



The Skyview Park senior housing project responds to the critical societal need for affordable places in which to live and age. This project has a progressive attitude towards reimagining commercial spaces and providing a humanistic framework for senior citizens. It gives the abandoned Sears mall anchor a second chance at life as renovated and expanded senior housing.



Skyview Park provides 157 aggregated units composed of affordable, middle-income, and supportive senior housing, located within the carcass of a Sears building. The revival of this space, and the opportunity for the vicarious resurgence of the adjacent shopping complex through the occupancy of the community, provides a design addressing the national trend of abandoned shopping malls and the expanding necessity of housing for our seniors.



Design for Integration

Skyview Park demands attention, creating a community within the urban fabric. The exodus from shopping malls has left huge mausoleums within the towns in which they are located – a relic of a former culture. However, these commercial centers present development opportunities: affordable housing for individuals looking to remain in communities in which they have lived, are connected to, and socially invested in.

Redeveloping the existing infrastructure produced by empty shopping malls is one approach to sustainable development that is resilient and practical. The fortunate condition of senior living within the former shopping mall is that it can evoke a sense of familiarity and provide accessibility to necessary programming without the immediate need for assistance. Skyview Park is directly connected to the rehabilitated shopping mall (now a new community center), allowing the residents to maintain a level of independence without needing to travel.

The design of Skyview Park is a framework to approach the ubiquitous shopping mall condition. The relationship between the residential complex and the historic commercial center creates the potential for ongoing developmental projection into the future.





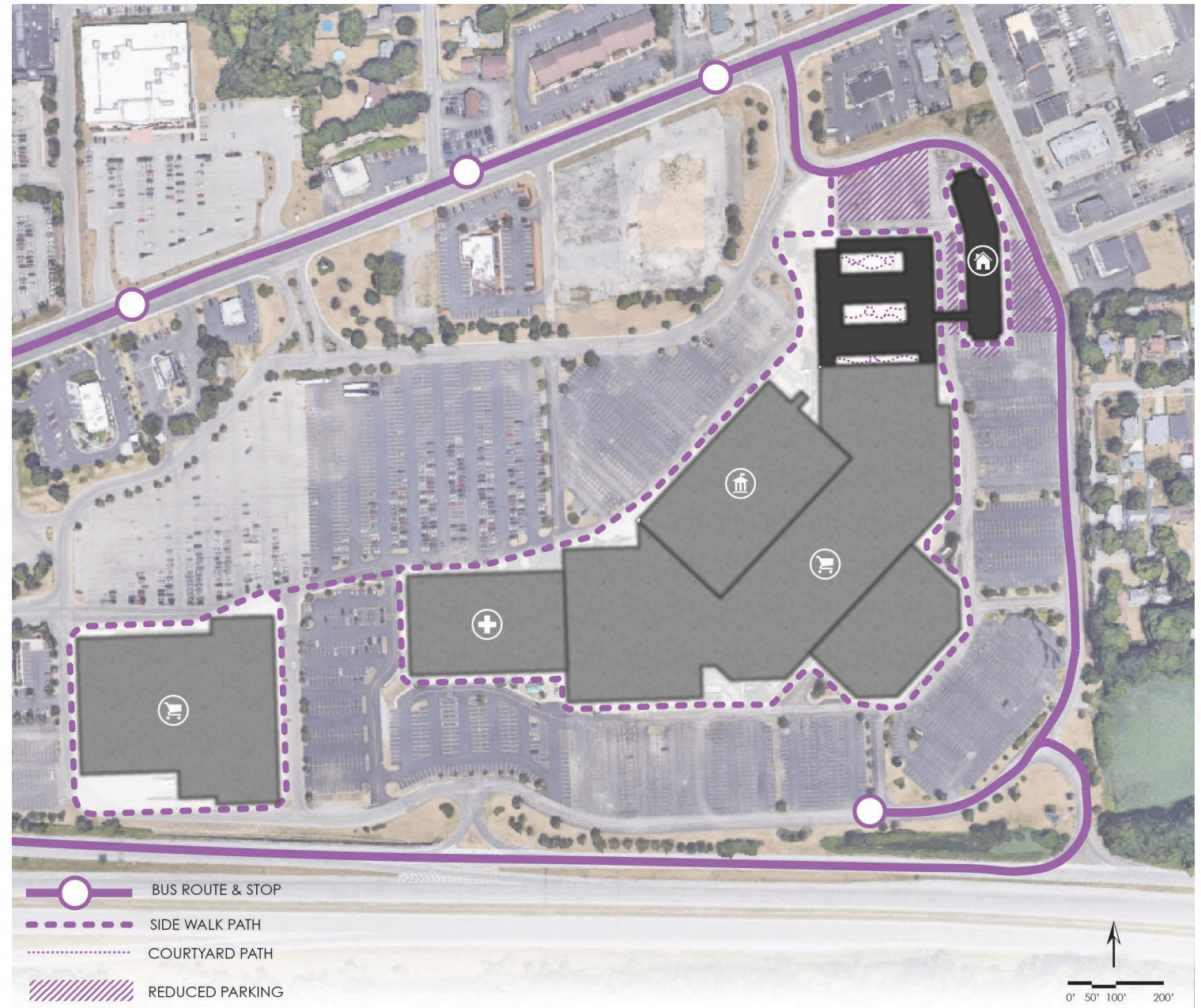
Sears Before & Skyview After



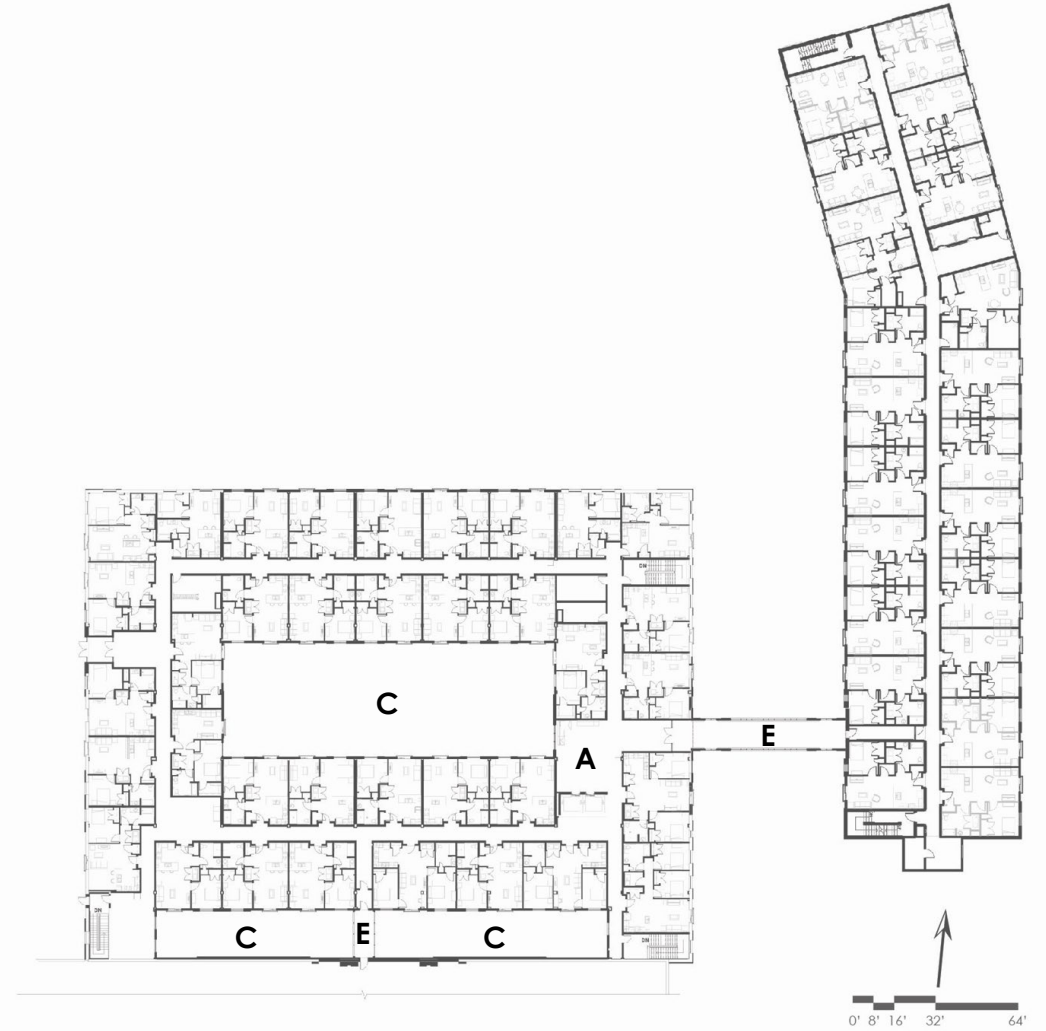
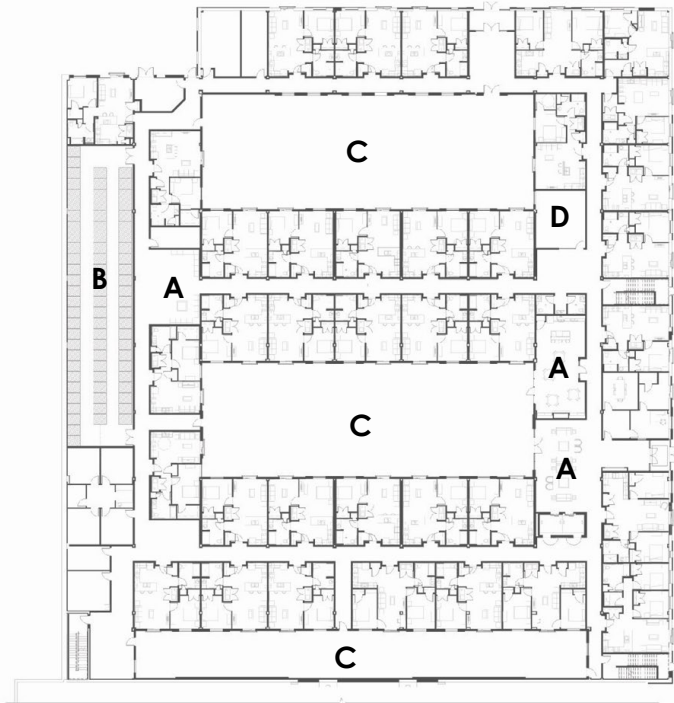
Design for Equitable Communities

This redevelopment integrates a series of beneficial programs into the conceptual campus, all within a walkable distance. Skyview Park's attachment to the shopping mall generates a unique opportunity for commercial redevelopment within the abandoned spaces of the former Irondequoit mall, supplying a generous population of potential consumers. Health care for the residents is facilitated within the offices found conveniently in the site, and in larger scale nearby medical buildings. Within the existing structure of the mall is a newly constructed community center providing additional recreation and event spaces to the residents.

Methods of public transportation are located directly on the site, giving access to an even greater network of opportunities. Broadening to the scale of the Town of Irondequoit, this senior housing enables and encourages this population to retain their connection to the community as they age. This retention was a pivotal focus from the Town during the design process, and this condition was achieved to the greatest magnitude by providing affordable housing.



- A** LOUNGE
- B** BULK STORAGE
- C** COURTYARD
- D** FITNESS
- E** BRIDGE



1st & 2nd Floor Plans



Reimagining Courtyards

Skyview Park reinterprets the value of a courtyard from what malls established as the status quo. These new courtyards promote circulation, connection to the outdoors, and ambient lighting in all units.



Design for Wellness

The health and wellbeing of the residents within a senior living community is of utmost importance, in the capacities of both physical and mental health. There are multiple centers of activity that perform as integral members in the support of the resident's wellbeing. Housed within three courtyards are opportunities for active and passive recreation, including picnic areas and gardens. Within the buildings, there are various lounge spaces dispersed throughout, including generous community rooms and a fitness center. These spaces for social interaction, activities, and events are crucial to maintaining the wellbeing of the residents. Spaces for supportive medical staff and counseling are also integrated into the layout of the buildings, aiding and supporting residents with the stresses of aging.





Courtyard Imagined

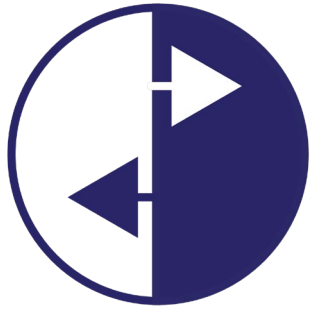


Courtyard Construction





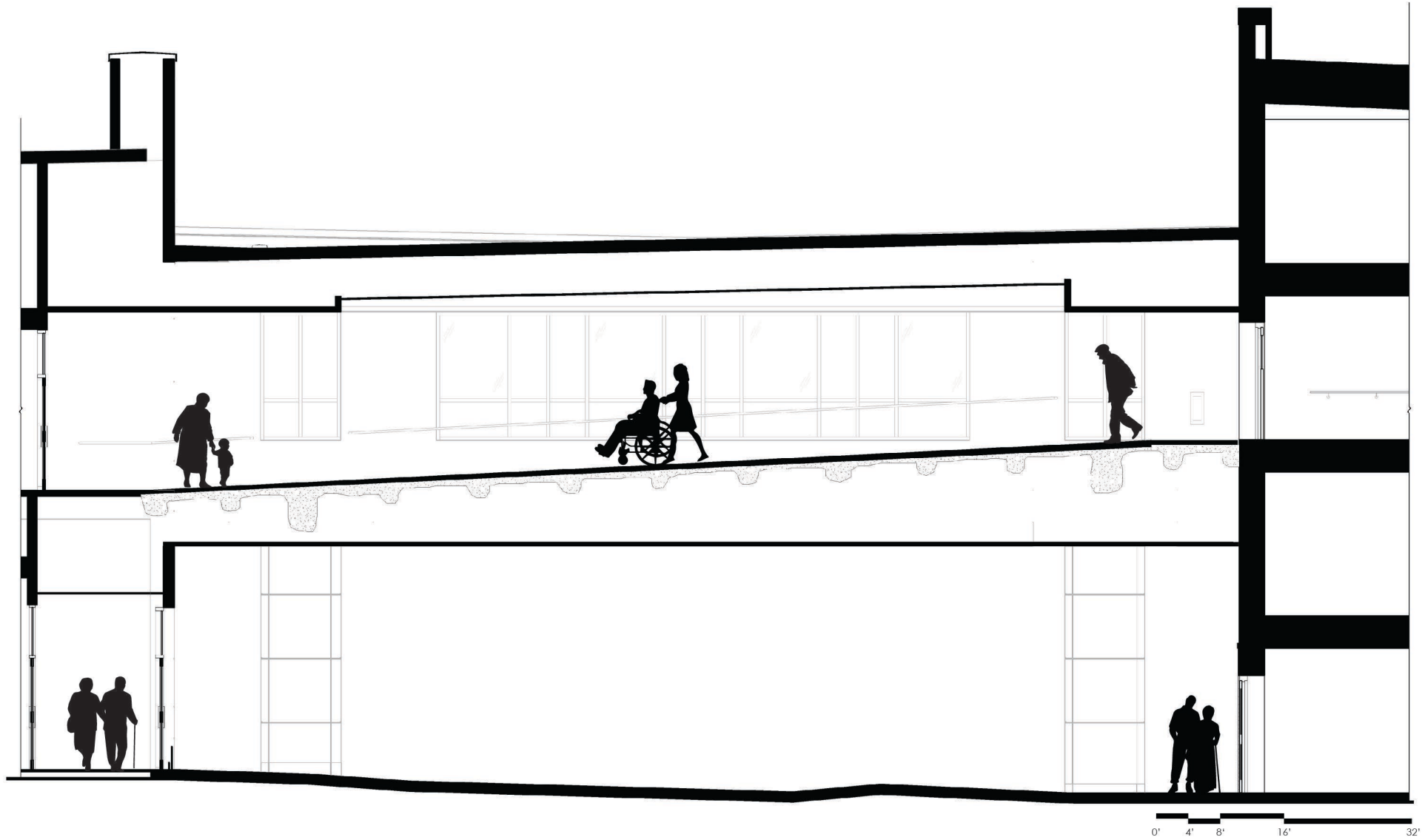
Courtyard Come to Life



Design for Change

Skyview Park, being composed of both an existing building's redevelopment and new construction, is a resilient approach to new architecture. The unique nature of that existing building, being a member of an abandoned commercial mall, is an important condition that shouldn't be overlooked. The opportunity for a complete metamorphosis of the entire site is possible. Perceiving the existing conditions presented by abandoned commercial infrastructure as an opportunity to generate community hubs, is a response that provides longevity and accountability to the effects of the recent past. Propagating these nodes around various shopping malls allows for new dense and walkable urban centers, generating and retaining a community. The design for this project is not just reactionary to a need, it is pushing change to spark future development and community growth.





Addition Bridge



Addition Bridge

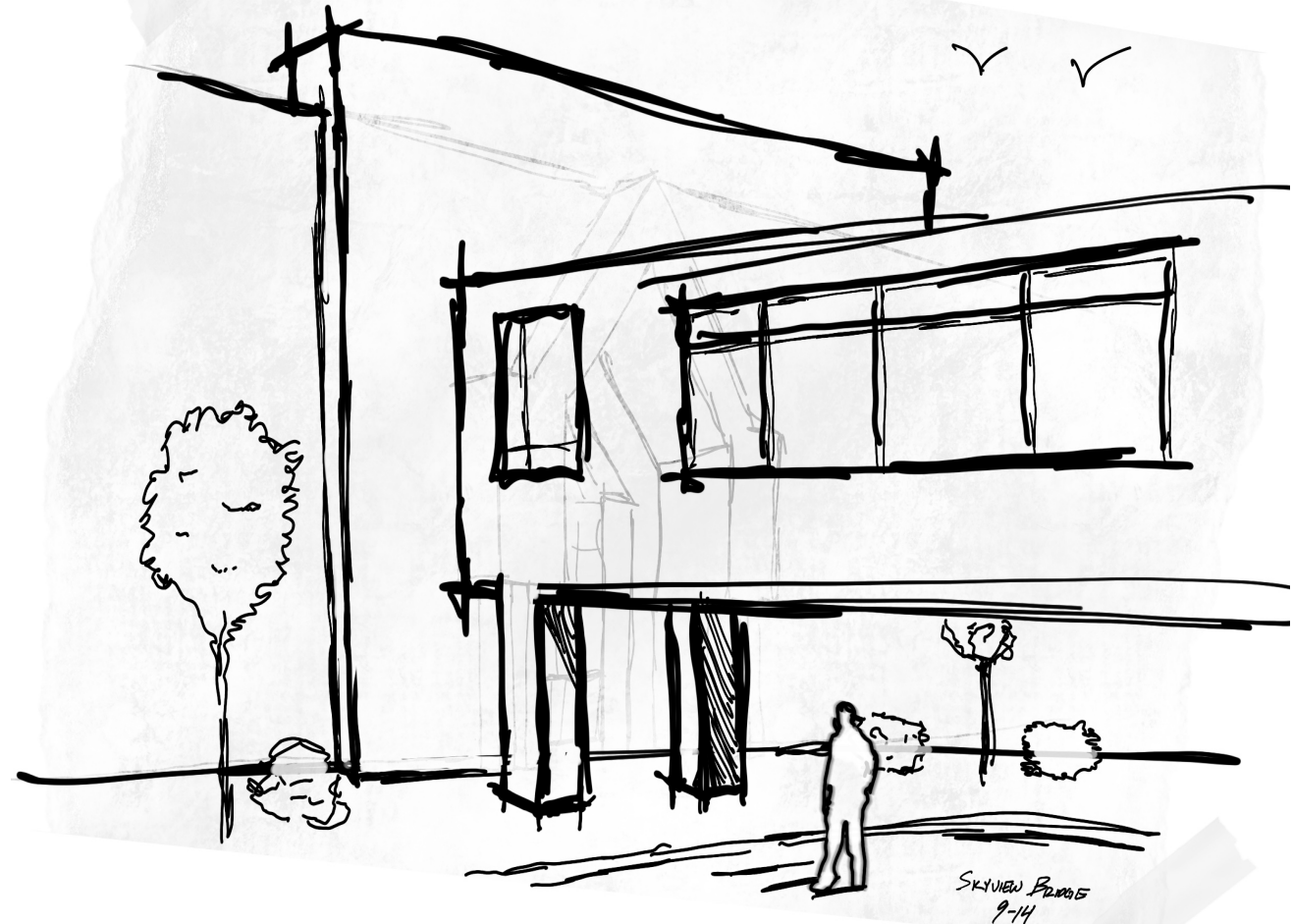
Community Impact Award

This project is designed to impact the community and to generate one within itself. The framework created at Skyview Park is meta, it is a dynamic system *affecting* and *effecting* the environment which hosts it.

Intrinsically, it provides affordable housing to a senior demographic at a critical point in life where tension and anxiety exist over the implications of transitioning into a senior living building. With the aggregation of common spaces and courtyards, we as designers can hope for the residents to foster new relationships amongst each other as a method of seeking comfort and informing a community. Similarly, the families who have loved ones composing part of that community can appreciate the support systems and amenities provided, all within the town in which they have chosen to live and grow old.

The community at Skyview Park has the capacity to inform new communities and development. Through the redevelopment of vacant mall space, new commercial related entities that benefit the residents would enable convenient consumption of goods required for their comfort. This generates income for commercial spaces within the mall network that isn't contingent upon vehicular travel. The walkability between these spaces provides safe and effective paths between home and store or recreation, pivoting from the current tendencies present in the suburban fabric where the site is located.

We can look upon Skyview Park as a singular node in this vacant mall compound; accessory nodes currently include a community center and a medical training building. Ideally, these three existing nodes can be linked through a series of new supportive programs which would exist within the mall, creating a new community hub.





Indoor Circulation

Through the thoughtful layout of courtyards and intentional connection via bridge, Skyview keeps its occupants interconnected.



Outdoor Circulation



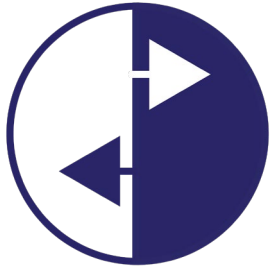
Active Recreation

In addition to the many nearby resources, amenities such as a gym and communal kitchen are provided within Skyview.



Passive Recreation

Several lounges are located adjacent to courtyards to keep seniors social and offer outdoor views.



Skyview Park Senior Housing

Skyview Park revitalizes the Sears mall and the seniors living within it. It provides connection to the existing community and generates one within itself.