

April 28, 2014



# LIVABLE COMMUNITIES FOR AGING POPULATIONS

Urban Design for Longevity

M. Scott Ball

# AGING BY DESIGN

[CommonsPlaning.org](http://CommonsPlaning.org)





# Have access to Daily Needs

Dwell

food

Run a business

Bump into friends

Gather



# Be Less Reliant On Medical Treatment

↑ Sense of Safety

↓ Asthma

↓ Depression

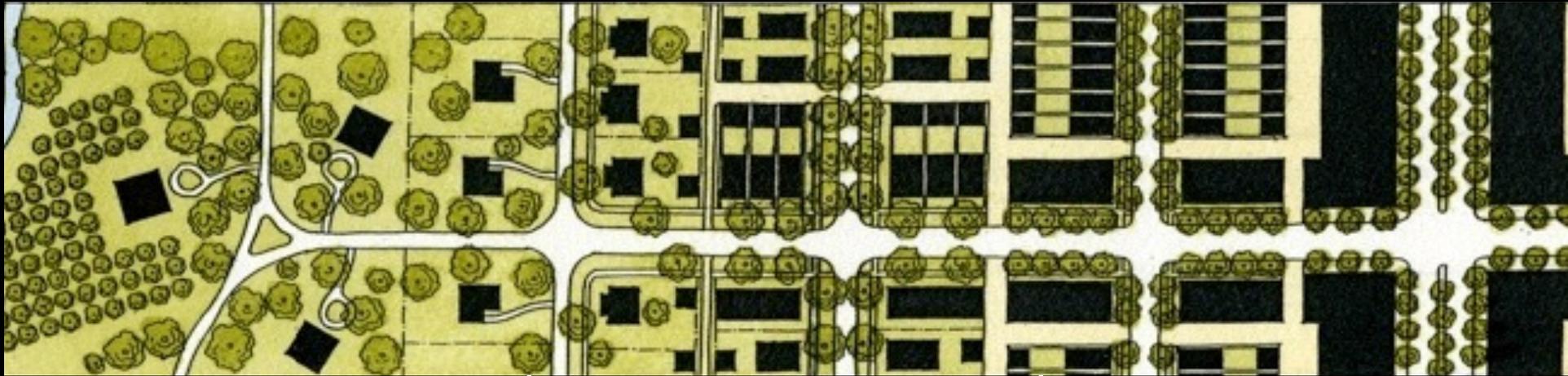
↑ Physical Activity

↑ Social Capital





# Consider the Regional Context of Housing



**Small-town Establishment**  
**New Empty Nesters**  
**RV Retirees**  
**Blue-Collar Empty Nesters**

**Suburban Establishment**  
**Old Money**  
**Affluent Empty Nesters**  
**Mainstream Retirees**  
**Middle-American Retirees**

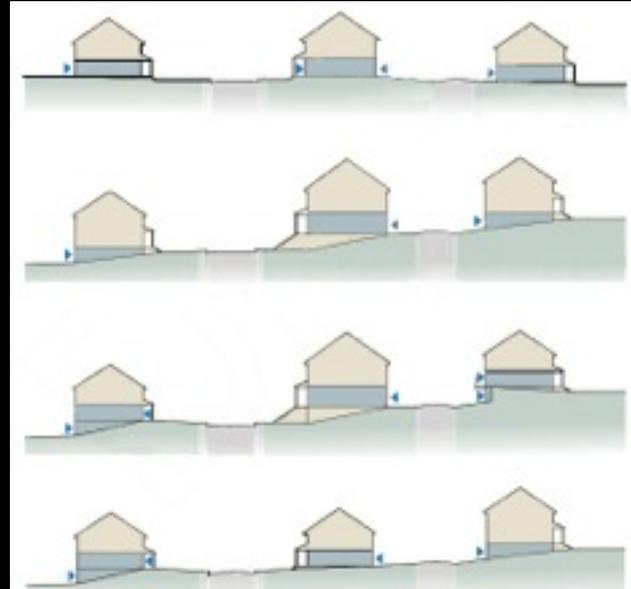
**Urban Establishment**  
**Cosmopolitan Elite**  
**Cosmopolitan Couples**  
**Multi-Ethnic Retirees**  
**Middle-Class Move-Downs**

*\* From Zimmerman Volk's 2009 Lifelong Communities Study*



# Consider the Neighborhood Context of Housing

Locate  
challenges and  
opportunities  
at the  
neighborhood  
level



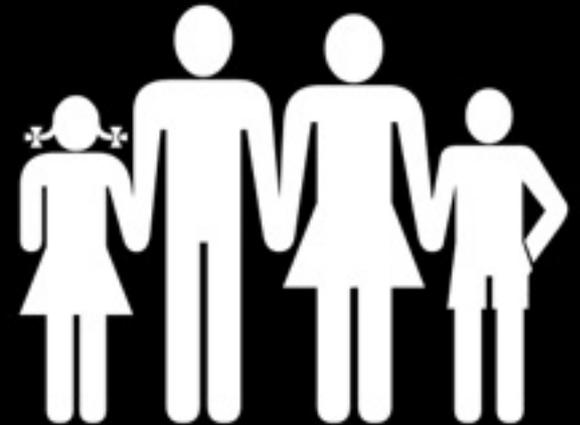
Resolve  
challenges at  
the block level



# Consider the Housing Itself: Changing Needs



# CHANGE COMES IN MANY FORMS



# Consider the Housing Itself: Wide Variety in Close Proximity

Skyline of Atlanta, from City Hall, Atlanta, Ga.

A27



(C) photo by Edgar Orr, Atlanta, Georgia

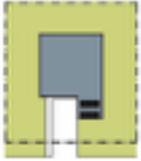


**Single-Family**  
**Multi-Family**  
**Commercial**  
**Recreation**



**Detached**  
**Attached**  
**Stacked**  
**Mixed**

VILLA



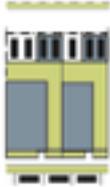
HOUSE



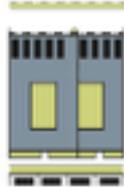
COTTAGE



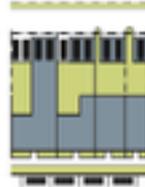
SIDEYARD



COURTYARD



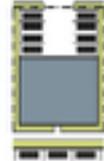
ROW



FLEX



APARTMENT



MIXED USE



**Critical Types to Lifelong Communities**



COTTAGE



SIDEYARD



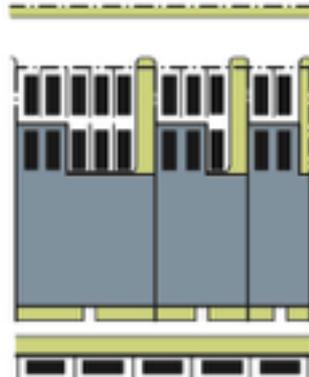
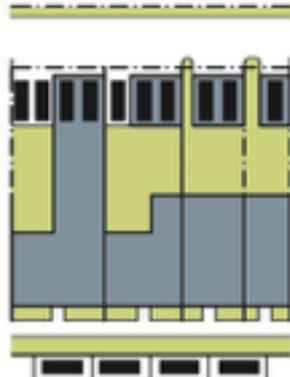
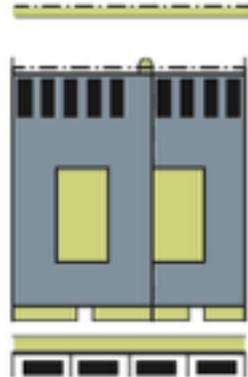
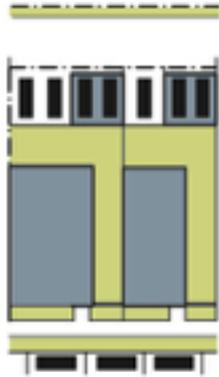
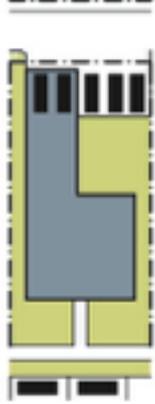
COURTYARD



ROW



FLEX





**Garage Apartment**



# Ma & Pa Multi-Family



**Mansion Apartment House**



# **Benjamin Button Supportive Rooming House**





Homes for  
**semi-retirement:**  
**the**  
**entrepreneurial**  
**years**







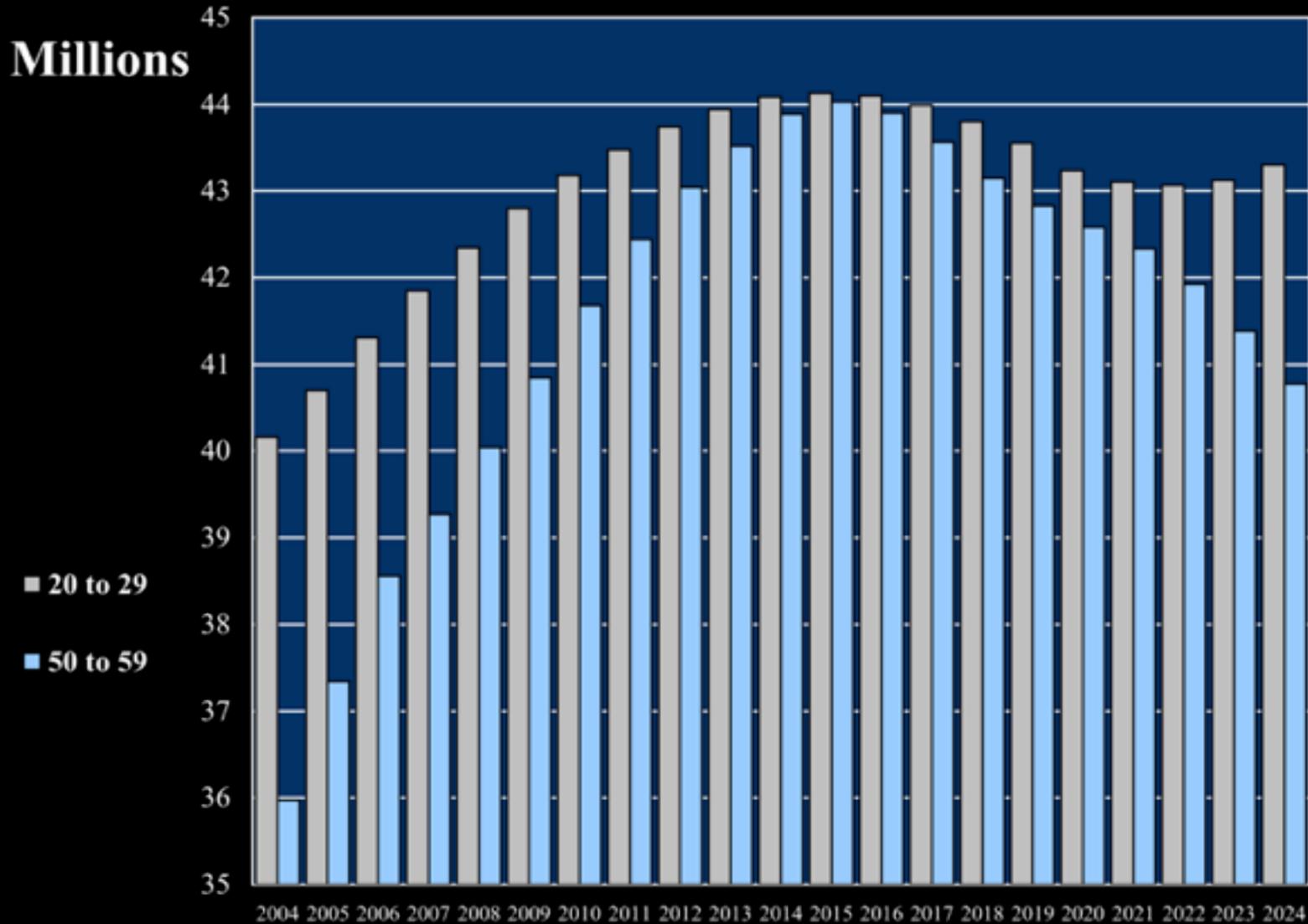




**63% OF ALL HOME IN AMERICA PURCHASES ARE CURRENTLY MADE BY CHILDLESS HOUSEHOLDS**



# The Great Market Convergence





# Share of Growth 2000-2040

<u>HH Type</u>	<u>Share of Growth</u>
With children	<b>13%</b>
Without children	<b>87%</b>
Single-person	38%

Source: Extrapolated from How Changes in the Nation's Age and Household Structure Will Reshape Housing Demand in the 21st Century, HUD (2003).



## “Traditional” Households on the Wane

<u>Household Type</u>	<u>1960</u>	<u>2000</u>	<u>2040</u>
HH with Children	48%	33%	27%
Single-Person HH	13%	26%	30%

Source: Arthur C. Nelson, Metropolitan Institute at Virginia Tech



REAR VIEW OF ALL HOUSES

THE  
*1951 House of Levittown*

•  
TELEVISION EQUIPPED  
•

*Complete Price - \$8500*



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