

The Holmstad of Batavia BATAVIA, ILLINOIS

PFB Architects CHICAGO, ILLINOIS



WEST ELEVATION
FROM RIVER ROCK ROAD

PFB Architects

PROJECT CATEGORY: New Construction

CHIEF ADMINISTRATOR: Karen Larson, Campus Administrator

FIRM: PFB Architects, (312) 376-3100

DESIGN TEAM: Steven Johnson, Principal-in-Charge; Thomas C. Jeziorski, Senior Project Manager; Karl Tabor, Project Architect (PFB Architects); Shekhar Bhushan, Corporate Designer (SB Architecture); Frank Muraca, Owner's Representative (Arch Consultants, Ltd.); Developer (Covenant Solutions)

ILLUSTRATIONS: Site plan only: Mauro Crestani, RLA/ASLA, LCT Design; PFB Architects

NUMBER/TYPE OF HOUSING UNITS: 60 Independent Living apartments; 29,000 sq.ft. of underground parking included in the cost

TOTAL AREA (SQ. FT.): 119,210

TOTAL CONSTRUCTION COST (EXCLUDING LAND): \$21,900,000

CONSTRUCTION COST/SQ. FT.: \$184

COMPLETION: October 2010

The Holmstad of Batavia, located 45 miles west of Chicago, is a well-established, 38-acre CCRC in the heart of the Fox River Valley, offering a quiet wooded setting and a warm spirit of fellowship, both crucial components in designing Building III, a new 60-unit independent living apartment structure.

Building III is the second component of the master plan. Residents choose from 18 different one bedroom to two-bedroom plus den unit types; approximately 800 to 1400 sq. ft. A majority of units have a deck overlooking small gardens or large courtyards. The overall design of Building III is a

pivotal connective link in the planning of the existing campus. Through the use of a traditional T-shape, it allows natural divisions for the creation of two distinct, unique courtyards, and develops continued pathways and destinations for the entire CCRC.

The first courtyard creates a larger social area. Here residents have sight connections to the existing Town Center and the northern buildings. This courtyard provides areas for active gatherings including barbeques, shuffleboard, bocce ball, and a putting green.

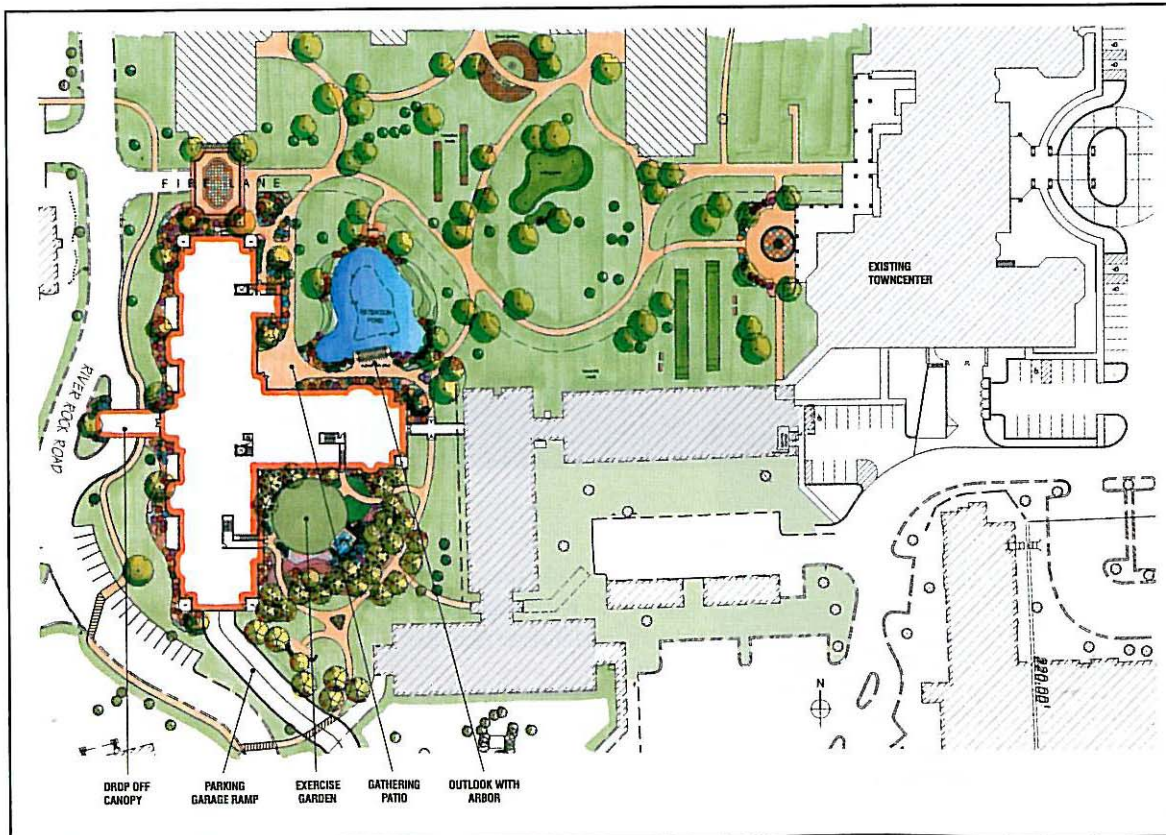
The second courtyard provides more secluded, meditative spaces. Here one

will find a tai chi exercise garden and a reflection pool for meditation. It has direct connection to the existing Independent Living apartment building to the east by way of two separate pathways.

Prior to Building III, the campus green spaces were never defined and were very disconnected. This new element to The Holmstad successfully achieves connectivity, and further enhances the spirit of fellowship.

Jury comment:

Sensitivity to the site and outdoor spaces, with sustainable aspects incorporated.



Mauro Crestani, RLA/ASLA, LCT Design