Living above the Shop
This investigation takes the site issues of safety, public and private community, and access to neighborhood amenities, and stitches the project into the urban landscape in a unique design solution. The solution provides a private and secure garden courtyard that is a catalyst for organized and informal activities and interaction. The apartments are all organized in a co housing concept with varying degrees of community shared spaces.

This development creates opportunities and options for the residents.

Options
- Options of privacy or community for the residents.
- Options of townhomes, communal housing and traditional apartments.
- Options of spaces of interaction and spaces of reflection.

Opportunities
- Create the opportunity to age in place.
- Create the opportunity to stay involved with the community through classes, working in the Coop, or assist in childcare.
- Create the opportunity to foster awareness of energy consciousness and sustainable design.
- Create the opportunity to stay active, safe and energized.
My neighborhood is 27th and National Avenue

I have lived in this area for the last 15 years but the area is changing.

I don’t feel safe going out late afternoon or at night.

I am afraid to be alone in my house since my husband died – but it is all I can afford.

I don’t see my friends much any more since my hip surgery and it is so hard to get on the bus.

I am alone a lot and sometimes I forget to eat or take my medications.
My neighborhood is 27th and National Avenue

I want to feel safe
I want to be with other people but I still want to be independent

I would like to be valued
I would like to contribute to the community
I would like to meet some new people
I would like to learn more

I would like to have a place for the grandchildren to come and visit
I would like to have a place to sell my art quilts
My neighborhood is 27\textsuperscript{th} and National Avenue

People with less means want the same as people with financial resources
My neighborhood is 27th and National Avenue
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Existing Conditions

Saturation of senior housing without many services ...
My neighborhood is 27th and National Avenue

Existing Conditions

Retail is important to support the community...
My neighborhood is 27th and National Avenue

Existing Conditions

27th and National are barriers to community

AGING IN COMMUNITY
A Senior Living Ideas Competition
My neighborhood is 27th and National Avenue

Opportunities to Age in Place and Community

Maintain and Strengthen Links to Larger Community

Nurture Informal Social Support

Provide Barrier-free Design

Foster Energy Conscious and sustainable Design
My neighborhood is 27th and National Avenue

Our Design is about Options….

Options of privacy or community…

Townhomes, “Communal” and Traditional Apartments

Options of workspaces, interaction spaces

Options to stay in involved with community – give classes, work in Coop, assist in childcare, etc.

Options in receiving care delivered at home

…..we can provide options due to critical mass.
My neighborhood is 27th and National Avenue
Proposed Concept – Living over Retail
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Retail and parking as plinth for safe housing within changing neighborhood

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Critical mass allows for affordable services.

Typical Apartment Blocks

Home healthcare, Housekeeping assistance, etc

Open up for views to Domes

Open up to allow for sun penetration

Open up for Community

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El Rey-Food Store

Coop/Café/Gallery/Education/Exchange

Community Hall – Common Ground

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Safe, Secure and Green

Bldg A- 36
Bldg B- 14
Bldg C- 41
Total 91

27th Street

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Provide choice

private when you want private, interact when you want to be with people.
My neighborhood is 27th and National Avenue

Need critical mass to provide choices…

Self-selection for different activities…

Safe, community interaction barrier free, affordable, some services based on individual choice and preference
My neighborhood is 27th and National Avenue.

Proposed Concept – Living over Retail

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Green and Sustainable
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