



# College Place Retiring to Alma Mater

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# The Thesis's Argument

- There is a substantial need for housing options appropriate for growing demographics. An option is the construction of retirement communities affiliated with colleges and universities, yet many of these communities suffer from a typecast housing model.
- As many adults reach retirement age, they experience significant changes in their lifestyle, so social and environmental requirements change as they move into the next phase of life.
- Universities can offer substantial benefits to older adults, ranging from continued intellectual pursuit to frequent social, cultural, and athletic events.
- Retirees can also contribute to the university environment by increasing the diversity of the university community, as customers for university services, and as potential financial supporters.



# Literature Review

- Theoretical framework of environmental psychology
  - How the development of environmental psychology and social ecology has established that there are significant relationships between the physical environment and both functional and psychological conditions of inhabitants.
- Housing for older adults – 2 housing options
  - Assisted Living Facilities (ALFs): more resident-centered living arrangements than nursing homes
  - Continuing Care Retirement Community models (CCRC): communities in which residents purchase specialized services that will, at a minimum, provide living arrangements and health care for the remainder of their lifetime.



# Methods and Procedures



- The thesis involves a review of typological and alternative housing models for university based retirement communities. It uses a case study approach at several retirement facilities and universities to evaluate the degree of integration, legal and fiduciary structures, and socio-cultural impacts. A critique of these communities was presented to establish the parameters of a design project.
- Some of the research was conducted remotely through telephone conversations, electronic correspondence, published guides and brochures. At several other locations where logistical concerns permitted, more detailed investigations were conducted that included site visits and interviews with key staff in addition to published materials.
  - Longview – Ithaca College
  - Kendal at Ithaca – Cornell University and Tompkins Cortland Community College
  - Oak Hammock – University of Florida

# Methods and Procedures

- ▶ For each precedent, the following was researched:
  - ▶ Basic Information
  - ▶ Program
  - ▶ Resident Profile
  - ▶ Description of Retirement Home
    - ▶ Details
    - ▶ Cost
  - ▶ Collegiate Affiliation
  - ▶ Analysis of Retirement Home
- ▶ Includes map of location, photos of precedent and plans of units and building





# Results



- The final outcome is a proposal for a collegiate retirement community in Syracuse University.
- Program consisted of 92 units (60 1 bedroom and 32 2 bedroom), public spaces (retail, health clinic, gallery, dining, etc.) and outdoor spaces.
- The design approach was:
  - to facilitate interaction between residents and other, outside groups through flexible programming
  - to maximize intergenerational mixing were balanced throughout the process with recognition of resident's privacy needs
  - take advantage of the project's urban location

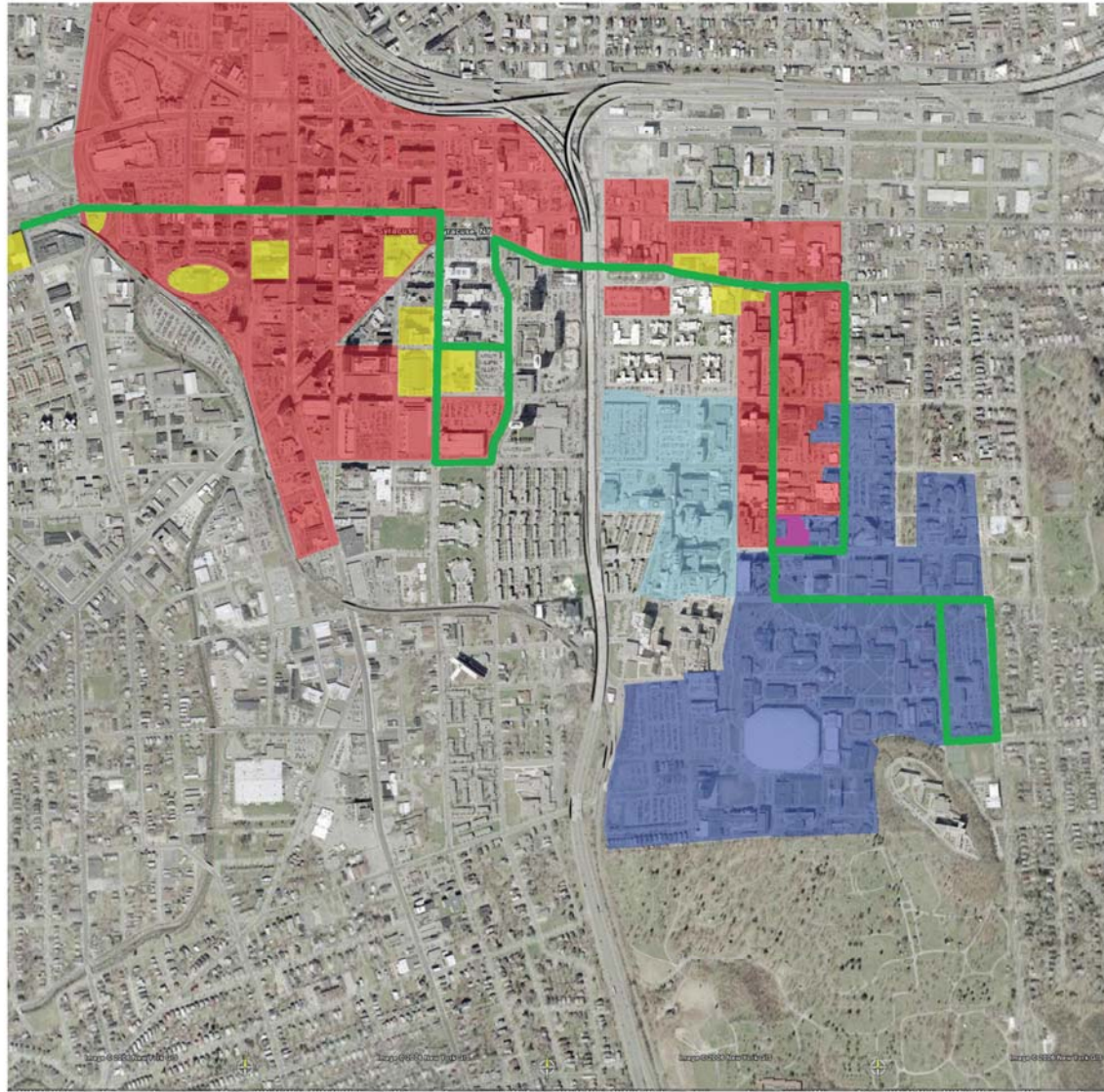
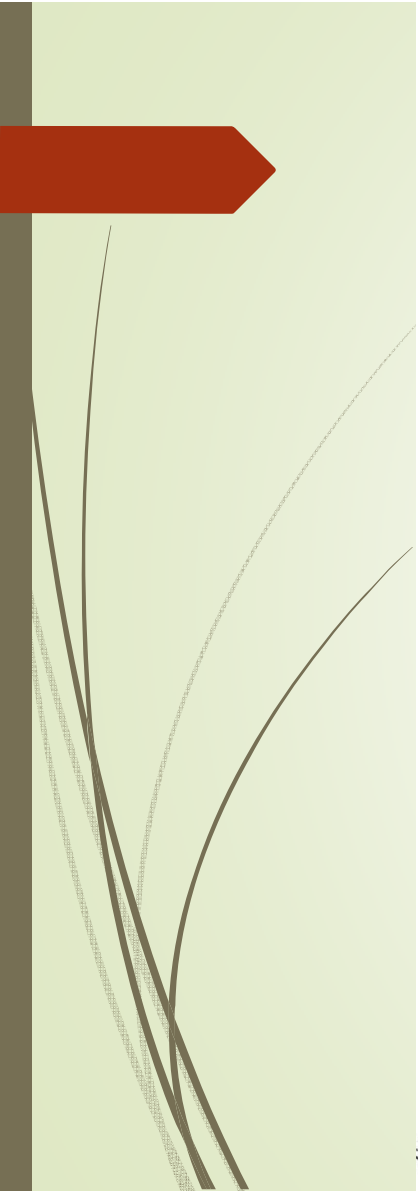
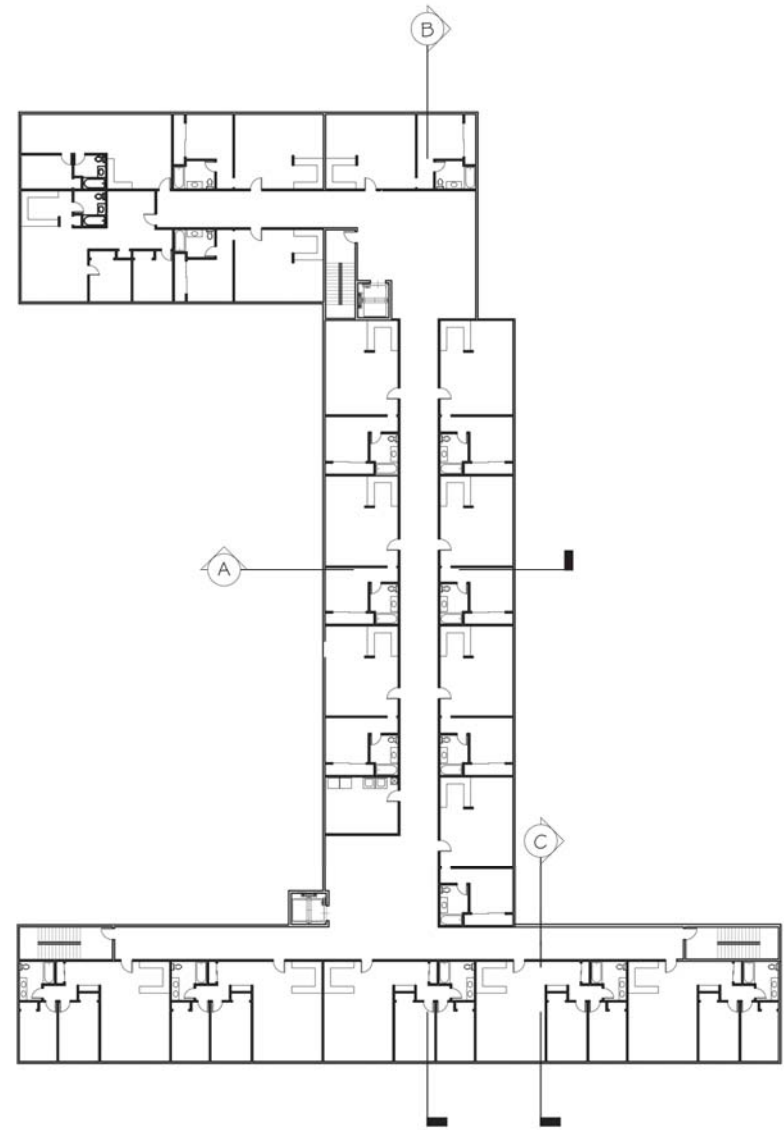
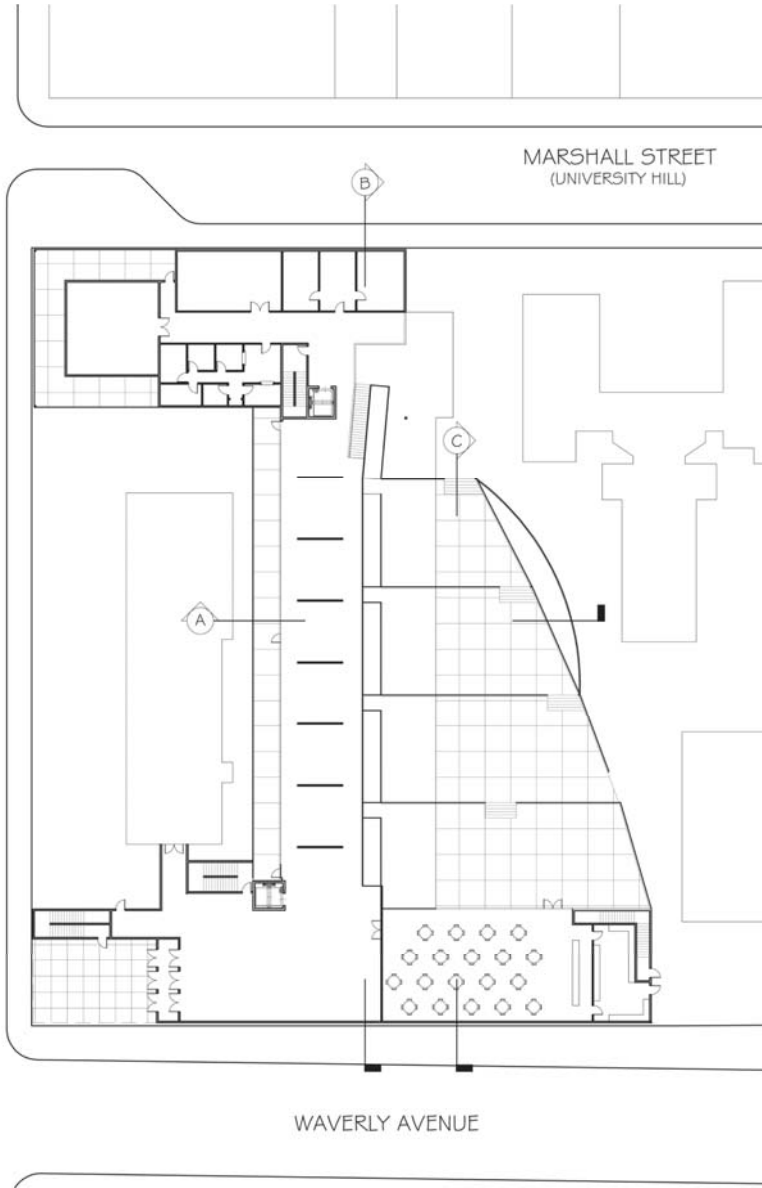


Figure 61 - Community context

- Site
- Hospital campuses
- Syracuse University
- Cultural venues
- Major commercial zones
- Shuttle bus route

SOUTH CROUSE AVENUE







# Critique of Thesis

- Pros

- Literature Review was thorough and informative
- Case study connected well with literature review
- Analysis of site (commercial streets, public transportation, healthcare nearby)

- Cons

- Literature review doesn't do that much into age group
- Confused on how analysis was achieved
  - No process
  - No quotes or sources
- In end result, flexibility was very important but comes up so suddenly
  - Isn't mentioned in other areas of thesis