

GENERATIONS CONNECTED

THE INTEGRATION OF SENIOR AND STUDENT LIVING

AMASTEROFARCHITECTUREFINALSTUDYPROJECTBY
MEGGAN LYTLE



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THE INTEGRATION OF SENIOR AND STUDENT LIVING

A MASTER OF ARCHITECTURE FINAL STUDY PROJECT BY
MEGGAN LYTLE

THIS BOOK IS DEDICATED TO MY FAMILY WHO HAVE ALWAYS SUPPORTED ME
IN MY DREAMS AND DONE EVERYTHING IN THEIR POWER TO HELP ME ACHIEVE
THEM. I LOVE YOU ALL, AND I APPRECIATE EVERYTHING YOU'VE DONE, NOT
JUST IN THE 6 YEARS IT TOOK TO GET TO THIS POINT, BUT THOUGHOUT MY LIFE.

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GENERATIONS CONNECTED

PROJECT OVERVIEW

THROUGHOUT MY TIME IN SCHOOL, I HAVE HAD A GROWING INTEREST IN DESIGN FOR THE AGING AS WELL AS STUDENT POPULATIONS. IT SEEMS TO ME THERE WOULD BE QUITE A FEW PARALLELS IN THE NEEDS OF BOTH GENERATIONS. THERE ARE MULTIPLE EXISTING STUDIES INTO THE EFFECTS OF INTEGRATING THE ELDERLY WITH EARLY CHILDHOOD AGE CHILDREN, MOST INDICATE AN IMPROVEMENT IN OVERALL WELL-BEING AND HEALTH FOR BOTH THE CHILDREN AND THE ELDERLY. CAN THE SAME IDEAS BE APPLIED TO COLLEGE AGE ADULTS AND ADULTS AGES 55 YEARS AND OLDER?

THERE ARE A FEW PRECEDENTS FOR RETIREMENT COMMUNITIES WITH TIES TO HIGHER EDUCATION, SUCH AS KENDAL AT OBERLIN, UNIVERSITY PLACE AT PURDUE, LASELL VILLAGE AT LASELL COLLEGE, AND CAPSTONE VILLAGE AT THE UNIVERSITY OF ALABAMA. HOWEVER, NONE OF THE EXAMPLES GO AS FAR AS TO FULLY INTEGRATE THE SENIORS WITH THE STUDENTS, ALLOWING THEM TO LIVE IN THE SAME BUILDING. INTEGRATED LIVING AND LEARNING ALLOWS SENIORS TO FULLY BECOME INTEGRAL MEMBERS OF THE CAMPUS CULTURE AT TEXAS A & M UNIVERSITY.



LASELL VILLAGE, LASELL COLLEGE

LASELL VILLAGE IS SENIOR LIVING RESIDENCE WITH A CONTINUUM OF CARE, LOCATED DIRECTLY ON A COLLEGE CAMPUS. THE FACILITY AND THE COLLEGE WORK TOGETHER TO PROVIDE “LIFELONG LEARNING” TO THE RESIDENTS. THE SENIOR RESIDENTS ARE REQUIRED TO COMPLETE 450 HOURS OF LEARNING AND FITNESS ACTIVITIES, WHICH INCLUDES COMMUNITY INVOLVEMENT, AUDITING CLASSES, MENTORING STUDENTS, VOLUNTEERING, AND TEACHING, AMONG OTHERS.



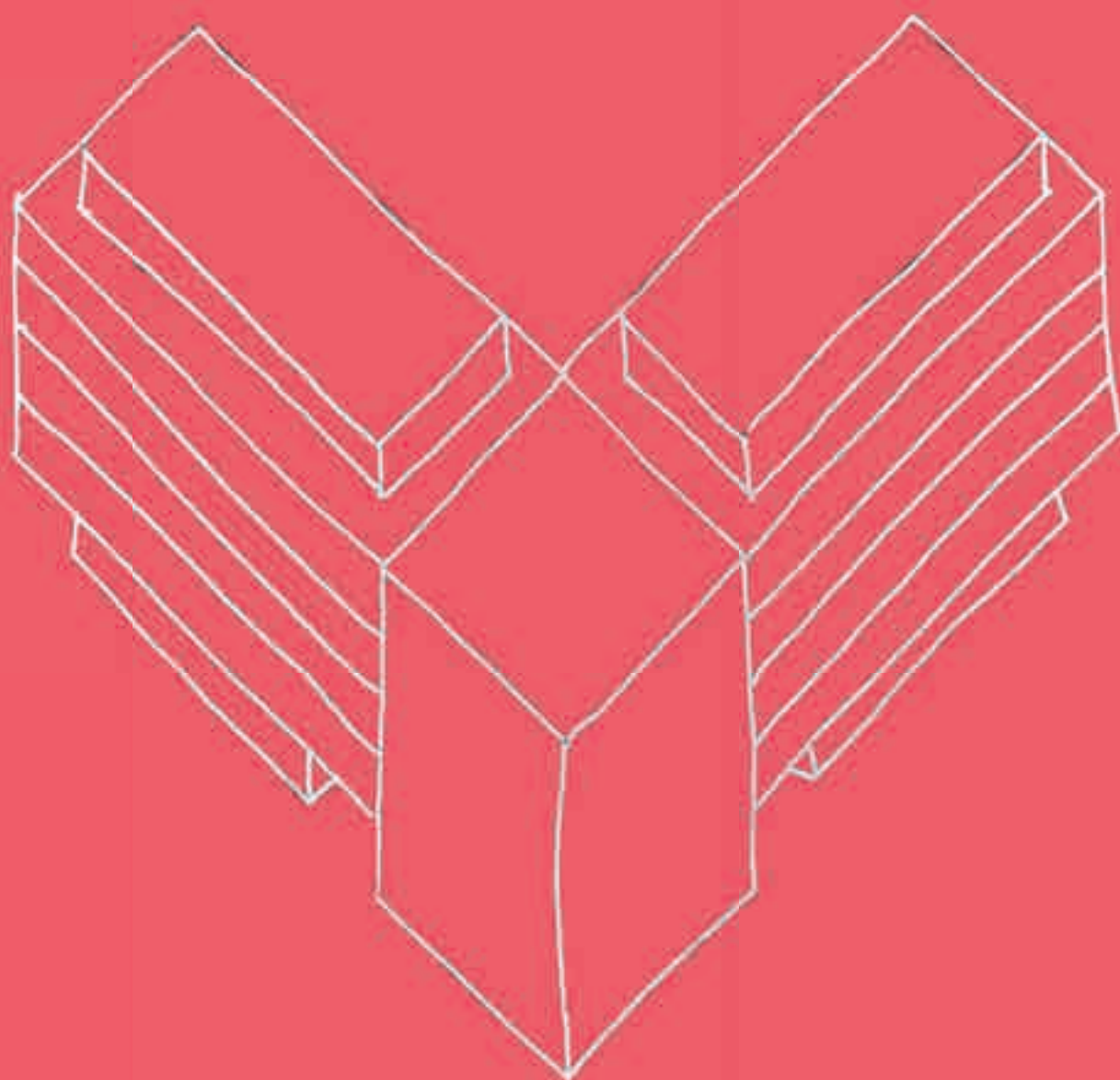
KENDAL AT OBERLIN

KENDAL AT OBERLIN IS A RETIREMENT COMMUNITY WITH A CONTINUUM OF CARE. THIS FACILITY OFFERS MULTIPLE INTERGENERATIONAL OPPORTUNITIES INCLUDING A MUTUAL RELATIONSHIP WITH NEARBY OBERLIN COLLEGE. THIS CONNECTION ALLOWS RESIDENTS TO ATTEND CLASSES OR OTHER EVENTS OCCURING ON CAMPUS. ANOTHER OPPORTUNITY IS THE KENDAL EARLY LEARNING CENTER, WHICH IS AN EARLY CHILDHOOD PROGRAM PRIMARILY FOR CHILDREN OF STAFF. RESIDENTS MENTOR THE YOUNG CHILDREN, AS DO THE STUDENTS FROM OBERLIN COLLEGE.

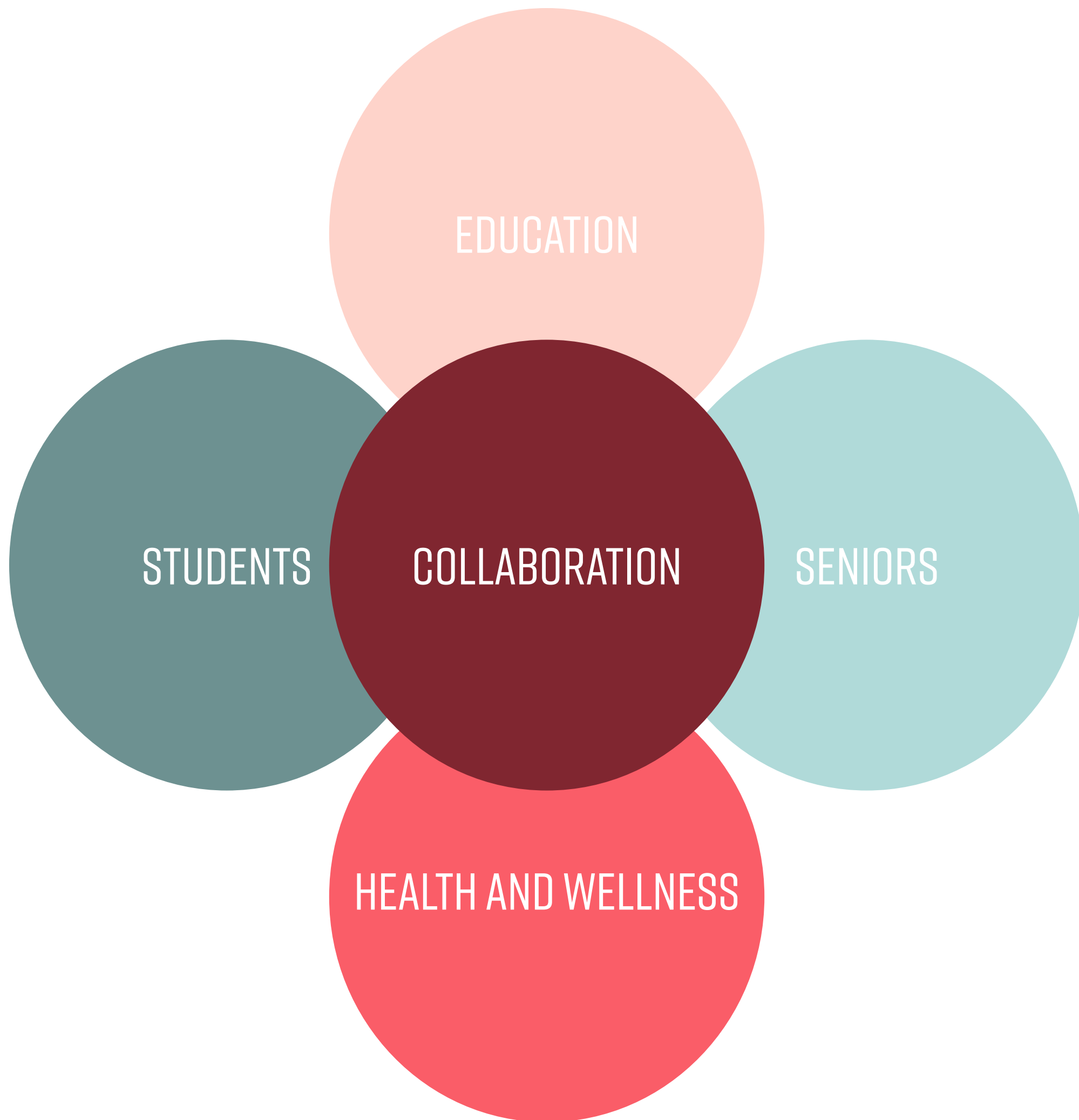


CAPSTONE VILLAGE AT THE UNIVERSITY OF ALABAMA

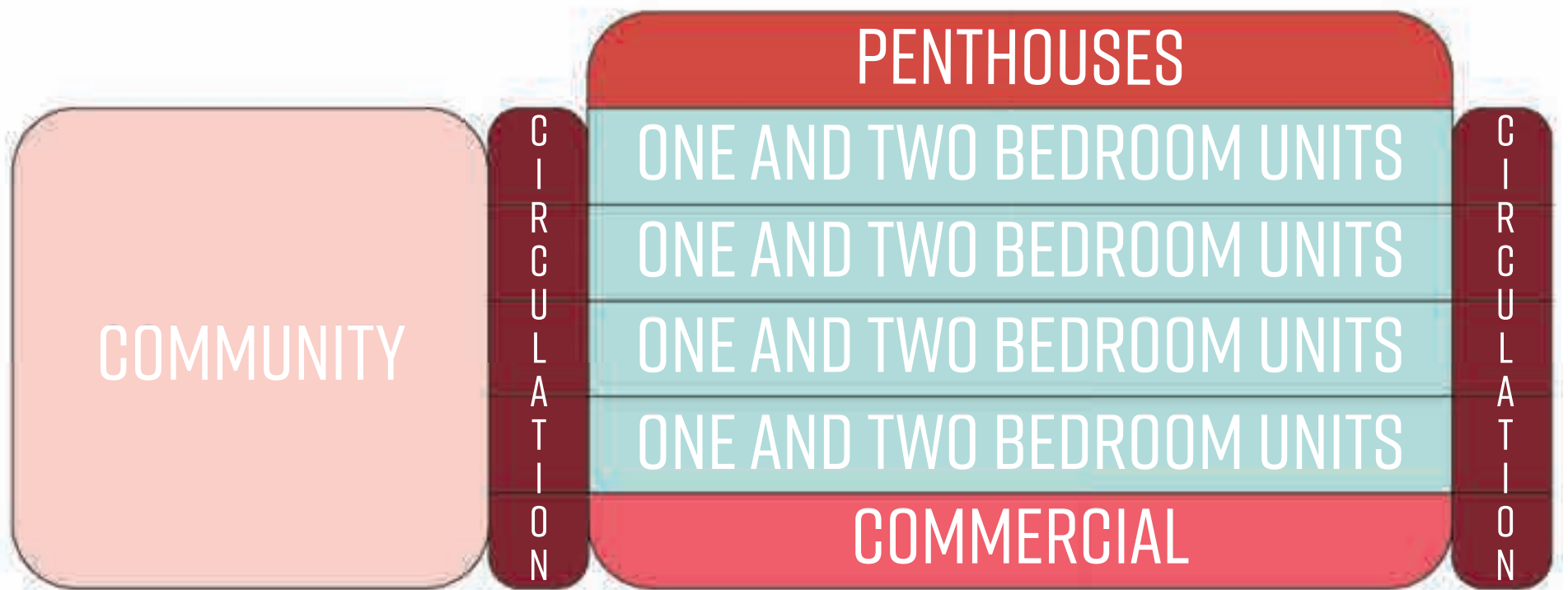
CAPSTONE VILLAGE IS A LUXURY RETIREMENT COMMUNITY LOCATED ON THE UNIVERSITY OF ALABAMA’S CAMPUS. MUCH LIKE LASELL VILLAGE, THIS FACILITY PROMOTES LIFELONG LEARNING. THIS FACILITY UTILIZES THE AMENITIES OF AN EXPANSIVE COLLEGE CAMPUS TO ENHANCE NOT ONLY THE PHYSICAL, BUT ALSO THE EMOTIONAL WELL-BEING OF THE RESIDENTS.



02 PROGRAM



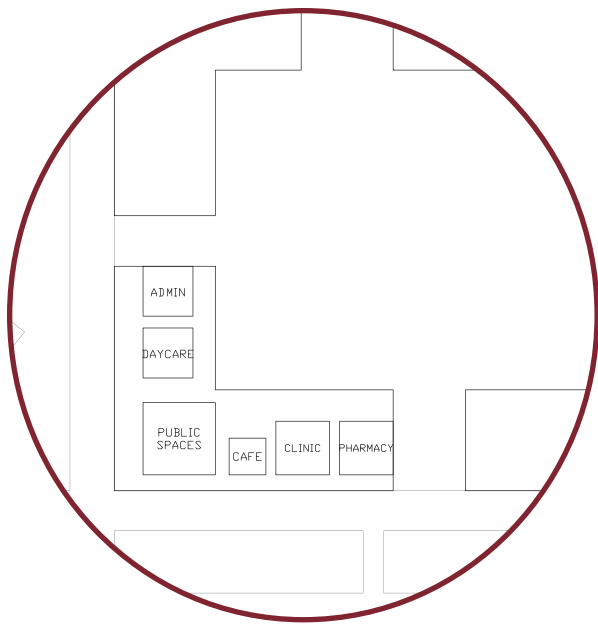
THE PROGRAMMING EFFORTS THROUGHOUT THIS PROJECT WERE INTEGRAL IN IDENTIFYING THE PROBLEM STATEMENT WHICH CAN THEN AID IN CREATING A COMPREHENSIVE ARCHITECTURAL QUESTION. THE PROBLEM STATEMENT EMPHASIZES THE NEED FOR A RELATIONSHIP BETWEEN MULTIPLE GENERATIONS, AS WELL AS THE IDEA THAT THE PROJECT NEEDS TO BE AN EXPERIENCE FOR NOT ONLY RESIDENTS, BUT ALL OF THE USERS OF CAMPUS. MOREOVER, THIS DESIGN WILL BE A NEW HOUSING MODEL, AS THERE ARE NOT A GREAT DEAL OF PRECEDENTS, MEANING THERE IS OPPORTUNITY FOR INNOVATION. NEXT, THE BUILDING WILL SERVE AS A CONNECTION BETWEEN STUDENTS, FACULTY AND STAFF, AND THE AGGIE NETWORK. THE LARGEST REASON FOR CHOOSING TEXAS A & M IS THE ABUNDANT NETWORK OF CURRENT AND FORMER STUDENTS. ANOTHER POINT IDENTIFIED IN THE PROGRAMMING PROCESS WAS THAT THE ARCHITECTURAL LANGUAGE SHOULD BE COHESIVE WITH THAT OF THE UNIVERSITY'S CAMPUS.



- Resident Spaces
- Café
- Clinic and Pharmacy
- Building Admin and Support
- Public Spaces
- Daycare

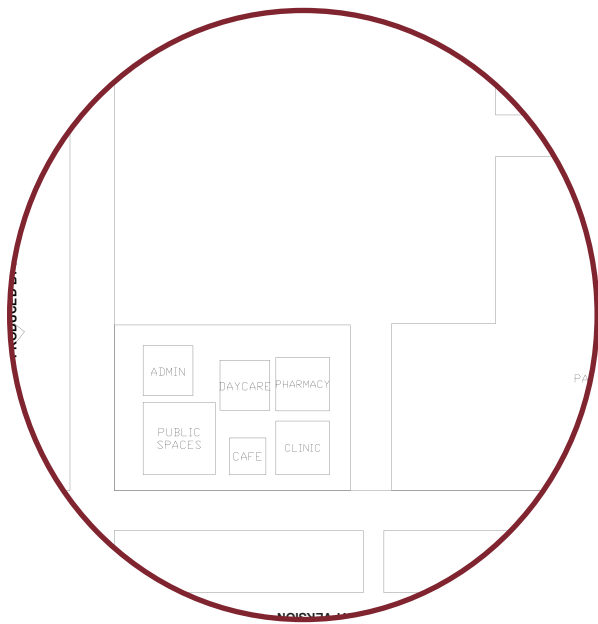
THE SPACE PROGRAMMING OF THE BUILDING IS PRIMARILY DEDICATED TO RESIDENTIAL UNITS, WHICH ARE EITHER ONE OR TWO BEDROOMS. ANOTHER LARGE PORTION OF THE SCHEDULING WENT TOWARDS COMMERCIAL USE, SUCH AS A SMALL HEALTH CLINIC, A PHARMACY, A CAFÉ, MIXED USE ASSEMBLY SPACES, AND A SMALL DAYCARE. AMENITIES SUCH AS THE CLINIC AND THE CAFÉ NOT ONLY ADD CONVENIENCE FOR RESIDENTS, BUT ALSO SERVE TO ACTIVATE THE BUILDING. HAVING AMENITIES INCLUDED IN THE PROGRAM ALLOWS THE BUILDING TO BECOME A DESTINATION FOR THE CAMPUS COMMUNITY. STUDENTS CAN STOP IN TO GRAB A CUP OF COFFEE AND ENJOY THE AIR CONDITIONING OR CHOOSE TO VENTURE OUTSIDE TO THE SHADED PLAZA.

A KEY IDEA IN THE PROGRAM IS INCLUDING MULTIPLE LEVELS OF COLLABORATION WITH THE USERS OF CAMPUS. FOR THIS REASON, A DAY CARE HAS BEEN INCLUDED. THE DAYCARE CAN BE RUN IN COLLABORATION WITH THE DEPARTMENT OF EDUCATION, AND HAS THE POTENTIAL TO BE STAFFED BY STUDENTS IN NEED OF STUDENT TEACHING CREDIT OR EXPERIENCE. ANOTHER AREA OF PARTNERSHIP IS THE INTERIOR PLAZA AND THE ROOF GARDEN, WHICH HAS TWO GARDENING AREAS. THESE GARDENS COULD BE MAINTAINED BY THE DEPARTMENT OF HORTICULTURE, AS CLASS PROJECTS, AS WELL AS BY RESIDENTS IF THEY WISH.



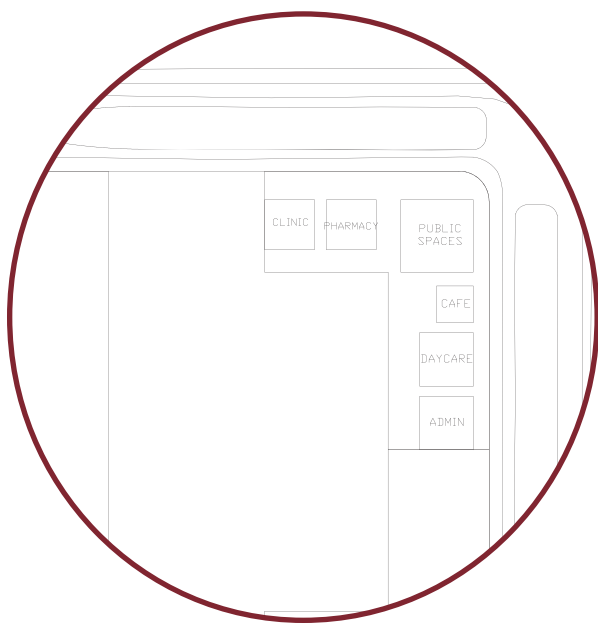
GAMING OPTION 1

- THIS OPTION PLACES THE BUILDING ON THE SOUTH CORNER OF THE SITE, LEAVING A GENEROUS PORTION OF THE LAND TO BE USED FOR FUTURE EXPANSION
- THE PLACEMENT OF EACH FUNCTION IS DONE IN SUCH A WAY THAT THE PUBLIC SPACES ARE CENTRALIZED
- THE PARKING IS SPLIT INTO TWO LOTS, ALLOWING FOR ENTRANCES FROM BOTH MAJOR STREETS
- THE ARRANGEMENT CREATES AN INTERIOR COURTYARD FOR BOTH THE CURRENT PROJECT AND THE FUTURE EXPANSION



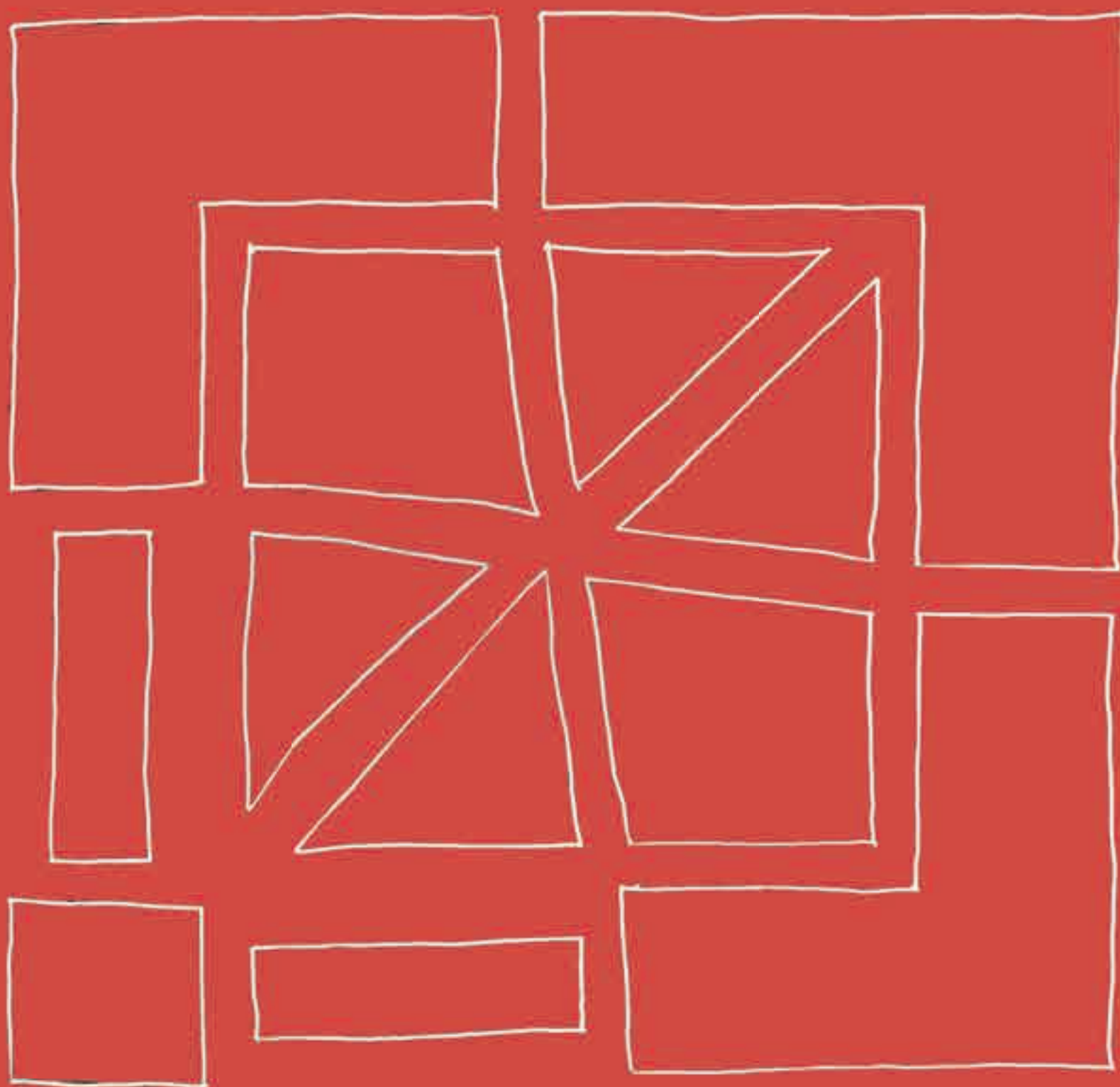
GAMING OPTION 3

- THIS OPTION INVOLVES ONLY ONE PARKING LOT, MEANING ONLY ONE ENTRANCE
- DUE TO LIMITED LAND AVAILABLE LAND ON CAMPUS, A LARGE PORTION OF THE SITE HAS BEEN LEFT FOR FUTURE USE
- THE BUILDING IN THIS OPTION IS ARRANGED AS MORE OF A TOWER, ALLOWING DIRECT CIRCULATION THROUGH THE BUILDING

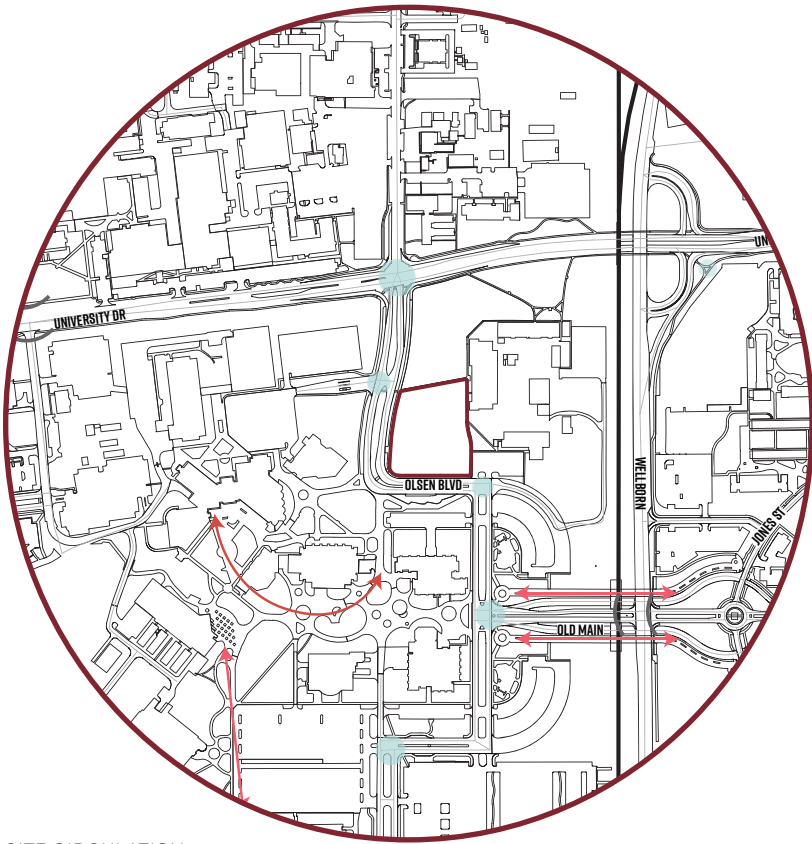


GAMING OPTION 3

- WITH THIS OPTION, THERE IS ONE PARKING LOT, HOWEVER IT IS LOCATED DIRECTLY ACROSS THE STREET FROM THE GARAGE THE RESIDENTS WOULD BE USING
- THE POSSIBILITY OF FUTURE CONSTRUCTION IS INCLUDED IN THE PROGRAM, THEREFORE IT IS LOCATED IN THE SOUTH EAST CORNER OF THE SITE
- LOCATING THE BUILDING ON THE NORTH EAST CORNER OF THE SITE CREATES SEPARATION FROM THE ACTIVITIES OF CAMPUS

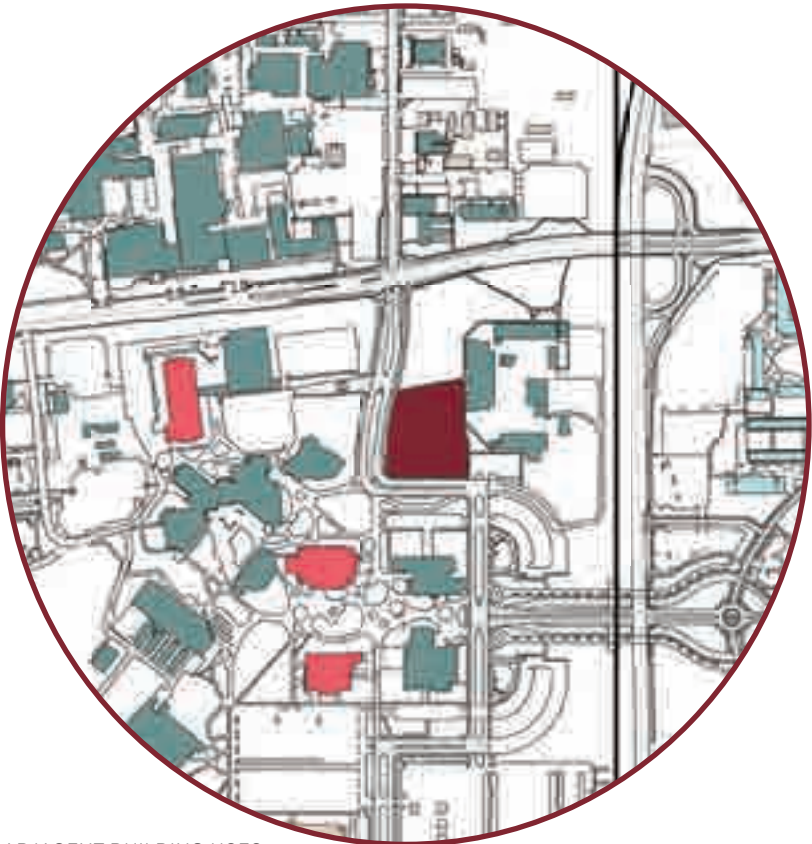


03 SITE



SITE CIRCULATION

- SITE
- VEHICULAR AND PDESTRIAN CONFLICT HOTSPOTS
- PRIMARY PEDESTRAIN PATHS



ADJACENT BUILDING USES

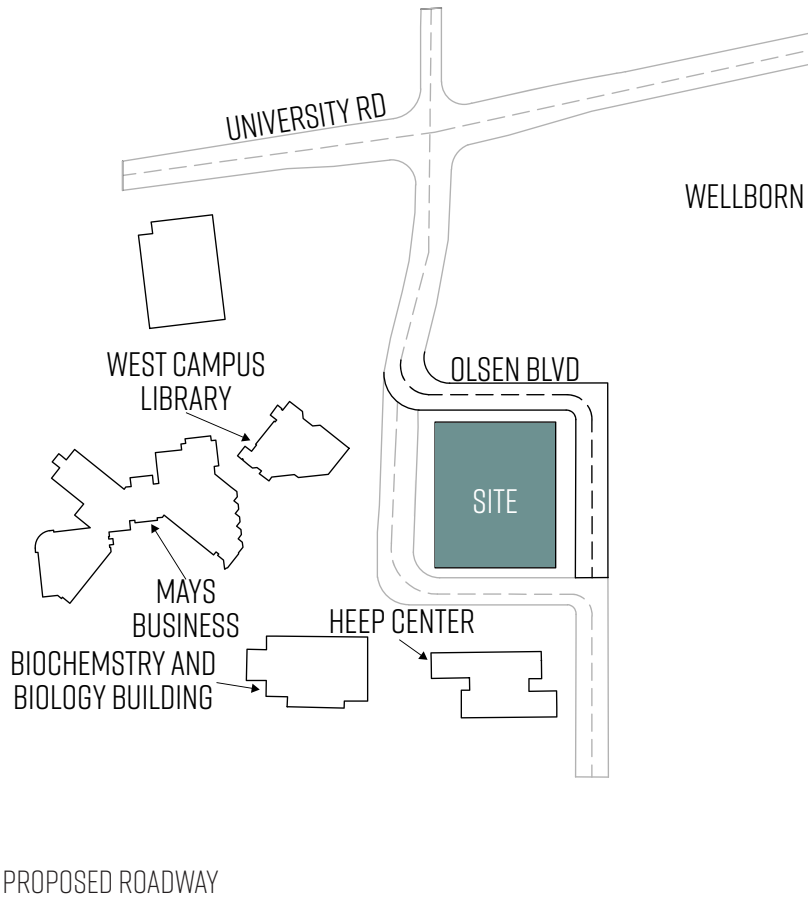
- SITE
- ACADEMIC
- LABORATORY
- STUDENT SUPPORT
- PARKING GARAGE
- FACILITIES

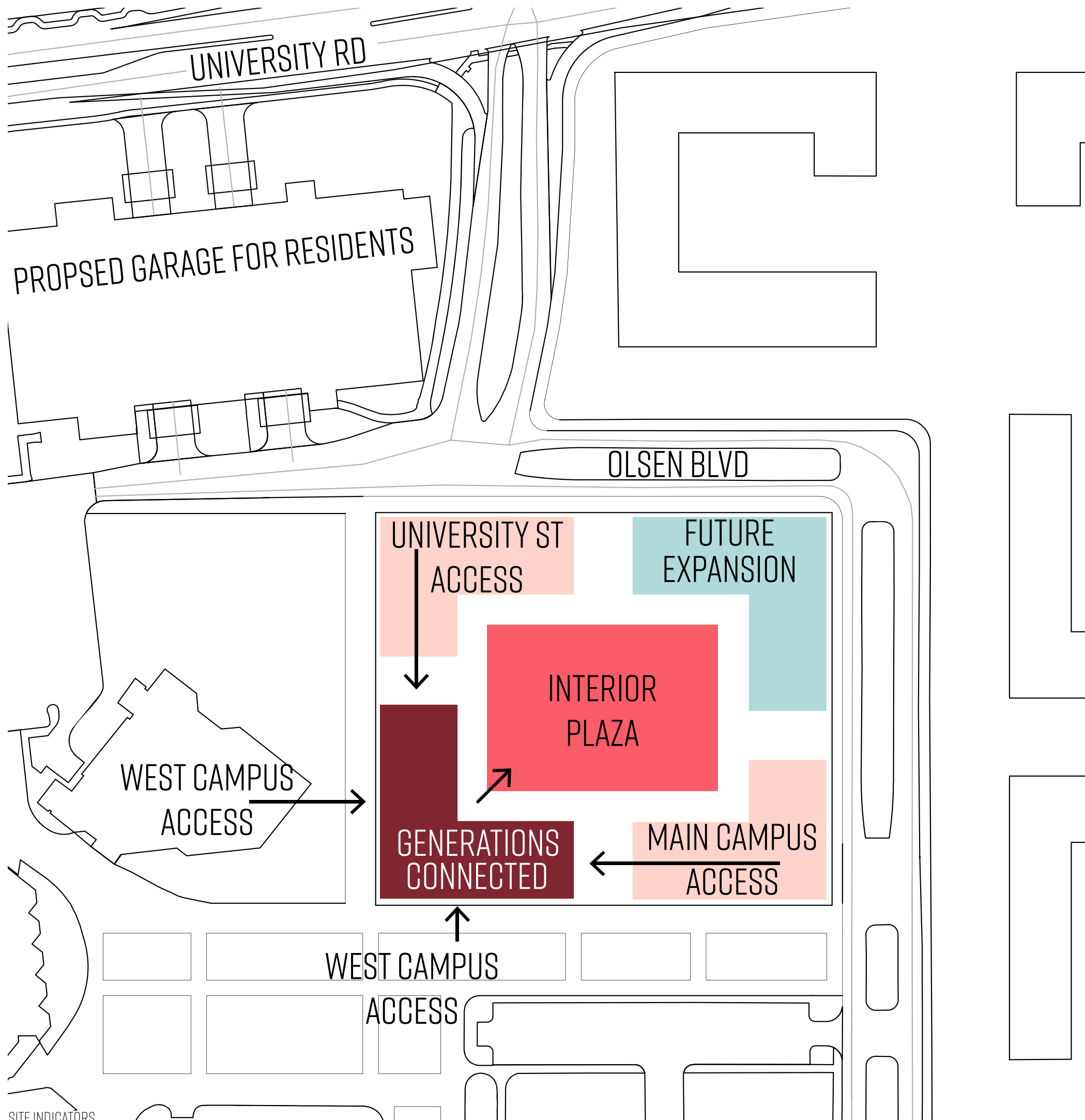


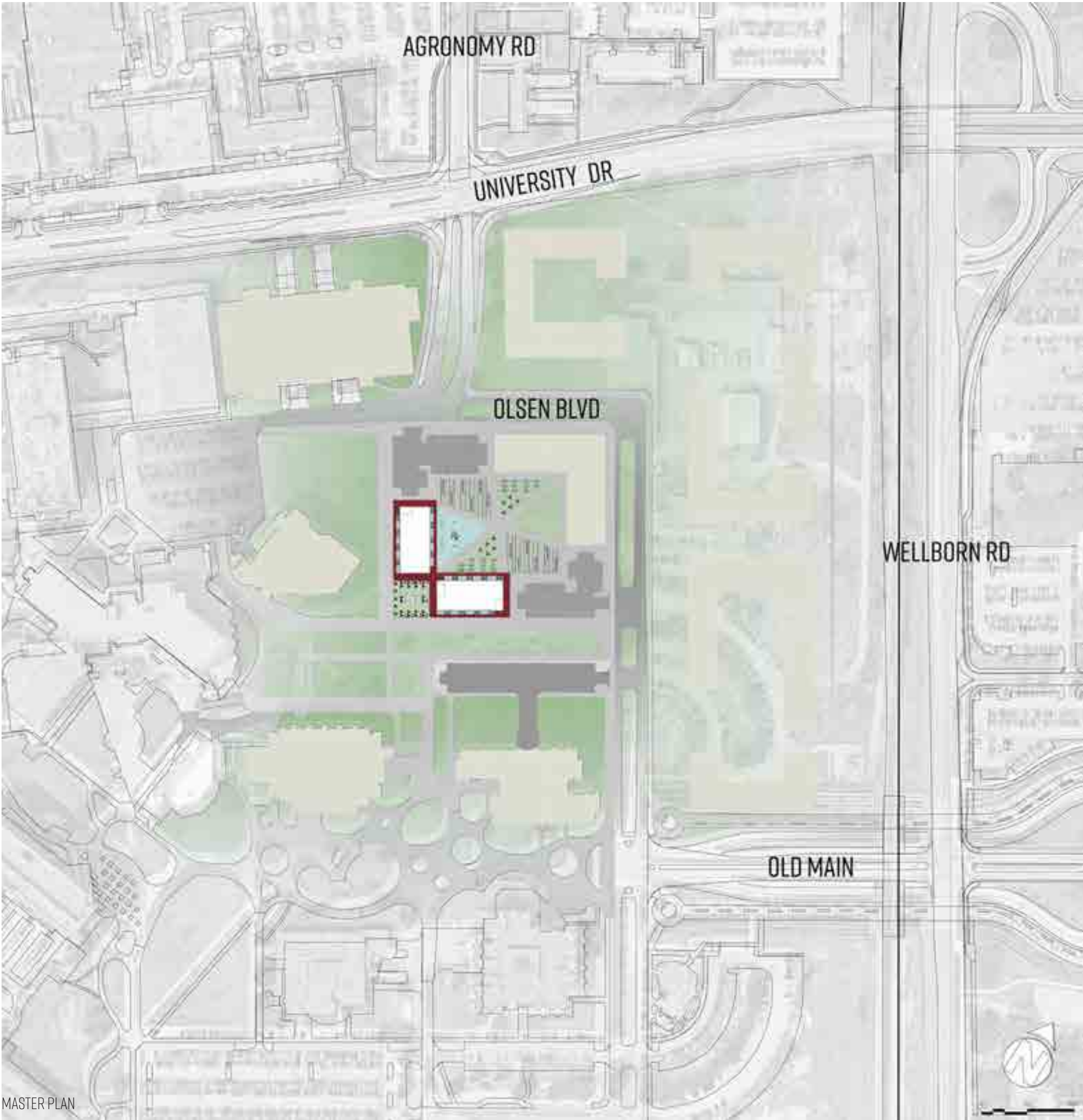
FIGURE GROUND

THE OFFICE OF THE CAMPUS ARCHITECT HAS BEGUN TO MAKE A CONSCIOUS EFFORT TOWARD INCLUDING MIXED USE PROGRAMMING WITHIN THE MASTERPLAN. THIS ALLOWS THE CAMPUS TO BECOME A TRUE LIVING AND LEARNING ENVIRONMENT. THE INTEGRATED LIVING AND LEARNING PROJECT IS LOCATED ON WEST CAMPUS ON OLSEN BOULEVARD, NEAR THE WEST CAMPUS LIBRARY AND MAYS BUSINESS SCHOOL. THIS SITE ALLOWS THE BUILDING TO BE WITHIN WALKING DISTANCE OF MULTIPLE ACADEMIC BUILDINGS, LABORATORIES, AND DINING SERVICES, AS WELL AS MANY OF THE AMENITIES OF MAIN CAMPUS. CURRENTLY THERE IS ONLY ONE HOUSING OPTION ON WEST CAMPUS, WHITE CREEK APARTMENTS; HOWEVER, IT IS A BIT REMOVED FROM THE ACADEMIC CORE AND FROM DINING SERVICES.

WHEN EVALUATING THIS LOCATION, I STARTED BY IDENTIFYING SITE INDICATORS. THESE INDICATORS INCLUDED THE POTENTIAL ACCESS FROM BOTH MAIN AND WEST CAMPUS, PARKING, AND THE POSSIBILITY OF FUTURE EXPANSION. FIRST, I MADE THE DECISION TO ALTER THE CURRENT ROADWAY. WITH THE NEW PROPOSED ROAD, THE SITE IS NO LONGER SEPARATED FROM THE ACADEMIC BUILDINGS, AND RESIDENTS WILL NOT BE REQUIRED TO CROSS A SOMEWHAT BUSY INTERSECTION. SECOND, I CHOSE TO LOCATE THE BUILDING ON THE SOUTH CORNER OF THE SITE, WHICH IS CLOSEST TO THE AMENITIES OF WEST CAMPUS. THIS ALLOWS FOR PARKING TO BE ACCESSED FROM OLSEN BOULEVARD ON TWO SIDES, AND LENDS ITSELF TO OPPORTUNITIES FOR AN INTERIOR COURTYARD. THE 2017 CAMPUS MASTER PLAN HAS A PROPOSED PARKING GARAGE DIRECTLY ACROSS THE STREET FROM MY SITE, ALLOWING RESIDENTS TO HAVE A CHOICE BETWEEN COVERED GARAGE PARKING, OR CLOSER, UN-COVERED PARKING.

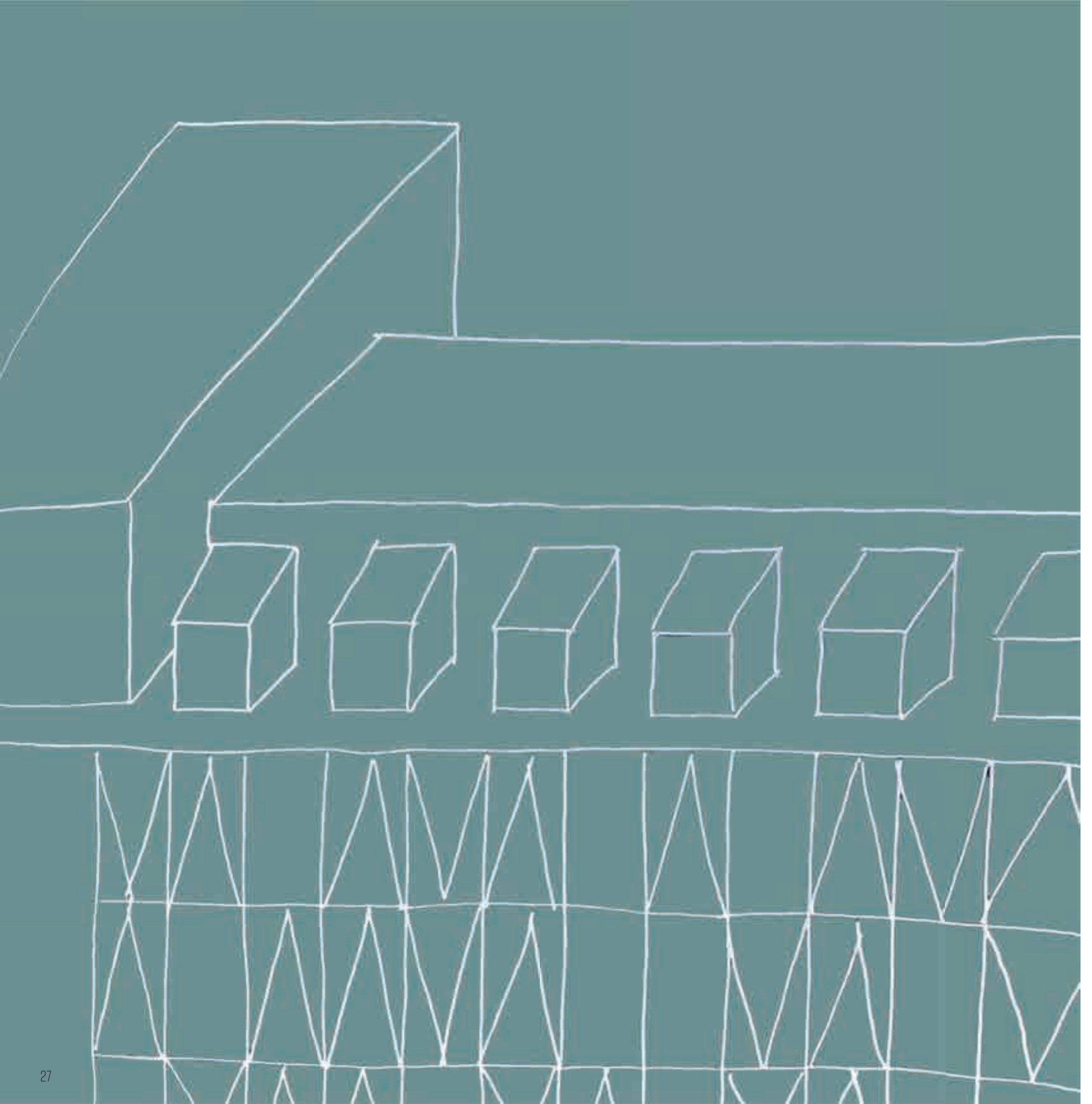








SITE PLAN



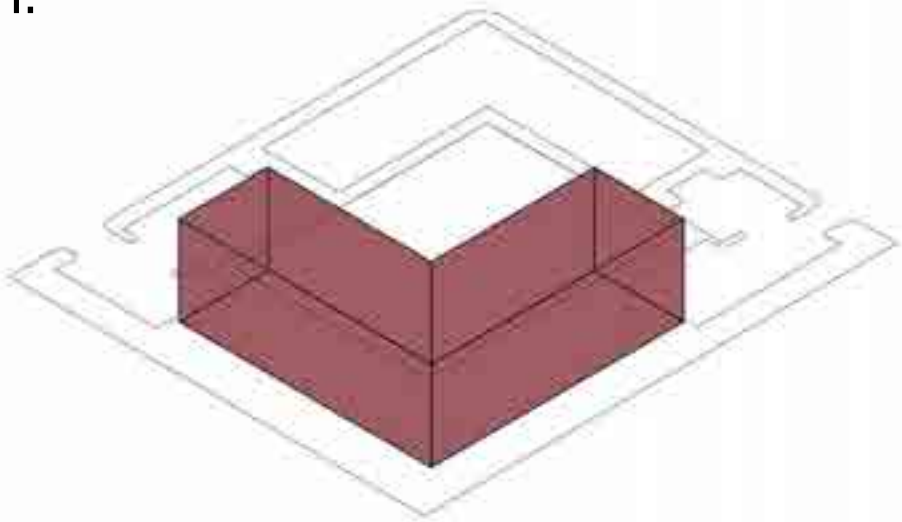
04 DESIGN

HOW CAN ARCHITECTURE **CONNECT** AND INTEGRATE NOT ONLY THE **RESIDENTS**, BUT ALSO THE **COMMUNITY**?

AS I DEVELOPED MY PARTI, I BEGAN BY IDENTIFYING THE THREE MAJOR COMPONENTS- COMMUNITY, STUDENTS, AND OLDER ADULTS. I CAME TO THE REALIZATION THAT THE COMMUNITY COULD BECOME THE CENTER PIECE, WITH THE RESIDENTS BEING CONNECTED THROUGH THE CIRCULATION. IN THIS PARTI, THE CIRCULATION BECOMES THE SPACE FOR INTERACTION.

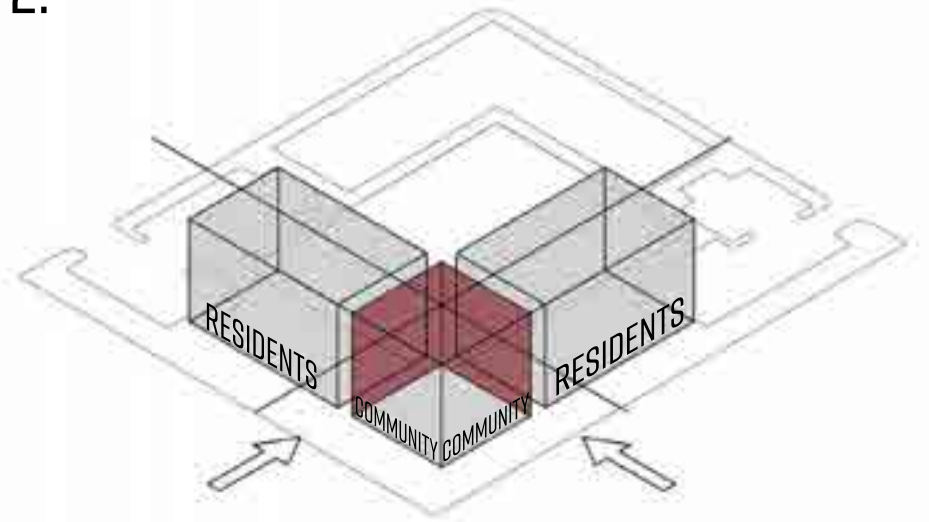
THIS PARTI DEVELOPED INTO AN L-SHAPED BUILDING COMPRISED OF THREE "SEPARATE" COMPONENTS: TWO RESIDENTIAL WINGS, AND A COMMUNITY LIVING ROOM IN THE CENTER. AN INFINITY LOOP WALKWAY INTERLACES THE THREE COMPONENTS TO CREATE CONNECTIVITY. TO FURTHER EMPHASIZE THE INNOVATION OF THE CIRCULATION, EACH OF THE RESIDENTIAL WINGS AND THE COMMUNITY LIVING ROOM USE A MORE SOLID MATERIALITY, WHILE THE WALKWAY USES GLAZING, A VISUAL CONNECTION FROM THE INTERIOR TO THE EXTERIOR.

1.



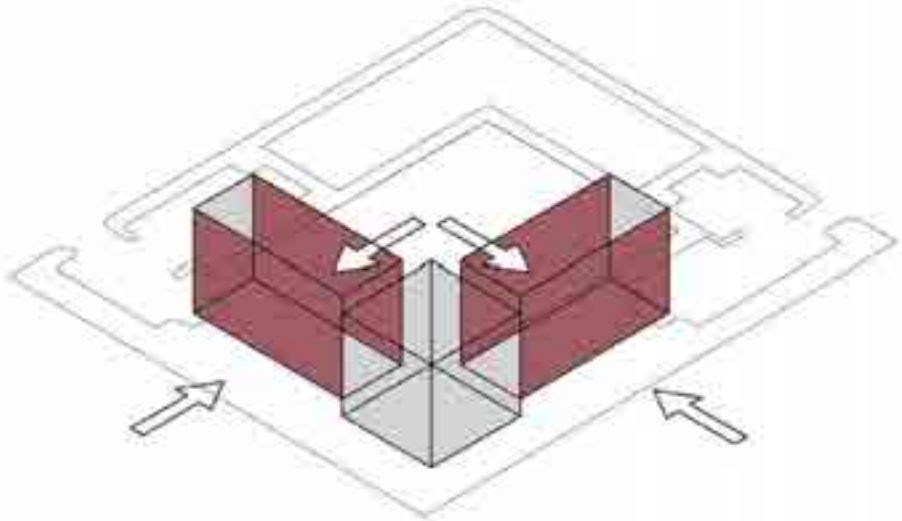
2.

SEPARATE INTO 3 FORMS



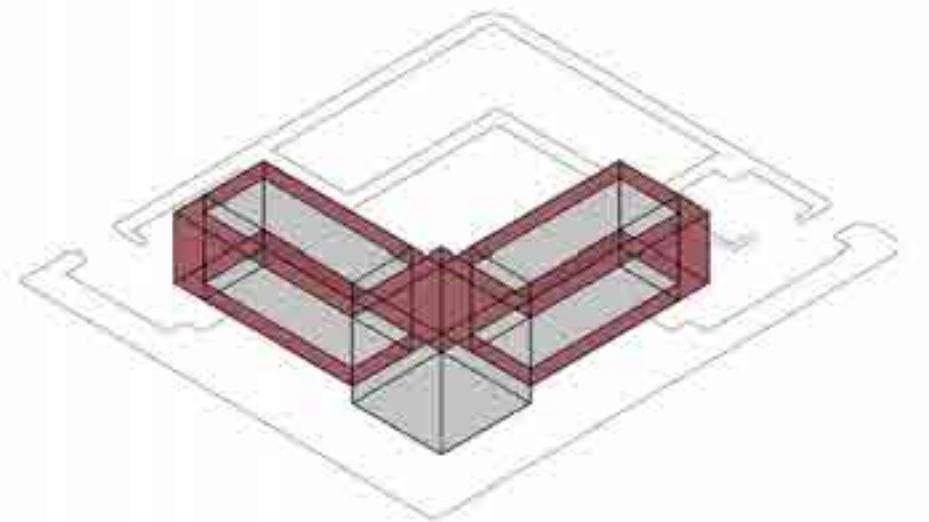
3.

ILLIMINATE INTERIOR CIRCULATION



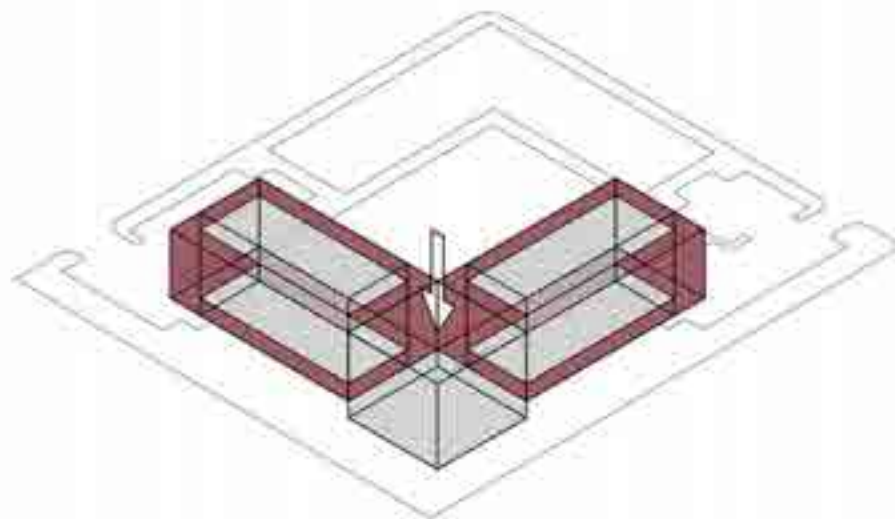
4.

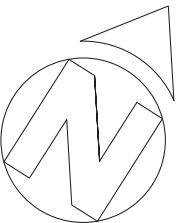
DEVELOPE CONNECTION THROUGH WALKWAY



5.

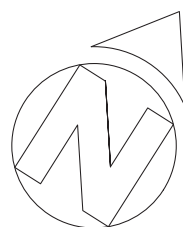
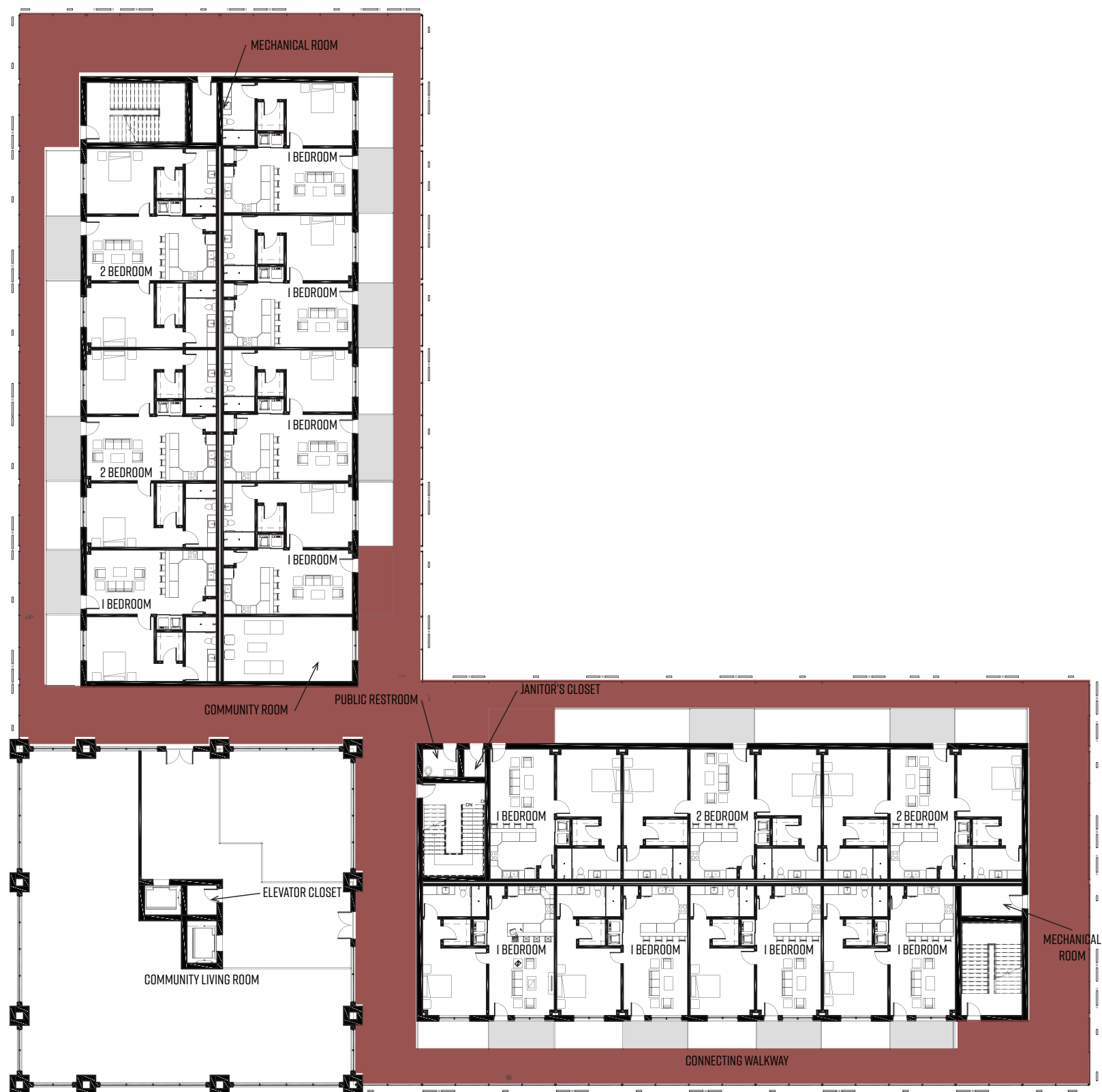
DEPRESS ROOF OF COMMUNITY BUILDING





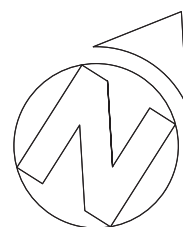
FLOOR PLAN LEVEL I





FLOOR PLAN LEVEL 2-5



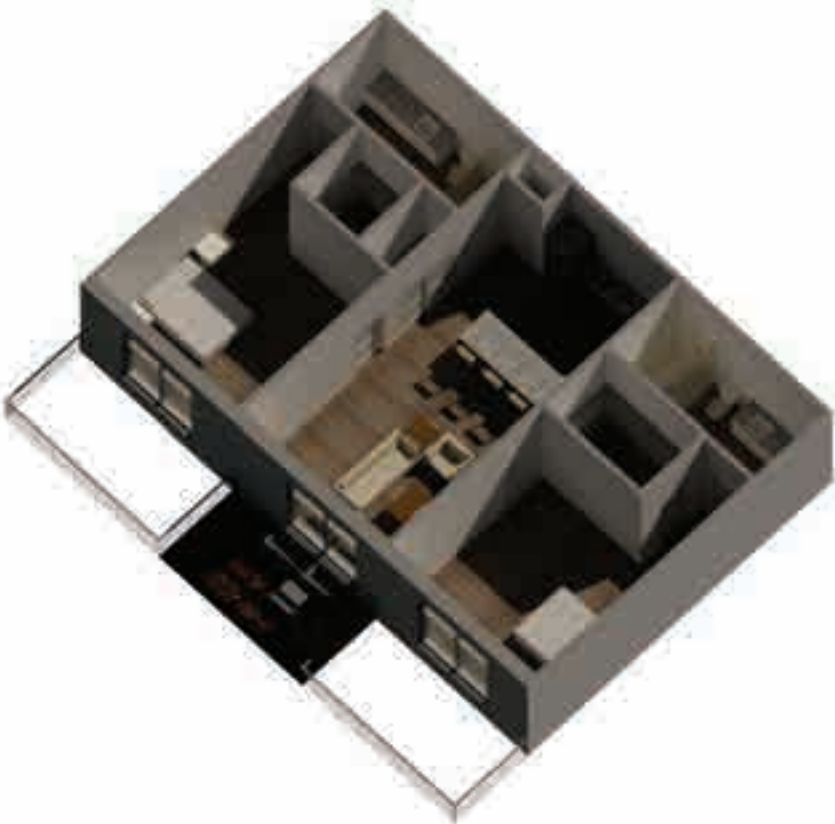


FLOOR PLAN LEVEL 6

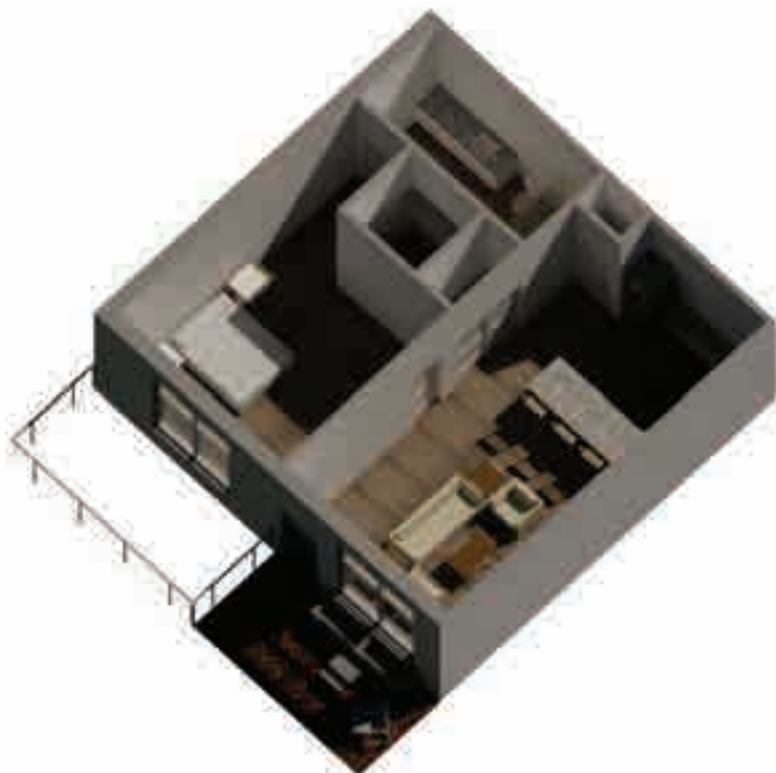




PENTHOUSE AXONOMETRIC



TWO BEDROOM AXONOMETRIC



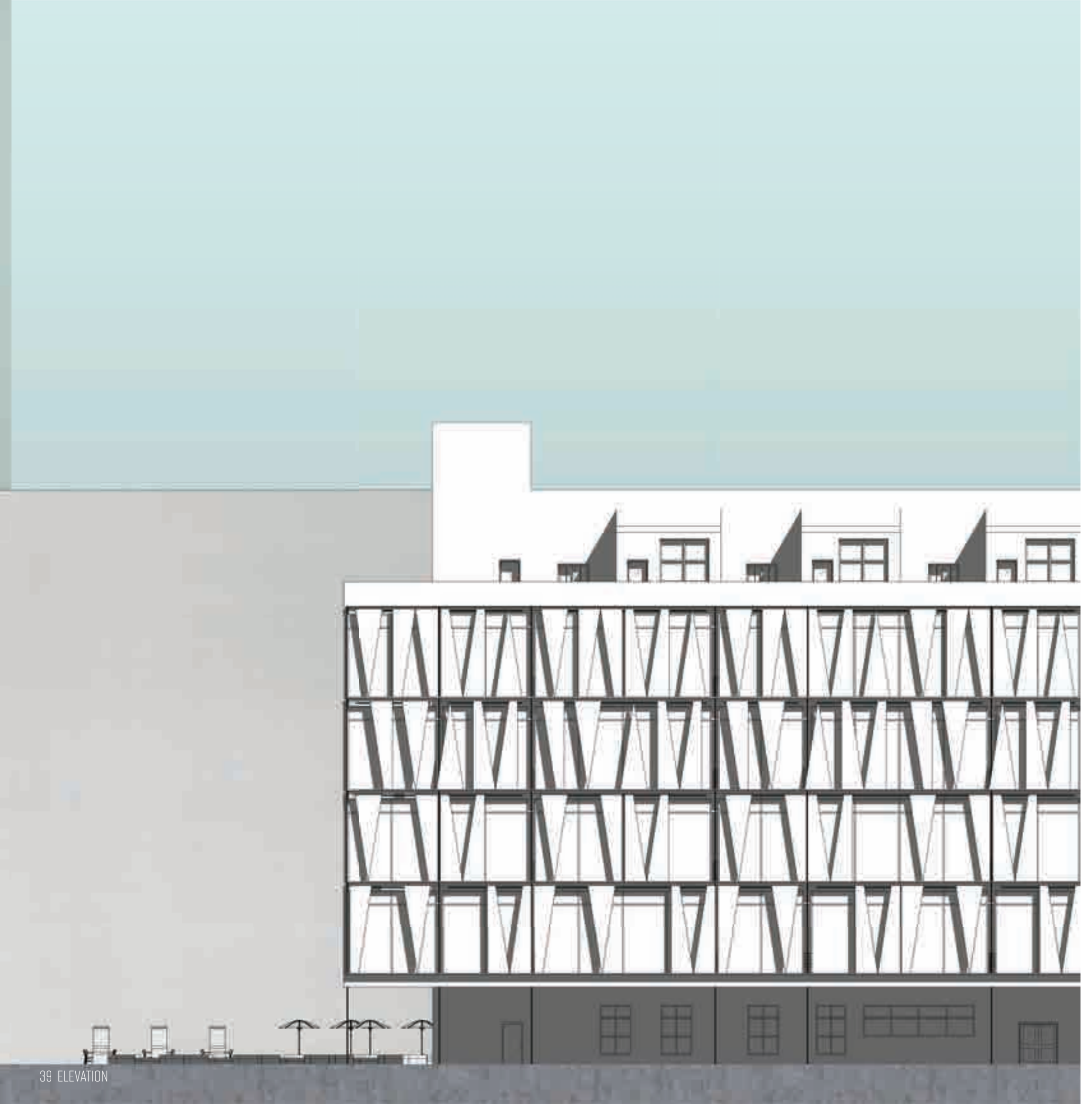
ONE BEDROOM AXONOMETRIC

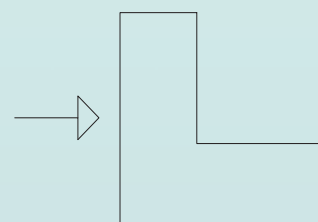


APARTMENT LIVING ROOM

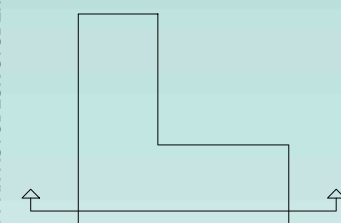


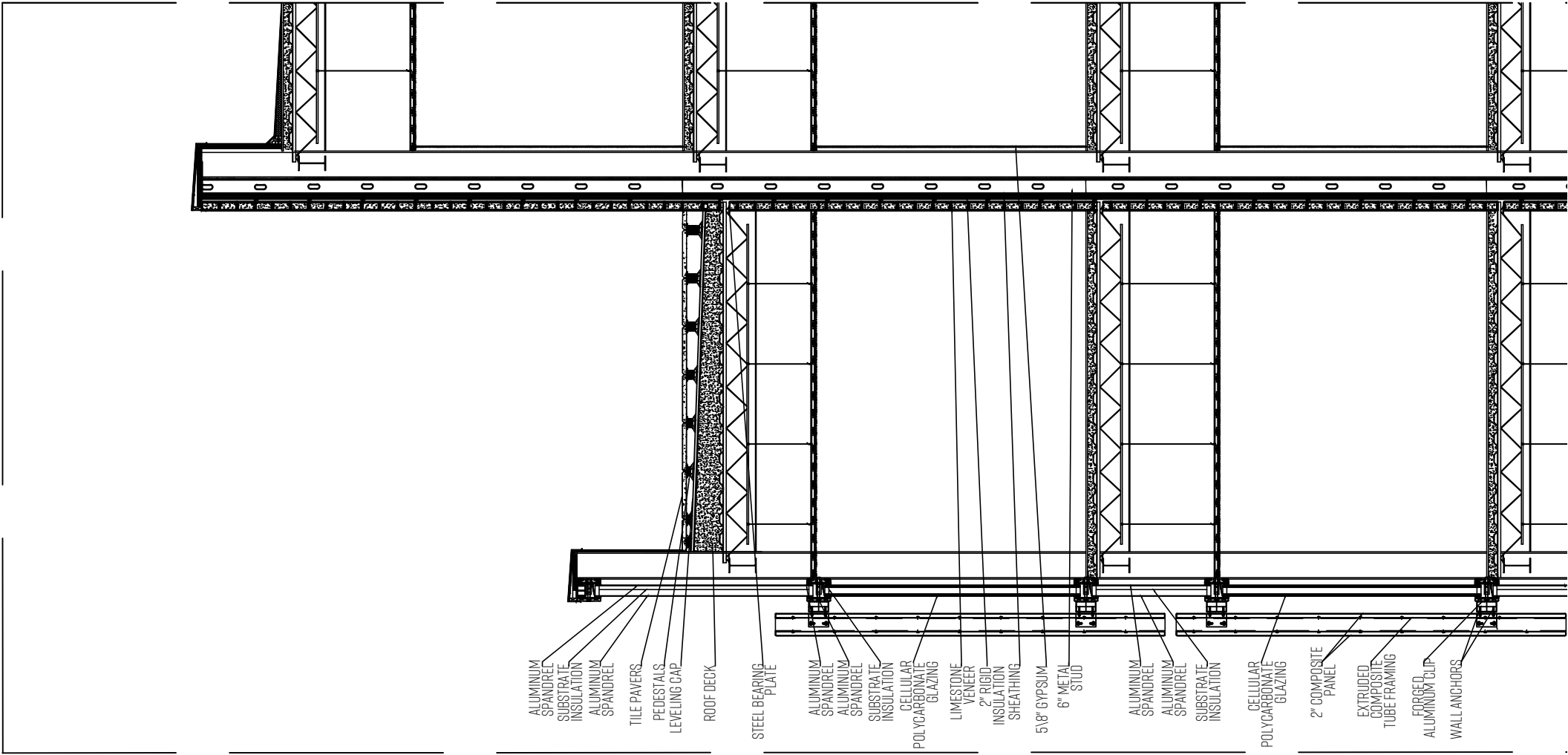
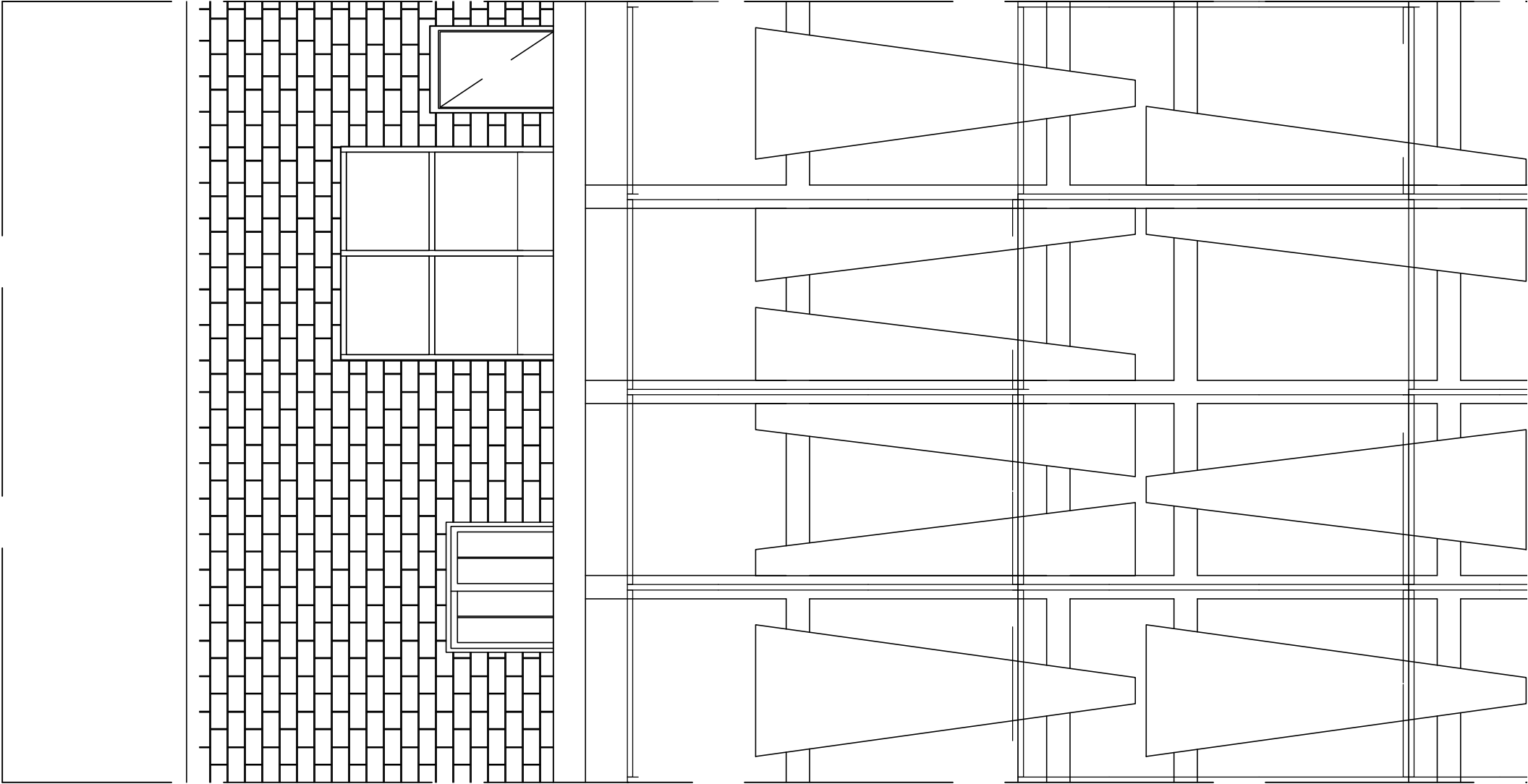
APARTMENT KITCHEN

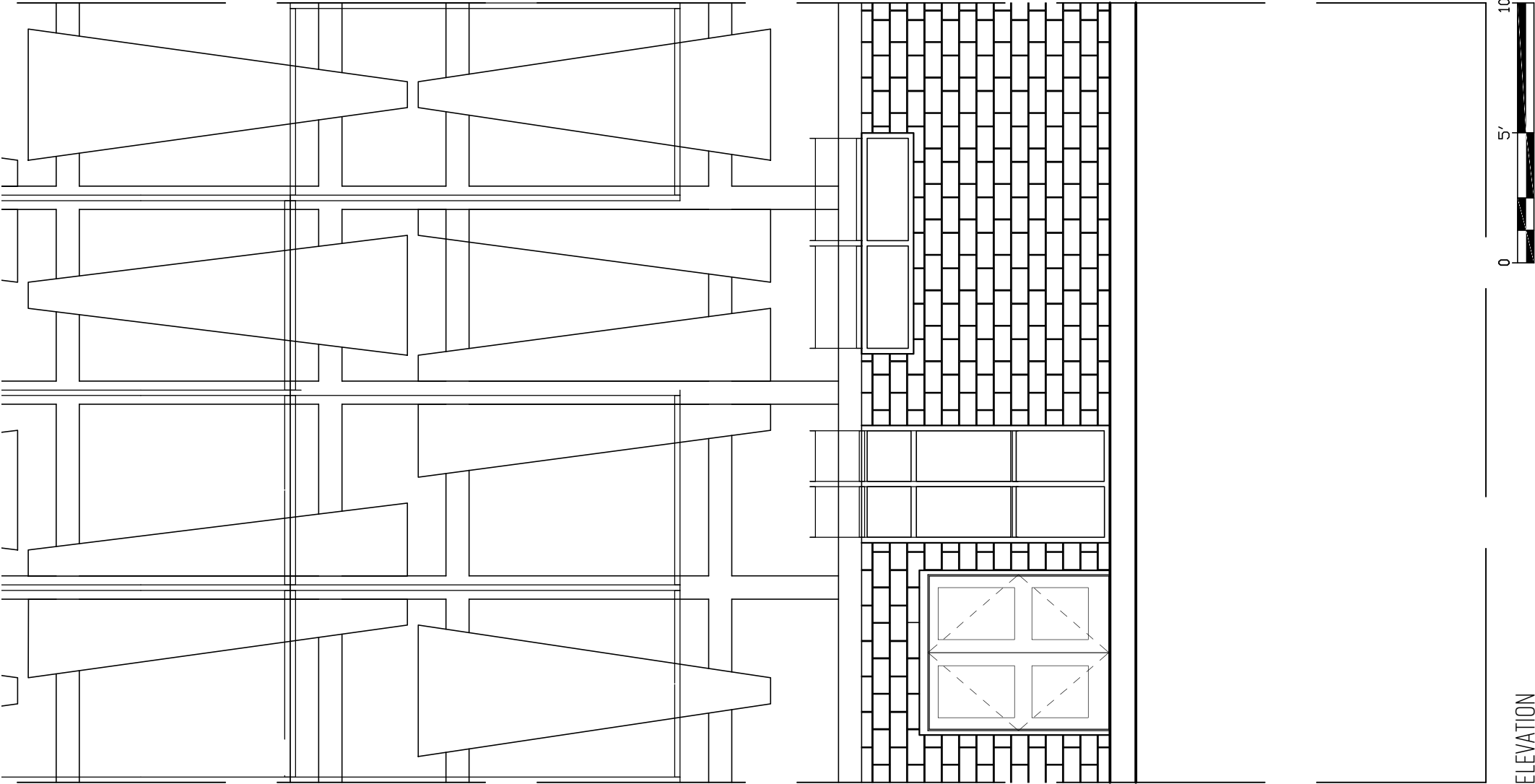




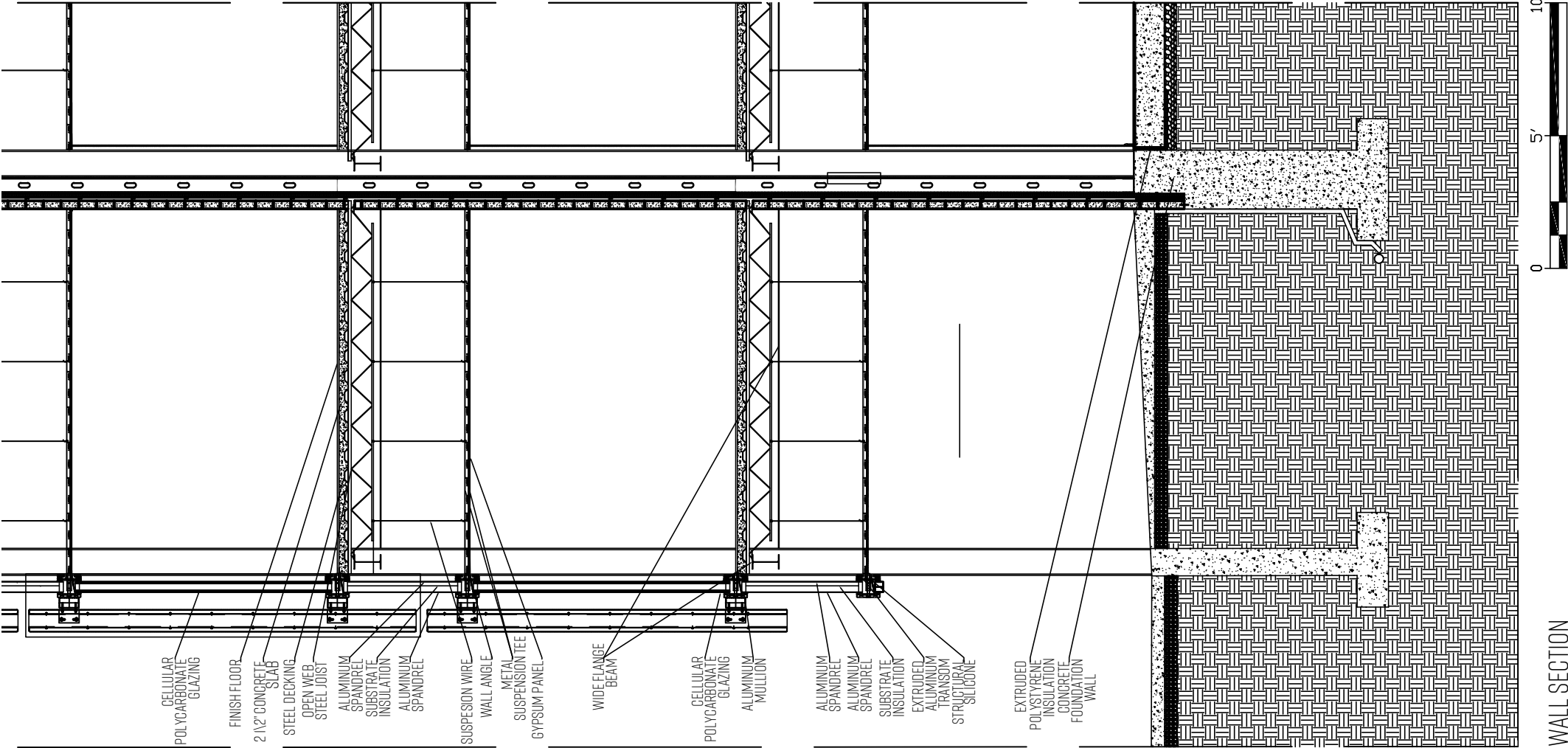




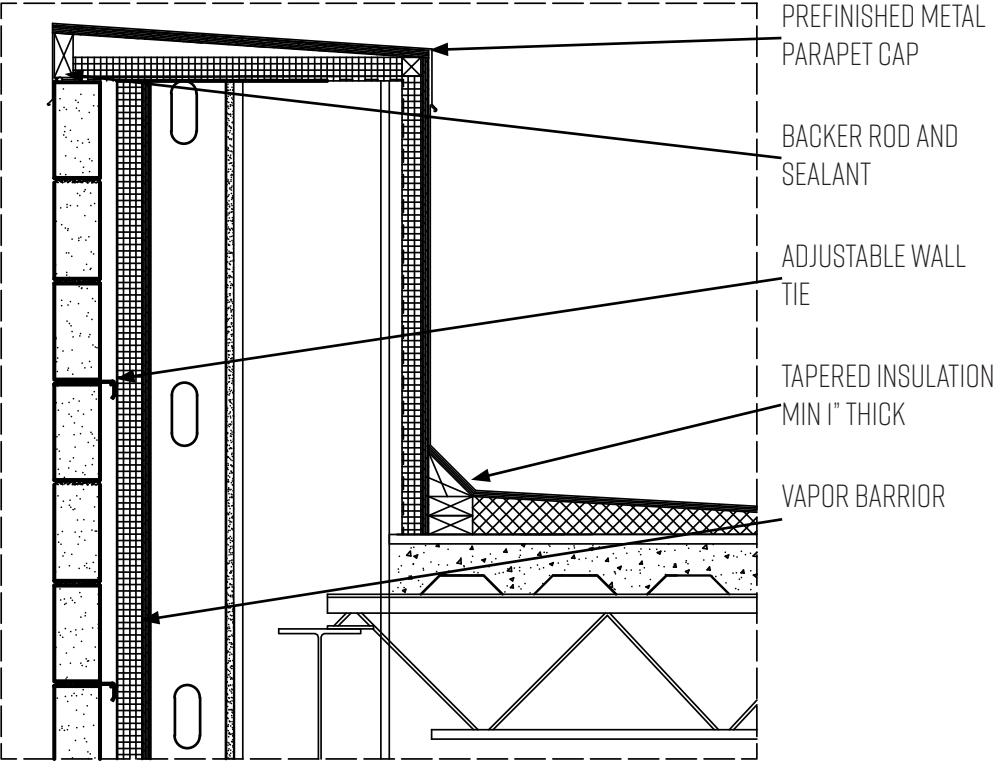




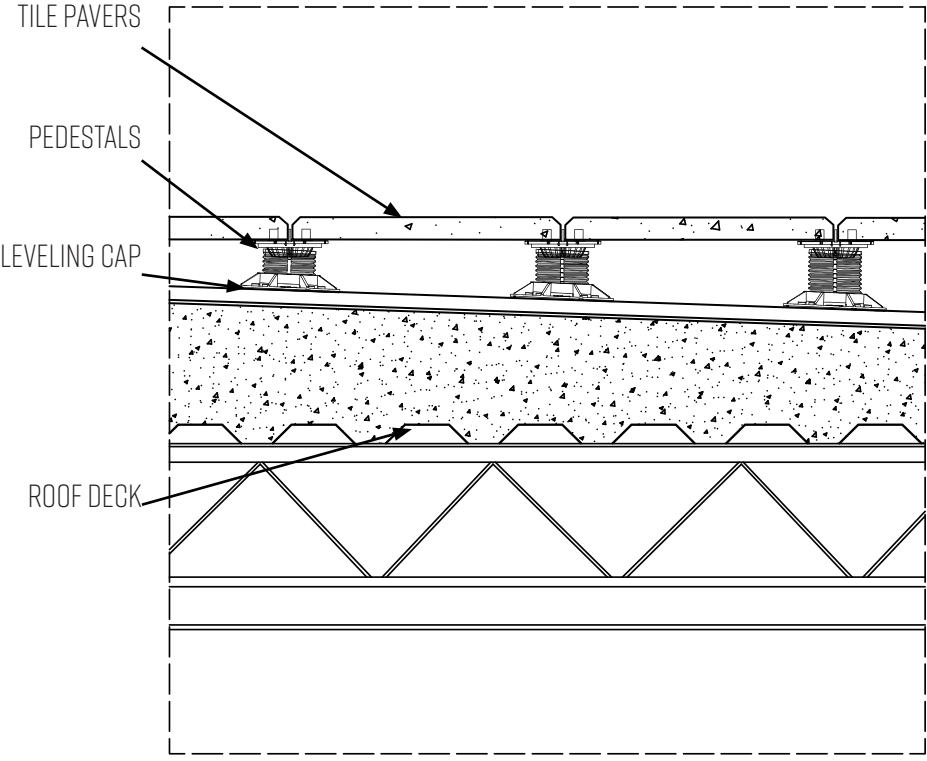
ELEVATION



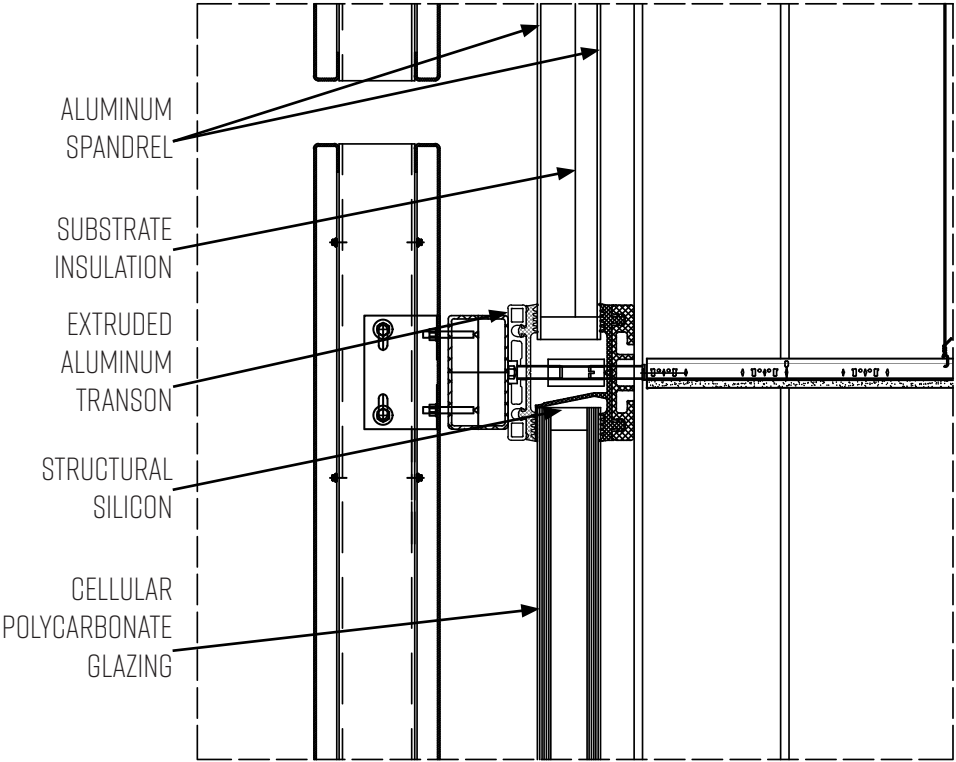
WALL SECTION



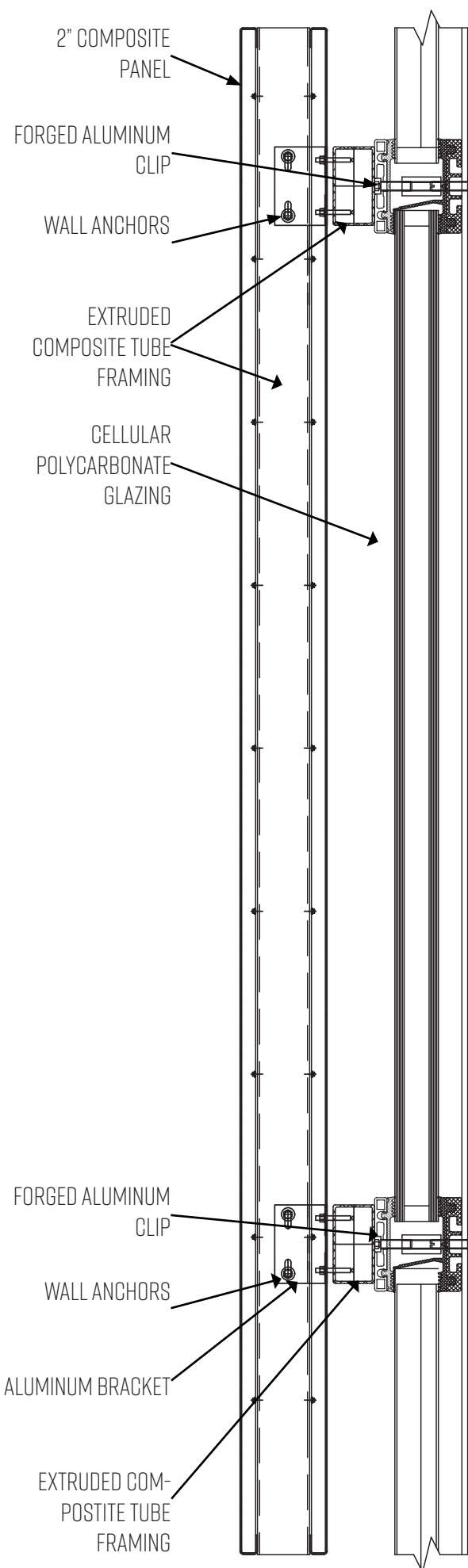
ROOF PARAPET DETAIL



ROOF GARDEN DETAIL



CURTAIN WALL DETAIL



METAL SUN SHADE SECTION



EXPLODED AXONOMETRIC



RENDER





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