



Houses For Aging Socially Developing Third Place Ecologies

By University of Arkansas Community Design Center

By 2030, 79 million baby boomers will have turned 65 at a rate of 10,000 per day. While more than 85 percent will age in place, a tsunami of challenges and opportunities will compel this cohort to embrace more cooperative structures of living, given their explosive increase in single-person households. The nation's housing stock and neighborhoods are not equipped to serve the common mobility, access, and social needs of seniors. Many who now age in place often experience greater social isolation and loss of purpose than residents of nursing homes. What is the shape of housing that accommodates retirement lifestyles for the 85 percent who do not live in the nation's top 50 urban cores yet desire greater cooperative structures of living in low-density housing?

The book reworks components of the familiar single-family home to promote new levels of connectivity in neighborhoods once resistant to sharing. The traditional individual porch is rescaled to serve multiple units as a hyper-porch; garage galleries hybridize car parking to become mixed-use neighborhood work and maker spaces; and patio mats offer live-work venues within a compact footprint. All three strategies revitalize neighborhoods through return of informal economies and social networks.



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UACDC advances creative development in Arkansas through design, research, and education solutions. Originated in 1995 as an outreach center of the Fay Jones School of Architecture + Design, the center has its own downtown facilities and a full-time design and planning staff who deliver professional services for communities and organizations nationwide. Much like a teaching hospital, some staff also deliver educational services as practicing design professors. UACDC regularly collaborates with allied professionals in multiple disciplines, and the center's nonprofit status allows it to leverage the work of its private sector collaborators.

Under the direction of Stephen Luoni, the center's director and Steven L. Anderson Chair in Architecture and Urban Studies, UACDC has become a respected national authority in urban design and the shaping of the built environment. Focused on public-interest design, UACDC has developed eight place-making models to address core challenges in our built environment. These models in community development include, among others, transit-oriented development, low impact development, context-sensitive street design, agricultural urbanism, and smart growth urbanism. UACDC has helped to reshape development and planning policy at the state, regional, and municipal levels.