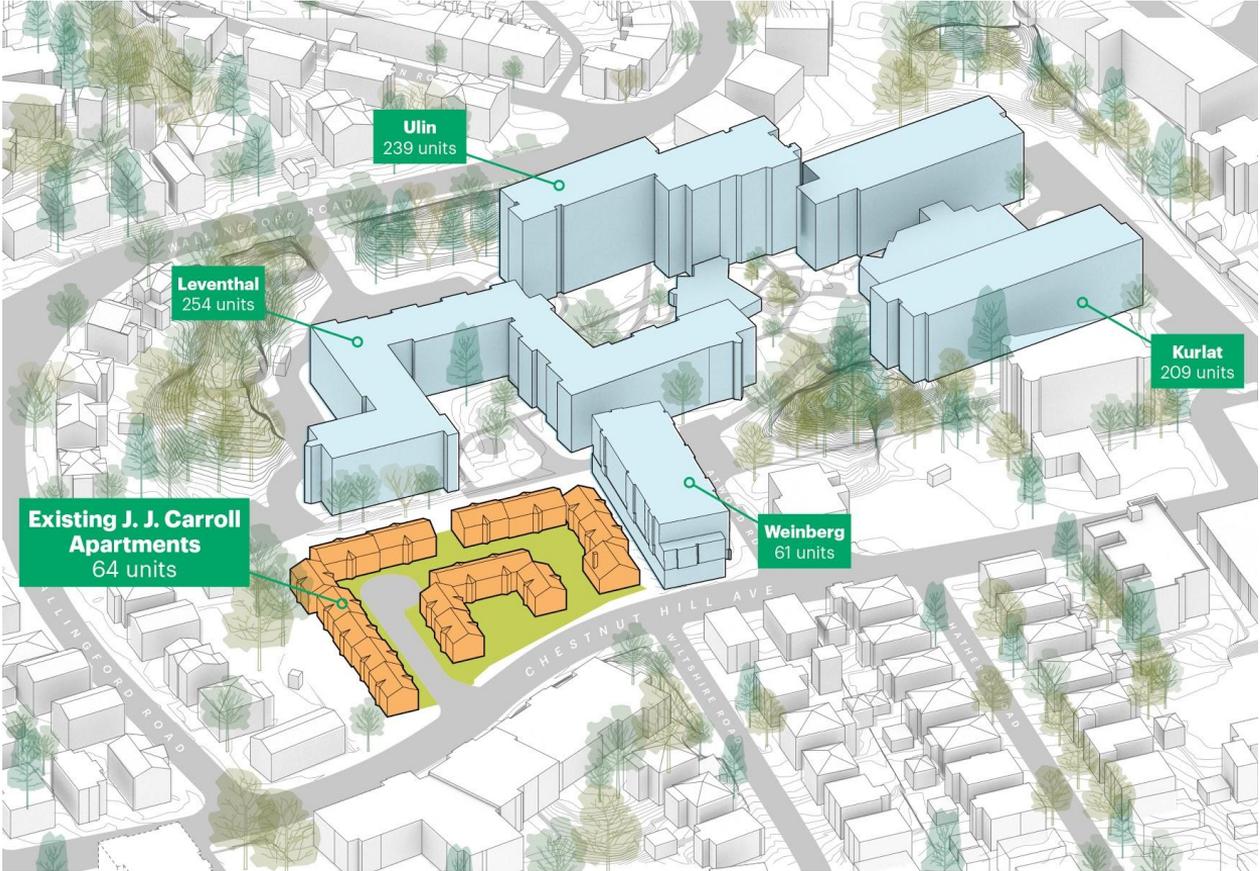


# J.J. Carroll Redevelopment



## Project Mission

Empower older adults to “live longer, better.”



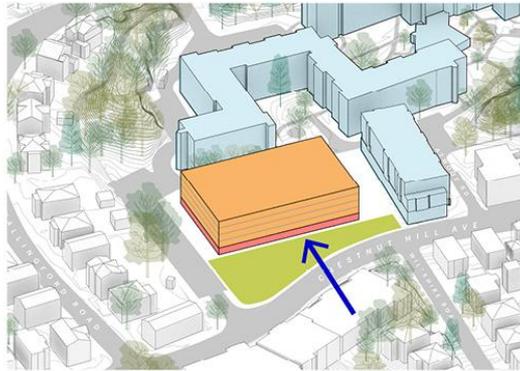


Create a model of housing  
that empowers residents to  
live in community

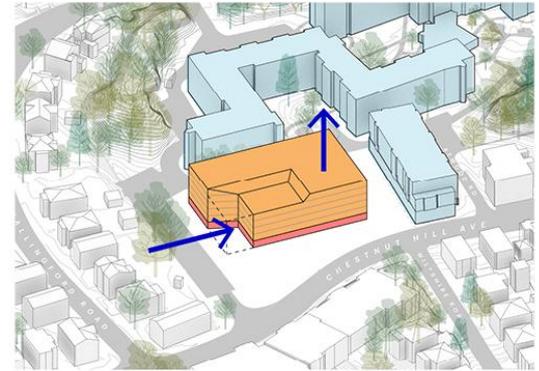
- **Approx. 180,000 SF**
- **144 residential units**
- **70 Parking Spaces** (29 surface, 41 enclosed)
- **Approx. 15,000 SF of Public Open Space**
- **Approx. 11,000 SF PACE Center**
- **2,000 SF Village Center**



- 1 The building mass is set back to mitigate shadow impacts on northern neighboring plots.



- 2 The mass is set back from the street to create a welcoming green space for the neighborhood.



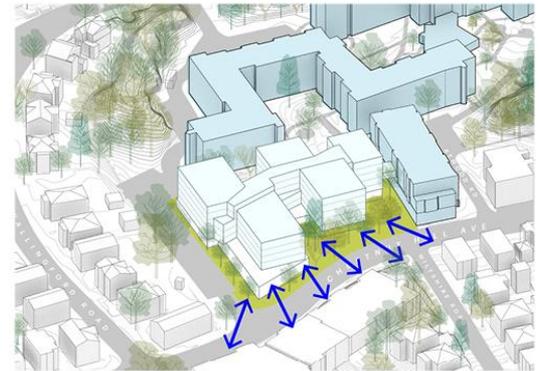
- 3 The building mass is pushed towards the 2Life properties and away from neighboring houses.



- 4 The mass is divided into five residential volumes to match the neighborhood scale.

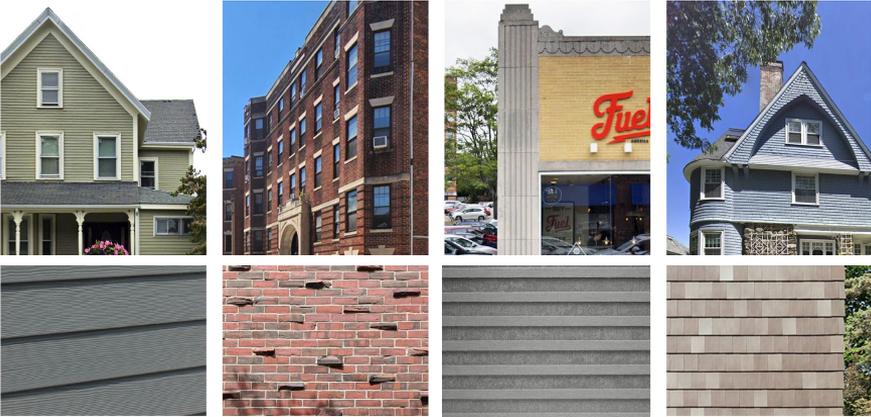
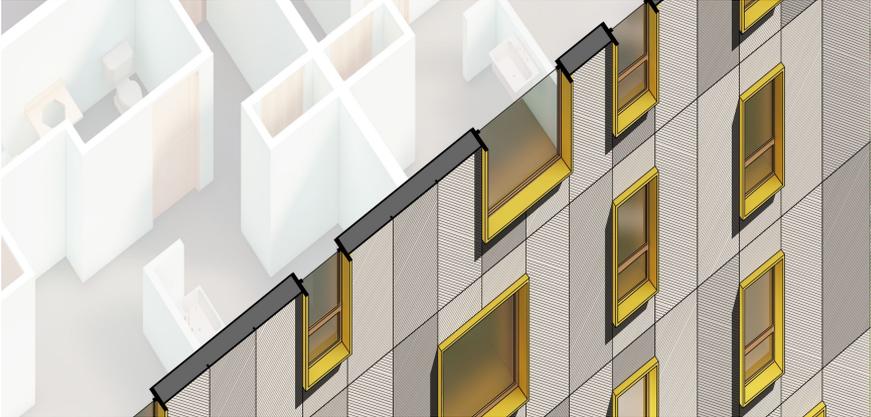


- 5 A "community main street" intersects the residential volumes and connects to the 2Life properties.



- 6 A multi-generational landscape surrounds the building and invites the neighbors into 2Life's active community.

# Street Approach

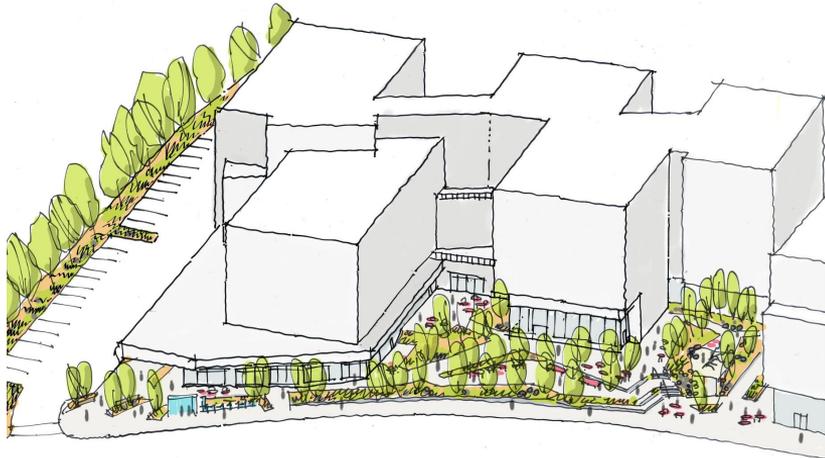
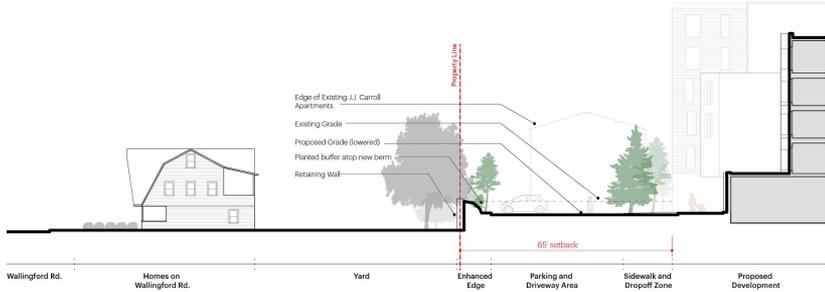
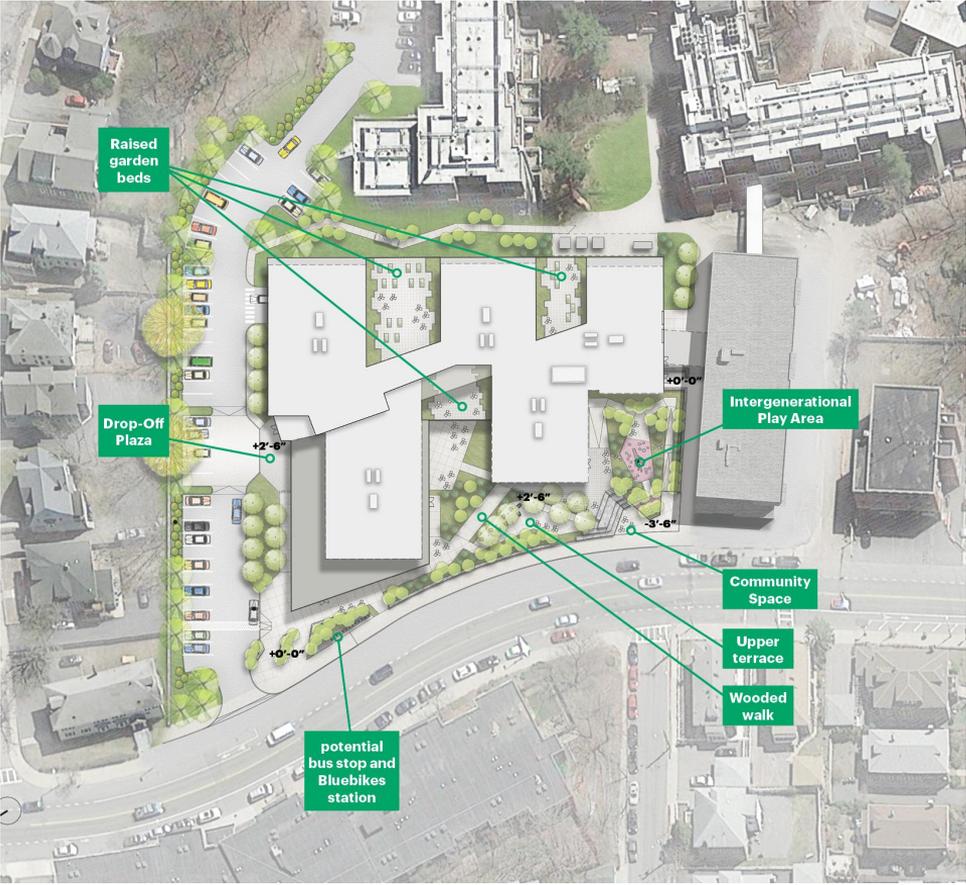




 2Life  
COMMUNITIES

www.2lifecommunities.com

# Landscape Approach





**“Parks can reduce the prevalence of social isolation, provide opportunities for intergenerational interaction, and create a sense of place and attachment.”**

# Neighborhood Context



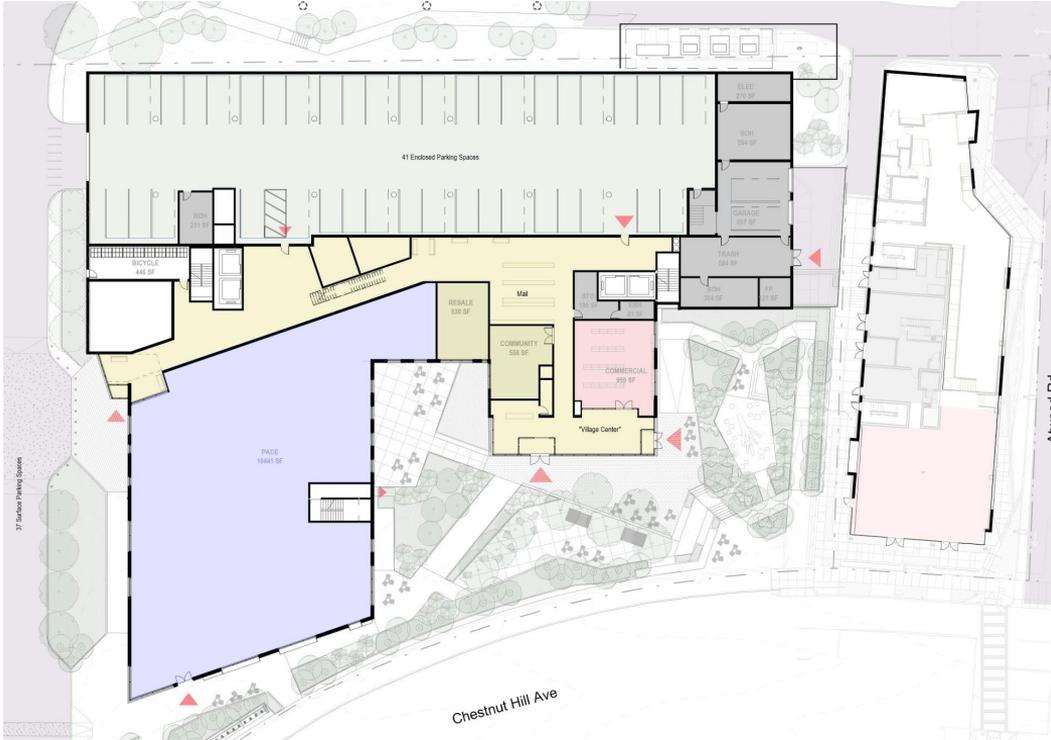
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Public

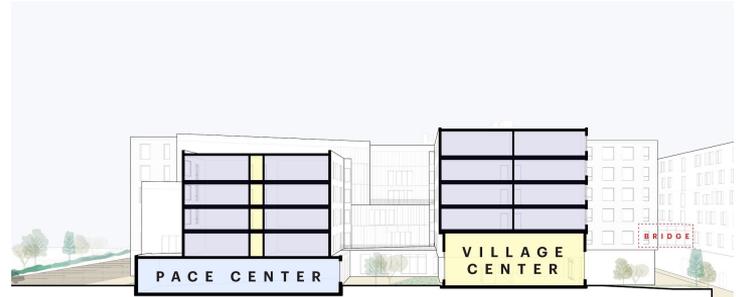


Private

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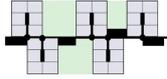
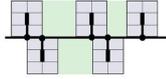
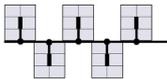
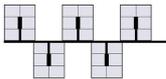
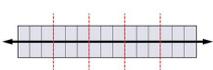


Driveway Residential Entry Pace Center Village Center Bridge



Driveway Drop-Off Courtyard Play

# Neighborhood Scales



“Instead of being afraid of what may happen to me tomorrow, I look forward to tomorrow and the next day, etc. I haven’t felt this way in many years...”

-Current 2Life Resident

Create a model of housing that empowers  
residents to live in community



