Report of Focus Group Discussions

Compiled in Preparation for

Aging in Community: A Senior Housing Ideas Competition

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Architecture & Urban Planning Building

By

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www.charretteinstitute.org/gfx/charrette.gif

Overview

In support of a "charrette" design competition sponsored by the University of Wisconsin - School of Architecture; this report represents findings generated by four on-sight meetings organized and held over a four week period in January, 2007. The objectives of this competition are to:

- ✓ Create opportunities to age in place
- ✓ Strengthen links to the larger community
- ✓ Nurture informal social supports
- ✓ Foster energy conscious design
- ✓ Provide barrier free settings.

A charrette is generally a phased, collaborative design process (Charrette Institute, ¶ 13). The design teams involved in this competition are to create plans based on information gathered from public meetings with both potential residents and concerned stakeholders. The goals of this competition were to:

1. Bring together architects, community groups, non-profit agencies and most importantly elders living in the area impacted by the competition.

2. Brainstorm new, innovative ideas for creating elder housing that break traditional thinking of moving from one's home to assisted living, then to day care, then to a group home, then and finally to long-term care.

3. Envision what the future can be for elders choosing to live in their communities and provide advice to design professionals.

4. Key features of this competition were to challenge the participating architectural firms to:

    a. Conceive of designed space that connects people to one another and the community they reside in.

    b. Integrate "green design concepts" that diminish waste and utilize leading edge green building guidelines into the design creation.

    c. Focus around barrier free, universal design concepts that accommodate the physical needs of diverse residents as they age in place.

The purpose of each meeting was to provide information for the competing firms to use in facilitating the design process. Participants were directed to answer, in small group sessions, the following questions:

1. Where do I wish to live?

2. Ten years from now and twenty years from now what do I want to do?

3. What changes will need to be made to ensure my goals?

Participants were also asked to:

1. Describe the charrette site as to perceived benefits and challenges.

2. Confirm their desire to remain in their community throughout the "aging-in-place" process.

3. Describe their views of the community they live in as to benefits and challenges they face.

4. Describe an ideal "day in the life of a resident". This was documented as an oral presentation for which an audio recording was made.

The data analysis was done in order to describe the range of comments, define dominant themes, and provide the competing architectural firms with sufficient information to be able to "feel" the tenor and focus of resident concerns. Audio recordings were made of the participants' stories of "A Day in the Life" of a senior resident and were provided with this report.

Partners and Sponsors

Aging in Community represents the coming together of eleven Milwaukee organizations to focus on the future of services and housing for the City's elders. UWM School of Architecture & Urban Planning, Community Design Solutions, Helen Bader Foundation, Faye McBeath Foundation, Greater Milwaukee Foundation, United Way of Greater Milwaukee, City of Milwaukee, Wisconsin EngAGE-ment Project of the Donors Forum of Wisconsin, the Sherman Park Community Association, and UWM's Institute on Aging & Environment and Center on Age and Community (University, 2007).

Participating Architectural Firms

AG Architecture

Continuum Architects + Planner, SC.

Eppstein Uhen Architects, Inc.

Engberg Anderson Design Partnership, Inc.

Kubala Washatko Architects, Inc.

Plunkett Raysich Architects, LLP.

Quorum Architects, Inc.

Zimmerman Design Group, Inc.

Introduction

Community engagement with an aging population has benefits for both aged residents and their neighbors. People seek meaning in life throughout their lifespan and connections with their community of choice. They also need to enhance their sense of self worth and affiliation with friends and family. Healthy seniors represent an irreplaceable resource for their community. Indeed, they themselves see their presence as an asset to the neighborhood they live in. In *Beyond 50.05. A report to the nation on livable communities: Creating environments for successful aging* the American Association of Retired People defined the key issues that enhance life are living in an environment that:

1. Allows for ease of contact with friends and family.
2. Supports involvement with the world at large and with other people.
3. Supports the ability to independently care for one.
4. Enhances a sense of physical and financial security.
5. Supports the ability to pursue hobbies and interests, and
6. Reinforces the feeling of never worrying about being isolated (Beyond 50.05, AARP).

Thus the extent to which seniors believe that their residential situation is seen as adequate and "affordable"; coupled with the belief that community services supports their "needs", and "facilitate[s] personal independence and engagement" directly affects their desire to "age-in-place" within their neighborhood (Beyond, p. 6).

Housing

Livable communities are defined around criteria that demonstrate stability. This includes, the following "key areas" (Livable, 2005):

1. Providing affordable, appropriate, accessible housing
2. Adjusting the physical environment for inclusiveness and accessibility
3. Ensuring access to key health and supportive services
4. Ensuring accessible, affordable, reliable, and safe transportation
5. Providing work, volunteer, and educational opportunities
6. Encouraging participation in civic, cultural, social, and recreational activities.

Elders who believe that when they can not longer live in their home consider alternative housing. Generally seniors desire accommodations that allow for privacy and separation in living accommodations. They also seek hospitality services that include daily meals and light housekeeping support. They desire social interaction. (Beyond, p. 52). A growing concern of computer literate seniors is communication support (Internet, access to the "virtual world", etc.). Finally, elders to seek replicate the green space and mixed land use that they experienced in their homes. (Ranganathan, p. 6).

Lapham Park

Milwaukee County, as an innovative urban area, was cited in the *Administration on Aging* competition as providing a range of outstanding and innovative services (Livable, 2005). In particular, the report outlines services provided by the Lapham Park Elderly Housing Development. This is a facility for 200 elders that provides services "host[ing] a health clinic, an exercise room, a beauty salon, a barber shop, a 'town square', a movie house, a billiards parlor, an arts and crafts room, and a congregate dining room" (Layton, 2003). This facility, coupled with coordinated social services and health care partnerships exemplifies factors that designers should take into consideration during their planning for the charrette competition.

Summary

Generally though, seniors wish to remain in their homes. As one becomes older the physical changes of aging require accommodation of the home to include:

- ✓ The use of door handles and knobs that can be easily grasped and turned.
- ✓ Grab bars and various bathroom aids that enhance safety for individuals dealing with awkward or slippery environments.
- ✓ Access and egress changes that can accommodate walkers and wheelchairs.
- ✓ The absence of stairs which hinder ease of movement, and
- ✓ Covered parking or garage accommodations for those residents that own cars or other forms of personal transportation.

Designing this lived environment requires balancing aesthetic sensibilities to progressively shifting resident physical capabilities. (These, AARP and Livable, AARP). A dominant goal of innovative design is to focus utilization of space around resident needs (Agewise, p.1).

In the end, creating intimate space that allows people to live in a home like (small scale) setting directly supports elders need to feel in control of their lives. Indeed, participants in all four site meetings repeatedly emphasized their deep felt need to control their destiny as long as they possibly could. Designing this desire into housing for the aged so they can live in place, in their neighborhood of choice as long as possible is the crux of this competition.

Demographic and Income Data

Demographic Profile of Proposed Sites, Based on U.S. Census for Year 2000 (at Block Group Level)	Jackie Robinson School	Layton and National	Plymouth Manor	Three Holy Women
Population - Total	41371	39603	26942	34887
White	3223	19494	9958	21878
African American	36601	3651	14821	10177
Hispanic	504	19289	1404	2102
Native American	207	1222	149	252
Asian American	329	1671	626	778
Pacific Islander	91	41	61	60
Other Race	154	11274	697	955
Multiracial	766	2250	630	787
Percentage of Neighborhood Population 55+	**12.87%**	**13.39%**	**14.35%**	**18.62%**
Population over the Age of 55	5323	5302	3865	6496
Male	2073	2323	1738	2693
Percent	38.94%	43.81%	44.97%	41.46%
Female	3250	2979	2127	3803
Percent	**61.06%**	**56.19%**	**55.03%**	**58.54%**
Average of Median Income per Block Group	$ 26,740.88	$26,801.32	$ 21,513.19	$ 26,689.58
For Householders age 55 to 64	$ 47,026.08	$33,247.57	$ 43,933.39	$ 47,747.57
For Householders age 65 to 74	$ 37,347.49	$35,679.21	$ 25,835.04	$ 27,202.61
For Householders age 75 and Older	$ 18,938.79	$21,933.25	$ 24,300.49	$ 41,457.29
Average of Median Home Value per Block Group	$ 49,411.63	$48,976.47	$ 73,159.38	$102,006.06
For Householders age 55 to 64	$ 38,482.38	$44,990.50	$ 63,504.78	$ 64,152.74
For Householders age 65 to 74	$ 32,669.76	$36,935.30	$ 30,725.35	$ 25,659.88
For Householders age 75 and Older	$ 32,636.74	$30,000.86	$ 32,131.46	$ 47,904.57
Average Rent per Block Group	$ 427.73	$ 370.23	$ 461.58	$ 520.99
Number of Owner Occupied Housing Units per Block Group	6133	4280	1895	2865
With Head of Householder Age 55 or Older	2555	1605	901	1198
Percent	**41.66%**	**37.50%**	**47.55%**	**41.82%**
Number of Renter Occupied Housing Units per Block Group	7505	8795	8277	15654
With Head of Householder Age 55 or Older	1129	1958	2145	3566
Percent	**15.04%**	**22.26%**	**25.92%**	**22.78%**
Age Distribution of Housing Stock, per Block Group				
Units Built Before 1939	44.11%	58.05%	41.12%	46.21%
Units Built 1940-49	20.24%	13.71%	6.77%	7.69%
Units Built 1950-59	22.22%	10.23%	10.22%	9.65%
Units Built 1960-69	6.75%	9.13%	15.28%	15.16%
Units Built 1970-79	4.05%	4.82%	10.27%	9.28%
Units Built 1980-89	1.28%	2.35%	8.00%	5.86%
Units Built 1990-94	0.27%	0.89%	3.48%	2.59%
Units Built 1995-98	0.90%	0.77%	2.84%	1.80%
Units Built 1999-2000	0.19%	0.06%	2.02%	1.76%
Total	**100%**	**100%**	**100%**	**100%**

Overall Findings

Aggregate Data Analysis							
Number	Area of Concern	Layton Avenue	3 Holy Women	Walnut Street	Jackie Robinson	Totals
1	Provide affordable, appropriate, accessible housing	2	9	14	**4**	**29**
2	Adjust environment for inclusiveness and accessibility	4	5	7	2	**18**
3	Ensure availability of health and supportive services (local shopping)	**21**	**22**	**57**	**15**	**115**
4	Ensure accessible, affordable, and reliable transportation	7	6	5	4	**22**
5	Provide space for work, religious, volunteer, and educational opportunities	2	**10**	27	7	**46**
6	Encourage civic, cultural, social, and recreational activities (café)	2	20	**47**	**26**	**95**
7	Ensure a safe and secure living environment	**10**	**13**	8	4	**35**
Primary	*Concern based on frequency of mention (highest concern)*					
Secondary	*Concern based on frequency of mention (second concern)*					
Tertiary	*Concern based on frequency of mention (third concern)*					

Layton Avenue Findings

The Group: This was a group of roughly 20 elders. The average age was 70-75 years of age with a few in their mid 80s. They were individuals who happened to be present at a luncheon the OASIS, a local non-profit agency. Thus the group represented the demographic and income range of resident seniors.

The Site: Layton Avenue and National Boulevard

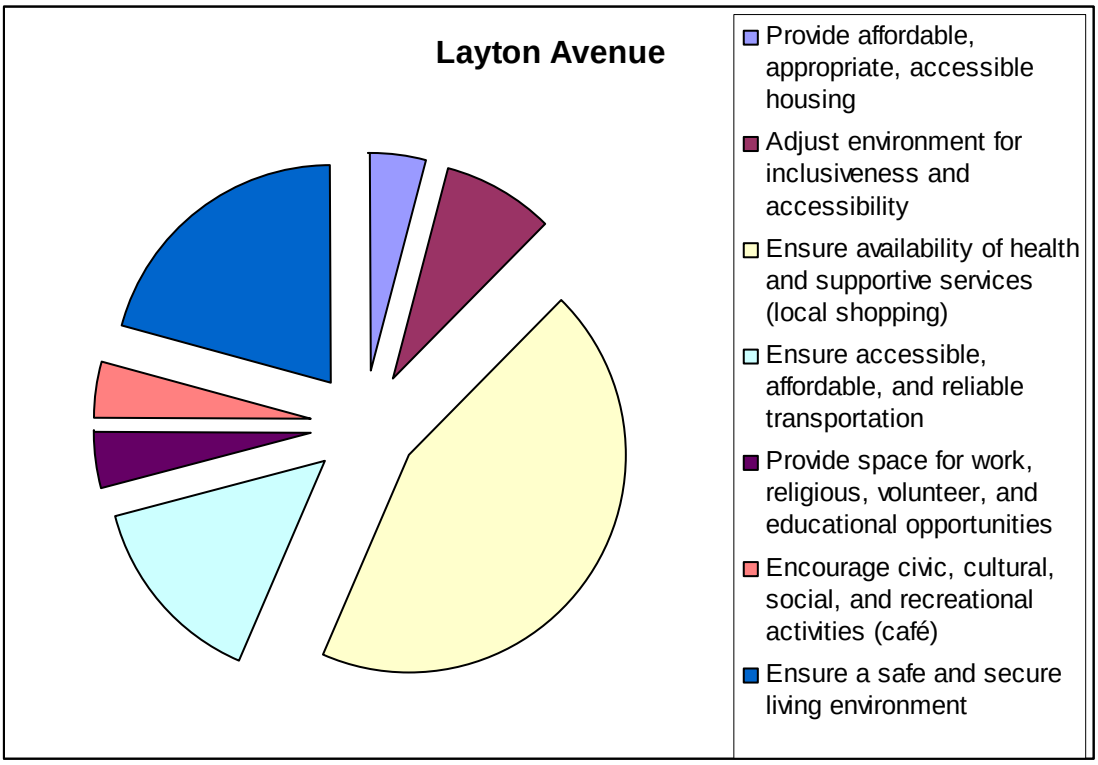
Over arching concern: *Age in place.* Dominant message, don't force me to leave my home and don't make me feel older then I am. Secondary message, lessen security and crime issues, my feeling of personal safety. Design a home-like residence that increases my ability to live in a diverse, ethnically changing neighborhood.

27th + National | Aerial View

Scale: 1" = 100'

Aging in Community

A Senior Housing Ideas Competition



Layton Avenue

Findings and Comments

Where do I wish to live?

In my home, as long as possible!

10-20 years from now, I want to…

This older group of residents focused on discussion of the community and site. They were also very specific in listing desired amenities.

Community

1. Benefits
    a. Public Transportation (convenient)
    b. Close to Domes
    c. Walgreens
    d. Bank
    e. Restaurants
    f. Good shopping area (convenient shops)
    g. Variety of stores
    h. Local hospital

i. Underground parking
j. Oasis (meals convenient)
k. Perception of “nice people”

2. Challenges of Community
    a. Safety and Security
        i. Traffic
        ii. Prostitutes
        iii. Pan-handling > because of outreach center
        iv. Crime (perception of high crime and lack of police)
        v. Not residential, more of a commercial feel
        vi. Family doesn’t live near by
        vii. People don’t want to live near intersection. Too busy and not peaceful. Very Stressful. Seniors don’t feel safe due to traffic and loiterers.
        viii. Lack of pedestrian walk light (longer times)

Amenities

1. Safety and Security
    a. Security concern (lockable lobby and intercom system to control entrée and egress)
    b. Safe bathrooms with bars on wall
    c. Walk in bath tub
    d. Showers with built in seat
2. Accessibility
    a. Elevators (if multi level)

What services will I need?

1. Health and Personal Care
    a. In building laundry facilities
    b. Exercise room and gym
    c. Beverage/sandwich nook
    d. Vending machines
    e. Handicapped accessible bus stop
    f. (Consolidated) health service (easily accessible)
    g. Help with grass cutting
    h. Garbage pick up and clean up help
    i. Food delivery/groceries, (help with) yard work, housekeeping
    j. Shuttle service
    k. Financial services
2. Resident Facilities
    a. Community room (bingo)
    b. Hair Salon
    c. Barbering
    d. Games and recreation area
    e. Library facility
    f. Computer room

    g. Common area
    h. Smoke free building
    i. Heated garage area where one can wash vehicle
    j. Woodwork area, art area
3. (Build) near shopping center
4. (Provide) lots of green space
5. (Build) swimming pool (3-6’ of water, i.e. senior accessible)

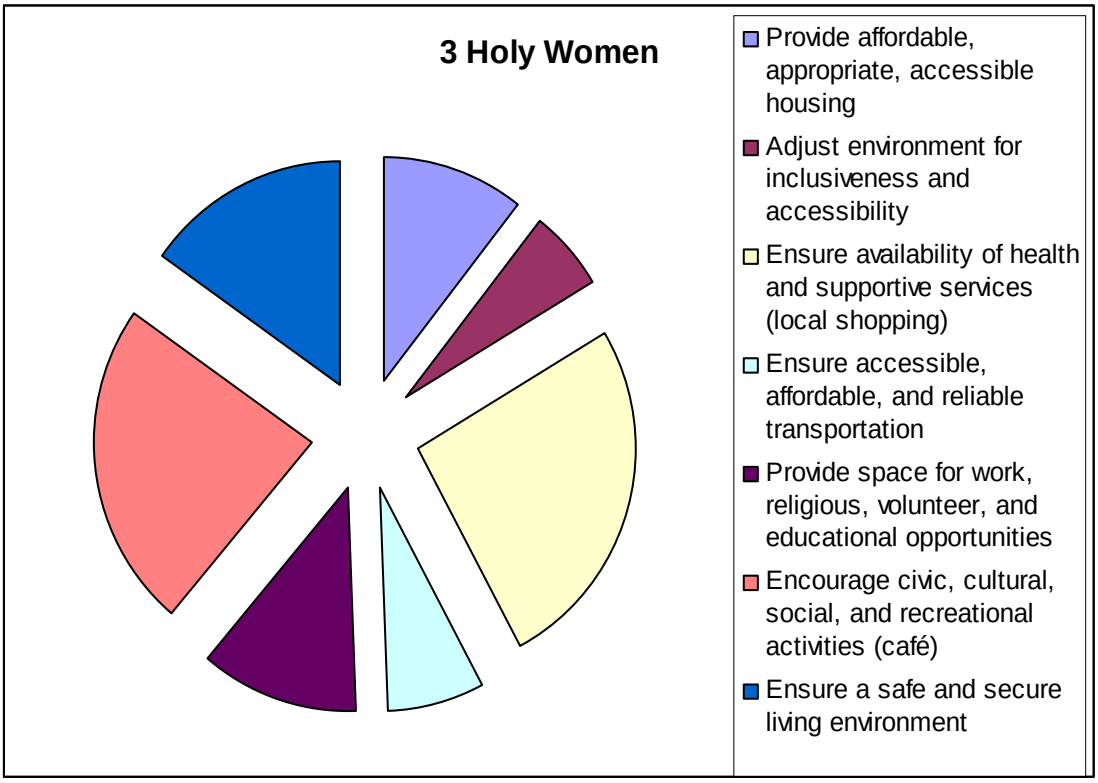
Three Holy Women Findings

The Group: This was a group of 26 people. They were composed of retired residents, social service representatives, business people, and "aging professionals" (social service professionals). All were committed to the Brady Street area and were able to provide a diverse view of the Holy Women site and local community needs.

The Site: Van Burien and Pleasant (Three Holy Women) Former St. Rita Rectory and 2 additional parcels to the North.

Over arching concern: *Remain in the Brady Street area and enhance the diverse neighborhood experience.* Dominant message, stay in area within an intimate/homelike environment. Seondary message, maintain contact with the outside world in a safe and secure way. These people love Brady Street. They see the charrette design process as an opportunity to revitalize the neighborhood they love. Keeping the historic ambiance of the area will be a key factor in successful design.

Aging in Community
A Senior Housing Ideas Competition
Van Buren + Pleasant | Aerial View
Scale: 1" = 100'



Three Holy Women

Findings and Comments

Where do I wish to live?

In my home, as long as possible!

10-20 years from now, I want to…

This group had generalized comments that focused on remaining in the Brady Street neighborhood. These comments quickly led into further discussion of the site.

Site

1. Benefits
    a. Rich history
    b. Close to downtown
    c. Walk to grocery, future development and restaurants
    d. Bus line
    e. Near school (intergenerational opportunities)
    f. Neighborhood worship opportunities

g. Near playground and park
h. Mix of old and new housing
i. Busy neighborhood streets
j. Safe neighborhood (perceived)
k. Lots of kids
l. Still in Brady Street area
m. Close to lake and downtown
n. Church to partner with facility
o. All four sides (of building) to have natural light

2. Challenges of Site
    a. Size of lots (small)
    b. On the edge of the neighborhood
    c. Perceived issues with younger population and their activities
    d. Design challenges => size vs. space required (aesthetics)
    e. Lack of restaurants, retail shipping, bars
    f. Lots of traffic on Van Burien
    g. Lots of kids
    h. Parking lacking for visitors, drop offs and pickups
    i. Some areas are now totally inaccessible

Community

1. Benefits
    a. Diversity = economic, age, amenities
    b. Active neighborhood associations
    c. Closeness to Brady Street and the lake
    d. Bus line
    e. Shopping
    f. School
2. Challenges of Community
    a. Challenge with current alienated elders
    b. Disconnect between generations
    c. Lack of municipal/civic space (i.e. library)
    d. Unmitigated development (lack of planning)
    e. Cost of home upkeep and property values
    f. Lack of vision
    g. Noisy
    h. School

What services will I need?

1. Comfort and Convenience = <u>Homelike</u> theme with:
    a. Social space at entry
    b. Easy movement to series of spaces to won living space
    c. Human/intimate scale – Foyer
    d. View to outside action (street, playground, green space)
    e. Café Space (mainly for residents
    f. Living space

g. Functional rooms, washrooms, hobby and workspaces
h. Spacious/easy movement and preparation areas
i. Single level
j. Common facilities with building
k. Spaces to connect to community (café, library, clinic, dry cleaners)
l. Opportunity for "accidental community" (spontaneous interaction with outside world)

2. Safety and Security
    a. High accessibility
    b. Barrier free access
    c. On-sight management
    d. A mailroom inside facility
    e. No mailboxes by outside door or elevator (safety)
    f. Area safe for women
3. Health Care
    a. Nearby health care facilities
4. Comfort and Convenience
    a. Small size units (homelike)
    b. Decentralized services
    c. Access to cultural activities
    d. A diverse community
    e. A sense of "simplicity" in living and working
    f. Various levels of accepting assistance
    g. Various levels of shared space
    h. Size of units in the development appropriate to the scale/size of lot and other buildings in the neighborhood
    i. 5-6 floors, variable unit sizes (studio, 1 bedroom, 2 bedroom)
    j. Balconies
    k. Vending machines
    l. Green space – challenging given lot size
    m. Dining area for residents and guests
    n. Community room with couches, comfy chairs TV, refrigerator and wet bar
    o. Gathering space on each floor
    p. Guest space for overnights
    q. Be able to use golf carts to get around neighborhood
    r. Bus line, church, drug store within walking distance
    s. Natural air and light
    t. Outside space, raised bed for gardening
    u. Parking space
    v. Co-op housing
    w. Affordable costs
    x. Gathering places and exercise room
    y. Services for maintenance and cleaning
    z. Transportation and handyman services
    aa. Store/shops on first floor of building
    bb. Spa service and barber shop

cc. Services stay connected to neighborhood
dd. Storage facilities for residents

Day in the Life of an Elder

1. A concierge welcoming you at the door
2. A place to meet visitors where one could sit and be comfortable
3. Well lit building
4. Area for coffee and a bulletin board showing daily activities
5. Exercise facility
6. People shopping, running errands and doing laundry
7. Volunteers working with people
8. Closed circuit TV for residents and guests
9. Residents taking naps and having “spa-time”
10. Pot luck suppers
11. After dinner activities (cards, dancing, evening walks, TV, book club discussions, etc.)
12. Residents with pets (walking, holding, etc.)

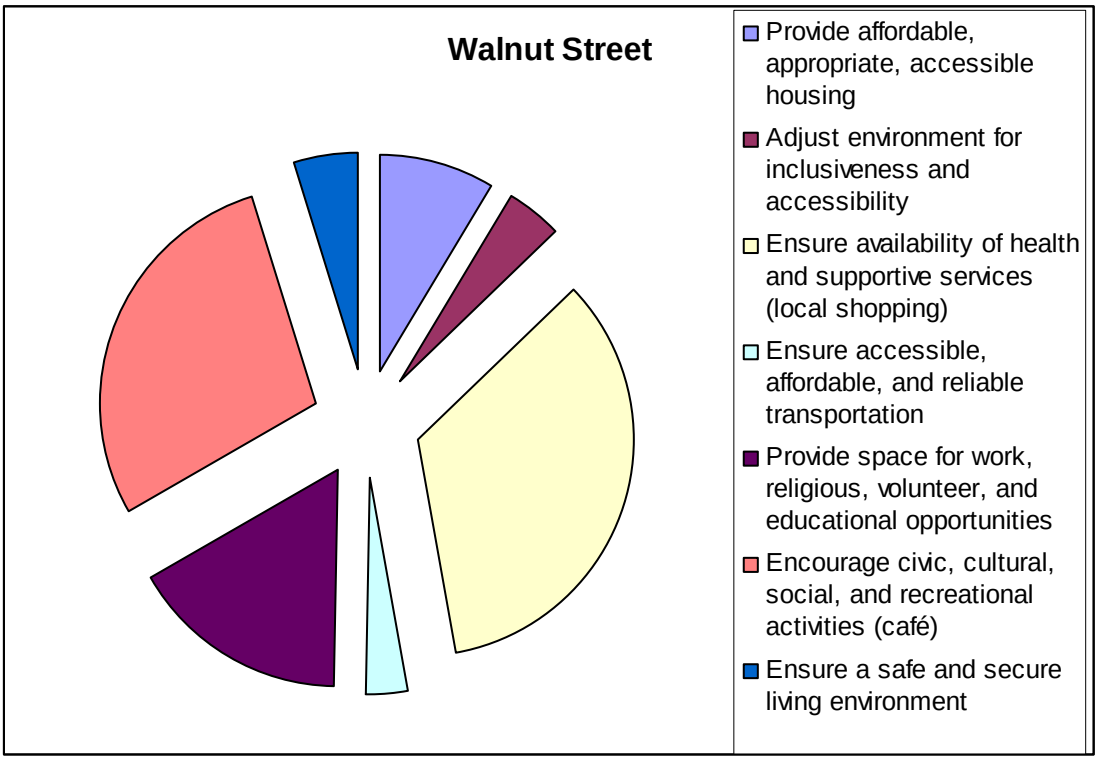
Walnut Street Findings

The Group: This group totaled roughly 30 people and represented a full range of interested stakeholders. In addition to local residents the group was enriched by the presence of non-profit agencies, senior housing entrepreneurs, and city administrators.

The Site: 6th and Walnut (Plymouth Manor)

Over arching concern: *We love our historic neighborhood.* Dominant message, we want to stay in area because this is where we grew up (historic Bronzeville Community). Provide us with an intimate/homelike environment. Secondary message, we demand the ability to maintain contact with family, friends, and the outside world; in a safe and secure way. Also, provide all needed services within easy walking distance. A key factor in successful design is to remain extremely sensitive to the historic nature of the site. The residents here truly guard their community.

8th + Walnut | Aerial View
Scale: 1" = 100'
Aging in Community
A Senior Housing Ideas Competition



Walnut Street

Findings and Comments

Where do I wish to live?

In the city, in an urban setting that is close to amenities!

1. Comfort and Convenience
    a. At a location that is seen as "comfortable" (meaning accessible with access to family and friends)
    b. Near on-going community activities
    c. In a neighborhood that is culturally diverse in age, ace, family makeup, etc.
    d. Accessible parks, recreation, green space and educational centers
    e. In a setting that provide opportunities to remain engaged in the community through volunteer work and teaching
    f. Within three blocks of my existing community
    g. Not in a high-rise
2. Health and Safety
    a. Must have health and wellness resources

b. Somewhere safe
c. Space under my control
d. A safe and open place

3. Lifestyle Issues
    a. I want to see life, be active
    b. Social spaces for 3-4 people (outside and inside)
    c. Maintain friendships in my community
    d. Affordable
    e. Has a "village" square
    f. Not too different from home
    g. There should be choices => communal / private
    h. Choices for community activity and interaction
    i. Easy access to choices and activities
    j. Near people like "us" (diversity)

10-20 years from now, I want to…

1. Comfort and Convenience
    a. Live in a homelike setting where my family can visit
2. Life Style
    a. Remain independent and mobile
    b. Continue to contribute to the community
    c. Maintain interaction with family and friends
    d. Increase spiritual awareness
    e. As one gets older there still is a desire to remain independent for as long as possible
    f. I want to be able to:
        i. Sit down and read a book
        ii. View a movie
        iii. Interact in social groups (within 10 minutes of the location=Pabst Brewery)
        iv. Actively interact with others in a social setting
    g. There has been community investment and increased property ownership
    h. Mixed
    i. Green space, parking, facilities in easy walking distance
    j. The ability to age in place.
    k. I don't want to be uprooted
    l. I want to be part of the community
    m. I want a sense of "participation"
    n. I am established with a group of friends
    o. I am close enough to my children and family for support
    p. Easy access to family and visitors – no "visiting hours"
    q. Atrium for Greenery
    r. Make it beautiful with comforting colors (Cream-city Brick is familiar)
    s. I want to be "in charge" of my life
3. Safety and Security
    a. Will need health care options

What services will I need?

1. Comfort and Convenience
    a. Access to health care, shopping, personal care, education, adult day care/senior center, transportation, meals/meals on wheels, home health care, laundry, computer technical support, financial services, travel clubs
    b. Flexible service, independent of hours, open living arrangements
    c. Ability to have a glass of wine, a beer, "spirits"
    d. A boutique
    e. "Smart" home
    f. Café
    g. Access to technology
    h. Informal gather rooms
    i. Meals (brought to me)
    j. Laundry service
    k. Cleaning Service
    l. Access to transportation
    m. Grounds services and upkeep (snow removal)
2. Safety and Security
    a. ADA compliancy
    b. State of the art lighting and design
3. Health Care
    a. Health care close by
    b. Pharmacy close by
    c. A communal room able to support high tech monitoring of resident health (example, toilets that can conduct urine analysis) or blood monitoring for diabetes
4. Social gathering and interaction
5. Banking – Internet (not common with this group)
6. Advisement access over miscellaneous concerns

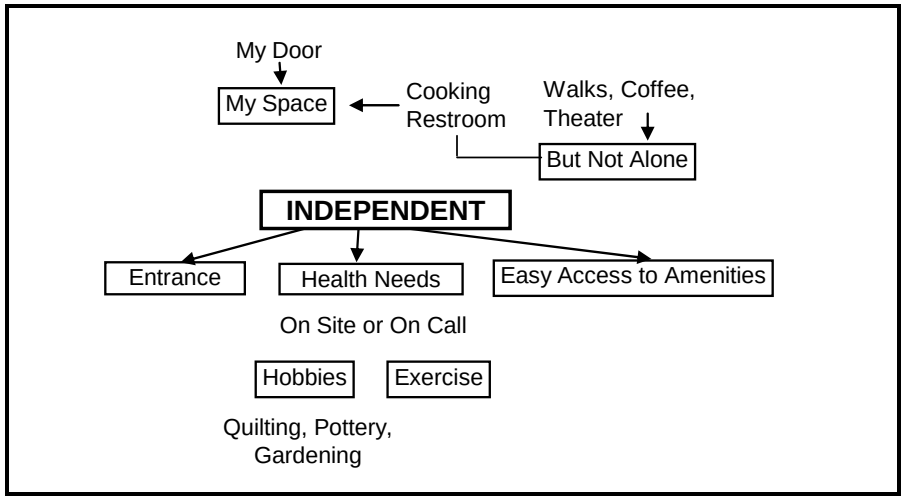
What changes will need to be made to ensure my goals?

1. Downsize lifestyle, sell home
2. Remove physical barriers (handicap toilets, ramps, etc.)
3. Support for maintaining ties to families and friends
4. Life planning
5. Federal government involvement on the site providing resource contacts (substation)
6. No federal taxes after 65 (tax relief)
7. Support for continuing education (GED, new technologies = cell phone use, text messaging)
8. Income (mixed)
9. Accessibility improvements
10. Education for foster mobility and independence
11. Reduce the complexity of accessing retirement benefits (federal)

Site

1. Benefits = Asset Mapping: "Become part of the neighborhood" and "look like a place to live". What will determine this:
    a. Urban: Access to city amenities
    b. City bus stop nearby
    c. Make the design act towards the streets
2. Meet and Greet = Needs to be designed for "hanging out"
    a. Community space
    b. Retail = commercial amenities
3. Health and Safety
    a. Safety (belief that residents are safe)
    b. Current Site condition
4. Life Style
    a. Reinvestment in surroundings
    b. Value, this needs to be a place we can "value"
    c. Intergenerational
    d. Space for all ages to live
    e. All welcome that need assistance or have a certain condition
    f. Meditation Room
    g. Multi-faith
    h. Individualism
    i. How do I express myself in this setting?
    j. Unrealized potential for green space
    k. Wish for wiser use of space
    l. Continued sense of "neighborliness" (people grew up together in the community) Multigenerational neighborhood
    m. Mixed Church and faiths
    n. Mixed income community seen as growing
    o. Can have family nearby

Map



5. Location Advantages of Site
    a. Close to downtown (expressways, schools, hospitals, ADC, Housing Authority)
    b. Close to community college
    c. As a corner site it has easy access to area and is visible from the street
    d. Large site helps with urban re-development
    e. Close to workforce and caregivers
    f. Neighborhood friendly day cares
    g. Boys and Girls Club available
    h. Main artery with city (transit line close)
    i. Walnut is a main east to west street
    j. Good transportation access
    k. New development in the area
    l. Mix of homes/rental nearby
    m. Good size site with good access visibility
    n. Views of the city
6. Challenges
    a. Physical Features
        i. Topography slopes south
        ii. Lack of parking
        iii. Green space based on density of development
        iv. Area seen as "prime" with a "sloping site"
        v. Not enough parking
    b. Safety and Security
        i. Unoccupied building
        ii. Needs to be seen as "safe" and "secure"
        iii. Busy road (6th and Walnut) nose and safety issues
        iv. Safety concerns
        v. Streets cut it off from the community
        vi. Long time Residents need ease of entry exit accessibility.
        vii. Place should be inviting.
        viii. Building should have no backside (windowless)
    c. Questions and Concerns
        - ✓ How do you create links (to the greater community?
        - ✓ Good streetscape with breezeways (liveliness)
        - ✓ Perceived lack of nearby services– food, coffee shops etc.
        - ✓ One condition of the donating is that the site must include at least 50 beds for the LTC facility (this does not need to be in competition)

Community

1. Benefits
    a. Comfort Convenience
        i. Close to downtown with everything at your fingertips (public transportation, hospital access)

ii. There are some great neighbors (holding in the community)

b. Health and Safety
   i. Maintaining skilled care within the neighborhood
   ii. Area is peaceful because businesses go home at night

c. Life Style
   i. Creating academic setting for teaching care (provide educational space)
   ii. More activity in neighborhood (foster neighborhood pride)
   iii. A stable development will spur confidence for future development
   iv. More jobs will come to the community
   v. Desire to age in place in the community
   vi. There used to be kids singing songs, doing skits and general performance by youth
   vii. The community <u>needs</u> elderly housing options
   viii. Mixed income, mixed housing types

d. History of the community – was center of Bronzeville. Jazz clubs, etc. People living here remember that.
   i. Walnut Street Gang still meets – former members of Bronzeville
   ii. Golda Meir lived on 6th and Walnut (Historic)
   iii. Development has begun nearby

e. Community is open to change

2. Challenges of Community
   a. Concern that future development would make the area unaffordable to elders
   b. Foster revenue generation with a café, health clinic, retail space (beauty parlor, hat shop)
   c. Keeping the community affordable
   d. Need for increased police presence with officer familiar with residents
   e. Maintain spiritual connection to community (churches)
   f. Maintain upkeep on the facility and the surrounding community
   g. Fostering community education
   h. Create plenty of green space and median “green paths”
   i. Development (in tune with) income range
   j. Increased housing cost and taxes => cost of living increases
   k. Public housing (increased improvement efforts being made)
   l. No choices for senior housing

Comments/Concerns

1. Community Development
   a. Need for revitalization both inside and outside community
   b. Need for residents to have jobs within the community (residents would like income producing jobs “on-site”
   c. Use this development to bring people together (medical clinic, computer lab, Plymouth Hill Corporation => Mayflower)
   d. Opportunity to rename the community and unify it with development
   e. Project would act as a catalyst for community redevelopment

f. Promote mixed housing
g. Maintain green space
h. Concern over proper parking
i. Need maximum natural lighting
j. Facility needs to be at least equal to any facility in Milwaukee
k. This should not be a "central city" facility

2. Observations
    a. Would like to have a small park for music (live) and street vendors (dynamic urban space)
    b. Building should host intergeneration events (cooking, spiritual, educational)
    c. Community acceptance
    d. Negative reputation of previous provider
    e. Need to communicate new mission/lifestyle
    f. Need to build vertical due to density (good views, problem maintaining human scale/homelike setting

Comments and Concerns

1. Incorporation of safety into design
2. Awesome opportunity for innovation
3. Could become benchmark for work throughout the country
4. "Beacon to the community"
5. Complete neighborhood with service, housing, etc.
3. Keep neighborhood feel
4. Should become an asset for the city
5. Question = who would run the facility?
6. If nothing is built there what will happen there?
7. Should attract people with an interest in living there.
8. No development on block to the east
9. Neighbors to the north could use improvement
10. Overcoming perceptions of the area

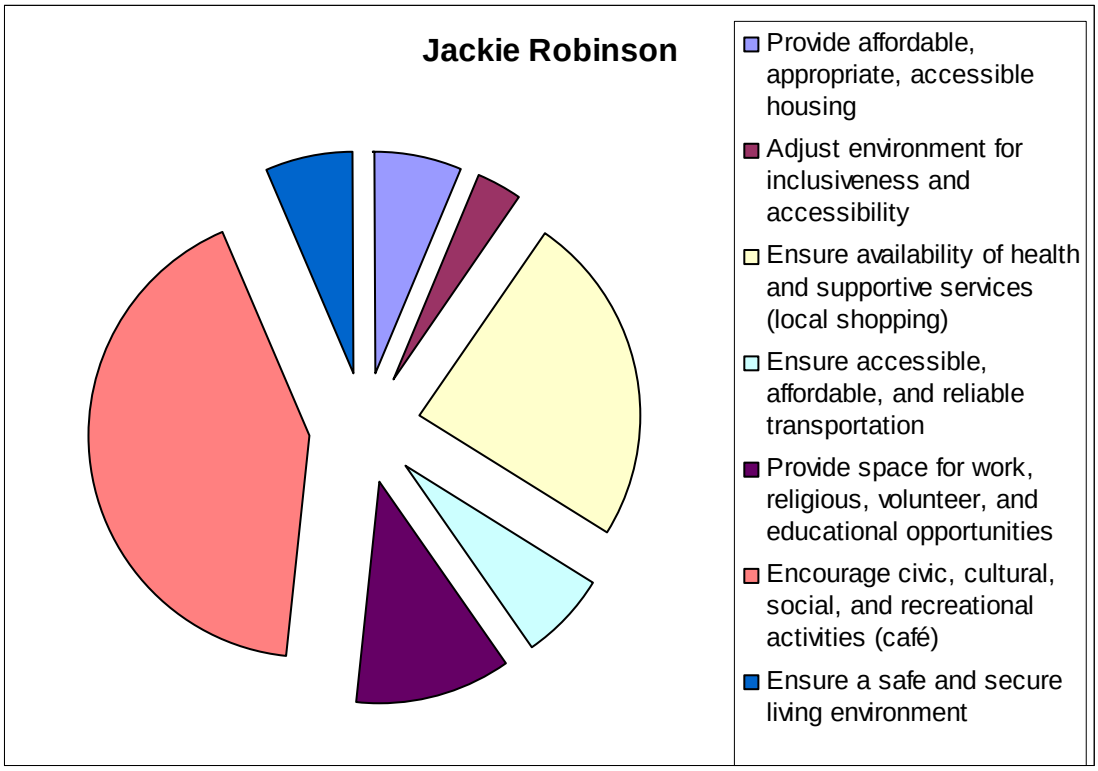
Jackie Robinson Findings

The Group: This group totaled 14 people and represented a range of interested stakeholders. In addition to local residents the group was enriched by the presence of non-profit agencies, a local alderman, and a health administrator.

The Site:
Fond du Lac & 39th Street

Over arching concern: *We love our diverse neighborhood.* Dominant message, we want to stay in area because this is a unique, racially and ethnically mixed neighborhood of historic homes. Provide us with an intimate/homelike environment. Secondary message, we demand the ability to maintain contact with family, friends and the outside world in a safe and secure way. Also, provide all needed services within easy walking distance.

37th + Fond du Lac | Aerial View
Scale: 1" = 100'
Aging in Community
A Senior Housing Ideas Competition



R

Jackie Robinson

Findings and Comments

Where do I wish to live?

Age in place – want to stay in home (single family)

- ✓ Children are present
- ✓ Still driving (stay mobile)
- ✓ Live in a cooperative setting

10-20 years from now, I want to…

1. Comfort and Convenience
    a. In a Condo
    b. In a technologically enhance home (health, safety, communications – Internet)
    c. Stay in Neighborhood
    d. Integrated into diverse age groups, not segregated by age
    e. Still Active – pursue interests
    f. Wellness – walk-ability – swimming, biking, hanging out
    g. Intergenerational opportunities – mentoring, volunteering, tutoring in neighborhood school

h. Pedestrian friendly retail (unique)
i. Grocery store – walk able with specialty goods, bakery
j. Yard and Home maintenance – handyman referral base
k. Access to public transportation. Safety, proximity, convenience, reliable service to desired destinations – organized shuttle service (central origin)

2. Safety and Security Concerns
    a. Home health services – accessibility retrofit of home
    b. Pharmacy
    c. Access to recreational opportunities
        i. Pool
        ii. Walking Groups (mall walkers)
        iii. Wellness Centers
        iv. Health advocate, dietary education, and physical therapy
3. Community Based Services as a Resource
    a. Grocery assistance – order and delivery
    b. Mixed use
4. Traditional neighborhood qualities & values – sense of scale
    a. Connectedness to others (recollections of Sherman Park from 50 years ago
    b. Generational quality – mutual support, adult/child daycare

Site

1. Benefits
    a. Central location
    b. Large site – parking potential
    c. Proximity to Police Station
    d. Keenan Health Center
    e. Local Businesses, Youth Center (Boys and Girls Club), Churches
    f. Building is substantial and adaptable to housing/mixed use.
    g. Could house community services
    h. Green-space opportunities desirable
    i. Bus line access
    j. Retail development potential nearby
2. Challenges of Site
    a. Looks like a “prison” (very institutional)
    b. Traffic concerns
    c. Fond du Lac – “traffic calming”
    d. Need for pedestrian crossing
    e. Neighborhood perception of safety and security and increased crime rates
    f. Project security – “gated” or controlled?
    g. Controlling vehicular access & circulation on site
3. Future Vision
    a. Although there is a general concern for the neighborhood there is agreement that site development would act as a catalyst for community revitalization
    b. Positive model and prototype
    c. Concern for safe and weatherproof pedestrian links

d. Stay focused on the broader neighborhood
e. Create a ”green” oasis (green roof)

Community

1. Benefits
    a. Active neighborhood groups – caring and committed to preserving neighborhood quality
    b. Racial and economic diversity
    c. Stable neighborhood schools
    d. Central location with close proximity to downtown
    e. Housing stock is “good”
    f. Other sites with redevelopment potential – infill opportunities
    g. Sherman Park – the public park has maintenance concerns and needs programming support
    h. Boys and Girls Club – synergy opportunities
    i. St. Joseph Hospital – health care proximity and local support
2. Challenges of Community
    a. Absentee landlords (lack of “ownership-commitment” of renters)
    b. Increasing numbers of tenants vs. homeowners
    c. Problems maintaining quality of landscaping overall and the quality of public green-spaces
    d. Problems with park maintenance, inconsistent and on-going (decreased perception of county support and services, perception of lack of government involvement)
    e. Increased taxes and property valuation place pressure on home ownership for seniors
3. Future
    a. Revitalization through Burleigh and Center Street initiatives
    b. Development potential of infill and vacant sites
    c. Alternative to downtown condo living
    d. The presence of St. Joseph Hospital

Day in the Life of an Elder

1. Starts the day with a walk or a run
2. Read paper – watch birds feed
3. Gardening
4. Walk to a Café to “hang out”
5. Walk to library – volunteer sites/classes/workshops
6. Participate in cultural opportunities
    a. Ball games
    b. Concerts
    c. Museums
    d. Book Clubs
    e. Dinner Clubs
    f. Mentoring (Boys and Girls Club)
7. Stop for lunch

8. Desirable and meaningful activities are available. This is a new class of seniors who are not just interested in playing Bingo!
9. Group social activities – communal dinner/club
10. "Ethnic Themed" designer meals on wheels (a concept of service)
11. Holiday themed activities and involvements
12. Social outreach – community involvement in which seniors are engaged with others in a variety of activities and social settings

Requested Amenities and Services

Desired Features and Services	Layton & National	3 Holy Women	6th & Walnut	Jackie Robinson
General				
Balconies		X		
Barrier Free Access	I	X	X	
Elevators	X			
Specific Living Areas				
Commons Room	X	X	X	X
Computer Room/Technology Access	X	I	X	X
Dining Area	I	X	X	X
Exercise Room	X	I	X	X
Heated Garage	X	X	I	X
Intercom System	I	I	X	I
Laundry Facilities	X	I	X	I
Picnic Area/Green Space	I	X	X	X
Recreation/Games Area	X	I	X	X
Secure Lobby	X	I	I	I
Storage Space	I	X	I	
Swimming Pool	X			
Woodworking/Crafts Area	X	X		X
Bathroom				
Walk-In Bathtub	X	I	I	I
Grab Bars in Bathroom	X	I	I	I
Shower with Seat	X	I	I	I
Services and Amenities				
Barber Shop	X	I	X	
Café	X	X	X	X
Cleaning Service	I	X	X	
Hair Salon	X	X	X	
Library		X		X
Mail room		X		
On-Site Health Care	I	X	X	X
Retail Shops within walking distance	X	X	X	X
Vending Machines	X	X		
Video Cameras at Entrance	X			

X = Specficially Wanted
I = Implied but not Specifically Stated

Conclusions

Each of the four group discussions provided unique views of residents who live in and have individual concerns about their community. The majority were open to aging-IN-THIS-PLACE [author emphasis]. But an over-riding theme clearly developed. Seniors contemplating their own mortality are fully aware that as they age their physical and cognitive abilities diminish. If they see themselves as vital and involved in daily life with those around them today; they are also very cognizant that this condition will change. What they seek is a sense of security and control over their lives. The elders noted that physical surroundings are nurturing when they remain stable.

As their ability to interact with the wider world narrows many of these seniors want the world to come to them. The oft stated desire for full services and amenities within easy walking distance reflects a deep seated commitment to remain both physically and mentally active. They want a "mini-city" as a retirement village. What this means for site design teams is the challenge of how to convert these desired services in limited space that reflects their cultural and ethnic heritage.

There is also an overarching need to keep revitalizing the community with new elders. Each age cohort (65-70, 70-80, 80+) can support the other. One participant commented on her experience of seeing elder community residents "buddying up" with each other. Those who could see saw for others. Those that could hear heard for others. Each worked to help the other compensate for the "others" frailty. What strikes this writer is the need for teams to design an environment that supports each person helping each other. Quiet, intimate areas that foster small groups, either inside or outside the residency would go a long way in nurturing this desirable behavior.

Another issue for residency viability over the long term is designing an environment so desirable that aging-IN-THIS-PLACE becomes an anchor concept for the whole community to support a wider philosophy of "aging-in-place". When people understand that staying in one's home (comfort, convenience, and security) can also be experienced

in this wonderful community of seniors then this alternative style of living becomes highly desirable. It is interesting to note that many of these seniors are centered on their own needs. A number noted that they have small families or no children. Because of this the aging-IN-THIS-PLACE community potentially becomes their family. This is a significant change from past care provided by extended families.

Final Thoughts

The ***Layton Avenue*** group demonstrated an over-riding concern for retaining accessibility to existing health and supportive services. The participants also voiced a concern for personal safety. Finally they wanted the ability to utilize both local and on-site amenities.

The ***Three Holy Women*** group sought safe and secure living. They also wish continued access to the religious, volunteer and community activities that they love about the Brady Street area.

The ***Walnut Street*** group is deeply committed to maintaining the historic Bronzeville neighborhood. They also seek health and supportive services that will help them keep the community environment that they love.

The ***Jackie Robinson Middle School*** group voiced a concern for ensuring and expanding the unique mix of diverse residents that makes up the Sherman Park community. They noted the unique mix of non-profit local agency support and the long standing racially and ethnically tolerant atmosphere provides a wonderful setting for senior housing.

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