



housing innovation,
vision & economics

Reinventing our homes and communities for aging independence

Course Number: HIVE104

Course Date: 9/29/16

Provider Number: k029

Hanley Wood Media, Inc.
One Thomas Circle, N.W., Suite 600
Washington, DC 20005
Main 202.452.0800
Fax 202.785.1974

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Course Description

As 77 million baby boomers demand housing solutions, two challenges need to be addressed. One, is how to excite them by offering what they want, in both home and community design. The other is to anticipate what they'll need in these places over time. This session explores how architects, builders, and the residential development community can collaborate to lead design, health care options, technology, and finance toward solutions that both compel and endure in value.

Learning Objectives

1. Understand the current state of available housing for baby boomers and identify potential new market opportunities.
2. Understand design solutions that would allow baby boomers to age in place
3. Discuss products and technologies that could be used in new construction or opportunities for renovation that would make existing homes accessible.
4. Identify community design enhancements that would support aging independence.



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Reinventing Our Homes and Communities for Aging Independence

Presented by Sarah Susanka, FAIA
architect and author of *The Not So Big House* series
and *The Not So Big Life*

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My grandmother's fight to save her Bus Stop before she died in February 1989

Lifeline moved out of reach

AN OCTOGONERIAN has died of a heart attack weeks after complaining to Devon General that the re-routing of a Torquay bus service had endangered her health.

Kathleen Hills, a widow of 81, was "thrilled to bits" when she found a flat opposite a bus stop on a route to the centre of town.

Then the company changed the route and abolished the stop. The nearest stop was now several hundred yards away.

Letters

She was told by doctors she would have to use taxis to travel to Torquay, but complained that she could not afford the fares.

After suffering two heart attacks in the past two months, she joined a campaign to re-instate the original bus route.

Writing to a local newspaper, she stated: "In the



Kathleen Hills

opinion of my doctors, these (the heart attacks) were all the outcome of the stress and strain I was experiencing in negotiating ways and means of getting to Castle Circus. On one occasion I collapsed outside the town hall.

"Please Devon General, will you now reconsider your decision about the re-routing of those buses, and earn the thanks of all of us OAP Teignmouth Road and adjoining road residents."

Two weeks ago, following time in a Torbay convalescent home, she returned to her Teignmouth Road flat, but died of a heart attack shortly afterwards.

Protests

Yesterday, her step-son, Brian Hills, who had travelled from Los Angeles to attend her funeral, said: "She clearly bought it (the flat) because of the amenities and she was obviously very concerned when they changed the route. She mentioned it several times in her letters."

Devon General management were unavailable for comment yesterday. Pre-



My parents...
then and
now



hive

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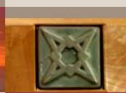
“YOU NEVER CHANGE THINGS BY
FIGHTING THE EXISTING REALITY.
TO CHANGE SOMETHING, BUILD A
NEW MODEL THAT MAKES THE
EXISTING MODEL OBSOLETE.”

- BUCKMINSTER FULLER

Sarah Susanka's Not So Big Minizine, Article 3

January 2010

Issue: 3



A Vision for Not So Big Communities



Ever since moving to the United States as a teenager in 1971, I've believed that there is a better way to shape human settlements than what is currently practiced in this country. I

was born in England, where it is not unusual to see houses that are many hundreds of years old. Although in many cases the floors are uneven and the finishes have been redone many dozens of times over, the original bones of the structure are still as beautiful as when the home was new.

This is why we Americans love to visit places like Europe and Asia -- the villages, towns and cities have a sense of history, substantiality, and soulfulness. By contrast, many of our own towns, neighborhoods and houses have precious little of these qualities. And because there is so little that's worthy of preservation, whole neighborhoods are torn down every few decades, only to be replaced by the next new development trend, the next quick fix to house the largest number of people in the shortest amount of time.



Today, 46 million Americans are over 65

By 2045, +/- 84 million Americans will be over 65--that's 1 in 5

They also control 70% of US disposable income!



Frog

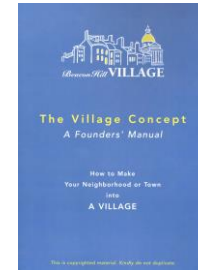
is a global design and strategy firm with a current focus of research and innovation in Aging by Design

Frogdesign.com



Aging Independence Movements Currently Underway

- The Village Concept
- Village to Village Network
- Small Houses, Garden Cottages, and Green Houses



Changes in the Existing Institutional Models

- Person Centered Care—transforms traditional institutional approach into person-directed care approach
- The Household Model—renovating large existing skilled nursing and assisted living buildings by breaking them into neighborhoods of 10 - 16 rooms



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Garden Cottage or Small House

10 residents
House Mothers/nurse assist.
Penick Village
Southern Pines NC

Steele Group Architects

OurPlace - Right-Sized Healthcare

Utilizing **telemedicine** and **home health services**, OP Seniors benefit from group-scheduled check-ups, prescription delivery and adherence support, and maybe most importantly, **staying home to heal**.

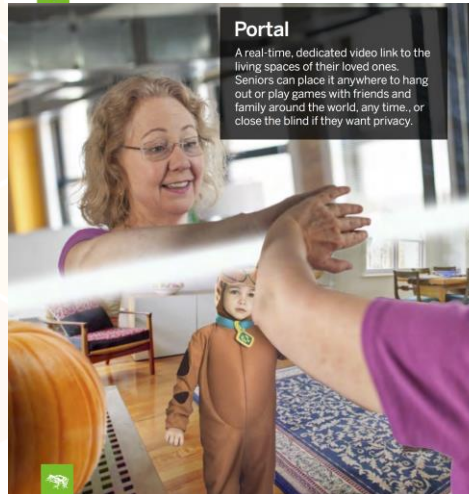


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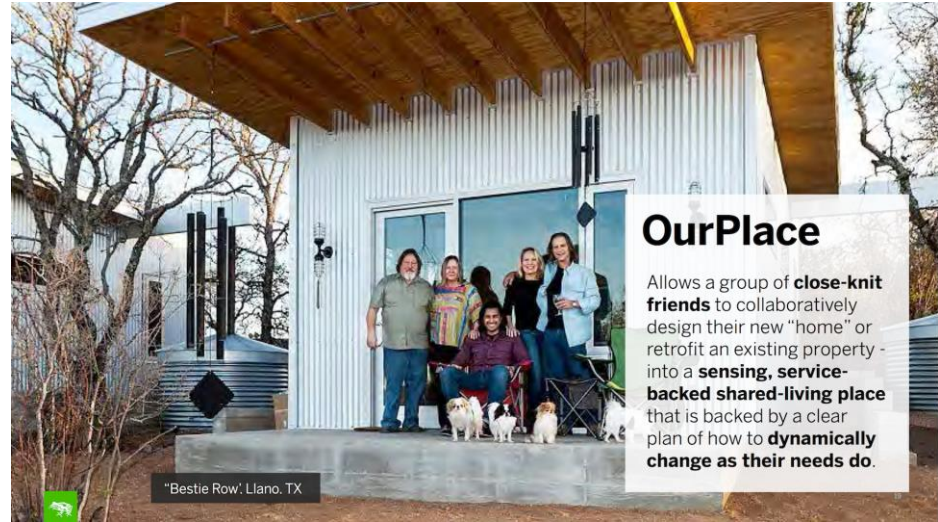
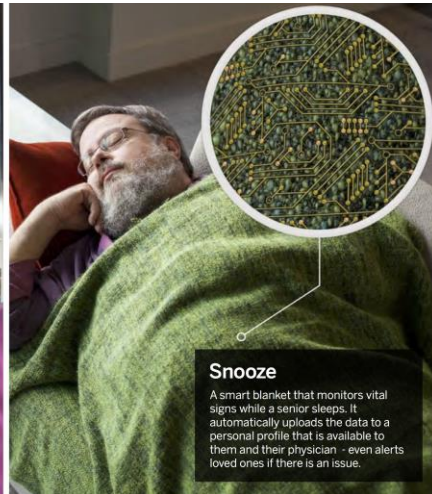
Portal

A real-time, dedicated video link to the living spaces of their loved ones. Seniors can place it anywhere to hang out or play games with friends and family around the world, any time, or close the blind if they want privacy.



Snooze

A smart blanket that monitors vital signs while a senior sleeps. It automatically uploads the data to a personal profile that is available to them and their physician - even alerts loved ones if there is an issue.



OurPlace

Allows a group of **close-knit friends** to collaboratively design their new "home" or retrofit an existing property into a **sensing, service-backed shared-living place** that is backed by a clear plan of how to **dynamically change** as their needs do.

"Bestie Row", Llano, TX

Frog

is a global design and strategy firm with a current focus of research and innovation in Aging by Design



Frogdesign.com



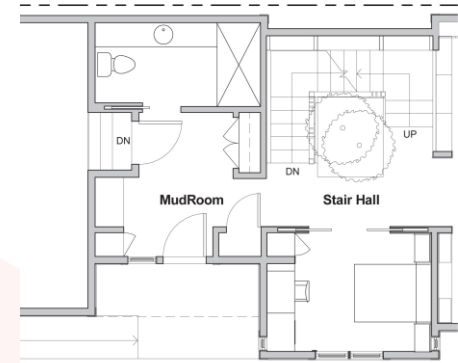
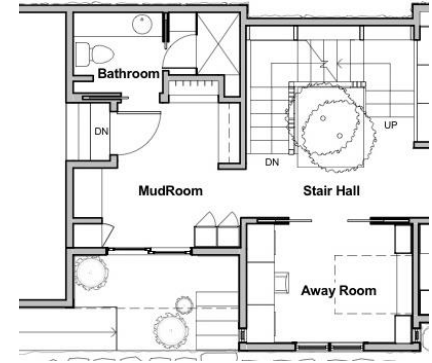
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Not So Big Showhouse 2012 Libertyville, IL



STREETSCAPE
notsobigshowhouse.com

Away Room and Mudroom double as future accessible Bedroom Suite on Main Floor



agingwellhub

Connected Community for Aging Well

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Nest and Works with Nest products



Philips products

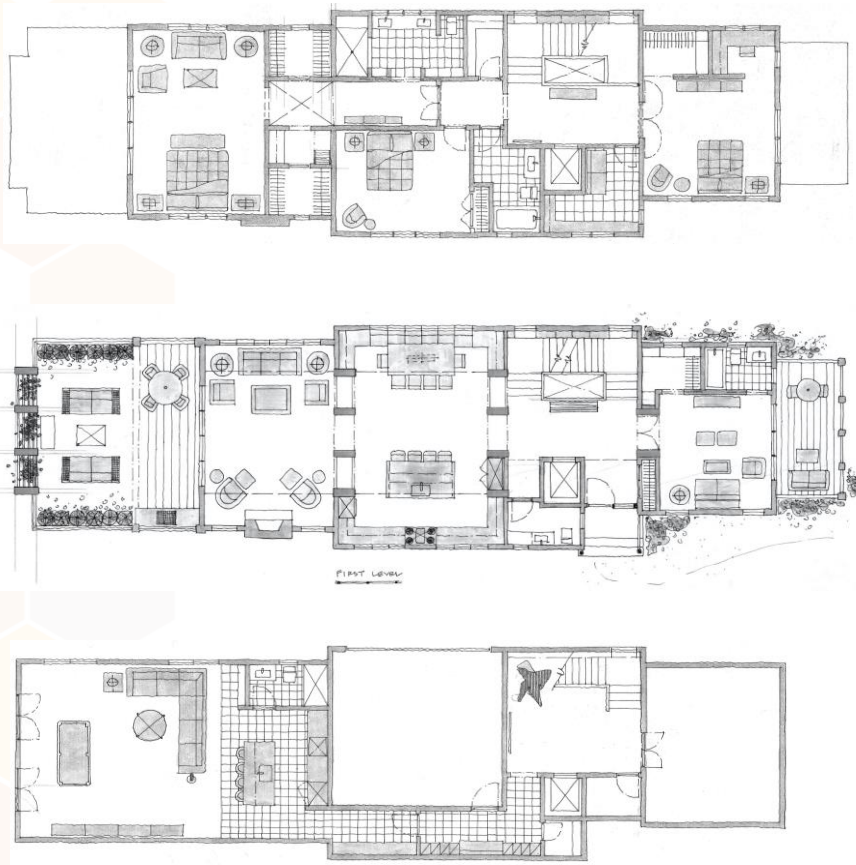


Aging well/Not So Big show ~~house~~ working lab in Lake Zurich, IL



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Not So Big Working Lab Lake Zurich, IL





Danielson Grove
Kirkland, Washington

Ross Chapin, FAIA

is an architect, land planner and author of Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World
pocket-neighborhoods.net



An intermediate zone
between public
and private worlds



Clusters of a Dozen Households



PocketNeighborhoods

Creating Small Scale Community in a Large Scale World

[HOME](#)
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Pocket Neighborhoods

The Book

RECENT PRESS

USA Today
March 30, 2011
"Crazy Pocket Neighborhoods Have Sprung on the Move!"

New Urban Network
April 2011
"Good Developments Come in Small Packages"

EVENTS

May 15: Port Townsend, WA

Welcome

What is a Pocket Neighborhood?

About

Welcome to the Source for all things Pocket Neighborhood!

Here you'll find information that dovetails with Ross Chapin's new book from Taunton Press. You'll get an overview of its key ideas, read blog entries from Ross and others in the field, follow the latest media offerings.

www.pocket-neighborhoods.net



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The Stories at Congressional Plaza
Rockville MD

Ryan Frederick

is a developer, operator & industry disruptor
and Founder & CEO of Smart Living 360

Smartliving360.com





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What is a Livable Community?



“A livable community is one that is safe and secure, has affordable and appropriate housing and transportation options, and offers supportive community features and services. Once in place, those resources enhance personal independence; allow residents to age in place; and foster residents’ engagement in the community’s civic, economic, and social life.”

—AARP Public Policy Institute

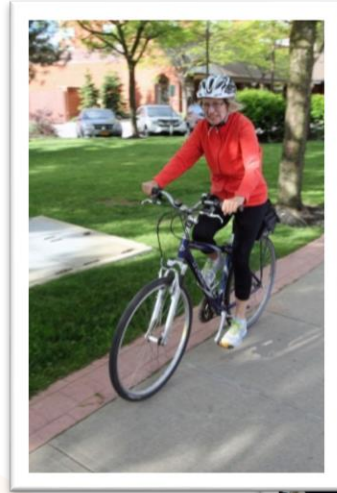
Rodney Harrell

is architect of the Livability Index
and AARP Director of
Livability Thought Leadership



CONCEPTS AND EXAMPLES OF LIVABLE COMMUNITIES

- Create walkable and healthy communities
- Invest in public transportation
- Protect housing affordability
- Design for accessibility
- Pull it together, developing communities that connect to transportation and provide options.



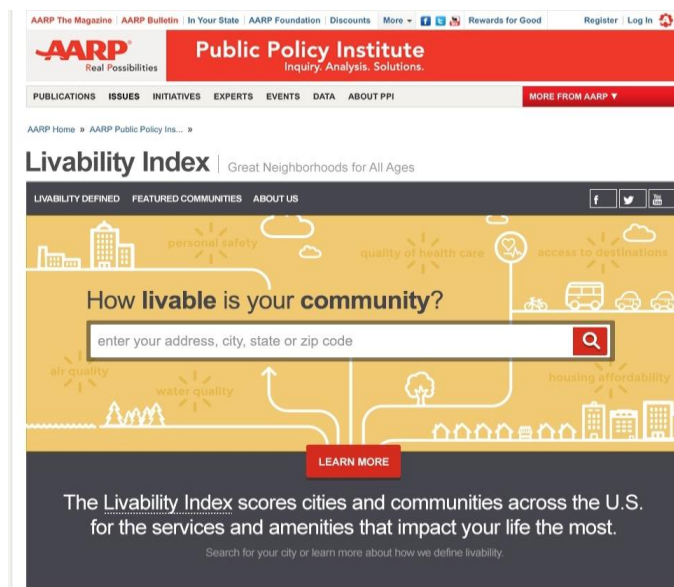
NAVIGATING THE LIVABILITY INDEX

Livability Index Homepage

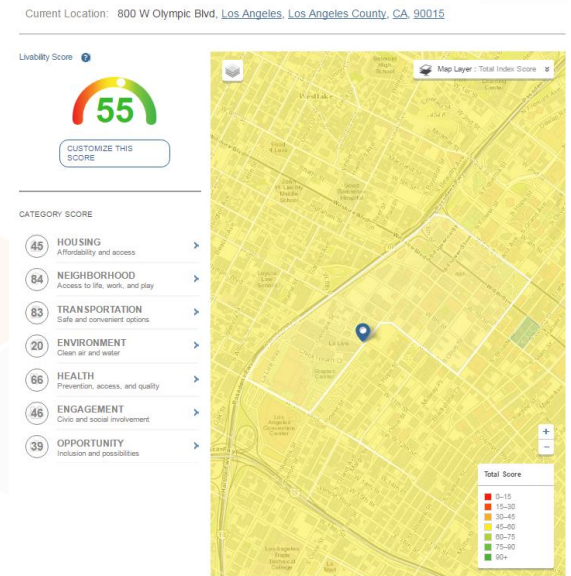
Getting started is simple!

Users may enter their address, city, state, or zip code on the Livability Index's homepage, found at:

www.aarp.org/livabilityindex.



The screenshot shows the AARP Public Policy Institute Livability Index homepage. The header includes the AARP logo and the text "Public Policy Institute Inquiry. Analysis. Solutions." Below the header is a navigation bar with links: PUBLICATIONS, ISSUES, INITIATIVES, EXPERTS, EVENTS, DATA, ABOUT PPI, and a "MORE FROM AARP" dropdown. The main content area features the "Livability Index" title with the tagline "Great Neighborhoods for All Ages". Below this is a section titled "How livable is your community?" with a search bar labeled "enter your address, city, state or zip code" and a "LEARN MORE" button. The background of this section is decorated with icons representing various livability factors: personal safety, quality of health care, access to destinations, air quality, water quality, and housing affordability. At the bottom, a dark banner states: "The Livability Index scores cities and communities across the U.S. for the services and amenities that impact your life the most. Search for your city or learn more about how we define livability."



The screenshot displays the results for the location "800 W Olympic Blvd, Los Angeles, Los Angeles County, CA 90015". At the top, the "Livability Score" is shown as a green semi-circle with the number "55" inside, and a "CUSTOMIZE THIS SCORE" button below it. To the right is a map of the area with a blue location pin. Below the score, a "CATEGORY SCORE" list is provided:

CATEGORY	SCORE
HOUSING	45
NEIGHBORHOOD	84
TRANSPORTATION	83
ENVIRONMENT	20
HEALTH	66
ENGAGEMENT	46
OPPORTUNITY	39

At the bottom right, a "Total Score" legend is visible, showing a color-coded scale from 0-15 (red) to 90+ (green).

New Aging



Be a pioneer



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Matthias Hollwich

is an architect at the forefront of
a new generation of groundbreaking
international architects.

He is also the author of New Aging
HWKN.com/New-Aging

New Aging

Kitchen Checklist

Remember, if the kitchen needs remodeling to comply with these rules, do it sooner rather than later.



Make sure you have sufficient clear floor space for wheelchair use. The clear floor space must be at least 60 inches wide and 48 inches deep. It must be at least 60 inches long and 48 inches wide. It must be at least 60 inches long and 48 inches wide.



Your floor should be made of a hard material such as wood, tile, or sealed concrete to provide wheelchair accessibility and other working aids.



Openable storage flexible entry storage.



Flexible knee storage allowing for use as knee space.



Single lever faucets, mounted on the side of a base profile sink.



Pull, rather than knobs on cabinets and drawers.



A push-tilt of the countertop if the sink is not close by.



Garbage disposal mounted to the rear of the sink allowing for knee space under the sink.



Countertops at a variety of counter heights 30, 36, 38, and 42 inches.



And don't forget to evaluate kitchen utensils and equipment, too. Just like you get rid of broken and stale food, get rid of things that are difficult to use and replace them with today's modern, ergonomically designed tools. You'll have less clutter and use what you do own more frequently.

New Aging



New Aging



New Aging



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Skyler—A New Aging Tower—Support for your whole life
Takes the challenges of aging and turns them into opportunities
enabling users to constantly grow and shape their own future

It's time for a happier and healthier
world for all of us!





Matthias Hollwich

HWKN.com/New-Aging
mh@hwkn.com
@hollwich



Ryan Frederick

SmartLiving360.com
ryan@smartliving360.com
@ryanefrederick



Rodney Harrell

aarp.org/livable
rharrell@aarp.org
@DrUrbanPolicy



Ross Chapin, FAIA

pocket-neighborhoods.net
ross@rosschapin.com



Sarah Susanka, FAIA

notsobighouse.com & notsobig.com
sarah@notsobig.com
@sarahsusanka and facebook.com/sarahsusanka

Text your questions to

202-856-7254

