

Project Description/Narrative

The first of its kind in Monroe County, NY, Barrington House is a 28-Bed Community Residence accommodating women in recovery and their children. The new three story, 13,000 square foot building sits on a tight half-acre site in the City of Rochester. The program has a positive impact on the community, as it provides a safe place for women who do not have to make the difficult choice between seeking treatment for alcohol and substance abuse or staying home to care for their children.

The L-shaped building addresses the main street corner and wraps around a south-facing exterior courtyard. The project team pursued a zoning area variance to bring the building 35-feet closer to the street. Reflecting its urban location, this allows for strategic but reduced rear yard parking, and significantly increased the sun-lit green space to accommodate a secure children's play area. The building is within walking and biking distance of essential services.

The building's massing is representative of its function, with a three-story volume running north-south housing resident sleeping rooms, counseling offices, and group social rooms. A high bay dining room wing anchors the west end of the site, and the two volumes are linked with a transparent glazed entrance lobby. At the northeast corner, full-height glazing in the group rooms allow for views out to the street and brings in abundant natural daylight, contributing to the therapeutic design. The facade is wrapped with horizontal shiplap siding. Its two primary hues reinforce the main masses, with terra cotta toned accent ribbons activating the perimeter. A ground-faced concrete masonry water table wraps the base, and front and rear canopies define the entrances and provide shelter from the elements. The building glows like a lantern at night, a testament to the amount of glazed fenestration.

The building's circulation is simple, with large windows at the west terminus, to aid in wayfinding and provide exterior views and natural light. Sleeping rooms have oversized operable windows and natural hued finish materials. The HVAC systems are all electric with individual controls, and the building envelope is highly insulated for energy efficiency and residents' comfort, exceeding the energy code by 16 percent. Barrington House is a welcome addition to its urban neighborhood, and provides a positive impact on its adjacent properties, and the community at large.

AIA's Framework for Design Excellence

Design for Equitable Communities: How does this project contribute to creating a walkable, human-scaled community inside and outside the property lines?

Barrington House contributes to a walkable, human-scaled community as follows: The scale of the building is proportional to the main urban street that it fronts. The 3-story main volume addresses the street corner, allowing natural light and views for the residents, while providing a marker for the street corner for passers-by. The building was deliberately built closer to the street which required a zoning area variance from the City of Rochester. The zoning code required the front yard setback to be 55 feet, which would have prohibited the building to positively contribute to the urban street wall, and also would have prevented parking and green space in the rear yard. By fronting the building 20 feet from the street, the building appropriately addresses the street while allowing rear yard parking that is screened by the building, as well as an ample exterior south-facing courtyard, also screened by the building. The site is located in an established urban neighborhood, within walking distance to essential services. The siting and massing of the building contributes to the walkability and human-scaled environment.

Design for Economy: How does the project efficiently meet the program and design challenges and provide “more with less”?

Barrington House is efficiently designed to do “more with less.” The building has actually 4 floors of occupied program space, but since the entire occupied basement is below grade, only three stories was required above grade (versus a slab-on-grade structure with 4 stories above grade). The floor plans are designed with similar functions stacked so that plumbing and HVAC equipment, piping and ductwork could also be stacked to minimize offsets and soffits. By creating a 3-story main mass, the bulk of the building area shares one roof and one foundation, as opposed to the client looking for a large site and a sprawling one-story footprint.

Design for Energy: Is the project energy-efficient and sustainable while improving building performance, function, comfort, and enjoyment?

Barrington House is equipped with all electric HVAC systems and exceeds the Energy Code by 16-percent. The resident sleeping rooms and common areas are individually climate controlled, to maximize the comfort of the building occupants. Oversized, insulated glazed windows let natural light in, and allow views to the surroundings.

Design for Wellness: How does the design promote the health of the occupants?

The design of Barrington House promotes the health and well-being of the occupants in multiple ways. Large transparent glazed windows and storefronts allow an abundance of natural daylight into the building, while allowing views to the exterior courtyard and surroundings. The building circulation is straightforward, to aid in wayfinding, and includes large windows on the terminal end to allow light into the common corridors. Each resident room is individually climate controlled. The building has natural-hued materials throughout, creating a tranquil, calming environment to allow for recovery. The program, the first of its kind in Monroe County, allows the residents (all women) to have their child with them as they recover from alcohol and substance abuse. The building is located in an established, walkable urban neighborhood, close to essential services.

AIA Rochester Community Impact Award

Barrington House Community-Impact Goals:

Barrington House provides a program which is the first of its kind in Monroe County, NY. Catholic Charities built a new 28-Bed Community Residence accommodating women in recovery and their children. The new three story, 13,000 square foot building sits on a half-acre site in the City of Rochester. The program provides a comfortable, tranquil and safe place for women who don't have to make the difficult choice between seeking treatment for alcohol and substance use, or staying home to care for their children.

For women who are experiencing alcohol or substance use disorder, and are seeking to rehabilitate, they typically would have to leave home for a period of time to undergo rehabilitation in a facility without their children. Barrington House offers individual bedrooms for women and their children so that during the weeks or months of rehabilitation, a mother and child are together while she is undergoing much needed care. Barrington House includes a dedicated indoor children's play area, exterior courtyard with children's play area, and multiple group (social and meeting) rooms throughout the building. A large dining room with adjacent kitchen looks out onto the courtyard. Essential services are within walking and biking distance in this established urban neighborhood. With the first of its kind program in Monroe County, Barrington House has a positive impact on the community.

“... the first of its kind Community Residence sits on a tight half-acre site in the City...”

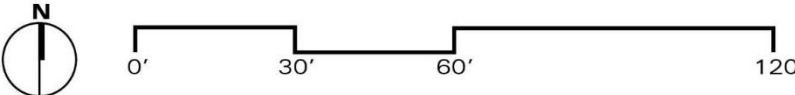


EAST RIDGE ROAD

MARBURGER STREET

SITE PLAN KEY

- 1. 3-STORY BUILDING
- 2. LINK
- 3. 1-STORY BUILDING
- 4. FRONT ENTRY
- 5. REAR ENTRY
- 6. COURTYARD
- 7. BIORETENTION AREA
- 8. PARKING
- 9. LAWN



SITE PLAN











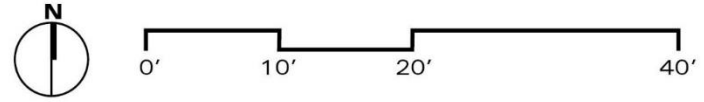
“The L-shaped building addresses the main street corner and wraps around a south-facing exterior courtyard.”





FLOOR PLAN KEY

- 1. VESTIBULE
- 2. LOBBY
- 3. RA OFFICE
- 4. RESIDENT INTAKE
- 5. GROUP COUNSELING
- 6. MEDICAL
- 7. PLAYROOM
- 8. DINING
- 9. KITCHEN
- 10. CONFERENCE
- 11. OFFICE
- 12. STORAGE
- 13. ELEVATOR



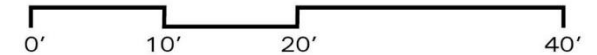
1ST FLOOR PLAN



FLOOR PLAN KEY

- 1. RA OFFICE
- 2. LOUNGE
- 3. SLEEPING ROOM
- 4. ELEVATOR

“The building’s circulation is simple to aid in wayfinding, and provides exterior views and natural light.”



2ND AND 3RD FLOOR PLAN

“...full-height glazing in the group rooms provide views and natural light, contributing to the therapeutic design.”









“The dining pavilion is visually linked to an enclosed south-facing courtyard.”

“The Barrington House provides a safe place for women seeking treatment for alcohol and substance abuse while caring for their children.”

