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
The building is pushed away from neighboring houses, and a new green space invites everyone into the 2Life community. The design mitigates shadow impacts on abutters and provides a new open green space for the neighborhood.

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

- Raised garden beds
- Drop-Off Plaza
- Intergenerational Play Area
- Community Space
- Upper terrace
- Wooded walk
- Potential bus stop and bike station
“Parks can reduce the prevalence of social isolation, provide opportunities for intergenerational interaction, and create a sense of place and attachment.”

—Placemaking for an Aging Population: Guidelines for Senior-Friendly Parks
Neighborhood Context
“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
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