

CASE STUDY



Fostering Social Wellness

Rossmoor Clubhouses

Golden Rain Foundation
Walnut Creek, California

Building: 55,190 sqft includes Rossmoor Event Center, Creekside Clubhouse, Studio/Cart Barn and Equipment Barn

2015 NAHB Gold Award, Best 50+ Clubhouse, over 6,000 sqft

2014 Gold Nugget Merit Award, Special Use Project

2013 Gold Nugget Merit Award, Senior Housing Community, On-the-Boards

EXECUTIVE SUMMARY

Rossmoor, a well-established active adult senior living community, has more than 200 clubs and organizations that host meetings, events, dances, lectures, social gatherings and fundraisers. Outdated, non-functioning structures needed to be removed and replaced with a vibrant social center complex for the community. Four new facilities including the Rossmoor Event Center, Creekside Clubhouse, Studio/Cart Barn, and Equipment Barn, were designed and constructed in response to Rossmoor's collective programmatic needs.

A major challenge of the development was to preserve the many heritage trees across the site. Buildings were integrated in concert with the mature trees, and enhanced site amenities improved the navigation and pedestrian experience of the complex grounds. The completion of Creekside Complex offers new spaces for the activities and gatherings of many of Rossmoor's service, social and hobby groups.

"We've been using the building now for almost nine months, but last night I was in attendance at the closing event of our anniversary week. It was a Rossmoor big band concert with hosted drinks and desserts at intermission. It was glorious! I was just in awe seeing and hearing the performance, sharing that beautiful space with a delighted audience of about 450. Thank you again for your design and the execution skills to bring it to life."

Warren Salmons, CEO, Golden Rain Foundation on the Rossmoor Event Center

CHALLENGES

The Creekside Complex is a community facilities master plan within Rossmoor, an award-winning active adult senior living community. Existing outdated community structures were long overdue for replacement as many of the facilities no longer addressed all the needs of their growing community. Thus, Rossmoor embarked on a master planning effort to replace the outdated structures with four new facilities, expand parking and enhance site amenities and connections.

One of the primary goals of the master plan was to create a pedestrian-linked complex, tying the new facilities into the existing Stanley Dollar House (just to the south), to create a centrally-located social center complex.

The challenges of the project included:

- (1) Building community support and addressing the programmatic needs and interests of the collective community;
- (2) Bridging a cohesive complex with pedestrian safety across two sites separated by a major road;
- (3) Creating a design to be constructed in phases over time;
- (4) Seamless integration of existing and surrounding site elements (golf course, lake, driving range, Tice Creek); and
- (5) Preserving the site's mature trees, many of which were beautiful large heritage trees.



Existing outdated structures are surrounded by beautiful large heritage trees.

Rossmoor's Creekside Complex



Situated at the intersection of Rossmoor Parkway and Stanley Dollar Drive, Rossmoor's Creekside Complex is at the heart of the 1,800-acre gated, senior living community.



A mature Creekside Complex integrated the beautiful large heritage trees as natural focal points that enhance the pedestrian experience.

CREEKSIDE COMPLEX



Creekside Clubhouse

Creekside Clubhouse serves as a social building with four meeting rooms of varying sizes to accommodate community activities and assembly. The 13,000-square-foot facility also houses the Pro Shop, Bar & Grill, and an outdoor patio overlooking the lake and golf course.



Studio/ Cart Barn

The Studio/ Cart Barn is home to Rossmoor News and Channel 28. In addition to the studio, this 6,904-square-foot facility provides central administration and operations offices, and an interior golf cart barn with additional storage and maintenance space.



Equipment Barn

To its north end, Creekside Complex also supports a 12,312-square-foot equipment barn with security, storage, maintenance offices, and an EMT (Emergency Medical Technician) room. The barn designs carry a simplified contemporary aesthetic consistent with the other complex buildings.

HOW DAHLIN HELPED

DAHLIN tackled the challenges of the project through consensus building and thoughtful, comprehensive design.

Public Outreach in a Private Community

Building consensus between multiple user groups of Rossmoor—with their competing concerns and goals—produced challenges similar to what you would have in a public community forum of different groups highly invested in the outcome.

While an assessment was conducted of the existing facilities and user groups, a community outreach process was inclusive of other user groups within the community that were not utilizing the existing facilities. This ensured that all potential user groups felt heard and their feedback addressed in the design solution.

While Rossmoor’s facilities team coordinated logistics with their community, DAHLIN facilitated the workshop discussions over multiple outreach meetings. The “why” behind current facility programming was uncovered in these discussions with Rossmoor residents, user groups and staff, along with the wants, needs, perceptions and desires of them.

A Holistic Assessment to Facilities Programming

Through a holistic assessment, DAHLIN identified that aside from Creekside Clubhouse serving Rossmoor’s golf course, most of its spaces were intended for passive uses, except for a room dedicated to the table tennis group.

Some programs were “headquartered” at Creekside simply because there was space available they could claim as their own. Since fitness of purpose

was not a factor, the reality was many user groups were running programs in spaces that didn’t truly meet their needs. The Rossmoor facilities team wanted to become intentional with how spaces were designed and used to better serve their community.

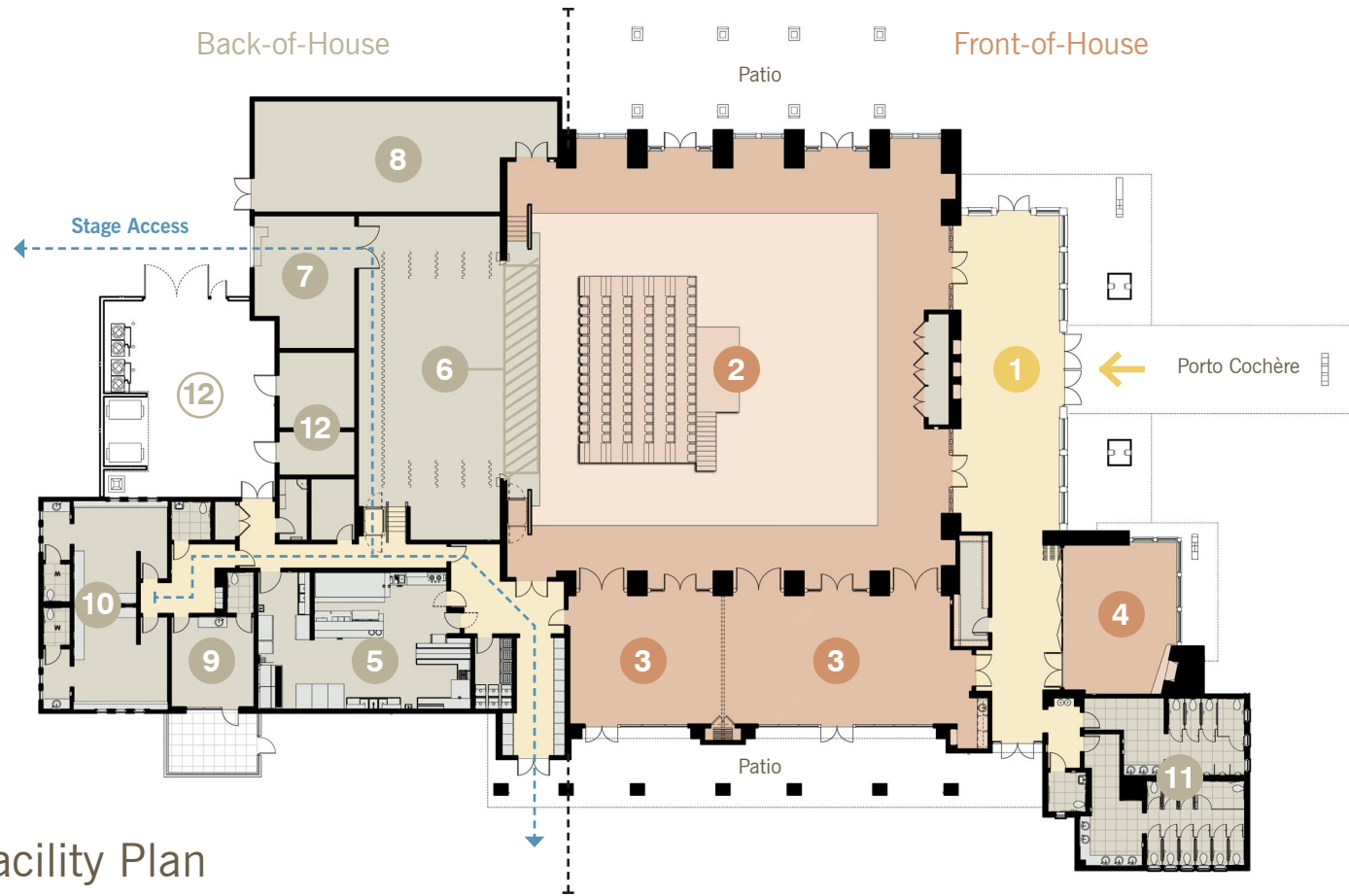
Initial comments suggested keeping table tennis at Creekside, but after discussions with the broader community, DAHLIN recommended they be moved to the Del Valle Clubhouse—a facility designed for active uses with programming that included lawn bowling, yoga, dance classes, swimming, and a fitness center.

Table tennis was an active use that would be better served and accessible there. Demonstrating the intent and purpose behind the move, allowed for a much better design of the new Creekside Clubhouse. The exercise of a suitability analysis served as the basis for defining the facility programs.



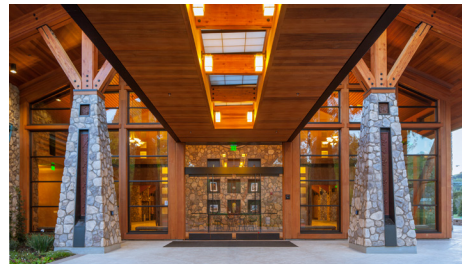
Naturally-lit corridors double up as galleries to which a display of local artwork livens the transitional spaces connecting major activities and functioning areas of Creekside Clubhouse.

ROSSMOOR EVENT CENTER



Facility Plan

Inspired by the Leshar Center for the Arts, Rossmoor Event Center is designed to offer the A-list performers that the Leshar attracts, a professional, performance-quality secondary venue to add to their tour, as well as meet the day-to-day programming needs of the Rossmoor Senior Community.



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| 1 Reception | 5 Catering Kitchen |
| 2 Auditorium
<i>Configurable event floor space for theater seating, dining, and/or dancing</i> | 6 Stage with Proscenium Arch |
| 3 Multipurpose/Meeting Rooms
<i>Configurable multipurpose spaces that can be separated or combined into one larger room</i> | 7 Stage Storage |
| 4 Lounge with Fireplace
<i>Configurable space as a lounge, meeting room, and/or bar and concessions area for events</i> | 8 Event Storage |
| | 9 Green Room with Patio
<i>Private patio designed with privacy walls for performers</i> |
| | 10 Changing Rooms |
| | 11 Restrooms |
| | 12 Maintenance/Utility |
| | 12 Maintenance/Service Yard |

A State-of-the-Art Cultural Entertainment Venue

Performance Design Quality

The Rossmoor Event Center completes the final phase of the Creekside Complex master plan. This state-of-the-art entertainment venue can handle full orchestras to piano concerts, theater performances, dramatic presentations and musical ensembles.

The venue is equipped with a traditional theater-style PA system as well as a Lares Acoustic Enhancement System. DAHLIN worked with Charles Salter Associates to design a high-quality Acoustic and AV system that is flexible enough to serve the wide variety of programming.

The 40-foot-wide stage has theatrical lighting, the ability to do side stage drops, and back-of-house facilities that include a green room and actor's changing rooms. A full catering kitchen can accommodate dining events for up to 400 people.

As a flexible, multiuse space, the auditorium features a flat floor to maximize a variety of seating

configurations. The Rossmoor Event Center also utilizes portable theater risers to facilitate theater seating, accommodating over 450 people for performances.

A Cohesive and Connected Design Aesthetic

A pedestrian-friendly network of paths interlink all community buildings of Creekside Complex within a cohesively designed, contemporary Craftsman-styled architectural aesthetic. Large heritage trees were respected in the siting of buildings and provide a mature landscape to enhance the pedestrian experience.

A pavilion and pedestrian bridge over Tice Creek connect the parking lot to the complex, while traffic-calming road design along Stanley Dollar Drive provides safe pedestrian crossing and an intentional bridge of activity between Creekside Clubhouse's Bar & Grill and the Rossmoor Event Center. Connecting the activities of the site to encourage and foster social



The roadway narrows for safe pedestrian crossing, marked by stone bollards, street flashers and a change in paving.

wellness and exchange was key to the fundamental design intent of creating a vibrant social center complex at the heart of the Rossmoor community.

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