Design for Aging

AIA Knowledge Community

The mission of the AIA **Design for Aging** (DFA) Knowledge Community is to foster design innovation and disseminate knowledge necessary to enhance the built environment and quality of life for an aging society.

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Intergenerational Living, Inclusive Communities
Strategies for Planning and Design

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01

INTRODUCTION

SPEAKER INTRODUCTIONS

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EcoDistricts AP

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AIA, AICP,
LEED AP BD+C

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WHAT IS INTERGENERATIONAL LIVING?

MULTIGENERATIONAL

INTERGENERATIONAL

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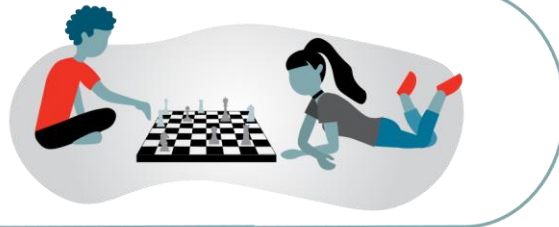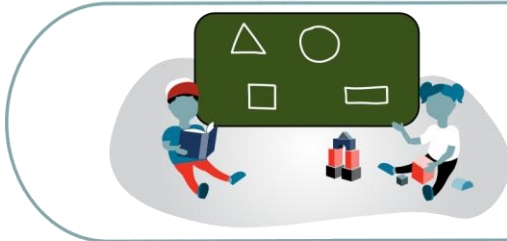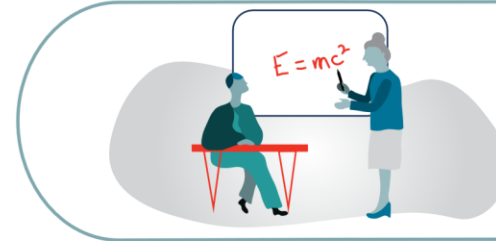
BENEFITS OF INTERGENERATIONAL LIVING

LEARNING

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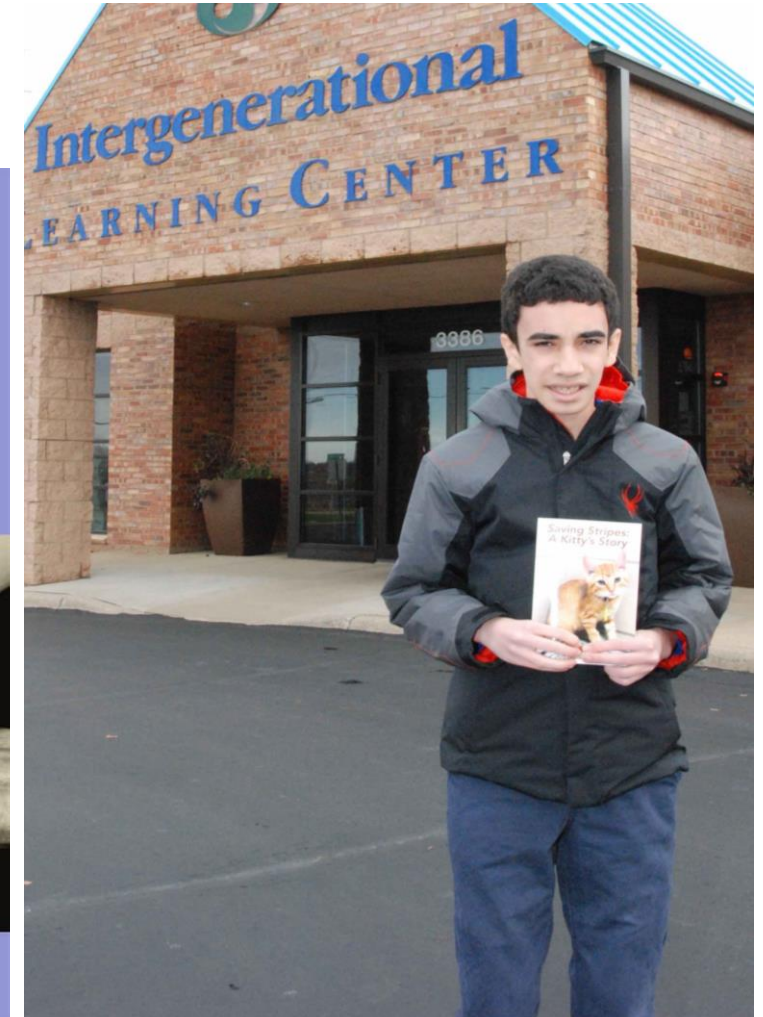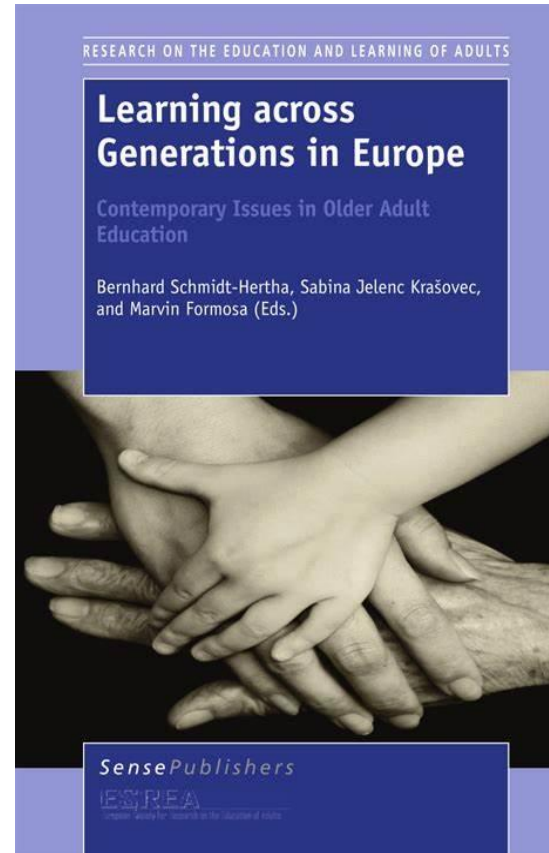
BENEFITS OF INTERGENERATIONAL LIVING

HEALTH AND WELLNESS

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BENEFITS OF INTERGENERATIONAL LIVING

SHARED RESOURCES AND PROGRAM

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BENEFITS OF INTERGENERATIONAL LIVING

HOUSING ACCESSIBILITY

AFFORDABLE HOUSING

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DEMOGRAPHICS AND RESEARCH

% of Population in Multigenerational Households by age group

63 — Ages 85+ — 26 — 19 — 18 — 25

32 — Ages 25-29 — 33

25 — Total — 13 — 12 — 14 — 20

1940 '50 '60 '70 '80 '90 2000 '10 '16

% of Population in Multigenerational Household

21% 15% 13% 12% 14% 15% 17% 20%

1950 1960 1970 1980 1990 2000 '09 '16

Number (in millions)

32.2 26.8 25.8 27.5 35.4 42.4 51.5 64.0

1950 1960 1970 1980 1990 2000 '09 '16

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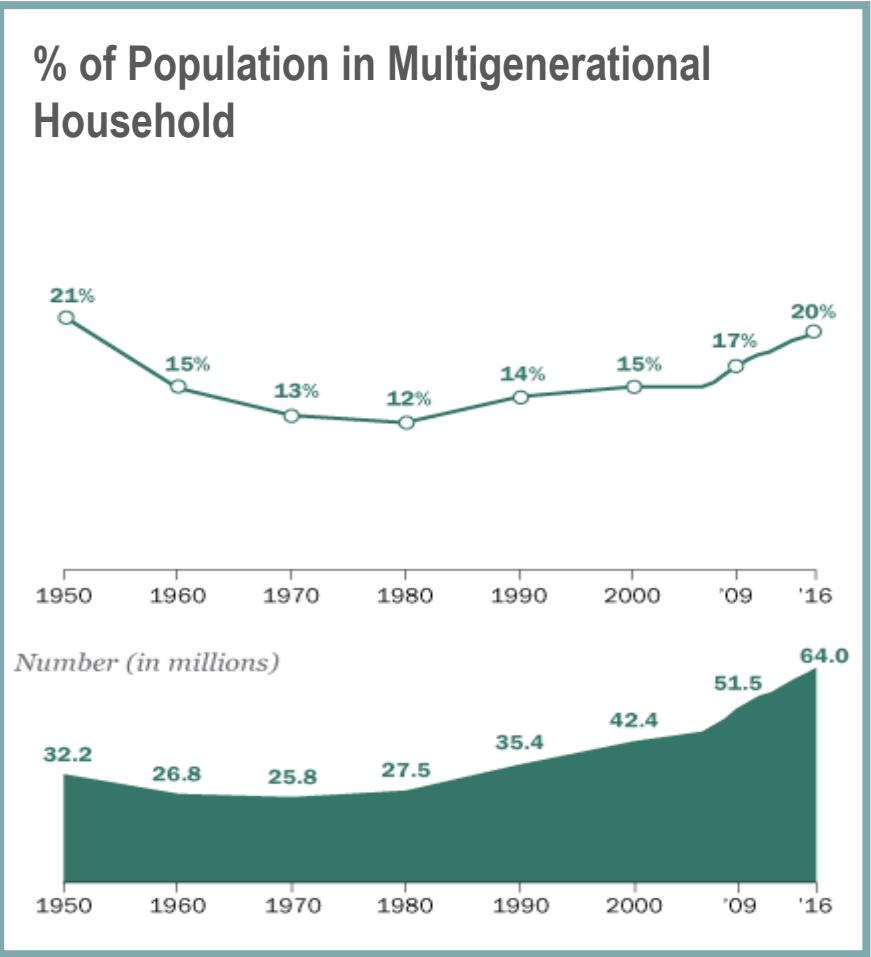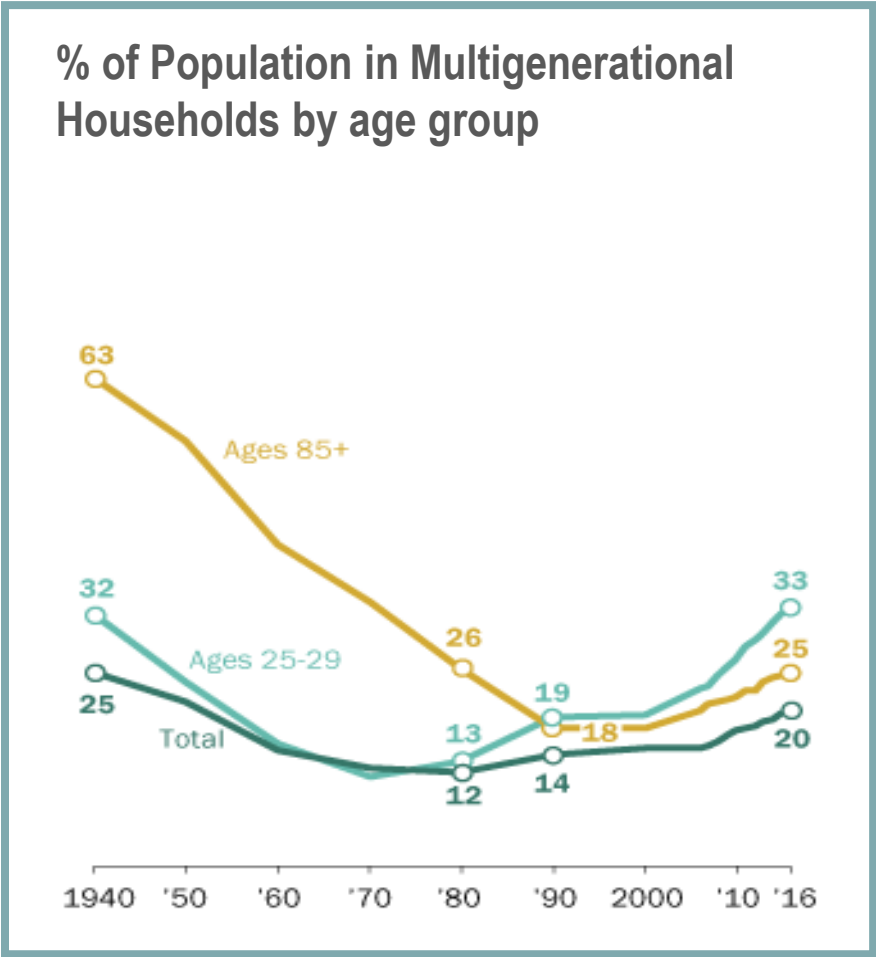
02

HISTORICAL TRENDS

CHANGING URBANISM IN A NEW WORLD

WALKING CITY

STREETCAR CITY

AUTOMOBILE CITY

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# THE WALKING CITY (colonial seaports to industrial centers)

TIME PERIOD: Early settlements - 1890

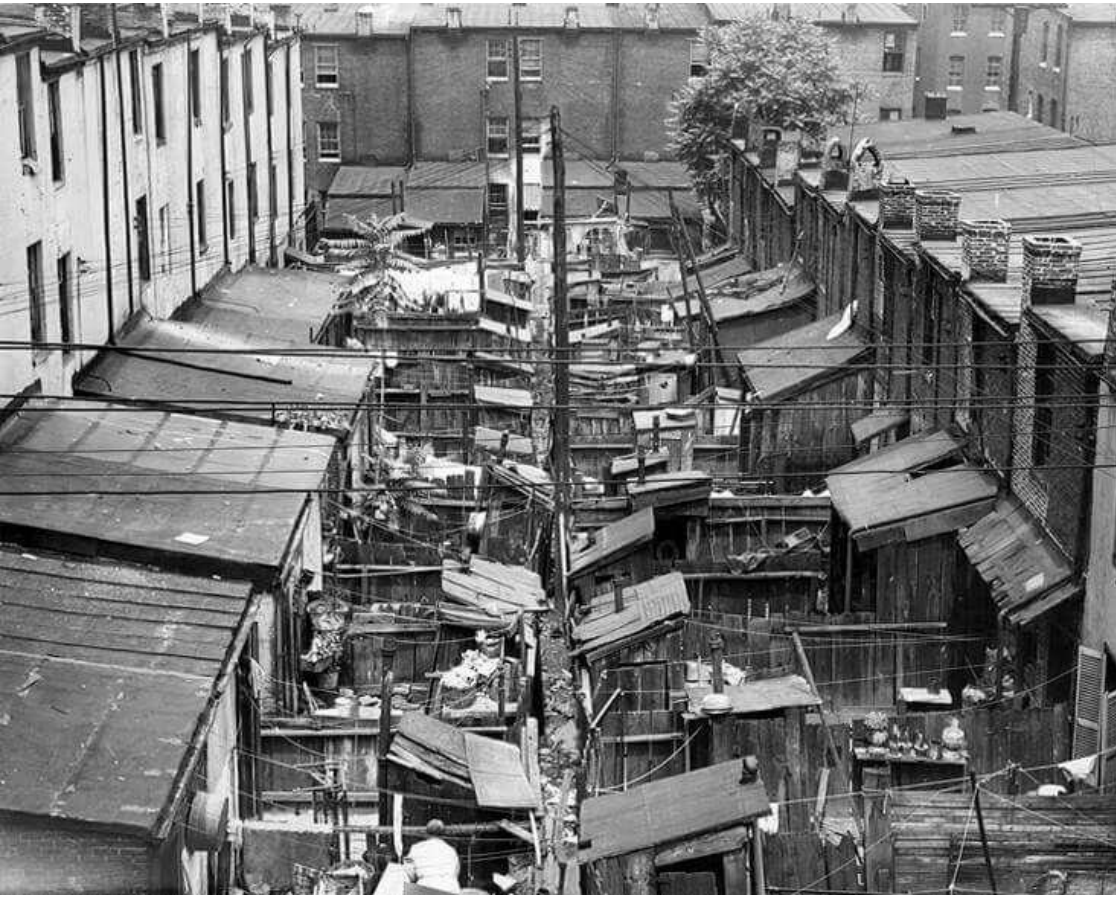**FORM:** Concentrated within a 30- to 45-minute walk

SPEED: 3 MPH to 5 MPH

CHARACTERISTICS:

- Integration of socio-economic groups

- Compact dense neighborhoods around city center

- Mix of uses, particularly industries

- Polluted and lack of sanitation

- Congested with waves of immigration
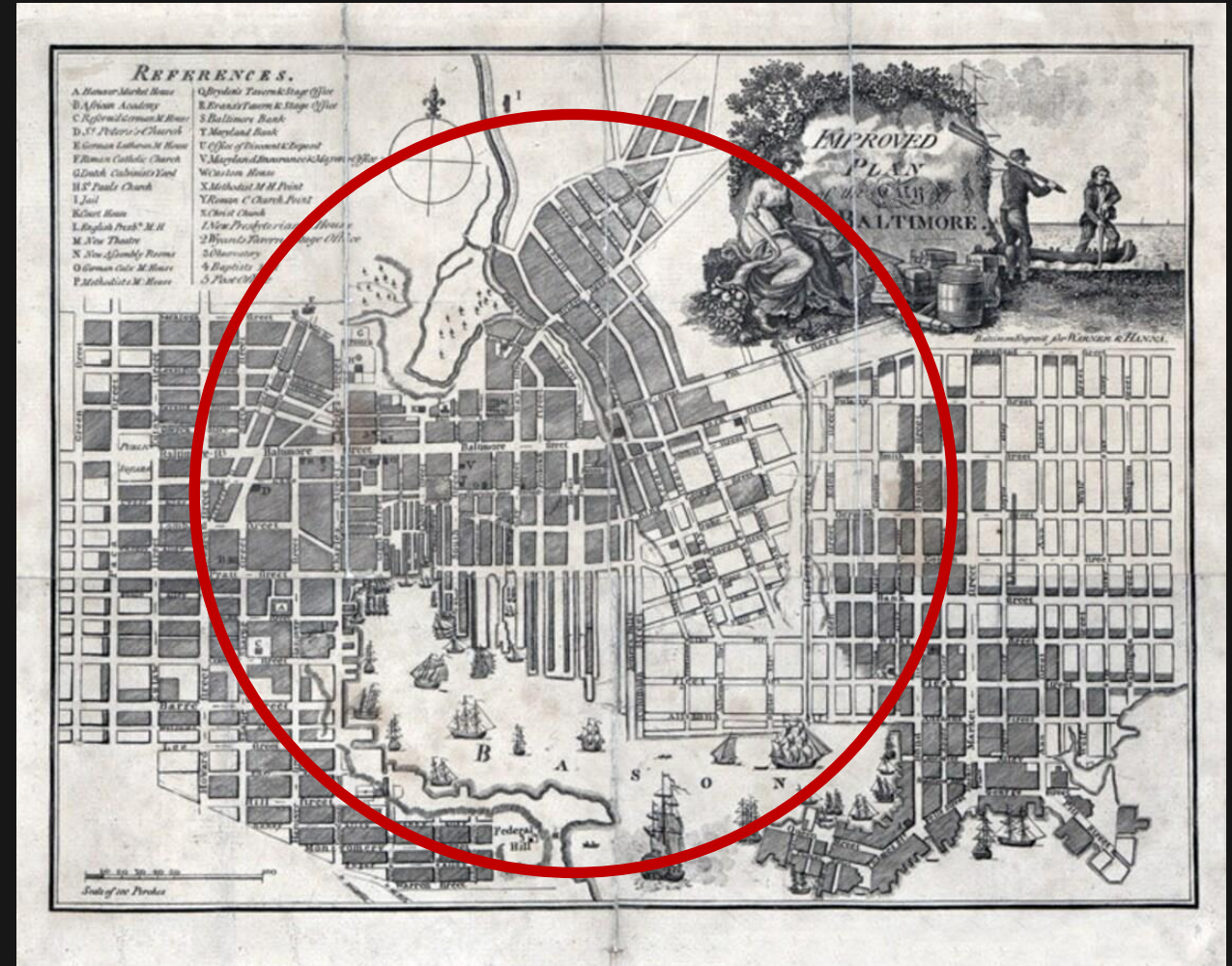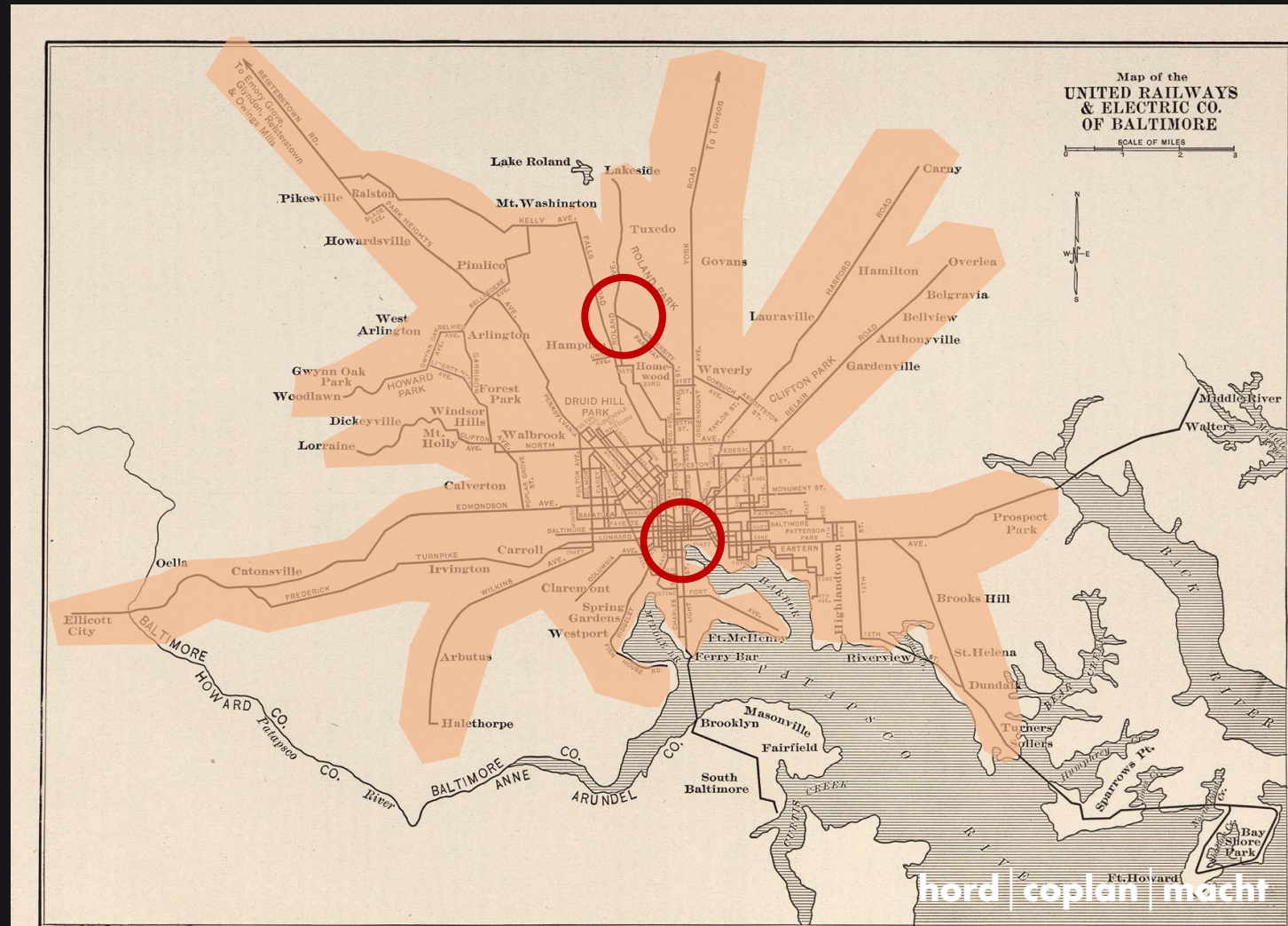
INDUSTRIAL CITY: IMMIGRATION + POLLUTION

STREETCARS

TIME PERIOD: 1890-1945

FORM: Star-shape growth; corridors extending 20 miles from the core
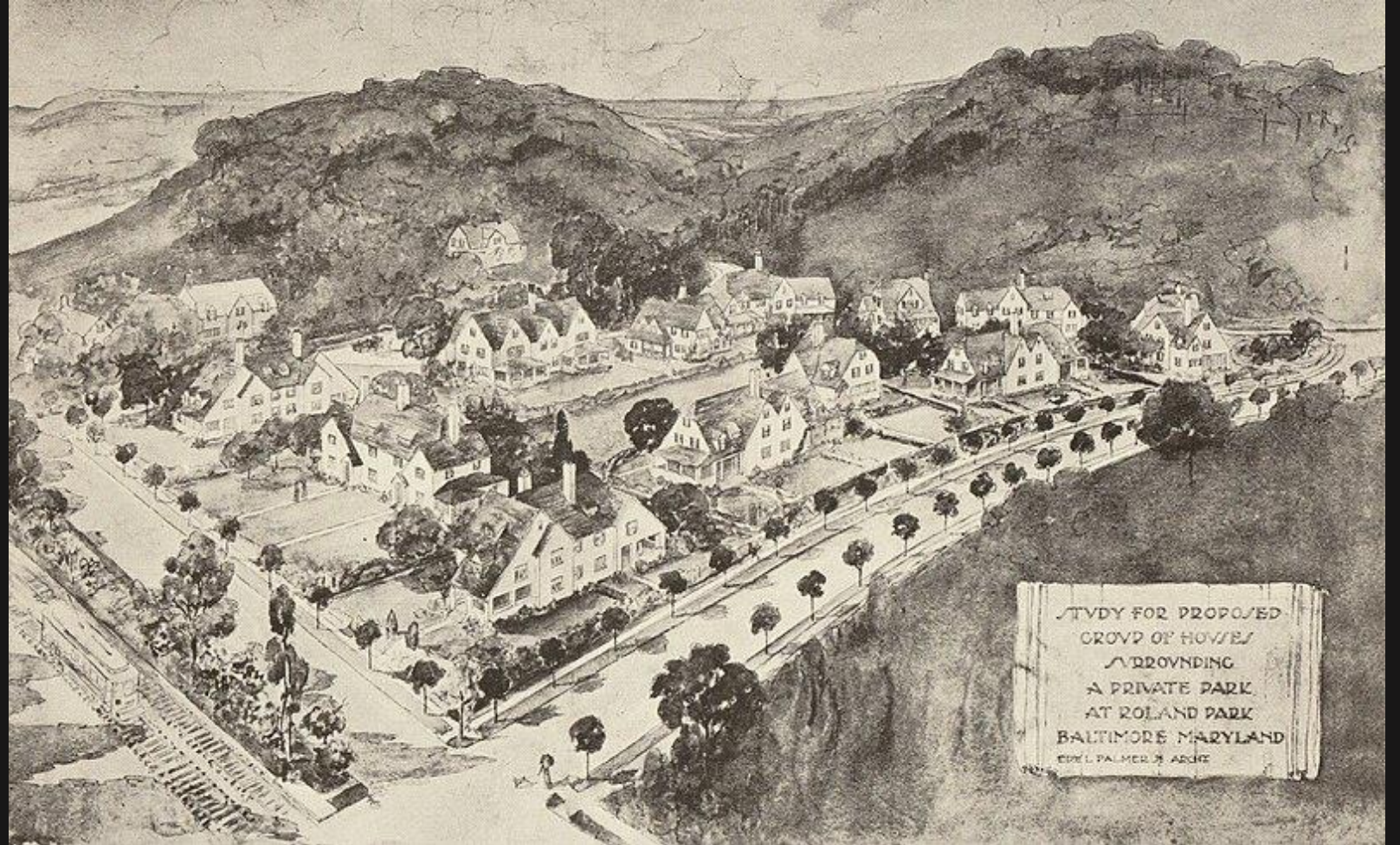
SPEED: 15 MPH

CHARACTERISTICS:
- Continuing separation of socio-economic classes
- Increase in suburban growth away from polluted older areas
- Still reliant on the city center

Map of the
UNITED RAILWAYS
& ELECTRIC CO.
OF BALTIMORE
SCALE OF MILES

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ROLAND PARK

STUDY FOR PROPOSED GROUP OF HOUSES SURROUNDING A PRIVATE PARK AT ROLAND PARK BALTIMORE MARYLAND

Ohio Brass Collection - Illinois Railway Musuem

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LAND USE TOOLS

ZONING

REDLINING

COVENANTS

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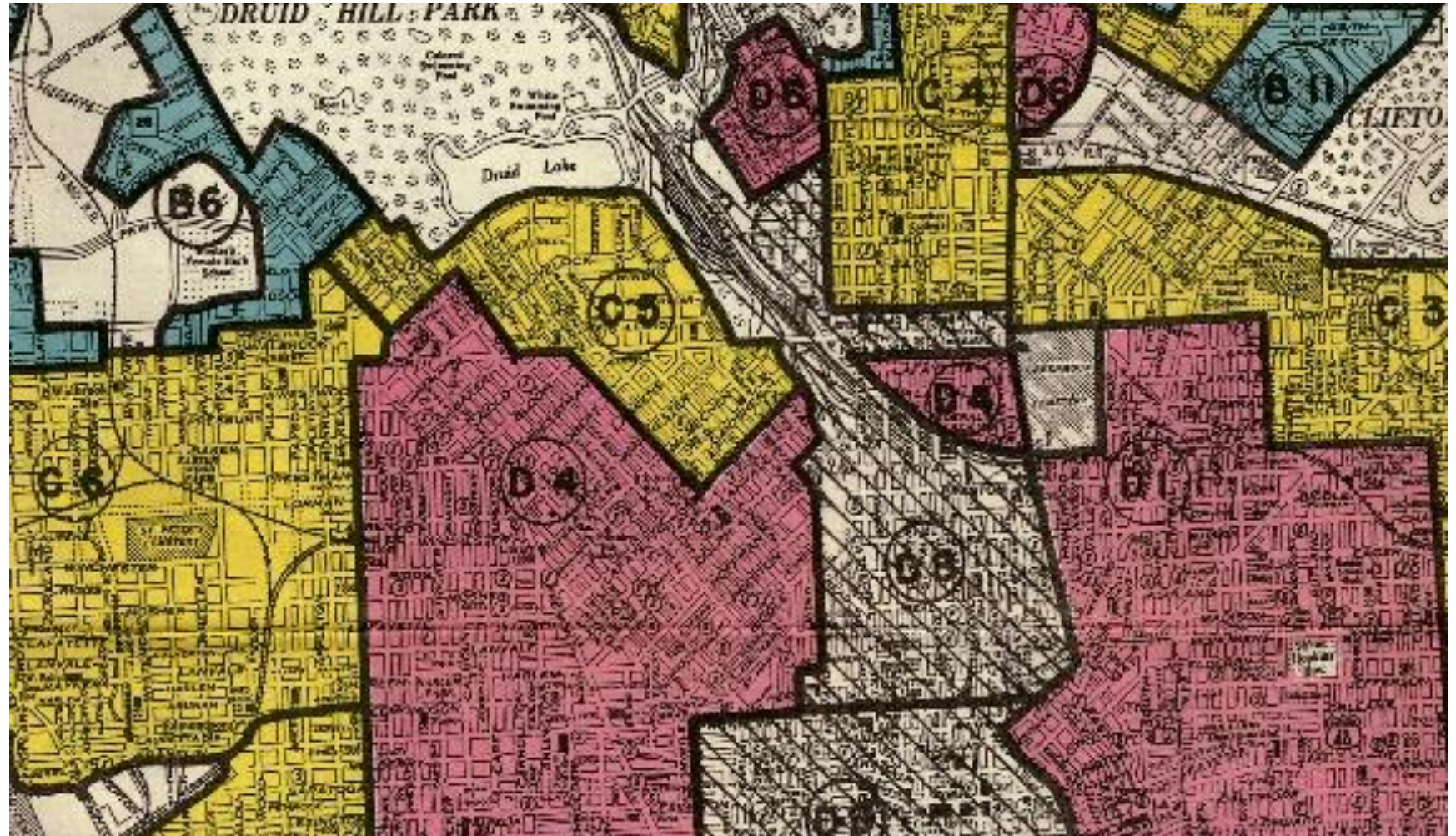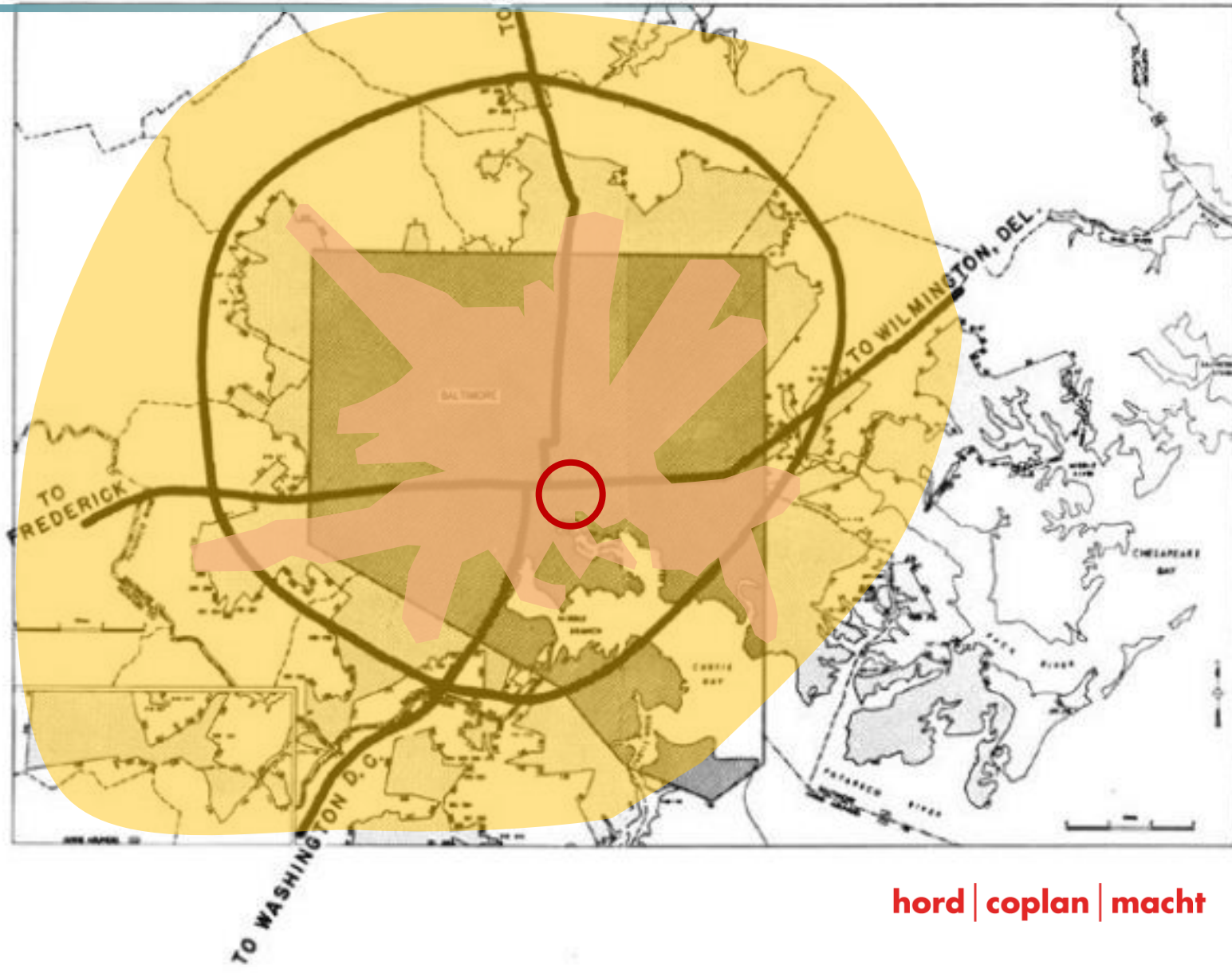
AUTOMOBILE CITY (FREEWAY ERA)

TIME PERIOD: 1945- Today

FORM: Sprawling, nearly unlimited growth between highways

SPEED: 60 MPH

CHARACTERISTICS:

- Increase separation of land uses and socio-economic classes

- Disinvestment in older urban neighborhoods

- Economy less reliant on center cities, growth of edge cities
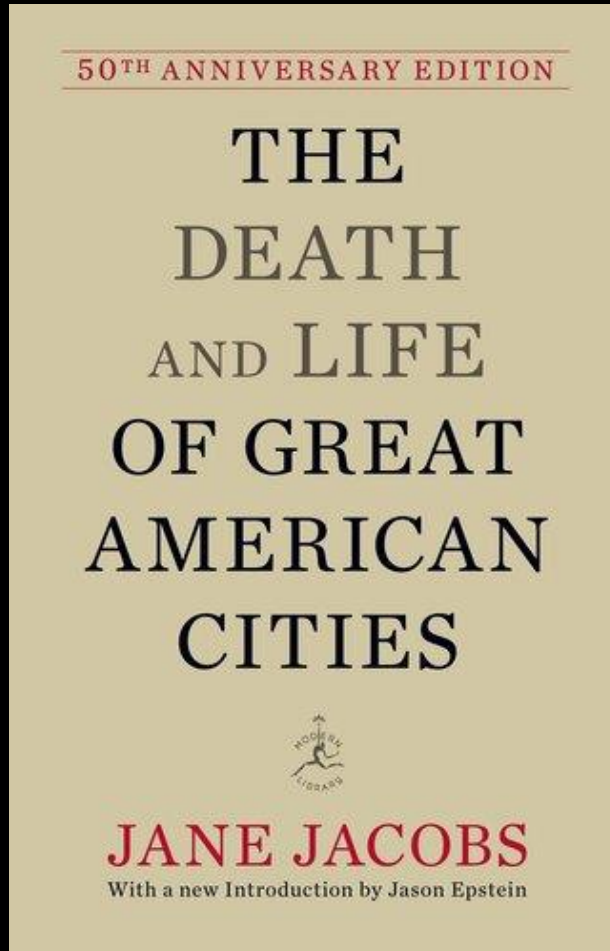
TWO GLEN BURNIES

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EXPANSION & CONTRACTION

LATE 20TH CENTURY U.S. CCRCs

RETHINKING THE ROLE OF NEIGHBORHOOD

03

NEW CONCEPTS
& MUTUAL GOALS

NEW URBANIST MOVEMENT

KENTLANDS, image by Amanda Andrade-Rhoades

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15-MINUTE CITY

Proximity

Diversity

Density

Ubiquity

Carlos Moreno- 15 Minute City https://www.cnu.org/publicsquare/2021/02/16/guiding-principles-15-minute-city

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ALL-AGE FRIENDLY CITY

Source: Towards the All-Age-Friendly City, Future Cities Catapult, University of Bristol

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COMPLETE STREETS

COMPLETE STREETS

Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

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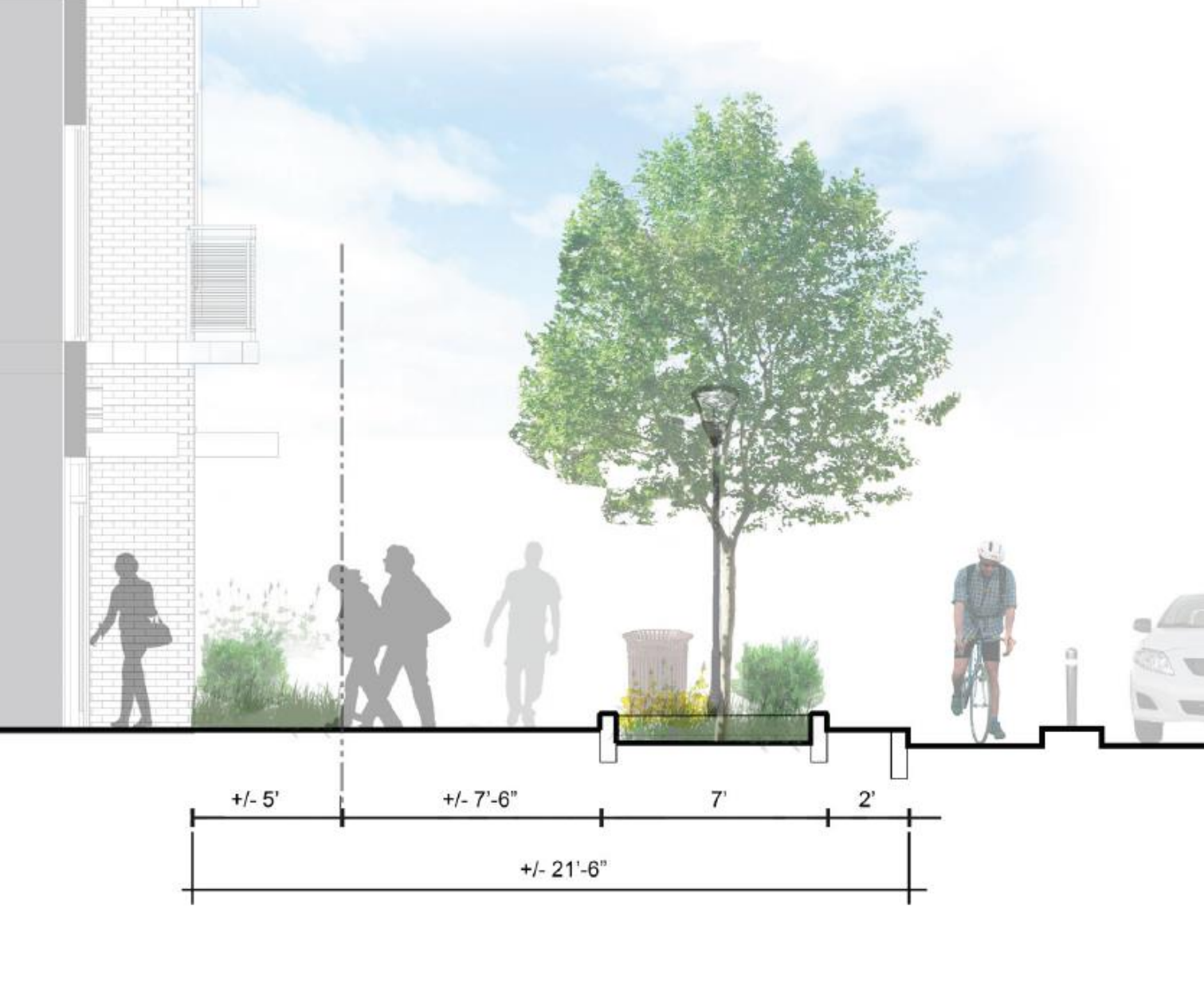
BUS LANES

BIKE LANES

BIKE SHARE
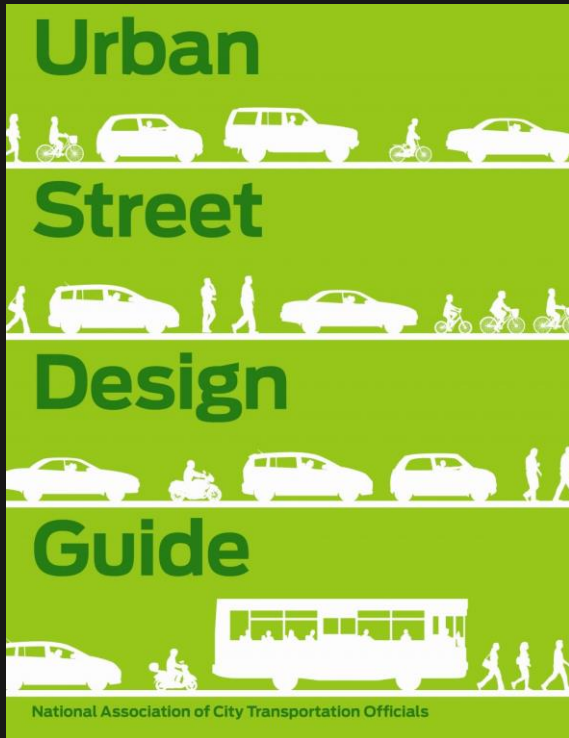
SAFER INTERSECTIONS

GREEN EDGES

STREET FURNITURE

IMPROVED SIDEWALKS

INVESTMENTS

1 Car Barn Office
2 Handler Apartments
3 Fells Point Station Mixed Use
4 Pleasant View Gardens- Senior
5 Pleasant View Gardens- townhomes
6 Broadway Overlook
7 Monument East Apartments
8 Targeted Homeownership
    Improvements Zone
9 Facade Improvements for Businesses
10 Oldtown Investments (commercial, hotel, hotel)
11 Fayette Facades Improvements
12 Broadway Facades Improvements
13 Grocery Store
14 Chick Webb Recreation Center
15 Eastern Health Clinic
16 Ronald McDonald House

17 New City Springs Elem./Middle School
    with Early Childhood Center
18 Under Armour Youth Fitness Center
19 New Community Center
20 North Central Park
21 South Central Park
22 City Springs Park and Pool
23 McKim Park
24 Central Avenue Improvements
25 Caroline Complete Street
26 Protected Bicycle Lanes
27 Lombard Infill Residential
28 620 N. Caroline- Wet Lab Space
29 Central Avenue Infill Residential
30 Retail Reinvestment
31 Soujourner Douglas Reinvestment
32 Pratt Street Infill Residential

KEY

Capital Investments Sites
Proposed Housing Sites
Open Space & Park Investments
Target Area
Street Improvements
New Complete Street
New Protected Bicycle Lanes
Existing Metro Line & Station
Completed Improvement
In-Progress & Planned Improvement

PERKINS HOMES – Baltimore, Maryland
Housing Authority of Baltimore, Beatty Development and McCormack Baron Salazar

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HOUSING CHOICE

POE HOMES CNI – Baltimore, Maryland
Housing Authority of Baltimore City

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Age-Restricted Apartments

Rental

Homeownership

Courtyard Buildings

Townhouses & Stacked Flats

Mixed-use Buildings

Mixed-Income Community

POE HOMES CNI – Baltimore, Maryland
Housing Authority of Baltimore City

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SOCIAL INFRASTRUCTURE

COMMUNITY ENGAGEMENT CENTER- Baltimore, MD

Client: University of Maryland Baltimore

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SUNY BROADVIEW – Purchase, New York
Client: LCS Development LLC

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SUNY BROADVIEW – Purchase, New York
Client: LCS Development LLC

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PANTRY
CAFE
CULINARY CLASS
MAKER SPACE
ARTS STUDIO
CLASSROOM

STAGE
OUTDOOR SEATING
DISPLAY WALLS
FLEX / ART GALLERY
GROUP STUDY

SUNY BROADVIEW – Purchase, New York
Client: LCS Development LLC

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43 W. KING STREET – Lancaster, Pennsylvania
Client: Garden Spot Communities

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Client: Garden Spot Communities

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04

CONCLUSION

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Engaging and active streets designed for pedestrians of all abilities provides the connective tissue for an intergenerational neighborhood.

Housing choice enables individuals and families to age in place within a neighborhood and encourages a more diverse community of all ages.

Creating places that support the shared social needs of a community and purposefully brings generations together is the cornerstone an intergenerational neighborhood.

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BRIEF SUMMARY

BUILDINGS AND NEIGHBORHOODS CONSIDERATE OF AGING POPULATIONS RESULT IN BETTER CITIES FOR EVERYONE

Questions?

Submit your questions through the Q&A pod at the bottom of your screen.

Content-related questions will be answered during the Q&A portion as time allows. Any questions not answered during Q&A, will be answered and posted online within two (2) weeks.

Tech support questions will be answered by AIA staff.

Feedback survey

We encourage all attendees to complete the post course survey at https://www.research.net/r/C9RDLC6 by **Friday September 23, 2022**, at 5pm ET.

Please email knowledgecommunities@aia.org if you have any questions.

Join DFA

[aia.org/dfa](aia.org/dfa)