



Overflowing Shopping Cart: **Maximizing Space Efficiency in Repurposed Buildings**

BSA

Sarah Luna

AIA, EDAC
MEDICAL PLANNER



Years of Design Expertise

BSA



Project Experience

- Pavilion OR Equipment Replacement, Baylor Scott & White Health - Temple, TX
- TI CommUnity Care Pflugerville Clinic, CommUnityCare - Pflugerville, TX
- Central Health Enterprise Headquarters, Central Health - Austin, TX
- Comprehensive Care Center Prototypes, Houston Methodist - Spring, TX
- Spring Comprehensive Care Center, Houston Methodist - Houston, TX
- Bassett Network Master Plan, Bassett Healthcare - Cooperstown, NY
- Williamson Hospital Expansion, Ascension Texas - Round Rock, TX



“What I love about healthcare planning is the puzzle-like game of fitting all the spaces into the project. Solving the puzzle, getting the design right, is very satisfying.”

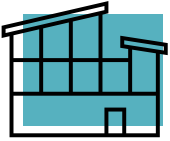
HISTORY OF THE BUILDING

- Opened in the 60's
- The Sears Building sat on a prominent corner and became a landmark to the local population.
- Sentimental importance to the community.
- Opportunity to repurpose this landmark with needed community health services.



BSA does not own rights to this image

EXISTING CONDITIONS

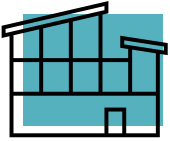


Existing building

- 3 levels: one dedicated to clinic



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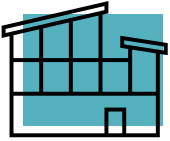


Existing building

- 3 levels: one dedicated to clinic
- Loading dock



EXISTING CONDITIONS

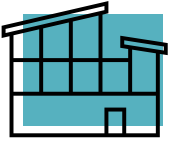


Existing building

- 3 levels: one dedicated to clinic
- Loading dock
- Entrances



EXISTING CONDITIONS



Existing building

- 3 levels: one dedicated to clinic
- Loading dock
- Entrances
- Parking



The background of the image features several 3D puzzle pieces scattered across a dark gray surface. Some pieces are marked with a white 'X' and others with a white 'O', resembling a tic-tac-toe game. The pieces are slightly raised, creating soft shadows. The text 'PLANNING CHALLENGES' is centered over the image in a white, outlined, sans-serif font.

PLANNING CHALLENGES

BIG BOOK OF HEALTHCARE

All services the Community Clinic will provide:



Dental



Primary Care



Pharmacy



Lab



Imaging



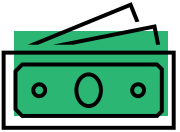
Specialty



HIV Clinic



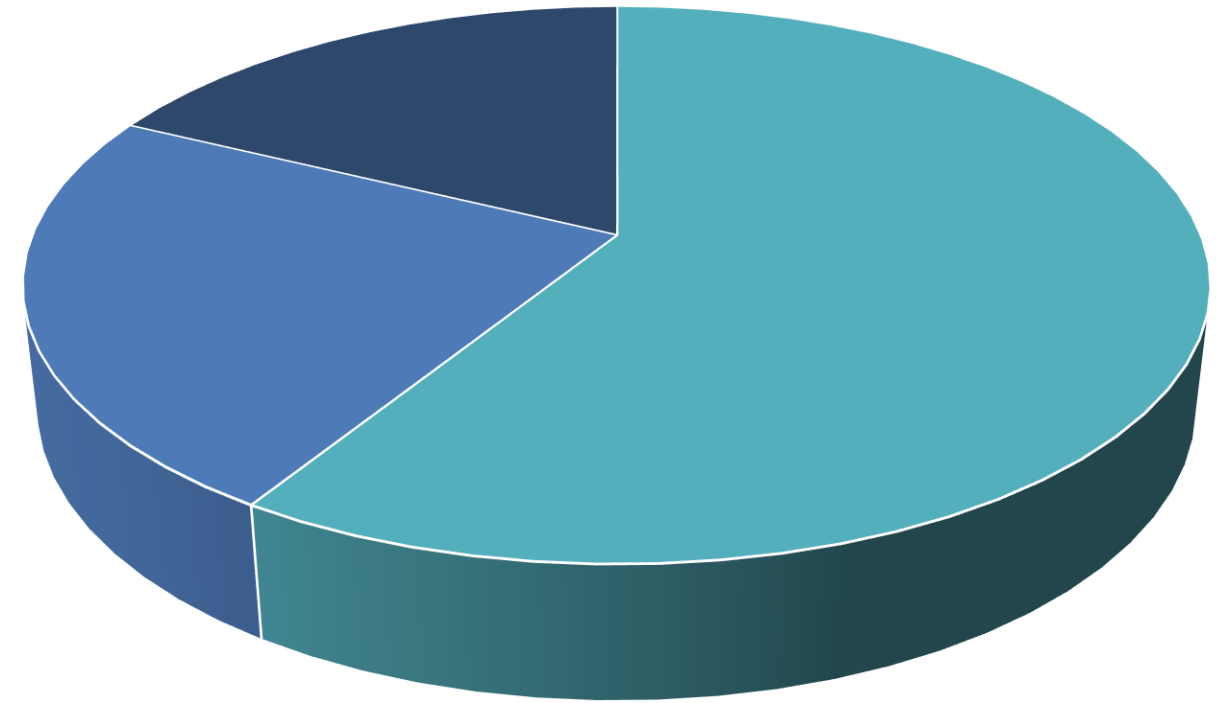
PLANNING CHALLENGE



Maximizing revenue
generating spaces

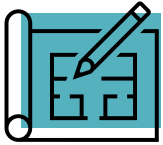
- Majority of square
footage dedicated to
patient care spaces

CLINIC

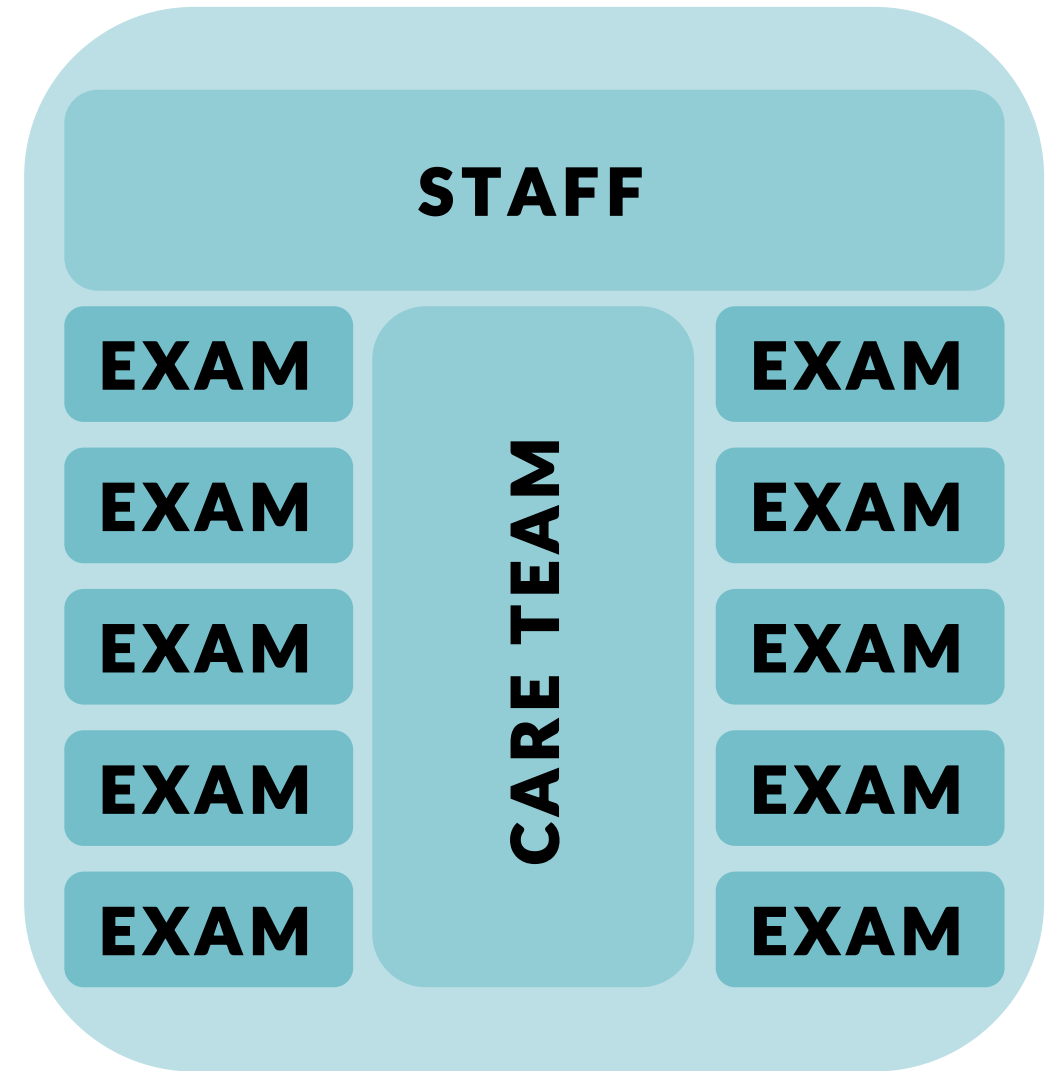


■ PATIENT CARE ■ PUBLIC/CIRCULATION ■ BUILDING SUPPORT

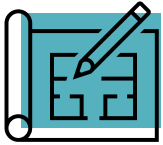
PLANNING **SOLUTION**



Pod Layouts

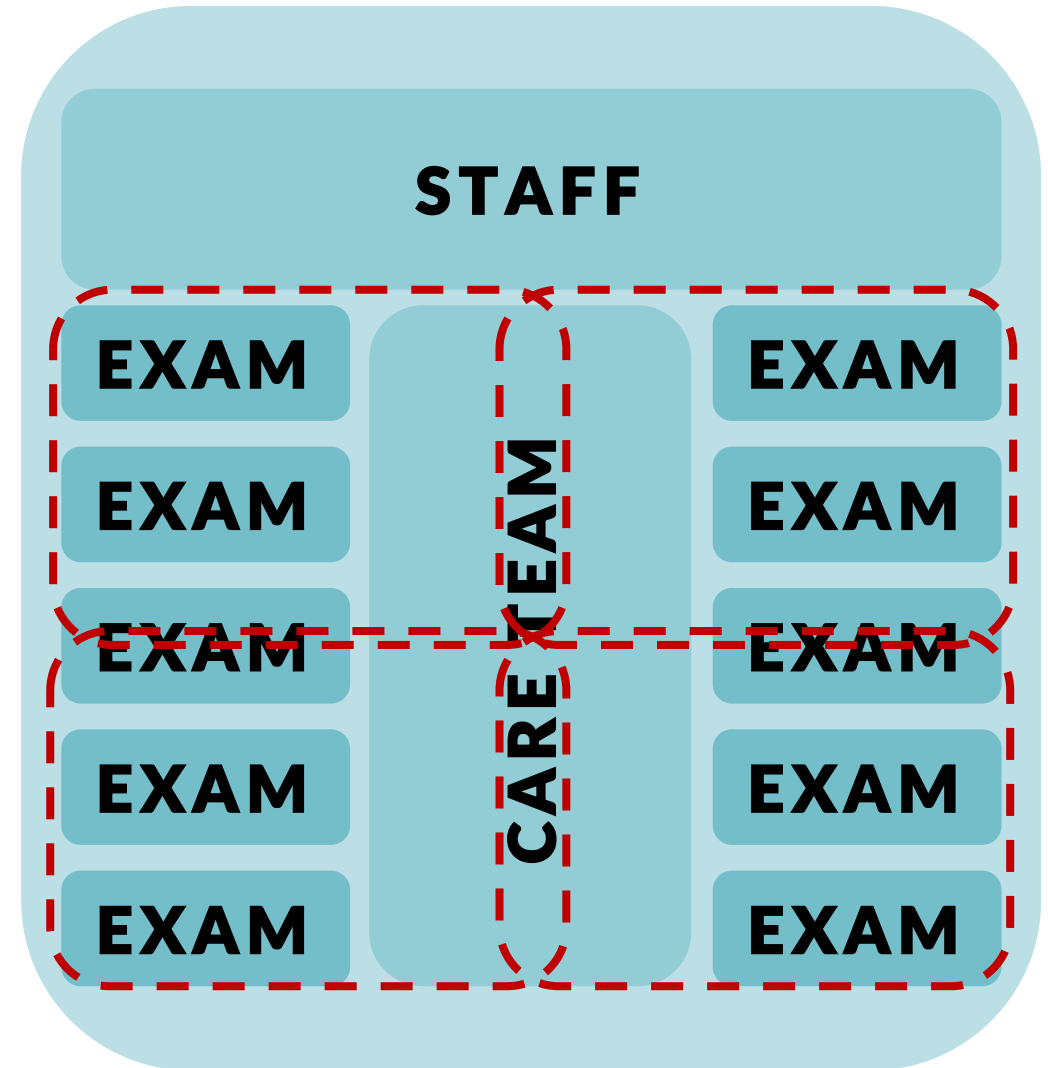


PLANNING SOLUTION



Pod Layouts

- Provider/Exam Room ratios for maximum flexibility: **1:2.5**
- Space efficient pods
- Minimum # of patients per day:
60 patients per pod, per day
- Maximum # of patients per day:
210 patients per pod, per day



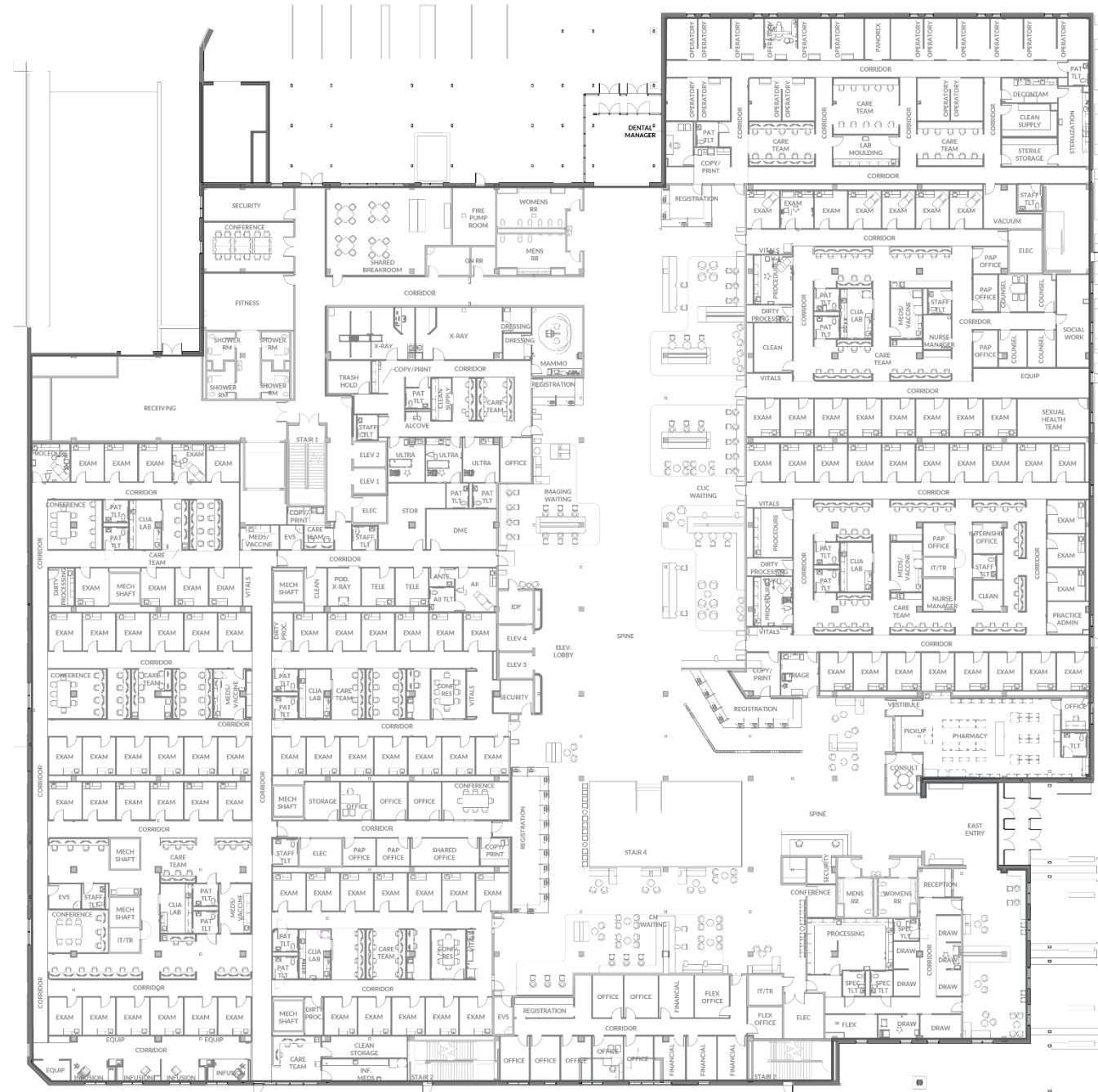
- Reality: The pods designed for adaptive reuse turned out differently than expected



PLANNING CHALLENGE



Planning around
structure/MEP



- Structural Columns



- No-Fly Zones around Structural Columns and Column Capitals



PLANNING CHALLENGE



Planning around structure/MEP

- No-Fly Zones around Structural Columns and Column Capitals
- Mechanical Shafts



- No-Fly Zones around Structural Columns and Column Capitals
- Mechanical Shafts
- Toilets



PLANNING CHALLENGE



Planning around structure/MEP

- No-Fly Zones around Structural Columns and Column Capitals
- Mechanical Shafts
- Toilets
- Natural Light into the Patient Care Spaces

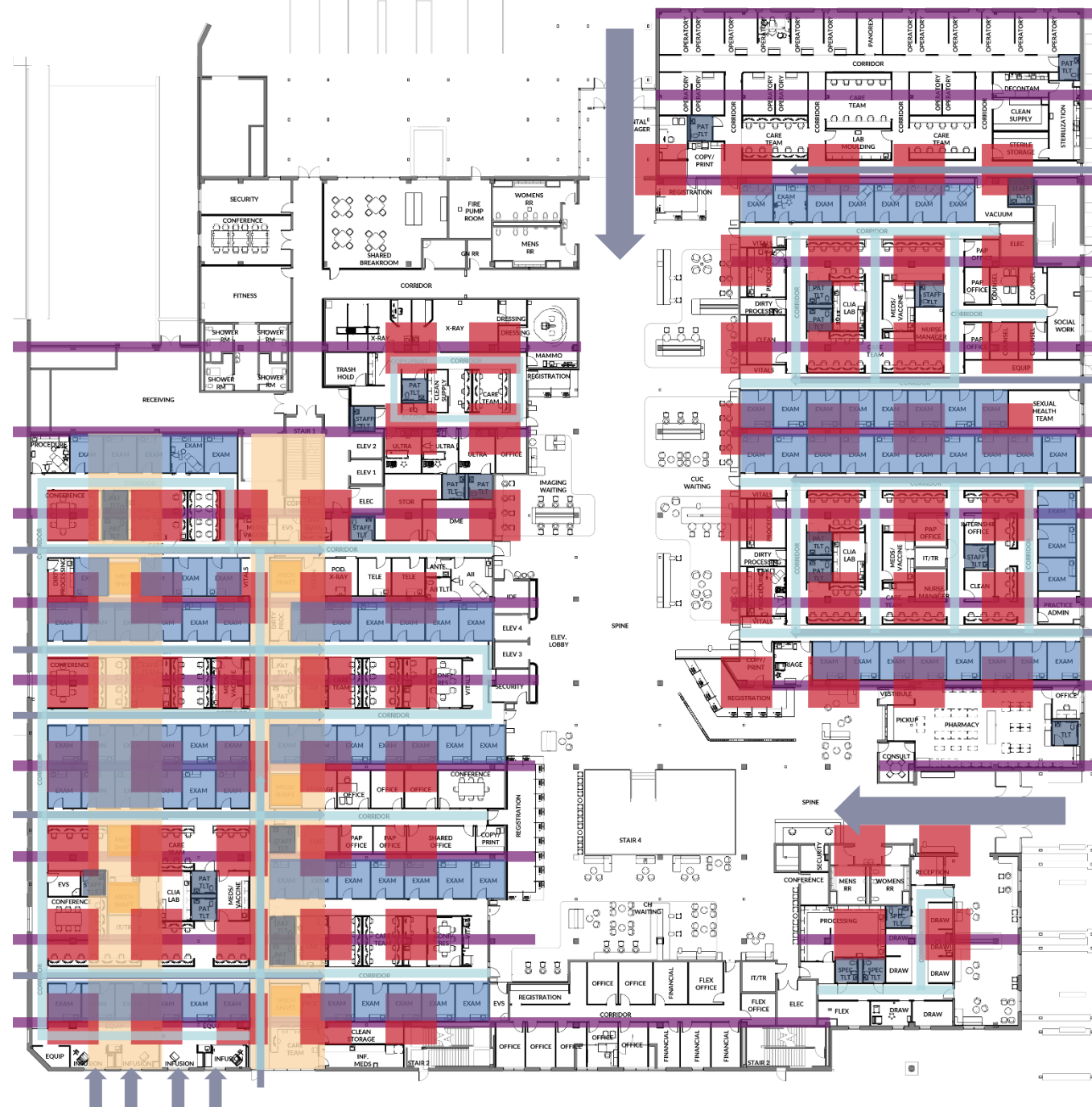


PLANNING SOLUTION



Planning around structure/MEP

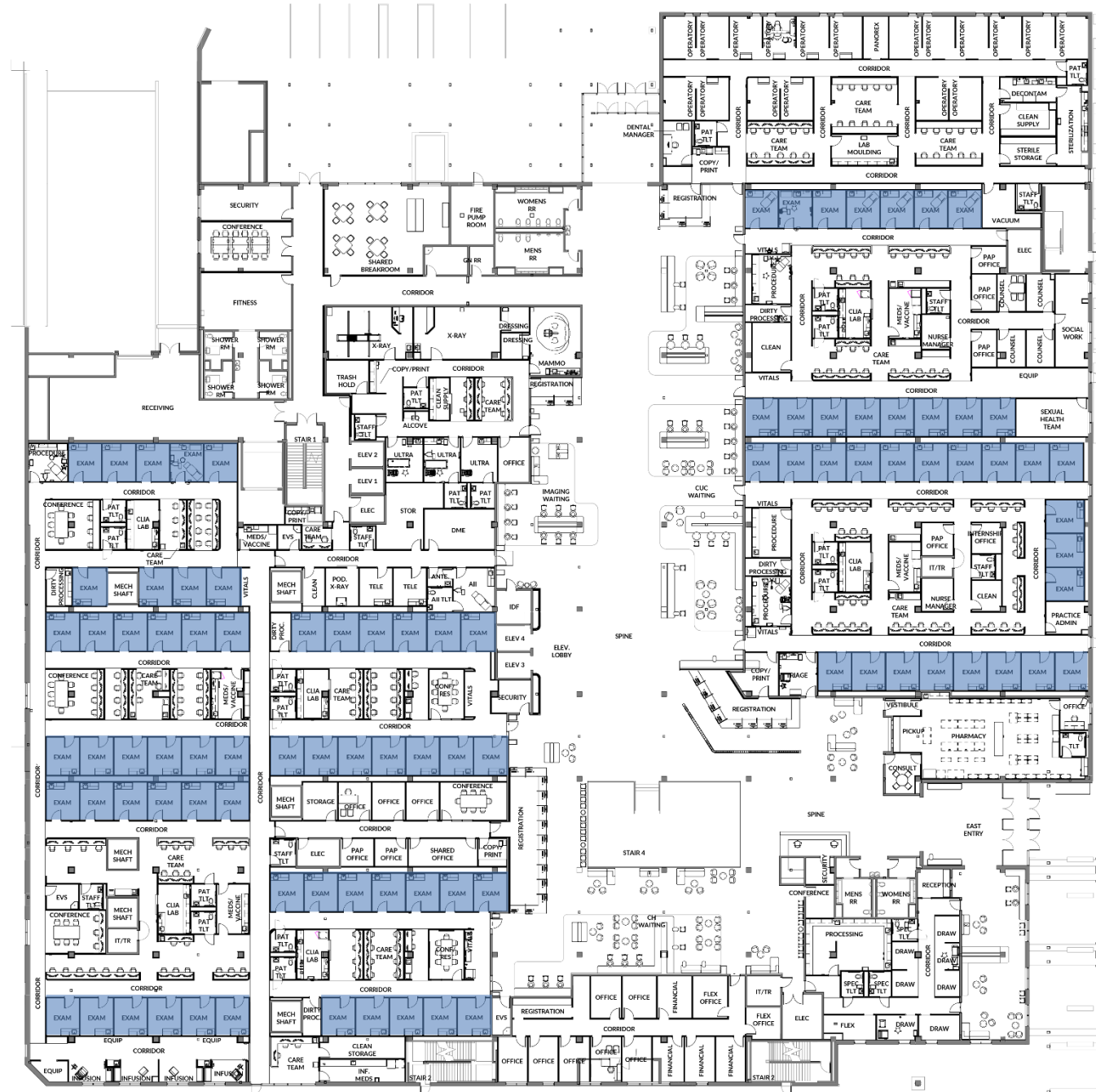
- No-Fly Zones around Structural Columns and Column Capitals
- Mechanical Shafts
- Toilets
- Natural Light into the Patient Care Spaces
- Exam Room Nestled in Between





Exam Rooms

7
MINI CLINICS

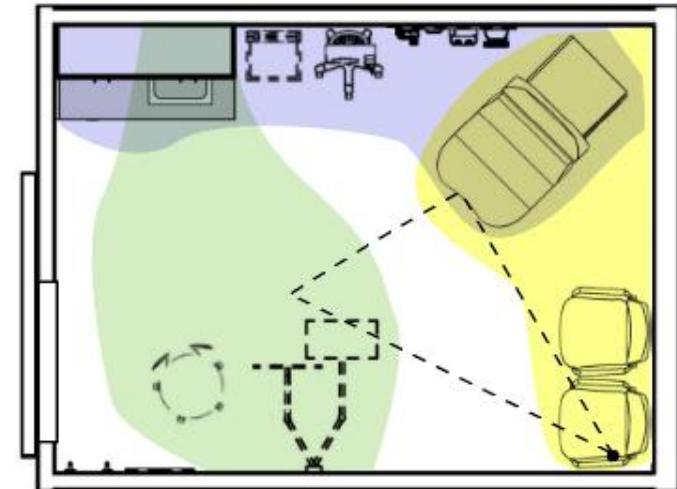
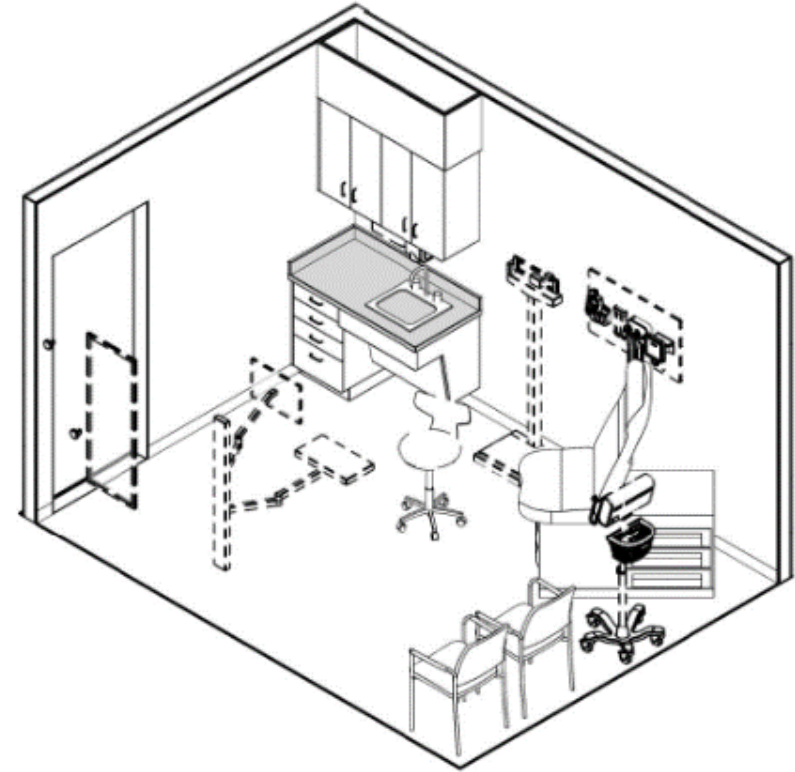


PLANNING SOLUTION



Standardization

- Every Room is Typical, in size and fit-out
- Same-handed Rooms



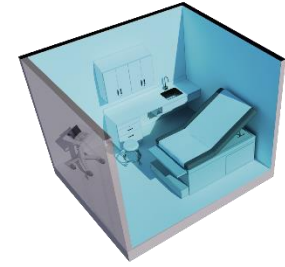
PLANNING SOLUTION



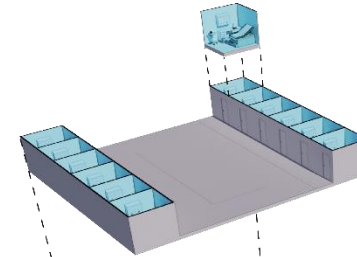
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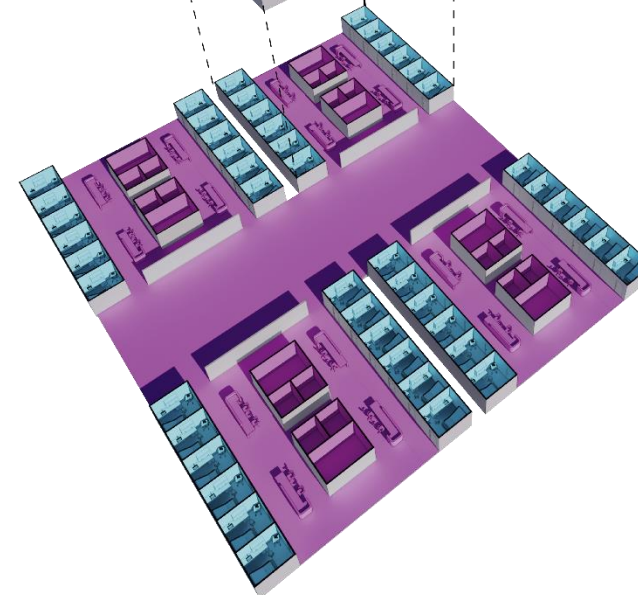
BSA 3D MODULE DIAGRAM



EXAM ROOM



MODULE



CLINICAL

PLANNING CHALLENGE

- B occupancy clinic with hospital-like layout complexity.
- Difficult navigation for patients/staff within clinics.
- Patients escorted in but may need to self-navigate to exit.
- Clinic serves diverse backgrounds, languages, non-readers, and color vision deficiency.



PLANNING SOLUTION



Concourse

- Welcoming
- Non-intimidating
- Controlled access on clinic doors
- Inclusive



PLANNING SOLUTION



Registration

- Welcoming
- Non-intimidating
- Controlled access on clinic doors
- Inclusive

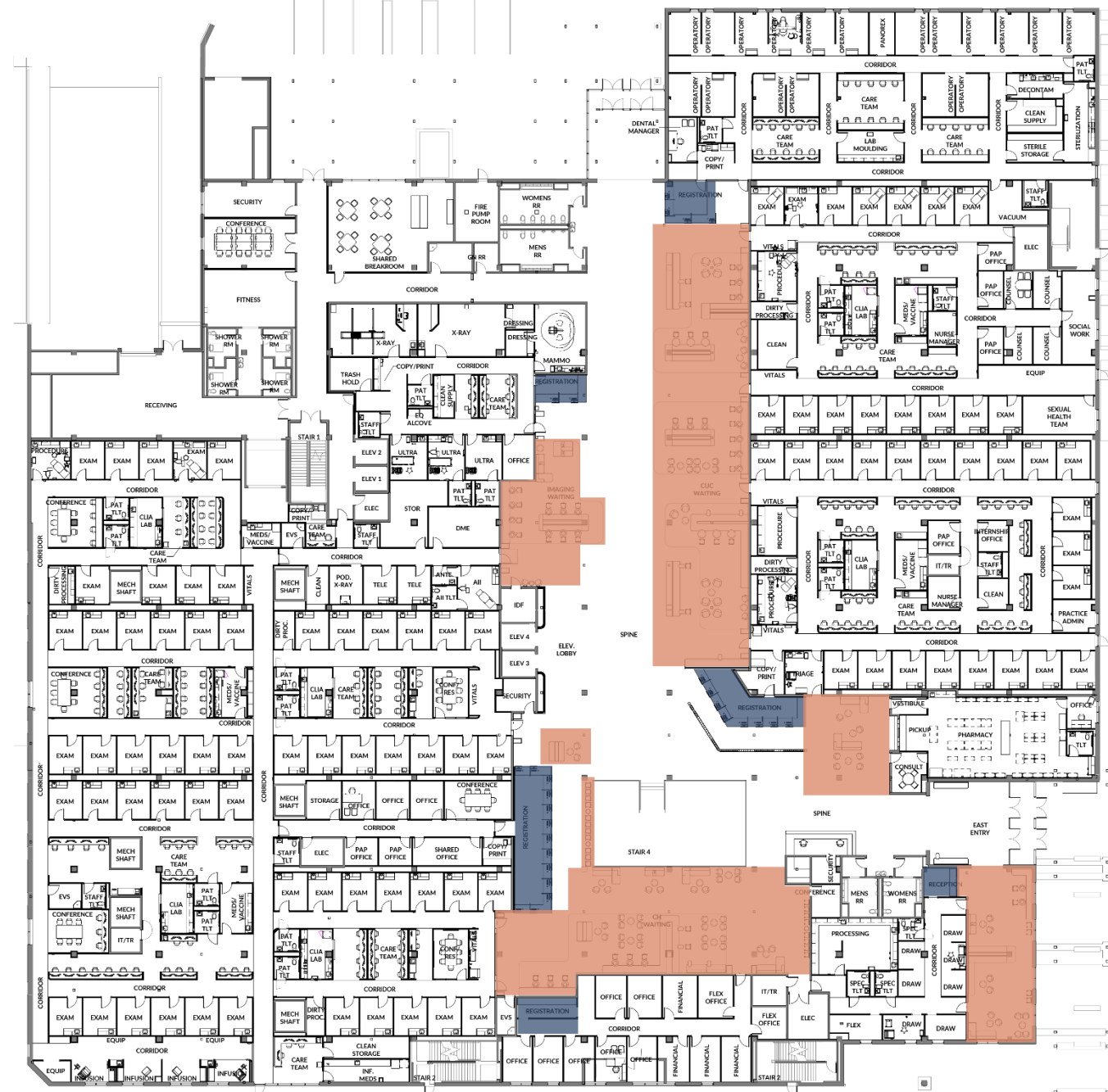


PLANNING SOLUTION



Waiting Areas

- Welcoming
- Non-intimidating
- Controlled access on clinic doors
- Inclusive



A red circle with a black outline of a door and a keyhole in the center.

- Welcoming
- Non-intimidating
- Controlled access on clinic doors
- Inclusive



PLANNING SOLUTION



Patient flow studies

PATIENT FLOW DIAGRAM



ESCORTED



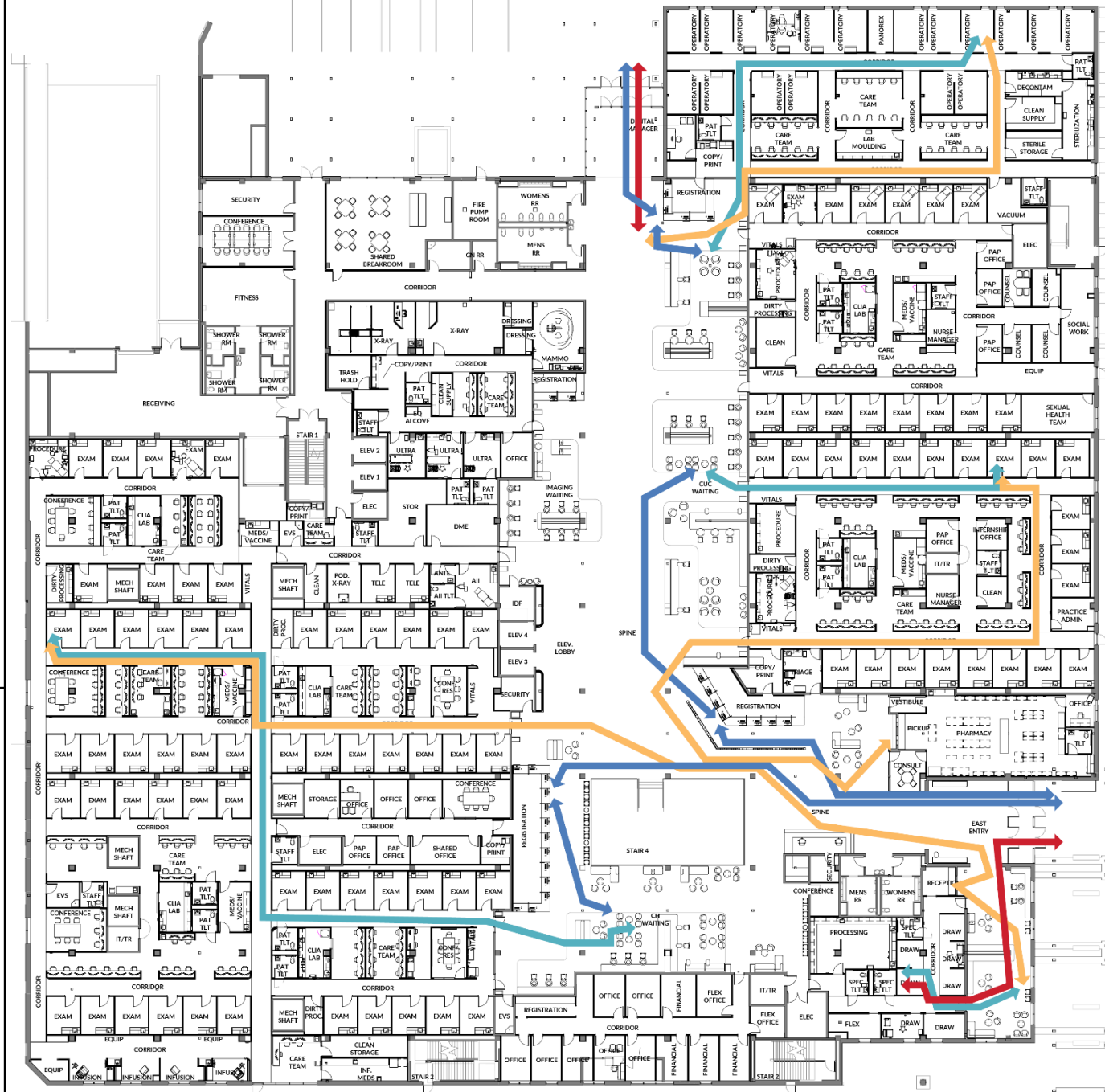
SELF-NAVIGATING



ENTRY

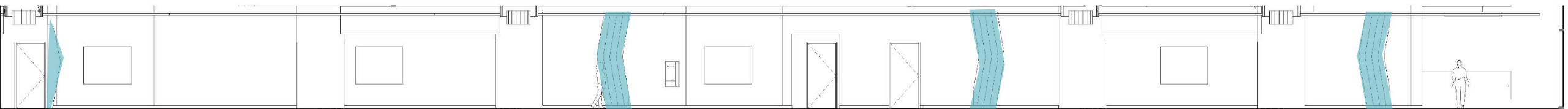
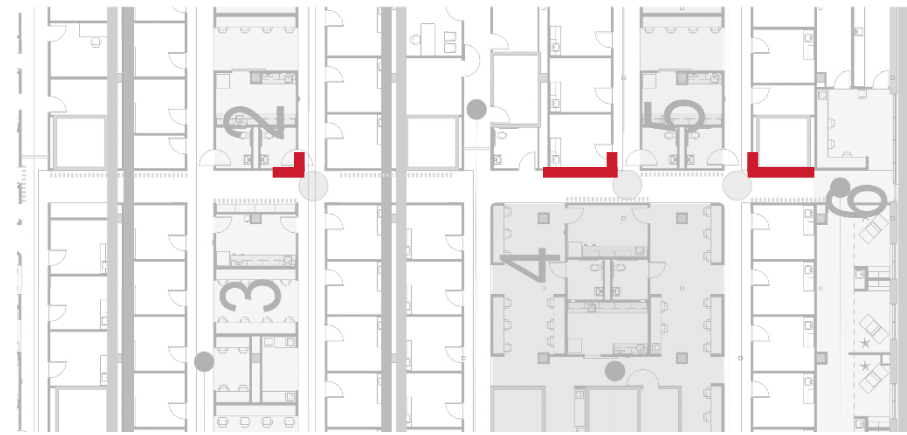


EXIT

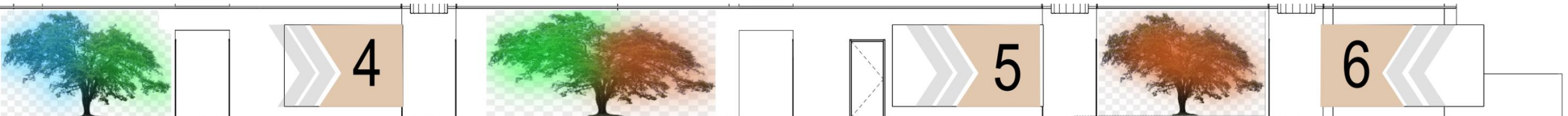
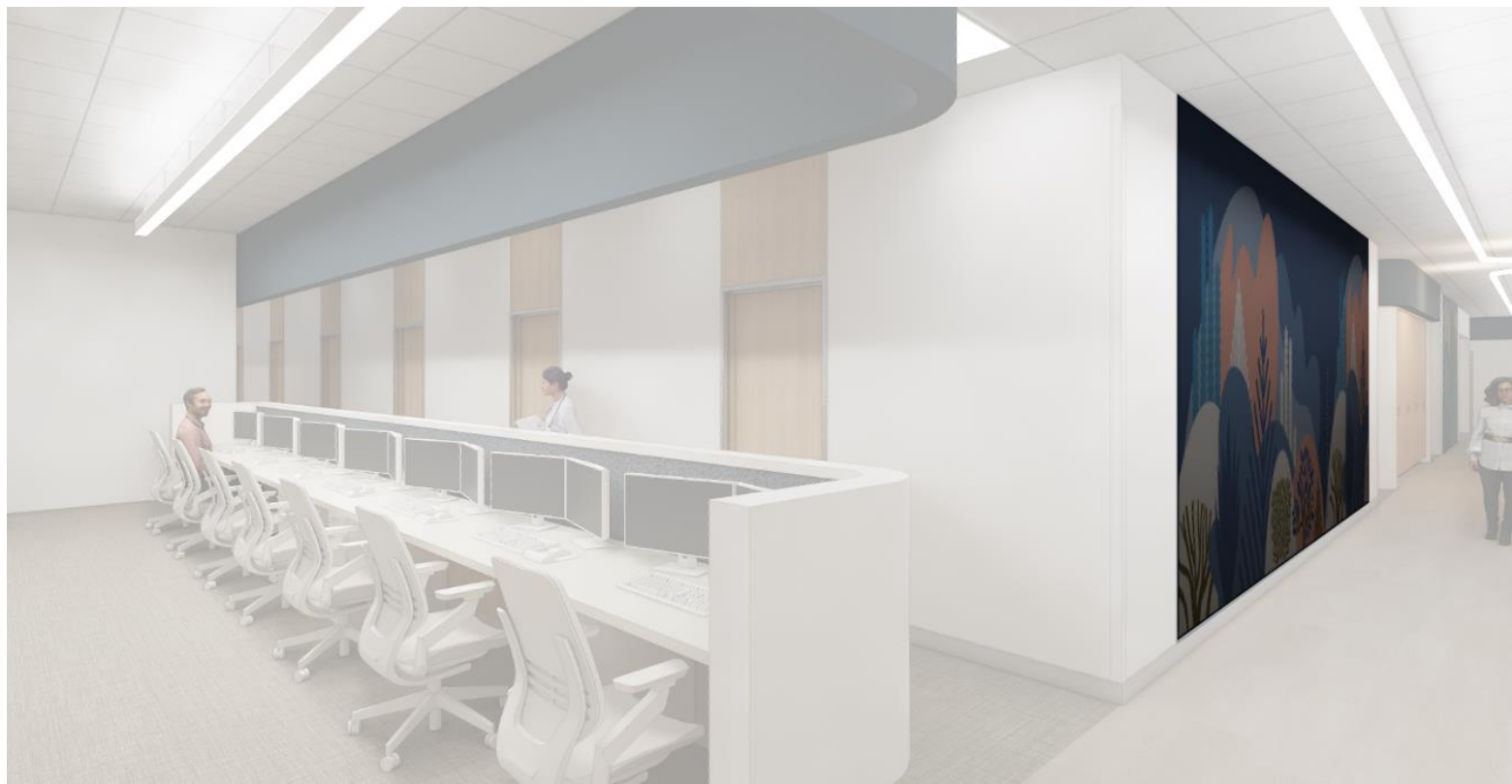


DIRECTIONAL CORNER GUARDS

- With Letters/ Numbers



LANDMARK **MURALS**



This architectural floor plan illustrates a complex medical facility layout, color-coded by department. The plan is organized into several wings and corridors, with rooms labeled with names like 'CONFERENCE', 'EXAM', 'PROCEDURE', 'WAITING', 'OFFICE', 'STAFF', 'NURSE', 'PHARMACY', and 'RECEPTION'. A large green arrow points to the top entrance, and a smaller green arrow points to the bottom entrance. The layout includes various support spaces such as 'MECH SHAFT', 'ELEVATOR', 'STAIR', 'CORRIDOR', 'VITALS', 'CLEAN', 'DIRTY', 'PROCEDURE', 'WAITING', 'OFFICE', 'STAFF', 'NURSE', 'PHARMACY', and 'RECEPTION'. The plan also shows a 'DENTAL' area at the top, a 'PHARMACY' area at the bottom right, and a 'RECEPTION' area at the bottom left. The overall design is functional and efficient, with clear pathways and designated areas for different medical services.











Thank You!

BSA