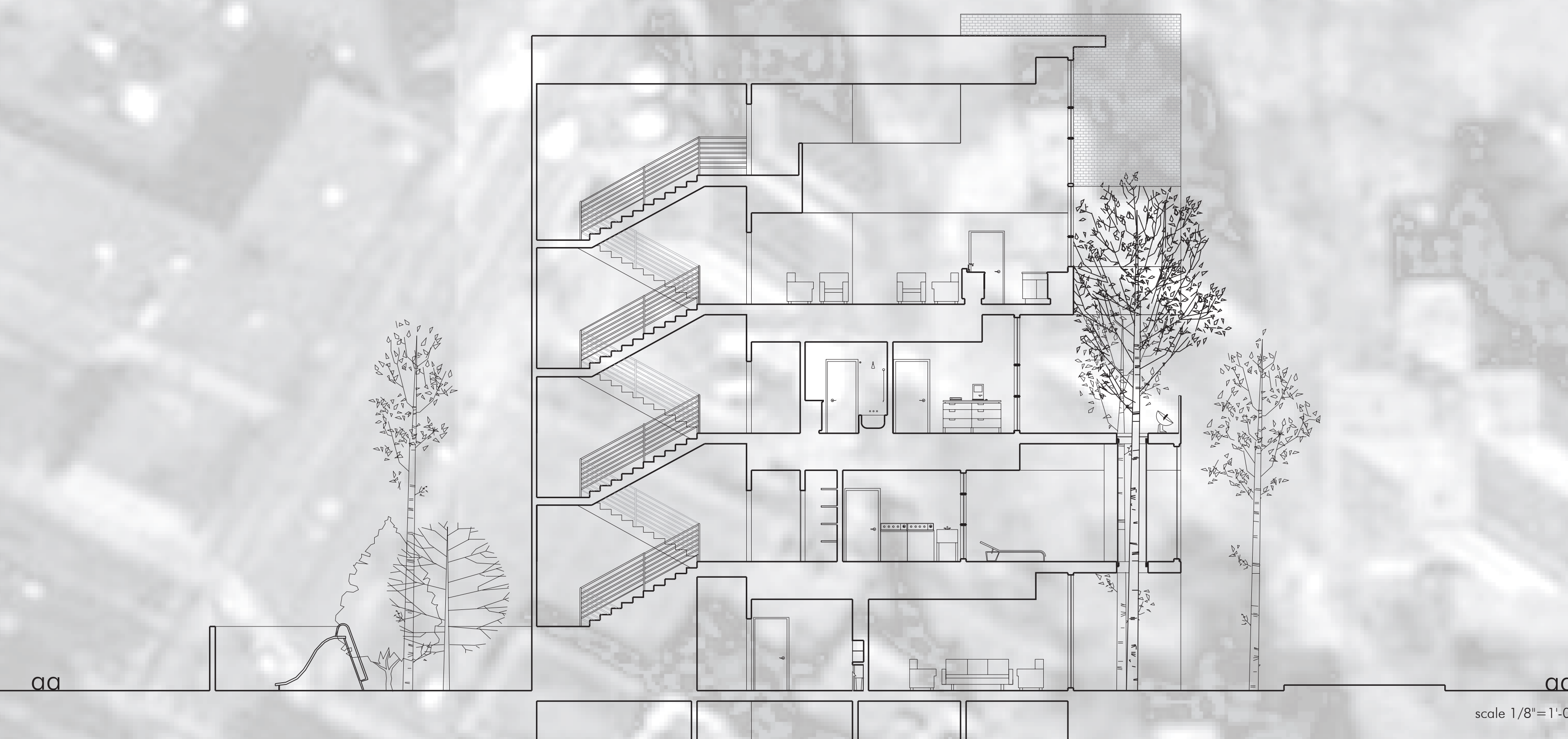
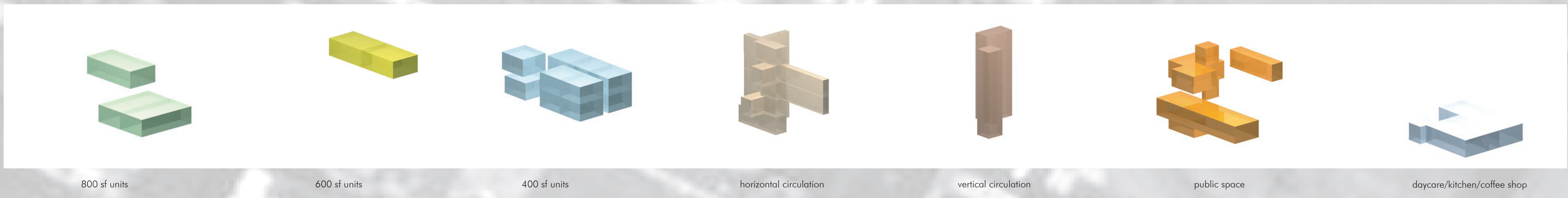




east 120th street



A Chip Off The Old Block

Tenants

With the changes in the character of the American family come challenges to maintaining strong community and intra family bonds. One of the unfortunate losses as a result of this rearranging of the family is the loss of trans-generational support and childcare. Every culture has a strong historical precedent of the elderly caring for children, passing on their expertise, knowledge and care, while renewing their sense of value and purpose in society.

The two groups who inhabit this project are the elderly and single parent families. The organization of spaces and character of the building provide opportunities for beneficial and varied crossover between the two groups. In addition, members of the surrounding community are encouraged to share the building, providing prospects for bonds to form beyond the walls of this structure.

Community spaces

The building is organized to balance community spaces for the neighborhood, common spaces for the tenants, and private apartments. The ground floor houses a coffee shop center for the children in the building and from the surrounding area. These also provide places for the seniors and parents living in the building to meet friends in a safe, yet public environment and to volunteer to help with the children in the daycare center. An indoor "winter garden" and outdoor "summer garden" as well as a shared living room provide common spaces for the tenants to play, chat and relax together. The communal kitchen, dining room and living room are on the fourth floor of the building with senior living units, but are housed in a two-story space linked to the fifth floor, which houses mostly families. The "winter garden" is on the second floor, which houses mostly families, but will be used heavily by the senior population when avoiding inclement weather or wishing for protection from the noise and commotion of the street. The "winter garden" as well as the laundry facility will bring seniors to the second level, mingling the two populations. These examples are typical, reinforcing the mission of the program and are supported in the building's organization, both vertically and horizontally.

The three gardens are linked by tall trees (white birch) that traverse the public spaces. The trunks create an architectonic forest for the cafe and winter garden while the canopies shade the summer garden, providing a leafy retreat in good weather.

The module

The project is prototypical in that a module was established, a 10'x10' structural grid, into which the three unit types and the public spaces can be distributed. Planning is flexible and the modules accommodate multiple orientations and sites. The units are distributed throughout the building to separate the user groups yet provide connectivity through the shared spaces.

400 sf unit This apartment is for senior tenants and does not contain a full kitchen.
600 sf unit This apartment is a one bedroom and is intended for a small family.
800 sf unit This apartment has two bedrooms and is intended for a larger family.

Context

The pattern and massing of the project are strongly related to the surrounding row houses. The variation in the street "wall" breaks down the scale of the building, which is larger than its neighbors. In the analysis of the street elevation, a vertical "banding" emerged. This banding was applied to the facade of the building like "wallpaper." The materials chosen, in this case, were brick and glass to relate to the existing streetscape. For other sites, the same analysis would be performed and material selection would vary.

