"There’s No Way I’m Moving into a Nursing Home. You're Going to Have to Shoot Me First."

Robert Moldafsky
“There’s No Way I’m Moving Into A Nursing Home. You’re Going To Have To Shoot Me First.”

ROBERT MOLDAFSKY

ANNIE MUNLY

THESIS PREP
SYRACUSE UNIVERSITY
SCHOOL OF ARCHITECTURE 2015

To Retire – to withdraw. Retirement homes have no connection to society. They are characterized as a place of “withdrawal” molded by economics, social interaction, and politics. Foucault, the French philosopher distinguishes this phenomenon as a heterotopia of deviation – a place where society puts individuals who behave outside the norm, such as an insane asylum or hospital. Foucault distinguishes the heterotopia of deviation from the crisis heterotopia where separate activities occur that are “normal,” yet need their own place of crisis to resolve then the individual is reintroduced to society, such as a boarding school or motel room. Retirement homes are heterotopias of deviation because they are characterized by a period of not working or “leisure” that is unventurional to the leisure or “free-time” the rest of society experiences. The aging population needs to be valued by the rest society in order to remove itself from the heterotopia of deviation. Now is that time. The baby boomer generation has a clear track record of counter-culture and changing the values of society. The re-introduction will materialize through an investigation in collective form and a de-familiarization of the retirement typology. The retirement homes themselves have a distinct typology that is derived by its addition; a symbiotic relationship exists. This idea of the collective form translates into a programmatic element from which the University and the retirement homes or space derive benefit and value. “Collective Form represents groups of buildings and quasi-buildings – the segment of our cities. Collective form is however not a collection of unrelated, separate buildings, but of buildings that have reasons to be together.” Today, there is no apparent program or reason for retirees and the general population to be together. This must change.

There are current initiatives to develop collegiate – affiliated retirement communities. However, these merely place a retirement home near a university. Meanwhile the existing homes have not changed, they are just close to a campus. This setting makes a collective linkage to the University in name only. Physically, these elderly homes remain heterotopias of deviation both through physical separation of the campus and through isolation of the community from society. This is attempting to be a symbiotic relationship but ends up a commensal relationship in which only one community benefits, the other remains unharmed.

The elderly as a collective have lived the longest and experienced the most, they are a wealth of knowledge. Universities are where knowledge is transferred and attained. It is where society places the most value on education. Why have we not created a space where the university can tap the wisdom and knowledge of the elderly? They’re not seniors, just older. Current retirement homes attempt to solve the physical and social needs of residents, but lack a solution to their individual intellectual needs. Current retirement homes near universities introduce the burgeoning minds of college students and the academic culture of a university, the lectures, professors, and resources to satisfy the mind, but do not provide a bridge for the experience and knowledge of the elderly to benefit the university. One area of a possible Collective Group Form is the University medical center. The elderly require more medical attention as time passes by and Universities have some of the most advanced and highest ranked genomics programs. Perhaps there is a cross over where the university provides medical services and the elderly are available to be studied in research. A retirement community. A city. A city within a city. Within a University. The point of intersection will be a series of programs that promote interaction between resident and student.

The following is a collection of concepts and precedents to define system and shape. These definitions will be executed through design strategies based on these concepts. Each plate is a point of reference, not to be comprehended sequentially, but rather its own entity that can be called upon throughout the design process. 
Current Design Strategies

“There’s No Way I’m Moving Into A Nursing Home. You’re Going To Have To Shoot Me First.”

A clear definition of all the criteria necessary for a retirement home. Once the necessities have been calculated they are arranged in the most “efficient” pattern. Efficiency is determined by the priority of the user. (Is patient preference or nurse preference) Locally, the program is wrapped. There are some characteristic elements that make the envelope unique but it remains true to the form of the program established. The organization is typically based on a repetitive module which is completely understandable, it’s likely the most economical option and functions with ease. This process can produce a sterile “white box” environment parallel to the retirement home’s hospital origins: a materialized homotopy of deviation.

When a new form is introduced into the collective, it must take into account the existing context and therefore become a part of this heterogeneous composition. The new component thus contributes to the collective and the collective is inspired by its addition; a symbiotic relationship exists. This idea of the collective form translates into a programmatic element from which the University and the retirement home or space derive benefit and value. Today, there is no apparent program or reason for retiree and the general population to be together. More specifically collective group form will be the strategy investigated. Maki discusses the loss of cultural identity through the globalization of architecture, however an identity can develop in the amalgamation of buildings. The medical restrictions will define the unit, but the design of their collective will produce a specific identity.

---

In the Free University of Berlin, the module is a function of time: 65.63 meters is roughly the distance covered by a one-minute walk. The basic Frankfurt module is approximately half that of Berlin, and is determined by the width of the pedestrian streets: 3.66 meters which just happens to be the same as the archways around the Odéon theatre in Paris.

Venice Hospital starts with several Unités de Lit or bed modules (based on a module of 2.96m) combine with several service rooms to form a Unité de Soins, or treatment module.

"Dismantling and reforming programmes and composition, mat-building envisaged architecture as a dynamic, flexible armature" The article defines Mat Architecture under 3 principles: 1) Metric – a basic module. 2) Program – the productive nature of the proposed systems, use. 3) Place – the relationship between the building and the urban "place." These principles can be applied through the difference of scale between the individual, the community, and the university. How will the module replicate into the context? How will it benefit the use or function of the building?
De-Familiarization

De-familiarization: “the artistic technique of presenting to audiences common things in an unfamiliar or strange way, in order to enhance perception of the familiar.” The facility for adult mental patients: a conventional cell was randomly placed within a field in order to de-institutionalize the typology. The definition of de-familiarization views itself as a means to enhance the perception of the familiar. In the case of the Adult Day Care Facility the familiar is something to be avoided, because the existing day care facility typology is “depressing.”

PAUL PREISSNER

De-familiarization introduced the de-familiarization of an institution in order to enhance the experience and disrupt the typical medical typology. The disruption not only changed the building looked but, in turn, how it functions. In the Ordos project the circulation is removed; taking a typology, reimagining how it functions. The retirement community can be de-familiarized in form, but how will it function? Is the goal to allow it to function the same in a different form? I disagree, there is an opportunity here.

JAMES STIRLING

Science Center. The first project that comes to mind when I think of a de-familiarization of form is James Stirling’s Berlin Social Science Center. He takes all the individual forms of a city (church, arcade, market, amphitheater, etc.) and combines them to make one form of the individual components. However, the inserted program is simply offices. No correlation to form. Lastly, the form is treated with the same facade on all buildings.

MOS - ORDOS PROJECT

“We based our proposal upon a traditional Chinese courtyard house typology. Each room and function is housed within an individual building volume, which are connected at the corners to remove the need for hallways and excessive circulation space.”

The design utilizes the archetypal shape of a house—a rectangle topped by a triangle and a chimney. The form is extruded, modulated and compartmentalized through an outgrowth driven by the Fibonacci sequence, “a descriptor of developmental patterns in living organisms.” By applying this mathematical algorithm, MOS explores the potential of re-combinatory forms in buildings. In this case, they’ve created a new type of domestic space: an open plan, permeated with variation by the nature of its growth.

MOS - ELEMENT HOUSE


“De-Familiarization” by Professor Anne Munly, Thesis Prep Syracuse University School of Architecture 2015.
“There’s No Way I’m Moving Into A Nursing Home. You’re Going To Have To Shoot Me First.”

Deconstruction Reconstruction Precendents

VENICE HOSPITAL¹

ADULT DAY CARE FACILITY²

ORDOS PROJECT³

ELEMENT HOUSE⁴

MODUKE


The collective form can develop its own identity that remains separate from the form of each individual building. The way one activity changes to another as people move from work, to shopping, to dining, suggests the physical qualities which are used to express transformation in “design rhythm, change, and context.” Characteristic Spaces may be name in accord with the way in which human groups use them (i.e. Transitional Space – Identical Space – Outward Space). Le Corbusier stated this as a shift in use at the Venice hospital. From administration to doctor to patient. Each program has a separate level that fits within the block defined by the grid. The individual is the focus but how these collect is reflective of the existing rotation grid.

Robert Makkulik: Professor Anne Hunky Thesis Prep Syracuse University School of Architecture 2015.
In the case of the retirement home the users are as follows: Resident, Medical, Shared Space, Circulation. This is what is taken from Maki's discovery of group form. The distinction of the users that forms a collective and how they use these spaces. It’s distinctive and regional. System and Shape: The shape is determined by the system and how that system works. So it’s another shared-space, determined by the individual components. How those pieces interact that define a collective, between individual – corridor - shared.


To foster a sense of community and encourage growth, Tsutsui's plan consists of fractal clusters of individual homes. The amalgamation of individual homes produces a form strictly defined by the module.

Regionalism becomes lost in the process of globalization. Until recently, regionalism culminated in a single building. But in the age of mass communication and technological facility, regional differences throughout the world are becoming less well-defined. It is apparent that it is becoming less easy to find distinctive expressions in building technique and resulting forms. In large urban complexes, even distinguishing characteristics of the people and the place in which they are structured and used are becoming less distinctive. Thus it may be possible to find regionality more in collective scale, but less in single buildings.


There’s No Way I’m Moving Into A Nursing Home. You’re Going To Have To Shoot Me First.


KENDAL AT ITHACA

OAK HAMMOCK AT UNIVERSITY OF FLORIDA

THE VILLAGE AT PENN STATE

Figure ground provides a medium to explore the implications of collective form. The space the form defines can then be abstracted. The figure is what is being depicted, but the ground speculate what is being designed. Figure ground is crucial to Venturi's project because the “ground” is just as important as the “figure.” The articulation is well executed in the framing of the views from the village's courtyards. Furthermore, the collective form holds the village's identity, not the individual unit. In the case of retirement communities the “identity” is home, yet the function of hospital doesn't change. It is merely disguised. The exciting community strives to disguise the retirement home in a “home” vernacular. Function is driving the form that is then “wrapped” in a home aesthetic. Figure ground allows a base form to be manipulated to create a new form, that could potentially challenge how the community functions.


2“Penn State College PA Retirement Community: Active Senior Living CCRC.” Penn State College PA Retirement Community: Active Senior Living CCRC. N.p., n.d. Web. 05 Dec. 2014.


The Forest at Duke University

Duke University, Durham NC

Current number of residents: 370
Average age of resident: 84
Average age of entry: 77
Proximity to campus: Two miles but the retirement community operates a bus that runs frequently.

University Amenities

Duke’s Lifelong Learning Institute provides adult continuing education courses held on the Duke campus as well as at the retirement center. Duke does not allow residents or local retirees to audit classes for free.

Facility Services

Full continuum of care: Independent living, assisted living, skilled nursing. Supplementary care includes dental and pharmacy services, a variety of rehab therapies and memory support.

Alumni Base

30% of Residents are associated with the University.

Financial Arrangement

The Forest at Duke pays a license fee to use the university’s trademarked name. Duke does not own, operate or manage any part of the retirement community. However, the retirement community contracts with the university to provide a medical director and the oversight with their health center.

Kendal at Hanover

Dartmouth College, Hanover NH

Current number of residents: 400
Average age of resident: 85
Average age of entry: 79
Proximity to campus: 1.7 miles. Shuttle Bus Transportation.

University Amenities

Dartmouth College’s Institute for Lifelong Education at Dartmouth (ILEAD). More than half of Kendal at Hanover residents are members of ILEAD. Classes are offered in three “semesters.” 100 additional groups and committees.

Facility Services

Full Continuum Care: independent apartments, assisted living and memory support for those with Alzheimer’s disease or dementia and skilled nursing. Facilities include on-site clinic, physical therapy, occupational therapy, social service, and dietary counseling.

Alumni Base

25% of Residents are associated with the University.

Financial Arrangement

No association with Dartmouth. The retirement community contracts with the Dartmouth-Hitchcock Medical Center to host an on-site clinic exclusively serving residents. Dartmouth medical school students from the Geisel School of Medicine can do a rotation at that clinic as part of their education.

Holy Cross Village at Holy Cross

Notre Dame Rd

Current number of residents: 246
Average age of resident: 82
Average age of entry: 83
Proximity to campus: 1,000 feet

University Amenities

Access to the library, fitness center and athletic events. Residents can audit courses and participate in quarterly lecture series. Holy Cross College hosts an art festival, displaying student artwork at the retirement community and student artists visit to discuss their work. Retreats also regularly welcome international students for dinner several times a year. Residents who are former college professors also sit on jury panels and grade student presentations.

Facility Services

Independent living options: free-standing “villas,” duplexes and apartment units. Assisted living and skilled nursing options are available. Some residents have private health care assistance.

Alumni Base

More than half of Kendal at Hanover residents are members of ILEAD.

Financial Arrangement

No association with Dartmouth. The retirement community contracts with the Dartmouth-Hitchcock Medical Center to host an on-site clinic exclusively serving residents. Dartmouth medical school students from the Geisel School of Medicine can do a rotation at that clinic as part of their education.

VI at Palo Alto

Stanford University, Palo Alto CA

Current number of residents: 631
Average age of resident: 84
Average age of entry: 70-75 years
Proximity to campus: 1 mile. University shuttle (two stops)

University Amenities

Weekly lectures: professors, researchers and physicians come to discuss topics nominated by the residents. A few courses, which last several weeks, are taught by Stanford University professors. Residents can pay to attend sporting events and performances on campus. Residents who want to audit classes or participate in continuing education programs must pay tuition.

Facility Services

CCRC residents have access to short- and long-term care, assisted living, memory support and skilled nursing care. Its care center is staffed 24 hours a day, seven days a week.

Alumni Base

30% of Residents are associated with the University.

Financial Arrangement

Little affiliation with Stanford University. The retirement community is located on land that has been leased for 75 years from Stanford, but it is independently operated. The retirement community pays professors to come and teach classes to residents.
Lasell Village
Lasell College. Newton, MA

- Current number of residents: 210
- Average age of resident: 82
- Average age of entry: 86
- Proximity to campus: “across the street”

University Amenities
Mandatory that all residents complete a minimum of 450 hours of learning and fitness activity every year. Residents have an academic dean who helps oversee all their educational programs, on campus and at the retirement community. In addition to college courses, there are a number of classes hosted at the retirement community. There are also formal programs for residents to mentor students, participate in joint volunteer activities or even complete independent research.

Facility Services
Full continuum care. Every building has a classroom, studio, library or fitness facility. Residents can get health services at the on-site wellness center. Supplementary facilities include rehab, stroke recovery, wound care, pain management, short-term respite care, assisted living, skilled nursing and end-of-life care.

Alumni Base
N/A but “very few”

Financial Arrangement
The retirement community is actually zoned as an educational institution. The college currently manages the operation of Lasell Village. The retirement community pays the college to lease the land. The two share contracts for security.

Kendal at Oberlin
Oberlin College. Oberlin, OH

- Current number of residents: 325
- Average age of resident: 83
- Average age of entry: 73
- Proximity to campus: “Three blocks”

University Amenities
Academy for Lifelong Learning: residents can take non-credit courses taught by faculty. Residents can audit for free. Students work at the retirement community for federal work-study in order to learn about aging.

Access to college library, athletic facilities and attend some of the 1,200 events held on the campus. Some residents teach, conduct research or offer consulting services to the college. Some serve as mentors to Oberlin freshmen, part of a course called Ars Moriendi.

Facility Services
Residents have access to assisted living, skilled nursing and short-term rehabilitation services. Exercise and recreational facilities, craft areas, garden plots and a fitness center with a swimming pool and tennis courts.

Alumni Base
37% of residents are associated with the University.

Financial Arrangement
The retirement community is owned by Kendal at Oberlin. The college currently contracts with Kendal at Oberlin to manage the operation of the retirement community.

Kendal at Ithaca
Ithaca College/Cornell University. Ithaca, NY

- Current number of residents: 298
- Average age of resident: 86
- Average age of entry: 77-83
- Proximity to campus: 8.5 miles to Ithaca College and 2.4 miles to Cornell University.

University Amenities
Residents can’t audit classes free of charge. There is no year-round curriculum designed specifically for residents, but there are summer programs. Faculty often come to the retirement community to give lectures. Students visit to perform concerts and give presentations on various class projects. Residents participate in research conducted by Cornell University and Ithaca College.

Facility Services
Full Continuum Care. Physical and occupational therapy available in the health center.

Alumni Base
17% with the two universities. They continue to teach, supervise graduate students and do research.

Financial Arrangement
No financial ties to Ithaca College or Cornell University. Kendal at Ithaca owns the land and independently operates the community. It does not contract any of its services with the universities.
"A field condition would be any formal or spatial matrix capable of unifying diverse elements while respecting the identity of each. An aggregation of parts." So in this case it’s not a random assemblage but the field’s role to unite these pieces to appear less random, more part of community. The classical way of designing based on axes, symmetry, and geometry demand a hierarchy of order, based on the constructive placement of each entity, producing a static form.

Allen concludes with: "The search for new institutional forms is all more urgent given that, under pressure of technological or societal shifts, institutions are already changing from within. As the social, political and technical roles of those institutions are called into question, the corresponding typologies lose their special capacity to order and represent the space of these institutions...Perhaps a more radical shift is required...In the field condition, overall form emerges out of conditions established locally. A loose fit is proposed between activity and enclosing envelope...More than a formal configuration, the field condition implies an architecture that admits change, accident and improvisation. It is an architecture not invested in durability, stability and certainty, but architecture that leaves space for the uncertainty of the real."

Allen alludes to the development of form over time, which won’t be pertinent to my thesis, as a new form is being designed, perhaps within the context of a collection of forms. But what stood out was the idea that institutions are changing from within. Institutions are changing from within because their functions are changing. Not the program, but how that system works.

“In the case of the library or museum, for example, what was once a place of certainty, an orderly deposit of knowledge, arranged in familiar and agreed upon categories, has been eroded by the onslaught of media, consumer culture and telecommunications. Architecture’s capacity to represent and shelter that collective memory has in turn withered. To design a library or a museum today is to contend with an entirely new set of expectations. Above all, it means to recognize an ever increasing uncertainty about what constitutes knowledge, who has access to it and how it is distributed.”

So as these typologies begin to de-construct, a field condition is necessary to unite these varying parts. Stan Allen attempts to familiarize the unfamiliar. Perhaps in the case of a retirement home, a field condition could emerge among the introduction of new programs that command distinct forms. However, the concept of field condition is not new. Maki, in his work on linkages, defines and repeats the concept of field conditions. In his essay, “From Object to Field,” Maki provides a method of unifying forms without the presence of hierarchy. This could become very critical, if the developed form isn’t constructed with geometries, better functions. I understand the theory of a function will have geometry (i.e. path) but the result may not be a static, but rather dynamic. Perhaps the field is what is being designed. Could these modules constitute a “field”? Furthermore, in Maki’s case, how these forms are collected may be a matter of linkages, not solid form. How can these modules be spatially linked?"
“There’s No Way I’m Moving Into A Nursing Home. You’re Going To Have To Shoot Me First.”

Retirement Home Precedents 1 of 5

The following precedents are from early research. They were used to define a retirement typology. They are taken from across the globe in an attempt to reveal a global typology. This post wasn’t necessarily reached but what developed was an interest in how the cells amalgamate and define themselves.


Robert Waldofski: Professor Anne Hudy, Thesis Prep
Syracuse University School of Architecture 2015
“There’s No Way I’m Moving Into A Nursing Home. You’re Going To Have To Shoot Me First.”

Retirement Home Precedents 2 of 5

CASA GRANDE SENIOR APARTMENTS
Archumana 2008

CONCORET HOUSING FOR THE ELDERLY
Nomade Architects 2013

EDGEWOOD RETIREMENT COMMUNITY
Margulis Peruzzi Architects 2010

MORANGIS RETIREMENT HOME
Vous Etes Ici 2013


There's No Way I'm Moving Into A Nursing Home. You're Going To Have To Shoot Me First.


Retirement Home Precedents


Retirement Home Precedents 3 of 5

SWINGING APARTMENTS FOR ELDERLY
Arons en Gelauff Architecten 2006

NURSING HOME SIMMERING
Josef Weichenberger Architects & partners 2010

RETIREMENT HOME HOUSING RETAIL
ZCBB3 2011

VAUGRIGNIEUSE CHATEAU
Thomas Vajda Architectes 2012
"There’s No Way I’m Moving Into A Nursing Home. You’re Going To Have To Shoot Me First."

**Retirement Home Precedents 4 of 5**

**Retirement Home La Bordeta**
BmesR29 Arquitectes 2010

**Retirement Home Maisons-Lafitte**
Thomas Vajda Architects 2011

**Retirement Home**
Meir & Associates 2008

**Senior Housing De Dijken**
HVE Architecten 2010

---


Robert Mehdizadeh, Professor Anne Hudy. Thesis Project. Syracuse University School of Architecture 2015.
“There’s No Way I’m Moving Into A Nursing Home. You’re Going To Have To Shoot Me First.”

Robert Moldafsky
Professor Anne Munly
Thesis Prep
Syracuse University School of Architecture 2015

Retirement Home Precedents 5 of 5

MORNINGTON CENTRE AT LYONS
Gartner & Neururer 2007

NURSING HOME
Gartner & Neururer 2008

SOLUND RETIREMENT COMMUNITY
Henning Larson Architects

SONNENHOF WIL
Michael Meier Markus Hug Architekten 2011

The Dominican Motherhouse is the deconstruction and reconstitution of monastic form without sacrificing function. The function of the individual doesn’t change, but the formation of common space, reinfor ces how the individual uses the facility. The organization of cells defines a new space that provides a field for the other program. In turn, new spaces are created between the chambers and the other buildings. The field is just as important as the figure.

Dominican Motherhouse

“There’s No Way I’m Moving Into A Nursing Home. You’re Going To Have To Shoot Me First.”
Retirement Typology

The private space of the resident is characterized by the unit. This predetermined component is determined by the level of care provided by the facility. These range anywhere from shared rooms with hospital beds to two bedroom apartments (depending on the independencies of the individual). Realistically, the level of independence increases over the course of the residents life. There is a certain level of transformability required by these units. The current formula is the most cost effective strategy.

INDIVIDUAL

The units are then composed in a certain organization. The strategies below are extracted from a series of “retirement” homes that all fit within the following compositions. These forms were developed from the inside out, from the individual unit to the center. These are characteristic of typical housing typologies given the factors of circulation, entrance, light, and building system efficiencies.

SINGLE UNIT (nursing home)

ONE BEDROOM UNIT (assisted living)

Full Apartment (independent living)

The campus is a collection of compositions. Here a micro-urban construct begins to develop with separate structures in a formal organization. This over-arching element is characterized by replication. Repeating unit compositions in order to produce an efficient structure.

CLUSTER

COMMON SPACE

Where the individual exits their cell into a social environment. Here space is shared and most daily activities take place. These appear at a variety of scales that produce certain levels of “comfort” for the user. These range from recreational facilities (a pool) to shared kitchens and living rooms. However, the form of these spaces tend to follow the composition of the units, or a distortion of the composition.

FORM THROUGH REPETITION

The units are then composed in a certain organization. The strategies below are extracted from a series of “retirement” homes that all fit within the following compositions. These forms were developed from the inside out, from the individual unit to the center. These are characteristic of typical housing typologies given the factors of circulation, entrance, light, and building system efficiencies.

OUTSIDE SPACE: Essentially a series of bars surrounding an open space

The private space of the resident is characterized by the unit. This predetermined component is determined by the level of care provided by the facility. These range anywhere from shared rooms with hospital beds to two bedroom apartments (depending on the independencies of the individual). Realistically, the level of independence increases over the course of the residents life. There is a certain level of transformability required by these units. The current formula is the most cost effective strategy.

INDIVIDUAL

The units are then composed in a certain organization. The strategies below are extracted from a series of “retirement” homes that all fit within the following compositions. These forms were developed from the inside out, from the individual unit to the center. These are characteristic of typical housing typologies given the factors of circulation, entrance, light, and building system efficiencies.

SINGLE UNIT (nursing home)

ONE BEDROOM UNIT (assisted living)

Full Apartment (independent living)

The campus is a collection of compositions. Here a micro-urban construct begins to develop with separate structures in a formal organization. This over-arching element is characterized by replication. Repeating unit compositions in order to produce an efficient structure.

CLUSTER

COMMON SPACE

Where the individual exits their cell into a social environment. Here space is shared and most daily activities take place. These appear at a variety of scales that produce certain levels of “comfort” for the user. These range from recreational facilities (a pool) to shared kitchens and living rooms. However, the form of these spaces tend to follow the composition of the units, or a distortion of the composition.

FORM THROUGH REPETITION

The units are then composed in a certain organization. The strategies below are extracted from a series of “retirement” homes that all fit within the following compositions. These forms were developed from the inside out, from the individual unit to the center. These are characteristic of typical housing typologies given the factors of circulation, entrance, light, and building system efficiencies.

OUTSIDE SPACE: Essentially a series of bars surrounding an open space

The private space of the resident is characterized by the unit. This predetermined component is determined by the level of care provided by the facility. These range anywhere from shared rooms with hospital beds to two bedroom apartments (depending on the independencies of the individual). Realistically, the level of independence increases over the course of the residents life. There is a certain level of transformability required by these units. The current formula is the most cost effective strategy.

INDIVIDUAL

The units are then composed in a certain organization. The strategies below are extracted from a series of “retirement” homes that all fit within the following compositions. These forms were developed from the inside out, from the individual unit to the center. These are characteristic of typical housing typologies given the factors of circulation, entrance, light, and building system efficiencies.

SINGLE UNIT (nursing home)

ONE BEDROOM UNIT (assisted living)

Full Apartment (independent living)

The campus is a collection of compositions. Here a micro-urban construct begins to develop with separate structures in a formal organization. This over-arching element is characterized by replication. Repeating unit compositions in order to produce an efficient structure.

CLUSTER

COMMON SPACE

Where the individual exits their cell into a social environment. Here space is shared and most daily activities take place. These appear at a variety of scales that produce certain levels of “comfort” for the user. These range from recreational facilities (a pool) to shared kitchens and living rooms. However, the form of these spaces tend to follow the composition of the units, or a distortion of the composition.

FORM THROUGH REPETITION

The units are then composed in a certain organization. The strategies below are extracted from a series of “retirement” homes that all fit within the following compositions. These forms were developed from the inside out, from the individual unit to the center. These are characteristic of typical housing typologies given the factors of circulation, entrance, light, and building system efficiencies.
Baby Boomers

The 78 million Americans born between 1946 and 1964 will be 65 and older by 2030. They are expected to live 15-20 years longer than their predecessors. 77% on average for men and 82% for women. The economy has thrived on their consumerism and the lives they have provided for their children. However, their increasing longevity and questionable financial means, places the baby boomers at a critical point. How will they age? How will they interact? How will they die? The Baby Boomers will not live the same way as the Silent Generation that preceded them.

The “Silent Generation.” The children born between 1925 and 1945 worked very hard and kept quiet. It was commonly understood that “children should be seen and not heard”. They are without doubt the healthiest and most educated generation of elders that ever lived and, the wealthiest. Coming of age fifty years ago, they quietly amassed more wealth than the seniors of that era. (Back in the early 1960s, the elderly were poorer than young adults by most measures.) Given their material and good fortune, along with their instinct to help others in need, the Silent as elders have become economic anchors for America’s new renaissance in multigenerational family living. Many routinely pay for extended family vacations or subsidize their grown Boomers or their kids. Many have set up college trust funds for their grandchildren and indeed, a record share have formal custody of them. Most are worried about the economic challenges facing their families and wonder why success has become so much harder for them.

In 2010, for the first time, the median net worth of households age 75+ ($228,400) is higher than that of any younger age bracket. Astoundingly, it’s over five times higher than the median net worth of households age 35 to 44 ($44,800).

As they grew older, some baby boomers began to resist this consumerist suburban ethos. They began to fight instead for social, economic and political equality and justice for many disadvantaged groups: African-Americans, young people, women, gays and lesbians, American Indians and Hispanics, for example. Student activists took over college campuses, organized massive demonstrations against the war in Vietnam and occupied parks and other public places. Other baby boomers “dropped out” of political life altogether. These “hippies” grew their hair long, experimented with drugs, and, thanks to the newly-accessible birth-control pill—practiced “free love.” Some even moved to communes, as far away from Levittown as they could get. Today, Boomers are redefining retirement—or getting ready to redefine it. The “G.I.s” (Born 1901-1914), started a trend toward earlier retirement with more money than they expected in an era of expanding benefits. Boomers are retiring later with less money than they expected in an era of retreating benefits. The G.I.s wanted to be away from their kids and near their peers—which led to the construction of vast age restricted desert communities like Sun City and Leisure World. As developers prep their active-adult communities for the coming late wave, they can expect less affluence, somewhat greater ethnic diversity, a weaker middle class, and, perhaps eventually, an abandonment of the very word retirement. “The baby boomers “change the system” as opposed to the silent generation that “work the system.”

“The G.I. is (verb) to withdraw. Many boomers will enter retirement with less savings and more debt than previous generations. A growing number of seniors are carrying mortgage debt into retirement, with more than 70% of young boomers ages 50 to 64, and 49% of those age 65 and older still owing money on their home in 2010. They will need to move out of their current homes (Their most valuable asset) in order to finance retirement. So... where will they live? Where do they want to live? Most of them will continue to work past retirement age as described in Abby Ellinjan’s New York Times article “For Some, Retirement Is Out of Reach. For Others, Boring.”

“Retire? I don't know what that would look like,” said Marcia Cantarella, a 67-year-old consultant in higher education in New York. “I don’t play golf.” The average Social Security check for a retired worker is a mere $1,293.83 a month.

So if they’re not retiring, what are they doing? Maggie Jackson discusses the potential of this new life phase she calls “Adulthood II.”

One of the really important services to offer to seniors is to make them aware of the potential of these years, and not just scare them about how they ought to save more money because they’re going to live longer. We need to help people to get excited, to daydream, and pick up on something they did years before that they loved.”

### University Demographics and Rankings Sites

**City-Data.com - Stats about All US Cities - Real Estate, Relocation Info, Crime, House Prices, Cost of Living, Races, Home Value Estimator, Recent Sales, Income, Photos, Schools, Maps, Weathers, Neighborhoods, and More.**

**City-Data.com - Stats about All US Cities - Real Estate, Relocation Info, Crime, House Prices, Cost of Living, Races, Home Value Estimator, Recent Sales, Income, Photos, Schools, Maps, Weathers, Neighborhoods, and More.**

---

**Notes:**
- **TOTAL STUDENTS:**
- **PERCENT FEMALE:**
- **PUBLIC PRIVATE:**
- **SETTING:**
- **ENDOWMENT:**
- **RANK:**
- **SIZE ACRES:**
- **CITY:**
- **STATE:**
- **POPULATION:**
- **AVERAGE AGE:**
- **INCOME PER CAPITA:**
- **MEDIAN HOME VALUE:**
- **UNDERGRAD DEGREE:**
- **CRIME RATE**

**University of Florida**

- **Total Students:** 21,052
- **Percent Female:** 52%
- **Public Private:** Public
- **Setting:** Urban, City
- **Endowment:** $2,916,546,000
- **Rank:** 12
- **Size Acres:** 2,700
- **City:** Gainesville
- **State:** Florida
- **Population:** 77,113
- **Average Age:** 26
- **Income Per Capita:** $26,406
- **Median Home Value:** $143,200
- **Undergrad Degree:** 30%
- **Crime Rate:** 73

**Georgia Institute of Technology**

- **Total Students:** 25,062
- **Percent Female:** 62%
- **Public Private:** Public
- **Setting:** Urban, Suburban
- **Endowment:** $6,045,974,000
- **Rank:** 9
- **Size Acres:** 3,076
- **City:** Atlanta
- **State:** Georgia
- **Population:** 30,253
- **Average Age:** 24
- **Income Per Capita:** $28,678
- **Median Home Value:** $190,173
- **Undergrad Degree:** 64
- **Crime Rate:** 24

**University of Michigan**

- **Total Students:** 26,087
- **Percent Female:** 52%
- **Public Private:** Public
- **Setting:** Urban, Suburban
- **Endowment:** $4,843,416,000
- **Rank:** 13
- **Size Acres:** 1,750
- **City:** Ann Arbor
- **State:** Michigan
- **Population:** 35,223
- **Average Age:** 27
- **Income Per Capita:** $26,678
- **Median Home Value:** $190,173
- **Undergrad Degree:** 64
- **Crime Rate:** 24

**University of North Carolina at Chapel Hill**

- **Total Students:** 24,068
- **Percent Female:** 52%
- **Public Private:** Public
- **Setting:** Rural
- **Endowment:** $7,416,307,000
- **Rank:** 16
- **Size Acres:** 6,720
- **City:** Chapel Hill
- **State:** North Carolina
- **Population:** 73,164
- **Average Age:** 25
- **Income Per Capita:** $28,800
- **Median Home Value:** $190,173
- **Undergrad Degree:** 30
- **Crime Rate:** 73

**University of Pennsylvania**

- **Total Students:** 35,780
- **Percent Female:** 51%
- **Public Private:** Public
- **Setting:** Urban, Suburban
- **Endowment:** $10,750,430,000
- **Rank:** 10
- **Size Acres:** 1,500
- **City:** Philadelphia
- **State:** Pennsylvania
- **Population:** 86,814
- **Average Age:** 27
- **Income Per Capita:** $157,500
- **Median Home Value:** $250,300
- **Undergrad Degree:** 25
- **Crime Rate:** 25

**University of Texas at Austin**

- **Total Students:** 44,762
- **Percent Female:** 52%
- **Public Private:** Public
- **Setting:** Urban, Suburban
- **Endowment:** $23,052,571,000
- **Rank:** 22
- **Size Acres:** 2,200
- **City:** Austin
- **State:** Texas
- **Population:** 132,172
- **Average Age:** 25
- **Income Per Capita:** $145,296
- **Median Home Value:** $410,900
- **Undergrad Degree:** 57
- **Crime Rate:** 25

**Washington University**

- **Total Students:** 20,708
- **Percent Female:** 51%
- **Public Private:** Public
- **Setting:** Urban, Suburban
- **Endowment:** $62,660,307,000
- **Rank:** 2
- **Size Acres:** 1,300
- **City:** St Louis
- **State:** Missouri
- **Population:** 318,172
- **Average Age:** 30
- **Income Per Capita:** $119,400
- **Median Home Value:** $820,135
- **Undergrad Degree:** 35
- **Crime Rate:** 35

---


*City-Data.com - Stats about All US Cities - Real Estate, Relocation Info, Crime, House Prices, Cost of Living, Races, Home Value Estimator, Recent Sales, Income, Photos, Schools, Maps, Weathers, Neighborhoods, and More.*

*City-Data.com - Stats about All US Cities - Real Estate, Relocation Info, Crime, House Prices, Cost of Living, Races, Home Value Estimator, Recent Sales, Income, Photos, Schools, Maps, Weathers, Neighborhoods, and More.*