
Center Park

Neighborhood Center

Warsaw, Indiana

Architectural Thesis
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Spring, 1985

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Introduction:

This project which you are about to see took many turns and was many different things during its design. When I first began the project I saw it simply as a development for the aged. It was to include a 40 bed nursing home, apartments for the elderly, and a community center or club-house of sorts.

However, the the further I got into the research for a development such as this, the more I felt it was not the manner that our elderly citizens deserved to be treated.

There are many important psychological factors that should be considered when designing a facility for the aged. These people have their own very specific needs that we must consider. The elderly because of their years have already determined their life style and it has become imprinted through their lifetime. These individual lifestyles are basic to the individual well being of the residents and there must be an attempt to maintain

these varied patterns in any development for the elderly.

Privacy is one need that is easily fulfilled with their own room or apartment. But although there is a need for privacy, there must also be a public area where all of the residents could go to be together; a coffee shop and small lounges where small groups could get together to talk, play cards, etc. or even work together.

People young or old need to be busy. They need to occupy their time with things that can give them a sense of worthiness. Everybody needs to feel needed. In all of the facilities I have visited there have been in the lounges bookshelves filled not only with books, but also with games and puzzles. There is a place and time for these things but there is little self-worth that can be gained solely from these. Perhaps some of the residents could have jobs within the facility that could occupy at least part of their time

some of the residents might be able to do some of the janitorial work, cooking, or simply visiting with and helping care for others. By doing this the residents might be able to make a little money for themselves, or it could be arranged on a co-op basis. This might reduce the need in some facilities for a full time janitor to part time only. The reduction in living costs might be slight but the personal satisfaction and sense of independence would be great.

Another project that could be done by a residential facility might be a daycare or baby-sitting. No one stage in the life-cycle is self-sufficient. People need support and confirmation from people who are at the same stage as themselves in the life-cycle. But, at the same time they need support and confirmation from those who are at a different stage in the life-cycle. In our society older citizens are often separated and isolated from the people in all of

the other stages.

A daycare for children, run by those living on the site themselves, would be a much needed service to the community as well as giving the residents a feeling of self-worth and need. And with the daycare for the elderly on the site as well, the potential for integrating the life stages is very good. Children and their parents in and out of the building all day long would provide contact that would be good for all involved.

The site is also important. It is especially important if elderly people will be living there as is the case with this project. This site in downtown Warsaw, Indiana is nearby to churches, a grocery store, a pharmacy, and places where they might be able to buy gifts for their family and friends on special occasions. All of these are within a few blocks walking distance.

Project Goals:

The major goals are to design a complex of buildings that solve some of the social problems experienced by the elderly and their families. Some of these are the segregation of the aged from society in nursing homes or retirement communities, the high cost of care for the elderly, and the high cost of living in a retirement home. Another problem is the anonymous feeling many elderly experience when they live away from their homes in these institutions, with little or no control over their own lives.

Beyond these social issues, I want to create a link (where none now exists) between the central business district and the Center Lake Park with my project site between.

With the development of this site it is hoped that the decline in residences in the neighboring blocks will be halted and then reversed.

Major Project Elements

■ Neighborhood Center

This center will provide services and activities for all age groups. This center is designed not only for those persons living on the site, but for the community as well. Included is a meeting room for public meetings or parties.

■ Day care

A daycare service for both the elderly and for children will be provided in separate but adjacent areas so that some integration of these two groups can take place.

■ Health Center

Warsaw is a small city with few medical specialists. The community has made arrangements with several specialists in various fields from Fort Wayne who come to Warsaw several times per month.

However, overcrowding of schedules is a problem and it is also expensive. There is a great deal of red tape involved and the patients must pay emergency room fees plus the doctor's fees.

This health center should provide low-cost care with emphasis on staying healthy, both mentally and physically.

■ Low Cost Housing

Low cost housing will be provided for seniors as well as other family groups. I do not want to design a block which houses only seniors, but one that houses families of various sizes to encourage integration of age groups.

Contextural Analysis

■ Project overview

This contextural analysis will serve as input for the design of a new neighborhood center in Warsaw, Indiana. This complex of buildings will contain approximately 26,000 SF. of space and the site will accomodate approximately 50 cars.

■ SITE OVERVIEW

The project site is located at the north edge of the central business district of Warsaw and ~~is~~ adjacent to Center Lake Park. The property is now owned by the City with the old Freshman High School on the site. (A new school was recently built at another location and the old school is scheduled to be torn down.)

There are 5 lots across the east end of the site with homes on them now. These lots will not be part of the project site.

The property is 2 square blocks bounded on the north and

south ~~by~~ by one way streets or of moderate traffic. On the east is Detroit street (S.R. 15) with heavy traffic. On the west is Indiana street with light traffic.

In an adjacent block is the old county sherriff's department building which is soon to become a county historical museum.

The site is 280' x 627' and is generally flat but with a steep ~~burn~~ slope across the north edge of the site (8' high and sloping down from north to south).

All required utilities are available to the site.

Climate Overview

Warsaw is located at latitude $41^{\circ}15'$ North and longitude $85^{\circ}52'$ W. with an elevation of 820'.

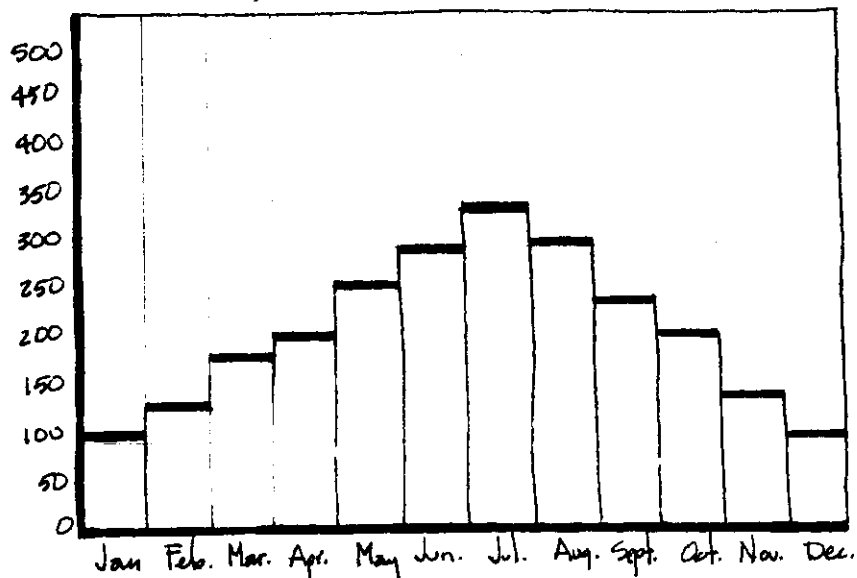
Temperatures range from ~~85~~ a mean monthly maximum temperature of 85° in the summer to a mean average minimum temperature of 20° in winter.

Precipitation averages 35" per year and snowfall averages 30". The mean annual number of days with precipitation is 125.

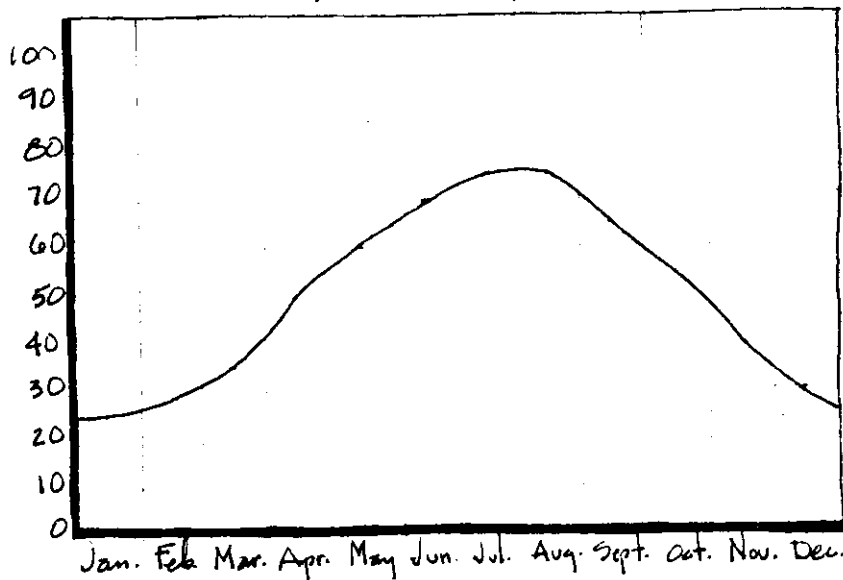
~~to~~

Climate

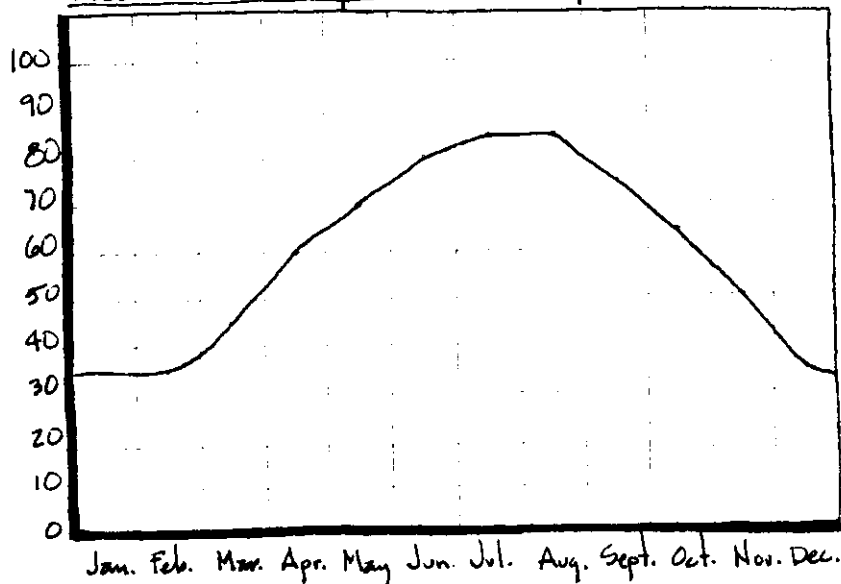
Monthly Sunshine (total hours)



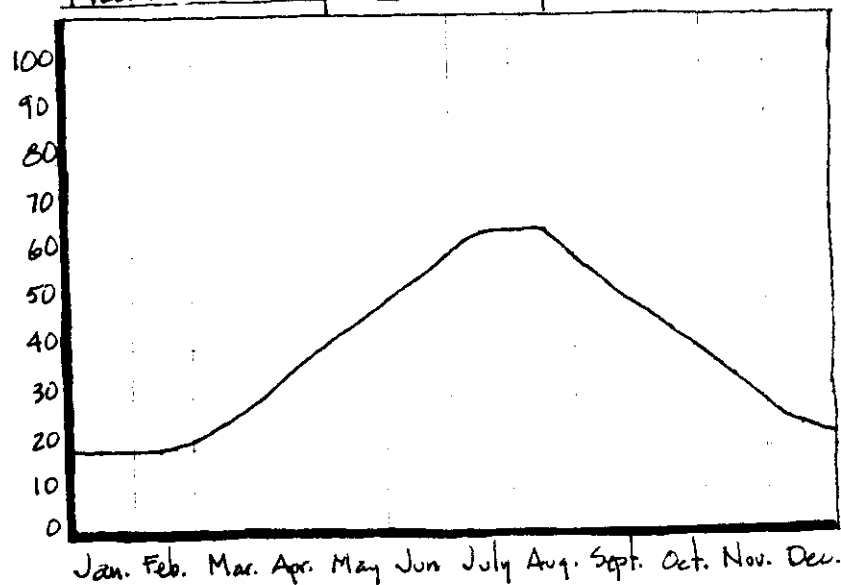
Mean monthly ave. temp. (°F)



Mean monthly max. temp (°F)



Mean monthly min. temp. (°F)



Climate/Conditions

Solar Radiation (langleys)

Jan. 125
Apr. 375
July 525
Oct. 250

Monthly Sunshine (total hrs.)

J	110	J	340
F	130	A	310
M	180	S	240
A	220	O	210
M	270	N	130
J	300	D	100

Mean Monthly Ave. Temp. (°F)

J	25	J	75
F	28	A	75
M	35	S	65
A	50	O	55
M	60	N	40
J	70	D	30

Mean Monthly Max. Temp. (°F)

J	35	J	85
F	35	A	85
M	45	S	75
A	60	O	65
M	70	N	50
J	80	D	35

Mean Monthly Min. Temp. (°F)

J	20	J	65
F	20	A	65
M	25	S	55
A	35	O	45
M	45	N	35
J	55	D	25

Precipitation

35" per year

Mean Annual no. of days with precip.

125

Snowfall per year

30"

Heating Degree Days

6200

Cooling Degree Days

750

Winter Winds

WNW 10 MPH

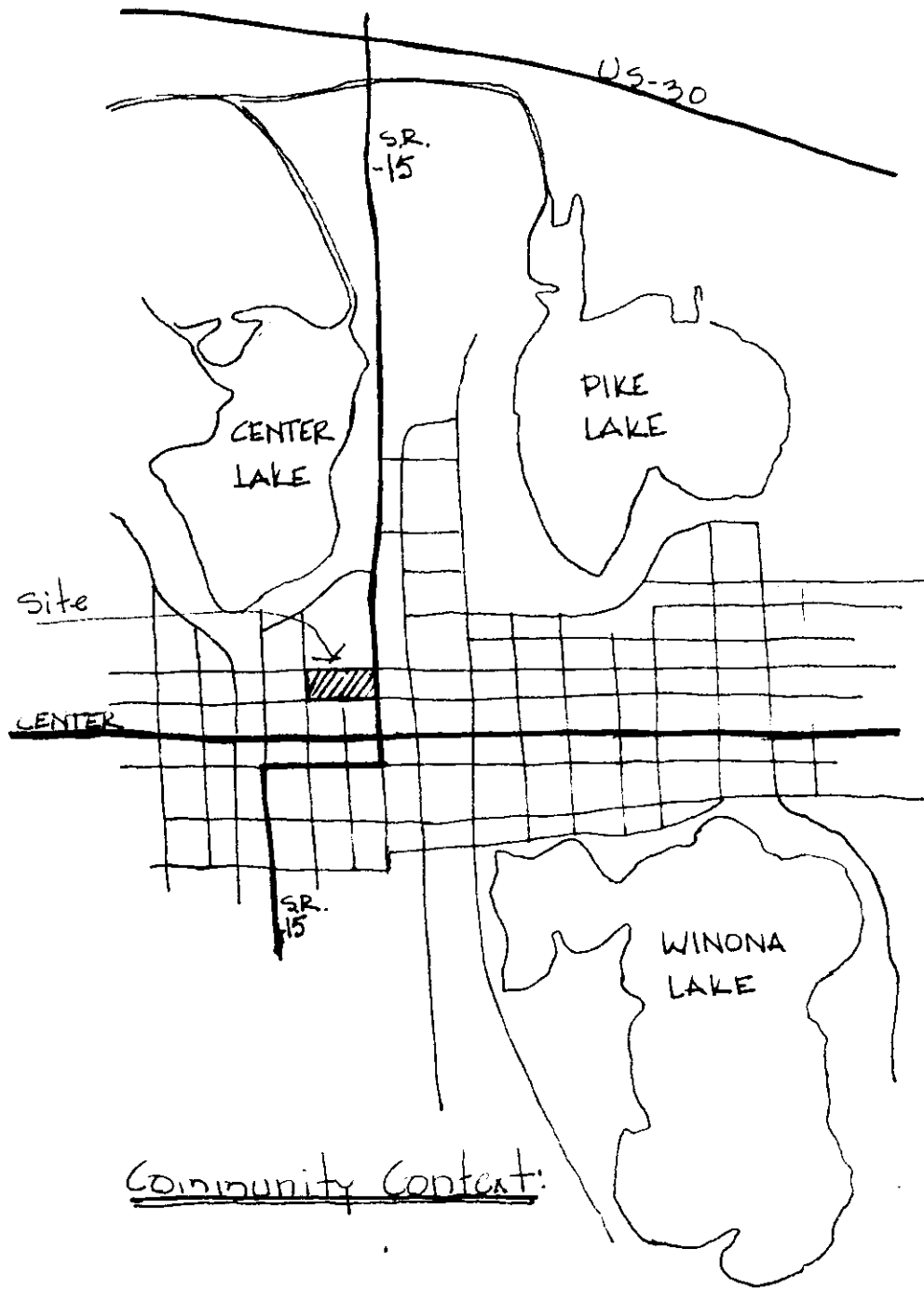
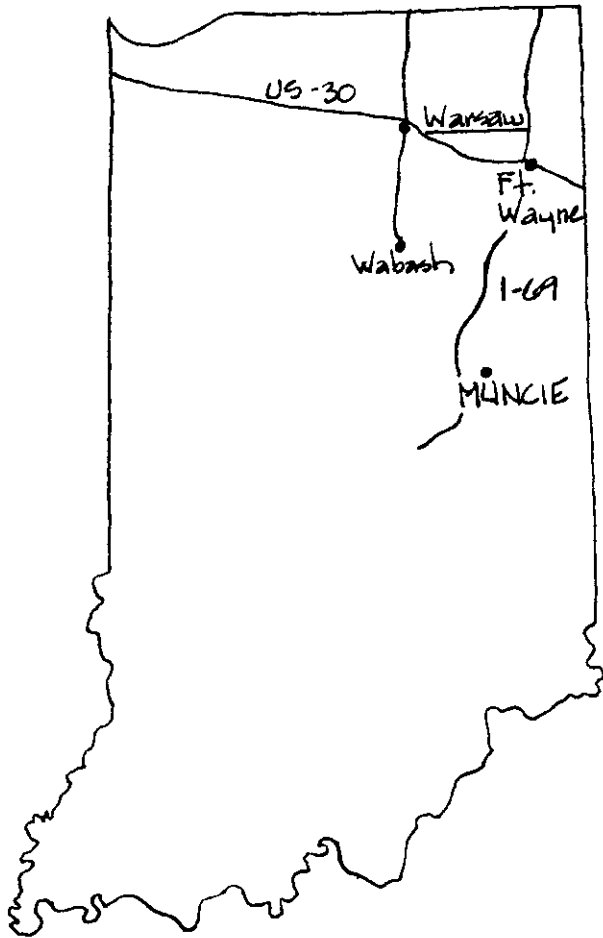
Summer Winds

SW 6 MPH

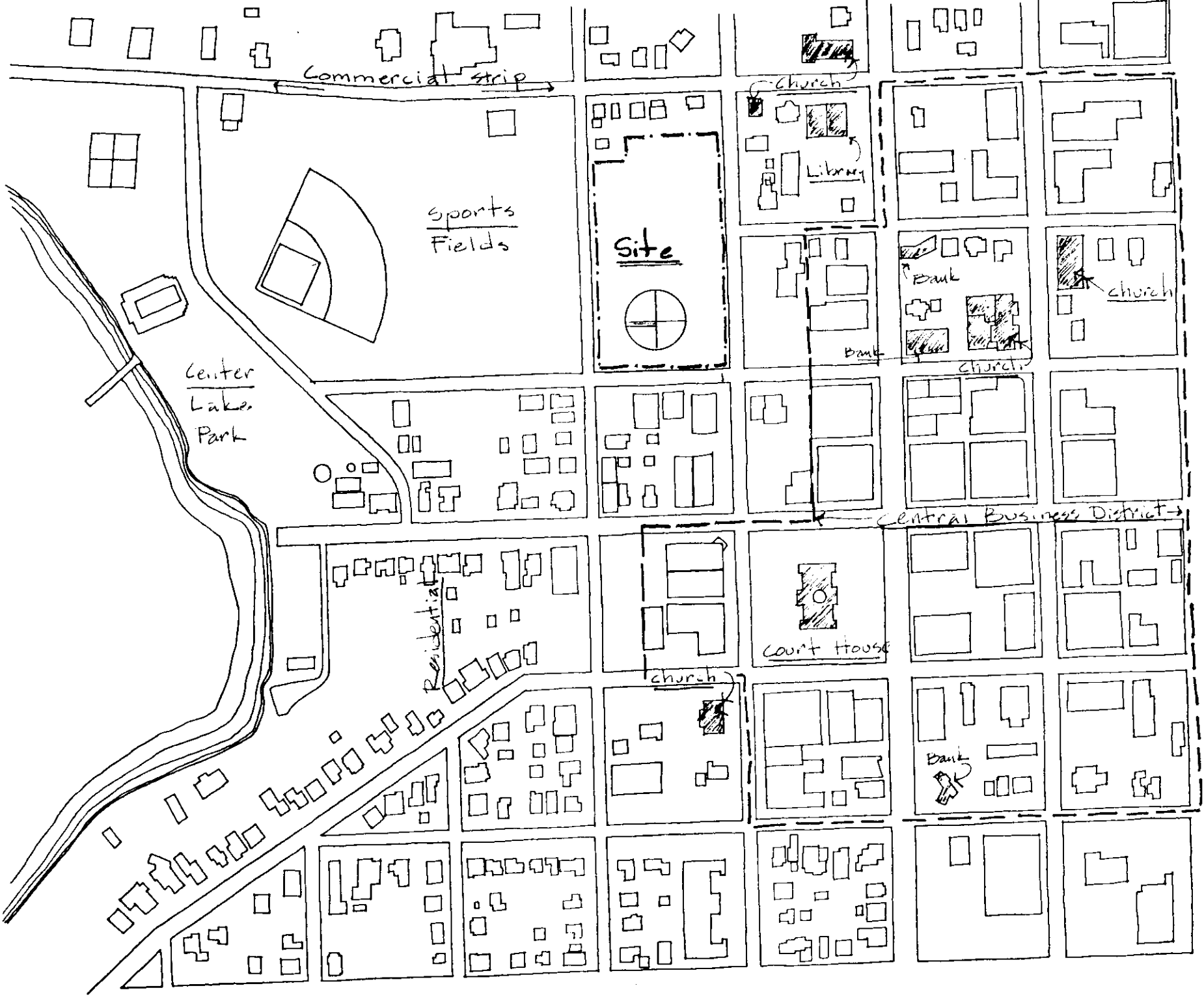
Context Drawings

- Regional & Community context
 - The Neighborhood
 - Vehicular Circulation
 - Boundries and Site area
 - Contours
 - Views from Site
 - Noise
 - Negative Activity
 - Utilities — Water and Sewer
 - Utilities — Power, Gas, and Telephone
-

Regional Context:



Community Context:



Commercial strip

Sports Fields

Center Lakes Park

Site

Church

Library

Bank

church

Church

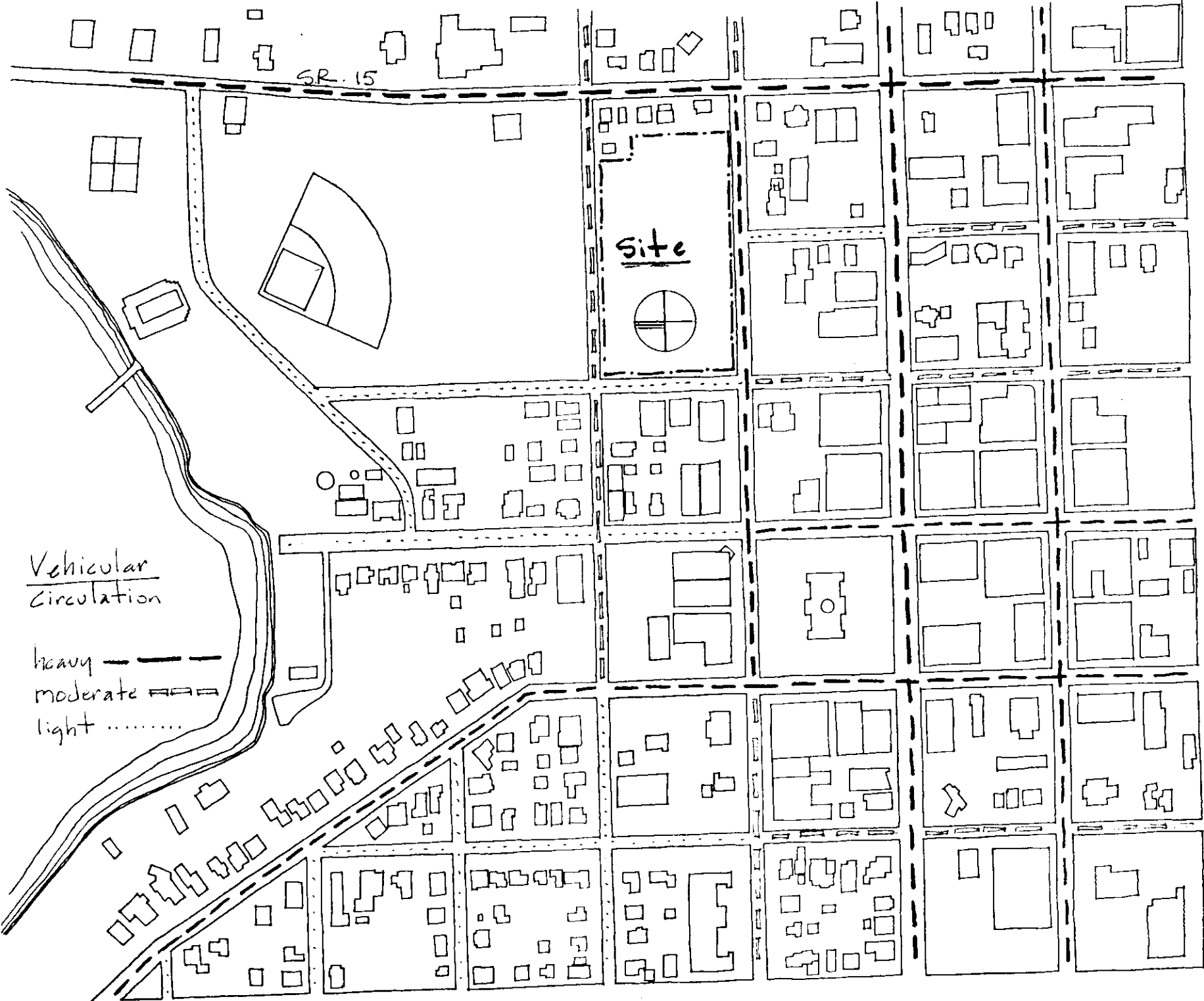
Central Business District

Residential

church

Court House

Bank



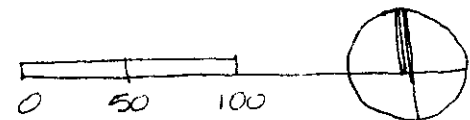
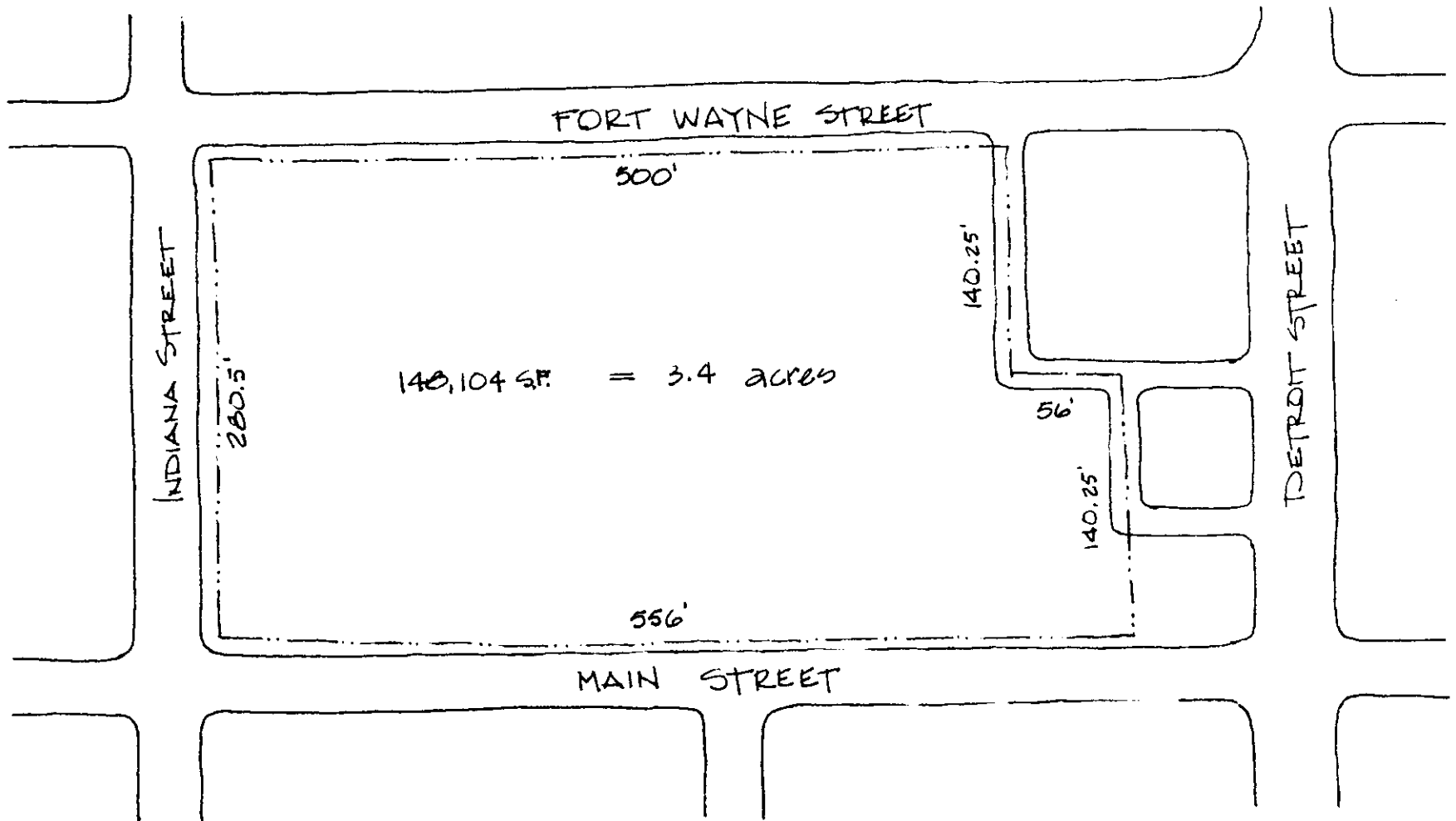
SR. 15

Site

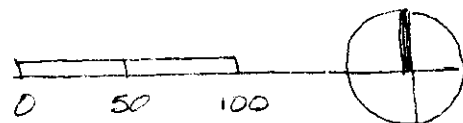
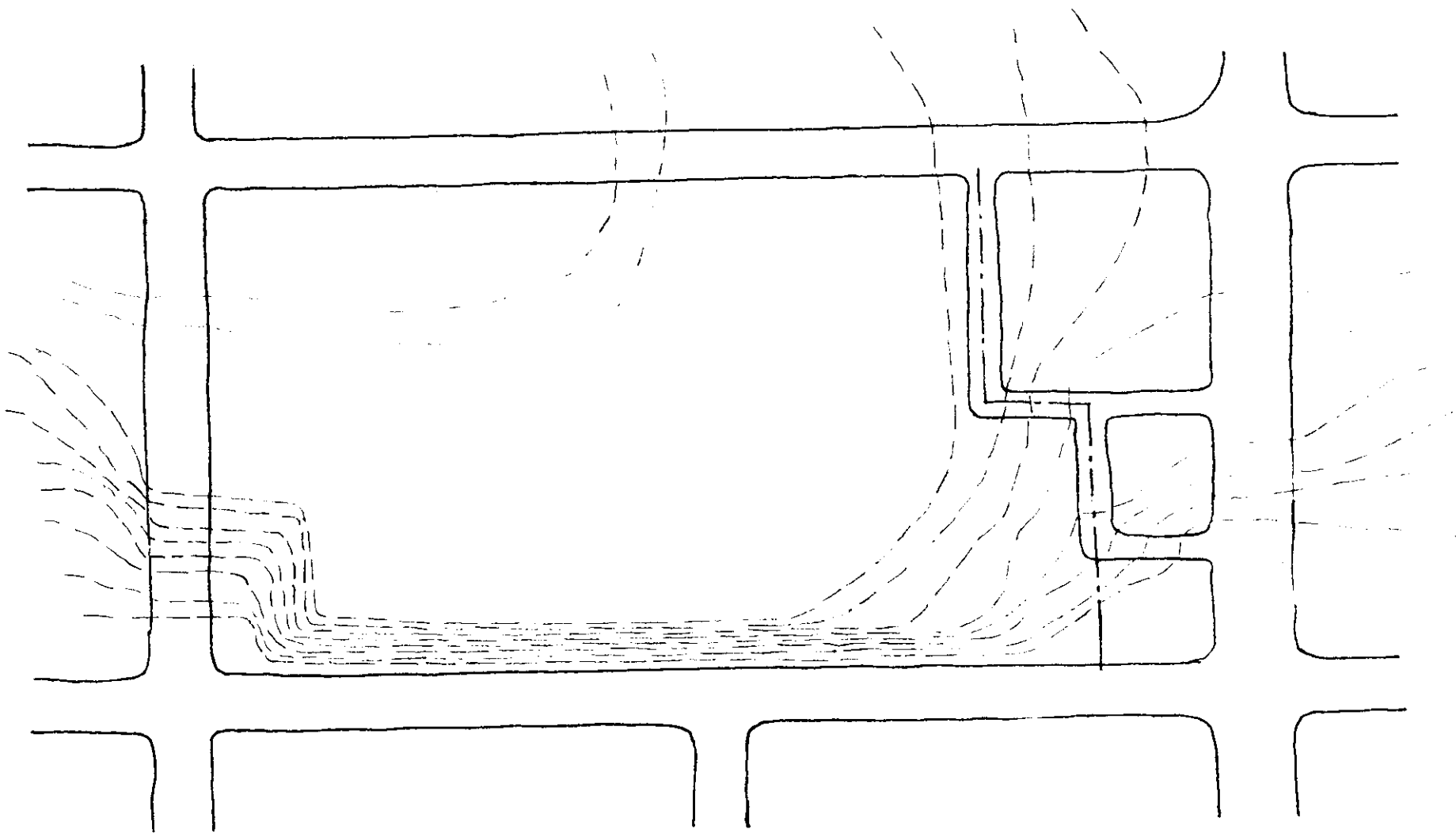
Vehicular
Circulation

heavy ————
moderate ————
light ······

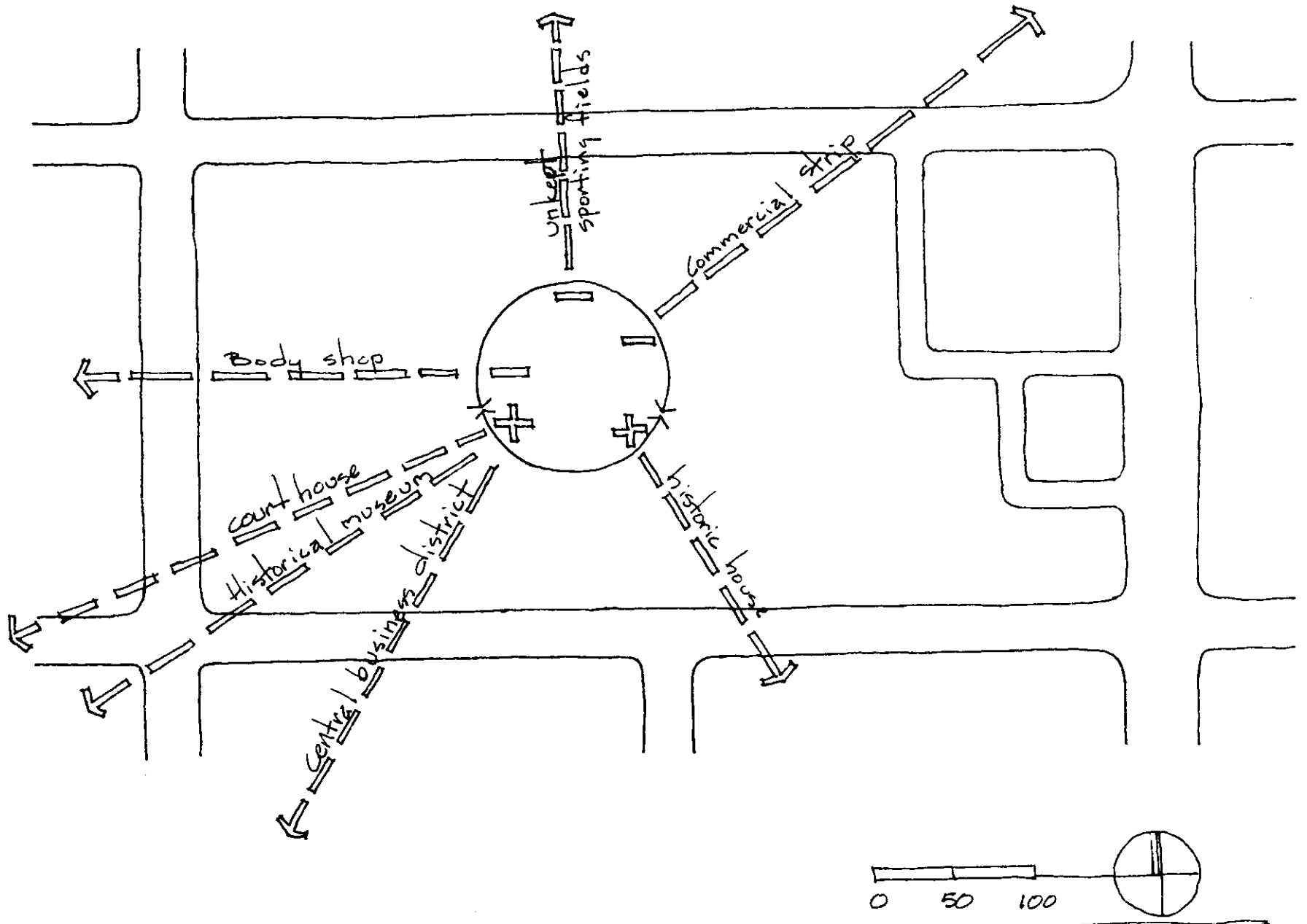
Boundaries and Site Area



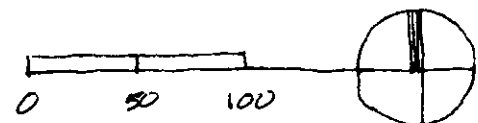
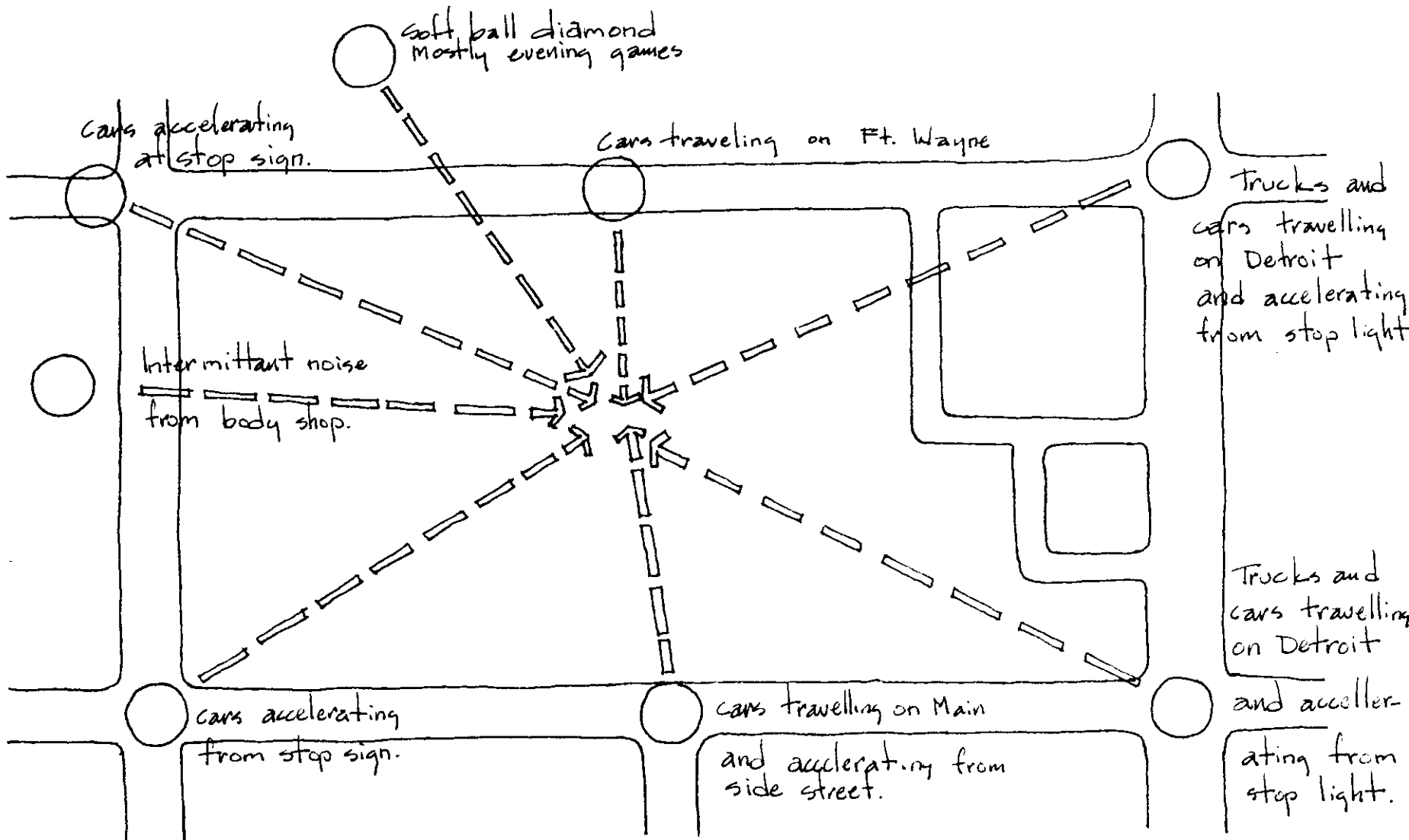
Contours



Views from site

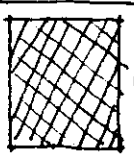


Noise

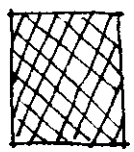


Negative Activity

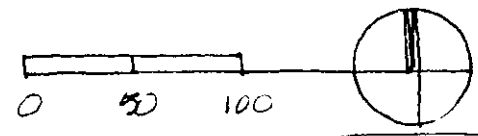
Litter from the ball fields and McDonalds



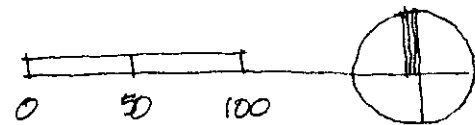
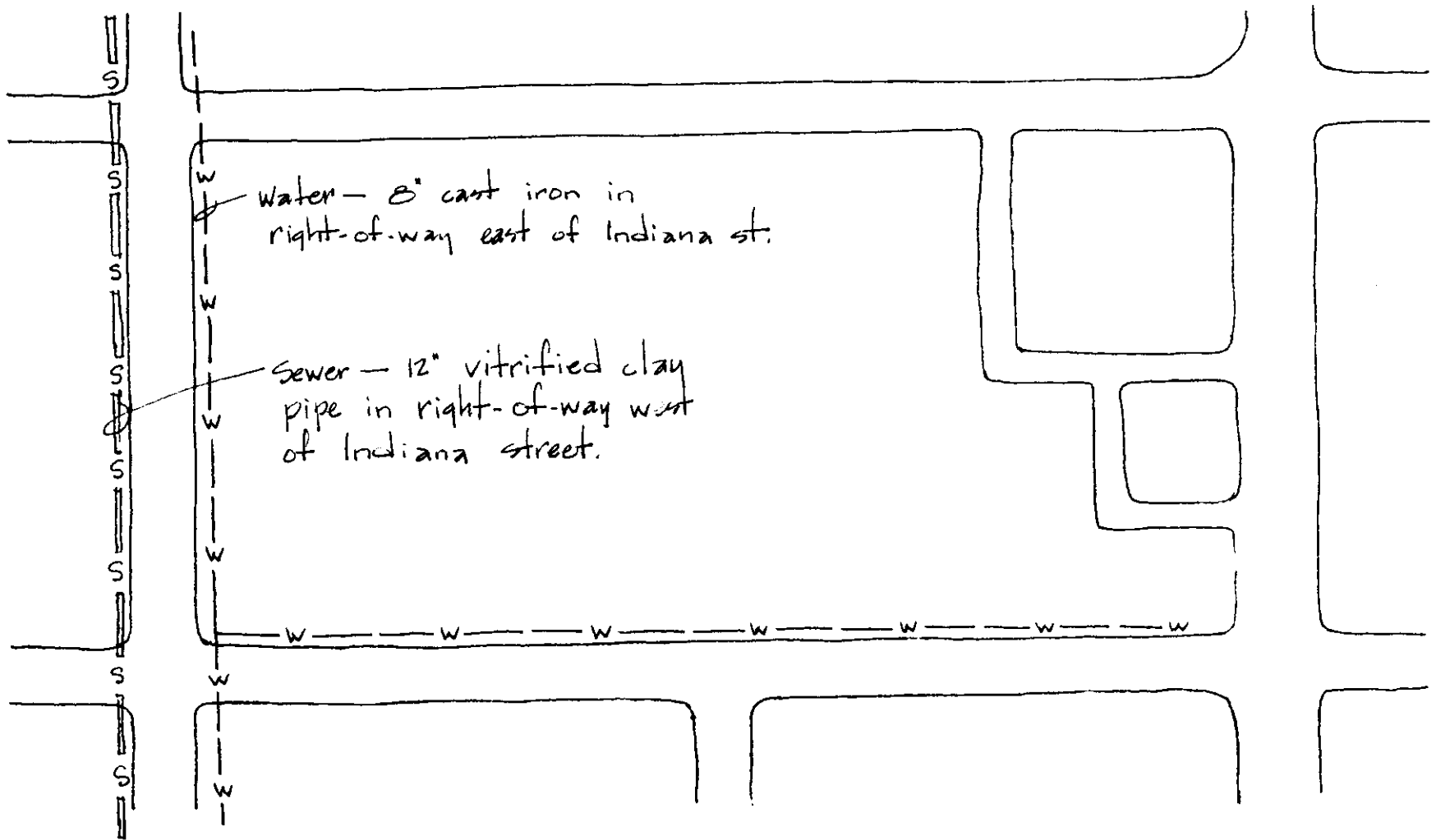
Junk cars stored on corner lot.



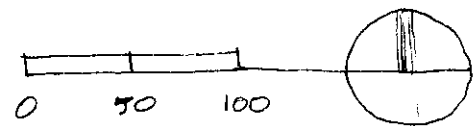
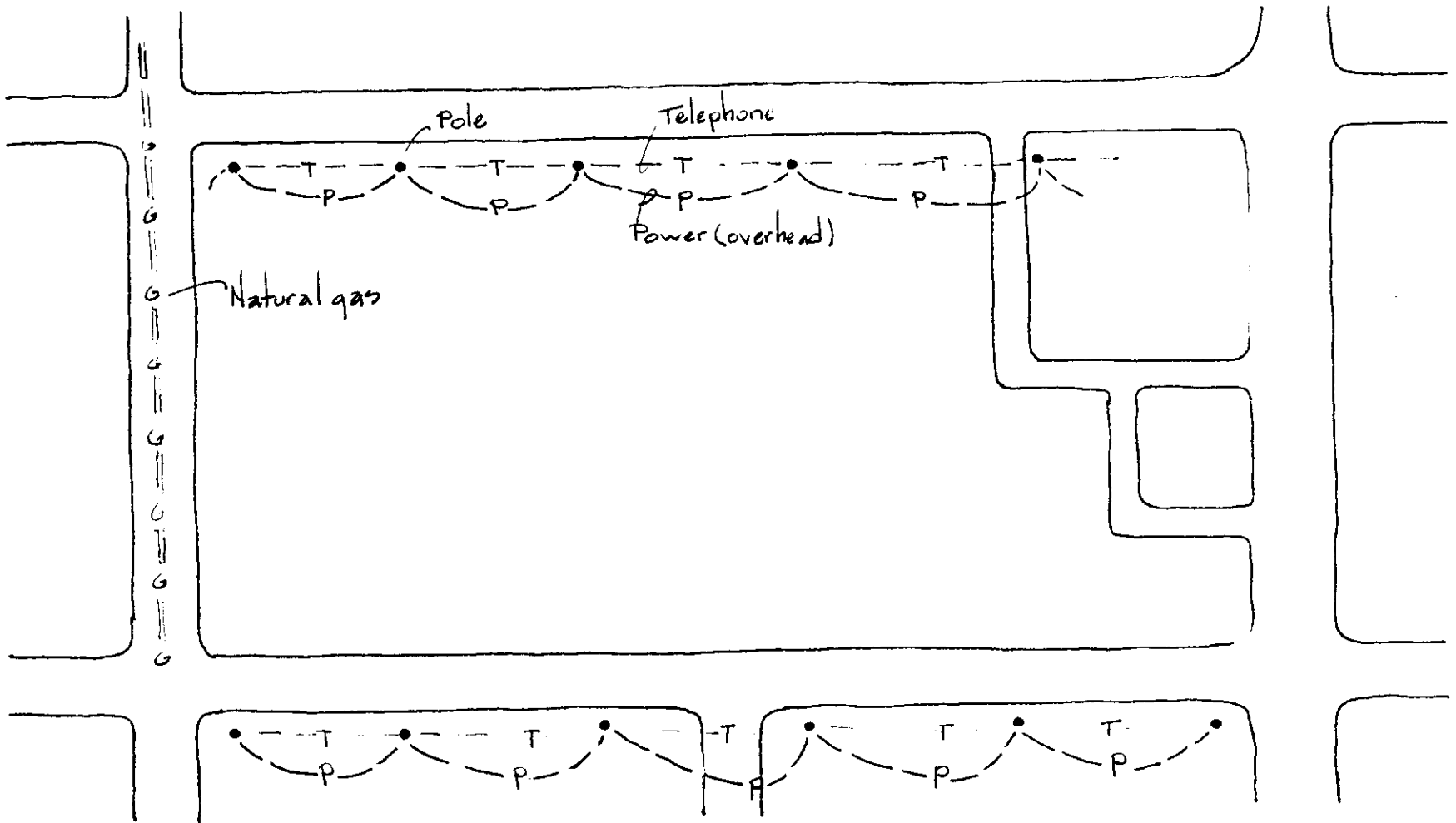
Body shop - overhead doors left open in summer. noisy & unattractive.



Utilities - water and sewer



Utilities — Power, gas, & telephone



Concepts:

The following is a list of concepts and how I dealt with them in the development of this project. I used Pattern Language as a design process and the book by Christopher Alexander; A Pattern Language.

The format for this section will be:

- 1) A quote describing the emphasis of each group of patterns.
- 2) A quote describing the particular problem addressed by individual patterns.
- 3) The application of each pattern to the project.

Concepts

Neighborhood Policy

"Establish community and neighborhood policy to control the character of the local environment according to the following fundamental principles."

■ Nine Percent Parking

"Very simply — when the area devoted to parking is too great, it destroys the land."

$$\begin{aligned}\text{Area of site} &= 148,104 \text{ SF.} \\ 9\% &= 13,330 \text{ SF.}\end{aligned}$$

According to the 9% rule, maximum parking area for this site is 13,330 SF.

On the site I provided parking in small lots for approximately 35 cars, keeping the area less than 9%.

■ Life Cycle

"All the world's a stage,
And all the men and women
merely players: They have their
exits and their entrances; And
one man in his time plays many
parts, His acts being seven ages."

The idea is to encourage the representation of all the ages of life. To do this I provided several types of homes: a house for a small family, a house for a couple, and a house for one person.

These homes were integrated on the site: small cottages for old and single persons scattered through homes for families. Here, the old and their children and families can come to live independently together. Homes are sited so that people walking by or other activities can easily be seen.

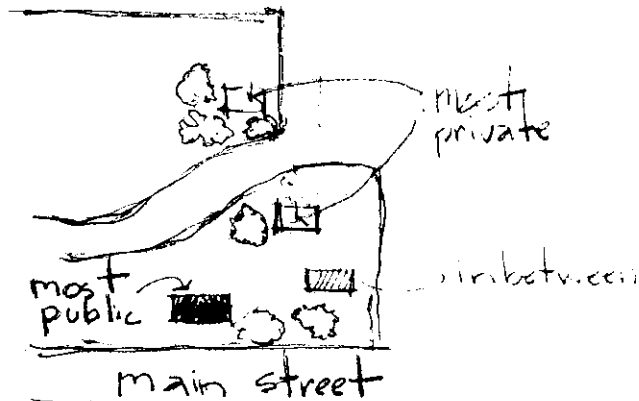
Concepts

Housing

"Provide for the growth of housing in the form of clusters, based on face-to-face human groups."

■ Degrees of publicness

"people are different, and the way they want to place their houses in a neighborhood is one of the most basic kinds of difference."



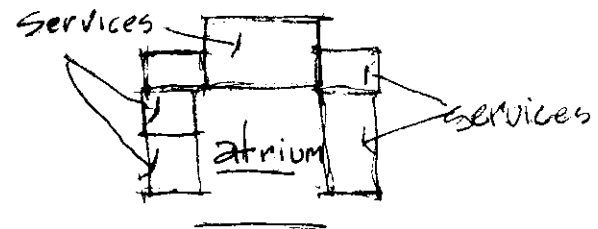
I provided for homes which are rather public, secluded home sites and some inbetween.

Work Communities

"Between the house clusters, around the centers, and especially in the boundaries between neighborhoods, encourage the formation of work communities."

■ Local Town Hall

"Local government of communities and local control by the inhabitants, will only happen if each community has its own physical town hall which forms the nucleus of its political activity."



An atrium was designed into the main building to give the building an arena for public discussion. Surrounding this arena are several public service areas such

Concepts

as the laundry, a co-op store, and the coffee shop. Also in the main building is a space that can be rented out to ad hoc community projects.

■ Health Center

"More than 90 percent of the people walking about in an ordinary neighborhood are unhealthy, judged by simple biological criteria. This ill health cannot be cured by hospitals or medicine."

Hospitals are very expensive and are almost always avoided or used only as a last resort. Hospitals have their emphasis on sickness. This health center should have its emphasis on wellness. This new shifted emphasis is on physical activities such as gardening, swimming, dancing, etc. Medical treatment should be only incidental.

In the health center, a clinic area with exam rooms for

doctors to visit occasionally for check-ups and other specialties.

A nurse will be available at the clinic for answering questions, supervising medications, etc.

There is a physical therapy for the communities use with a physical therapist.

Local Roads

"Between the house clusters and work communities, allow the local road and path networks to grow informally, piecemeal."

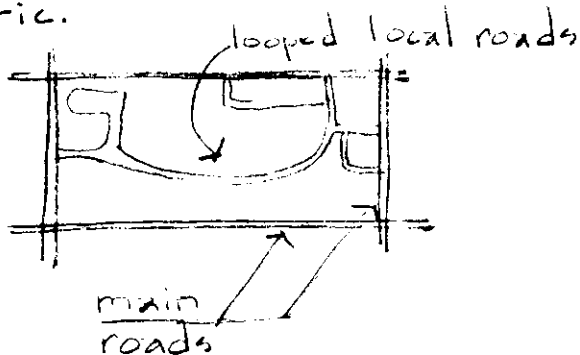
■ Looped Local Roads

"Nobody wants fast through traffic going by their homes."

This through traffic is fast, noisy, and dangerous. But at the same time cars are important and must be allowed close to where people live. But local roads can be designed to provide

Concepts

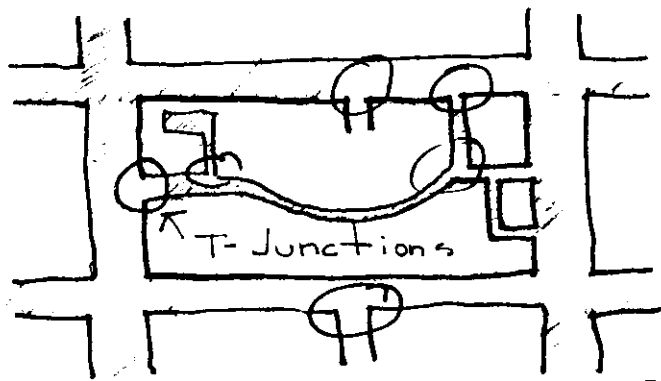
access to homes and at the same time prevent through traffic.



These "looped" local roads make through traffic very inconvenient for through traffic.

■ T-Junctions

"Traffic accidents are far more frequent where two roads cross than at T-junctions."



This local road system was laid out so that any two roads that meet, meet in a three way T-junction. Four-way intersections were avoided.

■ Green streets

"There is too much hard asphalt in the world. A local road, which only gives access to buildings, needs a few stones for the wheels of the cars; nothing more. Most of it can still be green."

The concrete and asphalt pavement has a harmful effect on the local environment.

These surfaces are suitable for high speed travel, but are not necessary for the local roads on this site.

Here the road is to be sown in grass with paving stones set in to provide a surface for the cars. No distinction

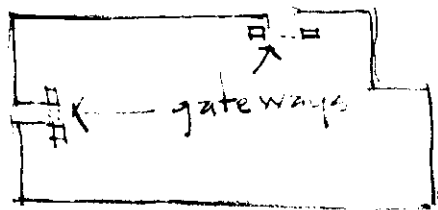
Concepts

was made between roadway and sidewalk.

More stones are laid in where cars can pull in to park on their own land.

■ Main Gateways

"Any part of a town - large or small - which is to be identified by its inhabitants as a precinct of some kind, will be reinforced, helped in its distinctness, marked, and made more vivid, if the paths which enter it are marked by gateways where they cross the boundary."



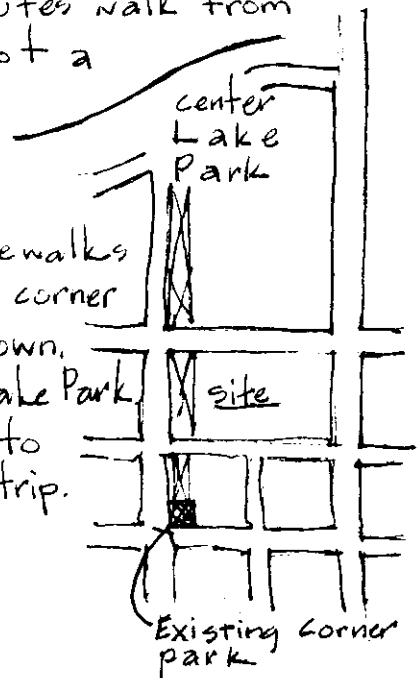
■ Accessible Green

"People need green open places to go to; when they are close they use them. But if the greens are more than three minutes away, the distance overwhelms the need."

Center Lake Park is within three minutes walk from however it is not a pleasant walk.

Proposals:

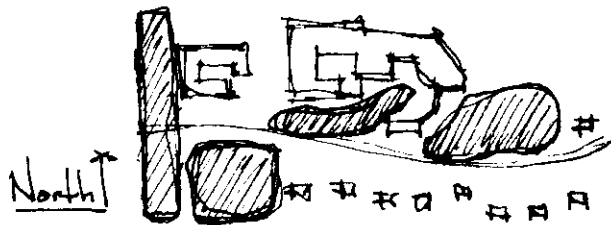
- 1) New brick sidewalks from existing corner park downtown to Center Lake Park
- 2) Plant trees to line this strip.



Concepts

■ Common Land

"Without common land no social system can survive."



I gave over 25% of the land on the site to common land which is very close to the houses.

Along the west side of the site is a strip of common land which is used to help make the connection from the Central Business District to Center Lake Park.

Independent Social Institutions

"Within the framework of the common land, the clusters and the work communities, encourage

transformation of the smallest independent social institutions: the families, workgroups, and gathering places.

First the family in all its forms."

■ House for a small family

"In a house for a small family, it is the relationship between children and adults which is most critical."

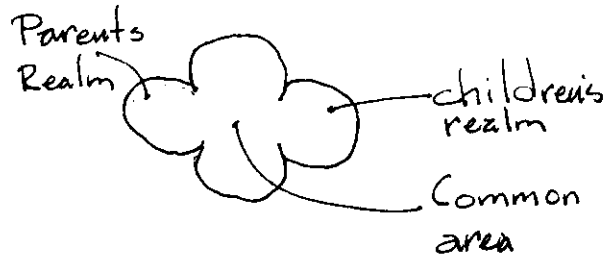
Quite often the whole house of a small family takes on the character of a children's room. There are clothes, drawings, shoes, toys, and disarray everywhere.

Yet the parents need to have the cleanliness and quiet of the adult world.

To achieve this balance that is necessary, the house must be of three distinct parts: the couple's realm, reserved for the adults, the children's realm, and the common area, between the two,

Concepts

connected to both.



■ House for a couple

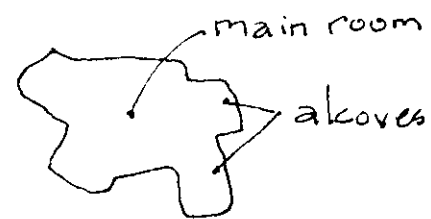
"In a small household shared by two, the most important problem which arises is the possibility that each may have too little opportunity for solitude or privacy."

The house should conceptually be of two types of spaces. The first is a common area to be shared by the couple. The second is a private realm. There must be a private area for both of the people living there.



■ House for one person
"Once a household for one person is part of some larger group, the most critical problem which arises is the need for simplicity."

A house for one person should be designed with simplicity in mind. It should be a one room cottage with various sized alcoves surrounding it. The entire house may be no more than 300-400 square feet.



■ Your Own Home

"People cannot be genuinely comfortable and healthy in a house which is not theirs. All forms of rental—whether from private land lords or public housing—work against the natural processes which allow people to form stable, self-healing communities."

Concepts

Everything possible should be done to make the traditional forms of rental impossible. Every household should have its own home, with the emphasis on control, not on financial ownership.

The residents should have the legal power, and the physical opportunity to modify and repair their own homes.

The Buildings

"The first group of patterns helps to lay out the overall arrangement of a group of buildings: the height and number of these buildings, the entrances to the site, main parking areas, and lines of movement through the complex."

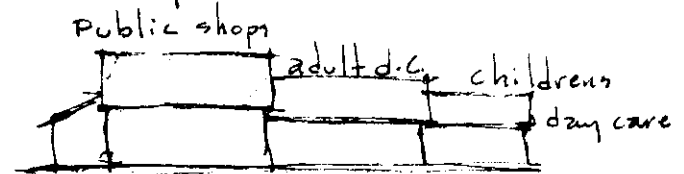
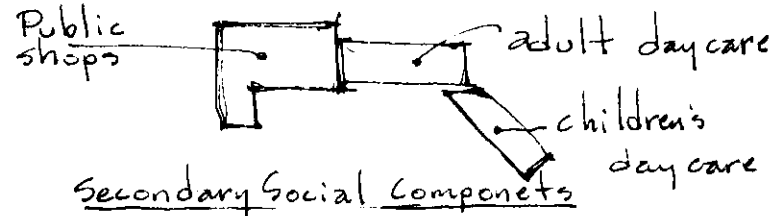
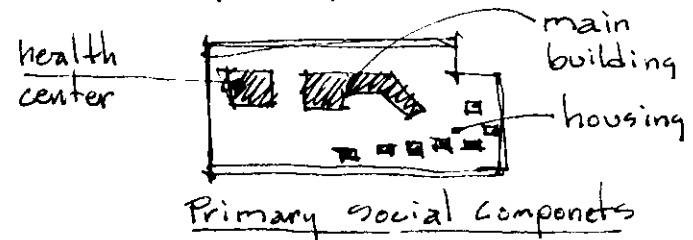
Building Complex

"A building cannot be a human building unless it is a complex of

still smaller buildings or smaller parts which manifest its own internal social facts."

This project was divided into its main social components (housing, health center, and the main building) and these were then further subdivided.

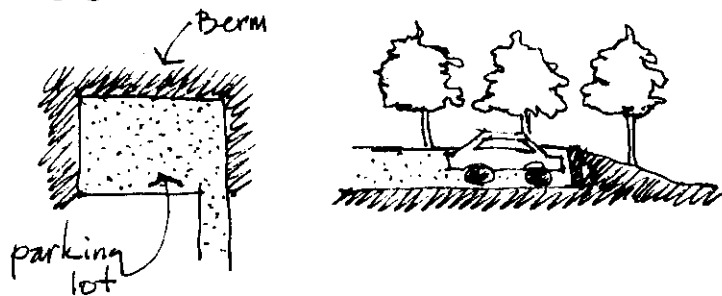
Each separate building was sub-divided as if it were itself a building complex.



Concepts

Shielded Parking

"Large parking structures full of cars are inhuman and dead buildings—no one wants to see them or walk by them. At the same time, if you are driving, the entrance to a parking structure is essentially the main entrance to the building—and it needs to be visible."

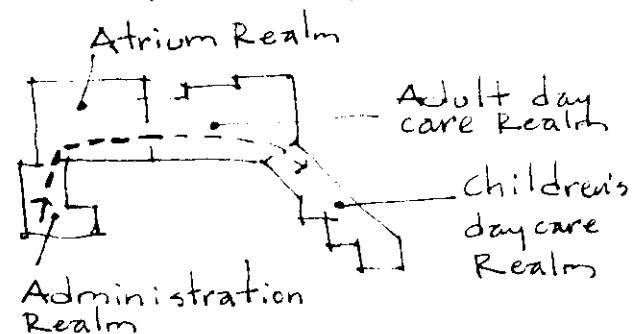


Circulation Realms

"In many modern building complexes the problem of disorientation is acute. People have no idea where they are, and they experience considerable mental stress as a result."

The main building was laid out so that as one enters the

building and proceeds through it, he passes through a sequence of realms. The names of these realms are given descriptive names so that you can tell a person where to go simply by telling him which realms to go through.



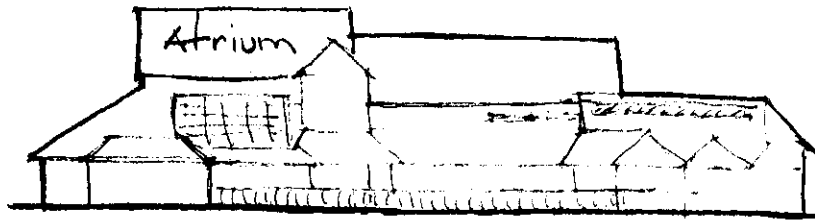
Main Building

"A complex of buildings with no center is like a man without a head."

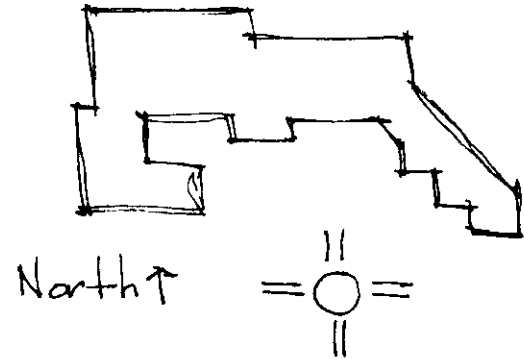
In this building complex, the building which I have called the main building is in fact the primary building on the site. And in this main building, the atrium is the part of the building that is the soul

Concepts

of the complex. This atrium was made with a high roof making it much more prominent than the rest. This will catch the eye and take you to the most important part of the complex.



The buildings were positioned on the site toward the north side with the outdoor spaces that go with them facing south.



Building Positions on the site

"Fix the position of the individual buildings on the site, within the complex, one by one, according to the nature of the site, the trees, the sun: this is one of the most important moments in the language."

■ South Facing Outdoors

"People use open space if it is sunny, and do not use it if it isn't, in all but desert climates."

■ Positive Outdoor Space

"Outdoor spaces which are merely 'left over' between buildings will, in general, not be used."

The spaces around and between buildings were given some degree of enclosure, either with wings of buildings or trees, hedges, or arcades. These spaces now become positive and do not spill out indefinitely.

Concepts

"Within the buildings' wings, layout the entrances, the gardens, courtyards, roofs and terraces: Shape both the volume of the buildings and the volume of the space between the buildings at the same time — remembering that indoor space and outdoor space, like yin and yang, must always get their shape together."

■ Main Entrance

"placing the main entrance (or main entrances) is perhaps the single most important step you take during the evolution of a building plan."

The main entrances were placed at a point where they can be easily seen from the main avenues of approach.

■ Courtyards which Live

"The courtyards built in modern buildings are very often

dead. They are intended to be private open spaces for people to use — but they end up unused, full of gravel and abstract sculptures."

Courtyards were placed so that there is a view out of them into some larger open space.

In the courtyard in front of the green house in the main building, a covered path was brought along the edge and a door from the green house opens out into it.

In the courtyard at the health center, two doors open out into it. These things (in both courtyards) are there to encourage natural paths through them.

Concepts

"When the major parts of buildings and the outdoor areas have been given their rough shape, it is the right time to give more detailed attention to the paths and squares between the buildings."

■ Arcades

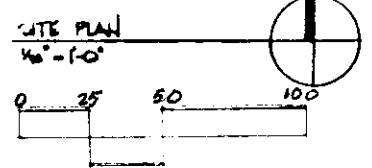
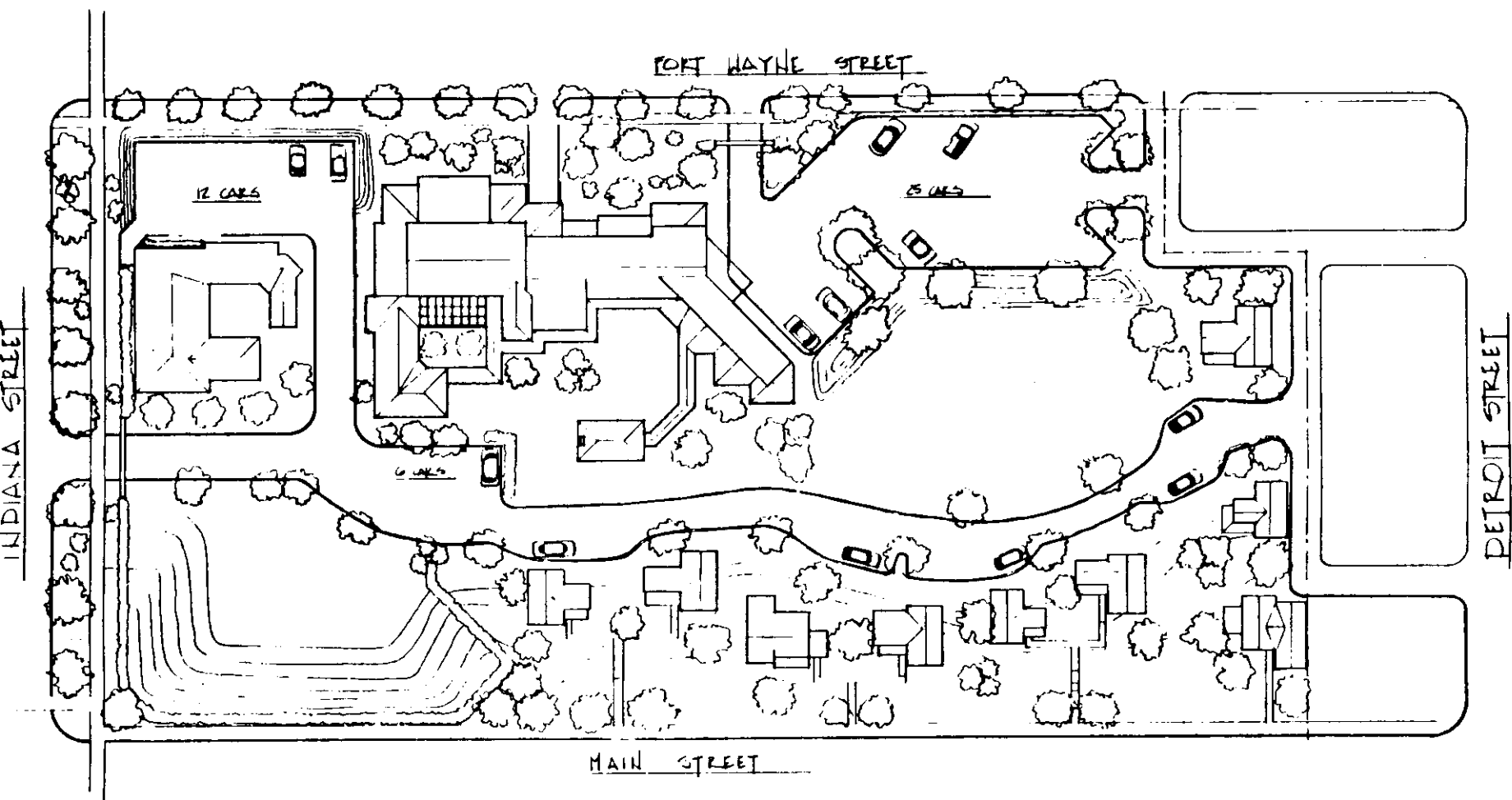
"Arcades — covered walkways at the edge of buildings, which are partly inside, partly outside — play a vital role in the way that people interact with buildings."

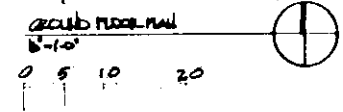
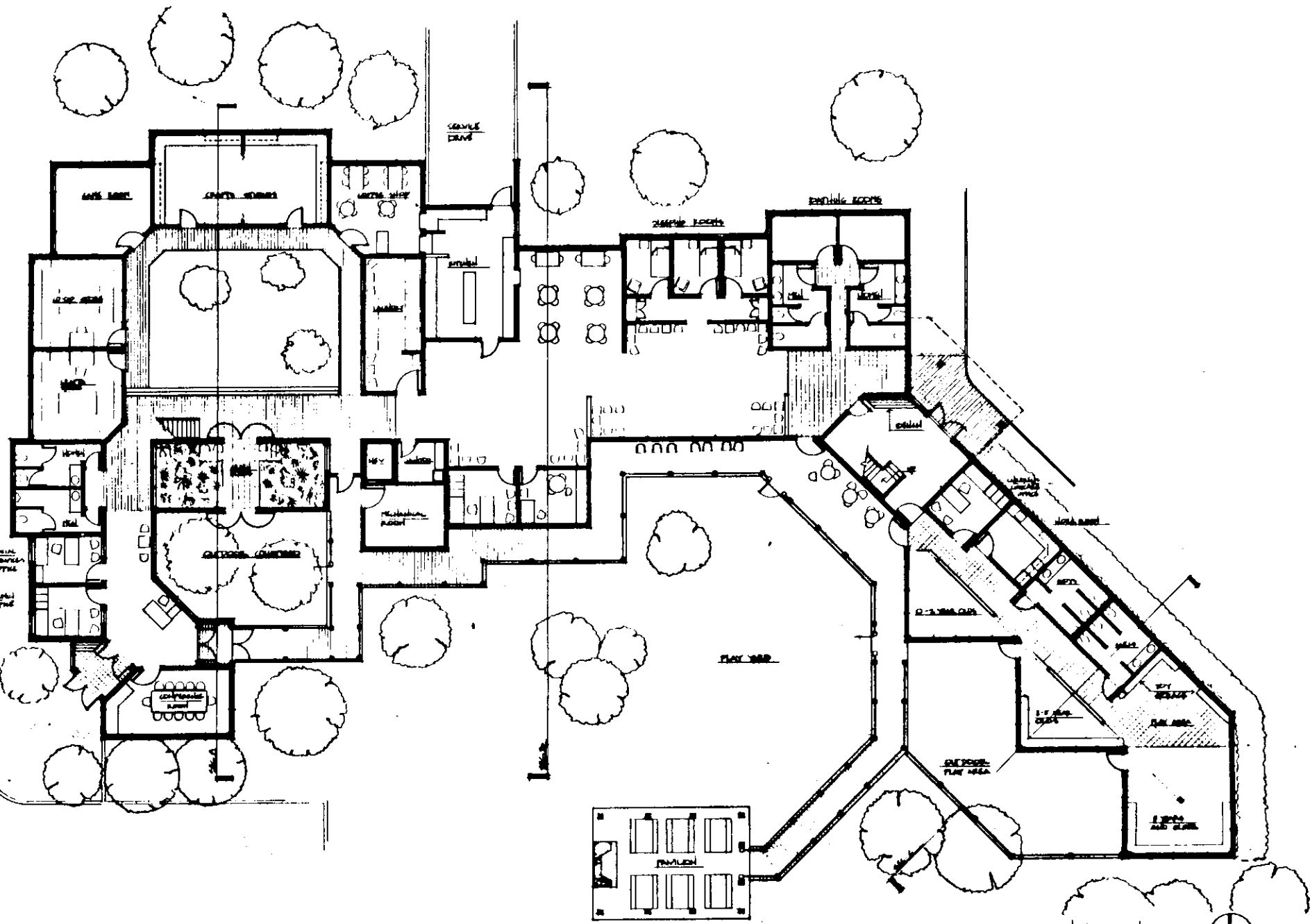
In the main building I brought a path along the edge of the parts of the building and covered it with an arcade.

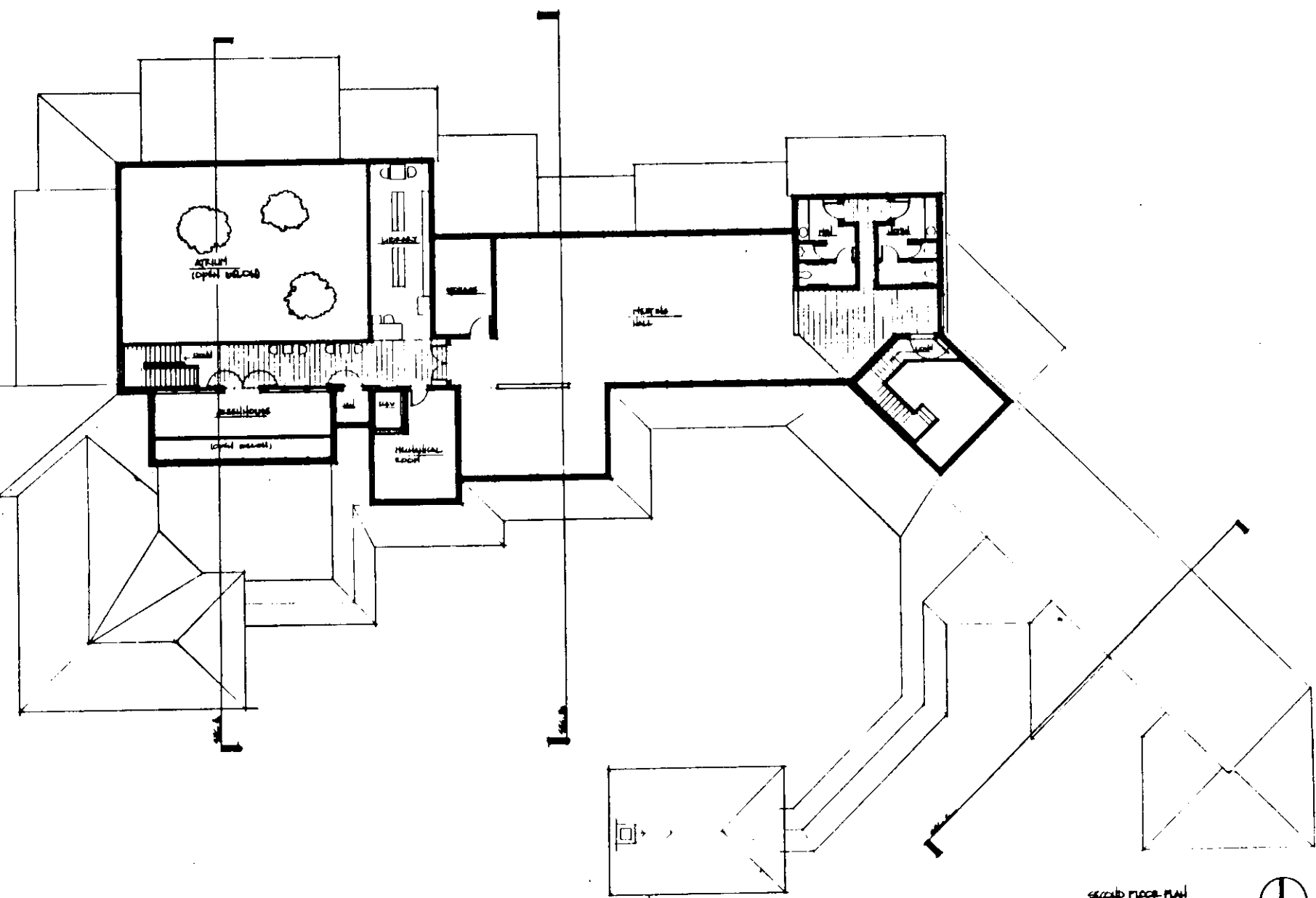
These arcades are an extension of the interior space.

The Drawings

- SITE PLAN
- MAIN BUILDING - GROUND FLOOR PLAN
- MAIN BUILDING - SECOND FLOOR PLAN
- MAIN BUILDING - SOUTH ELEVATION
- MAIN BUILDING - WEST ELEVATION
- MAIN BUILDING - SECTION-A
- MAIN BUILDING - SECTION-B and C
- HEALTH CENTER - GROUND FLOOR PLAN
- HEALTH CENTER - ELEVATIONS & SECTIONS

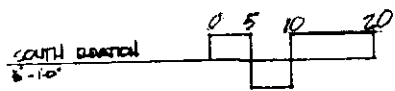
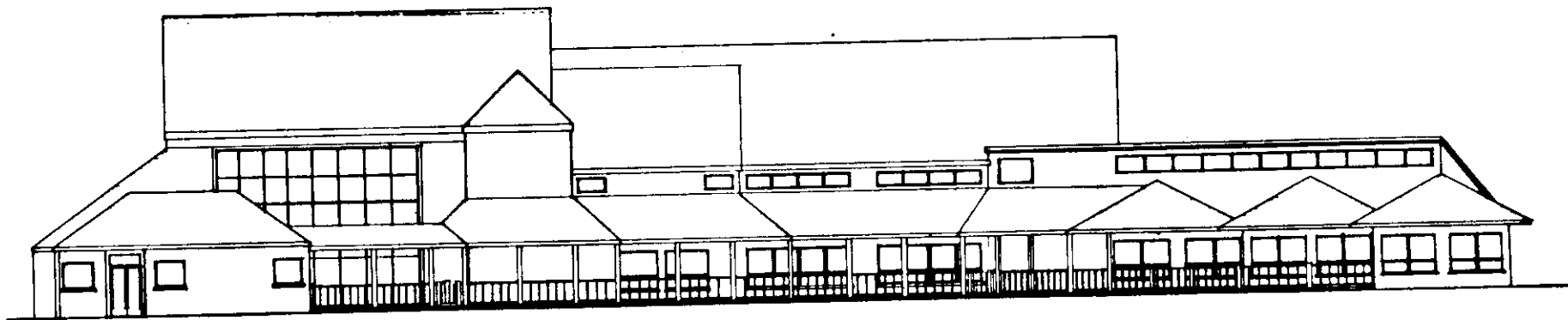


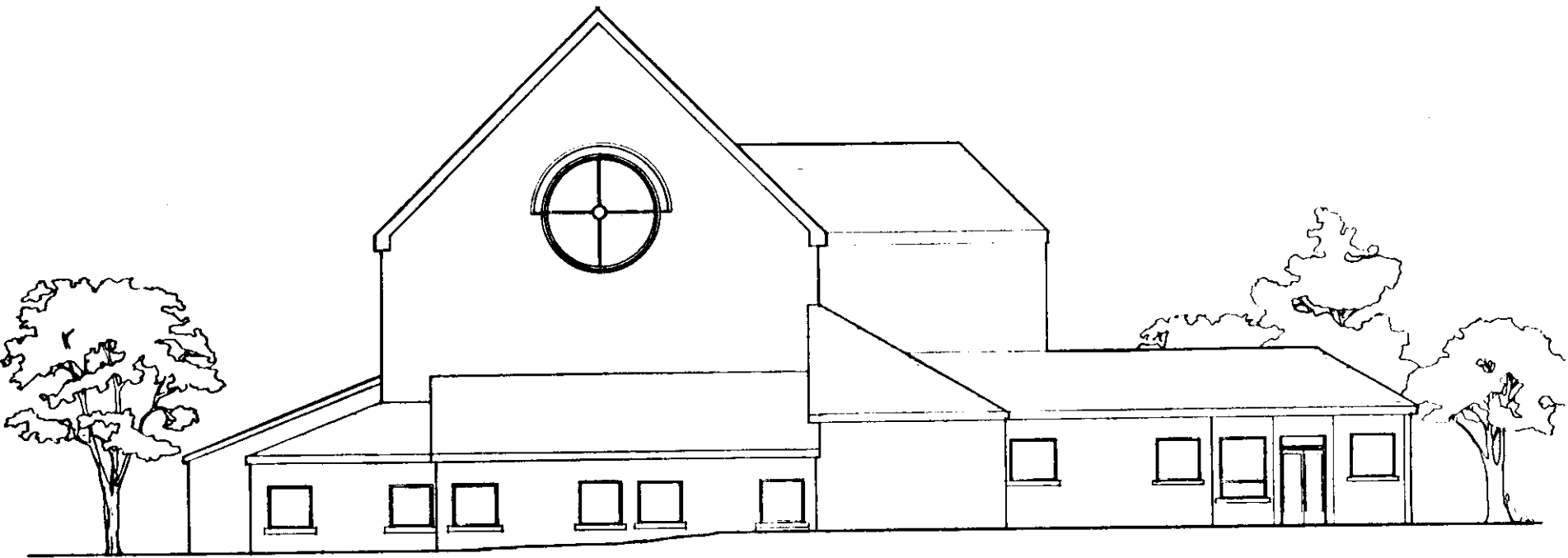




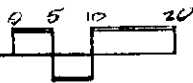
second floor plan
8-100

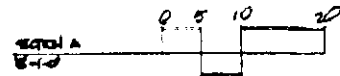
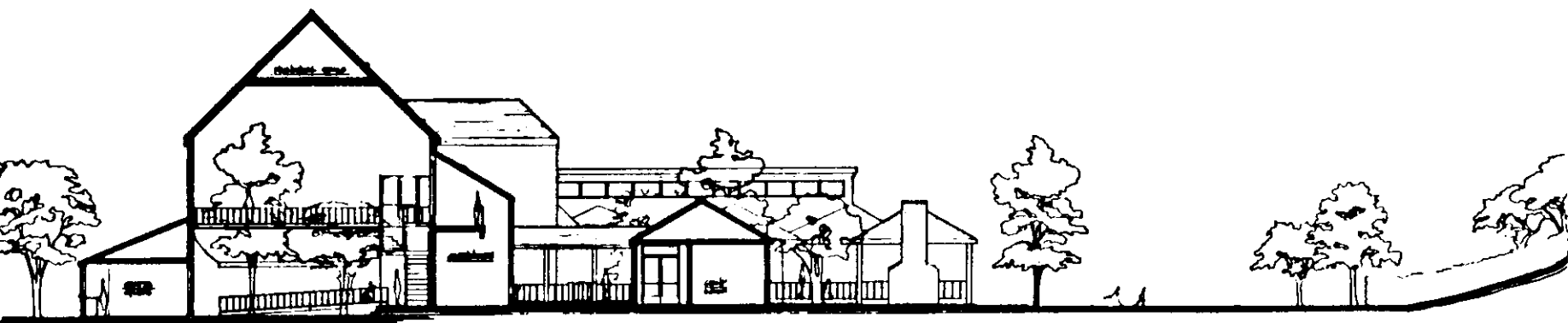


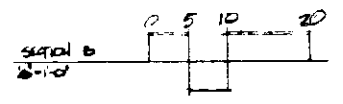
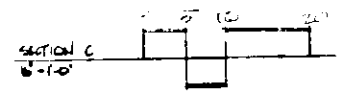


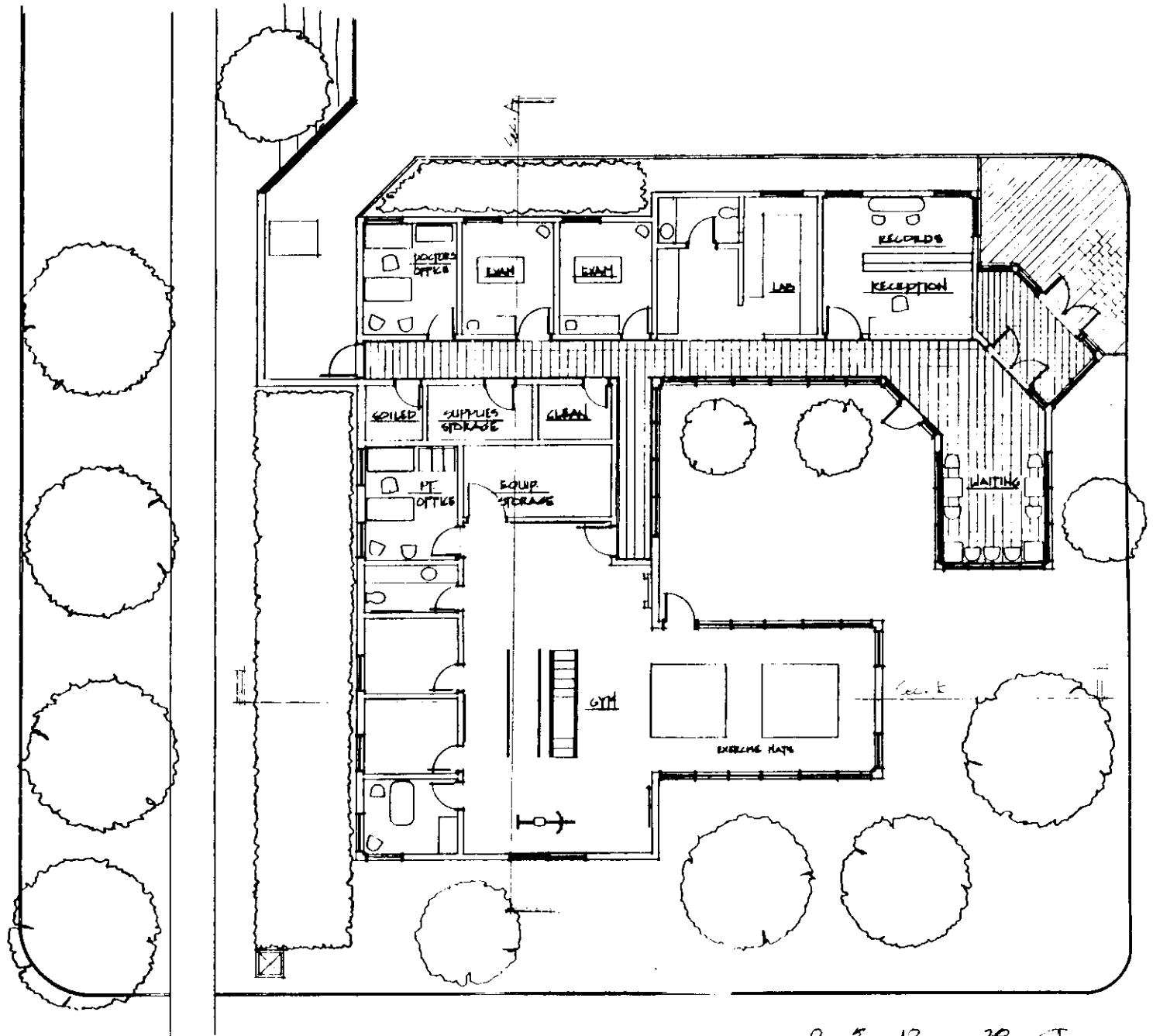


WEST ELEVATION
1/8" = 1'-0"









Floor Plan. 0 5 10 20
 1/8"=1'-0" 

