



AGING COMMUNITY

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THESIS STATEMENT

Aging is a resource, not a liability. The goal is to reestablish the important role the elderly play within a community through the reconstitution of their living environments.

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RESEARCH

Today's culture in the United States tends to focus on youth. This focus on youth has been to the detriment to other ages of the population, specifically the elderly. In many instances we have cast them away from society placing their living environments on the furthest outskirts of city regions and urban situations.

The elderly population is only growing in the United States and by 2050 will reach around 120,000,000 people, or 1 in every 5 people in the United States. We can no longer afford to cast the elderly aside so we must create a model that can reintegrate them into communities while also showing the immense benefit of doing so.

So how you do reintegrate senior citizens back into the community? It is essential to first know what, when, why, where, and how they function in their everyday lives.

1:5 PERSONS 65+ COMPARED TO THE ENTIRE POPULATION BY 2050

90.5 : 100 PERCENT OF MALES 65+ COMPARED TO FEMALES

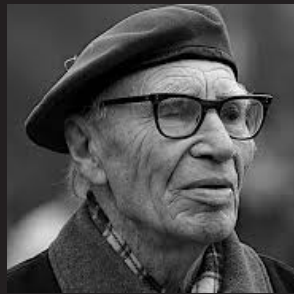
15.9% OF THE 65+ POPULATION LIVE BELOW THE POVERTY LINE

87% OF 65+ SPECIFY SOCIAL SECURITY AS THEIR MAIN INCOME

29% OF 65+ LIVE ALONE

57% OF 65+ ARE MARRIED

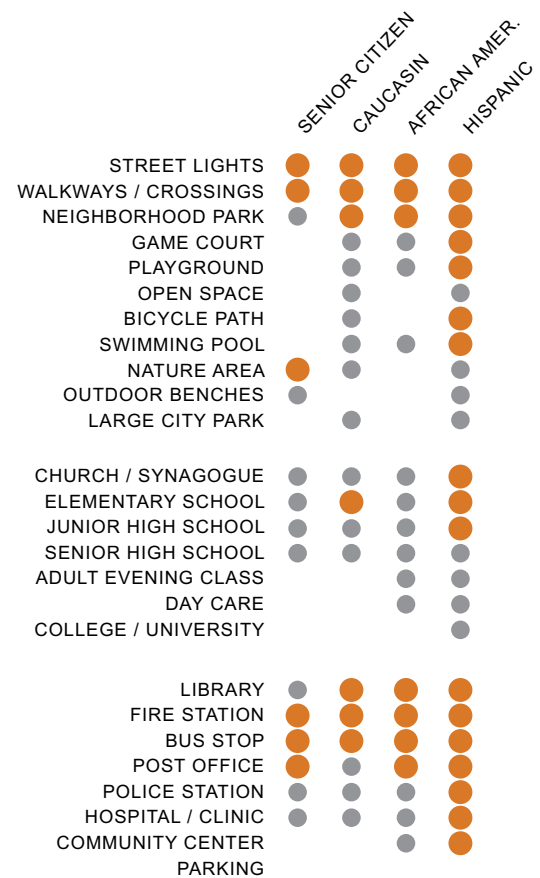
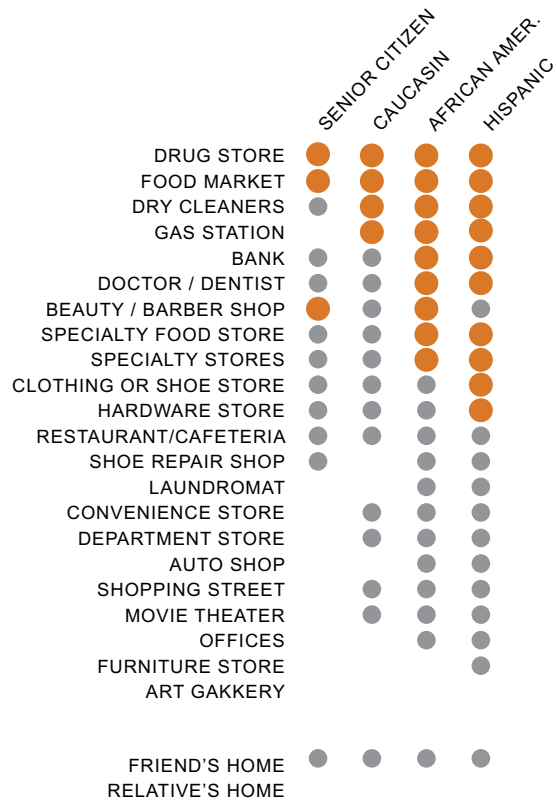
70% OF 65+ VOTE



Senior's wants and needs are very similar to that of the general population. They want to live in a good neighborhood, have nearby amenities, be close to friends and family. Over 29% of seniors would use public transportation if it was provided or nearby. Outdoor activities are also an activity that senior citizens participate in on a normal basis with 52% participating in gardening, 22% swimming, and 18% biking. Professional events such as sporting events (30%) and concerts (24%) are widely attended (Rowles).

Senior's point to their living environment as the main factor in getting involved/participating in the items listed above. So to keep seniors active and engaged, it is important to provide them with the opportunity to be active and engaging within a community. This is only accentuated as seniors age. As individuals age, their daily lives tend to be focused on and within the home with the oldest spending up to 80% of their waking hours inside.

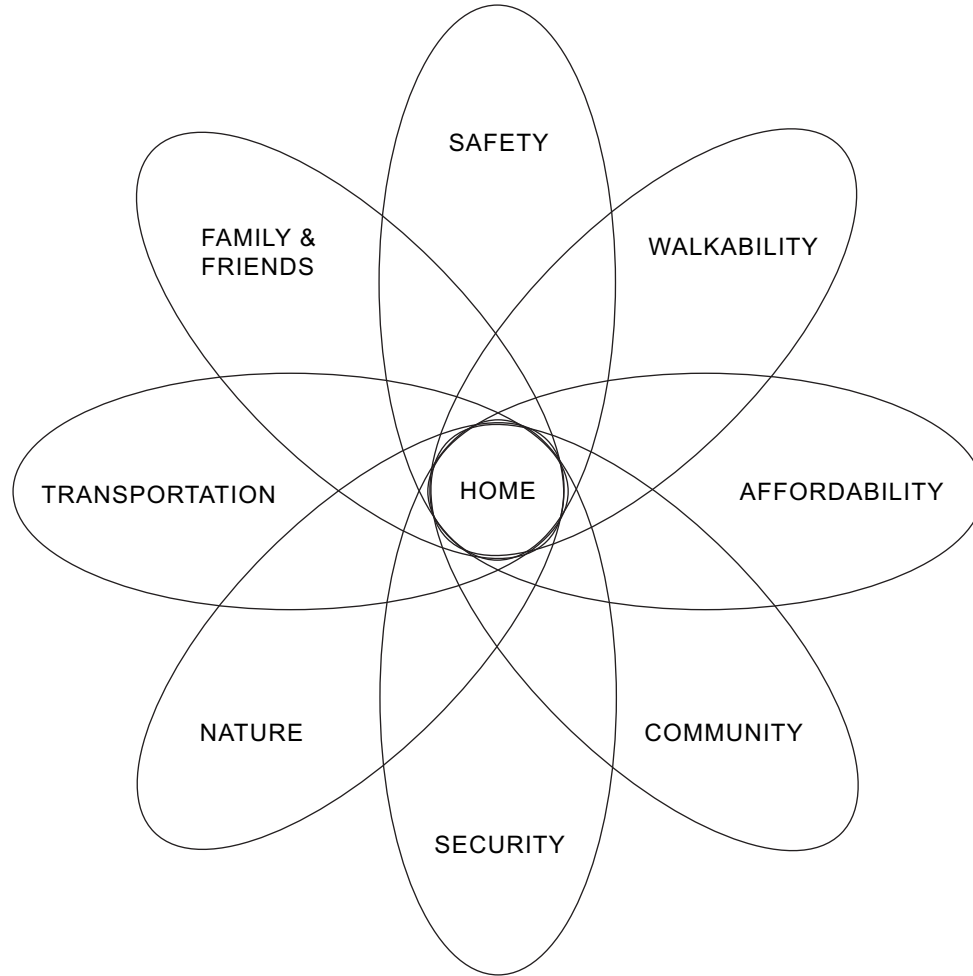
The home plays such a vital role in the lives of the elderly population. It is in many respects their grounding within the world. To understand what they need for home, what home is must first be understood.



There are many things that the senior living environment must provide. The graphic to the left shows the most common items listed as needs for a neighborhood. The amenities of drug store, food market, beauty shop rank as the highest commercial wants, street lights, sidewalks/crosswalks, and nature areas rank high for neighborhood amenities, and the highest ranking city services are fire and police stations, a post office, and bus stops (Banerjee).

All of the items listed can increase the likelihood that a home can be created. The creation of home is important, especially to senior citizens, for many reasons. One of those reasons is directly related to health. A sense of home can allow a senior to feel more comfortable in their surroundings because they are familiar. The sense of home also gives the senior a sense of control over their surroundings. A disruption in their sense of home can result in significant health changes which are in many cases for the worse.

A well balanced living environment for seniors promotes attachment to the presence of highly valued possessions, contains elements of safe design, facilitates a feeling of control by the senior living in it, and offers support physically, mentally, and emotionally in the aging process (Newcomer).



In the end there are eight pillars that come together to create home: safety, walkability, family and friends, transportation, nature, security, community, and affordability. Each of these elements are important in holding a living environment as a home and the loss of any could hinder or cripple the living environment creating stress mentally, emotionally, or physically, on a senior living there (Hamilton).

The following quote sums up the importance of home well.

"Home provides the physical and social context of our life experience, burrows itself into the material reality of memories, and provides an axial core for our imagination."

-Habib Chaudhury and Graham D. Rowles

CURRENT LIVING MODELS

In the United States there are currently five main models of living environments for senior citizens with other models generally falling into a subgroup of one of the five. These models all have pros but their cons far outweigh the pros which make them all less than ideal for a great living environment for seniors. The five models are Continuing Care Retirement Communities, Nursing and Assisted Living Facilities, Multigenerational Homes, Senior Apartment Blocks, and a seniors personal home.





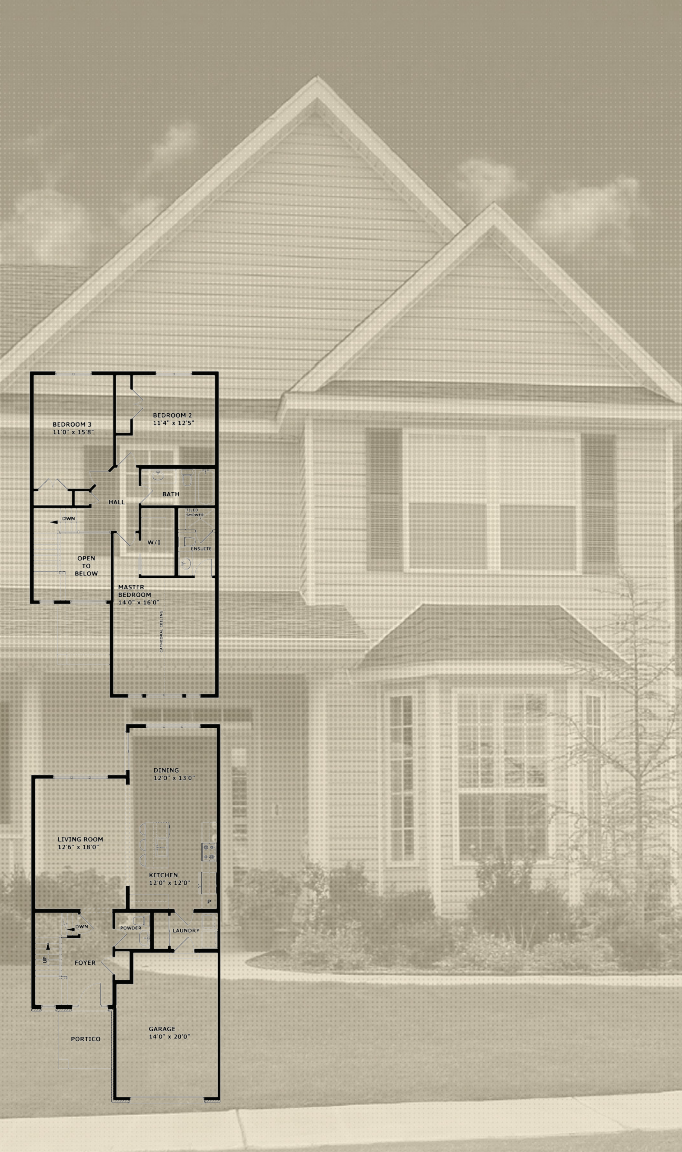
SENIOR APARTMENT BLOCKS

Senior apartment blocks are usually highrise structures placed near or within city centers. In many cases because they are near city centers they are close to nearby amenities however this limits the amount of green space available to them. They cater to senior citizens who are fully independent and do not need any medical support. Because many of them are solely for senior citizens it allows seniors to support each other through the aging process. Many times however, these buildings are visually unappealing and become senior housing ghettos with only seniors of extremely low incomes being housed in them.

CONTINUING CARE RETIREMENT COMMUNITIES

The continuing care retirement community is truly an all in one approach. They feature all different types of housing options for seniors from apartments, to nursing/assisted care facilities, to homes so a person can spend the rest of their life at one of these facilities. Because these facilities are so large they are often built on the fringes of society which offers great connection to nature but little connection to the outside community. This model is also extremely costly and requires seniors to move from building to building if their medical needs increase.





MULTIGENERATIONAL HOME

The senior would be in a living environment with relatives, generally their children, and possibly even grandchildren. This model can allow for home to be created easier because a relatives home generally presents somewhat familiar and comfortable surroundings, however, it does create a large amount of issues.

If a senior moves in the house may need to be upgraded to fit their accessibility needs which can be a huge cost burden on the family. There is also the stress of lost space. Each family member usually sees different spaces within a home as their domain and the addition of a new family member might cause stress and loss of domain which can increase tensions, especially in smaller living environments.

NURSING/ASSISTED CARE FACILITY

Similar to the Continuing Care Retirement Community these facilities are usually placed on the outskirts of the city causing separation from society at large. Because of their generally small footprint seniors can get to know other seniors well but that is due in many cases to two or more seniors per room. These facilities are also only for those who need medical care and because of this, as well as their extremely institutional look, they are seen as a place that one goes to die.





PERSONAL HOME

The personal home is the owned home of the senior citizen. This model is good because a sense of home has already been created, however, it has similar problems to that of a multigenerational home such as it may need to be upgraded for accessibility. As the resident ages the home can become a detriment to their health and safety because they may not be able to care for it, causing it to literally deteriorate around them.

All five models of living environment can provide benefits to seniors however, each is intrinsically flawed. The goal is to create a living environment that enhances the lives of senior citizens living within them as well as to connect them better to the community as a whole through a means of integration.

CASE STUDIES

People have begun to realize the important role these seniors can play in a community and have begun to slowly integrate them into the community fabric. The following case studies show some current attempts at this integration with each looking at different modes of integration into the community. However, each case study fails in some aspect to achieve a complete integration into the community fabric.



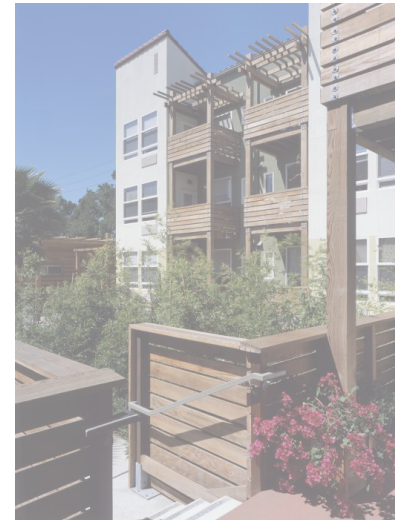


MUHRGENERATIONENHAUS

Muhrgenerationenhaus is a german model of living that links youth and seniors together. For younger children the seniors teach and play with them developing strong supportive relationships. The seniors also work with teens in a similar way and the teens in return teach the seniors how to use the latest technology such as computers, cell phones, tablets, etc. Through this model the relationships between the old and young are thriving and the seniors are generally more youthful and healthy due. Surveys have found that this youthful healthyness is due to the fact there is something to look forward to everyday.

MABUHAY COURT

Mabuhay Court is a multigenerational apartment complex where the senior apartments in the complex are reserved for low income residents (Baker). Because there is a multigenerational mix it allows for residents of all different ages and incomes to interact and support each other in their every day living. Also through the mix of ages and incomes it prevents the apartment complex from becoming a senior ghetto like many apartment blocks that are solely for seniors.





MOLDAW FAMILY RESIDENCES

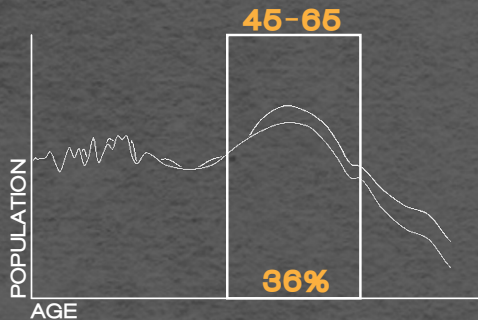
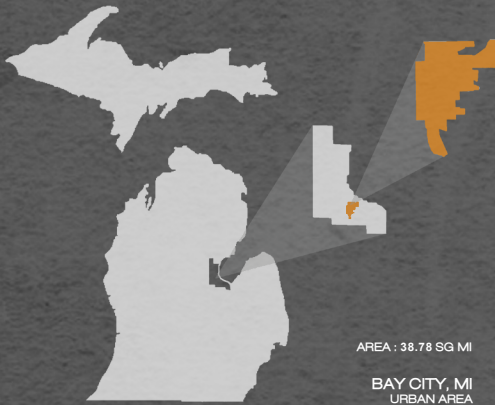
Moldaw Family Residences is a senior apartment complex with a community center attached (Steinberg). Similar to the muhr generationenhaus model seniors teach classes and interact with the community through the community center. However, this living environment is only for seniors who do not need any medical care, causing residents who need care to move to different facilities in other parts of the city.

CURRENT LIVING MODELS

LOCATION

The case studies on integration began the process of finding a site to begin a new model of integration that could potentially provide for all the senior citizens wants and needs. Bay City Michigan was the city that came to the forefront because it presents many unique features. It is a second tier city with a population of its metro region of only 70,582 inhabitants. It also features a large and growing population of people 65+ which is expected to reach over a third of the population of the city in less than twenty years. Lastly the city has seen, like many other cities, a loss of residents within its city limits which presents a unique challenge of bringing seniors back into the city.





POPULATION : 70,585

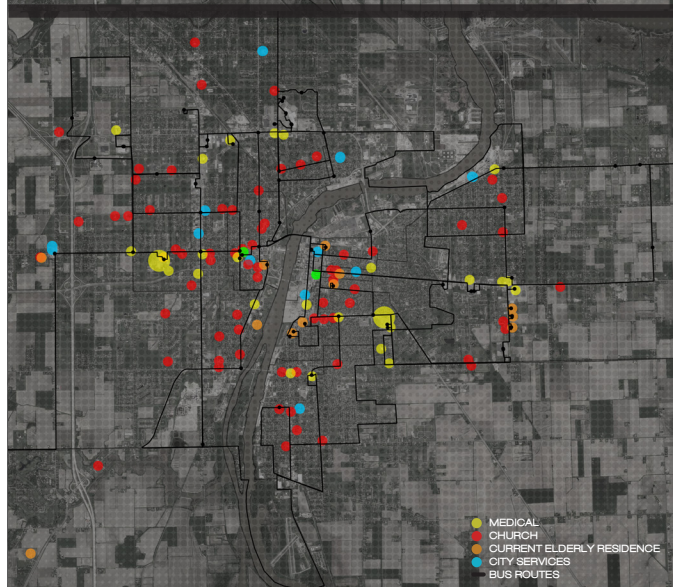
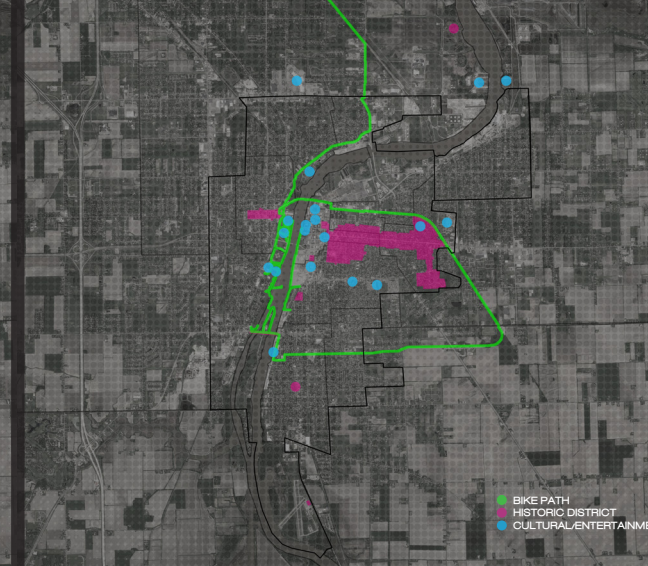
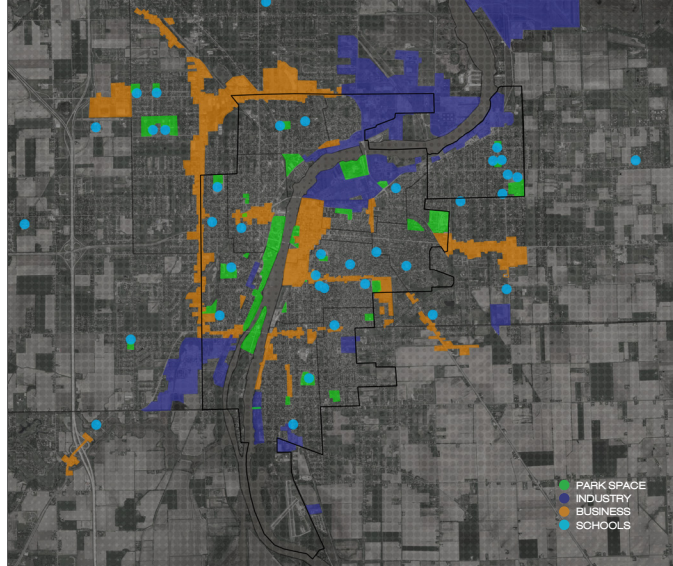
BAY CITY ANALYSIS

Bay City is located at the base of the Saginaw Bay and is separated down its center by the Saginaw River. It features numerous commercial and industrial corridors and was one of Michigan's most productive lumber towns in the early 1900s (Bay City).

The city's pulse revolves around its easy access to water with many festivals being held on the riverfront each year. This is also shown in the large parks that compose most of the riverfront that feature large walking and biking paths.

With its lumbering past the city also features a large stock of Victorian homes and mansions built by those within the lumber and associated industries.

The analysis of the city looked at a number of factors including historic districts, amenity clusters, age of population by neighborhood, incomes, vacancy, and much more. Through the analysis it was determined that the site be near the city center on the more historic east side of the city. From this two sites were chosen for intervention.





SAGINAW RIVER

GM BAY CITY POWERTRAIN

BAY METRO MAIN STATION

DOWNTOWN BAY CITY

WENONAH PARK

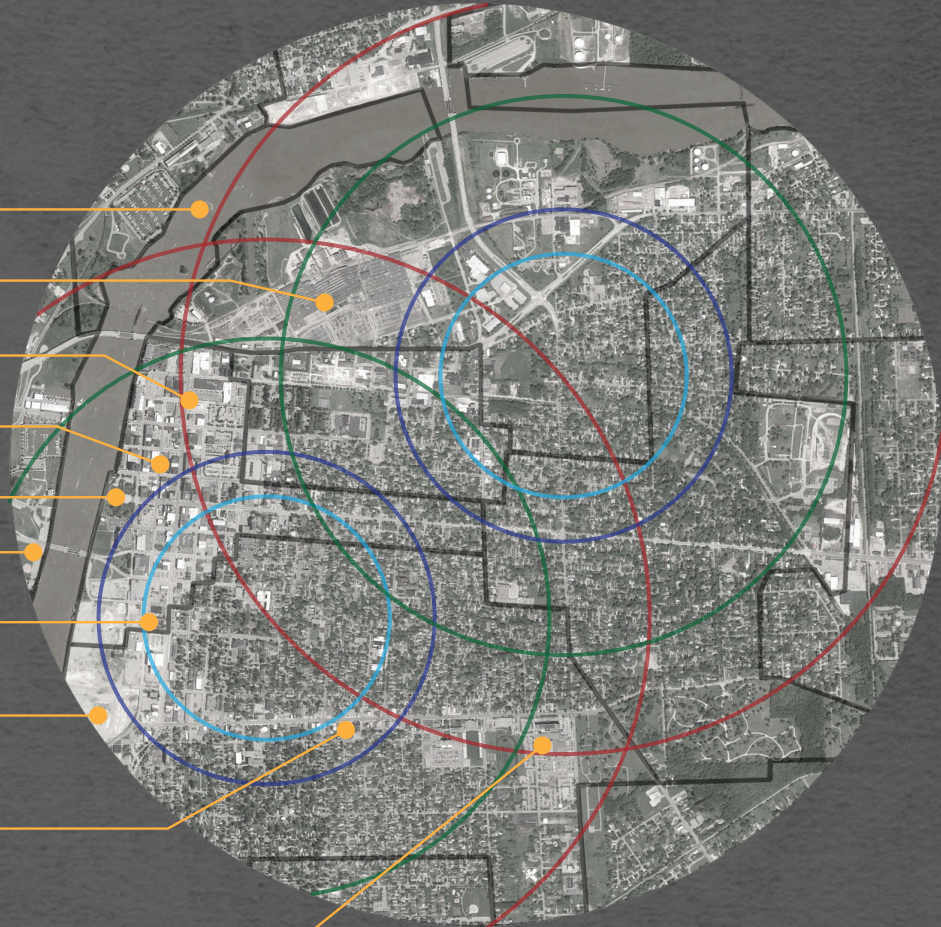
VETERANS MEMORIAL PARK

BAY CITY CITY HALL

UPTOWN BAY CITY SITE

BAY CITY PLAYERS

MCLAREN BAY REGION HOSPITAL



5 MIN



5 MIN

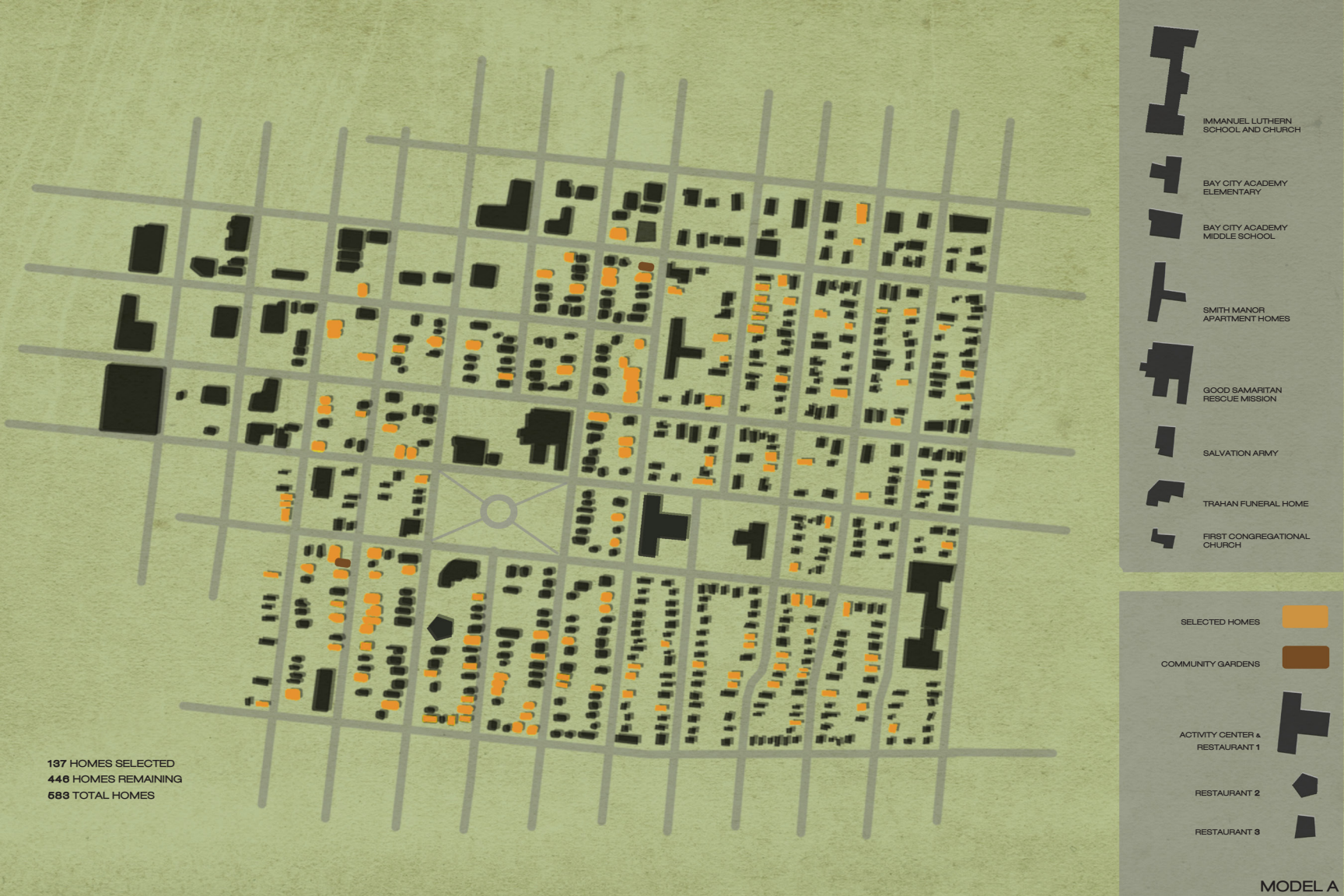


10 MIN



5 MIN





MODEL A

The first site was a site just south of the city center in a economically distressed neighborhood with a large amount of vacancy within the neighborhood structure. The site also featured a large park and access to many services such as a Salvation Army, Good Samaritan Rescue Mission, and City Hall was only a block away.

This model of integration took advantage of the quality vacant housing stock reutilizing it for senior homes. This model made sense because many of these seniors grew up in these homes and so a sense of familiarity would be instilled from the start. In the cases where homes were near each other lots would be combined to create large open green space instead of the cramped small backyards that these homes normally featured. The blocks would also be designed to feature different outdoor areas for seniors such as tennis, shuffle board, and open pavilions for picnics. There would also be community buildings strategically placed throughout the neighborhood where seniors could meet and each would feature dining options for the seniors.

Because this model inhabits vacant properties the look of the neighborhood would also change and could potentially lift this neighborhood out of its current economically distressed state and increase tax values which can benefit the city as a whole.

Another reason this model is promising is because of its strategic location to schools such as Immanuel Lutheran and Bay City Academy where seniors could go and volunteer and connect with the youth population on a deeper level.



3 STORY MAIN BUILDING
-RESIDENT ROOMS
-RESTAURANT STYLE DINING
-THERAPY/EXERCISE

1-2 STORY APARTMENTS
-RESIDENCES
-RESTAURANT STYLE DINING
-EXERCISE

2 STORY TOWNHOMES
-RESIDENCES

1-2 STORY HOMES
-RESIDENCES

BUSINESS CORRIDOR

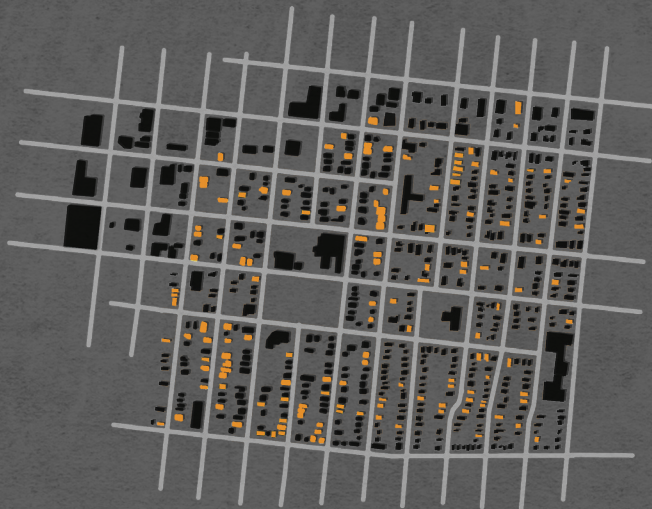
NEW BUILDING

BUSINESS CORRIDOR
EXTENSION

MODEL B

The site for model B was around ten blocks east of the city center and would utilize vacant land for a new build complex. The complex could be then integrated into the surrounding neighborhood.

The model would bring in items similar to that of a Continuing Care Retirement Community with nursing and assisted care as well as regular units such as apartments, townhomes, and houses. The model would also extend the business district down the street creating a more cohesive neighborhood fabric.



MODEL A

ECONOMY HOUSE 1 STORY	\$3,777,295.50
ECONOMY HOUSE 2 STORY	\$21,117,591.00
AVERAGE HOUSE 1 STORY	\$4,429,122.39
AVERAGE HOUSE 2 STORY	\$26,386,816.50
HIGH END HOUSE 1 STORY	\$5,062,389.75
HIGH END HOUSE 2 STORY	\$30,394,383.00

COMMUNITY CENTERS \$10,669,661.44

GRAND TOTAL

ECONOMY	\$35,564,547.94
HIGH END	\$46,126,734.19



MODEL B

APARTMENT 1-3 STORY	\$7,191,510.48
RETAIL STORE	\$2,459,819.21
ELDERLY HOUSING	\$20,568,975.00
ASSISTED LIVING	\$5,842,110.60
MEDICAL CLINIC	\$70,760.00
MEDICAL OFFICE	\$66,700.00
NURSING HOME	\$29,423,226.00

GRAND TOTAL

\$65,605,101.29

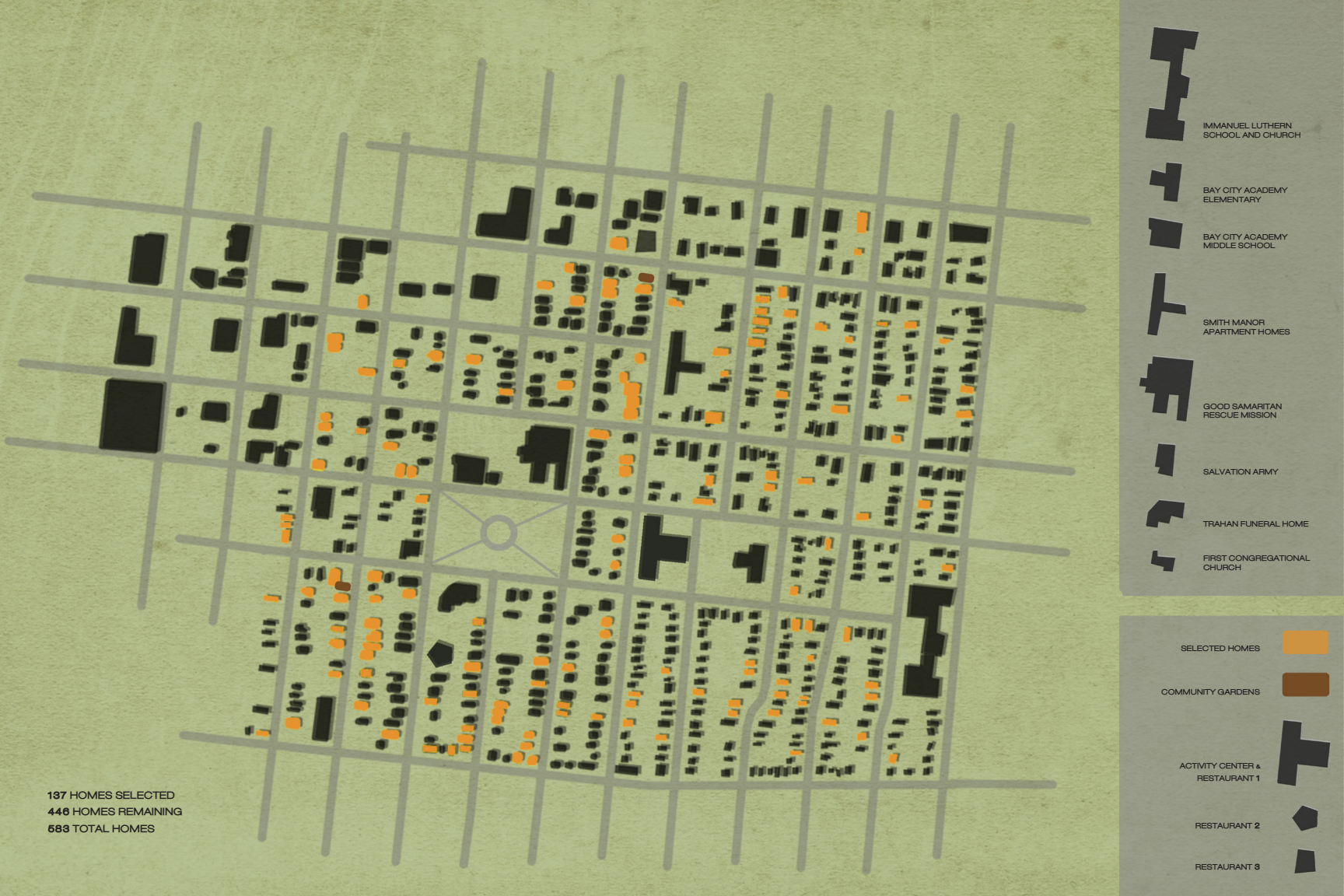
With possible integrations in place it was clear that Model A presented a multitude of possibilities to which a greater extent could potentially benefit the entire neighborhood. Model B would potentially do similar things to Model A for its neighborhood, however, it would create a cluster of senior citizens and does not present nearly as many opportunities for community interaction as Model A does.

Model A is also a more humane way of treating the senior citizens where they are truly part of the neighborhood and in houses that are familiar and important to them.

Also Model A's initial costs for investment are much lower than those of Model B. With initial costs of Model A between \$20 million and \$30 million less than that of Model B it becomes more economically feasible to do.

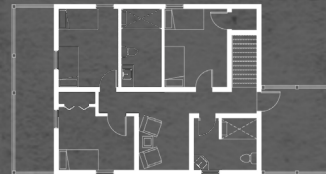
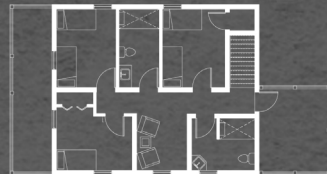
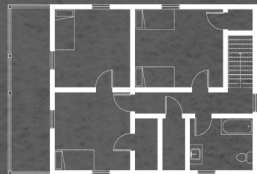
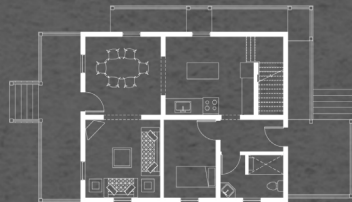
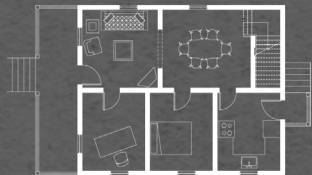
INTEGRATION MODEL

With Model A chosen a further analysis of the neighborhood and its systems was done. This first started with an analysis of the housing unit selections which was whittled down to 137 homes, or approximately 1/5 of the neighborhood housing stock. This quantity of homes would be able to support around 700 seniors. Second, blocks were broken down and analyzed for connections between homes and vacant lots that could create alternate pathways through the neighborhood. Lastly, the model was looked at for application in other second tier cities across the nation.





THE M-2



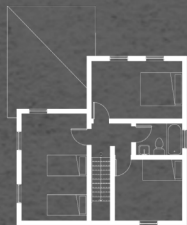
ORIGINAL PLAN

NEW LAYOUT OPTION 1

NEW LAYOUT OPTION 2



THE MICHIGAN



HOUSE TO HOME

Upon further analysis of the selected homes within the neighborhood it was found that majority of these homes were kit homes from the Alladin Kit Home Company which was based in Bay City during the lumbering boom. Because of this, original plans were able to be found.

The original plans were then modified to reorganize the space to better suit senior citizens and provide the accessibility needed. Each home would have at minimum one large outdoor space where its residents could connect more with nature. The layout was also configured so rooms could be adjusted for larger beds if needed for couples.



The neighborhood was then looked at on a block by block basis to look at numerous different conditions presented at within each.

In Block A the houses were mainly grouped allowing land to be combined to create larger open spaces instead of the small cramped back yards normally found within the block. The revitalization of vacant land also allowed for a community garden as well as a gaming area to be created.



BLOCK ANALYSIS B

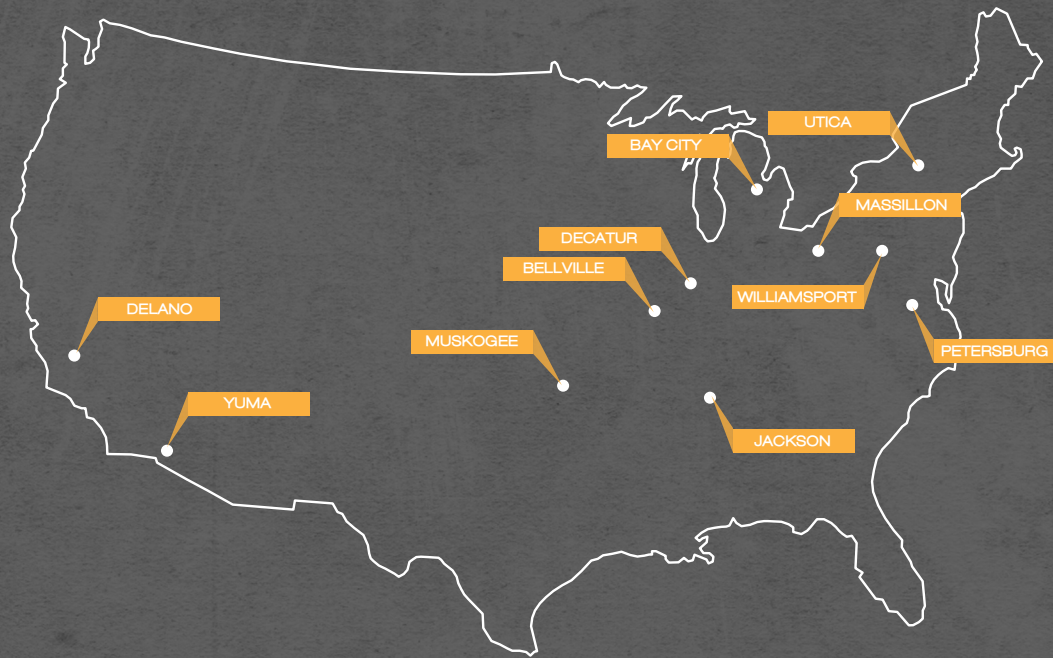
In Block B vacant homes and lots were all that constituted a block and so the block could become a gathering place for the neighborhood at large with spaces for outdoor activities such as tennis as well as gardening and large outdoor community gathering. It also allowed for differing housing types with some having driveways and others not giving seniors the ability to choose what living environments they wanted.



Block C featured a community building where alternative walking path connections were created as well as outdoor gathering space. It also featured another alternative for open vacant land by creating a playground for children in the neighborhood at large.



Block D featured the main building for the model which would be situated near a school allowing for a closer connection to the youth. The main building would also house a large meeting space, dining, activity rooms, and a main office.



UTICA, NY



DECATUR, IL



JACKSON, TN



WILLIAMSPORT, PA



BAY CITY, MI



MODEL REPLICATION OPPORTUNITIES

Model A presents a multitude of opportunities moving forward. One of these opportunities is to look more in depth on what these remodeled homes could be. Specifically how they can be designed to allow a senior citizen to stay in them as long as possible if not till death, as well as how these modifications on the exterior will effect the streetscape of the neighborhood.

A second opportunity is to begin to develop what exactly the community buildings become and how they can be designed to better assist the elderly in their usage of them. Also how the community at large can use these buildings.

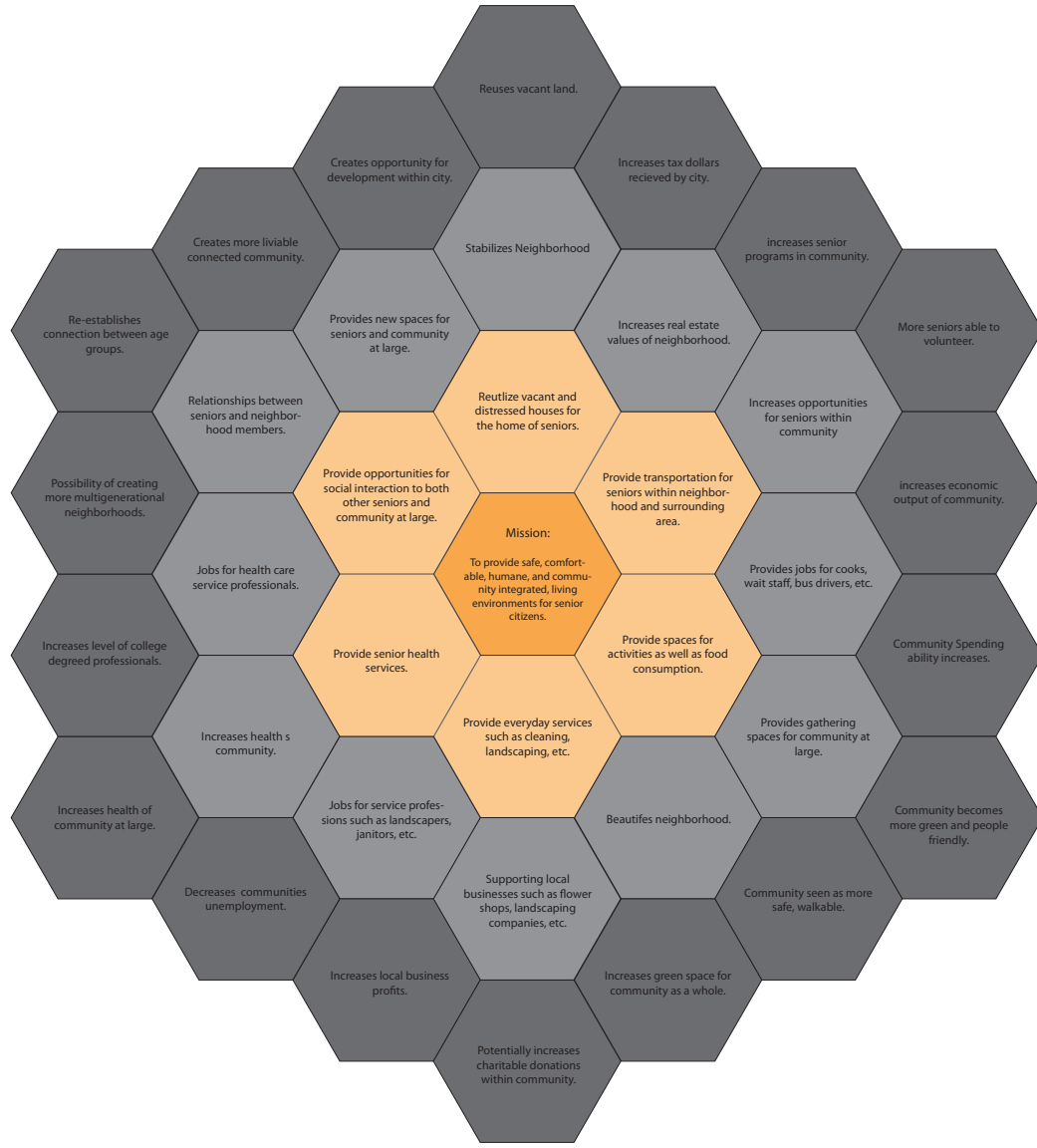
A third opportunity is looking more closely at the connections between elderly and youth and what can be done through the architecture of the neighborhood to further enhance these ever important connections.

Lastly, the opportunity to create the business layout that supports this model and its workings to maintain the neighborhood and support the seniors as they age.

CAUSE AND EFFECT

Through the selection of the site and neighborhood paired with the selection of specific homes and lots to be used for implementation, it became clear that a cause and effect diagram needed to be created. The cause and effect diagram would show the benefits and detriments to the addition of senior citizens to the neighborhood.

In majority of the cases the addition on the senior citizens into the community greatly benefited the neighborhood as a whole and was a catalyst for further growth within the neighborhood and surrounding neighborhoods. It also help increase property values by utilizing and occupying what was once vacant or under utilized. This type of investment also provides opportunities for the creation of jobs in careers such as landscaping, nursing, management, etc.



INTEGRATION MODEL REFINED

The model of wholistic community integration into a neighborhood presented many positive aspects as well as many potential issues. Many of those issues centered around the dispersal of services into the neighborhood. Many of these pressing issues were solved through a re-analysis of the neighborhood after researching into current care methods in gerontology.

The research looked at the behaviors, lifestyles, and community involvement of senior citizens through observation and recent publications (Blackburn). Through the research it was realized that the most benefit would come from living in larger groups than groups of three or four in one household. This was translated into the selected lots and homes within the neighborhood which streamlined the selection process. Houses not found in groupings of at minimum two were removed from the selection, leaving 71 households that would be utilized within the neighborhood. By grouping homes it also helps with the dispersal of medical equipment and other services such as cleaning and landscaping.

To continue to help with the dispersal of services the neighborhood was further broken down into districts with groupings of 12 to 20 units within each district.



71 HOMES SELECTED
 512 HOMES REMAINING
 583 HOMES TOTAL



IMMANUEL
 LUTHERAN
 SCHOOL &
 CHURCH



BAY CITY
 ACADEMY
 ELEMENTARY



BAY CITY
 ACADEMY
 MIDDLE SCHOOL



SMITH MANOR
 SENIOR
 APARTMENTS



GOOD
 SAMARITAN
 RESCUE
 MISSION



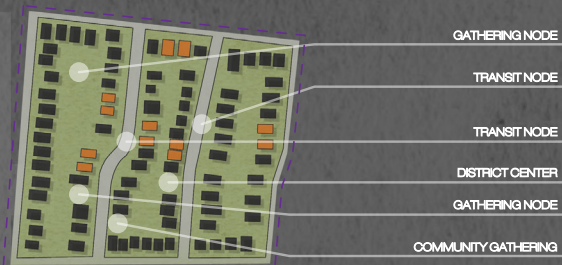
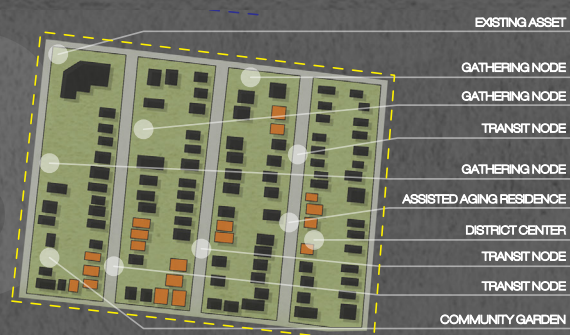
SALVATION
 ARMY



FIRST
 CONGREGATIONAL
 CHURCH

HOMES SELECTED

REMAINING HOMES



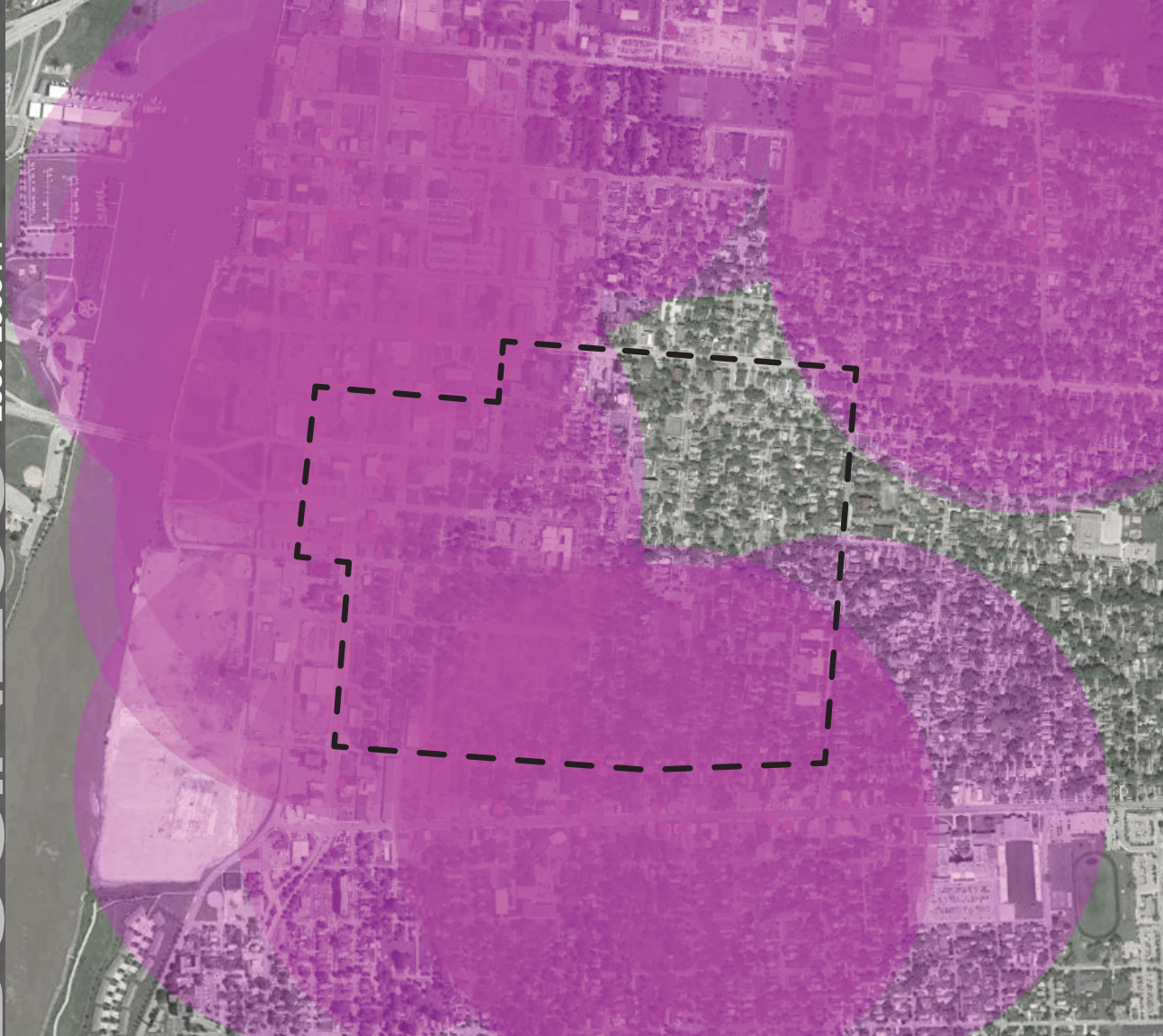
DISTRICTS

With each district being an average of six blocks the dispersal of goods and services could happen at a more local level. Each district would contain a district center which would disperse these services to the district. The dividing into districts also presented the opportunity for each district to have transportation nodes which could be utilized by the senior citizens, as well as the community at large, which would connect to the larger transportation system of the city to access amenities.

Each district would also have items placed inside of them such as community gardens, outdoor community gathering spaces, community gardens, etc. which would help beautify the neighborhood as well as be useful in their design to supply the neighborhood with social interaction as well as fresh produce to eat or sell at local stores and farmers markets.

BUSINESS

2000-2500 FT



Through the research, adjacencies to goods and services became apparent.

The first adjacency is related to the access of businesses. The use of the word business here is used in reference to all commercial outlets with the exception of those related to medical or food. Through the research it was found that best practices place seniors within 2000-2500 feet of business.

With the sites location near two business districts it provides a plethora of opportunities for seniors to support those businesses. Also because the site location is just south of downtown Bay City, seniors have access to the multitude of business typologies located downtown such as clothing stores, museums, hair salons, etc.

A portion of the neighborhood is not within the range of distance, however, the area not within distance does not hold any of the selected senior homes within any of the districts.

FOOD

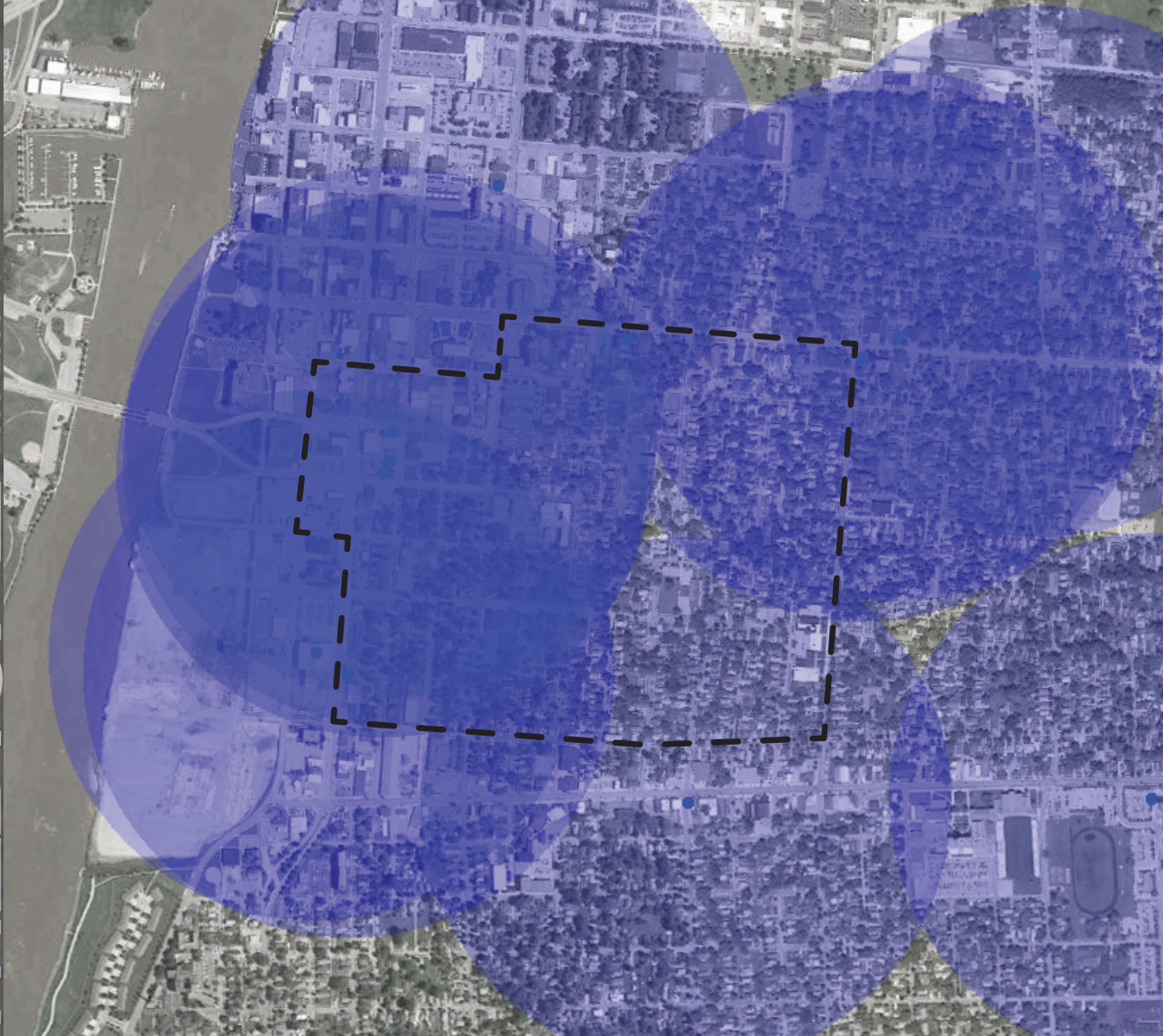
1500-2000 FT



The second adjacency is the adjacency to food. The site did not provide for as much adjacency associated with food as it did with adjacency to business with much of the site outside of the range 1500-2000 feet range of food opportunities. However, this lack of adjacency is mitigated due to the transportation service within each district that can connect senior citizens to food as needed.

MEDICAL

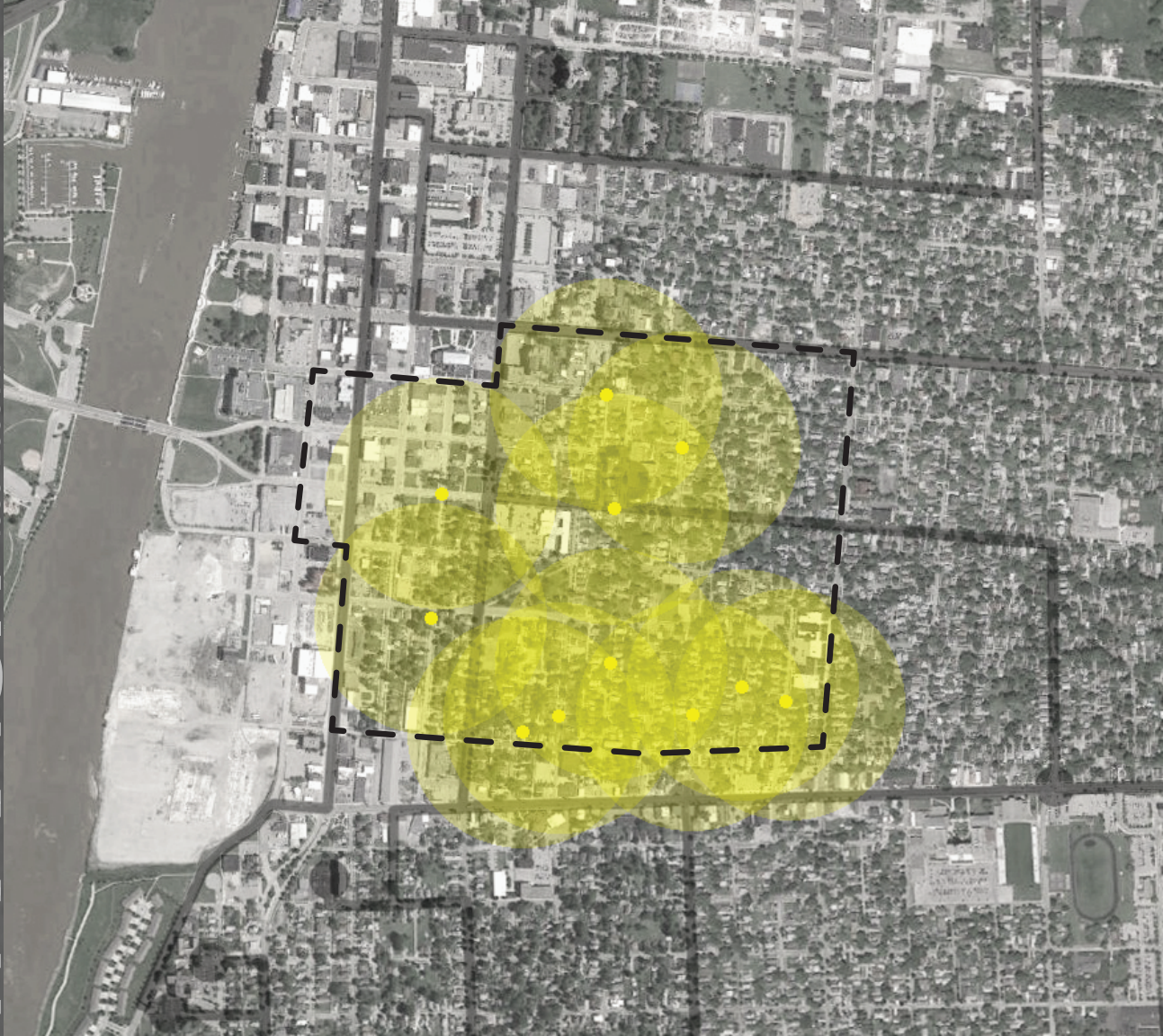
2000-2500 FT



The third adjacency is adjacency to medical services. The location of the site paired with the appropriate distance to medical services allowed for the entire site to be included and near to some type of medical. Types of businesses/services that fall under medical are hospitals, physical therapy, dentist, general medicine practitioner, specialized clinics, etc. In Bay City there are many of these types of offices that are located Downtown or near Downtown allowing residents in the neighborhood access to a wide range of medical services.

TRANSIT

1500-2000 FT



The last adjacency is transit/transportation. With Bay City being a second tier community in terms of population there are limited options for public transportation. The neighborhood would receive a transit service provided to seniors within the neighborhood, however, seniors can elect to keep their car for transportation as well. The transit service within the neighborhood would connect seniors who opt to use it to the downtown or other destinations within the community such as the Bay City Mall. The transit service would also connect to the city's public transportation center to allow seniors to travel to places outside of the neighborhood's transportation service.



BLOCK TRANSFORMATION

The individual blocks would receive updates similar to what was previously proposed. The block aims to create a cohesive unit with each block and to encourage neighborhood residents to break down the barriers and fences to be a part of the community of the block as a whole. Similar to before the block provides connections between blocks as well as activities, such as gardening and tennis, to leisure activities, such as places for rest and relaxation.

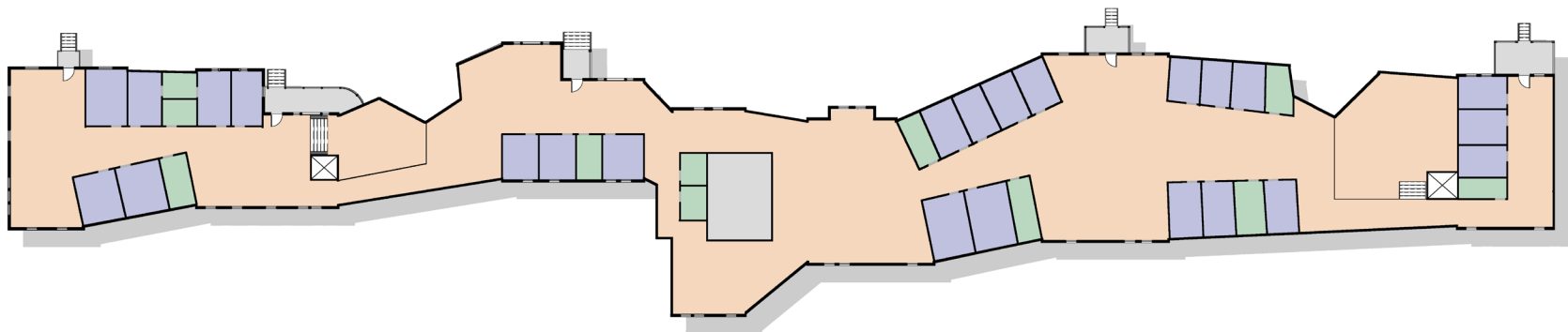
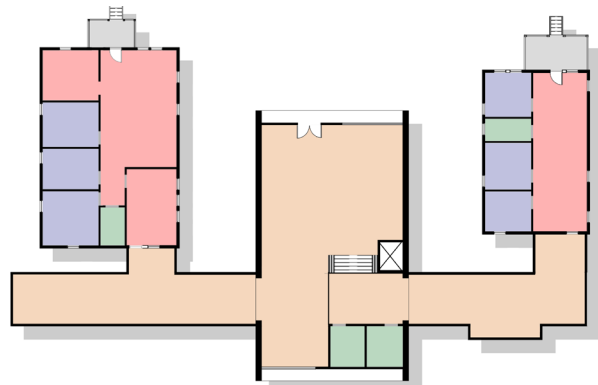
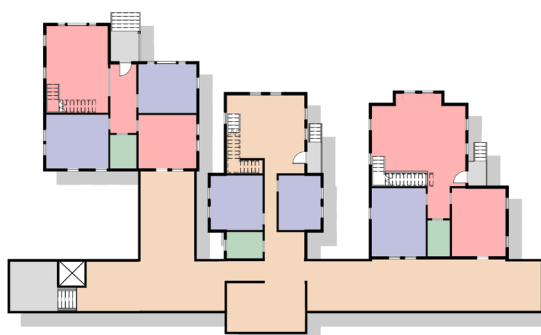
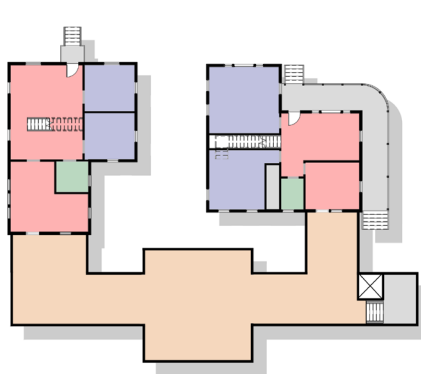
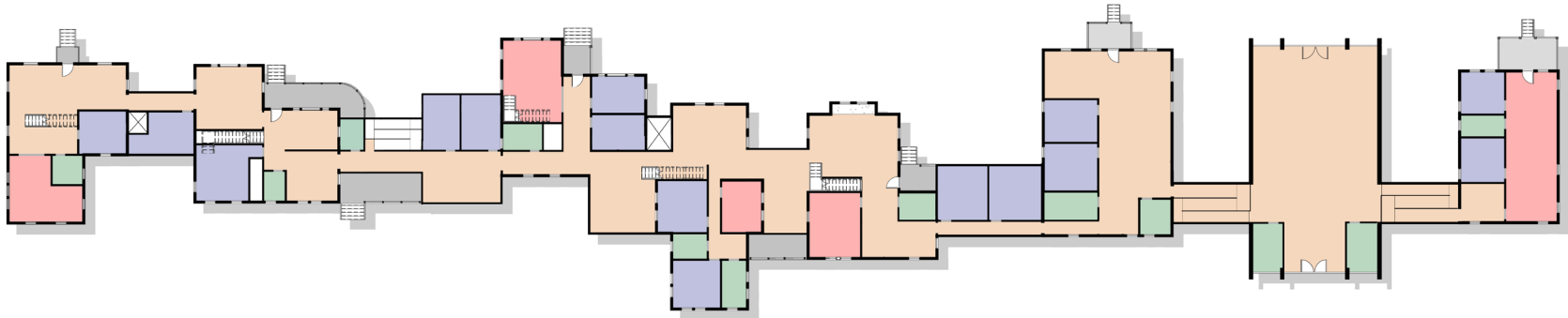


BUILDING CONNECTIONS

Similar to the block design, connection became and an important aspect in my continued research and intervention into the site and selected buildings. Through these connections community could be created between both the seniors as well as a connection to the community as a whole.

The different groupings also presented the opportunity to introduce different types of living arrangements within the block and to not have every unit try to meet the needs for every senior. The larger groupings within the neighborhood would become the places for seniors who needed extra assistance in their everyday lives, taking on more of a nursing or assisted care type of operation. The houses grouped in two would be for residents who are more able bodied and in need of no to small amounts of assistance in their everyday lives.





With the idea of connection designing the connection between housing units became critical. There were three initial designs that were synthesized. The first being that connecting through the houses where it seemed most convenient and attempting to keep the historic layout of each of the houses. This presented as a chaotic layout with little hierarchy or clear definition of space. It also presented a circulation nightmare for residents to navigate.

The second design utilized a connection corridor which would be placed at the rear of the housing units and in some cases would act as a separate structure from the housing units. This option preserved the historic homes composition the best as well as presented the easiest circulation methods to get between the units. However, the corridor did not offer much opportunity for other activities outside of circulation and took away valuable greenspace within the backyard.

The third option that was explored was if the entirety original housing unit was removed except for the front and rear facades. This approach presented some unique challenges with potential layouts and removed the overall historic and residential feel of the neighborhood.





The final solution for the homes preserved the historic character of the neighborhood while beautifying it. The connections between houses was set back from the street facade to create the perception of individual homes while the space between houses was landscape for activities of gathering or privacy.

In some cases in large groupings vacant lots would be built upon to continue the connection between structures and provide more space for activities for seniors. In these cases these cases the home was scaled and design to fit within the historic character of the neighborhood utilizing similar materiality as well as roof slope lines.



The graphic above shows what a group of homes would look like in terms of connections. The homes would be grouped in units of two or three depending amount of stories and design of the home. The connections within each group would be public gathering location for the group.



The connections between the groupings would be open air but would have operable panels that could close during cooler months and in bad weather. To prevent handicap ramps from cluttering the facades of the houses a small increase in grade would be added that would connect to these open connections. The resident would then enter the units off of the open air connections.



SECOND FLOOR PLAN

The second floor would be the location of many of the private areas such as bedrooms for the seniors. It would also be the location of the managing office and lounge areas for staff.

The distinction of private, semi public, and public space was an important factor in the composition of the overall plan (Brummett). Through the research it became apparent the need for the separation of space and the increase in public and semi public spaces with most current models lacking in both of these areas. The plan was designed to have the connections between the homes become the public space while the historic homes would become the semi public and private spaces for the residents.

Through the many spaces it presents opportunities for general lounge spaces as well as activity rooms such as art rooms with sculpture and painting, places for teaching technology, etc.

It was also important to provide options in bedroom arrangements for seniors. Bedrooms types shown within plans were provided for seniors who are couples, seniors who want to live alone, and seniors who are single but want to live with another person. These rooms are also large enough to configure for the needs of other types of living arrangements as well.









FRONT ELEVATION



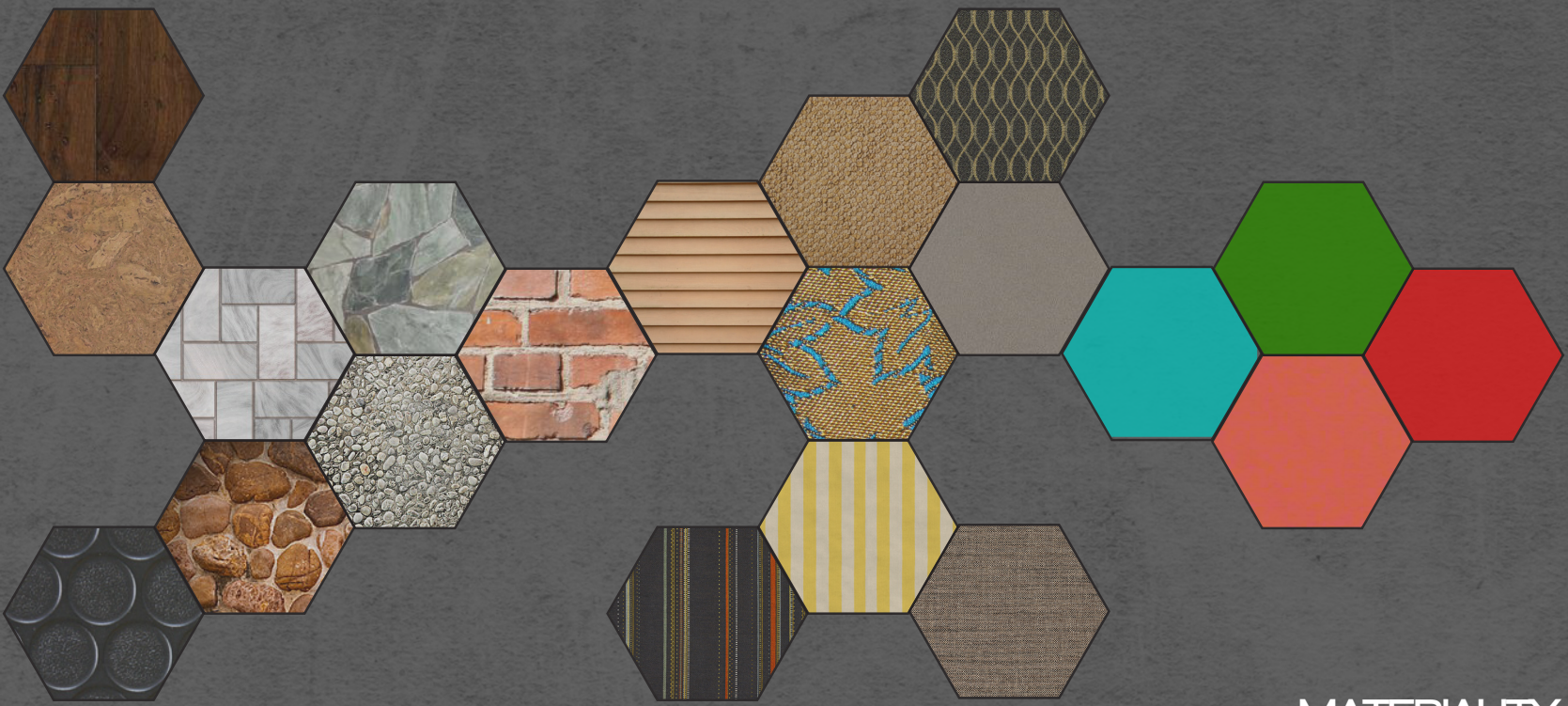


REAR ELEVATION





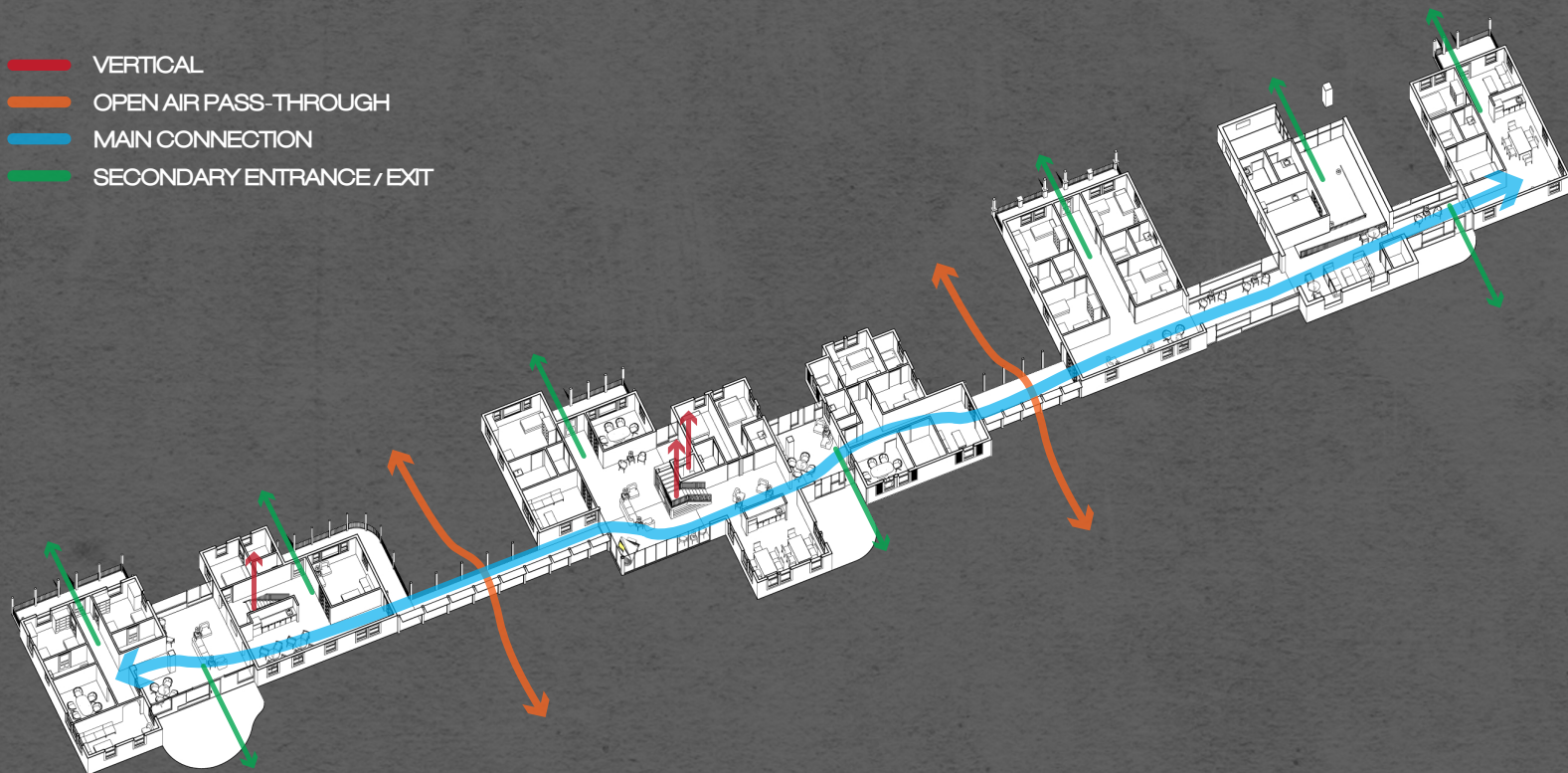
With the grouping of homes it allowed for the consolodation of spaces. The kitchen was one such area that could be consolodated into one larger kitchen area for a grouping of houses. This allowed for each bedroom to have a restroom as well as increase the amount of space for activites and lounging within each home.



MATERIALITY

The materiality of the homes was chosen to be mainly natural and extremely texturized. Vibrancy was also considered in the selection of materiality. These aspects were considered to assist seniors with spacial recognition and memory cognition (Perkins). Through research it was found that natural and texturized materials were the most easy to remember due to the fact that it combines the senses of touch and sight. Bright colors were also more easily to recognize and when placed on or in important places helped seniors recall specific room usage.

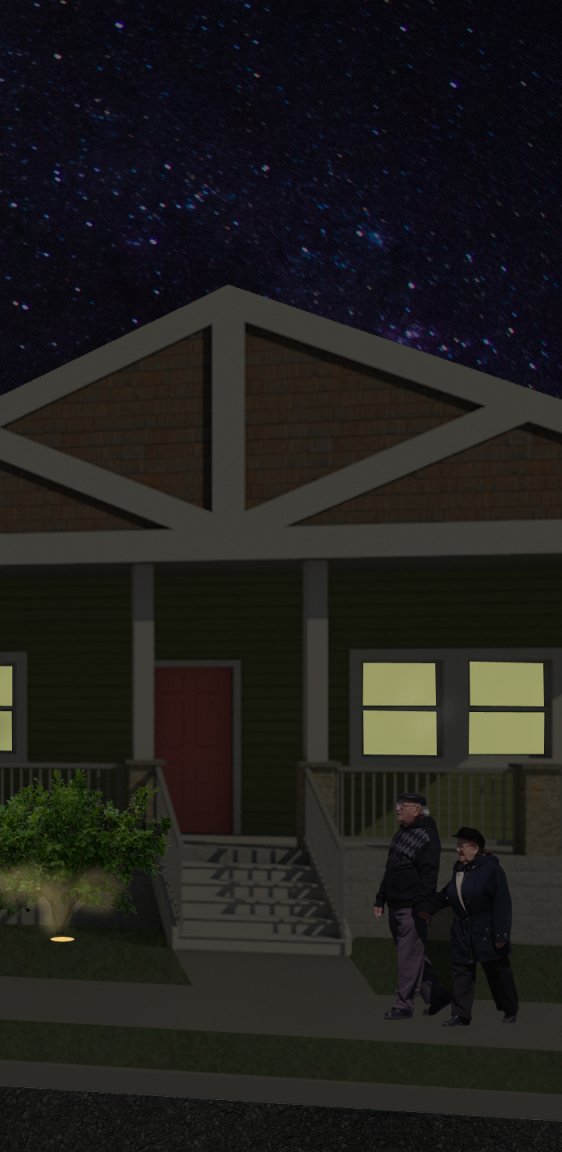
- VERTICAL
- OPEN AIR PASS-THROUGH
- MAIN CONNECTION
- SECONDARY ENTRANCE / EXIT



CIRCULATION

The diagram to the left shows the circulation throughout the grouping. The orange lines represent the areas where the ground is gradually sloped up to meet the open area connections while the blue line shows the overall connection between structures. The final connection between structures was designed to be a relatively straight path from end to end to create ease of access for seniors and to allow the historic homes to become the variable environments. The front door entrance to each home was generally maintained to keep the direct connection to the front of the house as well as means of fire egress. With the grouping of homes based on number of stories it allowed also for vertical circulation to be lessened with only a single elevator and staircase for the two story groupings.





BUILDING CONNECTIONS

Lastly the building connections were designed to be differentiated from the historical home with more modern external cladding systems like metal panel as well as organic arrangements of fenestrations to solid portions of each wall.

This model of housing would also be community linked similar to that of the Muhrgenerationenhaus model. Senior citizens would be active within the neighborhood schools through volunteering, and then after school the children would come to the seniors housing unit and help them with their daily activities as well as teach them technology.

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