

*To my Family:*

Carson | Madden

*To my Committee:*

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Zhipeng Lu

---

Ray Pentecost

---

Carly McCord

*To my Client:*

Ani Colt | Preston Tyree | Joan Huntley | Tommy

*To my Professor:*

Ray Holliday

Thank you for your support and belief in this project.



# MUELLER

Community + Resource Center

Danielle Wilder



An architectural rendering of a modern building with a courtyard. The building features large glass windows and a mix of materials, including wood and stone. The courtyard is landscaped with greenery, including trees and shrubs, and has a paved walkway. Several people are shown walking in the courtyard, adding a sense of scale and life to the scene. The overall atmosphere is bright and airy, with a clear sky and soft lighting.

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# MISSION

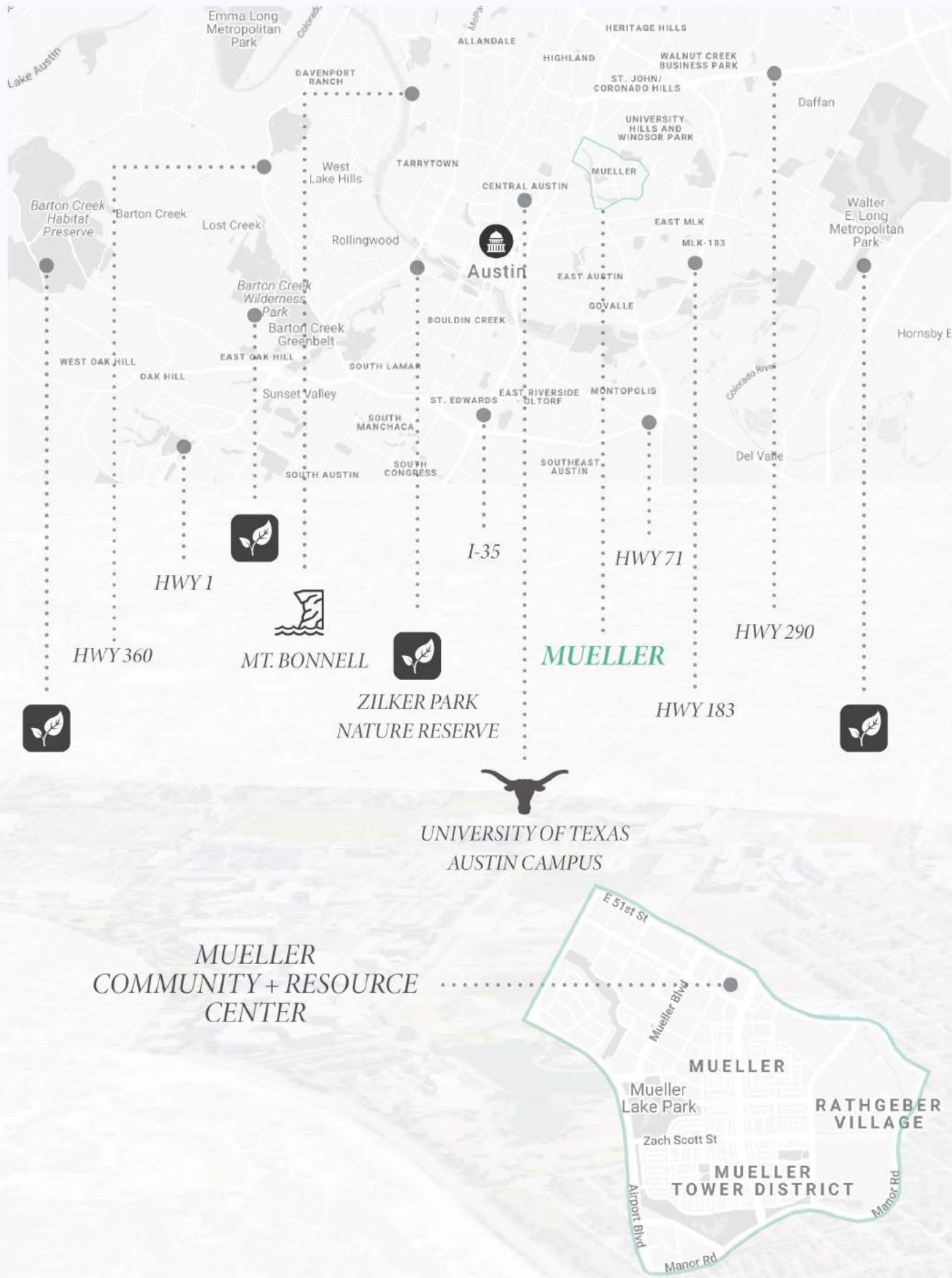
The community center provides a foundation through resources to Austin families experiencing any kind of loss of home, job or financial stability. An intergenerational support system is a vital part of the Center's structure, along with telehealth connectivity, education, job training and childcare, aiming to reset the trajectory of a family's story.

# CONTEXT



Due to the COVID-19 pandemic, we began to see local communities stand together in unprecedented ways. Newly felt discomforts and a sudden lack of resources motivated us to see things differently. Worldwide, nations shrunk as global effects took place and the four walls of our homes became the sum of our whole world. It was here that we found fostering connections between people became a way to inspire strength. We were forced to look at what we really need and how we can be that for each other.





The former location of the Robert Mueller Municipal Airport, located in Travis County about 10 minutes north of downtown Austin and only three miles from the UT campus, is made up of 711 acres now dedicated to a pedestrian-oriented, interactive mixed-use community that is to be a model for responsible urban planning and development. Mueller's developer, Catellus, will have created 10,000 jobs by completion of the residential, commercial and retail developments. Green spaces will abound with active living at the core of Mueller's intentions.

# Mueller

Austin, Texas



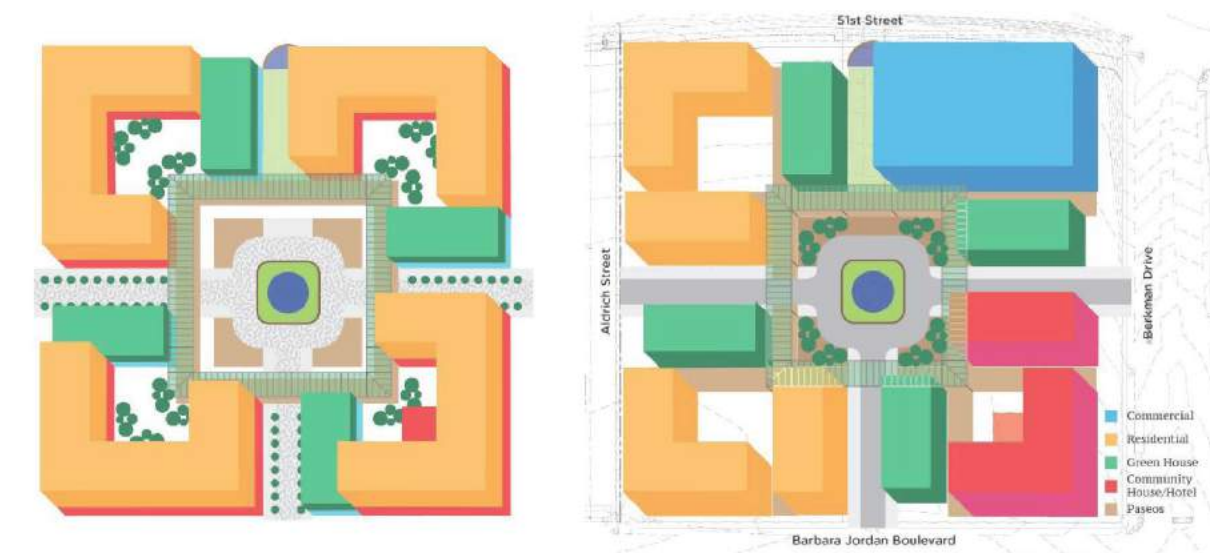


## MUELLER DESIGN BOOK

THE MASTER PLAN FOR  
ROBERT MUELLER MUNICIPAL  
AIRPORT REDEVELOPMENT

The “town-in-town”, created in partnership between Catellus and the City of Austin, promotes greater levels of affordability with a wide variety of housing types, mixed retail spaces and bicycle- and pedestrian-friendly streets. Clear goals for the Mueller Master Plan include fiscal responsibility, economic development, East Austin revitalization, diversity and sustainability.

“ONEderment Central is in effect a small city with residents, shop owners, landscaping, maintenance, and office workers. The design and building of ONEderment Central offers a rich opportunity to involve/employ students and retired people from Mueller, area colleges, and the surrounding neighborhoods in creating this big dream.” - WeAreAllOne Official Statement

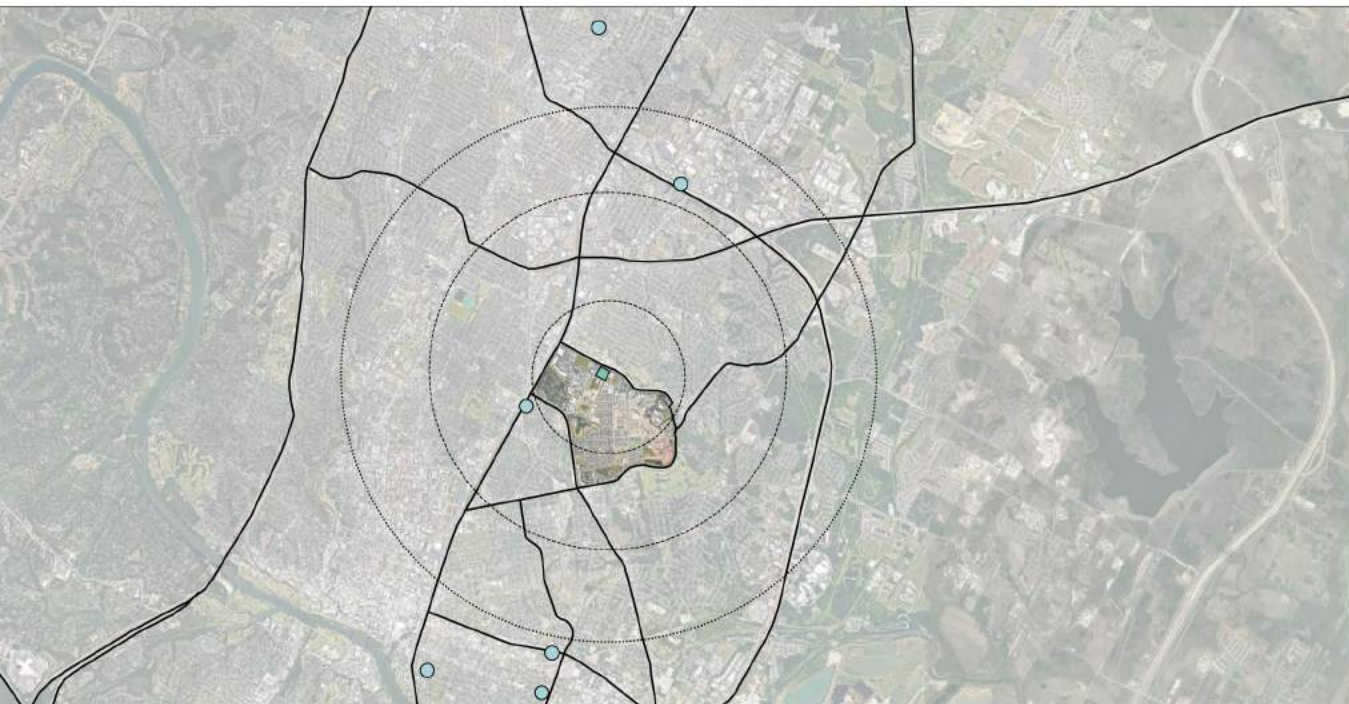




# RESEARCH

Texas has not been immune to the effects of the pandemic. As unemployment skyrocketed from the months of March to May in 2020, followed by a steep decline over the summer months, it has clearly displayed the instability in which we live. The availability of jobs in Austin requires specific training and the threat that only essential workers seem to be able to maintain occupation remains present.





*City of Austin COVID-19 Basic Needs*

- Amenities available Mondays
- Amenities available Tuesdays
- Amenities available Wednesdays
- Amenities available Thursdays
- Amenities available Fridays - Mondays



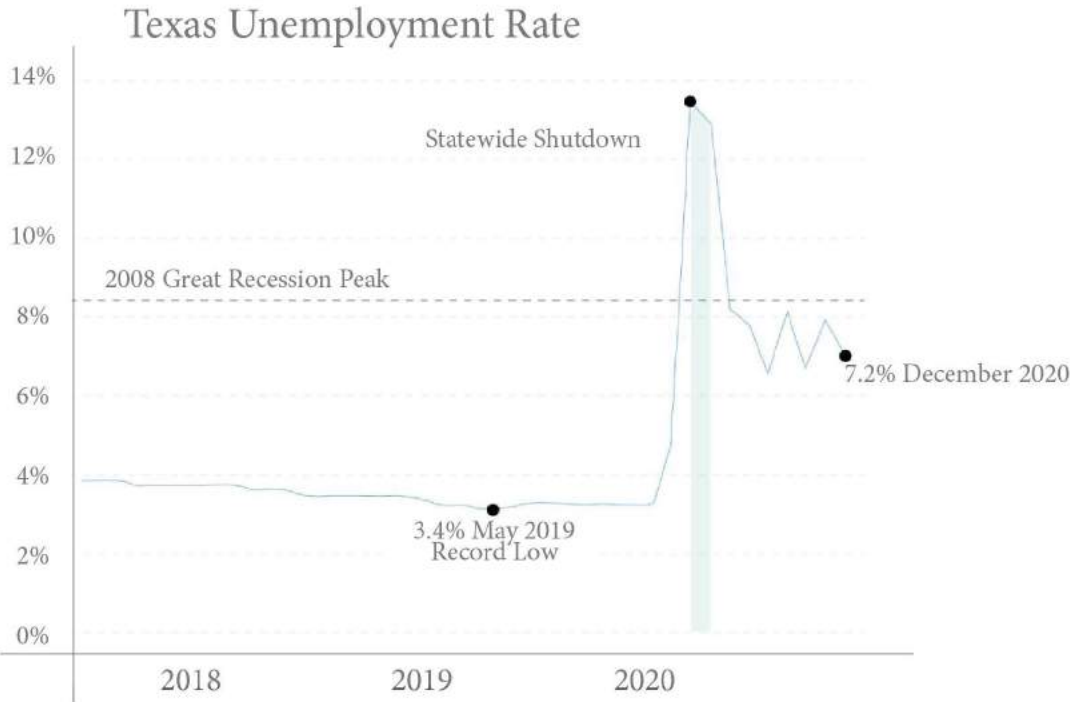
*Job Training and Employment Centers*

- Workforce Solutions (North)
- Counseling and Education Services
- Austin Score
- Texas Workforce Commission
- Workforce Training Center
- Dewitty Job Training and Employment Center
- Workforce Solutions
- Dress for Success



*Homeless Shelters and Resources*

- Foundation for the Homeless
- Foundation Communities
- Volunteers of America
- Austin Clubhouse
- SAFE Children's Shelter
- Street Youth Ministry of Austin
- Front Steps Recuperative Care
- Austin Shelter for Women and Children
- The Salvation Army Rathgeber Center
- Community First! Village
- Casa Marianella



**7%** of the homeless population are unaccompanied children (that's 38,000 in the US alone)

The vast majority of which are maternally parented

**84%**

Families with children categorize the fastest growing portion of the homeless population

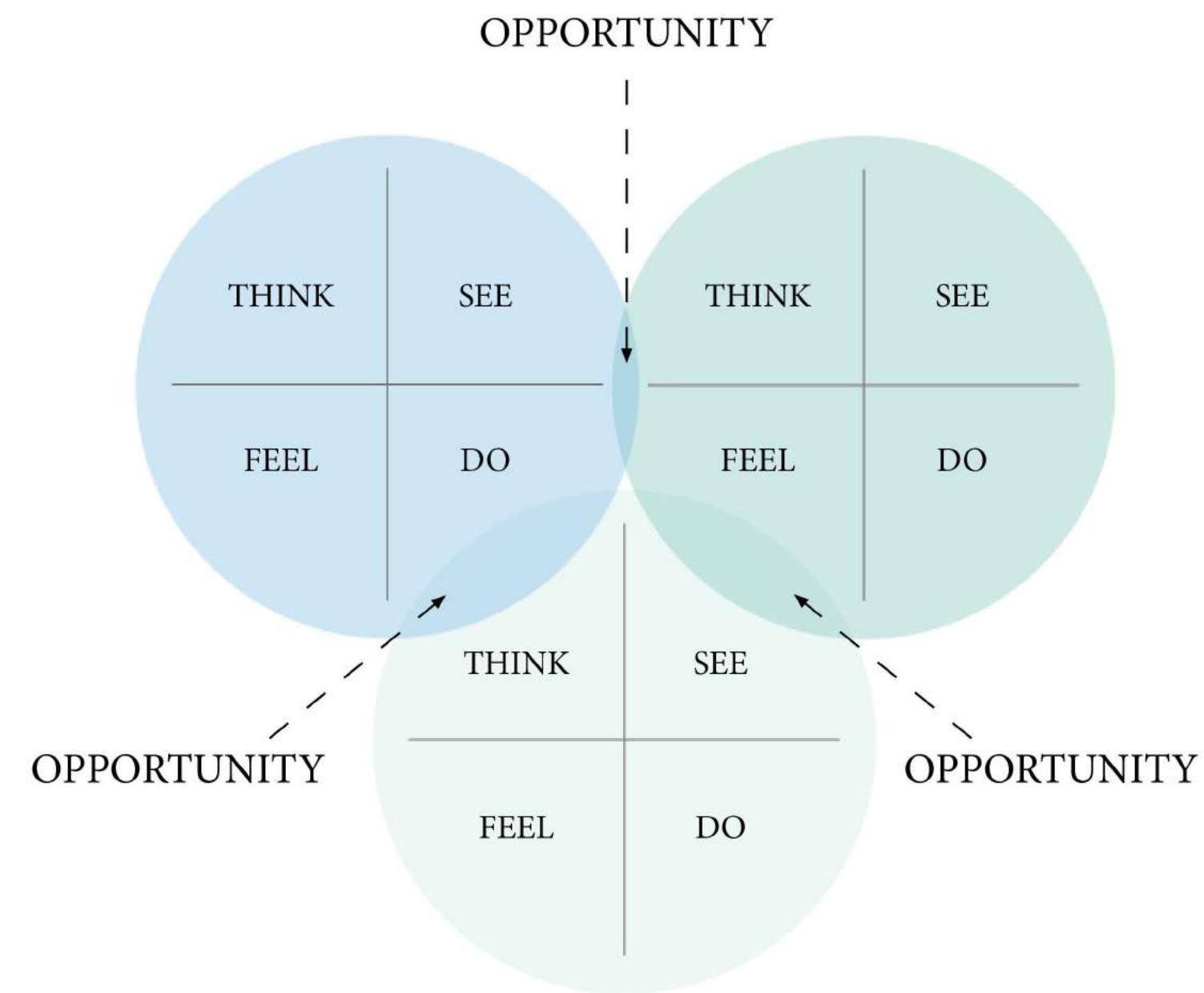
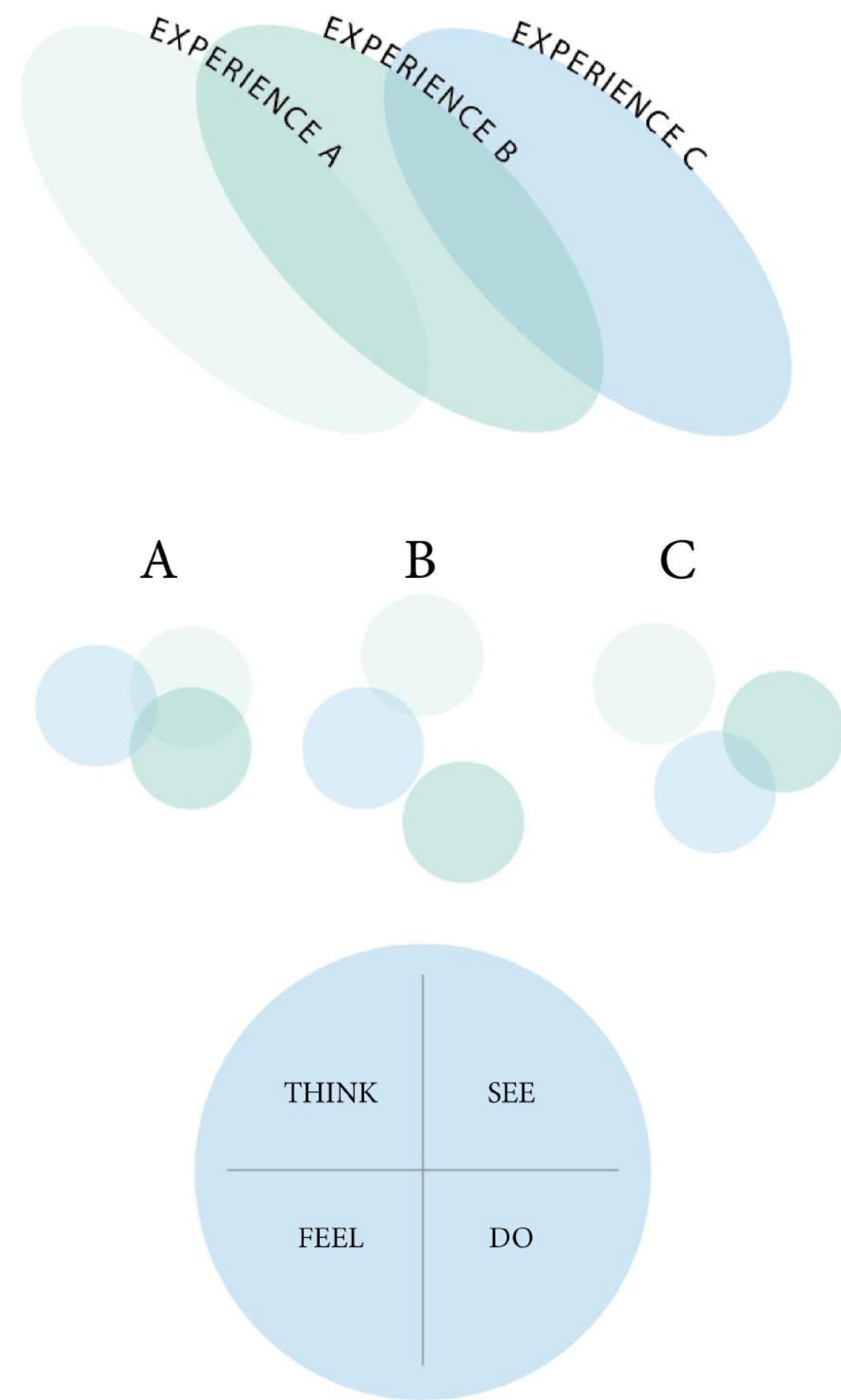
**11%**

Mothers are forced to leave the workforce due to the inaffordability of childcare



Domestic violence  
+  
Shelter-mandated separation

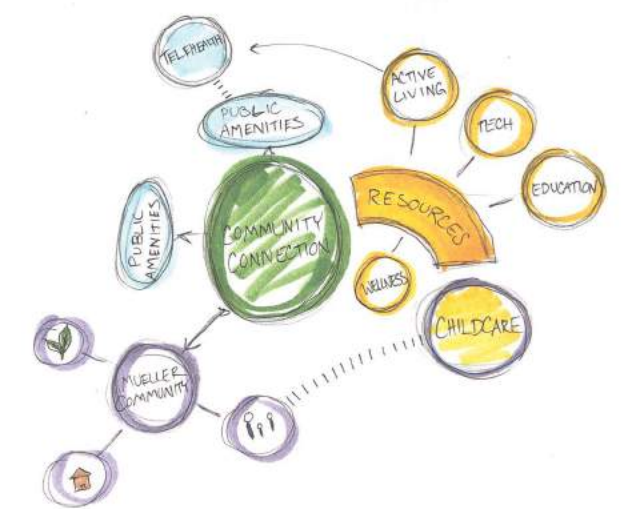




The Community Resource Center recognizes that each story will present differences in some ways and in others, stark similarities- reminding us that we, again, are all one. When designing the program of this space, understanding the overlapping needs, thoughts, actions, and questions of these Austin residents became a priority. Where are the opportunities in serving this community?

Defining these opportunities with programmatic elements such as community spaces consisting of classrooms and demonstration kitchens, a wellness wing with telehealth connectivity and group meeting spaces, etc - begins to blur the lines of the divide we may feel between our experience and another's.

# PROGRAM

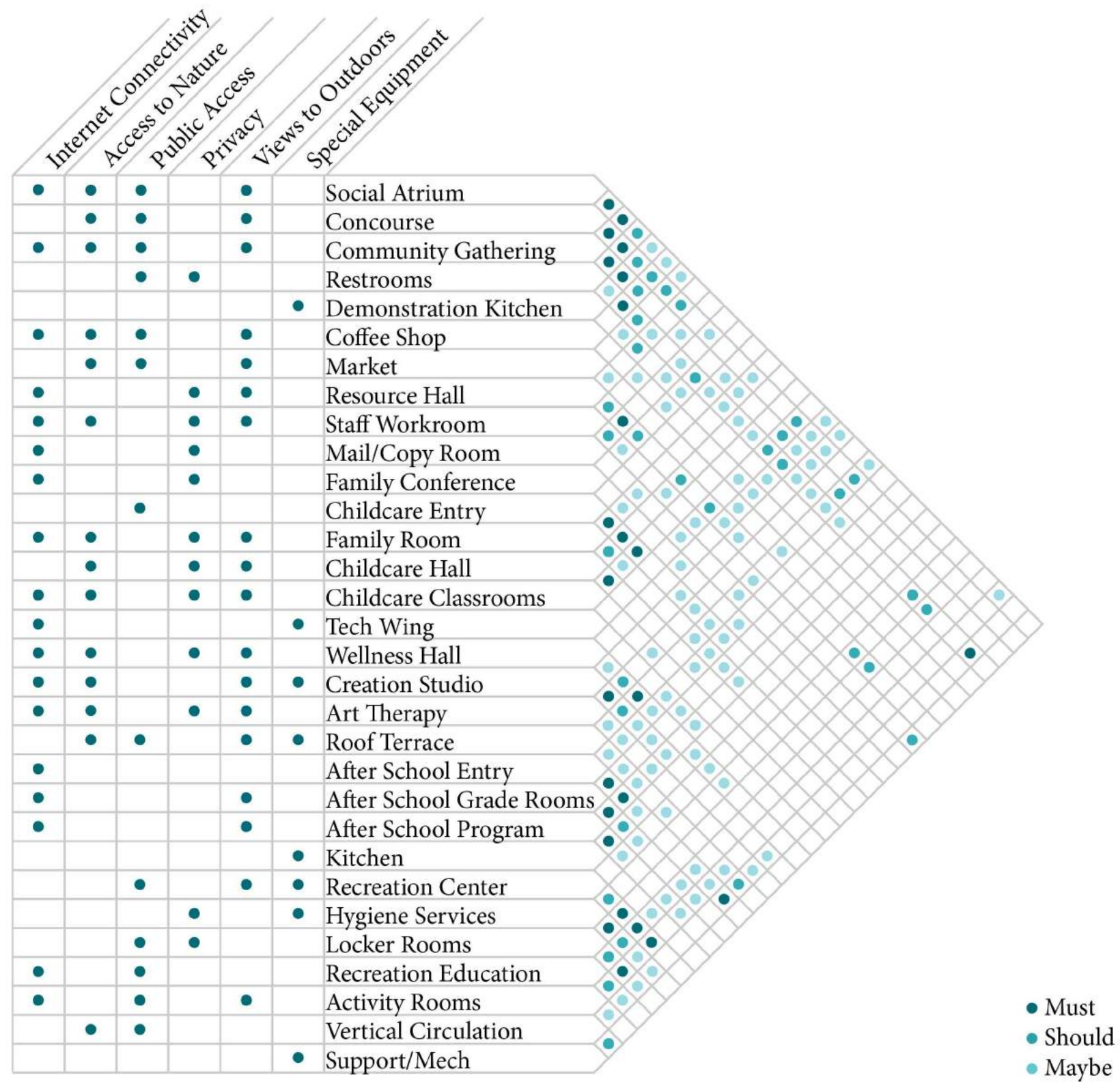


Based on the needs of those seeking to benefit from the Center, a program was developed which capitalizes on the opportunities laid out after analyzing the thoughts, actions, desires and words of those community members. Primary adjacencies, experience paths, and user perspectives come together as the building begins to take shape.



	GOALS	FACTS		CONCEPTS	NEEDS	PROBLEM STATEMENT	
FUNCTION		Austin families experiencing hardship resulting in loss of home, job income	Hundreds of Austin families are experiencing homelessness right now, primarily female-headed, without affordable childcare or housing	Keep Austin Home	Public restrooms/hygiene stations		
	People Activity Relationships	Reintegration, training, teaching, case management, therapy, childcare  Those experiencing homelessness, participating in the programs, and working within the center, members of the community					
FORM		Compliment surrounding landscape features and senior living facility	Cannot exceed 5 floors or 50' in height  Must occupy the NW corner of the lot  Must allow for exterior negative spaces to compliment the surrounding buildings and elements on site	Think Small - how does a child interact with these spaces and activities?  Green Means Go - easy access directly oriented from every point in the building  Space and Void - punching in and out of pure forms to achieve respite spaces	Easily navigated, safety, transparency  Needs to clearly differentiate between public, semi-public, semi-private, and private areas  Ease of wayfinding via form of the spaces can promote an ideal and comforting experience		
	Site Environment Quality	Varied, uplifting spaces that bring in natural daylight and exciting views; easy flow of access to green spaces  Hierarchy of entries to promote safety, security, and a human-scale approach of engagement					
ECONOMY		ROI under 8 years	Support funds evenly received from private and public partners  Non-profits currently exist in Austin which have programs set up that can easily integrate into our spaces and generate revenue from renting space, training future employees and holding events to establish additional partnerships		Revenue is generated through childcare, community center events, bookstore/coffee shop and market	Attentive and compliant staff, visitors, and clients who are well-versed in the sustainable operations of the building	
	Initial Budget Operating Costs Life-Cycle Costs	Opportunities for program members to earn money, work for the building, and contribute to the success  Sustainable building and construction efforts that will contribute to a more successful building overall					
TIME		The Center will serve as a catalyst for the residents of Mueller, TX to be educated, encouraged, and equipped to progress past the programs and into sustainable health, housing, and work	Most job training programs last 90 days  Most counseling situations with case management report varying numbers of days before a breakthrough is made		Growing intergenerational interactions and cross-community events that accelerate involvement, active living and generosity of time dedication by the public and the members of the programs	Security and staff in spaces that are open 24/7, weekday hours, weekends  Surveillance/monitoring  Crossover for members/community events/childcare pick up and drop off times/bus routes	
	Past Present Future	Thriving intergenerational interactions, seniors in the on-site housing volunteering at the daycare and becoming contributing staff members					

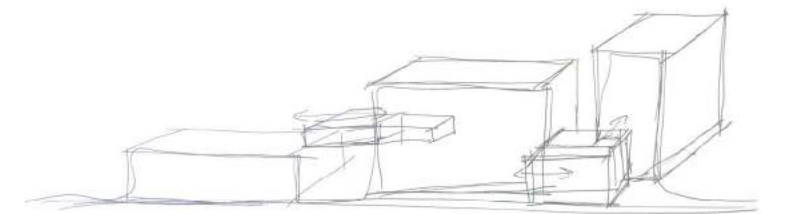




As a program was developed, necessary *adjacent relationships* became clear, proving most beneficial to the overall execution of the spaces' intentions. Other casual links between services would offer opportunities for third spaces, creative design solutions, and alternative path options presented to the user.

Ground Floor	Dept.	Space	SF	Quantity	Dept.	Space	SF	Quantity
	COMMUNITY	Main Lobby	578	1	LEARNING CENTER	Balcony	1227	1
		Social Atrium	1253	1		Job Training	1204	1
		Concourse	1073	1		Work Room	224	1
		Community Gathering	1667	1		Classroom	277	2
		RR Entry	230	1		Classroom	484	1
	PUBLIC	Women's RR	308	3s per flr	WELLNESS WING	Tech Wing	770	1
		Men's RR	303	2u/1s per flr		Wellness Hall	1723	1
		Demonstration Kitchen	369	1		Wellness Office	158	3
	RESOURCES	Coffee Shop	1622	1		Wellness Office	100	1
		Shop Kitchen	245	1		Rentable Space	374	1
		Market	3092	1	Creation Studio	860	1	
		Work Room	483	1	Art Therapy	373	1	
		Donations	37	1	Rooftop Terrace	777	1	
		Vestibule	143	1	AFTER SCHOOL	Secure Vestibule	87	1
		Laundry	54	1		After School Programs	165	1
		Staff RR	54	1		Administration	164	1
		Resource Hall	491	1		Reception	1131	1
		Lockers	129	1		Active Play/Group Meet	1154	1
	Mail/Copy Room	231	1	Storage		72	1	
	Family Conference	205	1	Storage		14	1	
	Child Watch Room	162	1	Hall		1060	1	
	CHILDCARE	Office A	134	1		Homework Room	874	1
		Office B	129	1		Girls RR	292	3s
		Vestibule	67	1	Boys RR	282	2u/1s	
		Childcare Reception	470	1	Elementary Room	818	1	
		Childcare Hall	707	1	Middle School Room	691	1	
		Family Room	626	1	High School Room	765	1	
Stroller Storage		44	1	Kitchen	426	1		
Janitorial		54	1					
Utility/Kitchenette		219	1					
Classroom A		379	1					
Classroom B	504	1						
Classroom C	369	1						
Classroom D	509	1						
Child RR	64	3						

# PROCESS



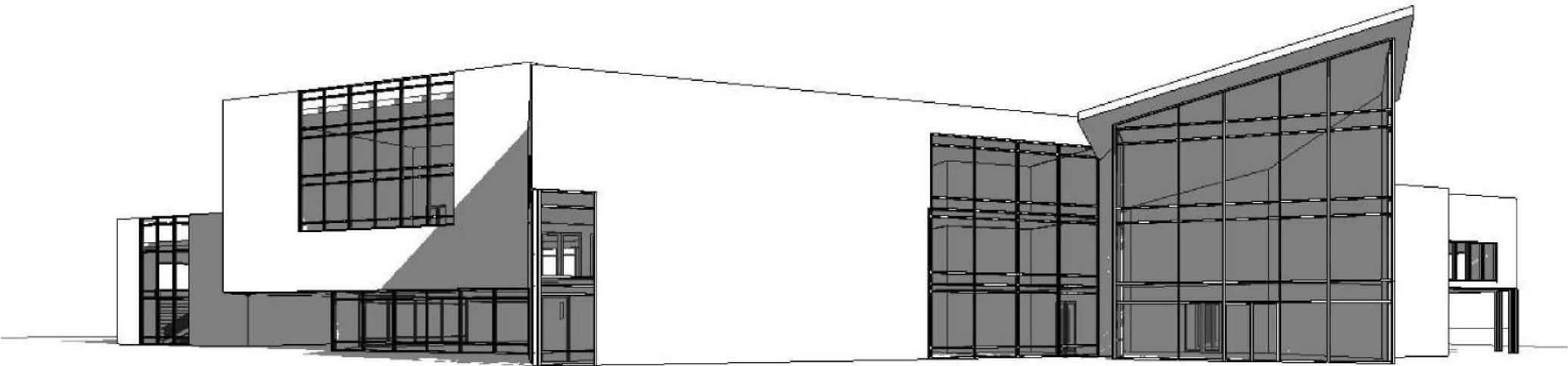
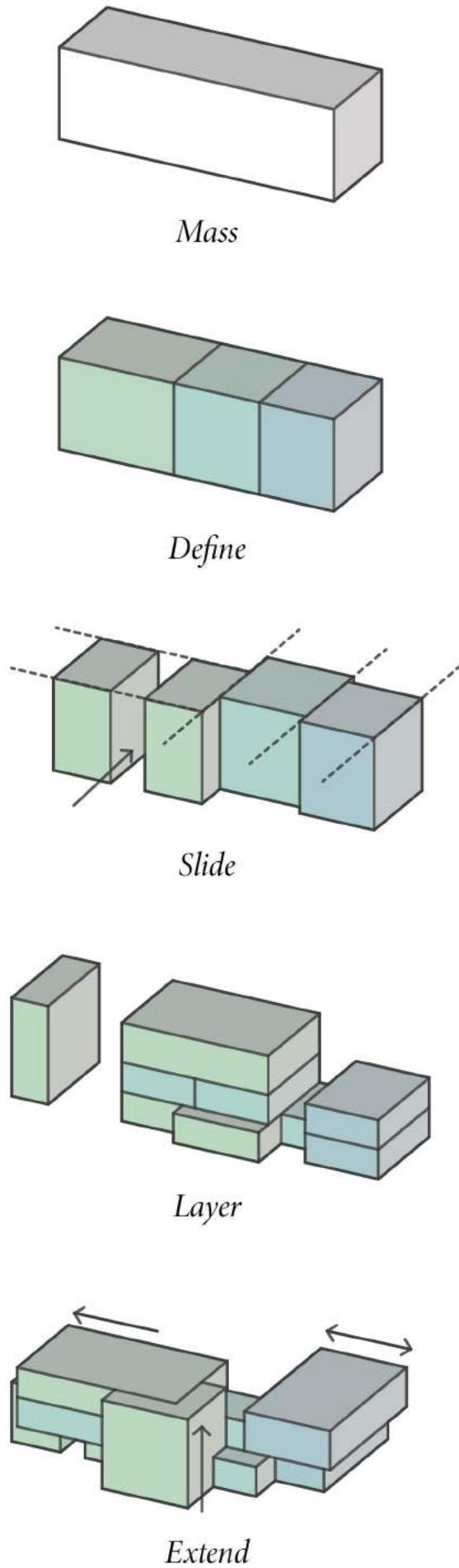
The data begins to shape the goals and vision of the Center, resulting in an extensive and accessible program of spaces.

These spaces exist in theory, but must be brought to fruition with the integration of intentional form and site context, keeping the user experience as the focus at all times.

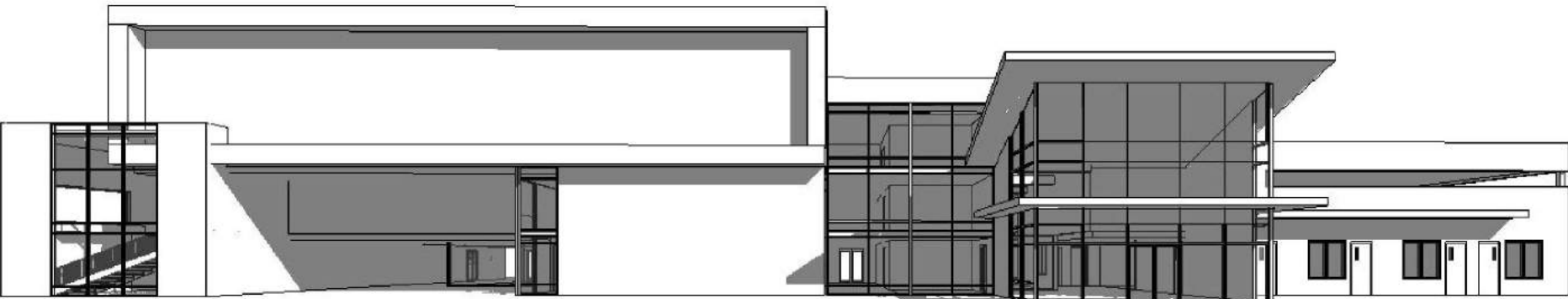


Form Studies

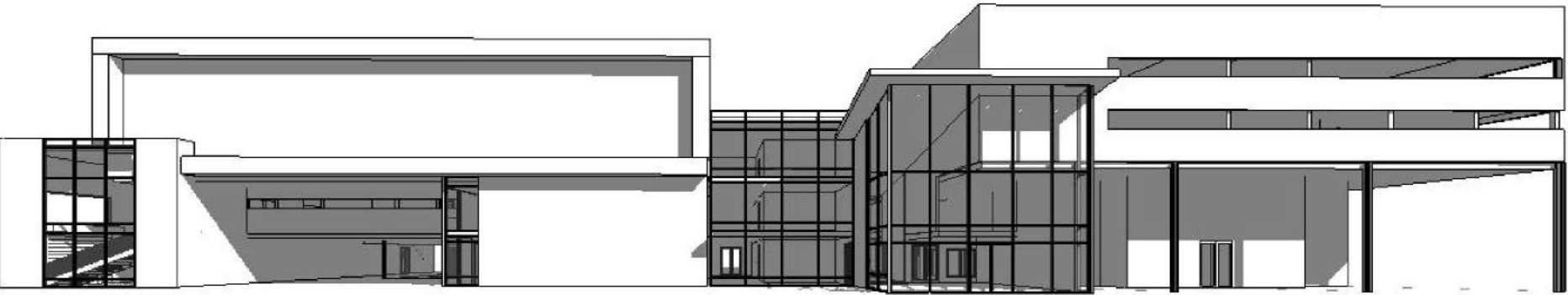
The concept of *space and void* drove the form on this building, recognizing separate pieces, separate identities, coming together, and creating spaces that allowed for *interaction of form and community*. Connection to the inner courtyard was highly important, as well as creating areas inside and out that *provide refuge*.



*Direction*  
Optimal sun angles and accessible views influence the breaking of an axis, extending the form as it reaches into its surrounding context



*Celebration*  
The announcement of a singular form to dominate over the massing of the building encourages curiosity and exploration of the landmark's grandeur



*Identity*  
Allowing each programmatic element within the spaces to realize its individuality in the form of the structure establishes a hierarchy of experiences



*Light & Material Studies*

How does the Center become a space that increases community health and satisfaction, inviting in members from all generations to experience connection to one another and consistent opportunities to engage with nature, the promotion of active living, and daylit interiors?

Bringing the design to a human scale introduced challenges of light, material, texture, color, and every other element that makes up the user experience. Each space began to take shape as an understanding of the influence of natural materials and grand spaces flooded with daylight was established. These analyses were taken even further as different times throughout the sun's movement were studied, determining places of void, space, or form.





# PROPOSAL

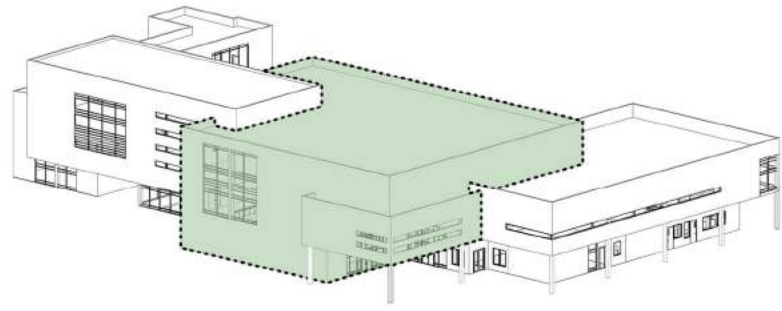


When it comes to concepts - or research, numbers - it can be easy to get lost in the data and forget that a building is actually made up of stories. The experiences of people in need, who have found themselves becoming a statistic, should be what determines the success of these spaces.

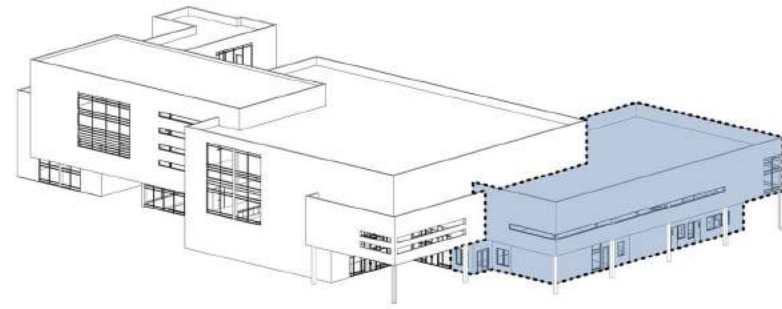




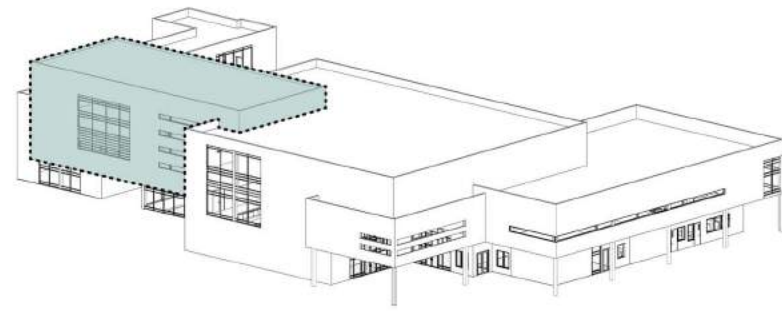




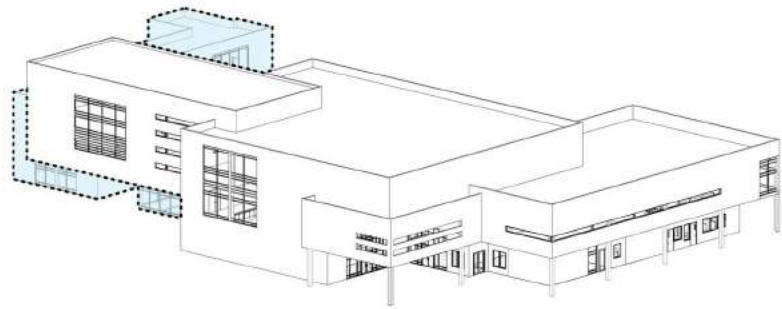
*Community Resources* are centrally located, available right off the main entry for ease of wayfinding for the seeker of care navigation. The community center links the public spaces with programmed activity, while establishing a secure transition to family and childcare spaces located deeper within the site.



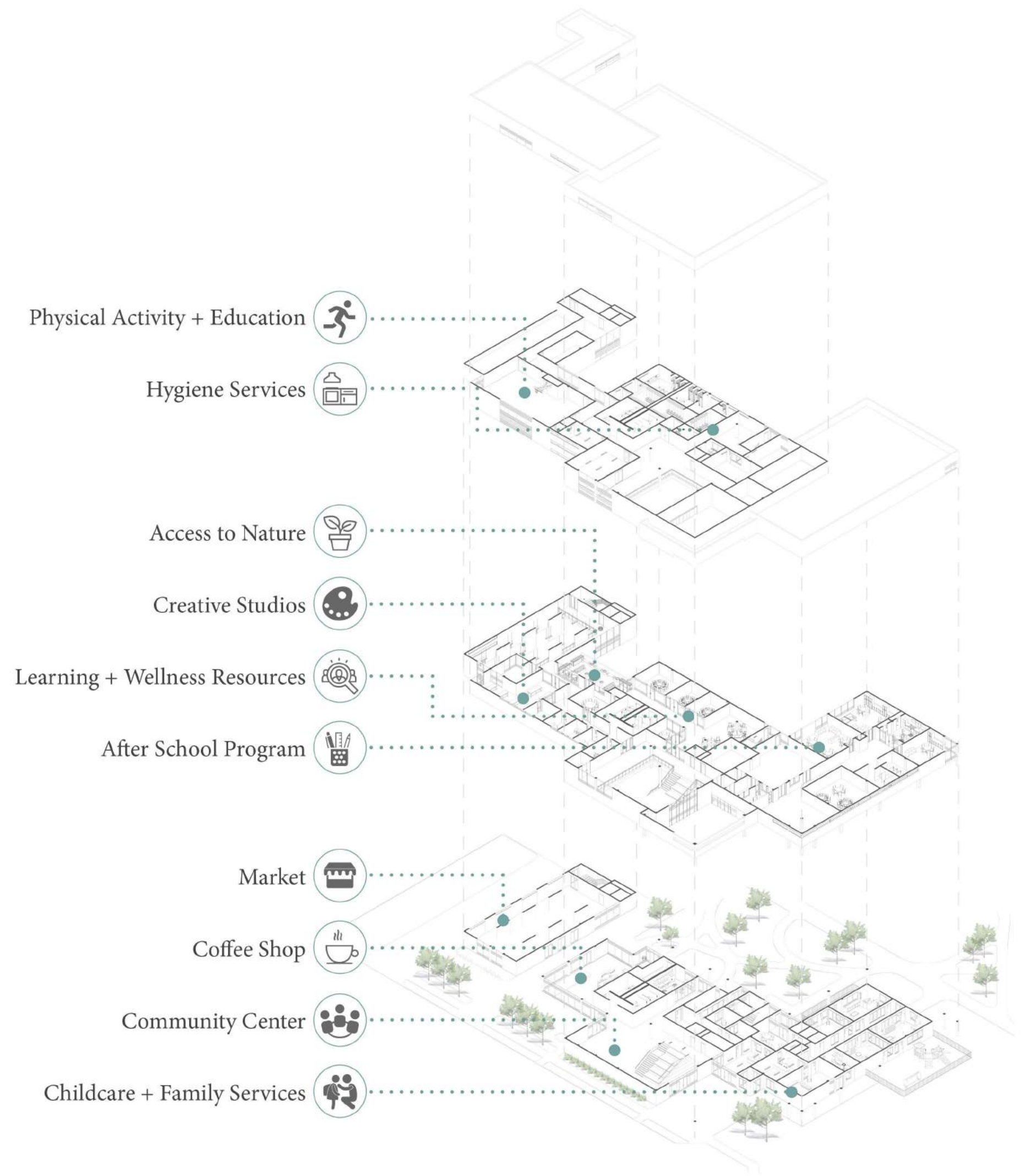
*Family + Childcare* and after school program spaces are securely located while providing each classroom with direct access to nature. The senior living community located near the childcare center allows for intergenerational interaction as seniors participate in voluntary and vocational work with the families.



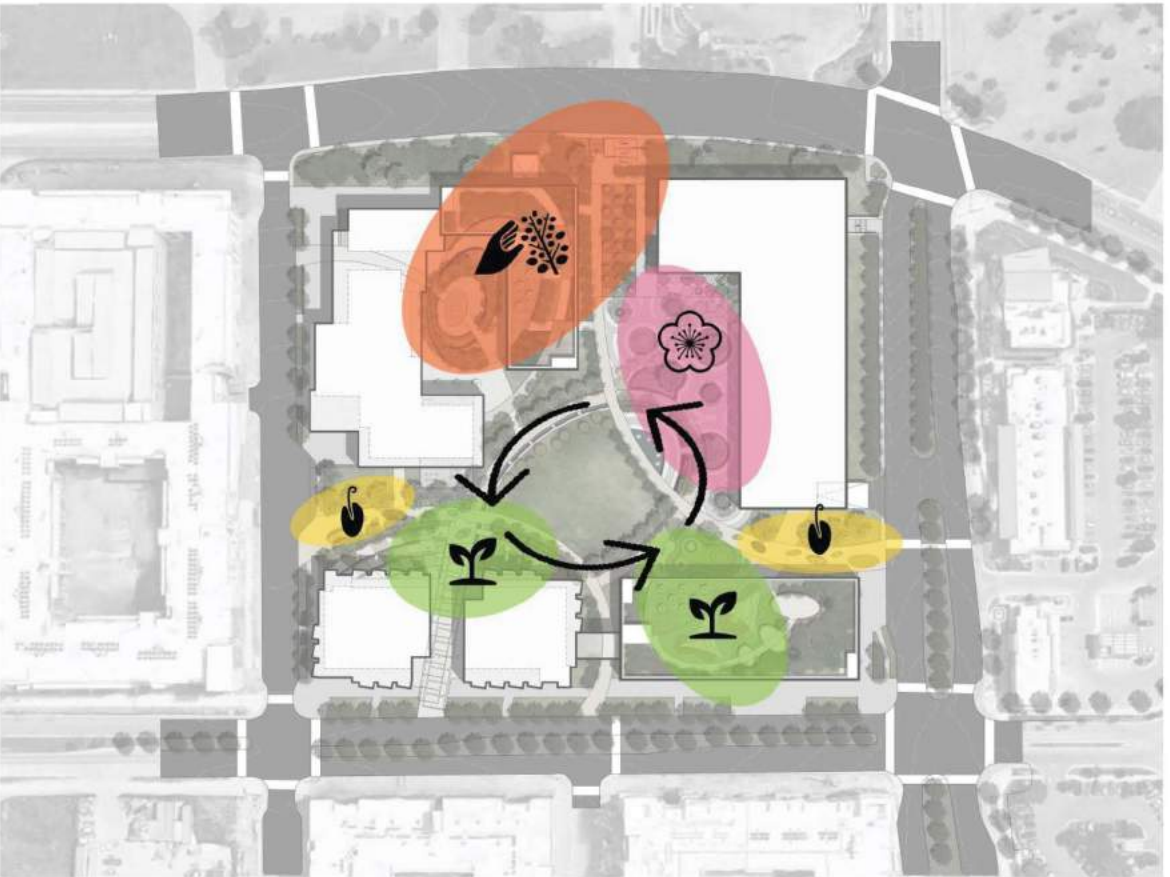
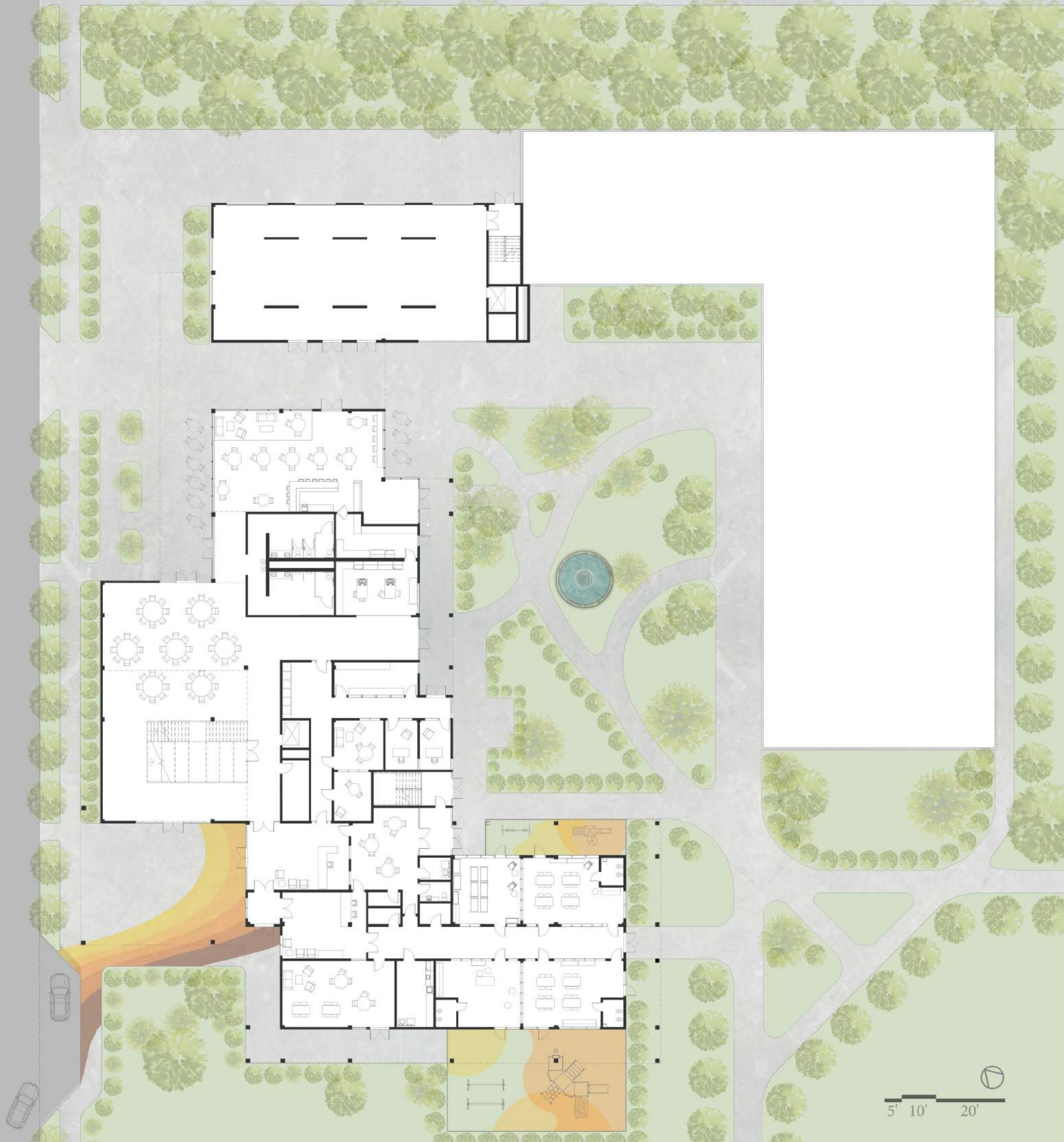
*Programmed Activity* areas dedicated to wellness, telehealth connectivity, group meeting rooms and creative studio spaces are directly connected to community resources. Recreational spaces for active living are located on the top floor as well as physical education, family locker rooms, and laundry facilities.



*Public Retail Spaces* provide job opportunities for seniors living on the Mueller site, local community members in need of job assistance, and students in the Austin area. The Market space can be utilized for community health initiatives such as conversion to testing sites, a mobile clinic bay or public services.







*Site + Master Plan*

The Center will be located directly off 51st Street, an important means of travel for Austin residents. Surrounding context reveals residential areas to the West and South, with commercial areas making up the opposite sides.

Our team of two graduate architecture students and one landscape architecture student have been developing the Master Plan for this site. Shu Sun's Master Plan concept embodies a "curve and circle" concept, which I have adapted in my own context to achieve the goals of my building. The movement of life cycles inspires this concept, as the ebb and flow of path and activity reflect the undulation of natural systems.

Further establishment of Shu Sun's master plan has resulted in the programming of these landscaped spaces, providing areas for roof and sensory gardens, plazas and learning spaces, and community farms. Connecting each individual space on the site contributes to the softening of boundaries between generations, abilities and backgrounds.

Also located on the site is Ruomeng's design for Greenhouse Senior Living, assumed developments of Intergenerational Apartments located opposite the courtyard behind the Center, and the TRS office building, which will be relocating from another site in Austin.









The Community Center acts as a catalyst for intergenerational interaction, encouraging visual and physical flow from program to program. Here, the mixing of cultures and the crossing of paths revitalizes a community who may feel marginalized, silenced, or unable to acquire the help they need.



1. The Social Stairs sit at the core of the double-height interior as the community center's focal point. Here exists an interactive, multi-level staircase boasting natural materials and colorful vegetation below its steps, where visitors sit, step, and engage with one another.

2. Community Gathering Space remains open and flexible to changing events.

3. The Grand Concourse carries visitors from the main entry points of the Resource and Daycare center, back through the community space and out into the courtyard.

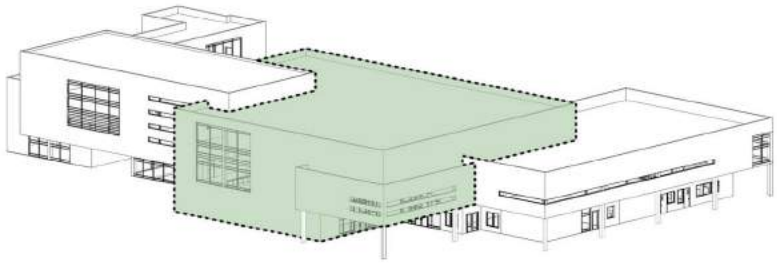
4. The Demonstration Kitchen located off the Grand Concourse provides a venue for the presentation and demonstration of food preparation, explanation, and education for those who wish to learn how to take full control of their health.

5. The Resource Center rests in the back of the Center, remaining accessible to visitors, while a separate entry protects the privacy of those taking advantage of the services.

6. Private Lockers and a Mail Room present participants in the Resource Center's programs with the opportunity to establish autonomy as they reintegrate with their society. For many, the ability to claim a "home base" is the first step to independence.

7. Family Conference Areas have visual access into Child Watch rooms as parents discuss sensitive solutions with their care navigators.

8. Care Navigation Offices with a view to the courtyard allow for staff, families, and individuals seeking help to feel connected to nature during their visits.

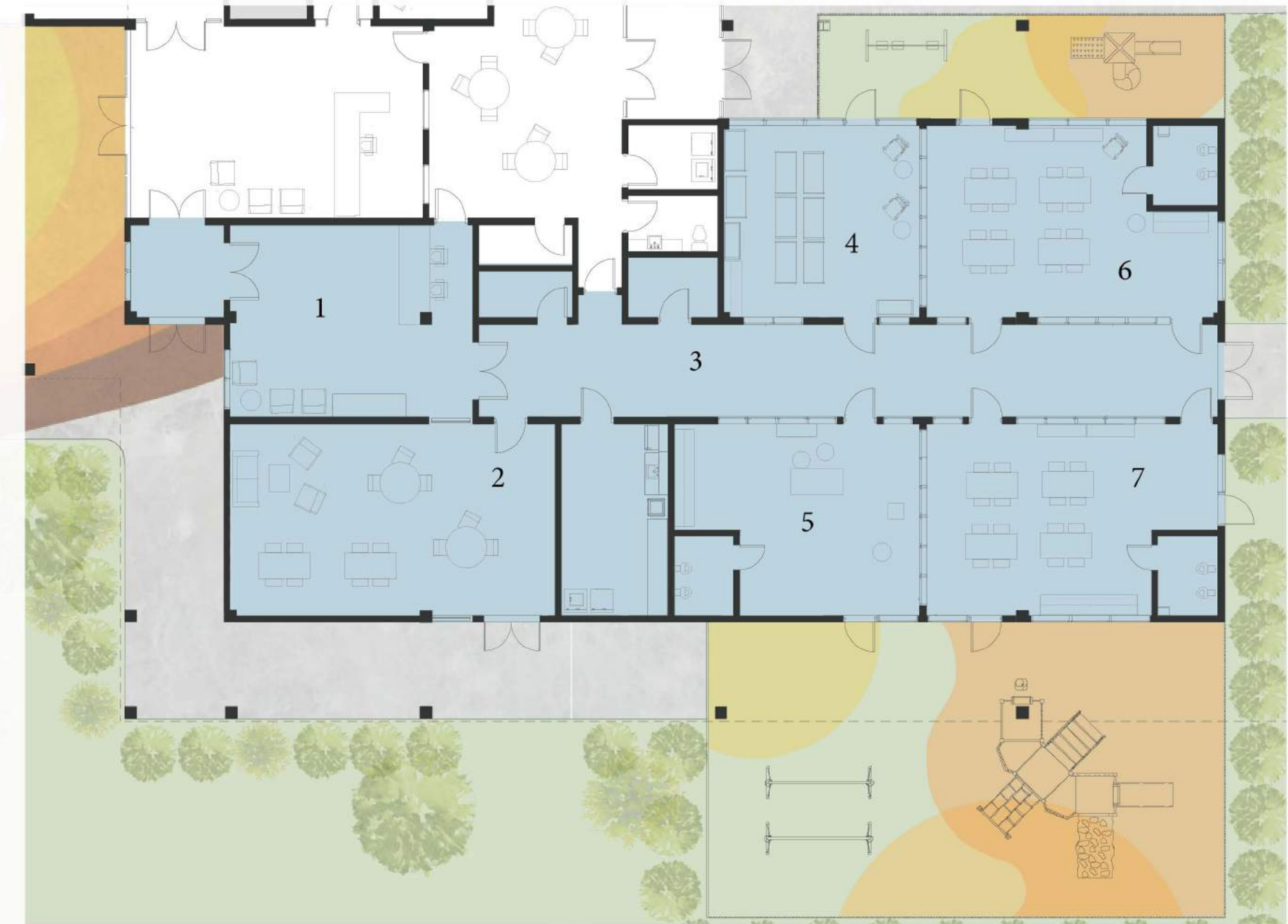








Family + Childcare and after school program spaces are securely located while still providing each classroom with direct access to nature. The senior living community located near the childcare center allows for intergenerational interaction as seniors participate in voluntary and vocational work with the families and children.



1. The Childcare Secure Entry has direct access to the staff workrooms, resource hall, and community center.

2. Dedicated Family Space located off the Daycare's lobby allows an open, inviting space with access to the outdoors. Here, families engage with one another and participate in bonding practices as well as both educational and therapeutic activities alongside their family members.

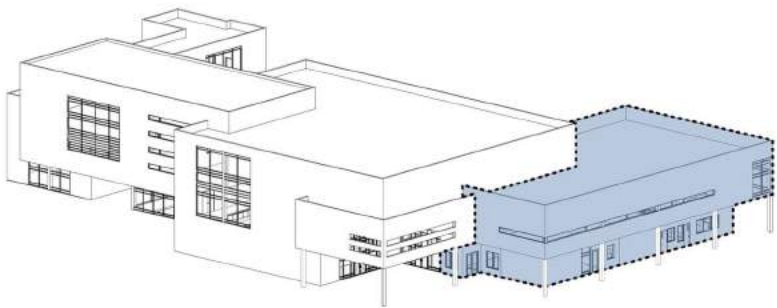
3. Thorough visibility throughout the classrooms allow for natural light to flood the spaces while visual accessibility is increased for both staff and students. Surrounding outdoor views partnered with biophilic elements within the space help to calm those inside.

4. 0-1 Y/O Classroom

5. 2-3 Y/O Classroom

6. 4-5 Y/O Classroom

7. Flex Classroom

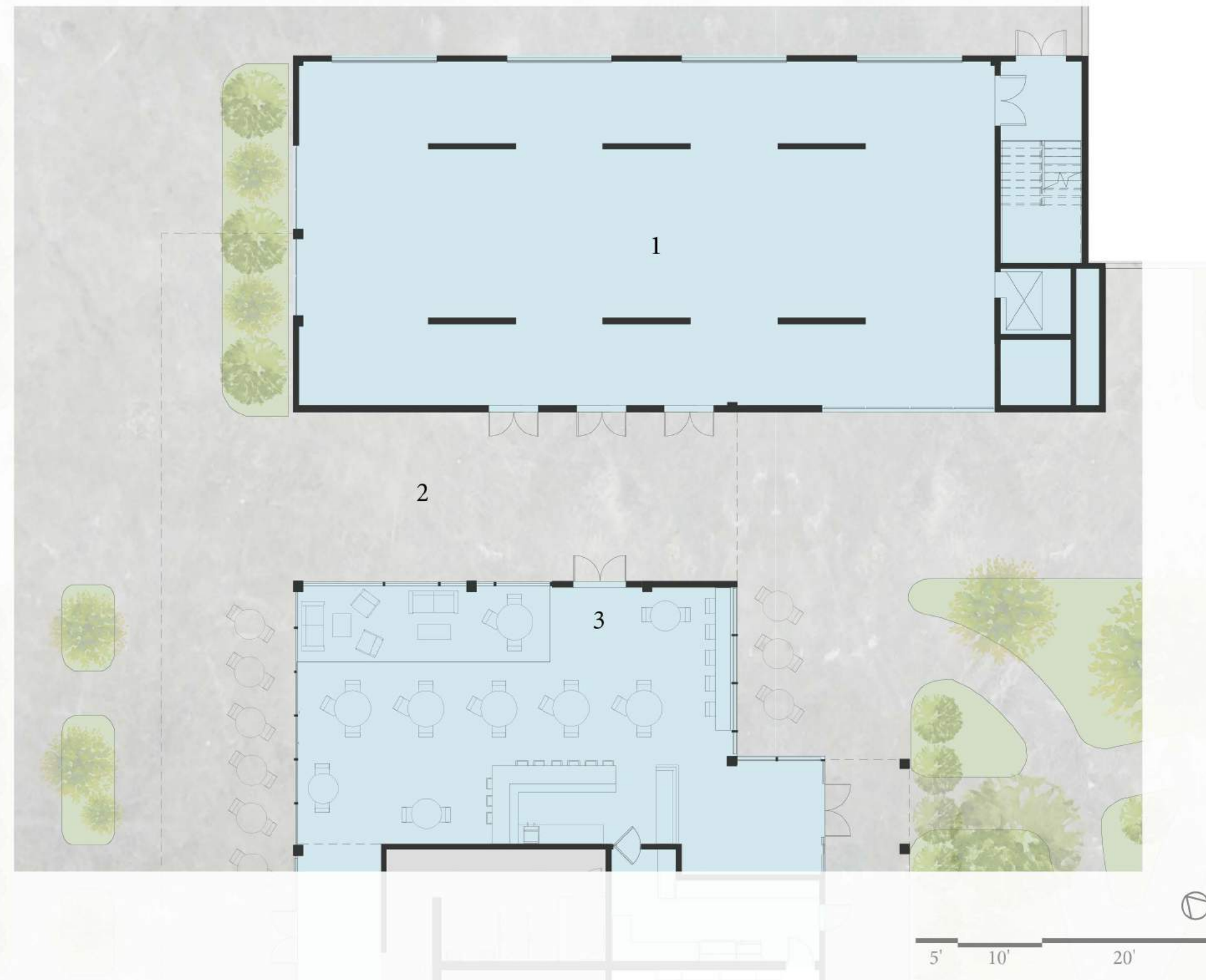








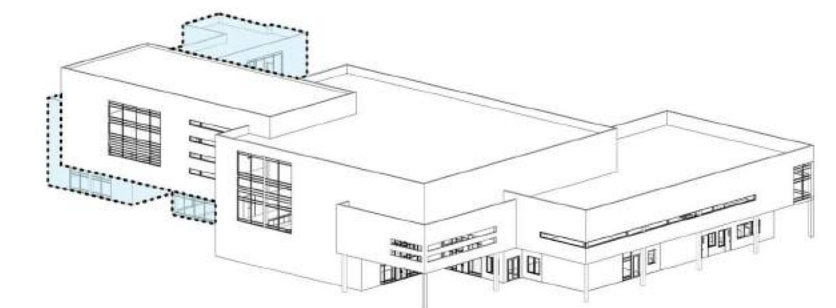
*Public Retail Spaces* provide job opportunities for seniors living on the Mueller site, local community members in need of job assistance, and students in the Austin area. The Market space can be utilized for community health initiatives such as conversion to testing sites, a mobile clinic bay, or other public services.



1. The Flexible Market Space located at the north end of the site, directly off the busy 51st St., is flanked by grand outdoor concourse paths that guide passersby into the site. While this space plays host to weekend markets where participants in the Center's programs are able to sell their products to the public, it can also act as a location for services offered through accessible healthcare programs and other amenities for the community.

2. A Grand Concourse sits between two public retail spaces, leading the pedestrian deeper into the site, where they are welcomed by the interior courtyard. As the backdrop to the intimate venue within the coffee shop, the exterior walls of the Market making up the Concourse path offers a surface for showcasing art commissioned through local Austin artists. Fully embracing the culture of the city, the Concourse allows for a blending of the city's landscape with the program of the Center.

3. Coffee for the Arts, a coffee shop dedicated to celebrating local art, music, and cultural collaboration, exists onsite, bringing valuable energy to the ground floor and sustainable revenue to the building's program.











3rd floor

2nd floor

1st floor

RECREATION

TECH + LEARNING WING

ENTRY PLAZA

SOCIAL ATRIUM

RESOURCES

GRAND CONCOURSE

INTEGENERATIONAL COURTYARD

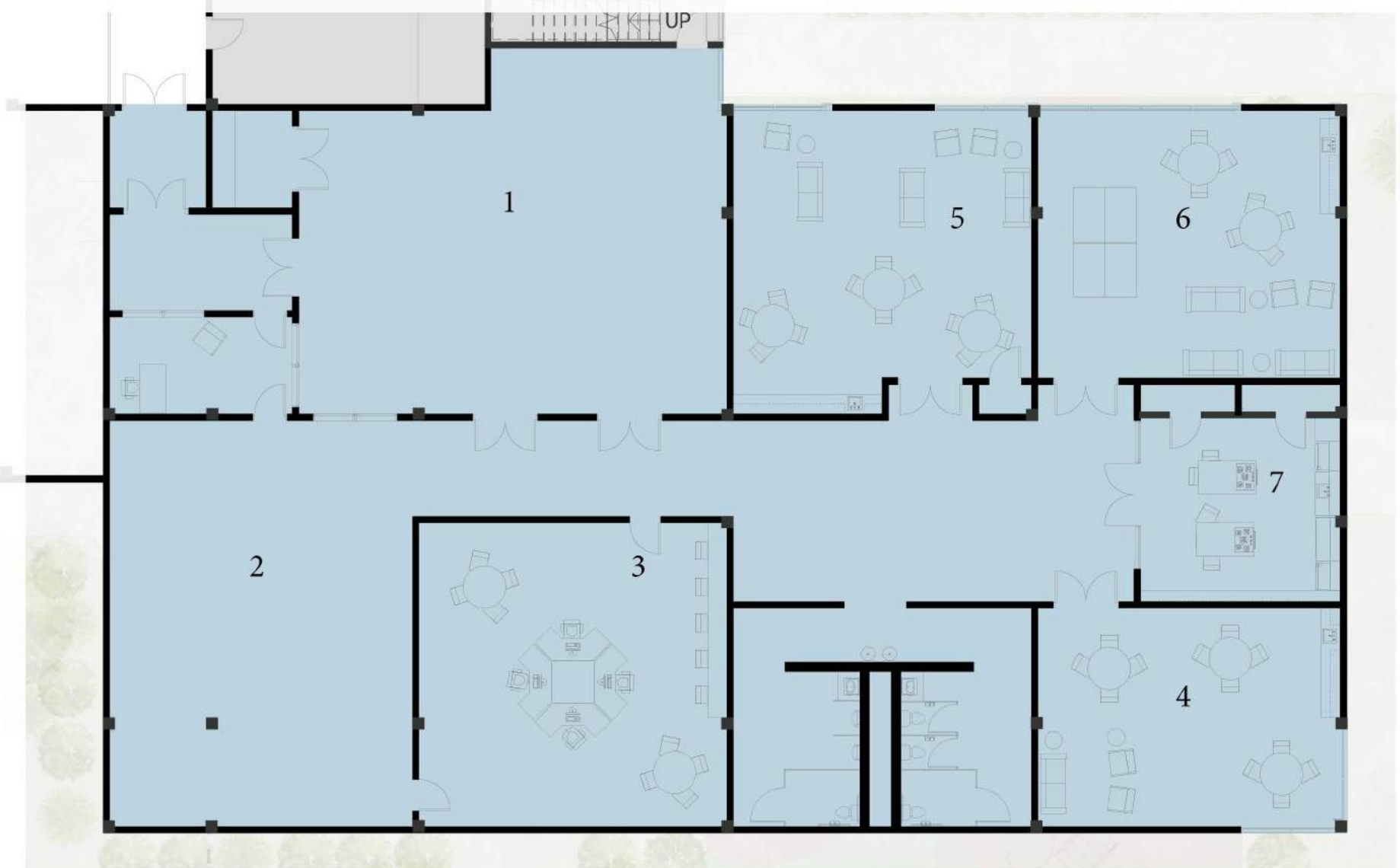
5' 10' 20'





The After School Program serves youth of all ages, offering a safe and engaging setting when their alternative option may not be as inviting. Here, students who have not felt accepted or sought after during their school days may foster deeper connections with members of the community, from fellow students to older members of staff participating in the Center's job programs.

- 1. Secure Entry remains as an adaptable space to provide ease of transition between pick up and drop off with wifi connectivity for shows, presentations, movies, and more.
- 2. Flexible Open Program Spaces allow for mixing of all grade levels.
- 3. Homework Room provides a quiet and supportive space for students to receive further education and one on one tutoring.
- 4. Elementary Grade Room
- 5. Middle School Grade Room
- 6. High School Grade Room
- 7. Kitchen



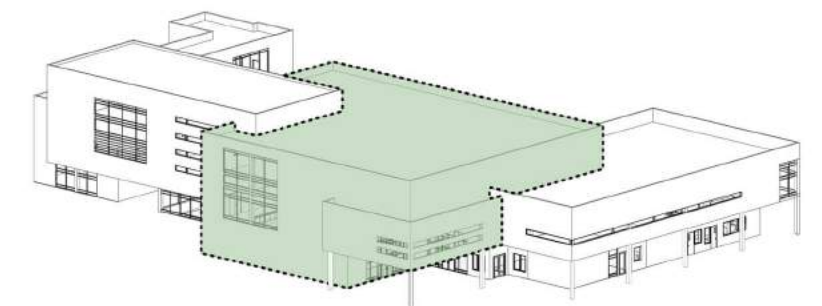


The Learning & Technology Wing consists of several flexible classrooms with varied levels of privacy, and access to the roof terrace. The monotony of the screen-heavy environment is broken up by views of nature and intergenerational discussion around work stations, while engaging courses in job training, technology skills, and continued education stimulate the users.

1. The Main Entry to the Learning and Technology Wing is located at the top of the Community Center's Social Stairs, strategically placed in order to draw in visitors who seek to further their education. Classes taking place within the wing can be viewed from the balcony, as large glazed walls frame the entry and draw the visitor inside.

2. Private Work Rooms allow for classes to be taught on a more intimate level. Here, individuals struggling to grasp specific concepts can concentrate and attain the guidance they seek; private tutoring sessions can take place for individuals requiring a more hands-on learning experience; groups of co-working community members can collaborate and brainstorm ideas as a cohesive unit. Even members of the local university can rent spaces such as these for study sessions and think tanks.

3. Access to the Roof Terrace is crucial for those who may be subject to staring at screens all day. Studies have shown that access to green spaces, even visually through a window or set of transparent doors, can drastically reduce the presence of stress in an individual. As the Learning and Technology Wing will most likely see an increase in stress levels, this connection to nature proves vital.





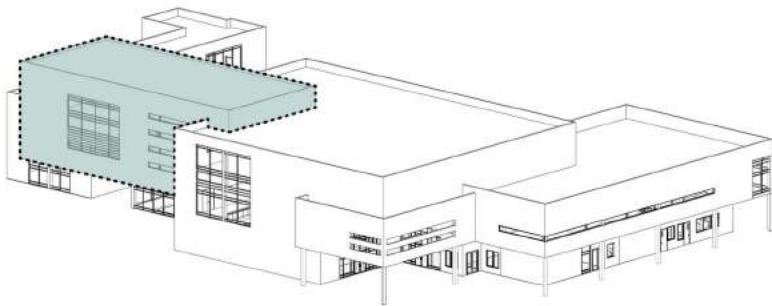
The Wellness Wing remains one of the most vital aspects of the Community + Resource Center's amenities. Here, residents of Austin are able to seek the help they need, connect with others who may be experiencing similar circumstances, connect with nature, and learn more about holistic wellness. Spaces dedicated to education, growth, guidance, and self-discovery can have a lasting effect on those who choose to take advantage of these services.



1. *Telehealth Accessible Rooms* are a valuable resource for the Community, as a number of Travis County residents do not have internet connectivity in their own homes and therefore may not have sufficient access to virtual healthcare services. These comfortable, calming office spaces can be utilized by individuals meeting virtually or physically with their care providers. Diffused lighting from horizontal glazing on the building's facade foster serene environments for those seeking guidance in challenging circumstances.

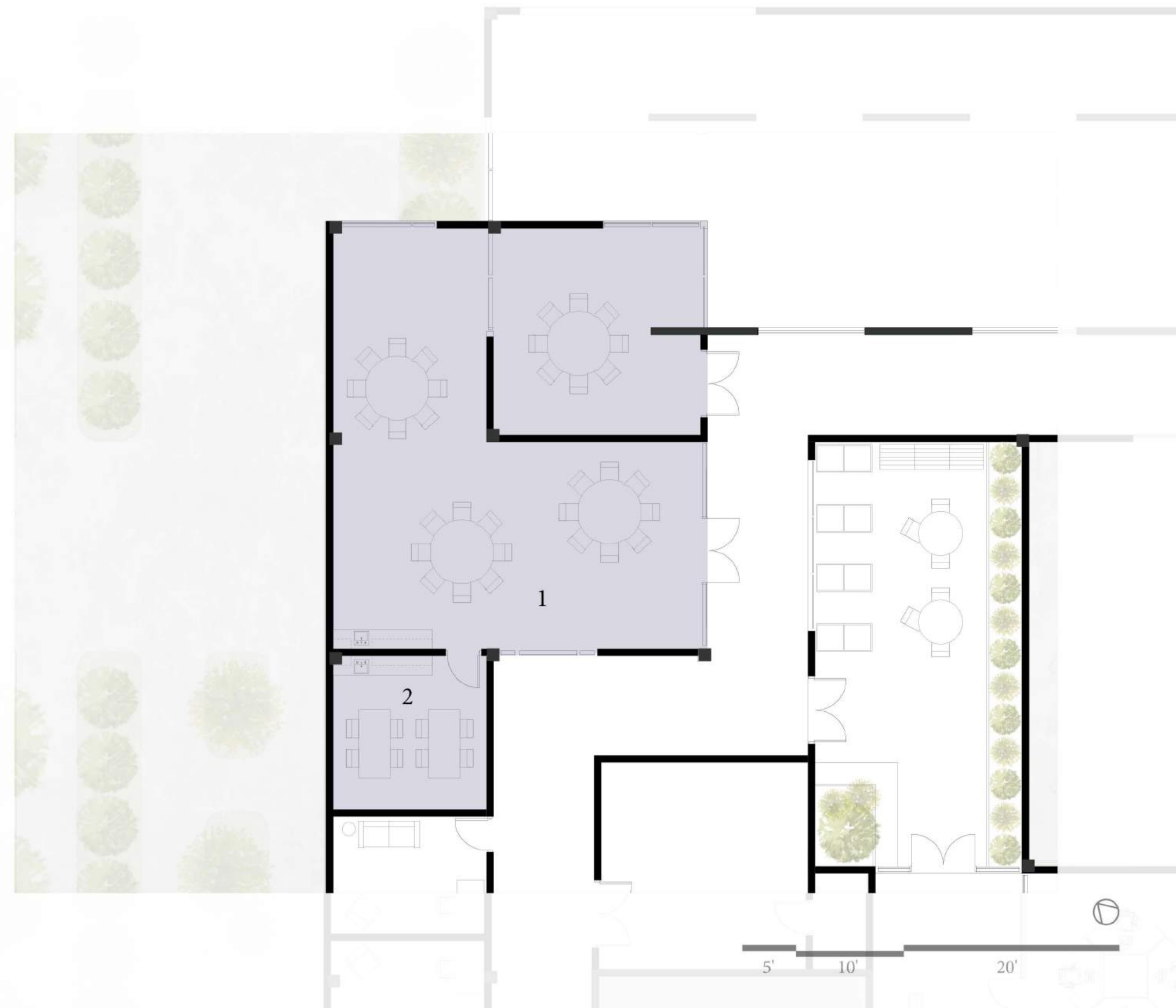
2. *Rentable Space* can be used for group therapy sessions, community-led events, social gatherings, and more. Close access to the roof terrace allows for warm, lively interactions between community members.

3. *Access to the Roof Terrace* from the Wellness Hall allows visitors to engage with the outdoor space and experience a connection with nature that often goes unpursued. Biophilic design - the integration of nature into the built environment - has proven to increase the overall quality of life for those who choose to engage with it.



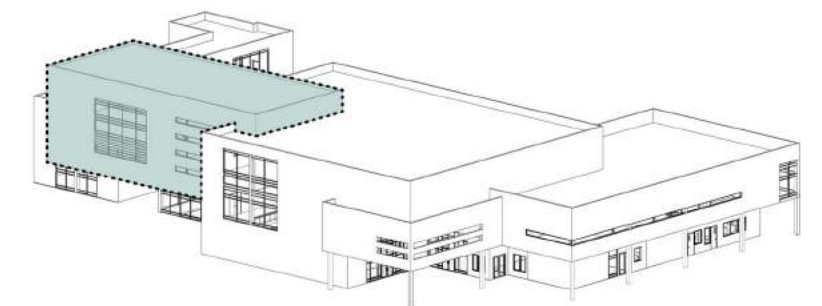


The Creation Studios are open to all who wish to explore their creativity through any means of artistic expression. Here, natural elements of stone and wood, coupled with access to the rooftop terrace overlooking the courtyard below, foster an authentic experience for users to enter and express themselves without hesitation. Below the interior balcony leading away from the studio spaces lies the open retail space, where creations can be sold at the Center's weekend market.

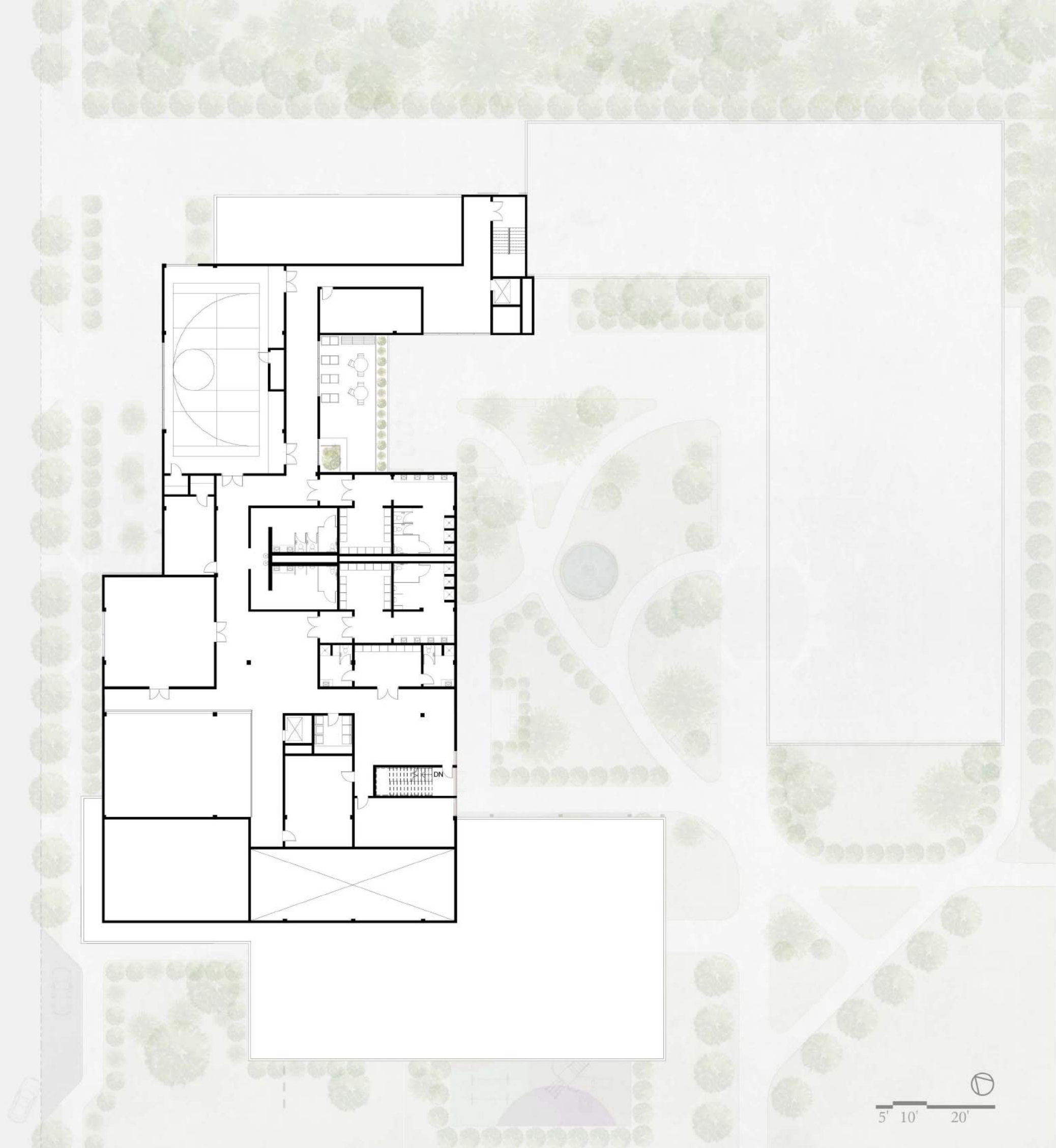


1. Creation Studios utilize daylit interiors, natural materials and flexible workspaces to offer a space of creative exploration.

2. Art Therapy Rooms located off the main studio area provide a private area for families and individuals to meet with care navigators to take advantage of alternative methods of wellness practices.

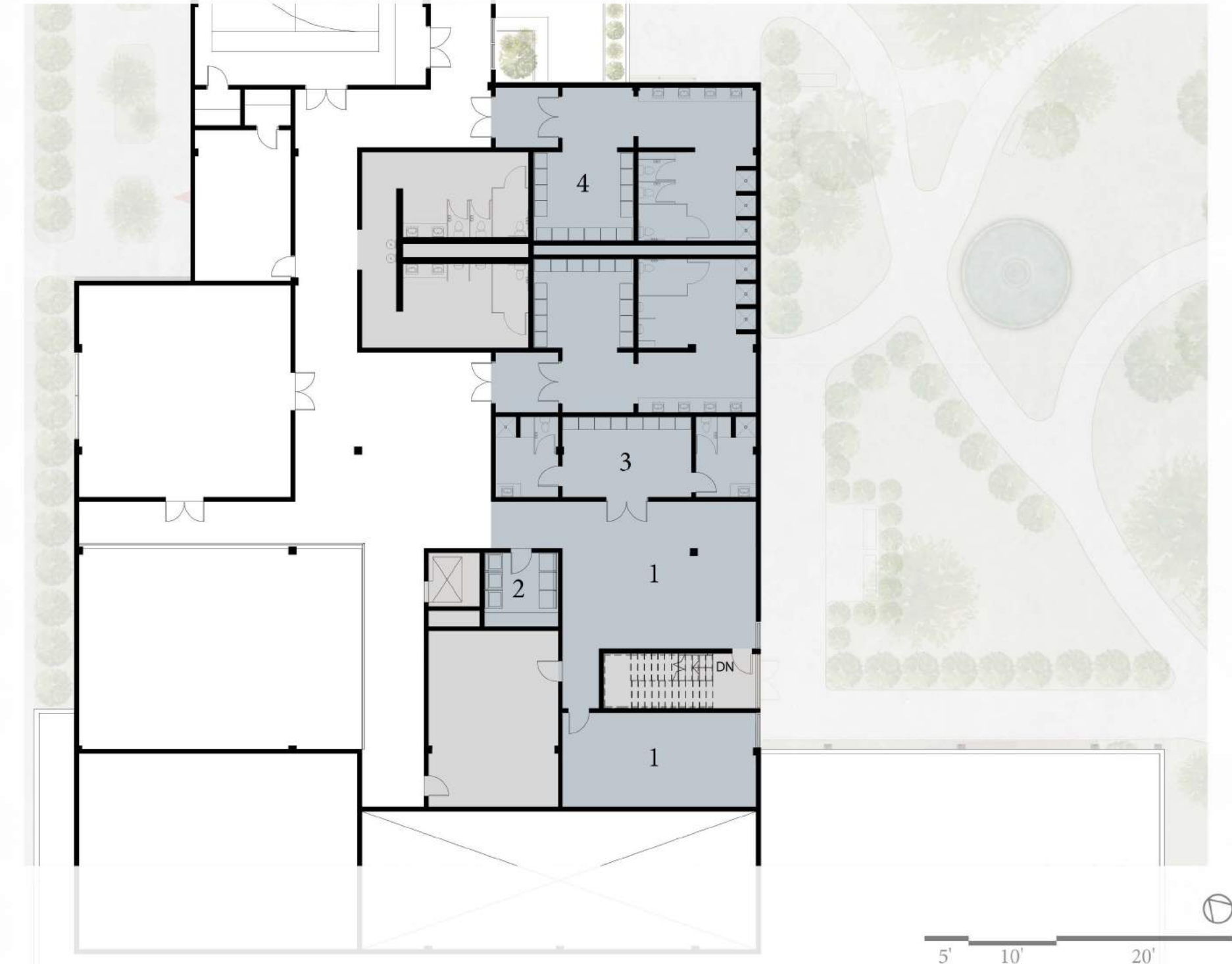






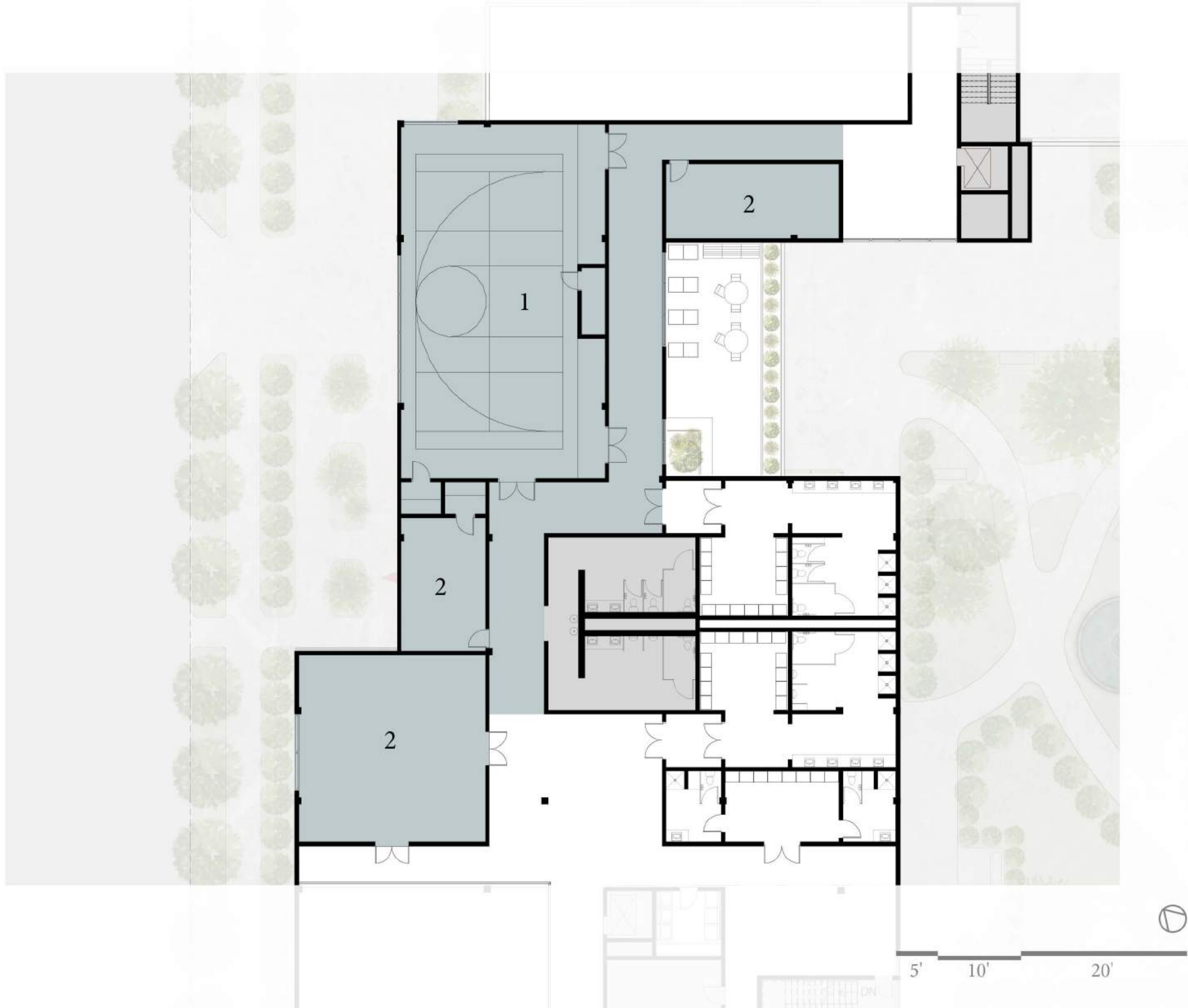
*Hygiene Center & Locker Rooms* offer members of the community a place to care for their families' hygiene as well as their own. Through the coordination of the care navigation program, individuals and family units who have been unable to tend to their personal health can find their needs are met in this space. Private lockers are offered, along with laundry stations and physical education courses.

1. *Physical Education Spaces* located directly off the main entrance to the Recreation Center allow for individuals to casually join classes or public sessions that may be occurring as a service to those who wish to attend.
2. *Laundry Services* are provided via the care navigation program.
3. *Family Locker Rooms* can be utilized as hygiene services offered to family units.
3. *Lockers Rooms* adjacent to the Recreation Center serve both users of the Center and community members in need.



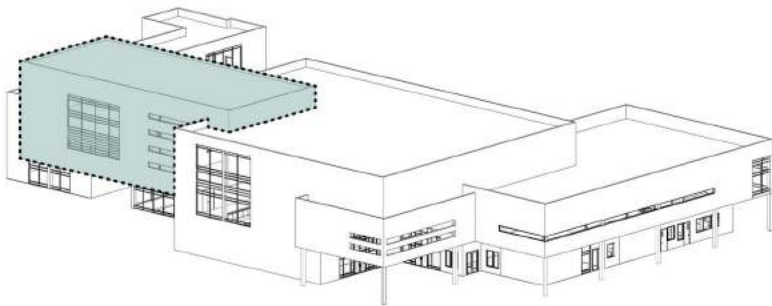


The Recreation Center located on the third floor offers spaces dedicated to flexible and varying levels of activity. From the Flex Court overlooking the streetscape plaza below, to smaller, rentable activity rooms that play host to exercise and wellness classes, the lively atmosphere of the Recreation Center provides rejuvenating spaces designed to empower the community as well as the individual.

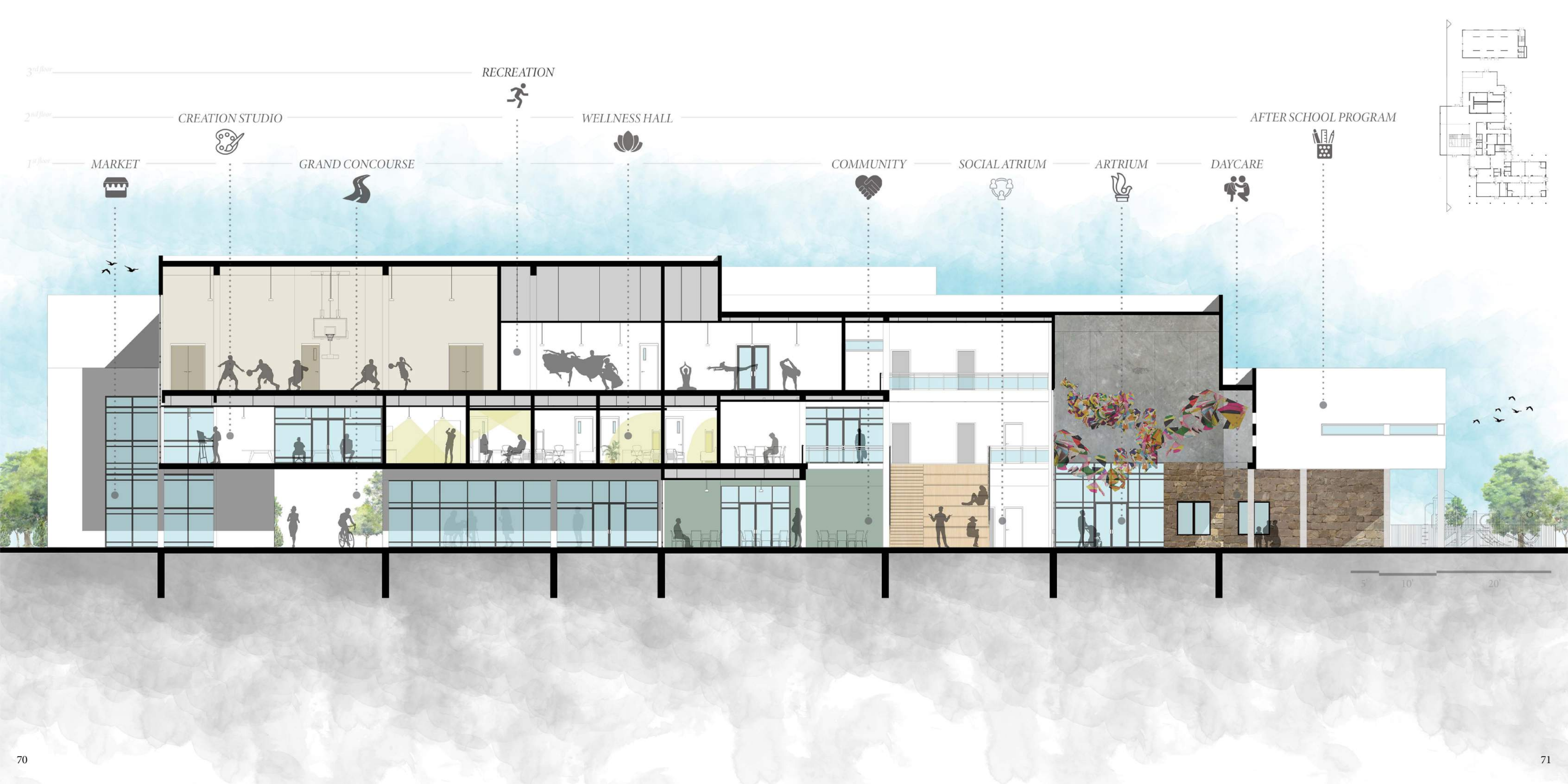


1. The Flex Court measures out as a half-court (42' x 50') and can be used for teams games such as basketball, volleyball, dodgeball, and more. The creativity of those inside the Court is amplified by the views of the city below.

2. Flexible Activity Rooms located off the main hall of the Recreation Center can be used for private workout, yoga, dance, etc. classes and provide additional revenue opportunities for the Center as rentable space.

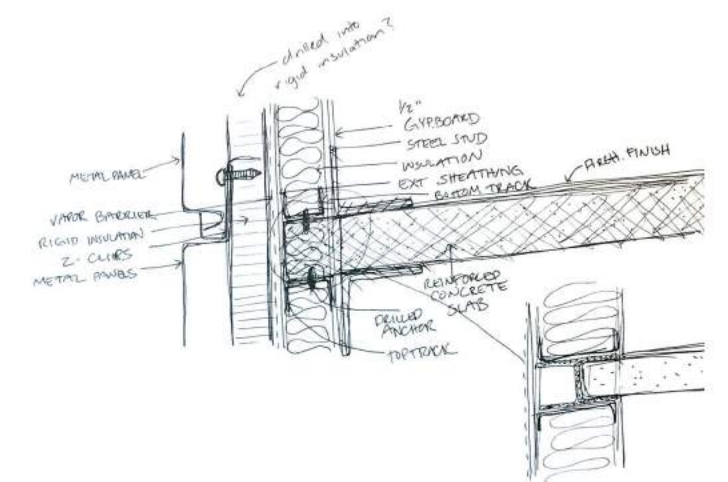






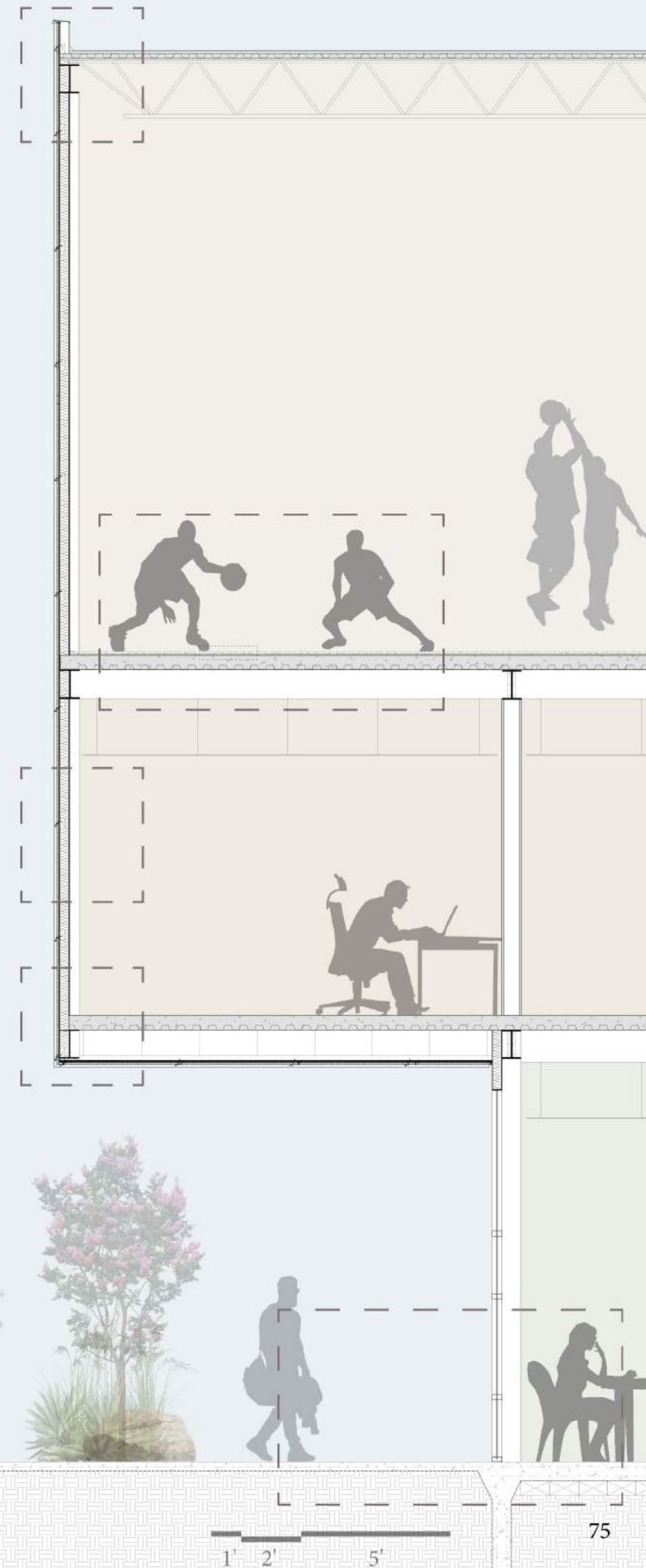
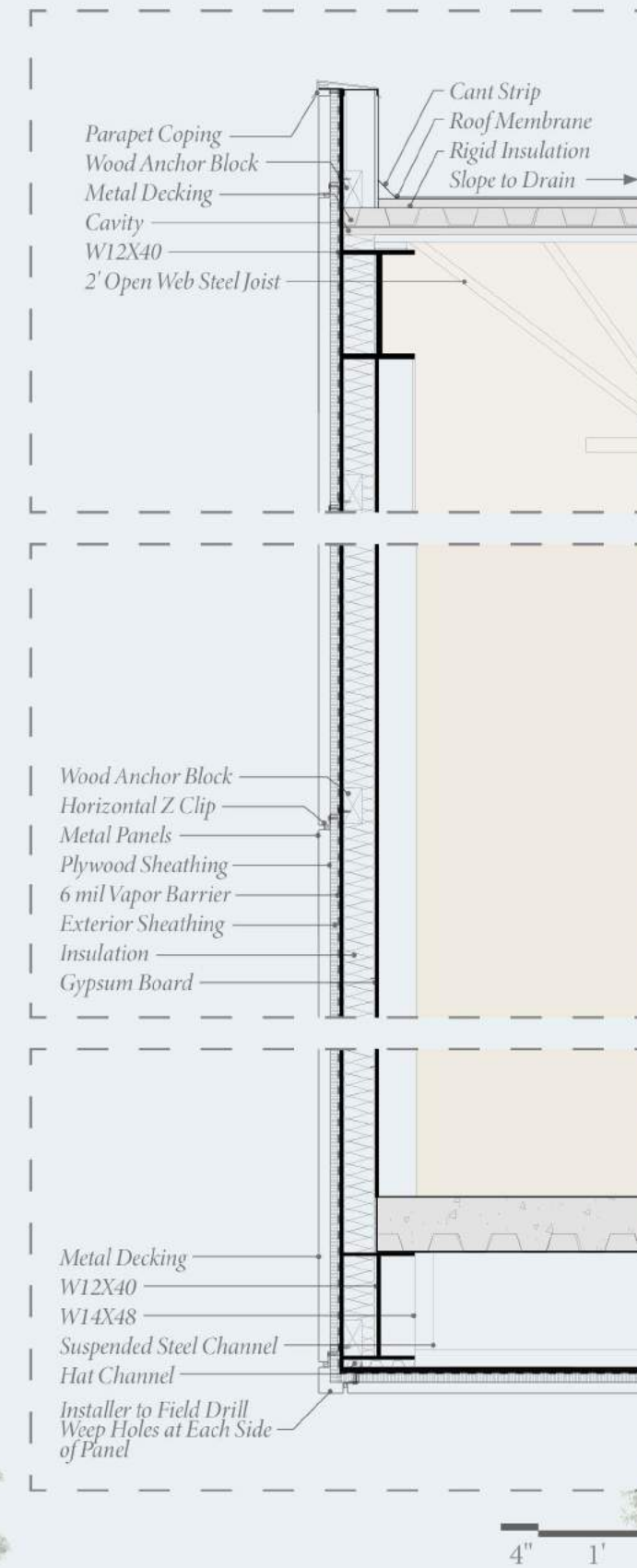
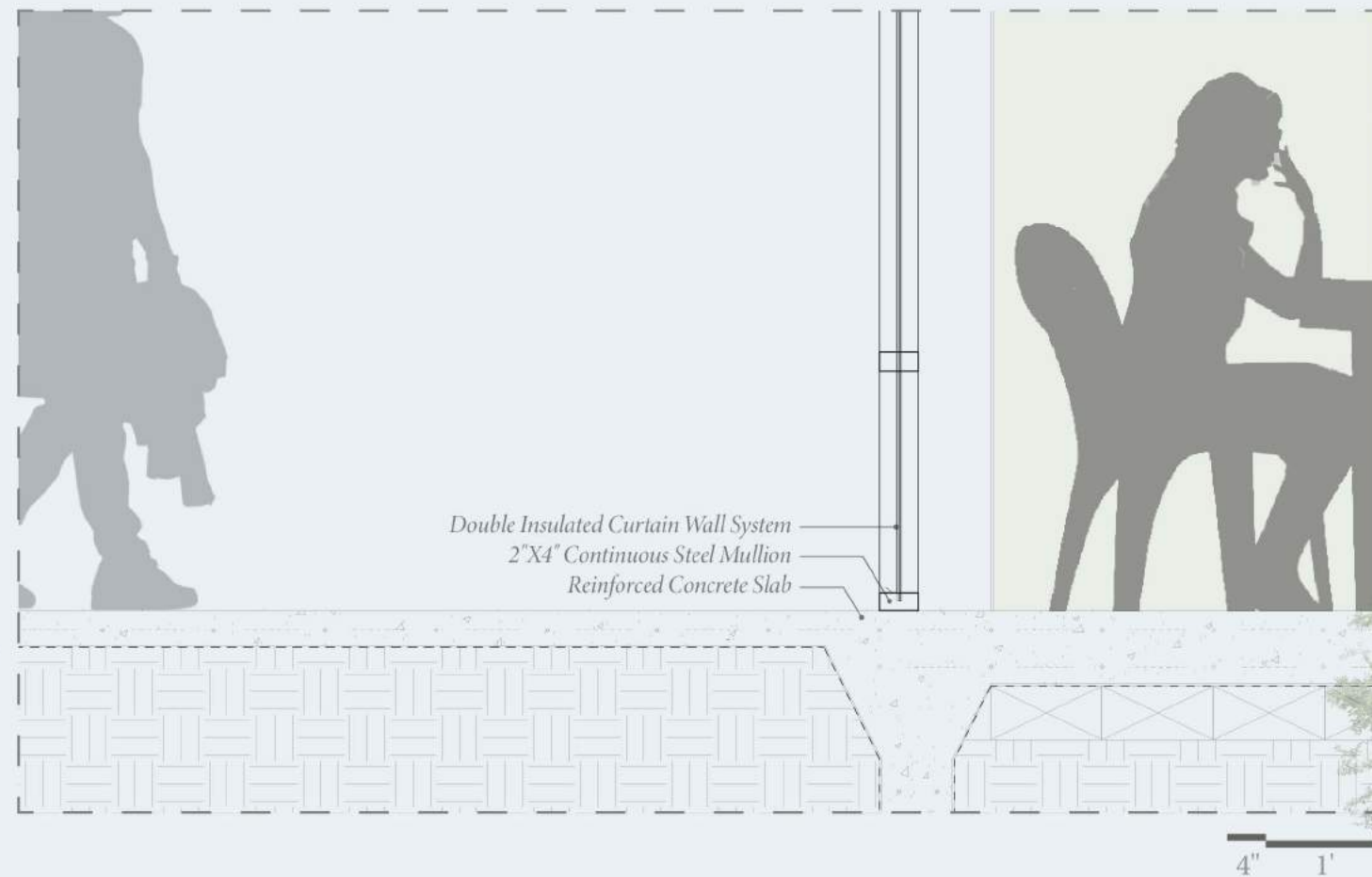
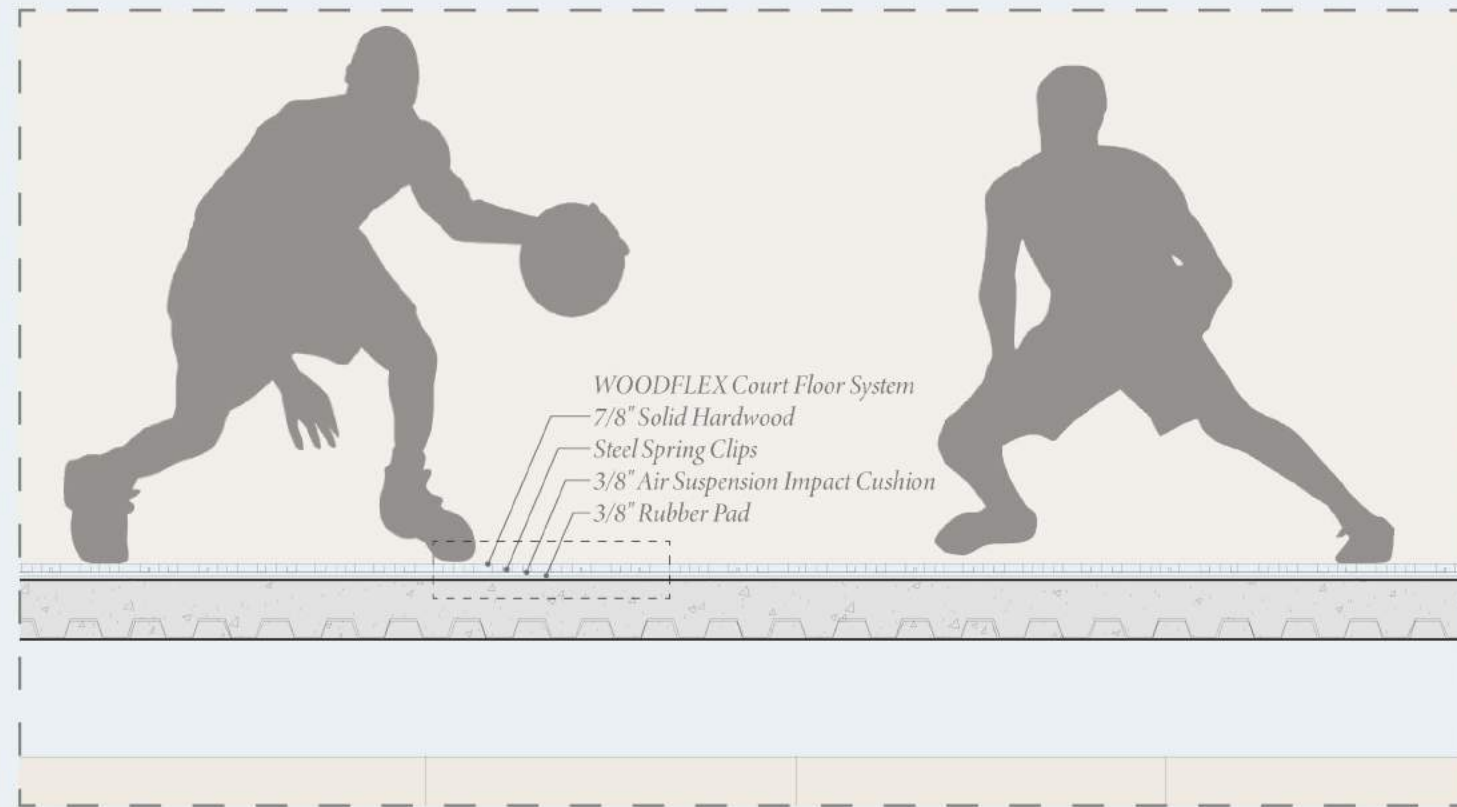


# DETAILS

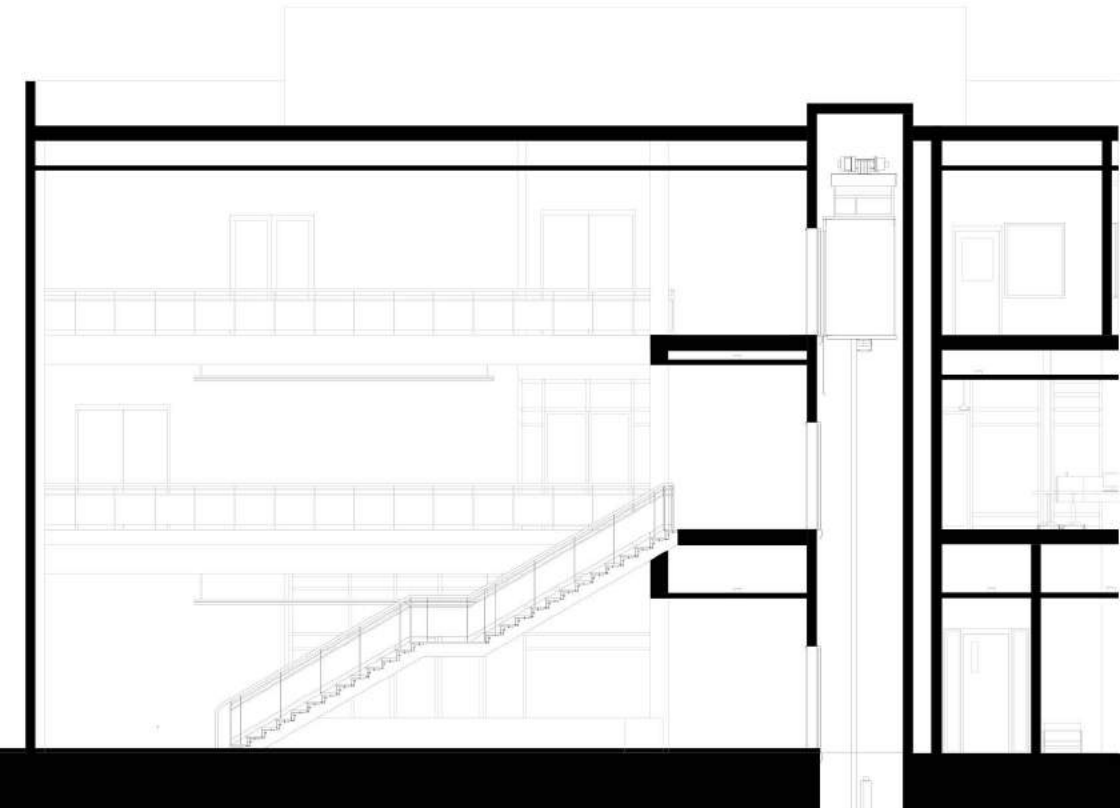
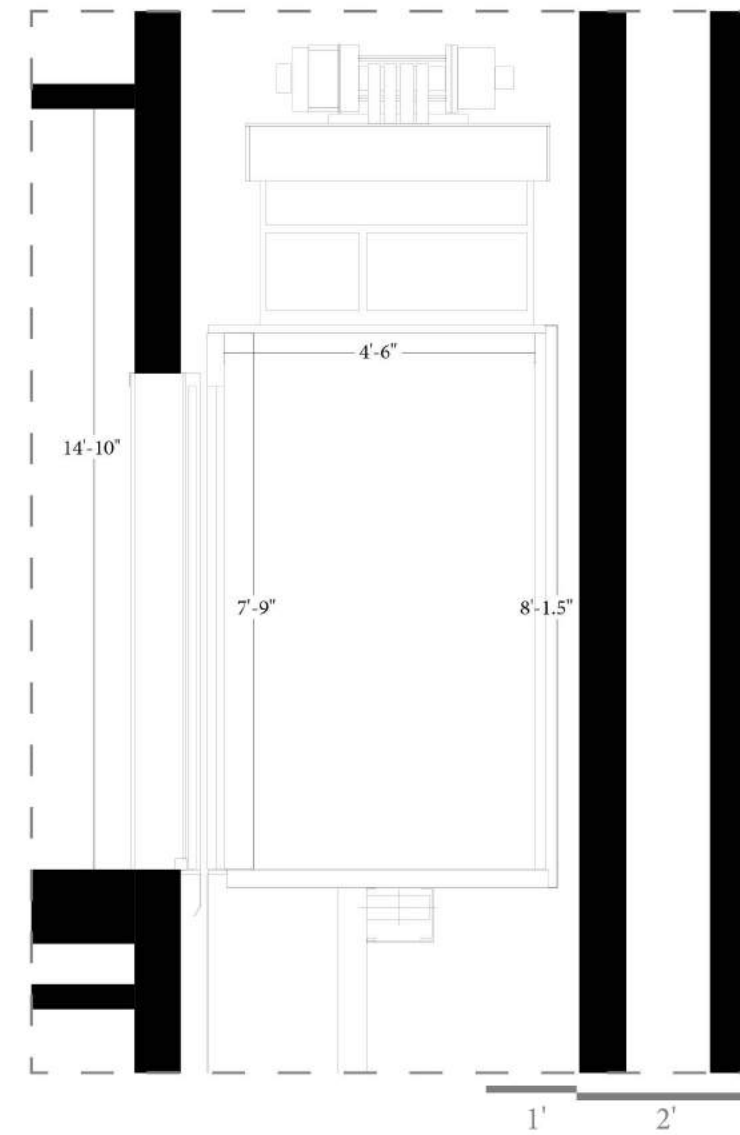
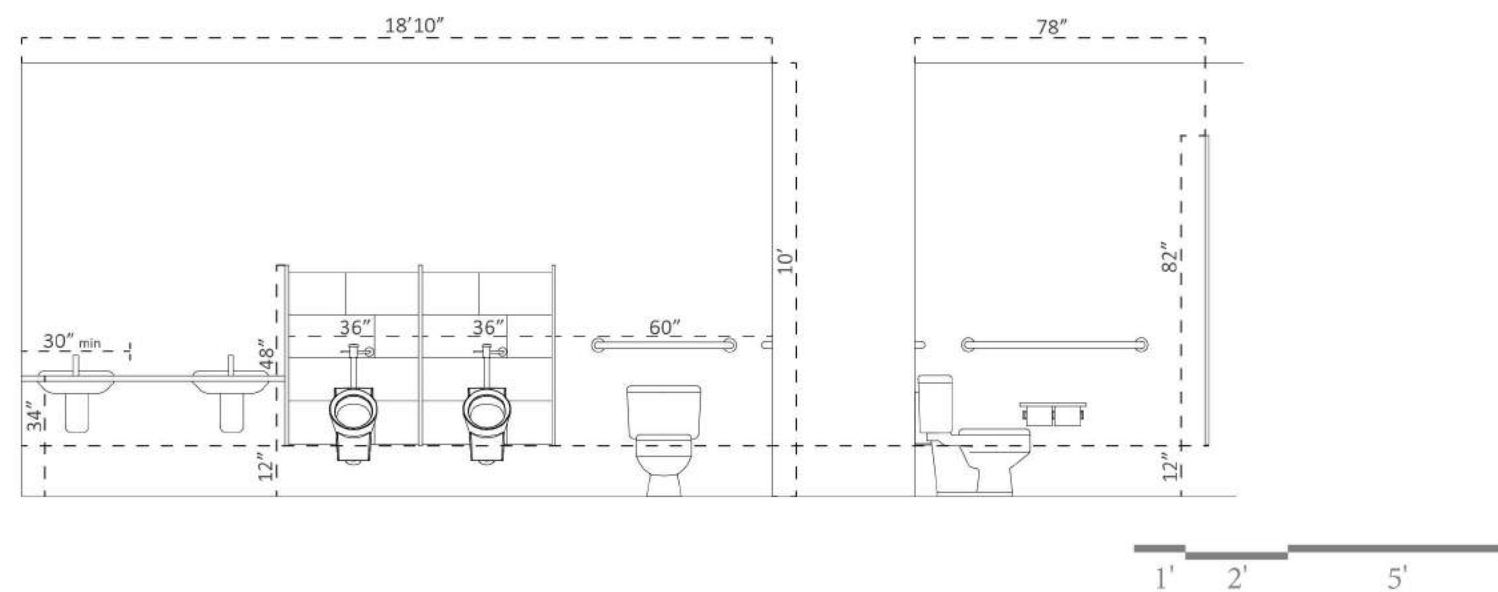


"When I'm working on a problem, I never think about its beauty, I just think about how to solve the problem. But when I finish it, if the solution is not beautiful, I know it's wrong."  
-Richard Buckminster Fuller











Measuring the wellness of a community involves more than data derived from statistics and numbers representing individuals experiencing hardship. Understanding the relationship between mental, emotional, and physical health, contributes to the empathy required for fostering connections within a community. Each story brings with it a collection of failures and successes. Given the spaces necessary for the promotion of growth, the owners of these circumstances can find purpose and empowerment in the sharing of their stories with those around them:

*It is only when we recognize ourselves as a resource to others that we are able to benefit from things offered.*





Marcelo Jacome Suspended Sculpture  
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Mueller Austin - Affordable Housing  
<http://www.muelleraustin.com/>

Mueller Master Plan  
<http://www.muelleraustin.com/>

Mueller Design Book  
[http://www.muelleraustin.com/uploads/general/MDB\\_FINAL\\_SEC\\_-09-15-2017.pdf](http://www.muelleraustin.com/uploads/general/MDB_FINAL_SEC_-09-15-2017.pdf)

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Family Homelessness  
<https://salvationarmyaustin.org/austin-shelter-for-women-and-children/>

WAAO ONEderment Central  
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