

ADAPTIVE REUSE OF CLOSED MALLS FOR DEMENTIA HOUSING, PROGRAMS & SERVICES



A STARTUP TOOLKIT



COLLEGE OF
EDUCATION AND
HUMAN SCIENCES



A NEW WAY OF THINKING ABOUT MEMORY CARE

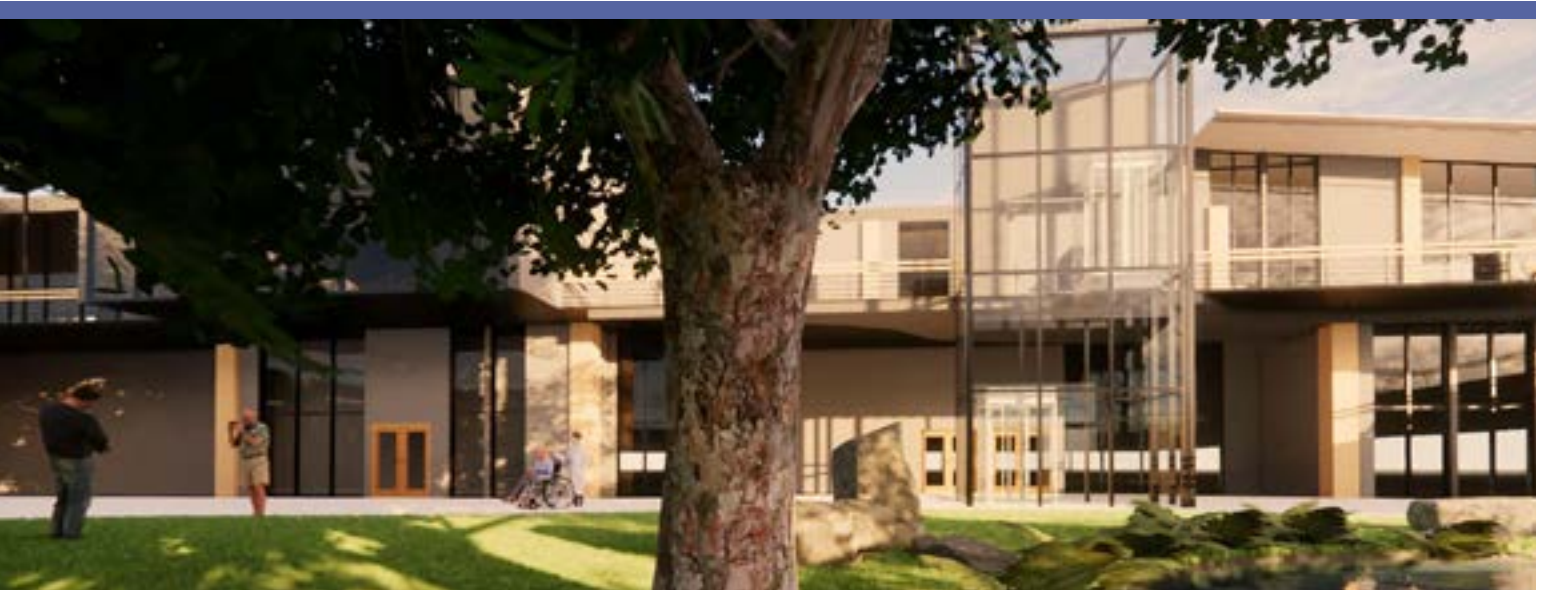
DEMENTIA FRIENDLY CITY CENTERS



It is estimated that 5.4 million Americans have Alzheimer's disease or some form of dementia. This number is expected to rise in the coming decades, which will lead to an unprecedented demand for memory care housing and services.

The World Health Organization (WHO) calls for the adoption of dementia-friendly societal practices, including increasing the quality of care for those with dementia, as key factors in addressing this public health priority. However, current dementia care facilities in the United States do little to advance this goal. With institutional designs that often confine or isolate patients, little access to outdoor space, and difficulties containing outbreaks such as those associated with COVID-19, current dementia care options lack empathetic and user-centered design.

Dementia Friendly City Centers (DFCCs) offer a new way of thinking about memory care. Modeled after the Dementia Village in the Netherlands, DFCCs are designed to increase the quality of life of people with dementia through deinstitutionalization and humanizing care. By using evidence-based and universal design principles, DFCCs offers people with dementia the opportunity to live fulfilling lives. This toolkit is designed to help communities across the country begin the process of creating DFCCs.



REVITALIZING CLOSED COMMERCIAL MALLS

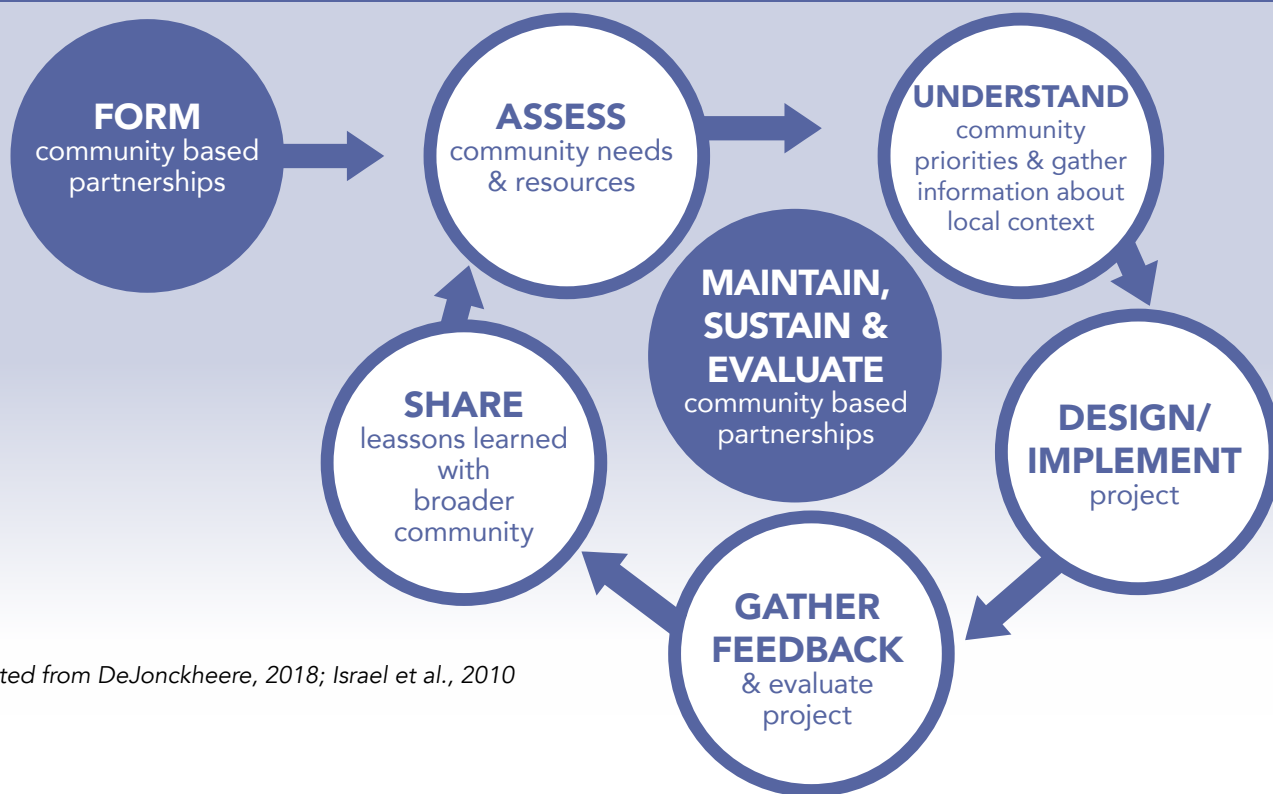
America's increasing number of vacant commercial malls offer one option for the large sites necessary to create DFCC spaces modeled after the Netherlands' 4-acre Dementia Village.

Current forecasts suggest that 10% of the nation's 1500 enclosed malls will permanently close by 2022, leaving behind large, vacant urban properties. These malls—originally designed to provide spaces for social interactions, as well as convenience, safety, sensory stimulation, and comfort—are already equipped with internal infrastructure for lighting, heating and cooling. Additionally, the varied spaces could be adapted into mixed use developments that include secure and safe public spaces, programs, medical services, and housing.

COMMUNITY-BASED COLLABORATIVE ACTION: A FRAMEWORK FOR GETTING STARTED

The following section offers a framework for getting started in your community through community-based collaborative action. Engaging community collaborators is key to strengthening projects that seek to address complex issues, such as those related to public health (Brydon-Miller & Maguire, 2009). For example, community input can help the project team more comprehensively identify community needs and resources while also helping to increase factors that support project sustainability (Burns et al., 2011).

The framework below is adapted from community-based participatory research, a form of participatory action research that centers community collaborators as equitable decision-makers throughout the project planning, implementation and evaluation, as well as in future iterations of the process.



Adapted from DeJonckheere, 2018; Israel et al., 2010

FORM COMMUNITY-BASED PARTNERSHIPS

Objective: Build the project team by identifying community partners/stakeholders and inviting them to join.

Begin by identifying stakeholders and inviting them to join the project team. To get started, [follow these steps](#) to better understand what you mean by community in the context of this project.

When identifying collaborators, keep in mind that it is crucial to involve people who are affected by the issue, as well as local professionals, non-profit leaders, policy makers and granting agency representatives who may be affiliated with this issue, affected by it, or have the power to help or hinder addressing it. A starting list of individuals to involve in your community's DFCC project include:

- Build the team
- People with dementia and their family members
- Architects
- Interior designers

- Landscape architects
- Developers
- Medical and memory care providers
- Health and human services professionals
- People affiliated with memory care non-profits or other organizations
- Community development and/or urban renewal representatives
- University faculty and students



During this step of the process, be sure to discuss with collaborators the extent to which they'd like to be involved in the project. Some may be interested in being a co-leader; others may only be able to join for a portion of the project or play an advisory role. It's a good idea to discuss and understand these varying expectations and levels of commitment early in the process.

Resources

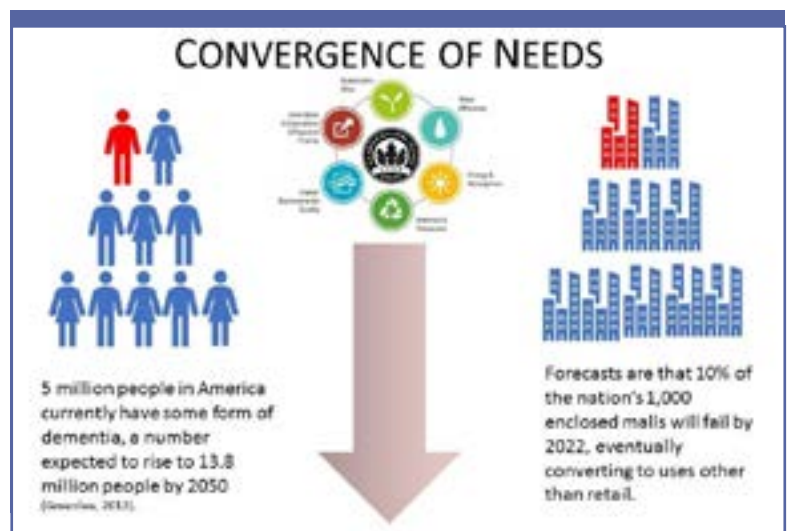
University of Kansas Community Toolbox

- [Understanding & Describing Your Community](#)
- [Coalition Building 1: Starting a Coalition](#)
- [Coalition Building 2: Maintaining a Coalition](#)
- [Encouraging Involvement in Community Work](#)

ASSESS COMMUNITY NEEDS & RESOURCES

Objective: Gain a clearer picture of the problem as it applies to your community; determine the unique needs of your community as well as existing assets

- Conduct a [needs assessment](#) to learn more about the specific needs of your community. Needs assessments can take the form of informal conversations or surveys. The needs assessment can help the project team determine which features of potential DFCC sites to prioritize.
- **Map community assets** - Community assets are people, organizations, structures, and services that can aid you in the project. For a guide to identifying community assets, as well as how to map assets, [view this resource](#).
 - **Survey closed malls** - To identify sites that could serve as DFCC spaces, you will need to survey closed malls in your community. Utilize the information you collected during the community needs assessment to help identify the features of a DFCC location that would be most helpful to and successful in your community. When surveying closed community malls, be sure to consider the following:
 - Is the size of the mall appropriate for your community's needs?
 - Is it fully or partially closed?
 - How functional are the structural, mechanical and electrical aspects of the buildings on the site?



- How much repair will be needed in addition to retrofits?
- Is it accessible by rapid transit or located near a primary highway or road?
- What are the unique geographical weather patterns and climate and how will that impact future designs for the site?
- Who owns the building?
- If it is listed for sale, who are the real estate agents?

Resources

University of Kansas Community Toolbox

- [Conducting Needs Assessment Surveys](#)
 - [Identifying Community Assets & Resources](#)
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UNDERSTAND COMMUNITY PRIORITIES AND GATHER INFORMATION ABOUT LOCAL CONTEXT

Objectives: Determine the features of a DFCC location that are the most important to the community; narrow down potential locations

- **Learn more about local context** - Aim to learn as much information about the local context surrounding dementia and memory care in your community. Gathering this data will help guide the project and strengthen future funding proposals and requests for support.
- **Identify a Location** - Utilizing the criteria you identified in your community needs assessment, narrow location options to one or two sites. You might also consider hosting community listening sessions or focus groups to get more information about features of a DFCC space that the local community feels is most important.

Resources

University of Kansas Community Toolbox

- [Collecting Information About the Problem](#)
 - [Conducting Public Forums & Listening Sessions](#)
-

DESIGN/IMPLEMENT PROJECT

Objective: Using collaborative processes, create draft design plans for the selected location

- **Host a design charrette**
This collaborative event is intended to initiate design decision-making for repurposing of the selected site. The design charrette will lay the design groundwork for the DFCC, and provide visuals for subsequent community workshop/input events. Consider working with a local architect or university students to produce sample schematics and renderings.

Resources

Dementia-Friendly City Center Model:

- DFCC Model Report - In-depth report outlining DFCC concepts and detailing a DFCC prototype using an existing 800,000 square foot enclosed mall site and featuring an integrated medical complex, housing, a supermarket, library, full-service restaurant and outdoor spaces.
- DFCC Prototype Video
- DFCC Prototype Renderings
- [Integrated Design Charrette Toolkit](#)

GATHER FEEDBACK AND EVALUATE PROJECT

Objective: Gather community feedback; use feedback to re-assess and rework plans

- **Host a Community Workshop**

Once graphic representations of the selected site as a DFCCs are created, it is important to gather community feedback. Using the information and graphics gathered to this point, invite community stakeholders for a half day, full day or series of planning events. Although the format of the workshop will vary by community, the workshop could include information sessions, focus groups and other interactive ways in which attendees can provide feedback.



- **Reassess Site Analysis and Designs**

The DFCC design process is iterative, so you will likely reassess the site analysis and designs several times after receiving community feedback. Following the community workshop, plan to update the graphics your team has created.

Resources

University of Kansas Community Toolbox

- [Obtaining and Using Feedback](#)
 - [Conducting Focus Groups](#)
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SHARE FINDINGS

Objective: Support DFCC projects in other communities

- **Disseminate Findings to Other Communities**

Share the lessons you learned with the broader community to help support DFCC efforts in other communities. You could do this by hosting an event or creating a report or website.

MAINTAIN, SUSTAIN & EVALUATE COMMUNITY PARTNERSHIPS

Objective: Building strong relationships with community partners is important throughout the lifespan of the project. Consider evaluating your community partnerships to determine whether or not goals have been met, as well as to identify gaps and areas for improvement.

Resources

[Fundamentals of Evaluating Partnerships Guide](#)
[University of Kansas Community Toolkit:](#)
[Coalition Building 2: Maintaining a Coalition](#)

COMPILED RESOURCES

DEMENTIA-FRIENDLY INITIATIVES

- [Dementia Friendly America](#) - Learn more about a network of communities across the country dedicated to supporting people living with dementia and their caregivers.
- [CNN's Untold Stories: Dementia Village \(Video\)](#) - An overview of Dementia Village in the Netherlands.
- [Dementia Village Associates](#) - View Dementia Village projects, including [a concept design for a community in New Jersey](#).

HOSTING A DESIGN CHARETTE

- [Integrated Design Charrette Toolkit](#)

UNIVERSITY OF KANSAS COMMUNITY TOOLBOX

COMMUNITY BUILDING

- [Understanding & Describing Your Community](#)
- [Coalition Building 1: Starting a Coalition](#)
- [Coalition Building 2: Maintaining a Coalition](#)
- [Encouraging Involvement in Community Work](#)

IDENTIFYING COMMUNITY ASSETS & RESOURCES

Evaluating Partnerships

- [Conducting Needs Assessment Surveys](#)
- [Identifying Community Assets & Resources](#)
- [Fundamentals of Evaluating Partnerships Guide](#)

UNDERSTANDING THE ISSUE

- [Collecting Information About the Problem](#)
- [Conducting Public Forums & Listening Sessions](#)

GATHERING PROJECT FEEDBACK

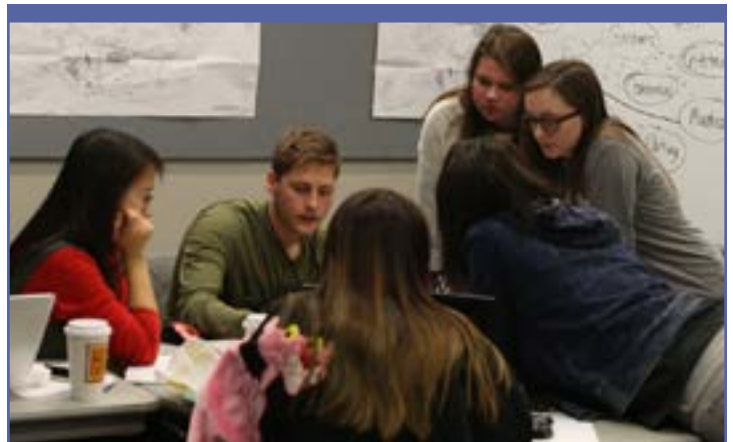
- [Obtaining and Using Feedback](#)
- [Conducting Focus Groups](#)

FUNDRAISING/GRANT WRITING

- [Planning and Writing a Grant Proposal](#)
- [Grants.gov Grant Programs](#)

FINANCING & COST ESTIMATES

- [Middle Market Playbook](#) - In-depth playbook with information about senior living projects ranging from funding options, cost estimates, creative partnerships and more.



REFERENCES

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- Brydon-Miller, M. & Maguire, P. (2009) Participatory action research: contributions to the development of practitioner inquiry in education. *Educational Action Research*, 17:1, 79-93, 10.1080/09650790802667469
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- Israel, B. A., Coombe, C. M., Cheezum, R. R., Schulz, A. J., McGranaghan, R. J., Lichtenstein, R., ... & Burris, A. (2010). Community-based participatory research: a capacity-building approach for policy advocacy aimed at eliminating health disparities. *American journal of public health*, 100(11), 2094-2102.