

LIVING



SUCCESSFUL EXPANSION
TO MEET CONSUMER EXPECTATIONS

Southminster

PERKINS —
EASTMAN

Southminster Expands to Meet Consumer Expectations

SOUTHMINSTER | CHARLOTTE, NC

Southminster—a life plan community in Charlotte, North Carolina—successfully completed a substantial amount of construction prior to and during the pandemic, and continues to advance the design work on a few more projects.

“Southminster was fortunate to have these projects in process prior to the pandemic and through the great efforts of our dedicated staff and partners, were able to successfully open in the fall of 2020. COVID-19 has brought many challenges, but we still met the expectation of moving our incoming residents into these new buildings. In addition, through our relationship with Perkins Eastman, we have been simultaneously working on designs for a new apartment project within our campus core slated to begin in 2021. Based on the success we’ve had in the last few months, we feel positive that our ability to grow our campus will continue into the future.”

BEN GILCHRIST, PRESIDENT & CEO OF SOUTHMINSTER

Part of what draws so many to Southminster’s campus is their commitment to building a culture that embraces, connects, and integrates all people throughout the community. With this in mind, Perkins Eastman guided a diverse group of stakeholders from Southminster through a community self-assessment and planning process to plan for growth and campus renewal. These exercises allowed Southminster to reach consensus on tough decisions like potential building demolition and replacement, and resident disruption and relocations during construction. At the core of this campus renewal plan, the new Terraces development serves as a catalyst for Southminster’s vision of growth and market competitiveness, while also providing a dependable source of revenue that offers the financial resources necessary to move forward with other projects underway, including Embrace Health—an innovative new building for assisted living and skilled care.



THE TERRACES



EMBRACE HEALTH — THE



SIZE

200,000 sf (18,580 sm)

DESIGN SERVICES

Planning, Programming, Architecture

CONSTRUCTION

New Construction

PROJECT FEATURES

Independent Living, Assisted Living, Skilled Care, Memory Support, Integrated Commons Amenities, Outdoor Plaza

SUSTAINABILITY FEATURES

High efficiency HVAC system, strategically-tuned envelope assemblies, infrastructure for future solar array



THE TERRACES



SOUTHMINSTER

The Terraces focus on resident independence with a hospitality-inspired flair.



THE TERRACES

The Terraces introduced a new independent living product to Southminster’s portfolio. The Terraces’ focus on resident independence with a hospitality-inspired experience makes them highly desirable in the local market. As the name suggests, these amenity-rich apartments feature large private terraces that expand the threshold of each residence and promote a sense of wellness, independence, and connectivity to the community of South Charlotte.

Each Terrace building is a collection of 12–18 independent living apartments ranging in size from 1400 sf to 2200 sf. They are “linked” together with community-centered program spaces, where friends and families gather and socialize; the buildings then form a larger network of 30–36 apartments. The transitional space between buildings coined as “the link” now serves as part of a larger network of campus amenities and further connects the Southminster community. Exterior amenities include resident-sponsored gardens around each building, a shared outdoor plaza, and covered vehicular drop-off zones.

The buildings’ scale, massing, and material palette reinforce the campus identity while offering a new forward thinking direction that supports Southminster’s vision for growth and expansion. The identity and character of each residence is expressed through individual terraces and expansive windows that contribute to the theme of outdoor connections for resident wellness. Kitchens are large and connect directly to the adjacent dining and living rooms—perfectly suited for dinner parties and social gatherings. The den is centrally located and features glass pocket doors that afford a broader spectrum of privacy. The bedrooms (2 per apartment) are each paired with a full bath and walk-in closet and are designed to adapt to a person’s accessibility needs as they change over time. Technology and structural infrastructure design considerations ensure each apartment’s flexibility and adaptability.

Concealed below each Terrace building is a parking garage with supplemental support spaces, providing a more direct and independent connection between resident spaces, dining, wellness, and community amenities throughout the campus and the broader Charlotte community.



THE TERRACES — RESIDENCE

EMBRACE HEALTH

Fueled by Southminster's spirit of connectivity, the Perkins Eastman team strategically positioned the 200,000 sf Embrace Health center between two formally isolated parts of campus, physically linking them together. Multiple levels of independent and assisted living, skilled care, and hospice care are now physically joined within a network of commons spaces, support services, and outdoor spaces. The arrangement is organized to embrace the diversity of care and cultures that enrich Southminster's campus.

The building's massing, scale and materiality are inspired by the white-trimmed brick facades and gabled roofs of the existing campus. By introducing forward-thinking details and broadening the palette with stone and zinc panels, the architecture invigorates the existing campus and positions Southminster for continued growth and expansion without compromising its defining characteristics.

Designed around the small house model of care, each 15-bed household emphasizes the sense of home and comfort. Generously-sized operable windows and direct access to the central outdoor plaza fill every room with natural light and fresh air. Living spaces include a fully-equipped kitchen capable of meeting on-demand resident requests, flexible seating dining room, living room with gas fireplace, family room for smaller groups and quiet activities, and a covered porch. At Southminster, residents with memory support needs are integrated with friends and neighbors within each household. This diversity of care is celebrated in the array of resident-focused spaces and reflects Southminster's commitment to equality and integration. Supporting elements like supplies niches, medication cabinets, and technology nodes are thoughtfully decentralized and dispersed around the household to increase efficiency and convenience while minimizing exposure and impact on the character of the resident's home.



EMBRACE HEALTH — COURTYARD



EMBRACE HEALTH — ENTRY LOUNGE



EMBRACE HEALTH — LINK LOUNGE



Direct access to the central outdoor plaza fills every room with natural light and fresh air.



EMBRACE HEALTH — GALLERY BAR

Residents are empowered with a sense of freedom to meet their friends and families beyond the threshold of their household.



EMBRACE HEALTH — AL LIVING ROOM



With a direct connection to the community spine, residents are empowered with the sense of freedom to meet their friends and families beyond the threshold of the household. Whether it's a quiet walk through the outdoor plaza or an appointment with a physical therapist, there is a clear sense of independence and inclusion. Amenities and services within the community include a luxury salon spa, physical therapy, spiritual chapel, and multi-purpose gathering spaces. A series of two-story volumes and vertical circulation nodes increase the visibility and connectedness between levels. The Gallery, a prominent space along the connector, is anchored by a multi-functional upscale bar/café. By day, residents enjoy a selection of sandwiches, salads, juices, and coffee while overlooking the adjacent courtyards. The evening program is highlighted by wine, cocktails, and hors d' oeuvres in a space that transports residents into an experience that rivals many of the hospitality venues in the Charlotte region. The library lounge loft above the gallery is accessed via an elegantly detailed monumental stair and convenient elevator access. This beautiful space offers a unique vantage point for residents, visitors, and staff.

The top floor of Embrace Health is home to 25 assisted living apartments that wrap around the central outdoor plaza. Each one-bedroom apartment features separate bedroom and living areas, private bathroom with zero entry shower, walk-in closet, and kitchenette with dining space. Communal gathering spaces and staff meeting rooms fit between groupings of apartments, creating a network of spaces for card games, team meetings, and family gatherings along a common path. Perhaps the most popular room on the floor is Uptown Dining. Residents can gather for a glass of wine or chat around the fireplace before enjoying a meal in a fully-staffed dining room featuring an award winning culinary program.

Embrace Health is a substantial contribution to Southminster's mission of integrating resident culture across all levels of care. It is an instrumental part of a larger network of projects led by Perkins Eastman that supports their endeavors to champion a spirit of connectivity as they continue to grow.



EMBRACE HEALTH – UPTOWN DINING



THE TERRACES COURTYARD

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