

SPATIAL PROGRAM TYPES AT POAH COMMUNITIES

The design and spatial organization of POAH Communities varies greatly depending on the project size, location, and typology.

However, there are basic spatial elements present at most POAH Communities that are important to understand how they work together and the desired adjacencies. Throughout the Resilient Communities grant work and MASS Design Group's site engagement, the team gained insights into how spaces currently function and serve POAH residents and staff.

HOMES

Spaces where residents live i.e. units, apartments, townhomes, etc.

COMMON SPACES

Shared interior spaces used primarily by residents i.e. multi-purpose room, lounge, computer room, quiet space, etc

SERVICE SPACES

Supportive spaces for resident use i.e. laundry, mail, storage, etc.

OUTDOOR SPACES

Exterior spaces for primarily resident enjoyment i.e. dog park, garden, walking trails, sport courts, playgrounds, etc

STAFF WORK SPACES

Spaces used by Community Impact and Property Management i.e. private and shared offices, resident meeting spaces, respite room, break room, conference room, etc.

BACK OF HOUSE

Back of house spaces and property infrastructure i.e. parking, shop, equipment storage, maintenance shop, bike parking, etc.

SPATIAL PROGRAM TYPES AT POAH COMMUNITIES | HOMES

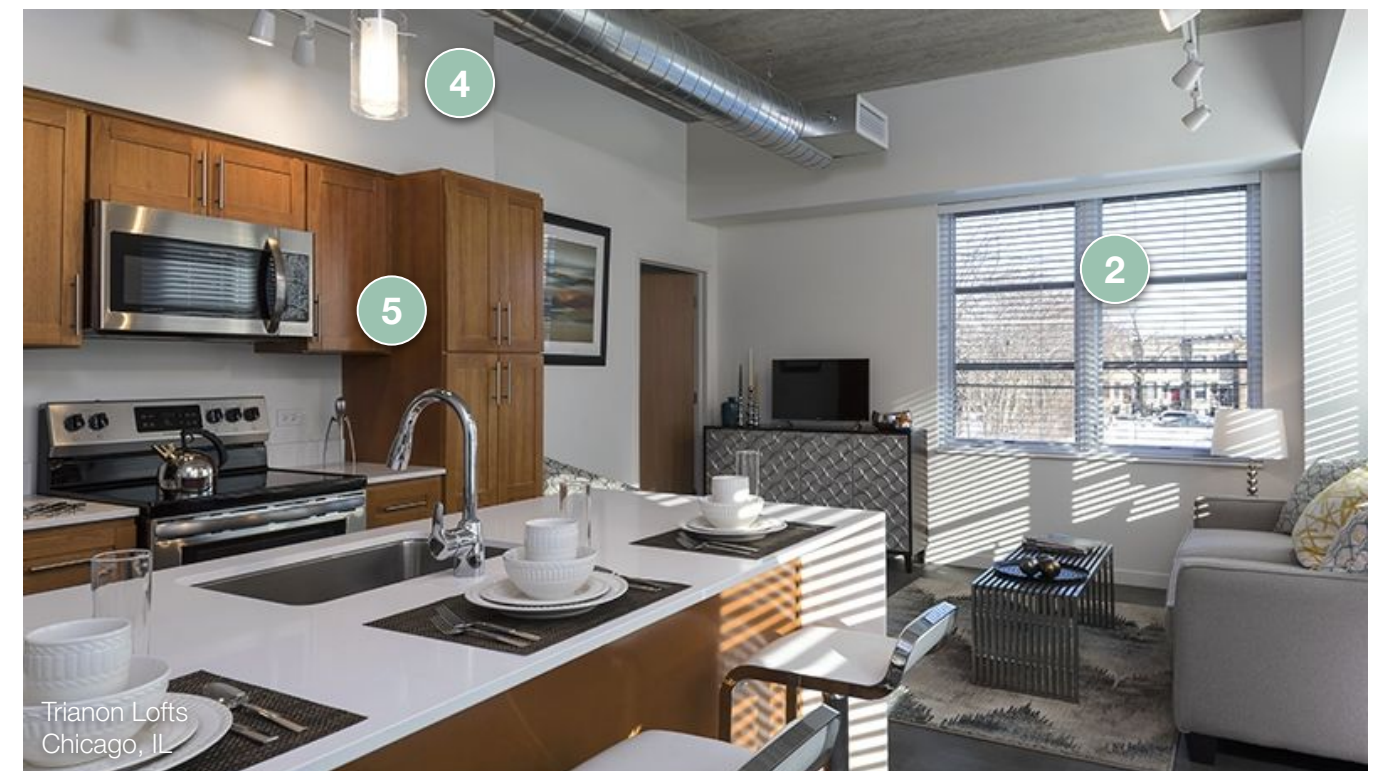
POAH Communities homes should look and feel welcoming, with light-filled spaces, high quality, durable materials, and universal design.

Every home should be designed to be safe, affordable, comfortable and to meet and adapt to residents' needs. Unit type and size varies per POAH property and location but, at a minimum, all include a sleeping area, living/dining space, full kitchen, storage, and full bathroom. Homes that are designed with a trauma-informed approach prioritize safety and privacy, use high quality materials, allow for natural ventilation and daylight to fill the spaces, and encourage residents to add unique, personal touches to their home environment.



TRAUMA-INFORMED DESIGN OPPORTUNITIES FOR HOMES

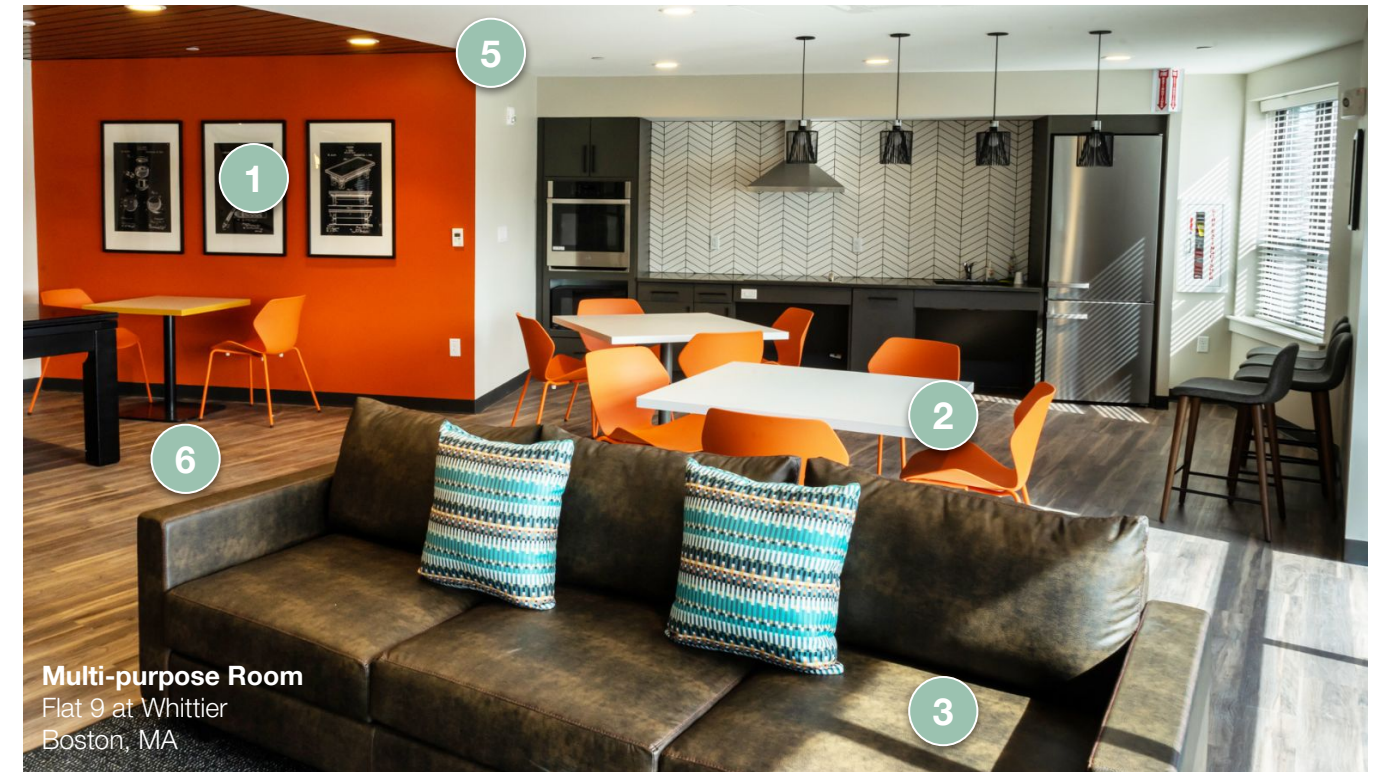
- 1 Design for acoustical privacy
- 2 Design unobstructed sightlines
- 3 Use high quality materials
- 4 Light-filled spaces
- 5 Consider natural materials



SPATIAL PROGRAM TYPES AT POAH COMMUNITIES | COMMON SPACES

Common areas at POAH Communities should foster social cohesion, intergenerational interactions, and build community.

All common spaces should be designed in close coordination with staff and residents who are ultimately responsible for ensuring that the spaces are well-used and loved. Actual common spaces can vary by building typology and location, however typical common spaces include, but are not limited to: multi-purpose room, computer room, kids' room, game room, etc. Common spaces designed with a trauma-informed design approach should be easy to locate, welcoming, and highly adaptable.



TRAUMA-INFORMED DESIGN OPPORTUNITIES FOR COMMON SPACES

- 1 Offer artful spaces
- 2 Flexible, adaptable spaces
- 3 Offer a variety of spaces
- 4 Provide movable furniture
- 5 Design unobstructed sightlines
- 6 Offer spatial openness
- 7 Use high quality materials



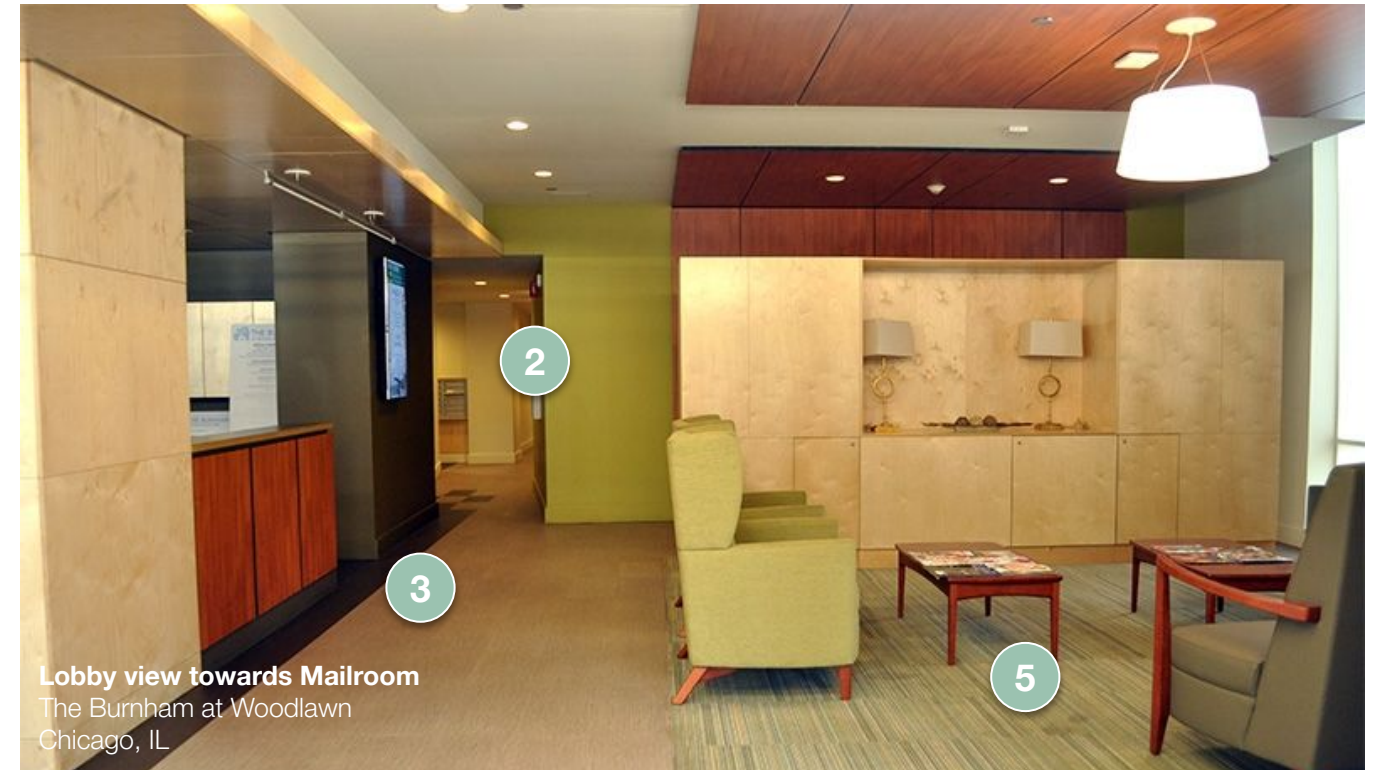
SPATIAL PROGRAM TYPES AT POAH COMMUNITIES | SERVICE SPACES

Spaces that are service-specific should be highly visible, simple, and predictable to ensure residents feel comfortable, safe, and in control of their experience.

Shared service-specific spaces like a mail room or laundry room are high-use spaces that not only need to be efficient and accommodate frequent foot traffic, but should also be designed to enhance positive experiences for residents. Laundry rooms that have comfortable seating nearby ensure that residents have a place to wait and also socialize with others. Mail rooms provide assurance that residents' mail and packages are delivered to a secure location. Other service-specific spaces should also be designed with intentional approaches to enhance resident comfort.

TRAUMA-INFORMED DESIGN OPPORTUNITIES FOR SERVICE SPACES

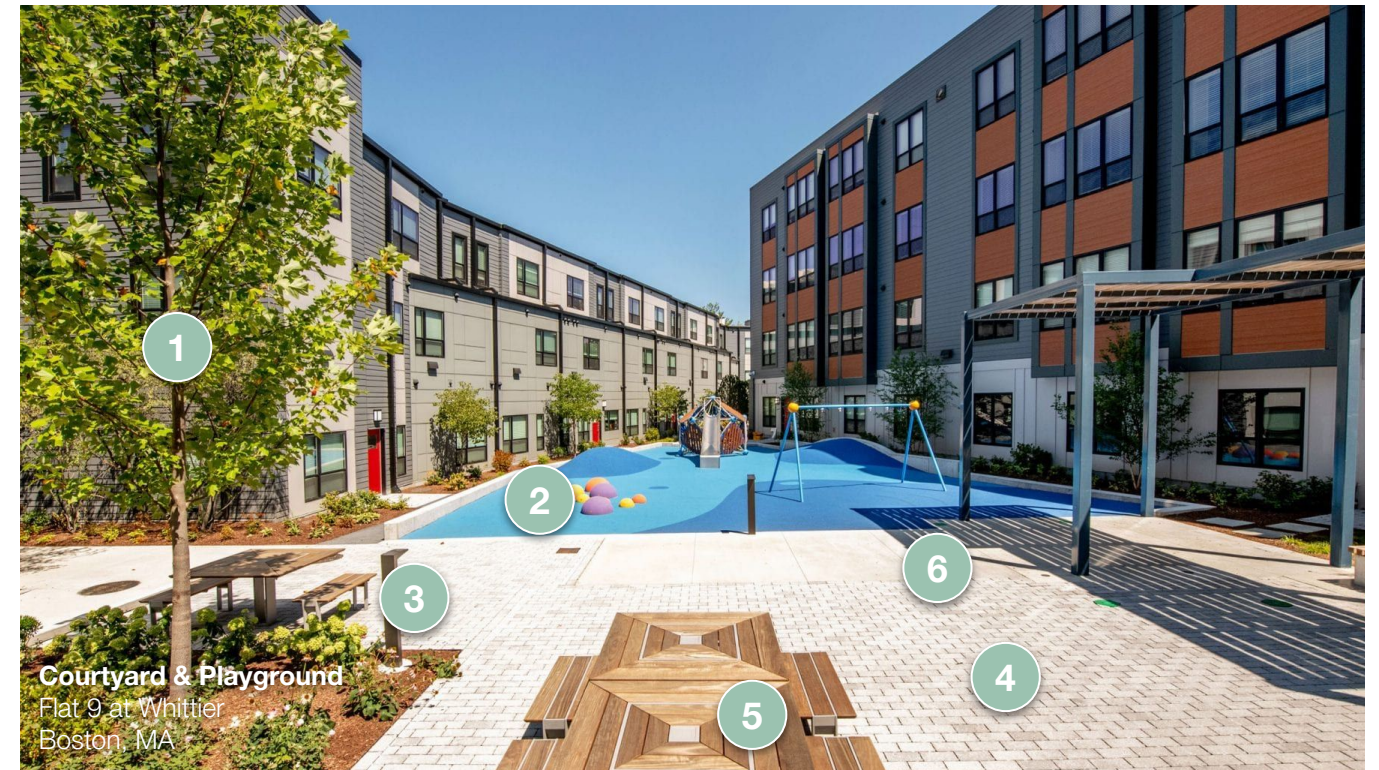
- 1 Design visual safety & privacy
- 2 Design unobstructed sightlines
- 3 Provide clear circulation paths
- 4 Design for acoustical privacy
- 5 Provide predictable spaces



SPATIAL PROGRAM TYPES AT POAH COMMUNITIES | OUTDOOR SPACES

Outdoor spaces at POAH Communities should have safe, inclusive 'destination spots' to enhance the experience of every resident.

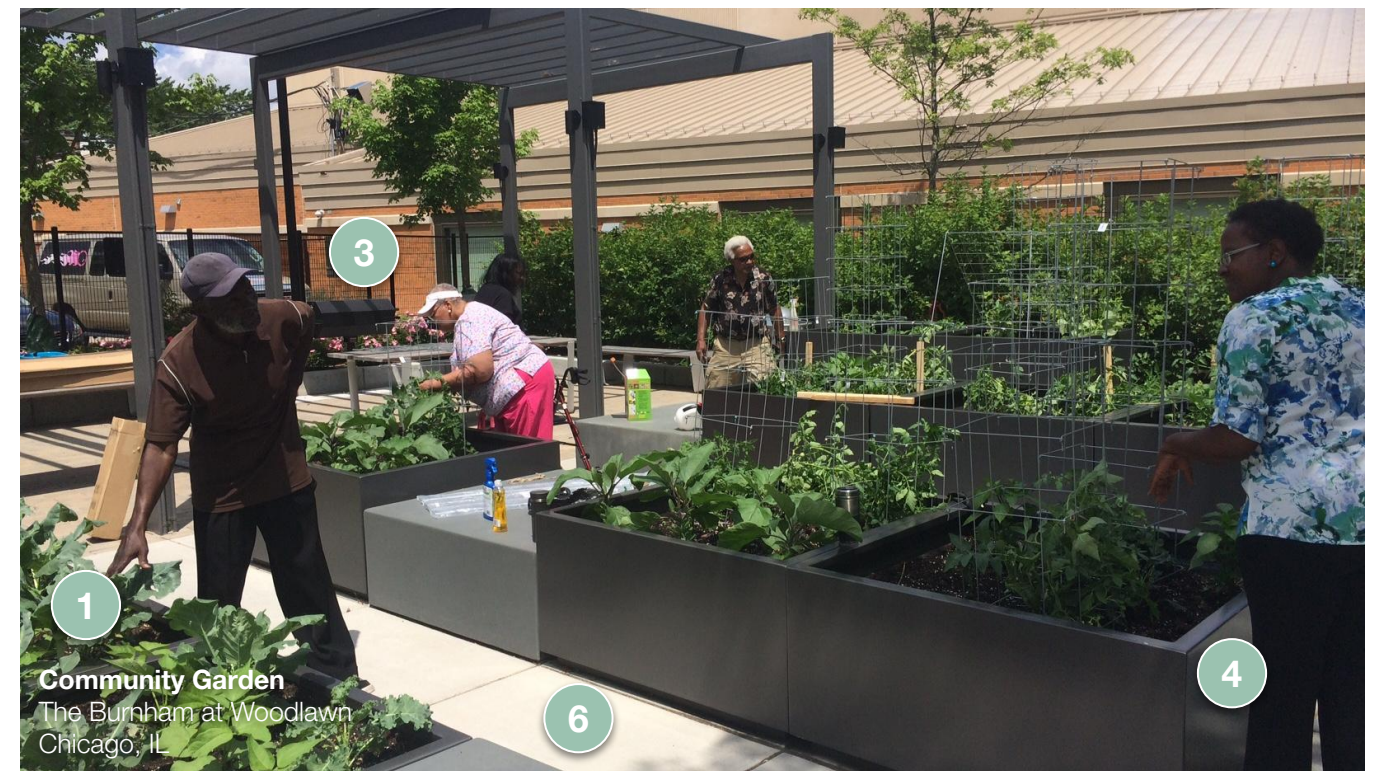
Outdoor spaces play an important role in residents' daily lives by providing comfortable seating areas, play areas, walking paths, etc. Offering a variety of outdoor spaces, as appropriate, can encourage spaces to be truly intergenerational, support resident health and wellness, and build community.



Courtyard & Playground
Flat 9 at Whittier
Boston, MA

TRAUMA-INFORMED DESIGN OPPORTUNITIES FOR OUTDOOR SPACES

- 1 Provide access to nature
- 2 Offer positive distractions
- 3 Design for property security
- 4 Offer spatial openness
- 5 Consider natural materials
- 6 Provide clear circulation paths



Community Garden
The Burnham at Woodlawn
Chicago, IL

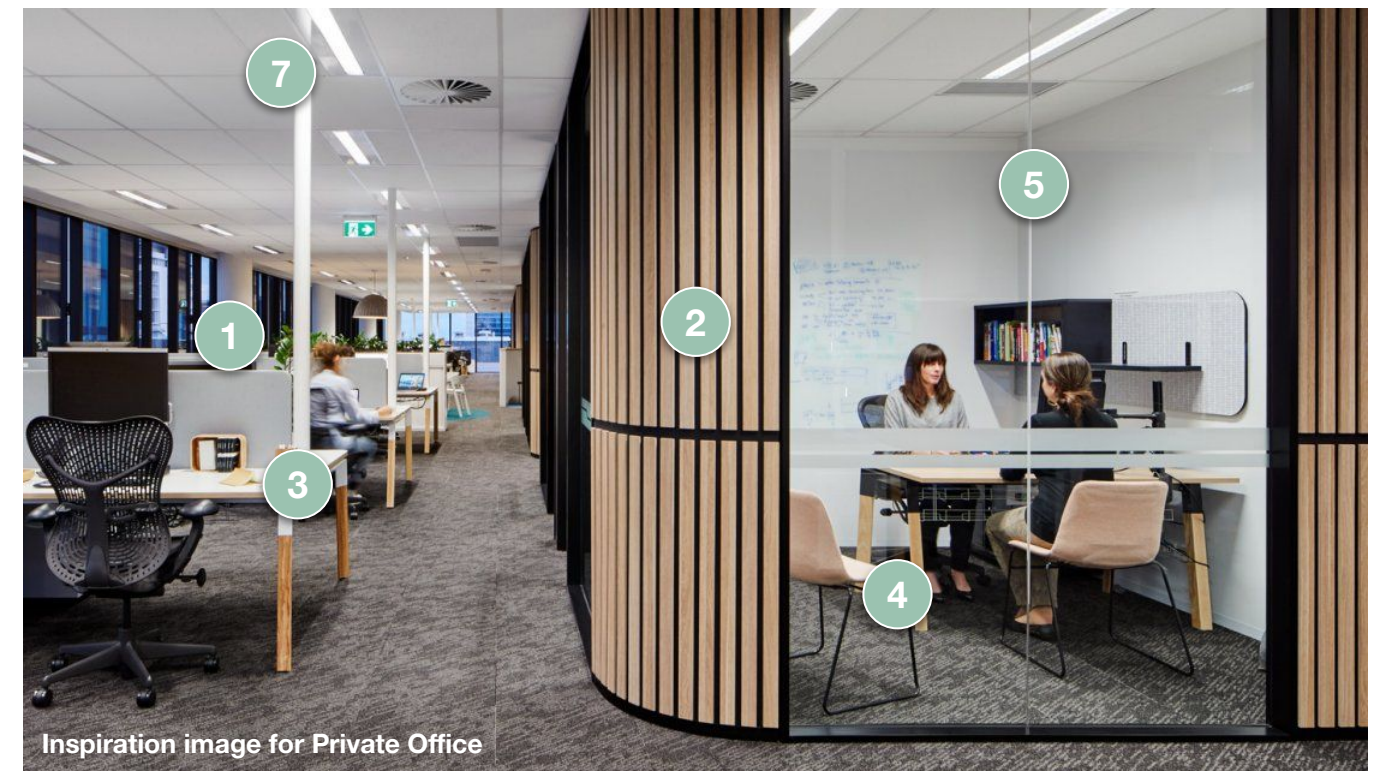
SPATIAL PROGRAM TYPES AT POAH COMMUNITIES | STAFF WORK SPACES

POAH Communities Property Management and Community Impact staff support residents' daily lives and should have workspaces that enable them to do their best work.

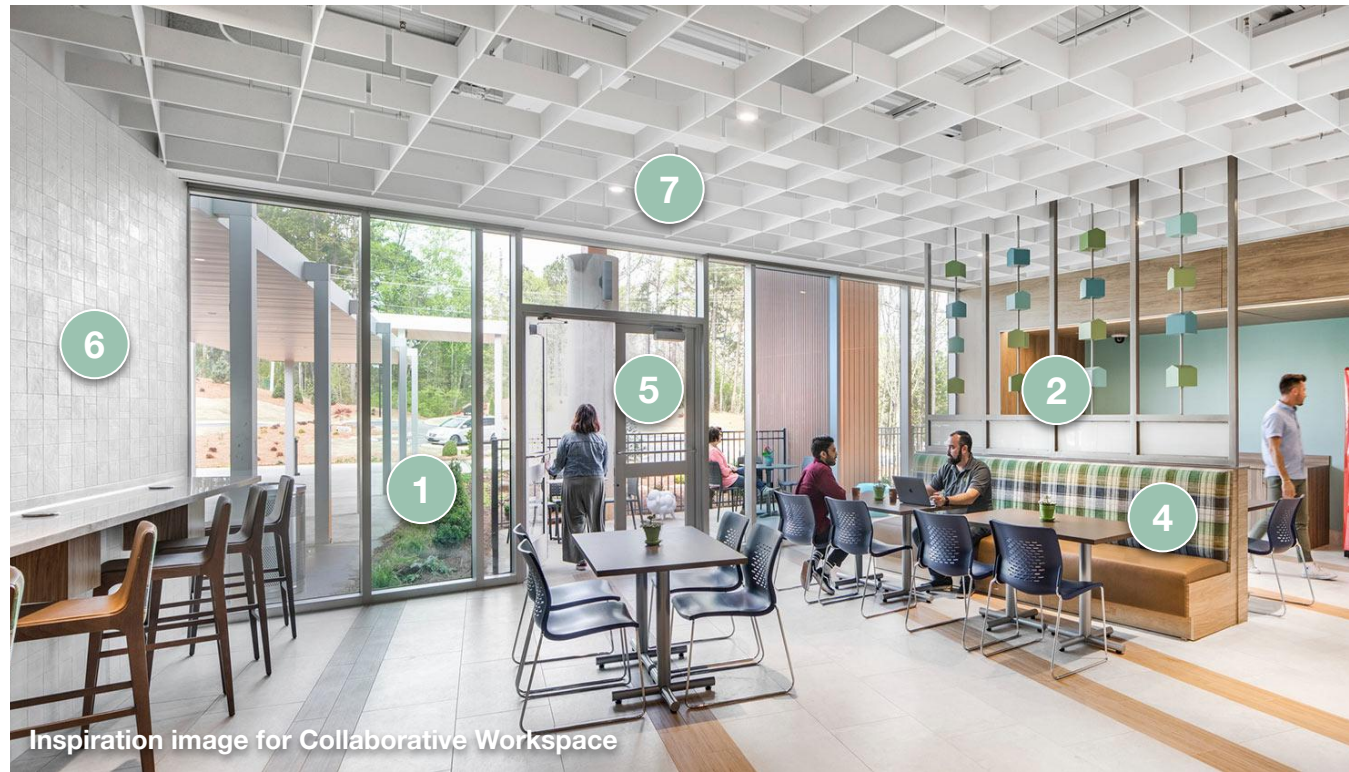
Staff at POAH Communities ensure the property operations run smoothly and oversee resident services through constant interaction and trust building with the community. Designing trauma-informed workspaces takes into consideration the varied needs of staff in their day-to-day: office space to do 'heads-down' work, space to privately meet with residents, a collaborative open workspace to connect with colleagues, a break room, a conference room, and a respite room to find solace and pause after a particularly enduring day.

TRAUMA-INFORMED DESIGN OPPORTUNITIES FOR STAFF WORK SPACES

- 1 Provide access to nature
- 2 Design for acoustical privacy
- 3 Offer positive distractions
- 4 Provide inclusive furniture
- 5 Design for visual safety & privacy
- 6 Visually simple and clear design
- 7 Light-filled spaces

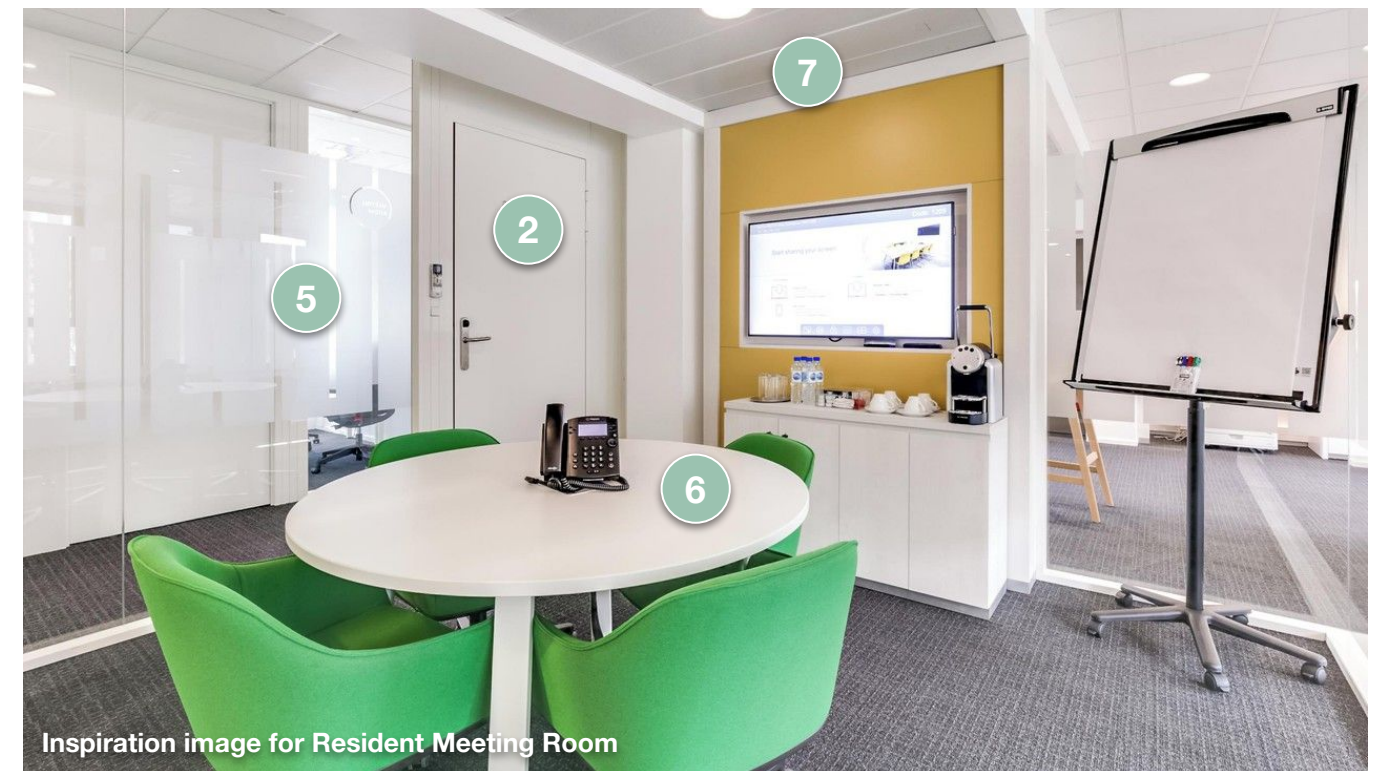


SPATIAL PROGRAM TYPES AT POAH COMMUNITIES | STAFF WORK SPACES, CONTINUED

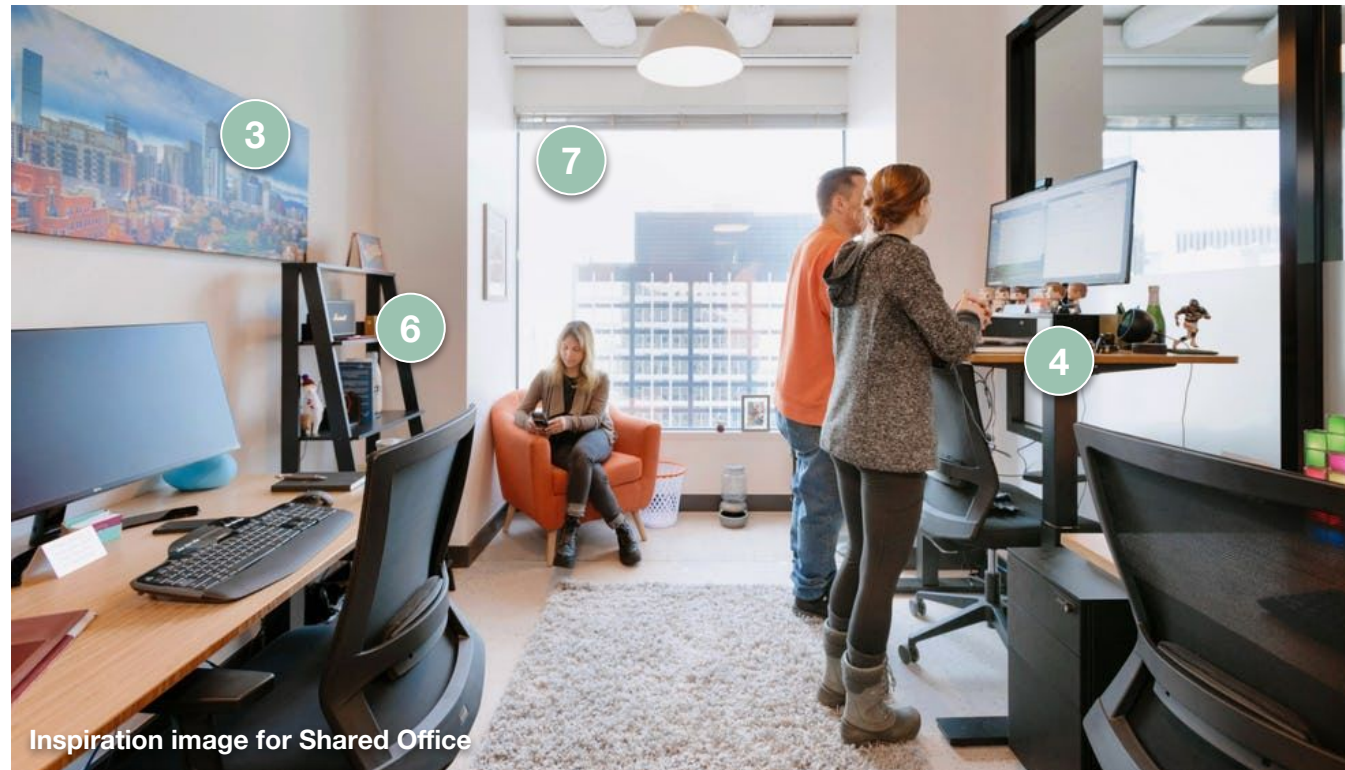


TRAUMA-INFORMED DESIGN OPPORTUNITIES FOR STAFF WORK SPACES

- 1 Provide access to nature
- 2 Design for acoustical privacy
- 3 Offer positive distractions
- 4 Provide inclusive furniture
- 5 Design for visual safety & privacy
- 6 Strive for visually simple and clear design
- 7 Light-filled spaces



SPATIAL PROGRAM TYPES AT POAH COMMUNITIES | STAFF WORK SPACES, CONTINUED



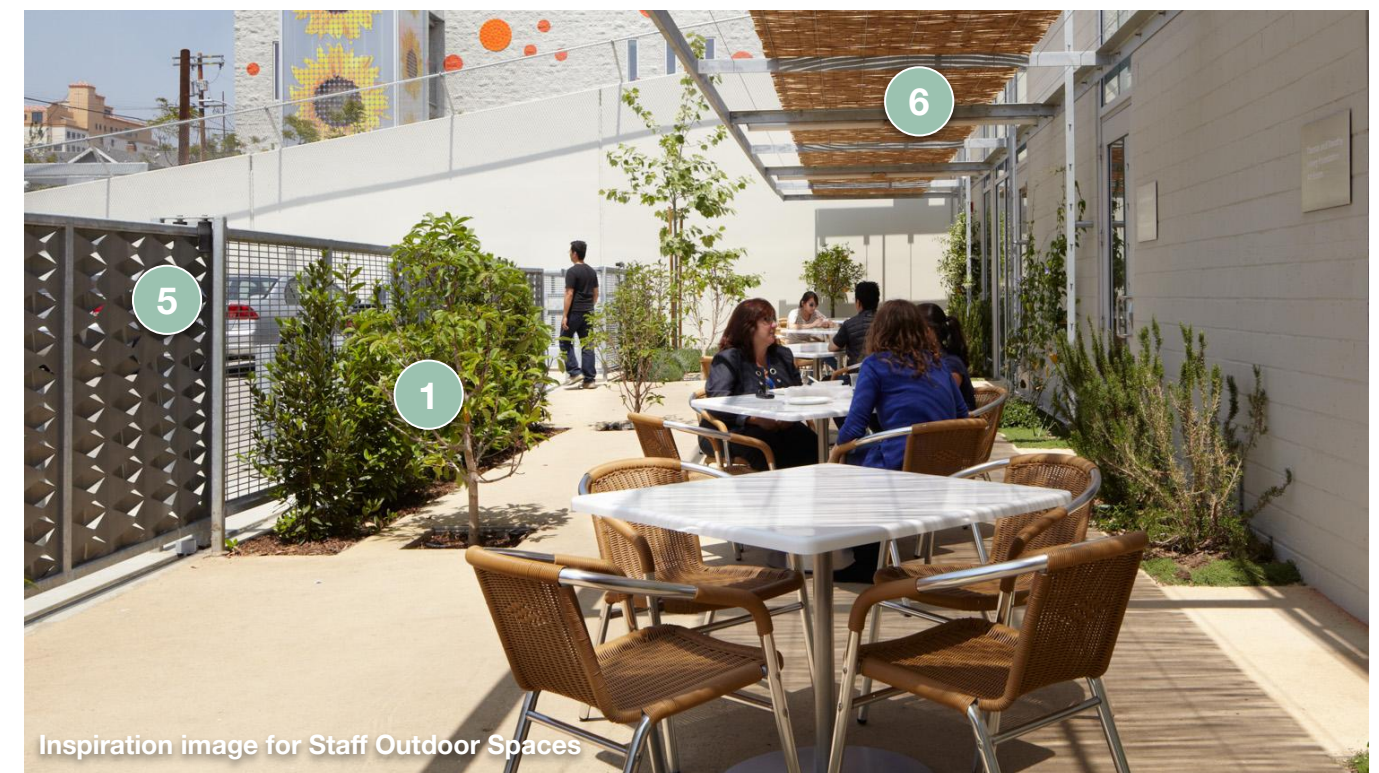
Inspiration image for Shared Office



Inspiration image for Child-Friendly Waiting Spaces

TRAUMA-INFORMED DESIGN OPPORTUNITIES FOR STAFF WORK SPACES

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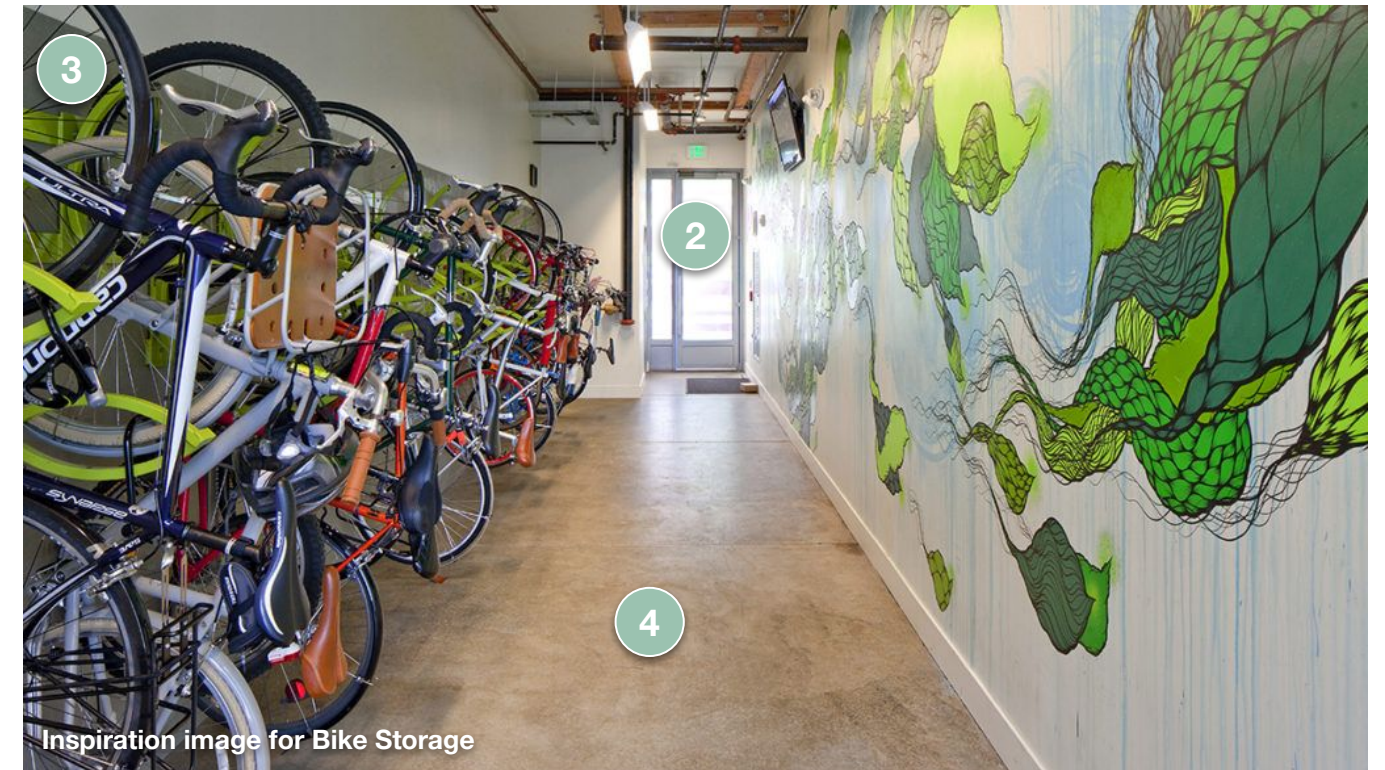


Inspiration image for Staff Outdoor Spaces

SPATIAL PROGRAM TYPES AT POAH COMMUNITIES | BACK OF HOUSE SPACES

The maintenance teams at POAH Communities oversee work orders, building operations, and overall property infrastructural management of the community.

Maintenance teams are in direct contact with residents in their daily routines, whether that is tending to a work order or going about routine site inspections. Thus, their work area should accommodate ample, and at times unpredictable, items, storage, and equipment. A trauma-informed approach to designing back of house spaces prioritizes well ventilated and daylit work spaces to enhance the team's experience on the job.



TRAUMA-INFORMED DESIGN OPPORTUNITIES FOR BACK OF HOUSE

- 1 Offer a variety of spaces
- 2 Design for property security
- 3 Use high quality materials
- 4 Provide clear circulation paths
- 5 Light-filled spaces

