This thesis, Longevity, studies the ability to create a place to dwell that improves the quality, longevity, and ability to heal those that inhabit its walls, all the while residing within an urban setting. It is through design that architecture can adequately accommodate residents, and urge them to continue their independence while offering needed amenities when necessary. With growing numbers of elderly looking for a place to reside, while still possessing the independence in which they strive for, a multi-use retirement complex design is a desired solution.
DESIGN CONSIDERATIONS [interior]

1. ATRIUM: Creating a light and visually spacious area within the building that opposes heaviness of the brick masonry of the building as well as the surrounding historic context surrounding the site. With the high volume of natural light entering the space, it draws people and residents to a common open space to allow for interaction, instead of their own seclusion. Natural ventilation is greatly used with this atrium as well to better aerate the residential floors.

2. APARTMENT: A more compact living space more suitable for urban living, with sliding pocket doors with frosted glass to allow for maximum amount of natural light to enter the room. The sliding doors allow for the resident to create a more open space or definite areas within the room all the while still letting in light. Flooring is a hard surface throughout the rooms as well as the rest of the residential area for ease of access resulting in less accidents.

3a & 3b. PHYSICAL THERAPY(a)/FITNESS(b): Including a centralized location for physical therapy and a fitness center including an exercise pool in the Pioneer Square district allows for not only residents to benefit from the daily need for physical fitness, but locals from the area can benefit as well.

4. Greenhouse: Taking the time to interact with nature through planting and gardening has positive effects on one’s emotional health, keeping their brain active and having the responsibility to care for something other than themselves. This community greenhouse allows for residents to interact with other residents as well as care for the growth of their plants.

Operable windows controlled by timers and current air pressure needs, are used throughout the building to allow for optimum amounts of natural ventilation.

MAIN BUILDING MATERIALS:

- Brick
- Steel
- Concrete
- Treated Glazing

Throughout the residential, the spaces are oriented through openings allowing ventilation to be functional and unobstructed.
DESIGN CONSIDERATIONS

EXTERIOR FACADE: When designing the exterior facade of the building, the historic integrity of the site required a lot of attention. Masonry was a key design and material element, so it was crucial to incorporate this material into the design. To give a modern and more youthful approach, glazing became a main material as well, allowing for high levels of natural light and better visual flow between exterior-to-exterior green spaces.

GREEN SPACES: Designing with intentions to connect surrounding spaces was imperative. Pioneer Square's Occidental Park, just to the west of the site, has long been a significant place of interest in the Seattle area. Creating a better flow between the park and the Waterfall Garden (to the southeast of the site) was imperative. In doing so, there is a more harmonious relationship between the two.