water retention areas. No standing water is observed in these areas and thus is assumed the capacities for these retention areas are sufficient for the current hardscape water runoff.

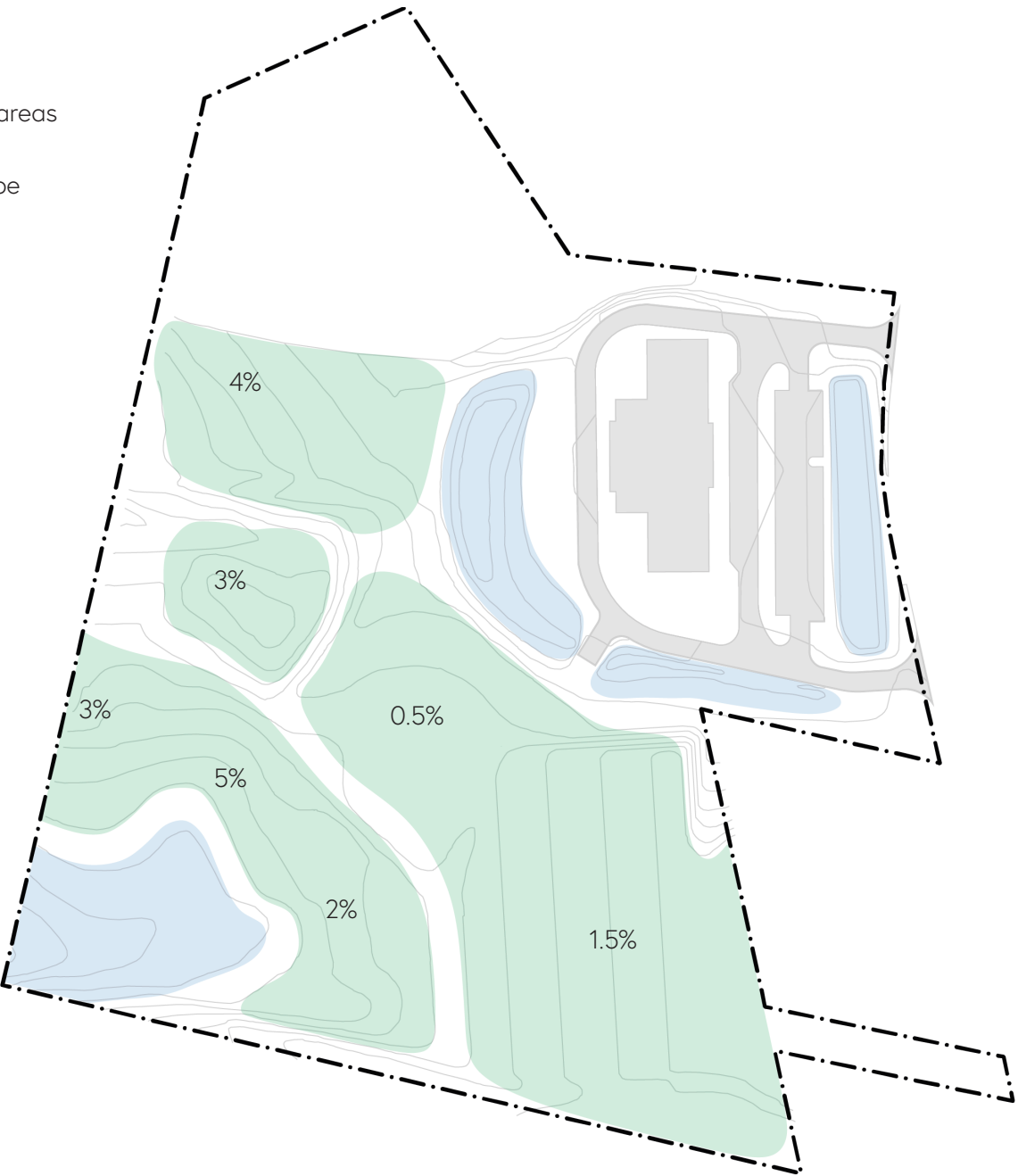
The existing grading remaining from the former school site provides a range of grading from 5 to 15% which is well suited for residential structures that are accessibility friendly. It is the intention no structures will require stairs or ramps, with the exception of the pavilion structure which will have accessible access.

In the future proposed development for the Village of Hope, the retention area in the rear of the school building shall be re-purposed to be an actual retention pond with standing water, with wetlands features and circumventing wooden paths. Passive design measures will be taken to assure water depths and features that will not present dangers to residents and non-residents alike.

The northern property edge is dominated with a planted mature fir tree forest. The southerly property bounds the site with a tree line predominantly comprised of hardwoods. In the majority of the site, post-mining foliage has evolved to create an expansive meadow with low, young hardwoods. We are proposing to supplement and enhance the existing landscape profile with new trees and horticulture to compliment the serene existing nature of the site.

During the site development for the school, rock fragments from the mining activities were distributed throughout the site. Some of this rock mass was graded into the subsoil profile, some larger rock fragments were piled into areas along the westerly property. Since the site profile is a manmade configuration, special considerations will be necessary to determine suitable underground subsoil profiles, below future building locations. New structures are to be supported on continuous spread footings and some sectors of the site will require dewatering.

- buildable terrain
- water retainage areas
- existing hardscape



CIRCULATION AND MOBILITY

Transport

The vehicular access points to the site are (3) entrances from Gillingham Road. Two serve as ingress and egress to the school building and wrap around the school building, connecting in the rear of the building. A third access is to the south on the other side of the fire station property.

AUTOMOBILE- FREE DEVELOPMENT

A great emphasis has been placed to create a safe, serene and natural environment. One of the precepts is to eliminate automobile access for as much of the site as possible. Three proposed actions to accommodate this are a) eliminate the road behind the school building, b) divert the central road to the south connecting with the southern perimeter road and c) create a remote parking lot directly behind the fire station. The site will be flanked by the two perimeter east-west roads the entire depth of the property, extending to the adjacent westerly property which is proposed as a future expansion of the Village of Hope. A serpentine north-south access road bifurcates the

property and connects the perimeter roads. This special pathway is accessible to service vehicles only and its main purpose is to serve as a part of the fitness jogging path, walking route with exercise stations.

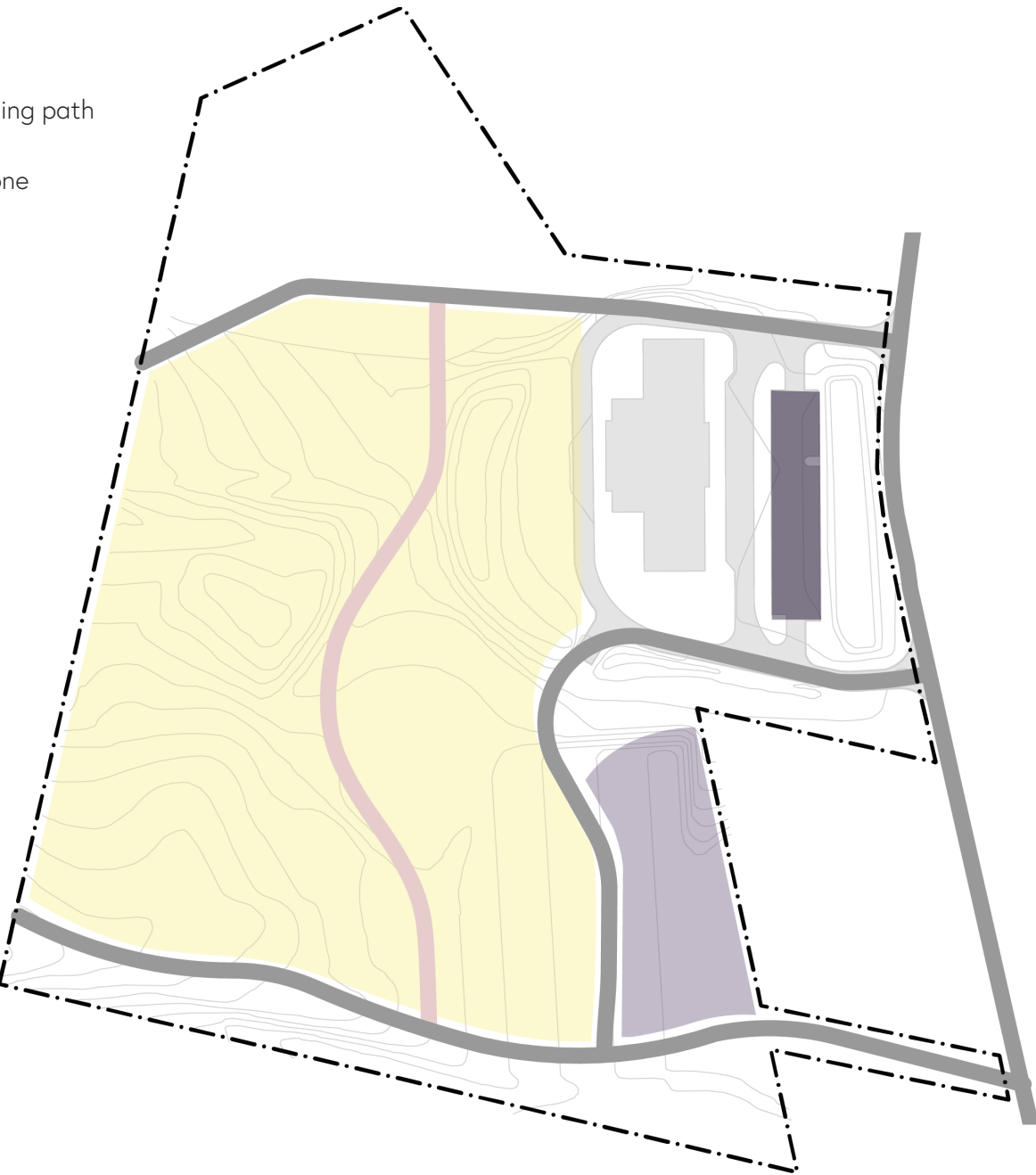
The main roads shall be asphalt paving, with concrete surmountable curb and gutter. Special coloured aggregate paving will provide a materials palette conducive to a) blending with nature b) adding contrast for the visually impaired c) integrating as a part of an overall way-finding path system.

The private road system will be designed to meet PENNDOT standards. Grading swales/ culverts shall be integrated into the street design so to assure proper stormwater surface runoff, while not creating hazardous walking terrain for residents. In lieu of stormwater sewer systems, landscaping will be provided to relieve severe storm events. Rain gardens and other water conservation standards will be employed to maintain good environmental stewardship.

The service road will be a surface friendly to runners, pedestrians and persons in wheel-chairs and walking devices. There will be a variety of parallel surfaces to provide circulation with both ease and full ADA accessibility and to create intentional walking challenges- for therapy. The service path will also be durable for service vehicles and snow removal equipment. The surface shall be semi-permeable. The service loading area for the school will be relocated from the southwest side of the building to the northwest.

Roads shall be designed and constructed in a manner to be durable to accommodate seasonal snow removal and provide snow storage during peak snow months. The roads shall also conform to construction specifications to resist settlement during spring freeze/ thaw conditions. All efforts are to be made to design-out all hazards for walkways and road surfaces to prevent 'black ice' conditions, via passive means, proper grading to avert the use of heated pathways and excessive sanding and salting.

- main roads
- service road & jogging path
- automobile- free zone
- resident parking
- public parking



Scale 1" = 100' 100 0 100 N

CIRCULATION AND MOBILITY

Walking, running and sitting

The main perimeter ROADS bound a system of interconnected PATHWAYS and destinations within the Village of Hope. These are organised path networks between the primary destinations such as the Community Commons Building, the living Neighbourhoods and Landscape events.

The pocket neighbourhoods will be organised around a central activity area called the VILLAGE GREEN. These spaces are denoted as ½ gathering zones that invite daily interaction between residents living on the green. They are organic in existence, as they evolve with the season and may change from year to year and is a very special segment of the public whelm. Curving pathways encircle and connect the Village Green to each of the HOUSES, by means of the PORCH. The porch is a critical indoor/ outdoor transitional space that connects the public to the private whelm, the tissue connects the bone to the skin. Perhaps the most important element in all of the Village of Hope- the PORCH is where a person is both a unique individual

and a citizen of the community at large as well. The interstitial, outdoor spaces are proportionally scaled to create harmonious environments, where neighbours know each other and are keen to lend a helping hand. A sense of belonging and community engagement takes root from the close proximity of each dwelling to the green spaces within.

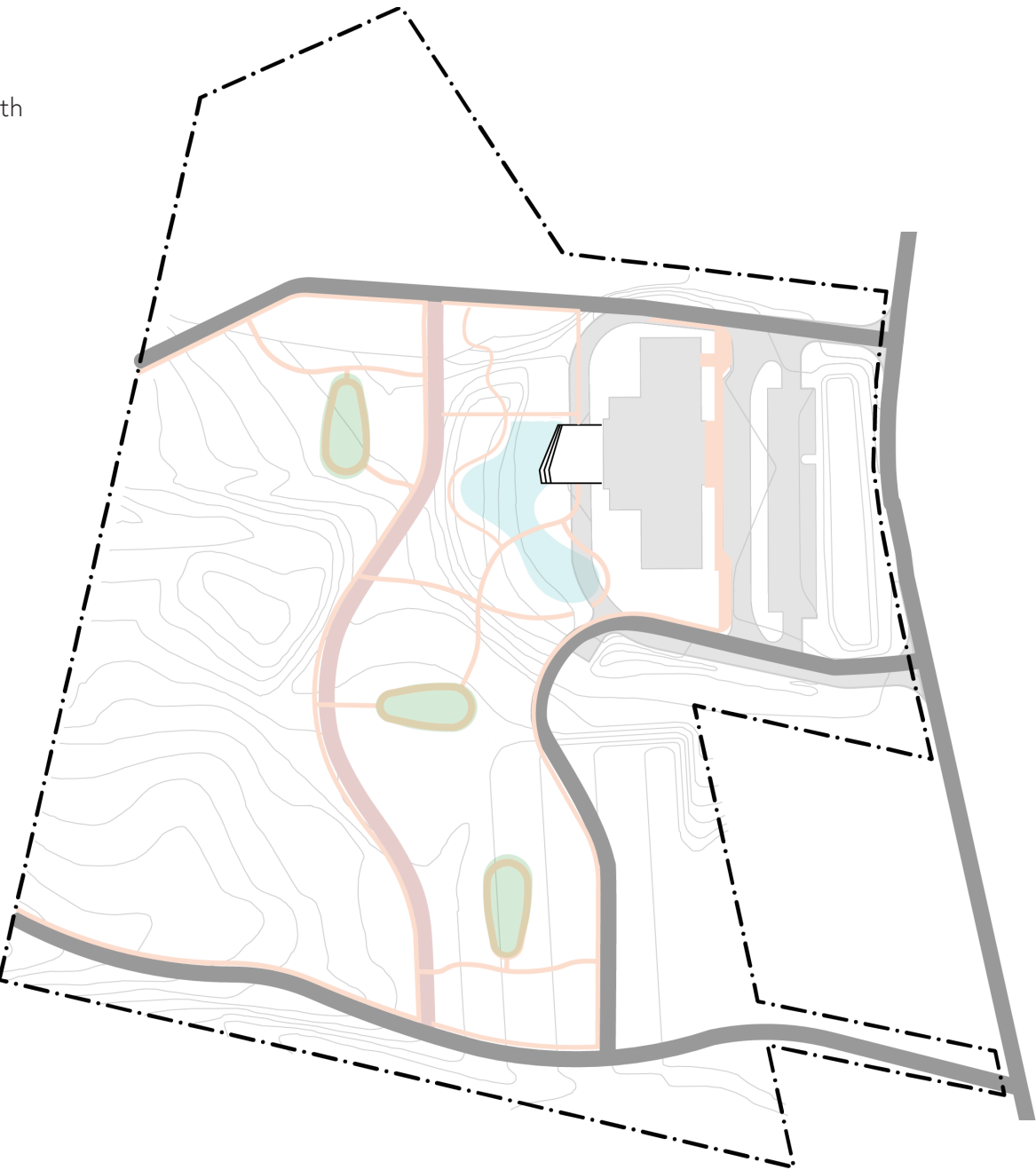
Within the Village Green, there will be covered seating areas for eating and having meetings, private seating areas, BBQ's and fire pits, areas for games such as bocce ball, horseshoes and dancing, and vegetable and herb garden boxes.

A 4th neighbourhood places individual houses inside a vast community urban garden. These are farm micro houses, following the iconic model of the farm house of old, the serenity of living on an actual farm. They are the inverse of the pocket neighbourhood, where the community of residents come to your yard to grow their herbs and vegetables, and connect with neighbours thru food.

A series of SECONDARY PATHS serve as connectors, encircle areas of interest as well as develop a variety of excursions within the property. These paths will be primarily for walking, but also designed in a way that permit bicycles, electric carts and persons of less ambulatory means to enjoy the same amenities such as wetlands, the lake and wooded areas. The paths will be immersive experiences to create a sense of place and assist in cognitive WAYFINDING. While the natural spaces will have different seasonal characteristics, they will build a memory set with residents as they engage over time.

Finally, the pathways will foster a sense of community, allow persons with physical and mental challenges regain a sense of security and confidence, through human-scaled design, not from the application of fences. In the Village of Hope, one will get the chance to gain new skills, and regain skills lost, such to live autonomously, a sense of purpose and self-determination.

- main roads
- service vjogging path
- pedestrian path
- village green
- lake
- terrace



LANDSCAPING

A Community in Nature

The landscaping profile has evolved over time and most dramatically in the last 100 years. Prior to coal mining activities of the early to late 20th century, the natural area was heavily forested with agriculture tracts. Although foliage was drastically changed with mining, the topography generally remains in tact, similar to that which has always been there. In the post mining period, the area has been successfully replanted with species for environmental stabilisation.

The first post- mining development of the site was the construction of the Girard/ Goshen School in 2003, which created a manicured landscaping suitable for children and community uses. It utilised only the easterly half of the full 23 acre site. The westerly half was left natural, evolving and re-foliating along with the other adjacent former mining sites. Today in 2019, the site is being repurposed for the Village of Hope. There are three unique landscape features on the site. A coniferous fir tree forest along the north edge of the site, a gently sloping open meadow

area in the centre and a hardwood band of trees along the southern boarder. The new development will primarily engage the meadow area.

Although the topographic changes are subtle, the proposed master plan configuration optimises the placement of new neighbourhoods, such to minimise the import or export of soil to the site. Additionally, the proposed grading is to reduce disturbing present foliage, to maintain new root structures.

As the program of demands did not require high density development, this allowed the opportunity to create an abundance of landscape features- an environment where people truly live in nature, a most valued feature for persons living with cognitive change. Premium landscape features include: a constructed wetlands, farm pavilion, permaculture farming area, Christmas tree farming, a wild flower meadow, a rock outcropping from the mining, a demonstration urban farm, conifer tree therapy area and reflection pond.

A comprehensive landscape study will commence in further studies, where cutting edge university research will be implemented in the planning. Landscaping has restorative effects on humans- cognitive therapy, increasing memory, interventions in the built environment to increase social interaction, calmness to improve self-esteem and accomplishment, dynamic models that can adjust to accommodate varying behaviours.

Features will include looping paths, contrasting colours and textures, engaging with gardening that is easy to reach, shading devices to preserve energy of elderly, landscape elements that can encourage exercise and improve and prolong mobility. Sensory activation with scents, auditory and visually diverse applications, will be central for planting schemes, all of the softscape and hardscape elements of the Village of Hope. The Village of Hope will become a living TESTING GROUND of best practices for the most desirable community development for persons living with early cognitive challenges.



FOOD SECURITY

Positive Change In A Food Desert

The community in this region of Clearfield County is underserved for reliable, convenient and healthy sources of food. In the US and around the world, agriculture and our food system is changing rapidly. It is becoming clear that a sustainable and resilient food system is a necessity, as climate change and extreme weather converge with new local economic demands.

The Village of Hope is a new co-housing community of seniors and families, situated in a pastoral setting on the top of a bluff in Frenchville, PA. Urban gardening and permaculture farming will be primary activities in this new community. Research has proven that a diet of healthy, organic locally grown food has proven to have true restorative qualities for persons with physical, emotional and mental challenges due to aging.

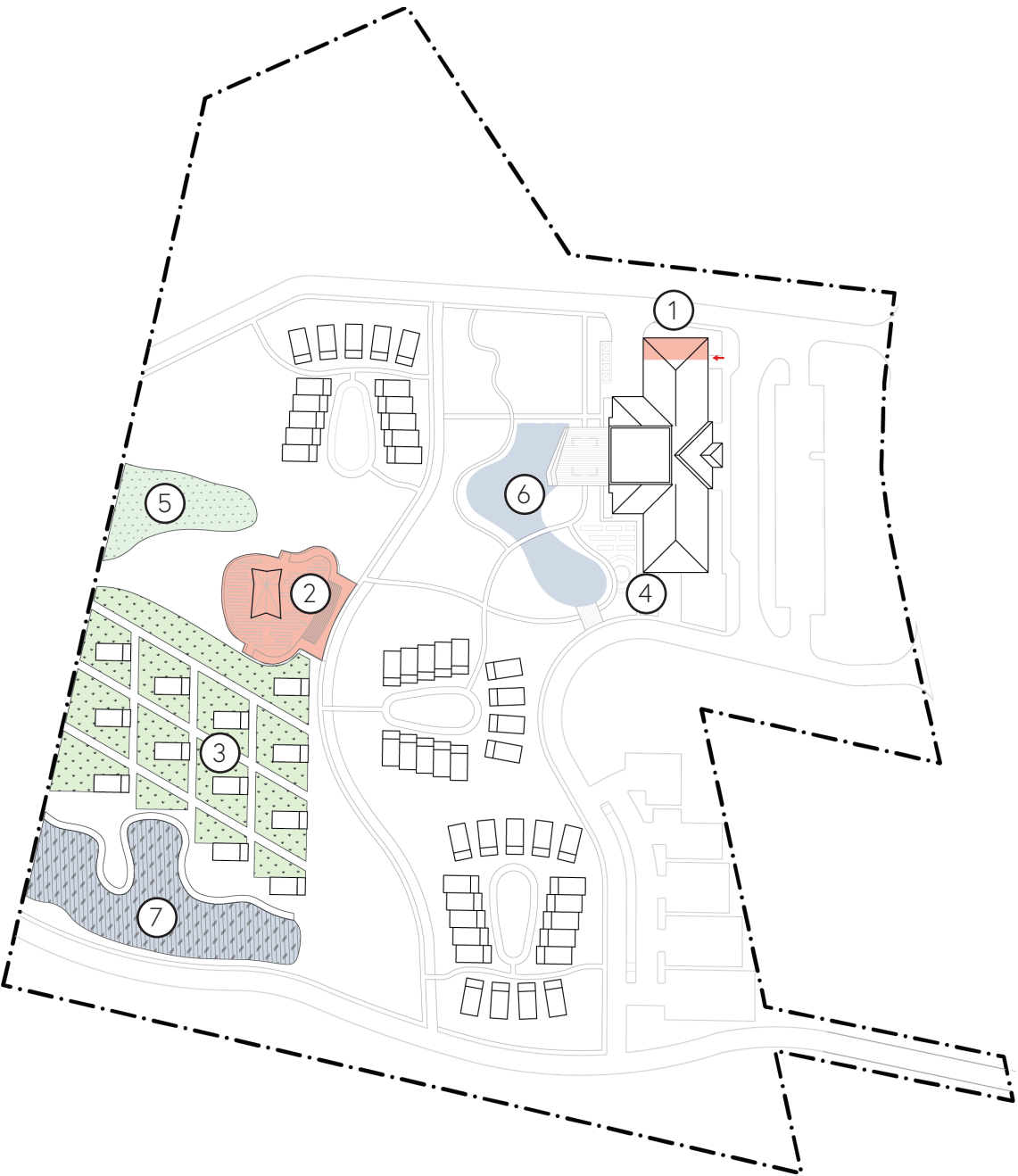
Combining the precepts from Dr.Thomas' Eden Alternative- where life revolves around the interaction of people and plants, and William McDonough's Cradle to Cradle

philosophies- where in nature the processes of every organism involved in a living system contribute to the health of the whole, the Village of Hope will foster programs and create facilities to encourage a new and vibrant local food system. This will be demonstrated with several food growing interventions, manned with professional and community volunteers and residents.



On- site features will include: a community based grocery store selling fresh produce and goods for the residents and local community, a permaculture farm, a demonstration urban garden area as a part of Adult Services, a vertical hydroponic growing pavilion, similar to IMPACT FARM (shown below), a constructed wetlands for continuing education and a wild flower meadow.

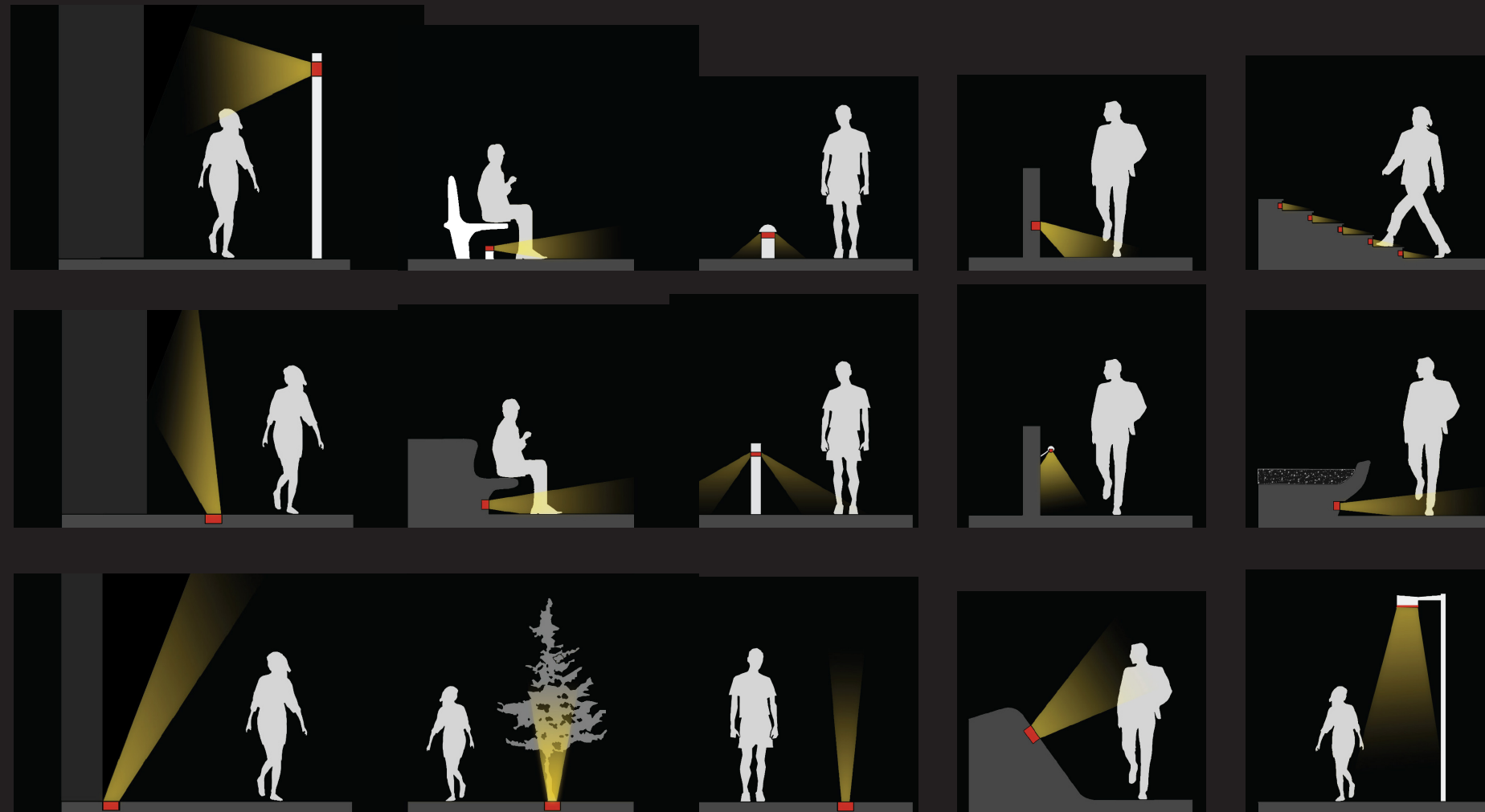
- ① Grocery Store
- ② Greenhouse Pavilion
- ③ Permaculture Crops
- ④ Demonstration & Therapy urban farm
- ⑤ Wildflower Garden
- ⑥ Pond
- ⑦ Constructed Wetland



Scale 1" = 100' 100 0 100 N

LIGHTING

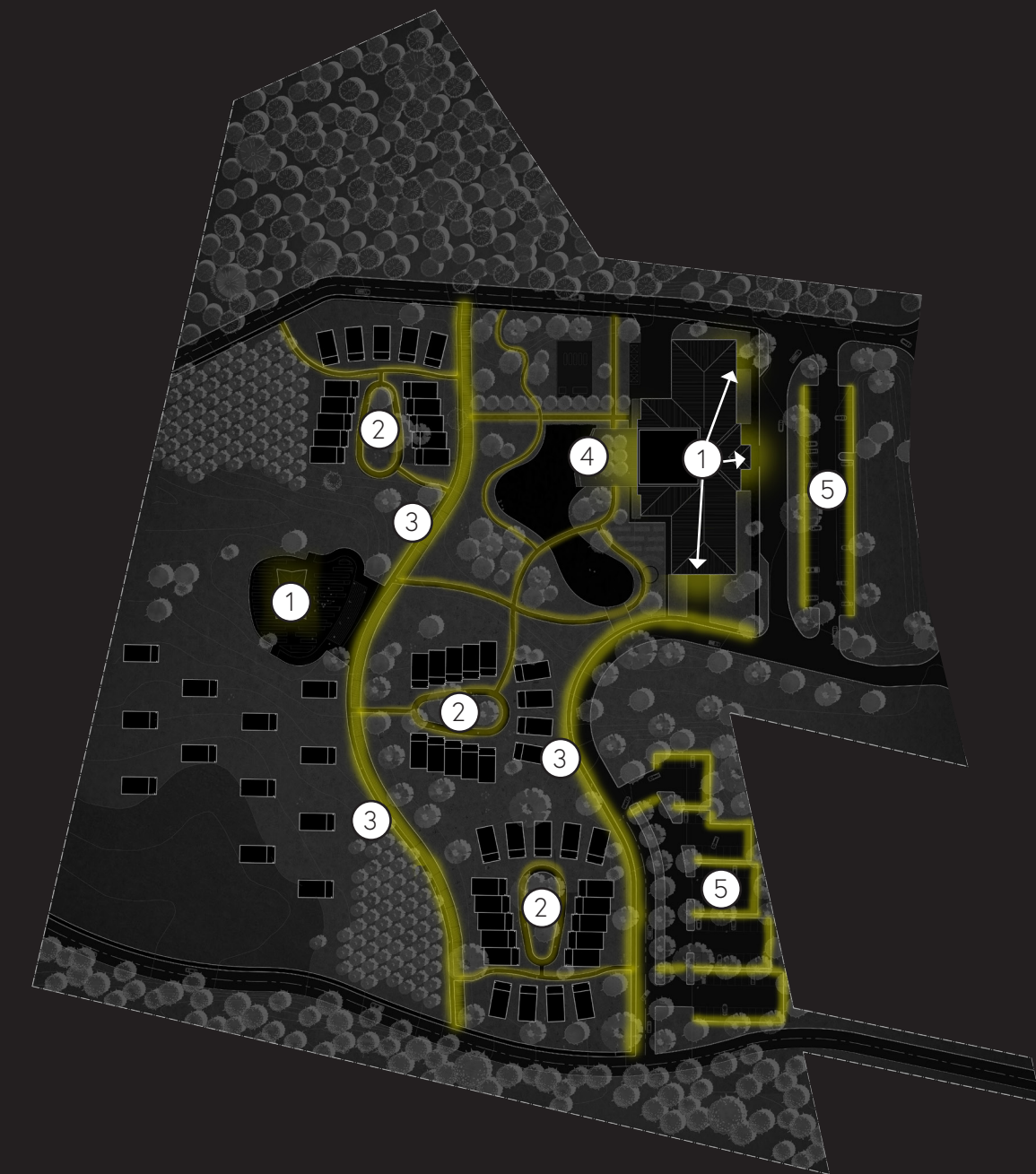
This is the subtitle



V I L L A G E O F H O P E

35

36



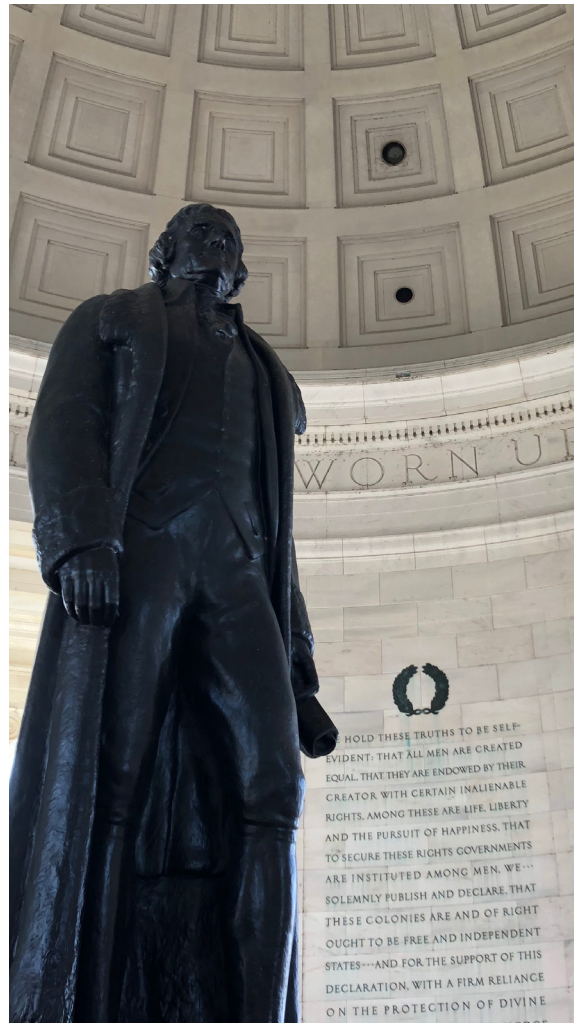
VILLAGE OF HOPE

M*A*A*G*I*C

MULTI- ABILITY MULTI- GENERATIONAL INCLUSIVE CO- HOUSING

M*A*G*I*C

What is a MAGIC Community?



The Village of Hope differs from other kinds of places where elders live because it rejects the idea that older people need to be segregated from the rest of society. We use the term MAGIC to describes our approach to life and living. MAGIC stand for Multi-Ability multi-Generational, Inclusive Co-Living. A MAGIC community is committed to the idea that our differences are a source of strength, not a cause of weakness. This is an ancient idea. The founders of our country recognized its importance when they chose our nation's motto, "E Pluribus Unum," out of many- one.

In a MAGIC community, people are not sorted and segregated into specific buildings based on physical or cognitive abilities. Everyone is entitled to equal rights and freedom from discrimination, no matter their age or ability. Americans have long understood that differences can create strength and resiliency. The Village of Hope applies this truth to life in a village. As a MAGIC community, the Village of Hope blends "home" and "together" to create a whole that is greater than the sum of its parts.



M*A*G*I*C

What is a MAGIC Community?



MULTI- ABILITY

All physical and cognitive abilities are respected and welcome at The Village of Hope, so whether you experience a degree of limitation or you feel unstoppable, there is a home for you here.

MULTI-GENERATIONAL

From college students who are finding their way in life, to young families with active children to elders who have seen it all, the Village of Hope community is enriched by the perspectives and needs of people of different ages.

INCLUSIVE

Traditional senior communities exclude the young and nursing homes exclude those who are well. Loved ones are separated when a spouse needing nursing moves for care and adult family members are denied the ability to live with her to help with her care. The Village of Hope creates a thriving community because it embraces people with different life experiences.

CO- LIVING

Our vision of co-living strikes a balance between community and privacy. Some living arrangements lack sufficient privacy and others offer little or no sense of community. The Village of Hope in contrast, offers people a home of their own and the opportunity to share in community meals, fellowship, learning and a host of activities as desired. This is a place where people can have good neighbors, be a good neighbor, but have the safe retreat with autonomous living.

The Village of Hope recognizes that there is truly "nothing new under the sun" but what has changed is the degree to which the extended family unit now serves as the conduit for MAGIC. In rural communities across America, people are having fewer children and they are living farther away from their parents than ever before. If we are willing to open our minds to new ways of living, and connecting to others- new possibilities begin to emerge. It is a paradigm shift, a model for the times.



THE MINKA

MINKA Homes and Communities

The Village of Hope will utilize the simple housing design methodology of Dr. Bill Thomas' Minka, which is based on research into human complexity and decades of input from some of our culture's most vulnerable and valuable people. Dr. Thomas has distilled these insights into the Minka building system. The resulting homes are optimized to help people move, eat, sleep and heal.

CNC ROBOTICS

Minka uses state-of-the-art technology to consume less and create more. Minka uses CNC routers to precision shape sheet goods into a elegantly joined post-and-beam system with customizable infill panels. Our building system yields energy efficient, low-waste dwellings. Minkas are exquisitely designed so that each and every square foot has a purpose.

OBSOLENCE IN HOUSING

During his years in practice, Dr. Thomas saw how often older people were forced to leave their homes because they lost their driver's

license, or they could no longer shop for and prepare food or because they fell behind on home maintenance. It takes energy, time and attention to run a household and the task is especially challenging for people who live alone, no matter their age or cognitive ability. This is especially true for those without friends or family living nearby.

DOMOTICA AND THE SMART COMMUNITY

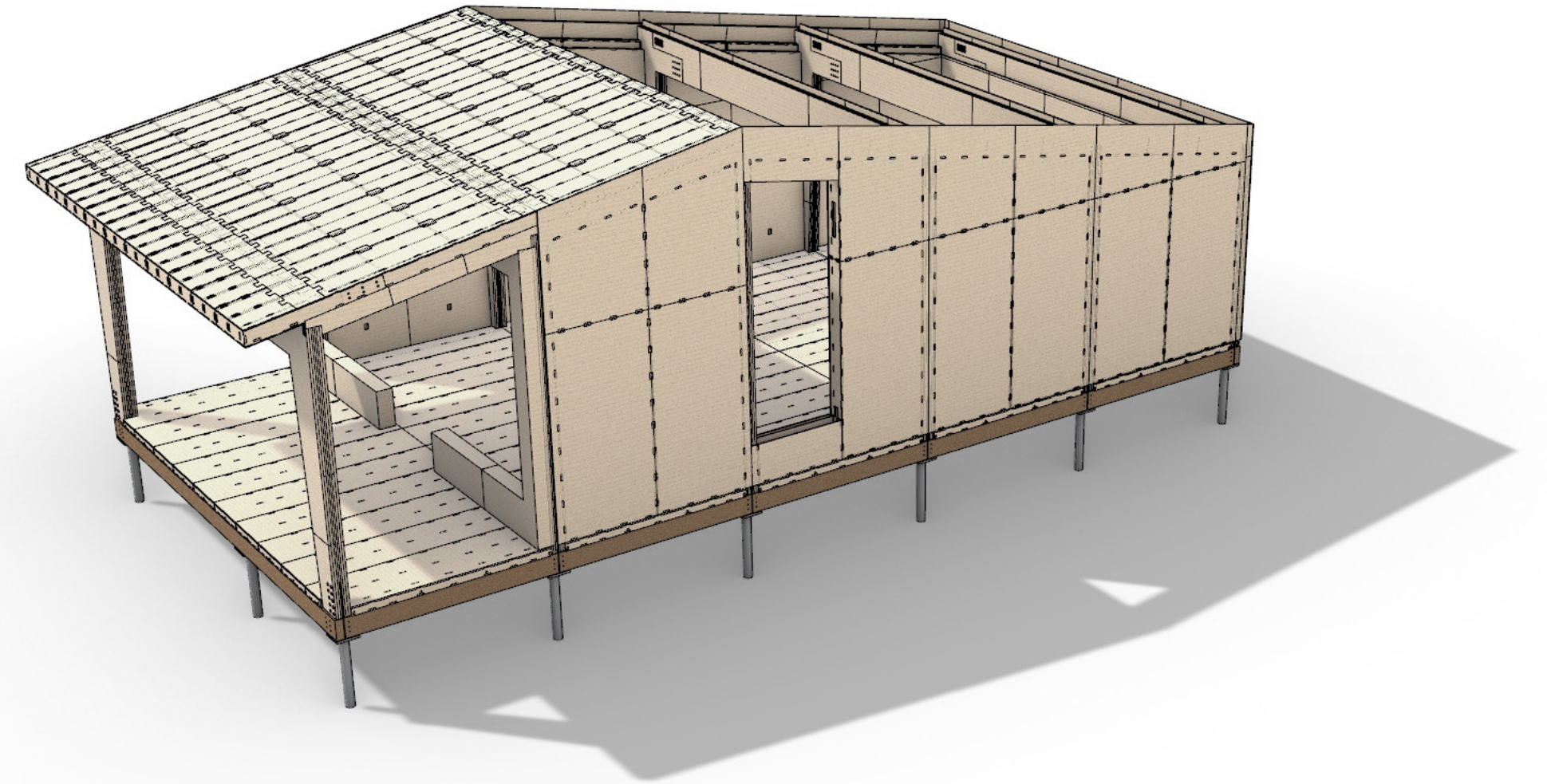
Fortunately, new technologies are now reducing the time, money, and energy it takes to run a household. We believe that voice activated technology linked to e-commerce capabilities can be key to helping people live where they want for as long as they wish. It is also now possible to automate financial transactions in ways that are easy, and shielded from the risk of financial fraud and abuse. Finally, the best, and oldest, tool for living in your own home is the community outside your door. Having good neighbors and being known as a good neighbor go a very long way in helping people take care of the little things that make life worth living.

MODULARITY

A Minka home is an integrated building system that evolves through time. Not unlike the human component of seniors themselves, dwellings need not be discarded simply because new technology has evolved. AJG Architects has long advocated for the convertible house concept, where your home grows with your changing needs. In the Netherlands, where David Goehring practiced housing for 7 years, all buildings are constructed on a strict modular grid system to assure ultimate cost savings and future proofing of buildings. This rigorous discipline has been implemented in the Minka system.

TOTAL PARAMETRIC PLATFORM

The investigation, concept development, construction design modelling, G-coding for CNC production incorporates the latest parametric tools in the construction digital industry. As thought leaders in this arena in Europe, AJG Architects and Associated Engineers co-develop the digital intelligence with the experts at Minka Homes.



M.A.G.I.C.

Growth & The Triple Alloy

In his book, "What Are Old People For?: How Elders Will Save the World" Dr. Thomas describes a new approach to the second half of life that he calls "developmental aging." This perspective on the human lifespan positions the experience of aging as the continuation of a lifelong journey of growth and development. This idea strikes some people as strange because we have long been taught to equate aging with decline. Research supports the conclusion the potential for growth is with us at every age and older people are uniquely adept at adapting to change.

Almost all of the "aging services" field prioritizes safety, protection and comfort, and pays little heed to the virtues of growth and change. This 1902 illustration shows two specimens of *Kallima paralekta* (see opposite page). Our eye is drawn immediately to the one with its wings outstretched revealing brilliant colors. The other is pictured with its wings folded, indistinguishable from the surrounding leaves. The scientist that named this type of butterfly admired its beauty

naming it *Kallima* but also appreciated the clever camouflage that helped it be safe.

The Village of Hope is like this butterfly- it merges an unobtrusive approach to safety with a commitment to beauty. Risk is an essential element of human growth and should not be stripped entirely from life. Young parents seem to understand this intuitively, as they encourage their child to take steps "Come to Mommy!", even though they know the baby will likely fall and may start crying.

Risk is the road we travel when we are growing and developing. An abundance of research supports the conclusion that the potential for growth is with us at every age, no matter our cognitive function. At the Village of Hope we recognize that people with dementia face unique obstacles to experiencing growth, primarily in the form of socially imposed stigma, shame and fear surrounding their diagnosis. It turns out the solution to these obstacles is simple - people with dementia must be treated like all

other people, as active citizens engaged in society with responsibility and agency in shaping their future. These are fine aspirations but it is also fair to ask how the Village of Hope intends to accomplish these goals. They cannot be achieved by focusing exclusively on security and comfort as the aging services industry has done for decades. The shift from security to growth requires us to recognize the personhood needs of people with dementia as human rights we all share, including the right to growth, having a social position, purpose, participating in community, and freedom from discrimination. ("Broadening the Dementia Debate: Towards Social Citizenship," 2010 Ruth Bartlett and Deborah O'Connor)

To build a community that honors these rights we will use a blend of age-friendly architecture, advanced technology, and time tested cultural practices. This "triple alloy" allows us to think about growth and well-being in new ways, pioneering new approaches connecting people to their passions to each other and to outside the Village of Hope.

THE TRIPLE ALLOY

Public policy is moving in the direction of keeping people away from (and out of) hospitals, nursing homes and memory care facilities. And research is showing us that it is less expensive and more effective, to deliver services and support to people in their homes than to force people to move into facilities and institutions in order to get the help they need. Research is also proving what is obvious to us all- people of all ages and abilities cannot thrive without access to creative expression, music, nature and meaningful relationships.

It is the expressed intention that at the Village of Hope helps people stay in control of where and how they are living by bringing together the latest advances in architecture, technology, and the art of bringing a community to life. Dr. Thomas refers to those - architecture, technology, and culture - as a "triple alloy." Each element has its own virtues but when skillfully combined, they can change lives for the better.



DESIGN AND INTENTION

Architecture, Technology and Culture

ARCHITECTURE

The Village of Hope is pioneering an age-friendly architecture that puts a premium on the value of change over time. This is a significant departure from long-established "senior living" designs that have changed little in more than half a century. Minka designs housing that is meant to make life better and easier. As a result, Minka homes pay close attention to every detail. Smaller spaces can work and be warm, comfortable and beautiful because we take the time needed to make them that way. Minka also recognizes that people have differing wishes and desires. It is not possible to make one type of housing that can serve all kinds of people. In The Village of Hope the built environment is adaptable—just like the people who live there. The outdoor spaces can change with the seasons, offering shade in hot weather and protection from wind in cold weather. Minka houses are future-proofed with the most advanced, and flexible, approaches to ensuring that people can stay in their own homes for as long as possible.

TECHNOLOGY

The Village of Hope values privacy, simplicity, and dignity. The Village will embrace technologies that help residents be more free, more mobile, and more spontaneous. That offer opportunities to expand, learn, change, and grow. Over the past decade, Dr. Thomas and Mr. Peterson have worked directly with some of the world's largest and most creative technology companies on this. As a result, Minka homes have access to the best tools for expanding freedom and dignity.

CULTURE

Culture is best defined as how we do things around here. The Village of Hope is founded on the principle "Nothing about us without us." This belief helps us create a culture that honors and values relationships. Being included in all aspects of growing a community makes us well known to others, gives us heart and helps us feel connected and valued. We all get more out of life when we are connected to others. We need to celebrate the growth and change experienced by the

people we care about, and we need them to celebrate our development.

At the Village of Hope, as older residents adapt to changes in their lives, along with architecture and technology, there will be a community of people, neighbors, care providers, care partners, and family, all who know them well to support their changing needs. Every effort will be made to keep residents in their home while services and support are brought to them.

Younger adults living in The Village of Hope will have the benefits of an elder-rich community, rife with wisdom that comes only from a life lived. Sharing meals, learning from, playing and working together with elders provide younger people a unique growth opportunity that many living in this modern world are denied. Younger adults will also have the opportunity to help elders grow by sharing their interests with their older neighbors. In the Village of Hope, growing and changing define the culture.



REFERENCE 1

HOGEWIJK, Weesp, The Netherlands

Models have been researched, such as Hogeweyk, a dementia care community on the outside of Amsterdam. Called a "Dementia Village," the four-acre complex has a "simple goal: provide the most normal possible life reminiscent of each individual's formative years." Completed in 2009, Hogeweyk's 152 residents live in 23 dormitory style homes that form a perimeter wall for the Village.

People are grouped together based on similar lifestyles and is respected their autonomy in deciding when to wake up or eat. Residents can move freely inside the community but a guard stops them from leaving the village. Hogeweyk's operations are based on a philosophy detailing 6 pillars for dementia care:

- 1) The Favorable surrounding -- a familiar home-like environment and community is preferable to a nursing home.
- 2) Life's Pleasures and Meaning of Life -- people living with dementia deserve to enjoy life's pleasures and a sense of purpose.
- 3) Health - a social-relationship system rather than a medical system.

4) Lifestyle - People with dementia deserve to enjoy the lifestyles of their choice in the company of like-minded friends.

5) Employees and volunteers -- training and education to make sure all employees and volunteers understand the community's culture and resident's needs.



6) The Organization - an organization dedicated to de-institutionalize, transform and normalize the experience of living with dementia.

While Hogeweyk set a new standard for dementia care facilities, the goal of the Village of Hope is to avoid segregating people living with dementia behind walls or locked doors.

REFERENCE 2

ALZHEIMERS VILLAGE, Dax, France

The Village of Hope also looks to learn from the "Alzheimer's Village," a research-based project under construction in Dax, France. With medieval-style architecture common to the area, the gated community plans to have researchers cohabit with 120 people living with Alzheimer's disease and 100 care staff and 120 volunteers.

Residents will be confined to the community but walkways and a vast green common area architecturally designed to boost patients' ease of walking, sense of direction and visual bearings, according to the community's designers.

The project's designers emphasized the importance of integrating local character and elements of the regional building style in order to provide residents with a cultural continuation that can ease the transition from living at home to moving into a gated community.



The Village of Hope takes inspiration from this work, and builds upon it. Instead of creating a village based on dementia, however, we will create a village founded on hope. The Village of Hope is designed to be home to people of different ages and abilities. It will show how we can desegregate dementia.

REFERENCE 3

MOMENTIA, Seattle, Washington

"Momentia" is the name persons living with memory loss in Seattle give to their experience. Coined in 2013, Momentia is now a grassroots movement to empower persons with memory loss and their loved ones to remain connected and active in the community. Momentia embraces "the new dementia story" that there is life beyond a diagnosis – a life that includes the possibility for joy in the midst of challenge.

Momentia believes that persons living with dementia are the experts on their own experience and their valuable perspectives must be recognized. Using inclusive, participatory design principles, Momentia seeks to transform what it means to live with dementia in the community, changing the dementia story from one of despair, to one of hope.

The Village of Hope embraces Momentia's core principle to celebrate the strengths of persons living with dementia and include their voices. "Nothing about us without us."



VILLAGE OF HOPE

REFERENCE 4

GREEN HOUSE, Tupelo, MS

In 2001, Dr. Bill Thomas embarked on a radical experiment-- create a viable alternative to large-scale institutional nursing homes. The new model had to deliver better care, at the same cost, under the same regulations, inside a real house. The first 10-bedroom "Green House" homes built in partnership with Methodist Senior Services in Tupelo, Miss., were an instant success.



When the first ten elders moved in from a neighboring nursing home, eight of them were using wheelchairs. Within a month only three needed a wheelchair. The smallness of the Green House meant five of the elders could now walk wherever they needed to go. People who had been non-verbal while living on a locked dementia ward started talking to others as they shared meals at a big wood-

en table. The morale of the direct care staff soared when as they learned to prepare meals that the elders wanted to eat and the focus of their work shifted from tasks to relationships. They became experts in shaping a rhythm of daily life that suited the people living in their house.

"The Green House model has now been replicated in most states and is considered the gold standard in skilled nursing care.

These successes came to the attention of the Robert Woods Johnson Foundation which went on to contribute \$25 million to the replication of the Green House model. They also funded independent academic research projects which found that the Green House model did, in fact, improve the health and well-being of the elders who lived there and also increased the quality satisfaction of staff and families.

VILLAGE OF HOPE

REFERENCE 5

POCKET NEIGHBOURHOOD, USA and Europe

The Village of Hope builds off pioneering efforts of progressive community designers and planners, such as architect Ross Chapin's "Pocket Neighborhoods," and grassroots co-housing, co-living, eco-village and other intentional community models developed in recent decades.

By definition pocket neighborhoods are a cohesive cluster of homes gathered around a shared common ground within a larger surrounding community. The architecture of the home and larger neighborhood are all thoughtfully designed to enhance social interaction and connection.

Shared common spaces, such as a garden, park, BBQ or common house, are neither private nor public, but rather defined spaces in between that invites neighbors to share in care, oversight and enjoyment. What begins as casual interactions can lead to the development of deeper relationships and friendships between neighbors.



VILLAGE OF HOPE

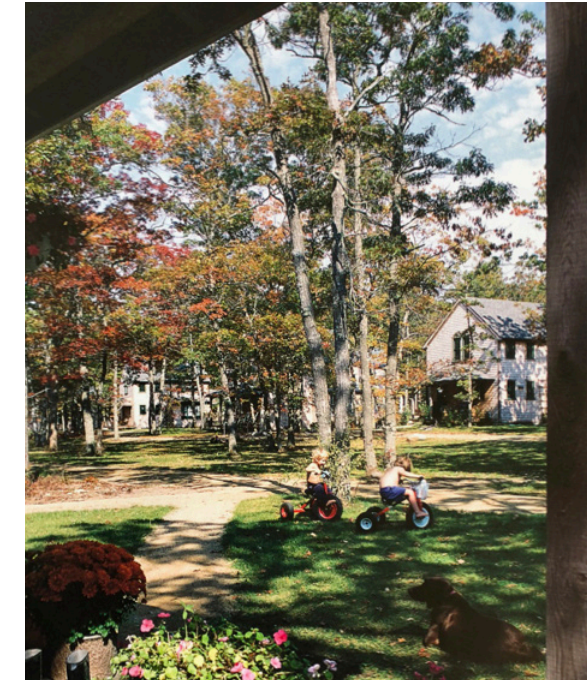
57

REFERENCE 6

POCKET NEIGHBOURHOODS, USA and Europe

This design process recognizes that designing communities to foster meaningful connections with neighbors is vitally important. Chapin writes that restoring small-scale communities "can help mend the web of belonging, care, and support needed in a frayed world." (Ross Chapin, "Pocket Neighborhoods: Creating Small-Scale Community in a Large-Scale World," Taunton Press, 2011)

The Village of Hope shares these model's practices and principles of sustainable living through active community participation in the design and operation of their neighborhoods. The Village of Hope aspires to be the first such community to include elders, even those living with memory loss, in designing their own community. Sharing common amenities, such as a garden, green space or BBQ, creates a natural excuse to get out and get to know your neighbors. The Pocket Neighborhood concept creates a unique opportunity to explore common amenities attractive to people living with dementia to enable spontaneous socializing.



58

VILLAGE OF HOPE

TESTIMONIAL



Barb and Ray

My parents, Barb and Ray, both live with dementia. My two siblings and I believe that there is a way to provide support for them in a real home in a community where they can age in place with compassion and dignity. They've lived for more than 50 years in our family house. Not long ago, we noticed small changes in their behavior; mom and dad forget things; they get lost going to familiar places; and sometimes they seem to revert to a time when they were first married and just starting out together.

We wanted to respect their wishes to have them remain in their own home where the environment was familiar. We made it safe with some home modifications and hiring home care. This lasted for eight months, until one day my mother did not recognize my father and my father got angry with her and started yelling at her. "I am your husband and we have been married for 56 years and have 3 children," he frustratingly told her. He is not at the same stage of dementia as my mother. This incident frightened her and the only person who could calm her was my brother. She recognized him as someone who loved her, although she seemed not to know it was her son.

Our parents had become recluses in their own home. They did not go out and the home care aides were not always trained to work with individuals living with dementia. My siblings would spend all of their non-work time at my parents' home trying to diffuse altercations. I live out of state and provided frequent calls to each of them to help.

We all wanted the best for our parents at the end of their lives and felt that my mom was no longer able to remain in her home safely and we began to search for alternatives. As a person who has been in health-care all my life, the thought of moving her away from her husband of 56 years was devastating. When we moved my mom to a memory care assisted living close to my brother, it was both devastating for us and confusing for my Dad, as he was wondering when my Mom would get better and come home. To compound difficulties, we have had to take away my Dad's driving privileges, resulting in increased isolation.

I have always believed that our elders are gems we should cherish. My siblings and I did what we knew to be the best option for my mom and dad. There is a better way- creating a place where neighbours help each other. No one should have to make the decision to separate loved ones because it is currently the only option. It was the hardest decision I have ever made. - Julie Fenton

TESTIMONIAL



Rena

As parents of an adult child with disabilities, we know that planning for our daughter's future is important. When the day comes that we are no longer present to care for her, we believe there has to be a better way than to place her in an institution.

Rena, as she is known affectionately to many in our community, is 27 and lives with down syndrome. Her radiant smile is the first thing you see when you meet her and everyone she meets instantly feels happy. Talking with Rena you will find that she loves to dance; ballet, jazz and tap. Growing up she took classes from a local dance studio. One of her favorite things to do is go to Broadway shows with her family. She can tell you all about the show, who played what part and when. Her mind is just like her Dad's.

Rena is a Special Olympics champion and has medaled in the 400-meter race, the 800-meter race and the mini- javelin. She loves meeting new people and seeing old friends at the competition, always with a

smile on her face. She especially loves when her brother sees her compete as they have a secret handshake they do each time they see each other.

Clearfield County used to have ARC where individuals with disabilities could go and meet people and learn different trades and learn how to do tasks such as cooking, writing and many others. ARC has since closed and now Rena goes two days a week to Fayette Resources where she learns how to make simple snacks on her own, listens to music and enjoys doing art projects and spending time with her friends.

We do worry about what the future holds for Rena, as we know that we will not be here forever. We want Rena to be with us as long as possible and then with her brother if possible. The Village of Hope would be a place that Rena would flourish. She could live on her own or with others in an environment where anything is possible. She could continue to do all the things she loves to do and

learn new ways to contribute to the community. It would be neighbors helping neighbors, like it used to be years ago. Rena would enjoy being able to participate in the arts and music at the Village. Having a place where she would be able to be herself and continue to do all the things she loves is something we want for her. She is the apple of our eye and we want the best for her. We believe that there is a better way and creating the Village of Hope is that better way. - Wilson and Carol Fisher

TEAM



Kathy Gillespie
CEO MRF

Kathy Gillespie currently serves as the Chief Executive Officer of the Clearfield County Area Agency on Aging, Inc. a private, charitable nonprofit 501c3. As a licensed nursing home administrator, Kathy has worked with elders all of her career in skilled nursing facilities, personal care homes, inpatient rehabilitation facilities and most recently in home and community based services. Having a sincere passion for working with individuals living with Alzheimer's Disease and related dementias, Ms. Gillespie spearheaded the creation of the first secured dementia unit in central Pennsylvania and served as a charter member of Dementia Specialty Council.

A Certified Eden Associate, she has facilitated culture change in facilities in West Virginia, Ohio and Pennsylvania. In July 2018, the CCAAA, under the direction of Ms. Gillespie placed the first Elder Cottage Housing Option (Accessible Dwelling Unit) in Sabula, Pennsylvania and is currently developing a second unit that serves as a dwelling for seniors in close proximity to their fami-

lies, while enabling each to have their own privacy. A shared home was also created by the CCAAA that afforded an option for three elders to transition from institutional living into a shared home in the community. Providing options in the community for elders to receive the right care, at the right time, in the right place is a core mission of the CCAAA, and Mature Resources Foundation.

Recognising the increasing numbers of individuals and families living with Alzheimer's Disease, the early onset of cognitive impairment, elders providing support for adult children with disabilities and the increasing number of grandparents and great grandparents raising grandchildren children was the impetus for the development of the Village of Hope in order to provide community support for those specific demographics and to create options for supportive housing for individuals in need. Years of experience in long term care defines what benefits seniors and their families and what individuals want and need as they journey through aging.



TEAM



Dr. Bill Thomas
CEO MINKA

Named by the Wall Street Journal as one of the top ten Americans shaping the future of aging, Dr. Bill Thomas is a Harvard-trained physician, author, performer and serial entrepreneur whose work has focused on improving the health and well-being of older people. He is widely accepted among his peers as the leader of a global movement to disrupt ageism in culture.

In the 1990's he founded the Eden Alternative, a nursing home reform strategy that was chronicled in Atul Gawande's 2014 bestseller Being Mortal. Today, Eden boasts more than 50,000 trained eden associates with an annual global impact reaching tens of thousands of care partners in 16 countries. Dr. Thomas also launched The Green House Project, which created community-based alternatives to long-term housing and care. Today there are more than 260 Green House homes in 36 states. In the late 2000's, Dr. Thomas co-founded with Kavan Peterson ChangingAging.org, an influential digital and live event platform. In 2014 with support from

AARP, ChangingAging organised a traveling stage performance and pro-aging festival designed to utilize live music and "non-fiction theater" to challenge ageism in culture across North America. This festival has performed in 130 cities and convened thousands of individuals in community conversations about aging. The findings of these community conversations pointed Dr. Thomas to an inescapable conclusion: housing is the most pressing issue of concern for elders. These findings mirror Dr. Thomas's own experience, as he and his family struggled to find housing where his adult daughter Haleigh Jane Thomas, who lives with medical frailty, could be at home. It was out of necessity Bill created the first Minka house that continues to serve as her home.

As founder and CEO of Minka, Thomas' latest startup utilizes robotic manufacturing tools to rapidly create compact, elegant and affordable homes that are optimised for independence. He summarised his approach to synthesising aging and independence in Principia Senescentis which was published in 2017.

TEAM



David Goehring AIA
AJG Architects

AJG Architects is commissioned to perform master planning and are the lead architects for the project. The Danish firm, located in Copenhagen has won numerous international design awards and specialises in innovative building systems in housing and urban design.

The team is headed by David Goehring, a licensed US architect and a graduate from Virginia Polytechnic Institute with expertise in sustainable urbanism and architecture. With 38 years as an architect, David has practised in The Netherlands, Denmark and the US and has had a distinguished portfolio focused primarily in housing and educational facilities. With realised housing projects in the EU, US, Asia and the Middle East, David understands the importance of the interaction between cultures and building robust stakeholder relationships. Early in his career, he studied and implemented with great success Dr. Thomas' Eden Alternative into several elder care communities in the US and The Netherlands. David's passion for solving

the human need of housing is evident in his work. David is also considered one of the leading voices in Scandinavia for wood in architecture and has a keen understanding of the interrelated value chains for material resources. This know-how has been invaluable in developing the current Minka models.

Thomas T. Jensen and Kasper Ax, partners at AJG Architects play a major role in the architectural tectonics of Minka housing. As recognised experts in parametric design and faculty at the prestigious AA- Architecture Association school in London, their ability to craft fine architecture from applied research for innovation techniques, is an AJG Architects project signature. The engineering team is comprised of Manja van Der Worp in London, London and Tom Reiner PE of Talweg Engineers, New York. Together with Dr. Thomas, the team at AJG Architects and associate engineers have co-created the present Minka modular home system and are active at multiple developments across the US on behalf of Minka.

TEAM



Kavan Peterson
COO MINKA

A serial entrepreneur working on the cutting-edge of participatory design and community development, Peterson is co-founder and COO of Minka and ChangingAging.org. A former journalist and NPR contributor, Kavan works nationally on age friendly projects pioneering innovative new models for housing, care and community.

In 2015 he launched Harvest, a revolutionary home-care model designed and self-managed by direct-care workers and elders, with an emphasis on dementia care. Harvest combines the person-centered philosophy of The Eden Alternative with the complexity science practices of Liberating Structures, a set of open-source micro-structures, designed to empower participatory design and action. Kavan helped create ChangingAging Tour and oversaw and directed more than 130 tour performances across North America. In every tour stop, Kavan facilitated age-friendly community conversations with Dr. Thomas that lead to the creation of Minka. In 2016, Kavan convened a theatrical production

workshop in Seattle with people living with dementia, their family members and ChangingAging performers, that resulted in the creation of the performance Disrupt Dementia. The performance offers a new dementia story using original music and storytelling to humanize the experience of dementia and explore human resilience. As director of ChangingAging's 2018 "M.A.G.I.C." pilot project with the University of Southern Indiana, Kavan oversaw construction on campus of Minka's first model house.

Using Liberating Structures, Kavan co-created an undergraduate course bringing together students and elders to explore the complexity of building self-organized, inclusive, multi-generational communities. Kavan consults on aging innovation with leading companies such as Amazon, AARP, Holiday, Kimberly-Clark, Sodexo, Robert Wood Johnson Foundation, and The Green House Project. Kavan has helped build Seattle's Momentia community and neighborhood "Village-to-Village Network" movement.

CENTRE CORE

Minka Multi- Family Building Systems

The MINKA building system is an adaptable building concept based on modularity, ease of assembly and disassembly. The system, currently developed for single-family micro homes, can be configured for a number of applications, including multi-family.

For the Village of Hope, the initial conceptual models will be adapted to accommodate a basic multi-family configuration. The design team has made initial investigations to build with a smaller module, which is projected to realise an economy of scale which will in turn, be reflected in cost savings. In affordable housing solutions, the need to constantly innovate to save costs is ever present, to maximise the net positive effect.

■ Create great housing and change the world.

Minka and the design team of AJG Architects is committed to advancing the current technology that is relevant for today's needs to bring forth the best solutions of our times.

The newest model in Minka will feature a central core, where the bathroom and kitchen are coupled in the centre of the building. Inspired by the Farnsworth House by Ludwig Mies van der Rohe, the Minka CENTRE CORE house builds off the premise that by grouping all core elements, allows the greatest flexibility for the flanking spaces.

MULTI-ZONE

The multi-family house has 4 zones-

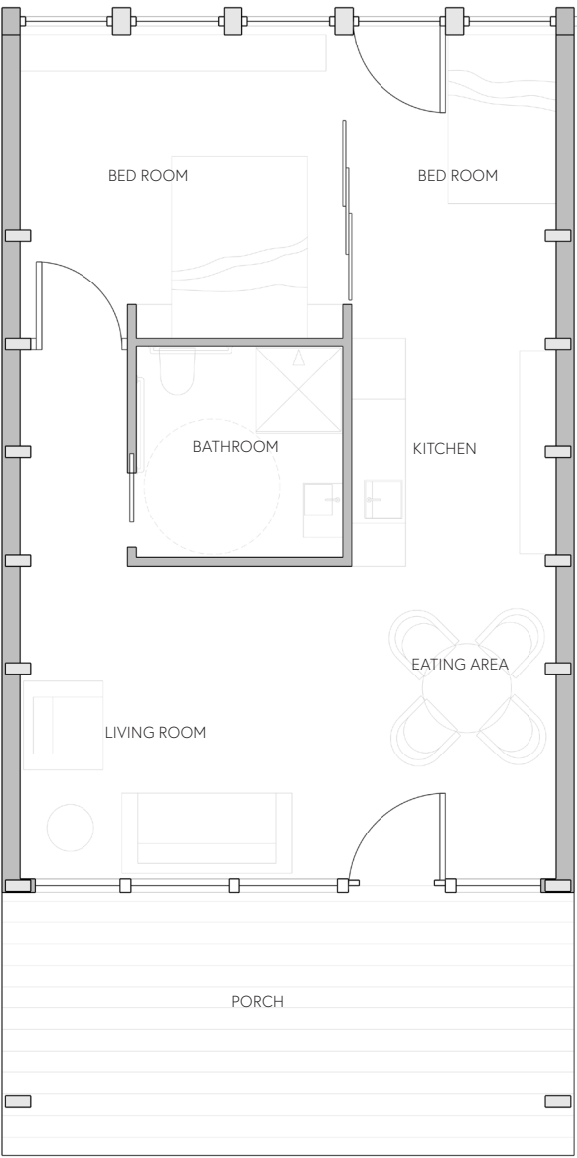
- a) porch
- b) living and eating,
- c) bathing and cooking
- d) sleeping.

One enters from the full-width open porch, a signature of the Minka house. The next space is an open room which serves as a living room and eating room. The next zone is the core, which features an accessible bathroom and a galley kitchen which one circulates through to move from the public side of the house to the private. The rear compartment is comprised of two bedrooms with a sliding

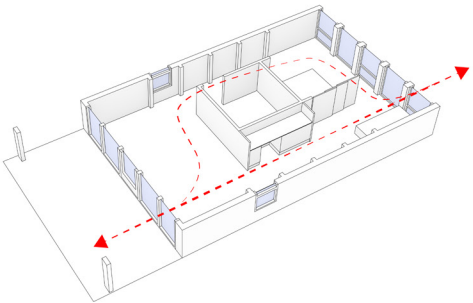
partition, inspired by Japanese shoji screens which allows for maximum flexibility.

MODULARITY

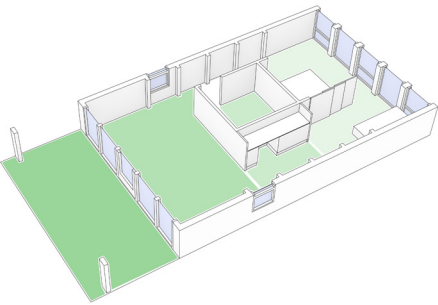
The room arrangements are organised in a regular modularity which allows for a variety of different roof configurations. We believe the future proof affordable housing model will move to standardization where systems will become interchangeable, because they have universal connections, to increase efficiency while eliminating the concept of waste, a construct created by man, not known in nature.



floor plan



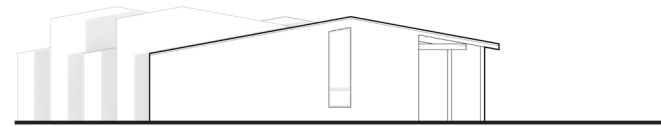
circulation



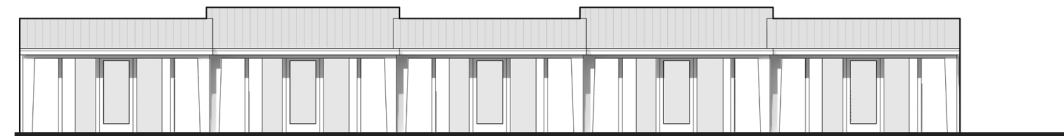
area zoning

CABIN IN THE WOODS

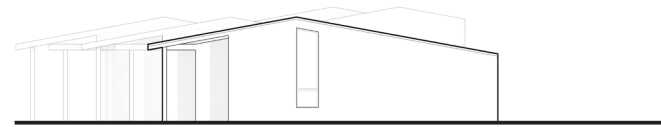
North Pocket Neighbourhood



side elvation



front elevation



side elevation



back elevation

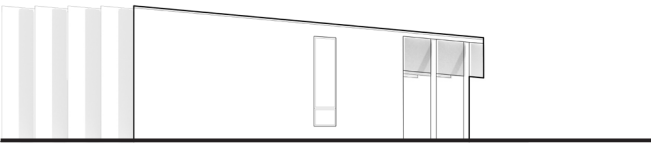
This cluster of homes is situated to the north and is nestled along the edge of a lush conifer forest. The neighbourhood is also bounded on the west and south with planted conifers, to envelop the homes in trees. Along the east is the jogging trail with dramatic views of the reflection lake beyond. Although these homes have one of the more intimate and private settings at the Village of Hope, they remain in very close proximity to the community building with daily social amenities and services.

The homes will have a rustic and organic feel. Horizontal square edge lap natural cedar wood siding will be accented with medium grey windows mullions frames and a natural wood door. The landscaping will be made to compliment that of a redwood forest eco-system, activating pine smells and year round green landscaping. Lighting will illuminate at levels to maintain the appreciation of the forest at night. Personalisation of each dwelling porch will be encouraged to evoke a relaxed, vacation retreat feeling.

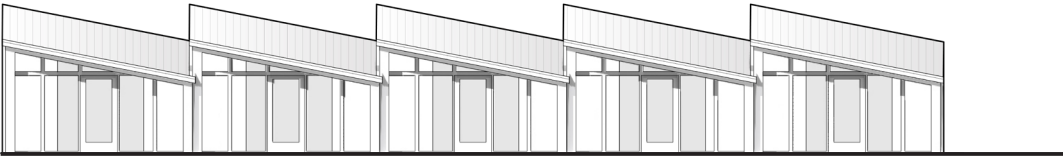


DOWNTOWN FRENCHVILLE

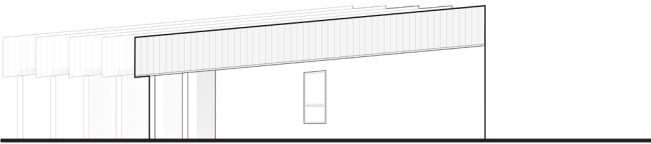
Central Pocket Neighbourhood



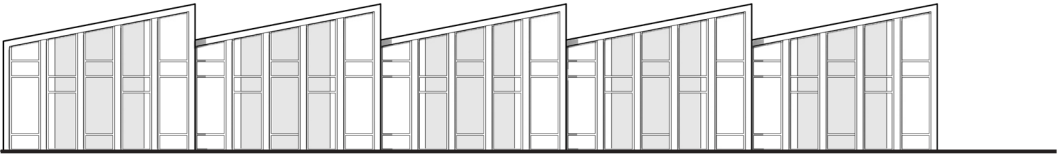
side elvation



front elevation



side elevation



back elevation

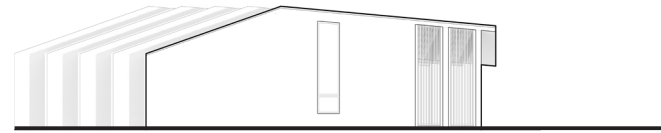
This cluster of homes is the most central neighbourhood in the Village of Hope as such it has the best access to all amenities throughout the village. This neighbourhood has quick access to the reflection pond and the terrace of the Village Hall. It is flanked on the west by the farm pavilion, the permaculture farmhouses and the jogging path which makes this neighbourhood a destination in itself.

The homes are more modern in design, featuring vertical charred wood board facades, accented with medium grey windows mulions frames and a natural wood door. The landscaping textures, scents and colours will complement the achromatic facades, with a blend of perennials gardens, playfully sculpted hedges and inviting seating areas. Indirect night lighting will assist in wayfinding but also compliment the modern setting, creating a very special aesthetic serenity. Sculpturally curving raised box planters will be a design counterpoint to the simple home forms, making this pocket neighbourhood a pleasant contrast to the other clusters.



CLEARFIELD SAVANNA

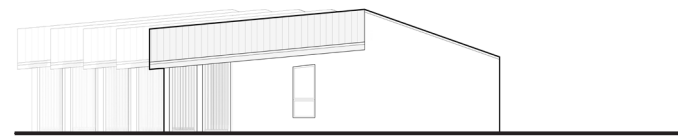
South Pocket Neighbourhood



side elevation



front elevation



side elevation



back elevation

VILLAGE OF HOPE

This cluster of homes setting is differentiated from the other neighbourhoods with a feeling of light, natural materials and playful residential architecture. It is situated between the private residences to the south, a parcel growing Christmas trees to the west and the wetlands area beyond. Directly to the west is the jogging path, which is the central avenue for both the slow strollers and the cardio-trainer alike.

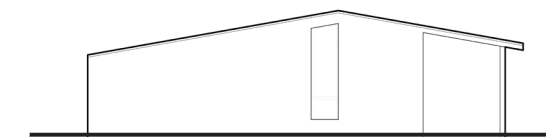
The landscaping will be a blend of tall natural grasses accentuating the vertical lines of the wood battens of the facades. Intentional elements in the landscape will create sounds and smell to evoke peaceful sensations of the savanna-like typology of the existing meadows on site. Lighting shall enhance the shadows and patterns of nature while giving residents clear navigational paths and destinations within their neighbourhood environments. With close proximity to the parking this neighbourhood will be popular with families and seniors who are using their own cars on a more regular basis.



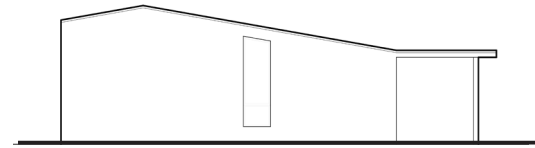
VILLAGE OF HOPE

THE FARMSTEAD

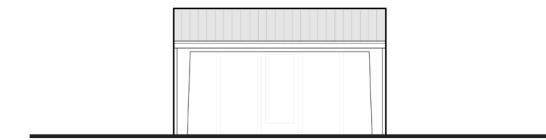
Permaculture Neighbourhood



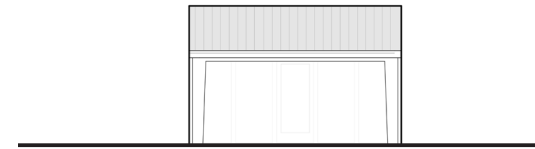
side elvation



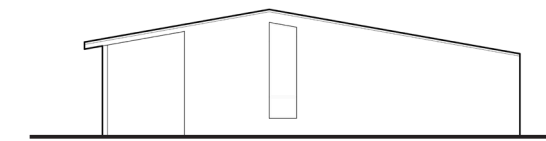
side elvation



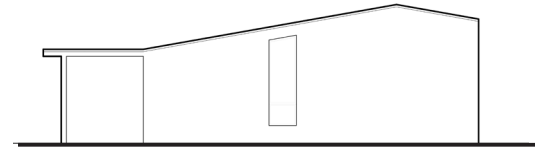
front elevation



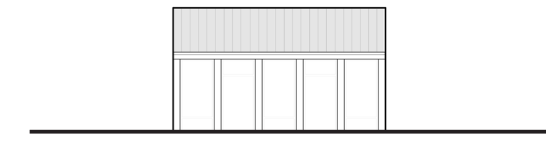
front elevation



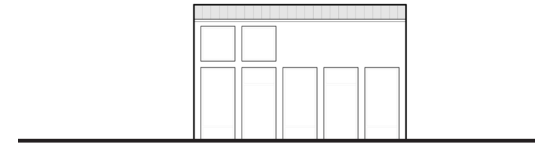
side elevation



side elevation



back elevation



back elevation

This cluster of homes is a counterpoint to the pocket neighbourhoods. It is a society of dwellings literally sitting in a farm field. A reference to the farming heritage of Clearfield County, these single family dwellings are a part of the landscape they support, a living organism inside of the community supported urban farming. Residents here are grounded in their connection to the land and by proxy, connected to each other.

The palette of exterior materials will be a delightful collage of all the materials at the Village of Hope. Lighting in this zone is completely concealed to provide a low level, indirect path illumination for wayfinding through the farm fields at night. Flanking to the south is the wetlands nature area, an exhibition of eco-system biodiversity with ample seating areas for contemplation, the smells of the Christmas tree farm to the east and the farm pavilion to the north. A rock outcropping bounds this neighbourhood to the west, a significant historical marker of the mining activities of the past.



OUR VILLAGE HALL

OUR VILLAGE HALL

Convivium, Creativity and Wellness

A real village is more than just houses clustered closely together. For centuries small villages have made use of Village Halls to help knot the community together. In fact, it is estimated that there are currently more than 10,000 Village Halls in the United Kingdom. A typical Village Hall includes large room for functions, a kitchen for use by members of the community, and spaces for gatherings. Our Village Hall will be adapted as the center of a vibrant multi-ability, multi-generational community, to provide three essential building blocks of a vibrant community:

- Food and Fellowship
- Art and Music
- Health and Wellness

FOOD AND FELLOWSHIP

The ancient Romans recognized and rejoiced in the pleasure we experience when we share good food in good company. They called this feeling "convivium" and it is vital to our health and well-being. Far too many older people take every meal alone and, while their nutritional status may be ade-

quate, they are missing out on the connections that come into being when we share meal times with others. The Village Hall creates the physical structures we need to build social structures around the experience of sharing good food in good company. From potlucks, picnics, to celebratory banquets to funeral buffets we need a well equipped local gathering place that can serve the community through food and fellowship.

The word "fellowship" goes back at least 800 years and is derived from even older words meaning a "spirit of comradeship and friendliness." The actual practice of fellowship goes back to our beginnings as human beings. We all need and deserve, access to what Mary Pipher has called "the shelter of each other." Aging is a team sport and our Village Hall creates a playing field that facilitates social connections while building a sense of belonging. From the largest space, which can accommodate hundreds of people to the smallest, the Village Hall offers people the places they need to come together.

ART AND MUSIC

Art and Music may be as old as humanity itself. We are all descended from people who made, and enjoyed, a huge range of art and music. In recent decades we have witnessed an unfortunate tendency to view art and music exclusively through the lens of professionalism. We have been told that real artists get paid and that if you are being paid- you can't be an artist. This is false.

The Village Hall is designed to build on a deeper more powerful tradition that embraces the many ways to be creative and take pleasure in the creativity of others. The Village of Hope is a multi-ability, multi-generational community and it values the creativity of people who are both young and old, living at the peak of their mental powers, and experiencing life with dementia- equally. This community will be home to students of art and music, at all competency levels. The Village Hall will work to connect these young people to the deep insights of those who are old and frail.



OUR VILLAGE HALL

Convivium, Creativity and Wellness

Our Village Hall contains accessible spaces for making and enjoying, music, the visual arts, ceramics, theater, and storytelling. The emphasis is on simplicity and adaptability. It is important that our Village Hall can be changed to meet the wishes and desires of the people living in the Village of Hope.

HEALTH AND WELLNESS

Medical care is a powerful tool and it is important that the residents have access to the best available care. Members of rural communities have had difficulty accessing the most expert care. The Village of Hope will work with leading health care systems to provide access to telehealth and telepresence technologies within the Village Hall. Instead of driving a hundred miles, people will be able to walk a hundred feet to meet with clinicians and specialists. Health is more than just medicine. To be healthy, to be healed, we have to find a way to accept and live with the body and mind we have today. That means grabbing a hold of a new normal that works for us. For some it is not being able

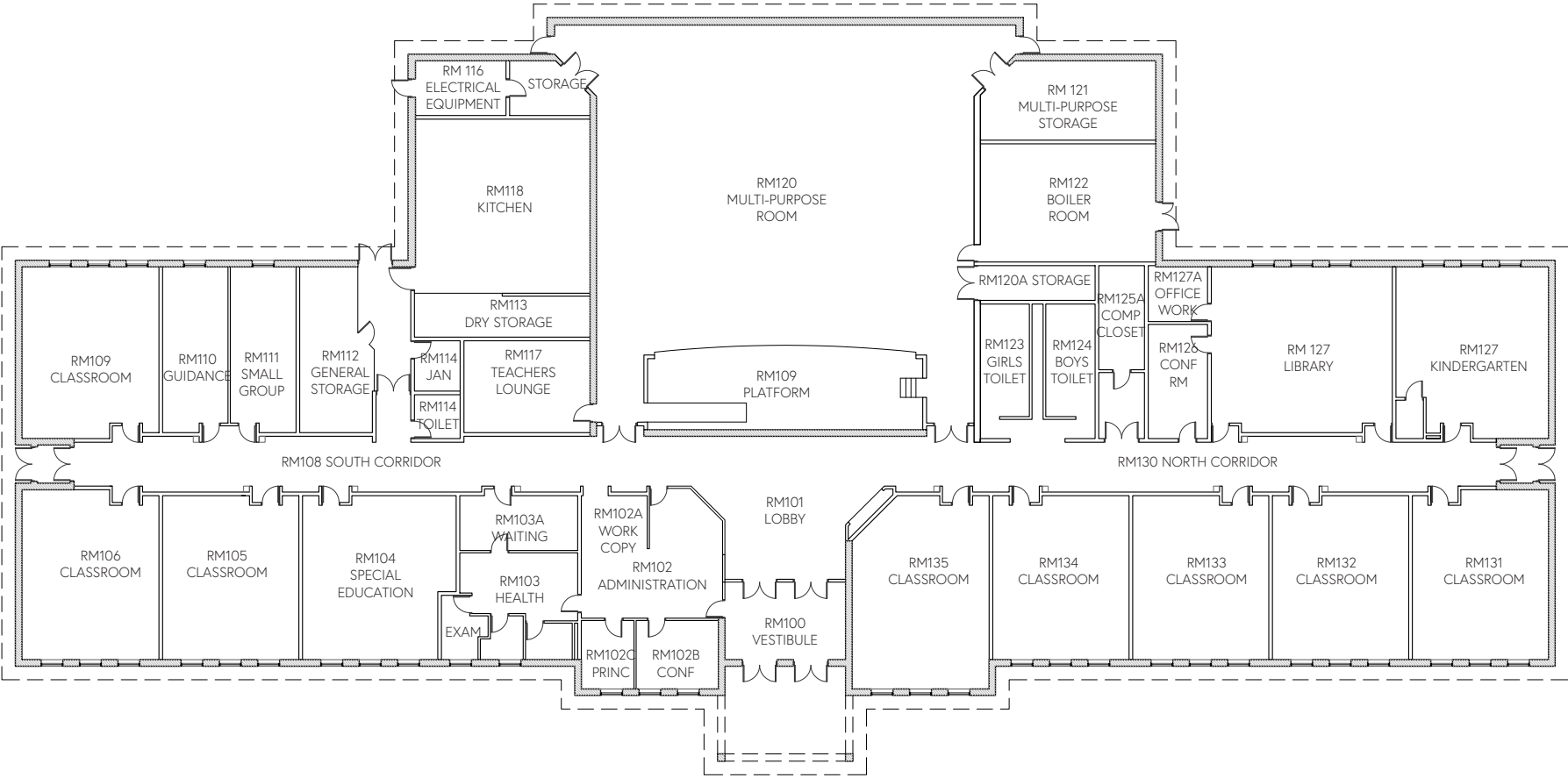
to move an arm or a leg, for others it means accepting that names and numbers do not come as easily to mind as they used to.

What matters is not what we have lost but rather how we can best live with what we have. Being part of a supportive community that understands this truth makes it easier to experience true wellness. The Village Hall contains spaces dedicated to connecting people with the support they need to be contributing members of their community.

The Village of Hope places equal emphasis on food and fellowship, art and music, and health and wellness. Human beings are complicated creatures and there can never be one pathway to well-being that suits all people. We can see this commitment in how our Village Hall is organized. It is designed to celebrate and support the efforts of a wide range of people to come together and create a single, warm and supportive, community. The Village Hall helps us create a shelter for each other.



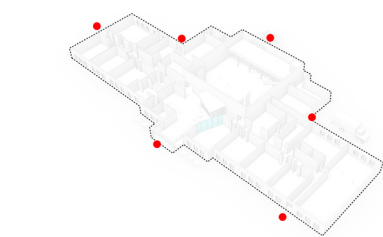
GIRARD GOSHEN ELEMENTARY



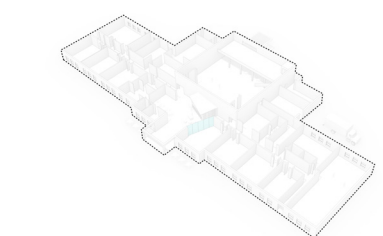
CURRENT FLOOR PLAN EXISTING ELEMENTARY SCHOOL

ADAPTIVE REUSE

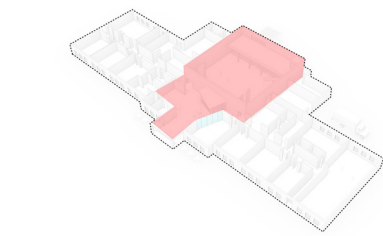
Evolution of a Building



ENTRY POINTS

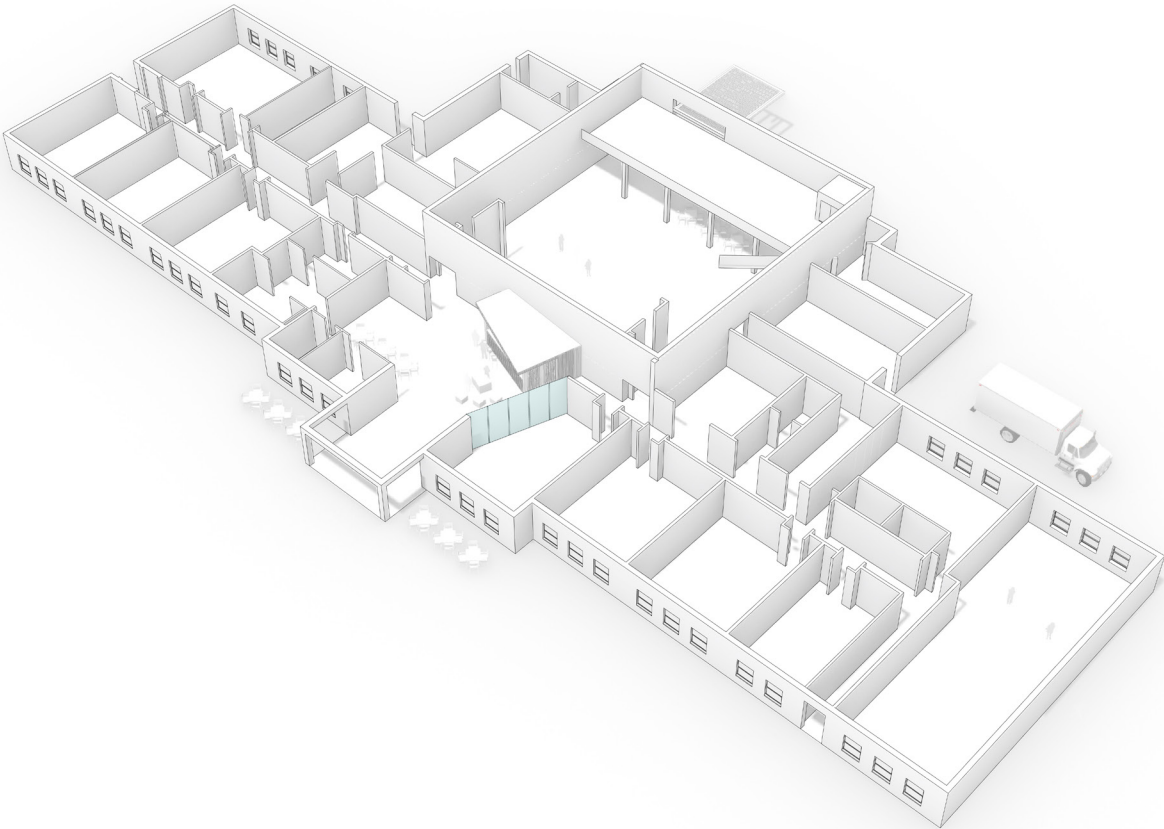


CIRCULATION

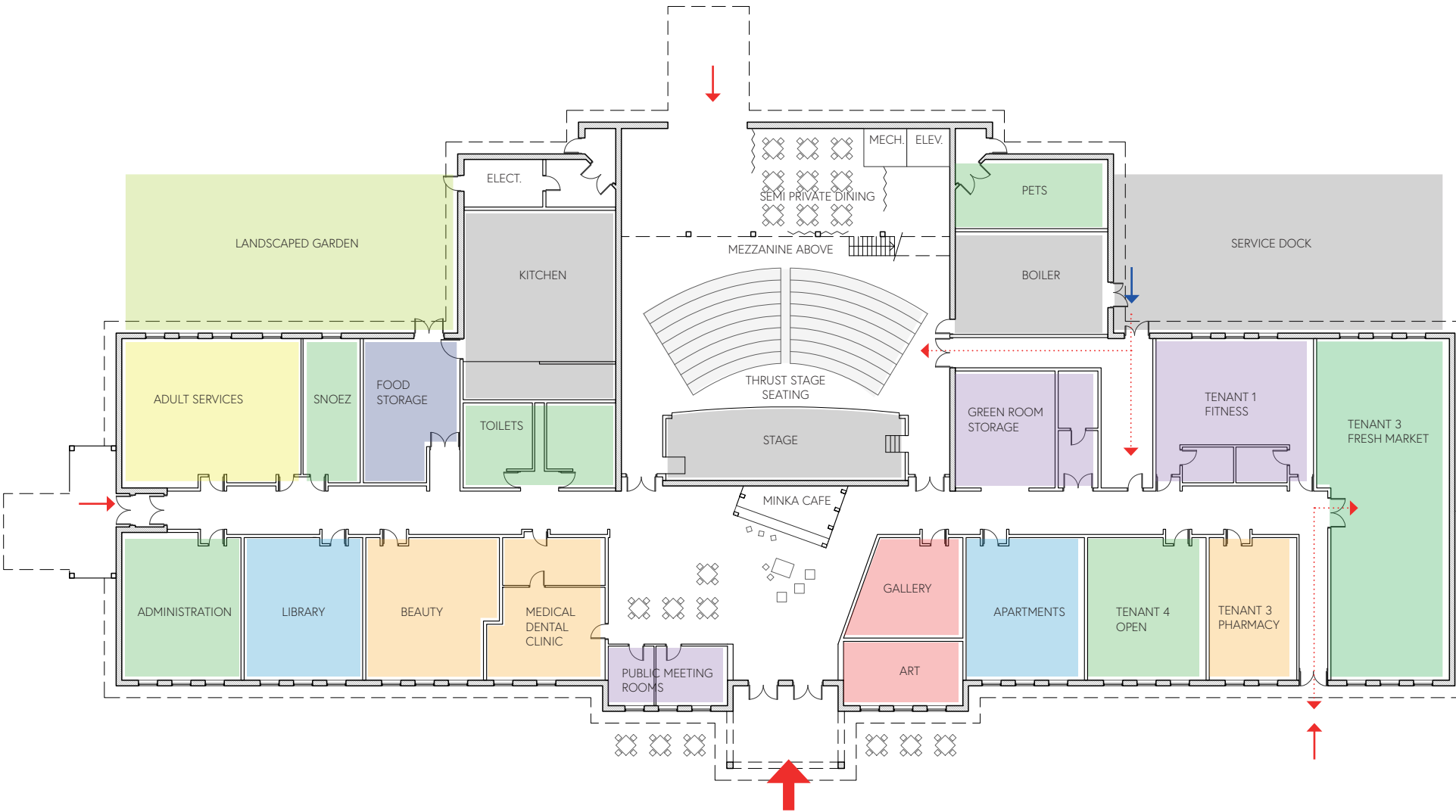


PUBLIC AREA

VILLAGE OF HOPE



AXONOMETRY



PROPOSED SPACE PLAN DIAGRAM

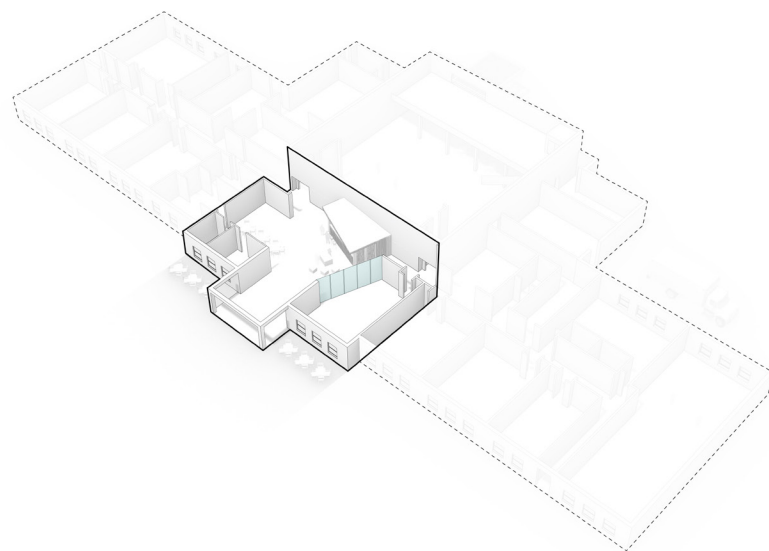
VILLAGE OF HOPE

PUBLIC ENTRANCE HALL

Heart and Soul of Village Hall

The building entrance for the new Village Hall is accessed from the existing parking area on Gillingham Road. As the heart center of the community, much of the daily access will shift to the south entrance, reducing circulation load becoming less of a building entrance and more of the principle public space for the Village Hall and community at large.

Visitors enter into an open gathering area, with a central element of the MINKA Cafe, an interior structure of a house inside a house, referencing unique MINKA living. The MINKA cafe will be staffed with a Village host who will be able to direct visitors and residents alike to all current activities at the Village of Hope, as well as provide beverages and light organic meals from the kitchen. The space features various inviting seating arrangements and will have music and art exhibitions.

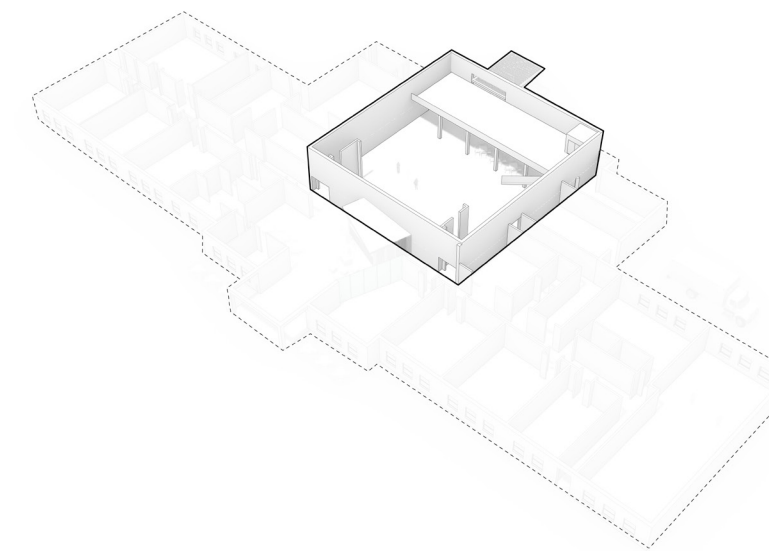


MULTI-PURPOSE ARTS CENTRE

Dining, Theatre and Musical Performance Space

The high bay space of 25 feet will be transformed from primarily a sports gymnasium, to a community fine arts environment for music and theatrical performances, and will house a variety of open and private dining experiences. A 1600 sf mezzanine floor will be added for private meetings, a stage sound/ light control booth and upper balcony viewing of the stage below. Both levels will have access to the outdoor terrace with panoramic views to the lake.

The multipurpose theatre hall will be serviced by a full commercial kitchen, which will feature a variety of cuisine fares, harvested from local organic food sources. The stage area, part of the high bay space has the potential to be optimised for fly loft theatrical configurations. There will be other adjacent spaces including a green room and easily accessible storage for movable furniture and equipment.

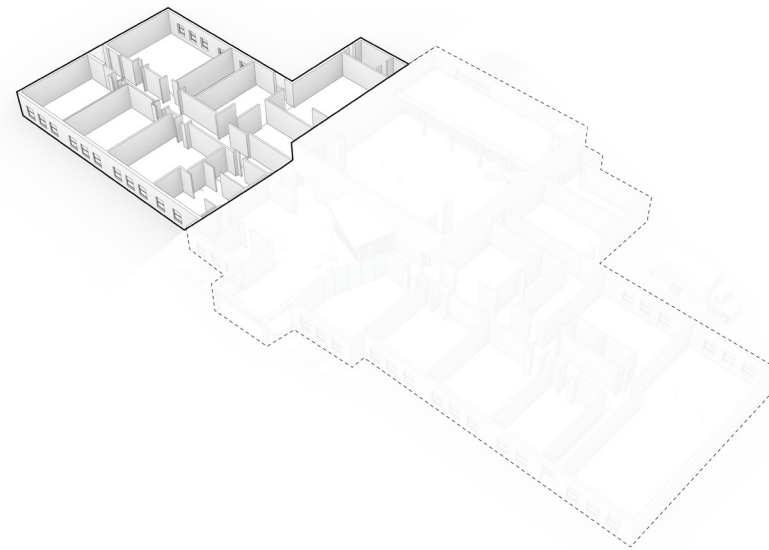


SOUTH WING

Village of Hope Residents Entrance

This will serve as the main access for residents. This wing will house a business center for the Village and provide numerous daily services, ranging from a library, beauty care, a medical and dental clinic and a state of the art Adult Services Center that will be a convening point for both non-residents and residents alike. The public toilets for the building will be also relocated to this wing.

In addition to its own unique entrance from the residential neighbourhoods, complete with bicycle and electric golf cart pick up point, there will be a demonstration and therapy garden located directly adjacent to the Adult Service Center, for daily direct engagement with outdoor activities. The loading dock area has been relocated from this location to the north wing, to create a safe, quiet and 100% environmentally friendly zone, a key component in the repurposing of the former school building.



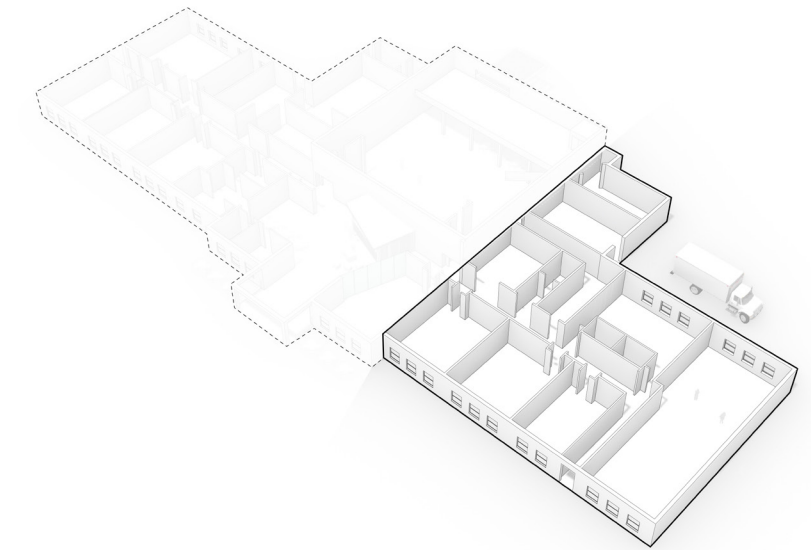
NORTH WING

Food and Building Services

The relocation of the service dock area to the north side of the building, necessitated having the grocery store in this wing, because of the daily delivery of goods. Another result of the grocery store addition to the building, the entrance needs to be on the east side of the building to have a good visible retail exposure.

In this wing there will be an emphasis on flexible tenant spaces, to accommodate evolving needs of the community. Initially, there will be an extended hours pharmacy, a fitness center, art instruction, art gallery and adaptable flex spaces depending on the various cultural partnerships associated with The Village of Hope.

Finally, there will be a pair of well appointed apartments, for out of town friends and family of residents. As the MINKA house is a micro home, the need to provide for guest quarters is quite important. There remains possibilities to expand to (4) units in the future.



INDEPENDENT LIVING
TOGETHER

INDEPENDENT LIVING TOGETHER

Building Connections, not Walls

The Village of Hope is pioneering a social citizenship vision for housing called "independent living together," based on the belief that all living things of every age and ability need to grow- including people living with dementia.

For more than six decades the senior housing industry has created an alphabet soup of Independent Living, Assisted Living, Memory Care and Skilled Nursing housing options focused on attempts to mitigate the negative

aspects of aging. Every system, unit, policy, staffing and operations model was created with the belief that old people, especially those with dementia, need to be kept safe, clean, dry, fed, medicated and occasionally entertained, while we wait for them to die.

"Independent Living Together means building relationships instead of walls to help people feel connected, rather than locked up.



This approach has been accepted because no one expected elders to grow- often not even the elders themselves! Growth is risky and, in a culture based on safety, growth is often strongly discouraged. Much of the distress and problematic behaviors associated with dementia is not so much a function of brain disease as it is our inability to create communities that treat people's needs as rights, connects them as valued members, and supports their agency as citizens.

While safety and comfort are always important considerations, the Village of Hope sees "security" as more than physical safety--it also means emotional and psychological security, which requires building relationships based on familiarity, trust, respect, dignity, privacy and balance. Building walls or locking doors to "protect" people living with dementia might help us feel better, but it can actually decrease the sense of security felt by the person being confined. (Power, Allen G., MD. "Dementia Beyond Disease: Enhancing Health Professions Press; June 19, 2014)



MY HOME

The Meaning of Place

Independent living together creates a culture that honors and values relationships and responsibility as the key to lifelong growth. The Village of Hope cultivates a welcoming feeling for people experiencing cognitive change that includes new neighbors, new employees, new friends and new friendships.



VILLAGE OF HOPE

Being warmly accepted and included in your community helps people feel well known to others, gives us heart, and helps us feel connected and valued. The Village of Hope helps each person become well-known in the community by pulling the strands of creativity, passion, interests and goals that exist in each person together into an intricate tapestry that connects people. We need to celebrate the growth and change experienced by the people we care about, and we need them to celebrate our development.

Traditional models of senior housing and care rely on a hospitality culture that prescribes "activities" and offers "amenities" and "services." Independent living together instead draws on social citizenship values that focus on giving everyone a voice and including them in making meaningful contributions to the community. The Village Hope is dedicated to building a culture of collaboration where neighbors help neighbors and everyone actively participates in building, guiding and growing the community.



93

94

VILLAGE OF HOPE

MINKA

A BUILDING SYSTEM

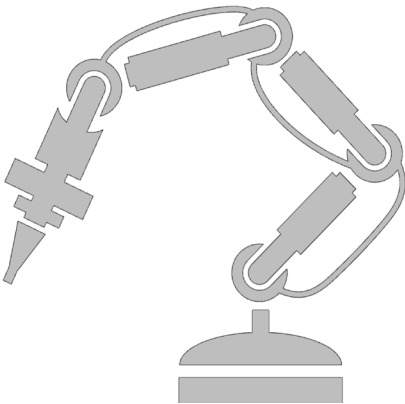
MINKA GLOBAL DESIGN

Regenerative Design to Meet the Needs for Aging

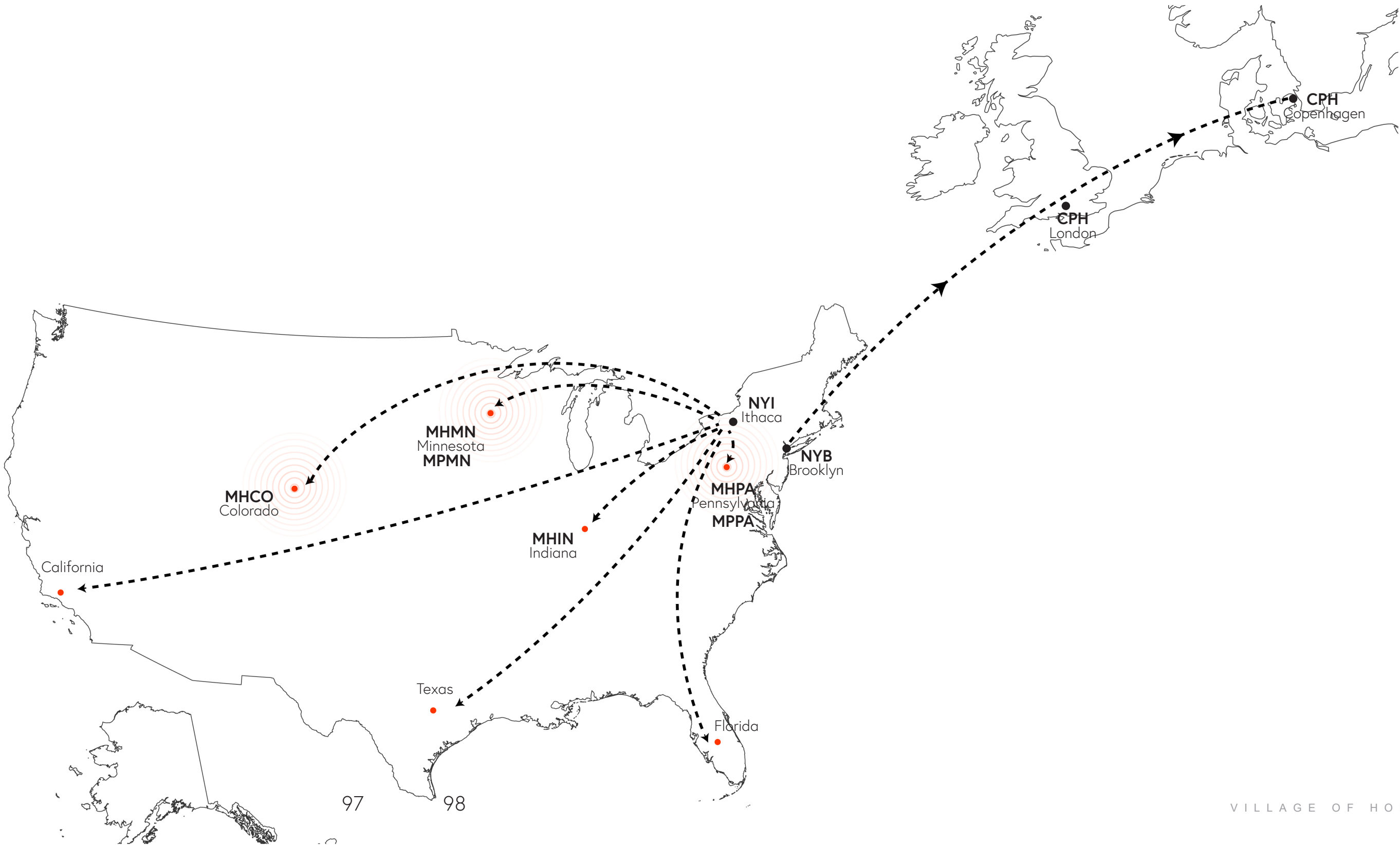
Dr. Bill Thomas has been a student of aging around the world since the early 1990's. He has visited countless senior living communities and spoken with and learned from experts around the world. In all of that time one single lesson has stood out. Aging is something close to a human universal and no matter what language is spoken or what financing mechanisms are employed what matters most is working to understand the older person. The best designs are those that adapt to meet the needs of the elders. The worst are those that force the elder to adapt to meet the needs of the design.

The Village of Hope was designed by some of the world's leading experts in creating warm, comfortable, communities because the people who live there deserve the best.

AJG Architects principal David Goehring AIA knows this well. His group has designed dwellings for elders throughout the US, in Europe and in Asia. In close collaboration with structural engineers Manja van de Worp in London and Tom Reiner Talweg Engineers in New York, the team closely coordinates with the MINKA Fabrication headquarters in Ithaca, New York, headed by Zach Thomas.



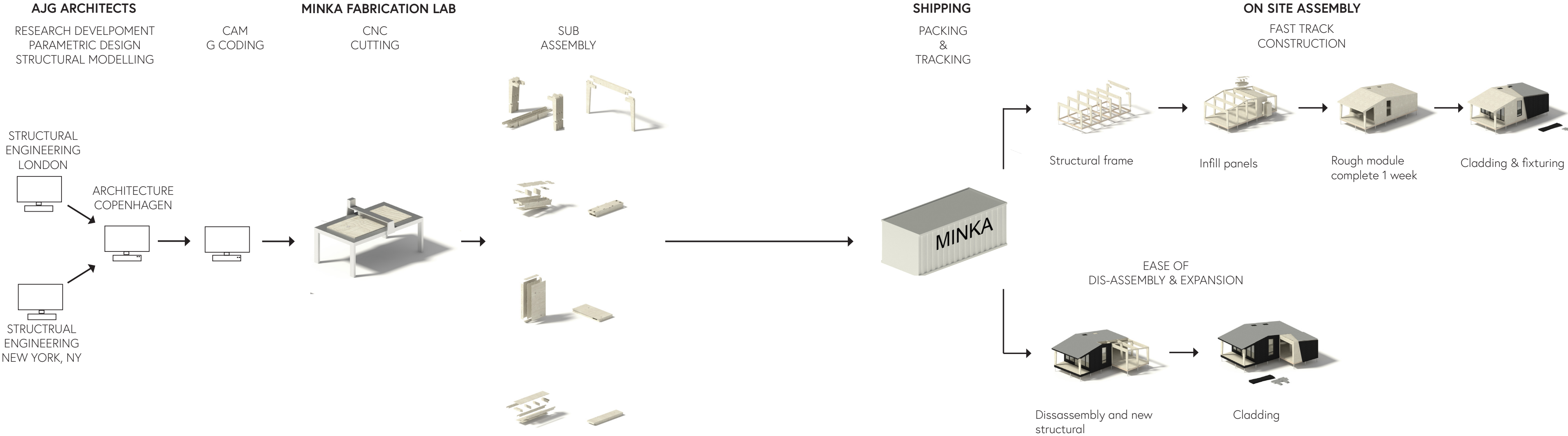
VILLAGE OF HOPE



VILLAGE OF HOPE

MINKA PRODUCTION PROCESS

The Digital Path to Better Housing



MINKA FLEXIBILITY/MODULAR

An Alphabet of Parts

MODULARITY

The system is inscribed into a 3D modular system that allows for nearly infinite configurations of walls, panels, posts and girders. The system is encoded in a computational model that is used for preliminary design assessments, performance simulations, and outputs fabrication files.

FLEXIBILITY

The system is specifically designed for ease of assembly and dis-assembly and therefore consists of a limited number of component types that are pre-assembled off-site, and then shipped and assembled on site in less than a week. The main assembly is performed with dry connections only, which enables dis-assembly and reconfigurability.

LESS WASTE- SUSTAINABILITY BY TECHNOLOGY

The computationally controlled design process enables optimization of material use which secures minimal waste in the fabrication and production phase.

GLOBAL DESIGN

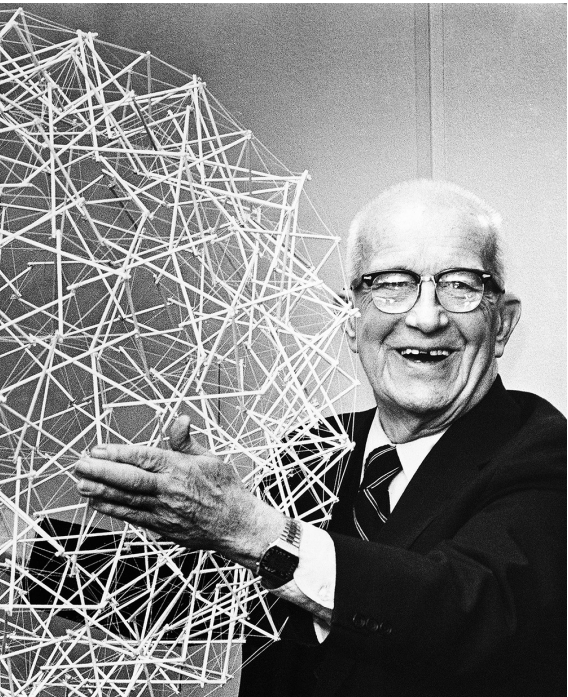
AJG Architects, along with their London and New York Structural Engineering affiliates, have deep engagements in innovative building systems prototypes throughout Europe and the US. With a focus on creative wood component development for future proofing housing, the MINKA system will continue to evolve with the needs of the various US climatic, geotechnical and regional construction practices and other local conditions.

LOCAL PRODUCTION

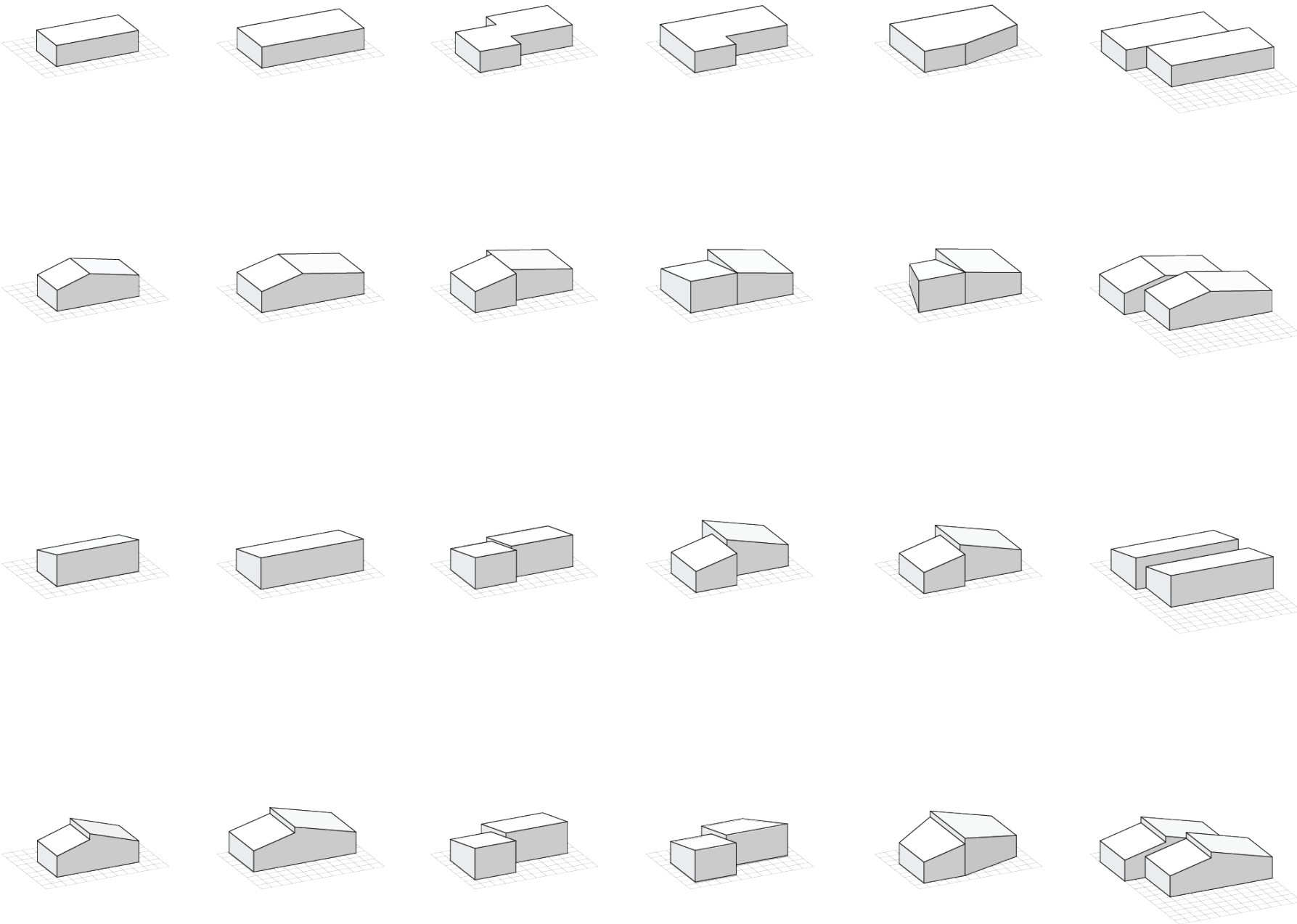
The Minka fabrication system is scalable and portable, enabling distributed local manufacturing for large orders. The near zero waste Minka Factory is 100 percent portable. The machines can fabricate 24 hours a day, so components for a house can be cut from the factory in days and shipped in a single shipment. For large scale developments, portable Minka printers can be deployed to the job site, resulting in time and cost savings. The first factory components are being built in Upstate New York.

"You never change things by fighting the existing reality. To change something, build a model that makes the existing model obsolete.

- Buckminster Fuller

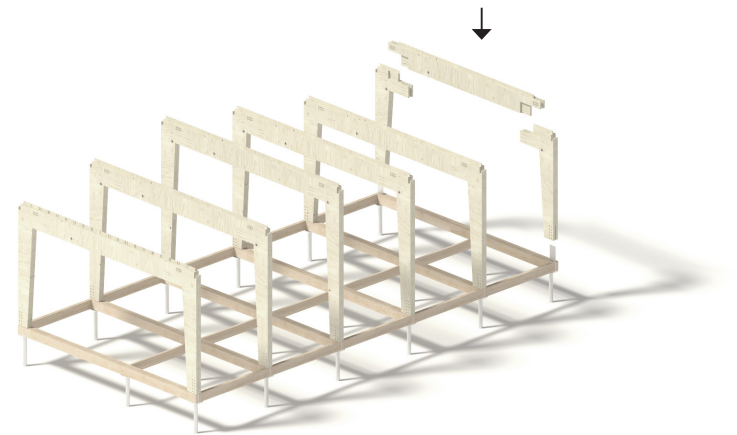


Alphabet of parts



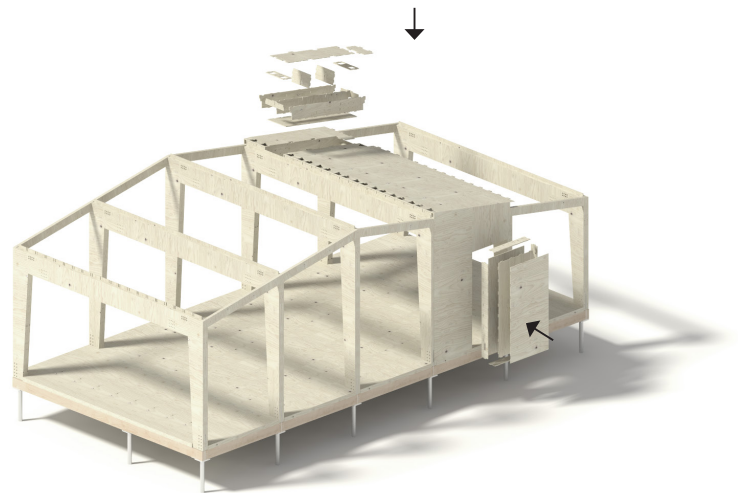
MINKA ASSEMBLY

A Lightweight and Intelliegent Building System



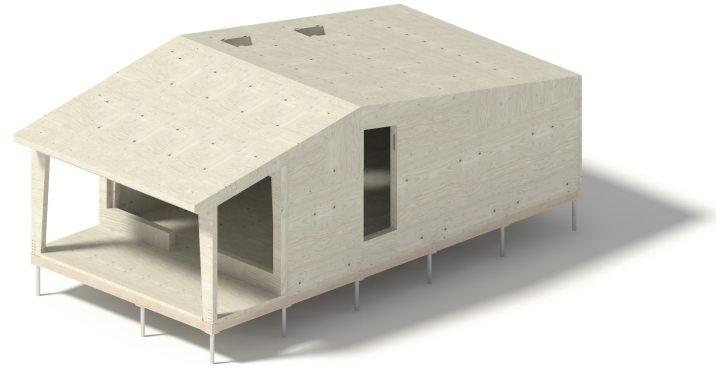
STRUCTURAL FRAME

Upon delivery to site of the MINKA container, the chief frame components are assembled. Depending on the local soil conditions and budget, the MINKA system can be assembled on helical pile foundations, continuous foundations or slab on grade. After the base construction is established, then the multi-laminate portal frame super structure is assembled. To minimise the use of heavy equipment, the system is designed to assemble from within the building footprint. The structure is bolted to steel foundation and other wood components.



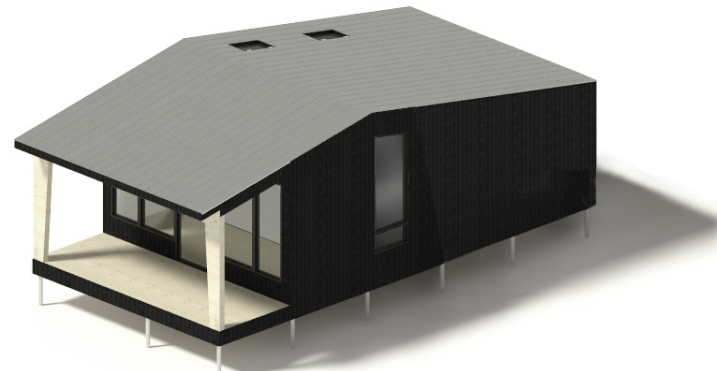
INFILL PANEL SYSTEMS

The MINKA system is based on algorithm digitally crafted forms, precision CNC cut insulated box components. The boxes are designed to enclose and provide structure for the roof, walls and sometimes the floor system as well. The boxes are fabricated to minimise waste and are made to fit a regular structural module. Modularity is the backbone of ultimate flexibility and ease of assembly. With minimal skilled labor required the structure is assembled in days, with snap into place accuracy, ready for application of conventional materials.



FINAL ROUGH MODULE

The house is under roof and now ready to be 'roughed-in' for heating, ventilation, electrical and plumbing systems. The MINKA utility wall features smart devices, arranged in a smart manner for ease of installation. Convenient integrated access is afforded so that the dwelling can adapt to new technologies over time. Units are either ordered with a variety different interior fit out, from complete interiors to shell only packages. Top level barrier free is available for all models, that allow for features to be easily added and/ or subtracted through time.

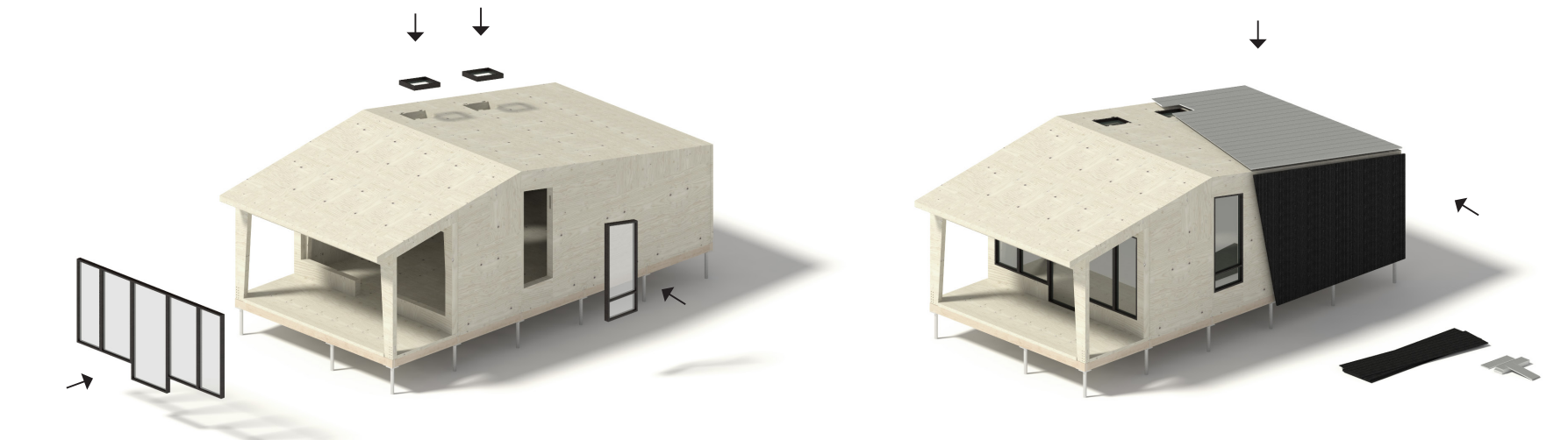


FINAL MINKA

The house is now ready to be 'closed in' and made weather tight. While the portal frame and box systems are prefabricated from algorithms and robotics, the MINKA concept is made to accept most any locally sourced conventional materials applications, and to gracefully adapt to regional styles, local covenants and restrictions. At MINKA- design matters, and the architectural team can assist with recommendations for ultimate durability- both environmentally sound and stylistically integrated to the MINKA geometry and design philosophy.

MINKA DISASSEMBLY/EXTENSION

Made with the Future in Mind

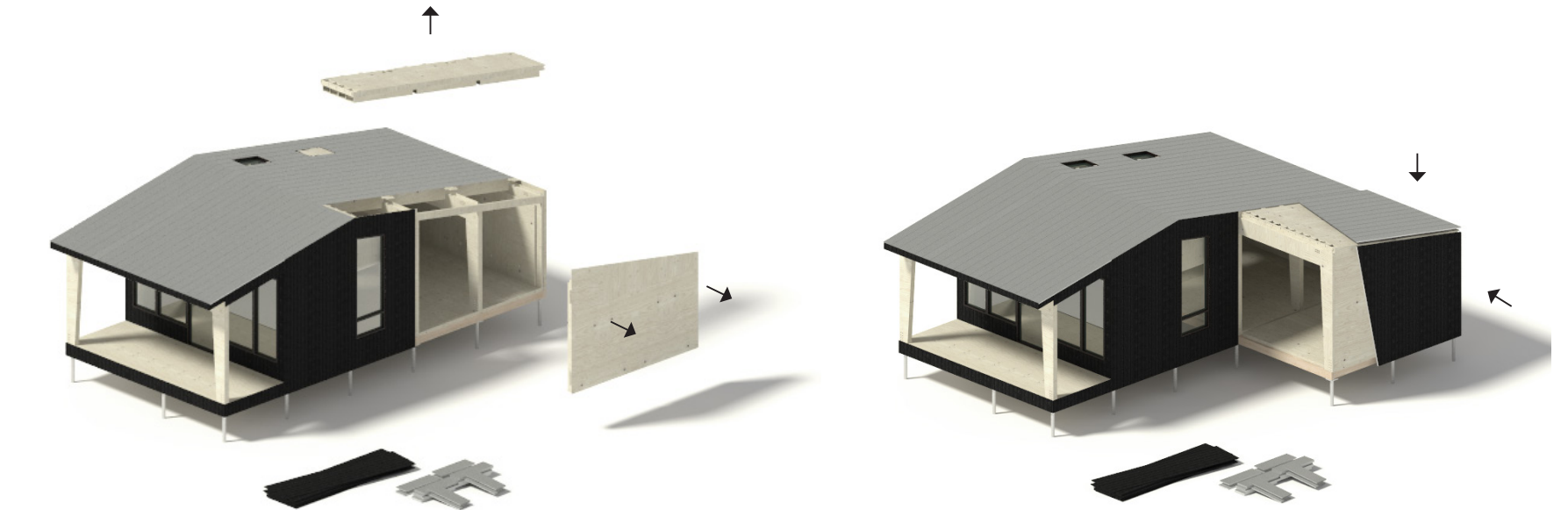


ASSEMBLY OF PARTS

For centuries in all parts of the world, dwellings have had a rich tradition of being made as an assembly of parts. Whether using locally sourced materials and field assembled by local craftsmen, or as globally sourced mass produced building components, there is fierce competition to find an ideal system to achieve the ideal balance of aesthetics against cost. The MINKA innovation building system greatly reduces on-site labor by factory produced sub assemblies, while allowing custom field applications of finish materials by local craftsmen.

CLADDING OPTIONS

The MINKA house design profile is inspired from the Japanese platform house infused with the simple elegance of Scandinavian design. While the system can accept all market building materials, housing materials matter and are important to long lasting durability and environmental considerations. The architectural design team at MINKA provides a range of recommendations for best suited for any US application. With new profiles being considered, the palette of materials is ever expanding, with the intention to utilise wood and other responsibly sourced materials.



DISASSEMBLY

The building system concept is centered around module construction, thereby allowing for ease of assembly. As a home's needs change, the need to expand (or even contract) is not uncommon. Current construction industry standards for expansions and renovation are unsophisticated, costly and resource inefficient. MINKA's no-waste policy requires us to re-think how buildings can come apart for re-use and second life. MINKA's expert team at AJG Architects are front runners for innovative building systems, to future proof against the winds of change.

RE-ASSEMBLY

All MINKA sub components have the design intelligence to be dis-assembled and then re-assembled to the same dwelling, or in even to be shared with other dwellings in the community. Once a radical idea notion a few years past, the housing industry is rapidly adapting to new best practice models for reuse in co-housing, the shared economy in the 4th industrial revolution. With a degree of care in detailing in the use of the conventional materials added to the MINKA system, our building can be modernized without a negative environmental impact.

INTERIOR DESIGN BY MINKA

Hidden Conveniences with Ultimate Comfort

Smart, accessible design benefits people of all ages and abilities. Sloping floor surfaces for example, are essential to people in a wheelchair, but are just as helpful to a commuter rolling a suitcase. Unfortunately, many products for elders are poorly designed. The walking cane for instance was once a fashionable accessory, but today is merely a medical device. By contrast some modern eyeglasses are so stylish that many choose to wear them in lieu of contact lenses. The Minka design team took a thoughtful, elder and dementia friendly approach to accessible design with the goal of an ADA compliant, stylish and functional interior that benefits anyone who lives in a Minka home.

GENTLE ACCESSIBILITY

A MINKA interior precept is to bring forward accessibility without the 'look' of accessibility. MINKA home feature integrated accessible options so that a home can change as needs change. A ramp is sloped gradually, so as not to require handrails, however handrails can be easily added in areas where

needed. WALLS

Traditional home construction uses walls for two functions: create separation and carry internal loads. Minka's internal walls are non load bearing by design, allowing us to utilize walls in creative, accessible ways. The "utility wall" between the bathroom and kitchen is a hollow wall that contains the core electrical and plumbing elements of the home. The "ensemble" is a free-standing piece of furniture that incorporates closet and storage, and also serves as a separating wall between the bedroom and the living room.



DOORS

Traditional swinging doors and door hardware such as knobs are often difficult to operate for people living with a disability. Hanging doors and pocket doors rely on horizontal movement, rather than rotational articulation. They are easy to slide and are easily operated with mobility aid devices.

FLOW

Modern large house design embraces the open concept, large chef's kitchens separated from dining areas by gigantic islands. By contrast, tiny house design relies on clever use of multi-functioning small spaces and pieces, such as tables with integrated fold out benches, loft bedrooms and overhead storage. Minka's ambition is to incorporate the best elements of tiny house living and open concept design to achieve compact living that is convenient, friendly and accessible. The result is Minka's energy efficient space concept that blends privacy and openness and achieves near universal accessibility in an attractive, elegant motif.



INTERIOR DESIGN BY MINKA

Hidden Conveniences with Ultimate Comfort

PERFORMANCE REDEFINED

With MINKA homes, interior design is based on an expansive standard of performance rather than industry lingo alone. For example, instead of the simple term of a BATHROOM, we defined it as a space where one can clean and refresh the body in warmth, light and privacy. A KITCHEN is where one can experience with all of the senses during in the preparation of food. A BEDROOM is a private place where one can renew the body with peaceful rest and intimacy, or escape into the imaginary world of reading a great book.

BATHING

Careful attention was given to Minka's bathroom to achieve function without sacrificing appeal. Designs are 100% ADA accessible, with the turning radius and approach tolerances for a person in a wheelchair to access the toilet, sink and shower. The toilet is wall mounted for easy cleaning, and the shower can be a zero barrier stall or an open shower. The bathroom panels are easily removable for access to the utility core.

COOKING

Minka's kitchen has a focus on accessibility. The use of a large island and counters offer premium storage space down low, where it's accessible to all. Upper storage that is more difficult to access uses shelves, instead of cabinets, where items can be reached without the need for articulating a door. The modular approach to the kitchen achieves ADA compliance without sacrificing function or design appeal.

LIVING AND DINING

True to its Japanese inspiration, Minka's living and dining space relies on furniture and position rather than walls, to achieve separation. An intelligent placement of windows, skylight options and indirect lighting creates a living and dining area that lives much bigger than its square footage. Repeating theme in all MINKAs is a Scandinavian simplicity that gives the house a 3-walled feeling with a natural transition to the outside space. A Minka interior connects people to view without sacrificing privacy and security.





CREDITS

EDITOR

David Goehring

CO-EDITORS

Kathy Gillespie
Kavan Peterson

COPY EDITORS

Kathy Gillespie
Mike Bollinger

LAYOUT CONCEPT

AJG Architects

ARTIST RENDERINGS

Elia Giampellegrini
Evgeniy Spirov, Octorender
Thomas Jensen

CONTRIBUTING WRITERS

Dr. Bill Thomas
Carol Fisher
David Goehring
Julie Fenton
Kasper Ax
Kathy Gillespie
Kavan Peterson
Theodore Hoerr
Wilson Fisher

MASTER PLAN DEVELOPMENT

AJG Architects
ChangingAging
Hess and Fisher Engineering
Mature Resources Foundation
Minka Homes and Communities

PUBLISHED BY

AJG Architects ApS
Nyhavn 63B, 2.Sal.
1051 Copenhagen
Denmark

PUBLISHED

June 21, 2019

