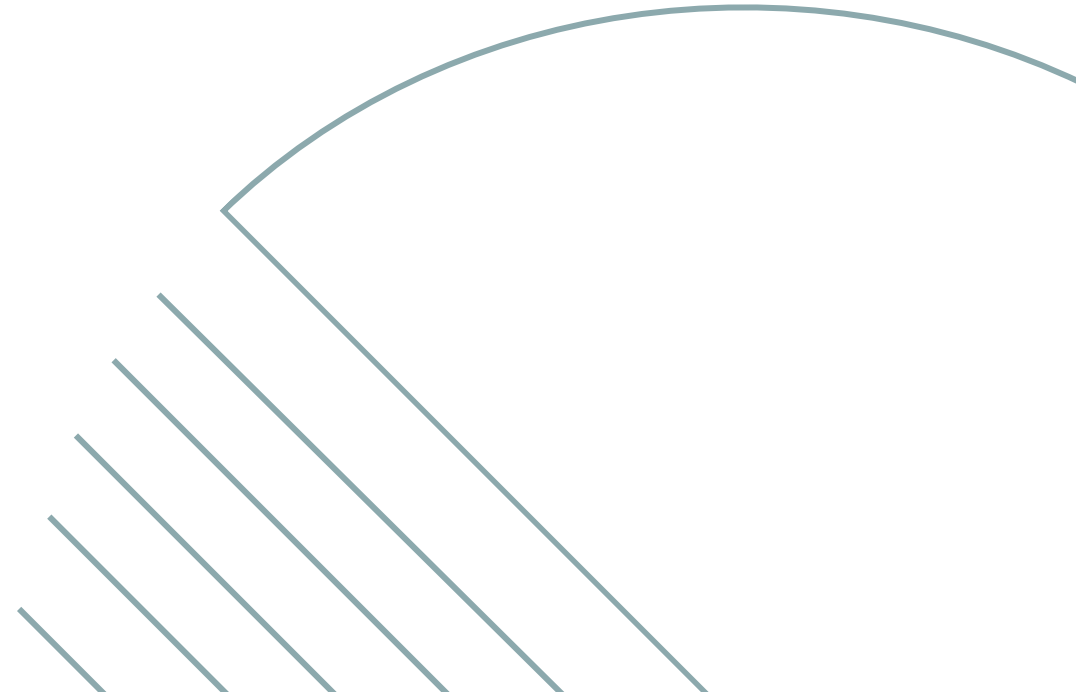




INTERGENERATIONAL TASK FORCE

#EFAcon



INTRODUCTIONS



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Principal
Witz Company Seniors Housing
Development



**THE SURVEY
AND GOALS
FOR TODAY**



THE SURVEY

This survey was a collaborative effort between **SAGE**, **Design For Aging Review** and **The Center for Health Design**

Why did we conduct this survey?

01

We believe the next generation of consumers expect a more **inclusive** model of aging in society

02

We believe there are strong social benefits, including fighting the **stigma of aging**

03

We believe intergenerational elements can be a strong **market differentiator** with tangible **economic benefits**

And we were seeing disparate approaches and opinions...

1

No or minimal intergenerational interaction

2

A mix of commons exclusively for residents and others open to the public

3

High degree of commons used by both residents and non-residents

OUR OBJECTIVES



Data

From the Survey, but more than just that!



Ideas

Present IDEAS on how to incorporate Intergenerational elements through an "Intergenerational Roadmap"



Connections

Provide connections to others who are passionate about and interested in this topic

SURVEY OVERVIEW

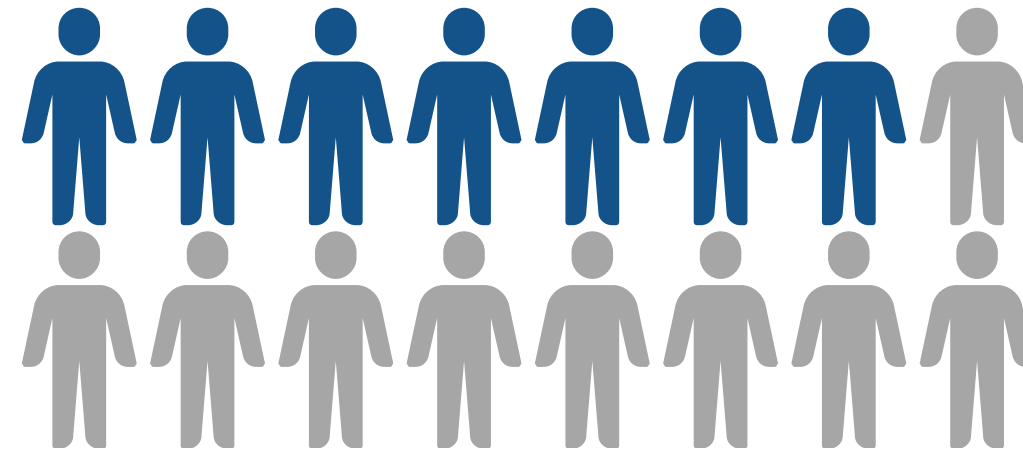
OF OUR 490 RESPONSES



ABOUT THE RESPONDENTS



56% FEMALE



44% MALE

Average
Age-57

OVER

2700

COMMENTS

**AGES 22-
89**

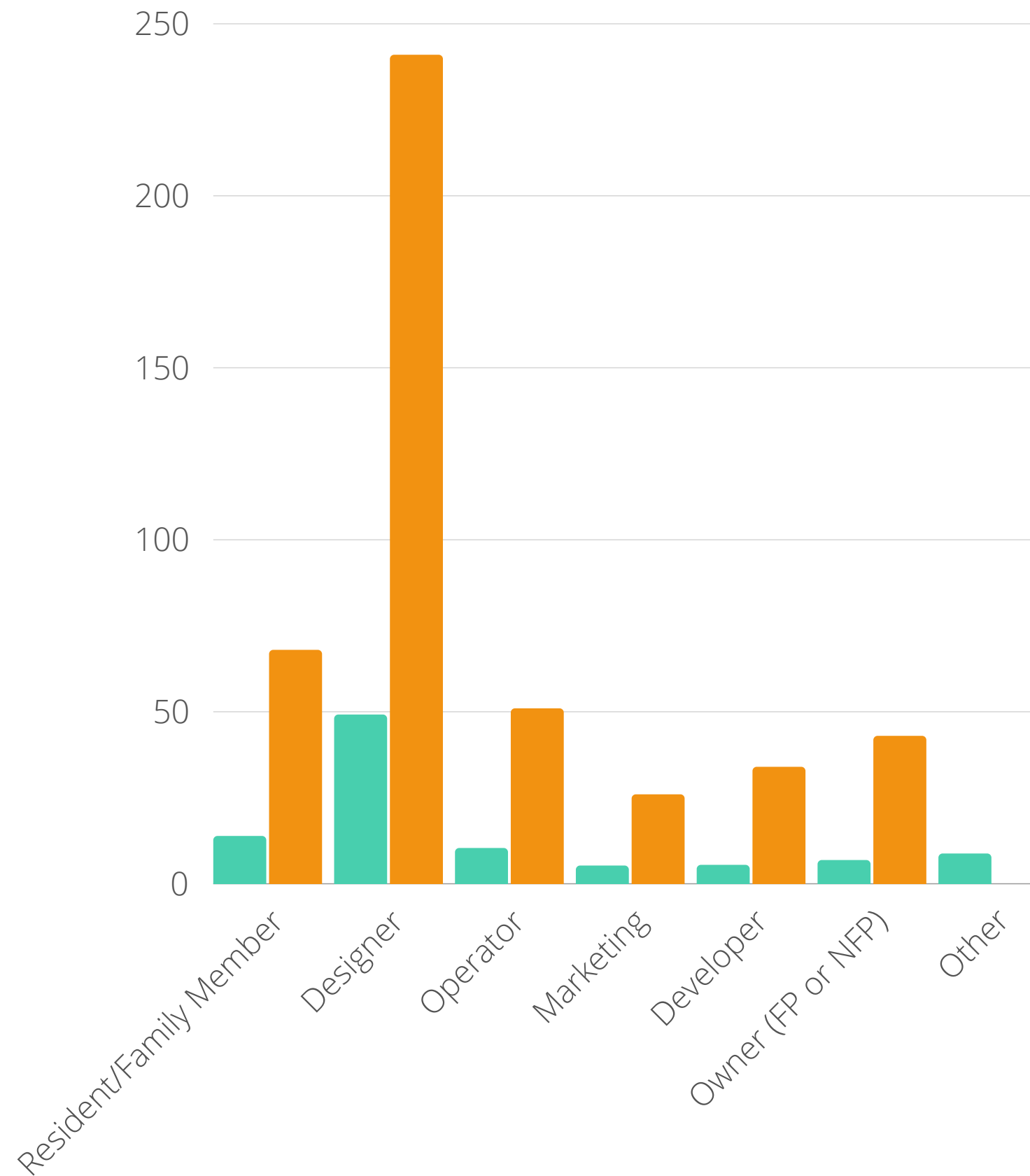
WHAT INDUSTRY?

PERCENTAGE OF PARTICIPANTS

NUMBER OF PARTICIPANTS

Note:

There was some overlap in responses between residents and family members and caregivers that were "both"



Quotes

"I am just getting older. Age 72. On Medicare." Anon

"I am both a current senior living resident and a retired senior living professional"-Robert Pfauth, Retired Architect

"I am a retired senior living executive involved in the field. Potential future resident."-Judi Donovan, Retired SL Executive

"I am an Architect and the caregiver for a parent in Assisted Living." Noelle Mazullo-Kruse. Architectural Designer, D.A. Davidson & Co.

"I am an industry professional and family member of two current senior living residents." Romy McCarthy. Managing Director, D.A. Davidson & Co.



95% responses from USA
 3% from Canada
 2% from Other (Australia, Ireland, Netherlands, Switzerland, Greece, Nigeria)

“Our goal should be to move away from segregation or 'othering' of seniors from the rest of society. I always gauge the adequacy of inclusion in any country I visit by the visibility of the very old and disabled. In particular individuals with memory loss should be widely welcomed in all areas of daily living. At a minimum we should consider intergenerational design of public spaces attached or adjacent to private senior living and skilled nursing facilities. The best example I have seen is the 'house of generations' in Arrhaus in Denmark.”
Dr. Ann Coyle, PhD, Retired Health Care Professional/Sr. Mgr and current advocate. Ireland

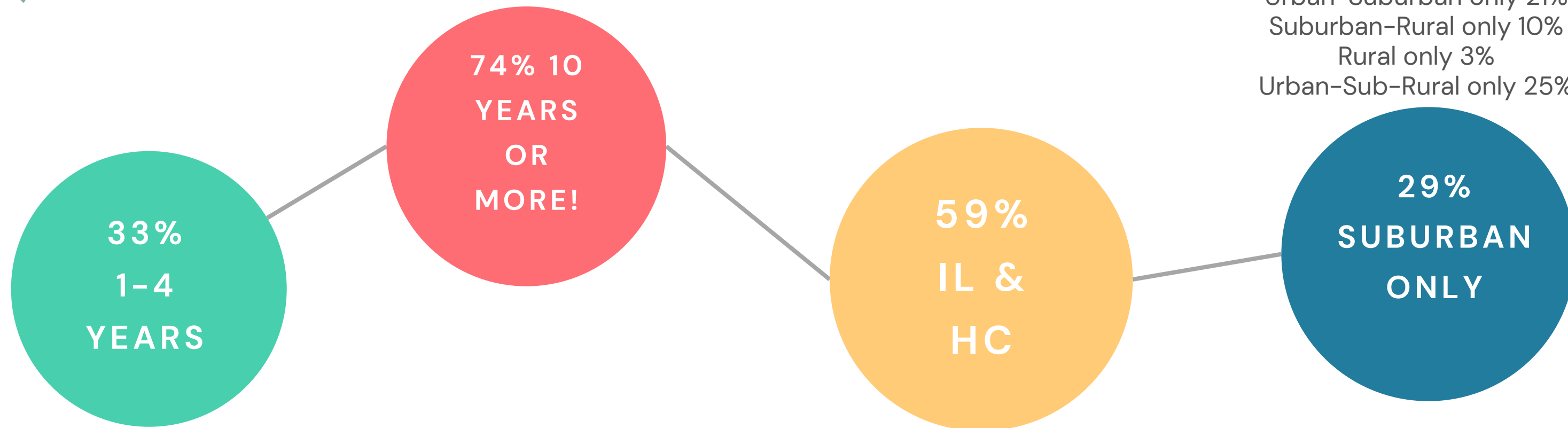
“The US is so many years behind in this endeavor.” **Sandra Soraci, Director Senior Living Strategy, Tarkett.**

“This will sharpen the design & final outcome of intergenerational design & programming. There needs to be adequate awareness of this across continents.” **M.J., Nigeria**

MORE STATS ON RESPONDENTS

Average work time

How many years have you worked in Senior Living?



Average stay

How many years have you LIVED in Senior Living (Or your loved one)

- <1 year 19%
- 5-9 years 24%
- 10 or more years 24%

Most familiar with?

What type of Senior Living setting are you most familiar with?

- 24% work in IL only
- 18% in Healthcare only

Urban/Suburban/Rural?

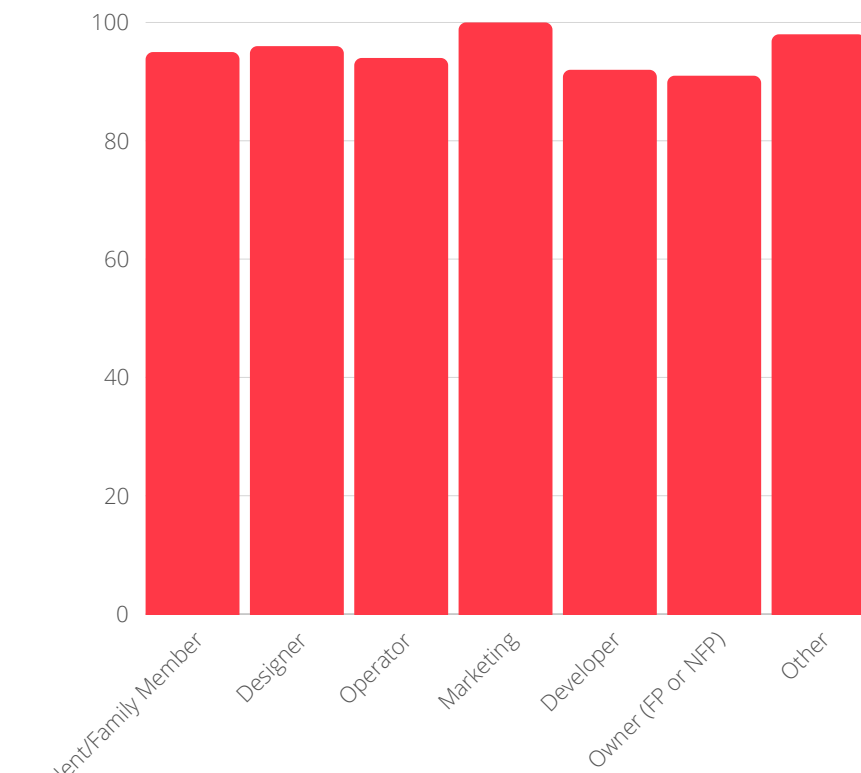
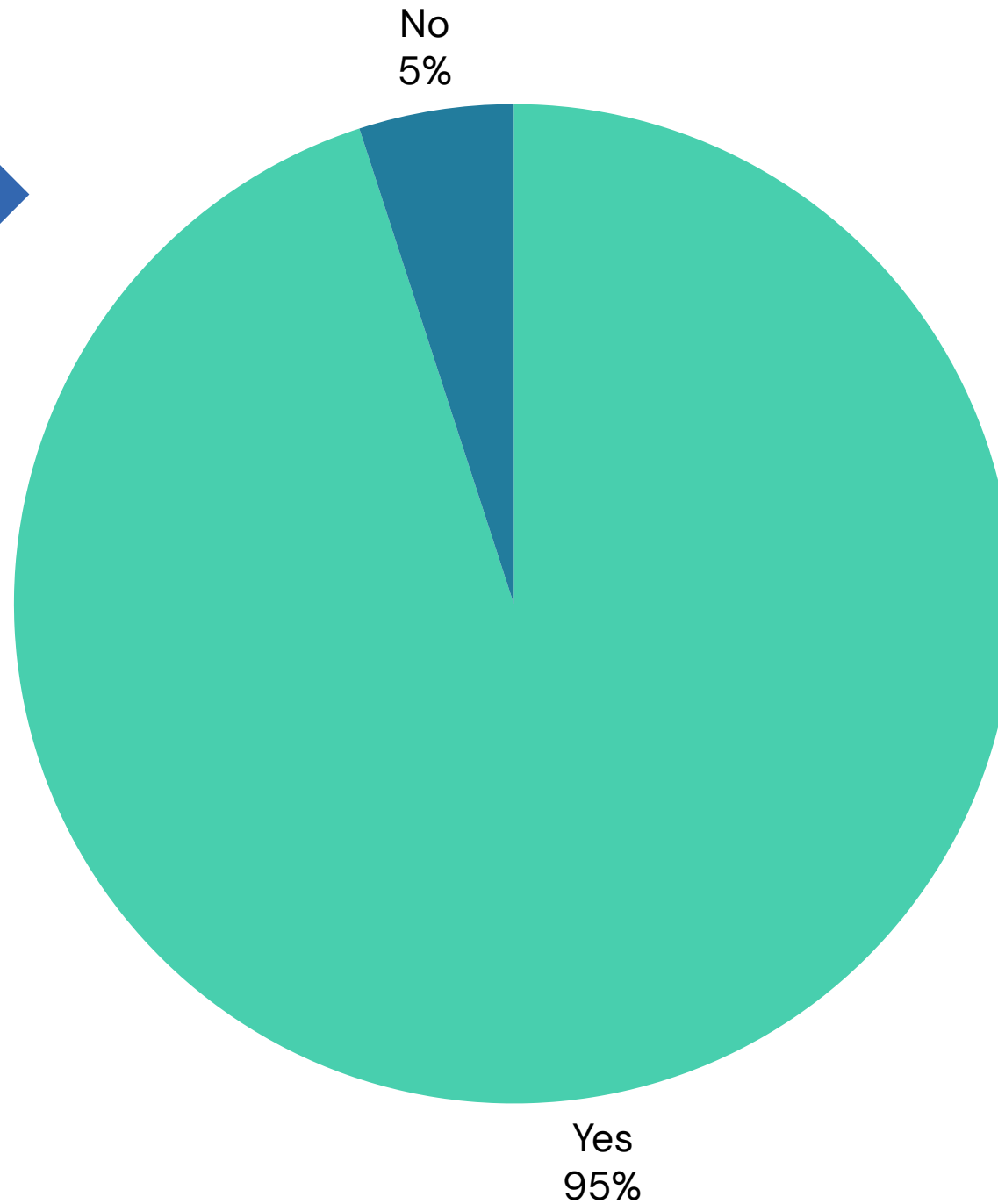
With which type of setting are you most familiar?

- Urban only 13%
- Urban-Suburban only 21%
- Suburban-Rural only 10%
- Rural only 3%
- Urban-Sub-Rural only 25%



DO YOU BELIEVE THAT DESIGNING FOR IG SHOULD BE A PRIORITY?

Groups with slightly higher % of YES included those under 50, those who work only in IL, and those that work only in urban areas



% of YES answers by category

"I'm eighty-nine, blessed with good health and writing a book while living alone in Princeton, New Jersey, five stories up from shopping and across the street from a college. It's good to have a retirement occupation of some sort, writing, painting, a craft of some sort or a commitment to community service and I do. **On the sidewalk below I hear kids laughing,** dogs barking, conversation is animated and the ambulances and fire trucks loudly come and go. An abundance of the events that enrich my life are within a ten-minute walk. **It's hard to feel old when surrounded by energetic young people.**

I moved here ten years ago from a well-designed and well-managed fifty-five-plus community whose residents were fully welcoming when I could no longer avoid the conclusion that **housing segregated by age was just as misguided as housing segregated for any other reason – and not for me.** So intergenerational housing has great appeal for me, – as long as it balances the need for privacy, and companionship."

James G McCulloh, AIA

YES! IMPORTANT FOR SENIORS QUOTES

After seeing first hand, the benefits of intergenerational living and programming, I believe this should be a huge focus in the senior living community. –Michelle Riedel, Residential Services & Design Integrator, Oppidan

I believe there is a mutually beneficial relationship of retired seniors, and younger generations, when they live together.– Steven Langston. VP Design, RLF Architecture

The benefits of being engaged with multiple generations is undeniable–benefiting all participants. – Anon

Research is clear that there are many benefits to cross-generational interaction. – Alex Wu, Principal, Alex Wu Architect, LLC

The benefits, in both directions, of young and old living together are proven and this is an under-utilized tactic to improve the lives of our end-users. –Trey Shamer, Sr. Associate, Moseley Architects

I think that intergenerational design and programming enables older adults to remain active, engaged, included, valued, seen and heard. It feels natural and beneficial to both older adults and younger people.– Lisa Shelton, Professional Interior Designer, ft3 Architecture Landscape Interior Design



YES! IMPORTANT FOR NON-SENIORS QUOTES

I believe that increasingly it will be recognized as an optimum setting for all generations to be engaged with each other living, working and playing together.
–Jay Bloom, President, Bloom Anew

It is essential for all age groups to coexist in all parts of the day. No vision from me – just the awareness that there is a need.
Anon.

Intergenerational interaction may very well help young people learn from the vast and valuable life experiences that seniors have . –Steve Emmons, Project Executive, PARIC Corporation

It is not only seniors that feel isolated these days. Becky Schall, Senior Designer, ICON Architecture

The need to connect is becoming increasingly important as the isolation that has grown as a result of increased social media usage is being felt throughout society, by both the young and the aging.–Keith Lashley, Principal, HKS Architects, Inc.

The silos in our current American lifestyle has left people isolated, emotionally detached, confused, socially unaware and unknowledgeable about the natural course of our lives. – Marianne Lau, Architect

I happen to believe the "isolation" type living model in today's world, combined with intense social media and focus on electronics, has led to a breakdown in mental health and a sense that people in particular who are aging and alone have no support system around them.
–Mary Munoz, Sr. Managing Director, Ziegler



YES! IMPORTANT FOR STAFFING

The interactions between the generations are important to shared learnings and passing knowledge down. This can also provide a way to lessen the impact of caregiver shortages.- Michael Peer, Principal, Clifton, Larson Allen, LLP

With changes in regulations, I would love to see younger people living in AL's and NF's at a reduced rate in exchange for services and companionships to the residents. Not only does it de-stigmatize NFs and older people, it provides more eyes on, social interaction, and decreased labor cost for operators. The possibility of true connection and friendship across the ages is powerful.- Vassar Byrd, CEO, The Kendal Corporation

Intergenerational campus' will become a desired lifestyle for both staff and residents.- Jill Schroeder, Senior Planner, Designer, Pope Design Group

Intergenerational design will break down generational barriers, which will foster a more fulfilling living and work environment. Intergenerational concepts will help attract staff to senior living communities. - Mitchell S Elliott, Principal, RDG Planning & Design



NO.. NOT EVERYONE IS DRINKING THE KOOLAID..

"Honestly, kids are cute for visits but living in the same building with young ones who run the halls, bump into people with mobility issues. I've participated in multiple programs where high schools come to teach us tech and middle schools come for a reading session. Everyone smiles while they are here but when they leave, the verdict is that it doesn't seem helpful and very tiring. Mismatched expectations will cause discontent by both age groups."

"Certainly, including space for family members and the younger generation is extremely important, but sometimes too many distractions (people or large areas) can be too much for someone suffering from dementia."

"Not a key priority for families seeking quality care and housing"

"Important but not a priority"

" Not a must-have but can provide value"

" I do not think this is important"

"This is case-by-case and not for everyone"

"We have had residents who thoroughly enjoy non-seniors and residents who barely tolerate them."

" Adequate staffing and funding more important"

"Our residents have not embraced intergenerational living at a larger scale onsite or even in close proximity"

"Most programs are not really intergenerational. They are programs where one group is watching another group. This is positive but not really relational."

"Intergenerational design can be a myth. Sounds good, but is it real. One person commented to be around children was so refreshing and joyful....until it was not. The activity of the children with possibility of accidentally causing them to fall. And the constant noise and reminder that not all children listen to what they are told."

"Current multigenerational environments are still too noisy, move too fast, have written type that is too small, are too changeable, appliances and even phones not user friendly, constant changing, and disorienting for persons whose routines in employment and productive home life were more predictable. I don't want to be haughty but not interested in young people smoking cannabis, laughing loud yelling, running, and throwing trash around because outsiders own their souls. Generations might be sorted by families and friends, and decent folks' lives not be trampled by uncaring come-lately. Life, home, schools, our shopping, and interactions have been intergenerational, but people must remember that gerontology is a specialty area, like pediatrics or child development and that the more physically or mentally fit do not own America"





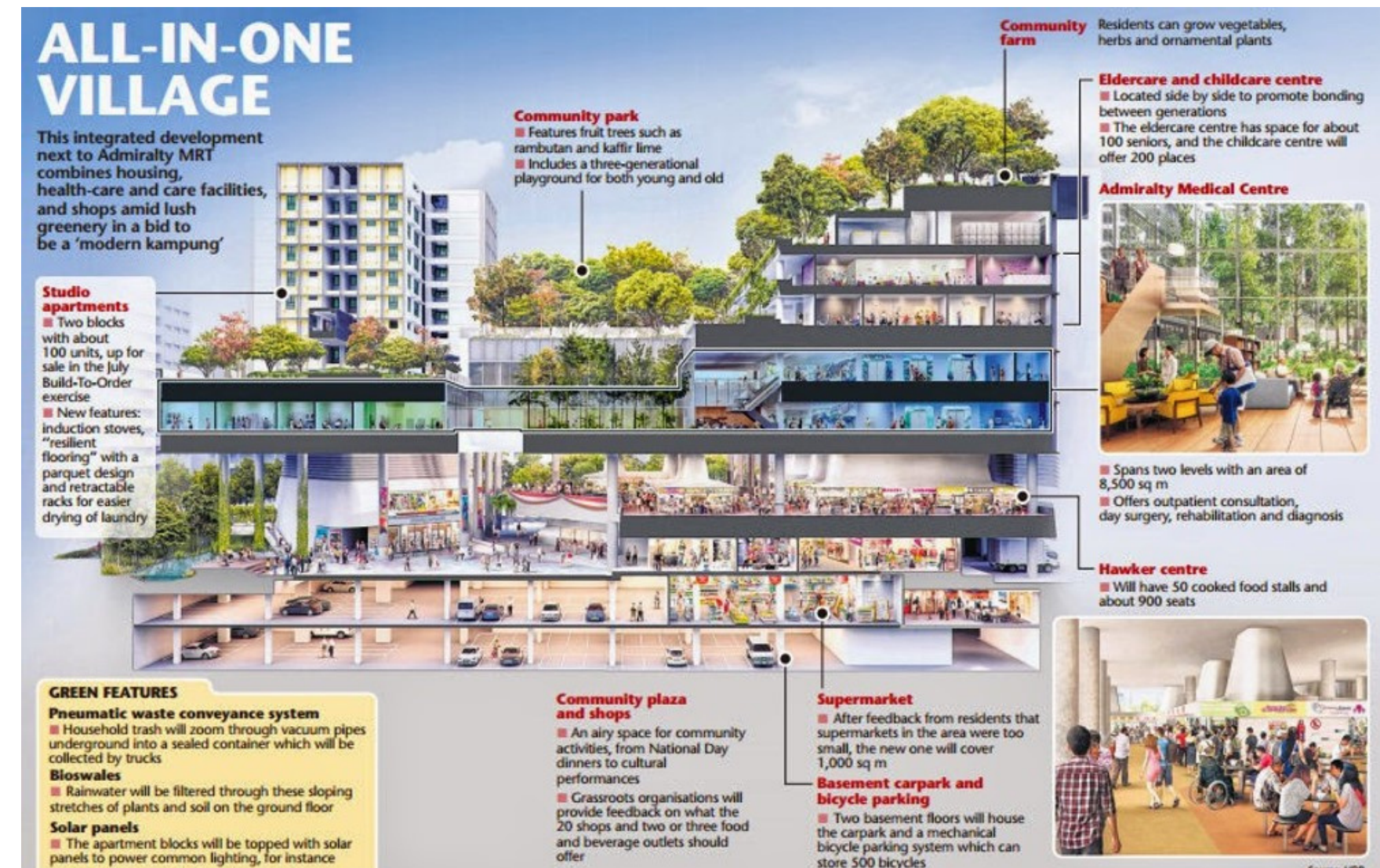
" Please describe ideas or your vision for the role that intergenerational design and programming will play in the future (IE 2033)?"

A new approach. A shift toward a more integrated, inclusive approach to senior living that values community connections, lifelong learning, and intergenerational engagement as central to the well-being of seniors.

Intergenerational Engagement and Integrated Community Living. Designing inclusive, multi-generational living spaces with shared educational, cultural, and recreational activities that encourage interaction and support between seniors and younger generations and that break down ageism, encourage socialization across generations, and celebrate cultural diversity.

Health and Wellness Focus. Prioritizing physical and mental health through fitness programs, nutritious dining, and outdoor activities that serve both the senior community and the general public and are inviting to all ages.

Kampung Admiralty, in Singapore, embodies a truly integrated model as a vertical village, complete with open-to-the public hawkers markets, restaurants, daycare, medical offices and more, and they even have their own subway stop that connects the residents to downtown, and downtown to K.A.



Photos courtesy of JinHwa Paradowicz

Technology and Connectivity. Leveraging technology to enhance communication, promote digital literacy among seniors, and ensure seniors remain connected with society.

Active, Purposeful & Meaningful Living. Providing opportunities for seniors to contribute to the community, e.g. volunteering, continued employment, and active participation in community events service to maintain a sense of purpose, and reduce the risk of isolation.

Accessibility and Universal Design. Ensuring all community spaces are accessible and adaptable to the needs of individuals as they age, with a focus on mobility and safety.

AARP's mission to support healthy aging created its first health and fitness club, OAK Health Club, which provides the wellness and fitness program for the older adult as well as the greater community. The club also provides a cafe/juice bar, spa services, and customized fitness programs which support intergenerational interactions with a health/fitness focus in the community.

and
Sea Song is an intergenerational community planned for Waveland, Mississippi. The community combines a full service CCRC with an interactive ministry program that adds a central chapel, meetings spaces, summer camp programs, hotel and condominiums.



Photo courtesy of Perkins Eastman



Rendering courtesy of PI Architects



Educational Partnerships and Shared Learning.

There is a strong desire for collaborations with educational institutions, from grade schools to universities, providing mutual learning / lifelong learning and mentorship opportunities.

Integrating Childcare with Senior Care. Many envision combining daycare or preschools with senior living facilities to encourage daily interaction across generations.

Integration with the Larger Community. Incorporation of mixed-use development concepts and designing senior living spaces as integral parts of larger communities, close to essential services (healthcare, shopping, etc.), family, and public amenities and transportation, providing opportunities for seniors to interact with people of all ages.

Rose Villa's Seeds Garden Shop is open to the public and typically staffed by residents. The Grab-And-Go Bistro is also open to the public and spills out onto the main street where Farmer's Markets, and plentiful events connect the residents to the larger community.



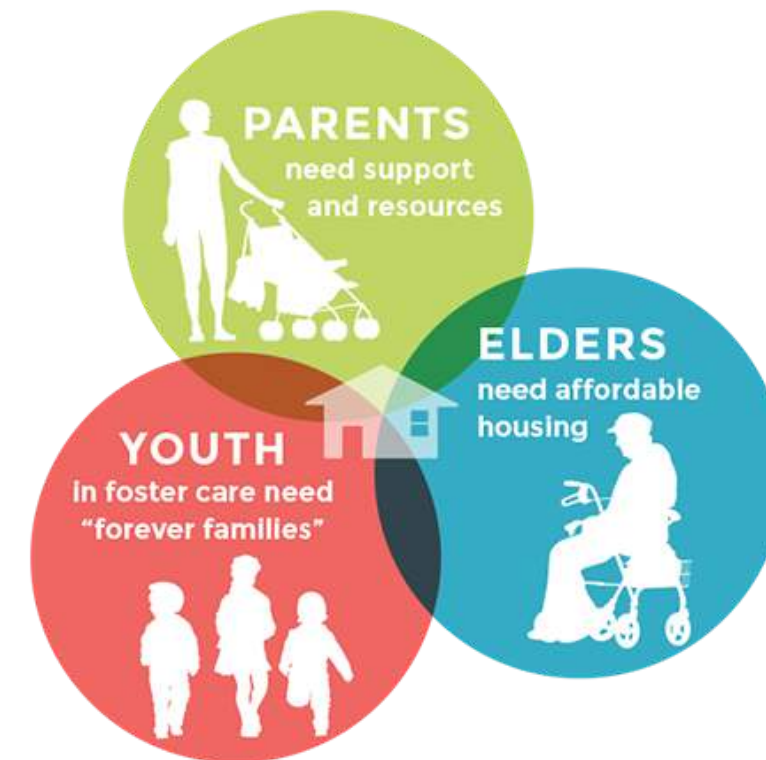
Affordable and Flexible Housing. Providing diverse housing options that cater to different financial needs and can adapt to changing health and mobility requirements.

Socialization and Reducing Ageism. Breaking down stereotypes and stigma associated with aging by promoting socialization between seniors and younger individuals.

Sustainable Living. Promoting environmentally conscious community designs that are vibrant, with green spaces and sustainable practices.



Bridge Meadows, based in Portland, OR has four Intergenerational Communities in Oregon, bringing together families fostering or adopting youth and elders 55+ to provide supportive, communal living models and a place of belonging for all. The Dorothy Lemelson House was opened in 2018 to give young people the opportunity to create relationships with elders and families. This community serves young people ages 17-24 who have aged out of the foster care system, providing them with support in achieving their academic and career goals.



Photos and copy courtesy of Bridge Meadows



MOST FREQUENT WORDS

CHILDREN

OPPORTUNITY

Community
and
Communities

ACCESSIBILITY

PROGRAMMING

INTERGENERATIONAL

SOCIALIZATION

DESIGN

QUOTES ON THE CONCEPTS

"I envision a community where people of all ages live together, serve together and share life together." – Steve Lindsey, CEO, Garden Spot Communities

"I dream of a multi-family, mixed use, intergenerational community where residents can receive services they need and provide services to others, while interacting with younger people at a real Starbucks, restaurant and/or other service providers." – Anon

"My hope in the future is that senior living communities will evolve into intergenerational communities that are vibrant and inclusive environments and that celebrate the wisdom and experiences of seniors, while providing opportunities for growth and mutual support of younger generations." – Jim Hudgins, President, THW Design

"I think future senior living residents will want a more integrated experience." – M.P

"I would hope we stop segregating people by age and/or care needs. Rather people are integrated and interdependent. My personal preference is to avoid the current LTC, senior living, and CCRC models for myself and those I love if I can swing it. They are too limited – too much sameness. There is a huge benefit for each generation to interact with all of the others in meaningful ways." – CC Andrews, President, Quantum Age Collaborative

"I would like to see intergenerational design be so normal it's just called good design."
– Sarah Langille, Architectural Designer, LaBella Associates





"From a marketing and sales perspective, how important is intergenerational design and programming to current or prospective senior living residents or their families?"

Weighted Average 3.87 (on scale of 1-5)

1-Marketing 4.29

2-Owner FP/NFP – 4.07 (FP scored slightly higher than NFP)

3-Operators 3.95

4-Current/Potential Resident – 3.88

5-Designers (Arch-ID-Landscape) – 3.85

6-Developers – 3.74

7-Other (Finance-Industry Associations) – 3.53



“ What do you believe are the 3 most important benefits of incorporating intergenerational design and programming into senior living? Please list in order of importance.”

TOP 10 BENEFITS

Socialization and Reduced Isolation: Provides opportunities for meaningful social connections that combat loneliness and promote mental health.

Lifelong Learning: Allows for the exchange of skills and knowledge, keeping seniors mentally stimulated and engaged with the world.

Community Connection: Fosters a strong sense of belonging and integration within the wider community, breaking down societal barriers.

Increased Quality of Life: Enhances the daily living experience with a sense of purpose and access to diverse activities and amenities.
sustainable Living.

Improved Health Outcomes: Engagement in community life can lead to better physical and mental health, and potentially longer longevity.



Residents of The Spires at Berry College cheering on the Berry Students.
*Photo courtesy of The Spires at Berry College

TOP 10 BENEFITS

Breaking Down Ageism: By facilitating interaction between generations, intergenerational living helps to dispel stereotypes and reduce stigma associated with aging.

Universal Design: Adopts design principles that benefit all ages, making living spaces more accessible and safer for everyone.

Value for Both Young and Old : Recognizes the contributions of seniors and provides valuable experiences for younger people, leading to mutual respect and learning.

Sense of Purpose: Offers seniors the chance to contribute to society, whether through mentorship, volunteering, or simply sharing their experiences.

Enhanced Mental Stimulation : The diversity of ages and ideas contributes to a stimulating environment that keeps residents mentally active and engaged.



Resident at Rose Villa with a Rosebud Preschool student .
*Photo courtesy of Rose Villa

MOST FREQUENT WORDS

Community

PURPOSE

OPPORTUNITIES

ENGAGEMENT

LEARNING

INTERGENERATIONAL

SOCIALIZATION

DESIGN

TOP BENEFITS:

“Opportunity for senior living residents to share their talents and skills in a significant way as well as learn from other age groups.” Anon

“Intergenerational communities provide the opportunities for shared amenities, services, and greater choice for the elders living in the senior living community.” –Kathleen Goff, Davinci Development Collaborative

“Studies have shown that seniors stay more active, get sick less frequently, or stay well more consistently, there is less depression and a decreased sense of isolation.” –Megan Carnarius, Memory Care Consulting

“Opportunities for intergenerational socializing and mutual support, including volunteer assistance.” –Christine M. Hunter AIA

“The notion of a diverse community is very exciting to me . Having all age groups live in a community or on a campus seems like the way life should be.” –Mary E. Turgeon, VP, Gawron Turgeon Dillon Architects

“My hope is that intergenerational design and programming will help break down the stigma of aging.” –Anon

“ I think intergenerational programming and design could help overcome the issues of ageism in our society and help keep our seniors connected to other generations as they age.” –Jay Hibbard, Chief Growth & Communications Officer, Covenant Living Communities





“ What do you believe are the 3 biggest concerns with incorporating intergenerational design and programming into senior living? Please list in order of importance.”



TOP 10 CONCERNS

1. **Safety and Security Concerns:** Worries about physical safety, risk of crime, and the potential for accidents, especially among the vulnerable elderly population.

2. **Noise and Lifestyle Differences:** Concerns that differing lifestyles, schedules, and noise levels between generations could cause conflict and discomfort.

3. **Resistance to Change and Acceptance Issues:** Challenges with overcoming the resistance from both current industry norms and potential residents who may not be open to or interested in intergenerational living.

4. **Privacy and Space Needs:** Ensuring that there is a balance between shared spaces for interaction and private areas to meet the needs of all residents.

5. **Health and Infection Control:** Worries about the spread of illness, especially considering the close interaction between children, who may be carriers of common viruses, and seniors who are more susceptible to serious complications.



TOP 10 CONCERNS



6. **Programming and Engagement Challenges:** The difficulty of creating programs that engage all generations and the concern about whether these programs will be underutilized or not meet expectations.

7. **Staffing and Operational Complexity:** The additional staffing needs to manage intergenerational programming and the potential increase in operational complexity and costs.

8. **Ageism and Generational Biases:** Concerns about ageism and whether different age groups can coexist harmoniously; along with the potential lack of understanding about conditions like dementia.

9. **Cost and Funding Issues:** Questions about the affordability of intergenerational living, financial models, and whether additional costs are justified by the benefits.

10. **Legal and Regulatory Hurdles:** Issues related to zoning, building codes, and the Fair Housing Act that might make it challenging to create intergenerational living spaces.



MOST FREQUENT WORDS

SAFETY

SECURITY

COST

PROGRAMMING

HEALTH

LIABILITY

RESIDENTS

NOISE

FUNDING

STAFFING

TOP CONCERNS

“Since residents who have dementia live at every level and every type of housing, concern that other generations understand dementia and things that may occur.”-Anon

“Some people don't want to interact with other age groups – my mom genuinely prefers to be around people close to her age and circumstances.” Anon

“Families and kids may be too noisy!” -Anon

“Regulations about access, volunteers background checks, vaccines, training or no training for volunteers, and community resources to assist folks with integrating into the setting and managing the milieu.” -Megan Carnarius, Memory Care Consulting

“Not all younger children interact well with older adults.”- Steven Kodama, President, Kodama Diseno

“Little kids getting the elderly sick.” -Anon

“Crime. We must get urban crime under control, or this will not work. The elderly are too vulnerable when crime is present.”- Regina Konet, Principal, Konet Achitecture

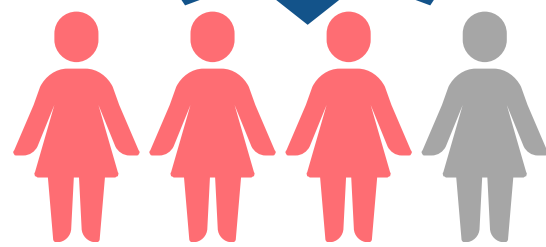
“A key challenge in any vision is how we will be able to evolve the financing of NFP communities to allow for intergenerational housing.” -Rob Love, President/CEO, Love & Company, Inc.

“The disrespect & disregard that investors, owners, operators have for the Resident Experience. They are unable to correlate an ROI, combined with their Risk Adversity.”- Ellen Belk , Founder/Owner, Keep In Mind, Inc.



How desirable are the following (scale of 1-4):

Adopting
a grade
school or
other



Average 3.10

RANK 9/9



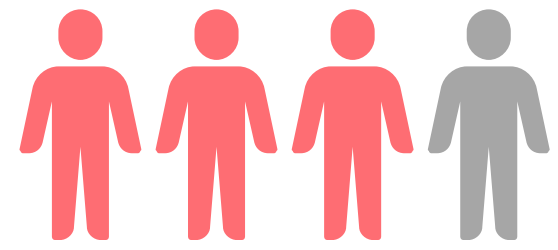
"There is a school in Cleveland that is the intergenerational school (<https://igschools.org/about>) which I think could serve as a model to other schools to be opened in partnership with senior living communities."- Maggie Calkins, Board Chair, IDEAS Institute



"I was involved in the leadership of a "Junior Auxiliary" for middle school kids. We visited the facility every week. The activities might be listening to the student read, it may be the elder listening to the student practice their piano, and in one case it was helping with homework. Sometimes it was writing the elders story for a paper or maybe for fun. And sometimes it was visiting or drawing or a common task. It was meaningful to both. I am still in contact with several of the kids and they mention their "grandparent" elder every once in awhile."- Vernita Green

How desirable are the following (scale of 1-4):

**Onsite
Daycare**



Average 3.36

RANK 8/9



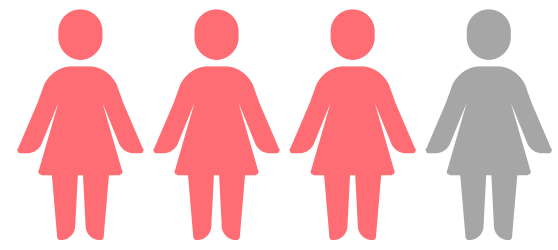
"In my career, one employer had a day care program on site. It was convenient, met the needs of working parents, and allowed our older adults to intermix with the children in select activities. What also became a big plus was participants could watch and hear the children play from the day center." - Sarah Schoeder, Eaton Senior Communities



"I personally worked at an intergen community for 4 years, where the childcare was physically attached to the senior living. I loved this model because functionally, it made it much easier to integrate programming. It brought purpose to seniors and also helped children have a better understanding of all abilities and to love and appreciate seniors. It is such a beautiful way to enrich quality of life through design!" -Karli Schneider, Care Manager, Twin Cities Care

How desirable are the following (scale of 1-4):

Art
Gallery



Average 3.42

RANK 7/9



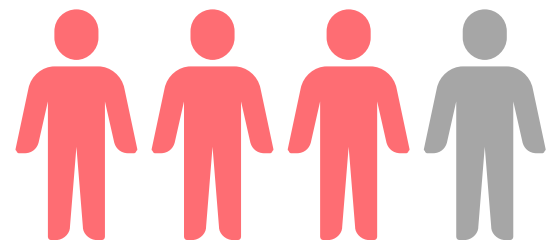
"I run a small not-for-profit where we connect people of different ages and cognitive abilities together through nature and expressive arts." -Michelle Olson, Gerontologist/Executive Director, Evergreen Minds, Inc.



"Since 2011, our community has partnered with the Museum of Wisconsin Art showcasing local Wisconsin artists in a dedicated exhibition space. Our residents and team members love viewing the artist exhibitions. Many shows provide an opportunity for residents to engage with the artists. It is one of many ways our community is connected to the local neighborhood and community-at-large". -Renee Anderson, President & CEO, Saint John's On The Lake

How desirable are the following (scale of 1-4):

**Onsite
meeting
space for
non-profits**



Average 3.43

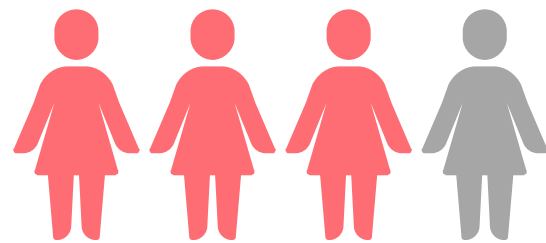
RANK 6/9



“By opening our campus to non-profit & public organizations, it has been a focus to help in changing negative perceptions on places where older adults live. Whether a partnership with the public library to house a book drop and book pick up, to housing and hosting the life long learning program in partnership with the University of Wisconsin Oshkosh, as well as partnerships with numerous other non profits, it makes the campus a community destination.” – Ken Arneson, President & CEO, Evergreen Retirement Community

How desirable are the following (scale of 1-4):

Playground
or park on
campus



Average 3.49

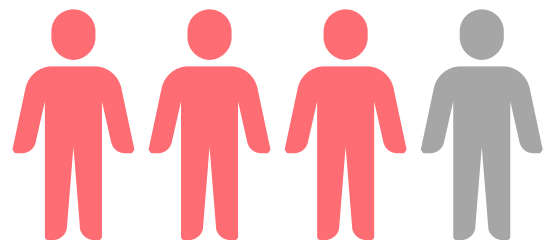
RANK 5/9



“ Rather than being “silos for seniors”, the communities we design should reflect the realities of the rest of the world, with opportunities to relate and interact with a wide variety of people and ages. One way to accomplish this is to create vibrant outdoor spaces where people can enjoy fun experiences together.” -Brad Smith, Principal, BSA Place Creation

How desirable are the following (scale of 1-4):

**Spaces
leased to
3rd parties**



Average 3.55

RANK 4/9



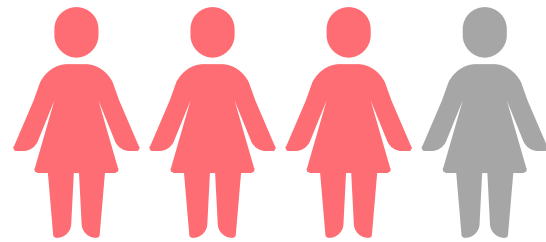
"Mary's Woods residents and team members, as well as individuals from the surrounding community, enjoy the many benefits that our retail partners offer on our campus. Health services offered include a medical primary care clinic, a dentist and eye care. Additionally, we have a nail salon and private gym offering personal training. Ovation coffee rounds out our retail offerings and is enjoyed by many. Our retail space allows residents to stay on campus for most of their needs if they so choose and is truly a gem on our campus.

We greatly value our retail partners and look forward to our continued success together!"-

Kimberly Scott, Interim CEO & Chief Financial Officer, Mary's Woods

How desirable are the following (scale of 1-4):

Onsite
Classroom
for college
class



Average 3.58

RANK 3/9



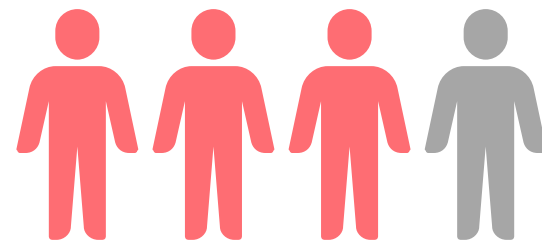
" If done well these types of communities will provide meaningful relationships and advance the fields of both senior living and academia through advanced research and simple programmatic partnerships." –Steve Bailey, Chief Strategy Officer, The Kendal Corporation



" My parents live at the Spires In Rome, Georgia. Having Berry College next door is vital to their entertainment / cultural exposure ... continued stimulation ! Watching collegiate sports and theater has been a very positive experience." – Elizabeth Donicht, Director of Business Development, Kwalu

How desirable are the following (scale of 1-4):

**Community
Fitness**



Average 3.59

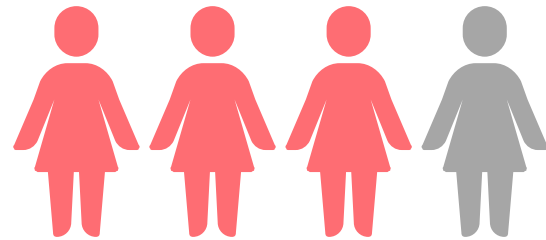
RANK 2/9



"I'm working with a CCRC adding independent living units in conjunction with a YMCA and sharing wellness and pools and workout and staff and parking and restaurants." – David Slack, Principal, ARI

How desirable are the following (scale of 1-4):

Coffee Shop



Average 3.69

RANK 1/9



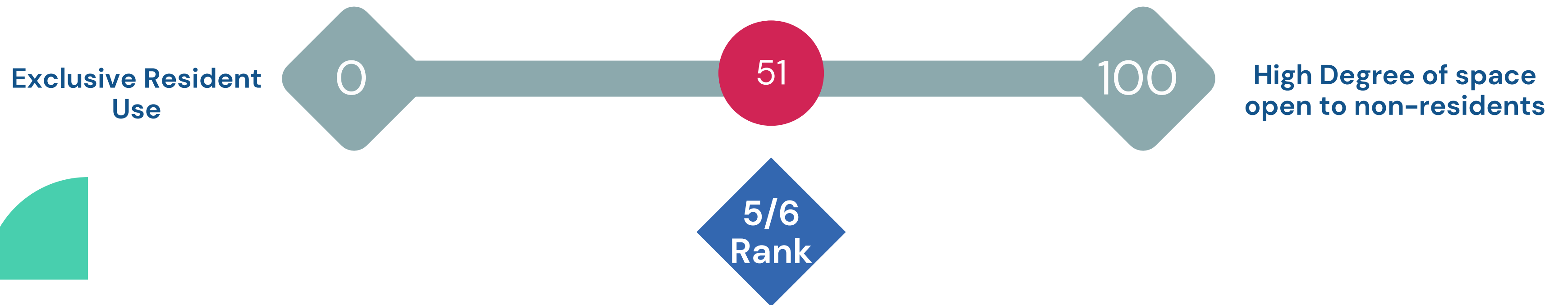
*"I live in Switzerland, where senior living centers typically feature a restaurant and/or coffee shop open to the local community. They are popular with all ages, serving as a common stop for locals and people working in the area, and keep seniors integrated within their community." –
Bari Wetmore Salathe, AIA*



*"I see the best way to bring people of all ages together is through food, knowledge, and play. In several of the communities I've designed, the Bistro can be very pivotal in inviting non-seniors into the building." –
Jill Krance, Architect/Partner, InSite Architects*

INTERGENERATIONAL INTERACTIONS

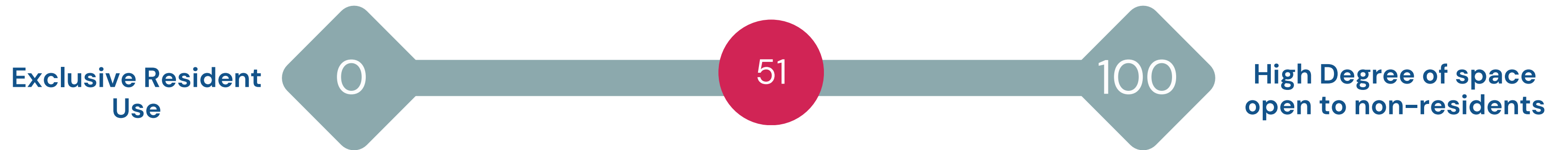
Onsite wellness commons. e.g., fitness classes, cardio and gym space, pool, etc.
(In IL)



“A community we designed, Geer Village in Canaan CT, has an open-to-the-public restaurant, the local branch of the YMCA, the local access cable TV studio, a function hall rented to the public etc. It opened in 2002, so ahead of its time!” – Ruth Neeman, Principal, LWDA Architects

INTERGENERATIONAL INTERACTIONS

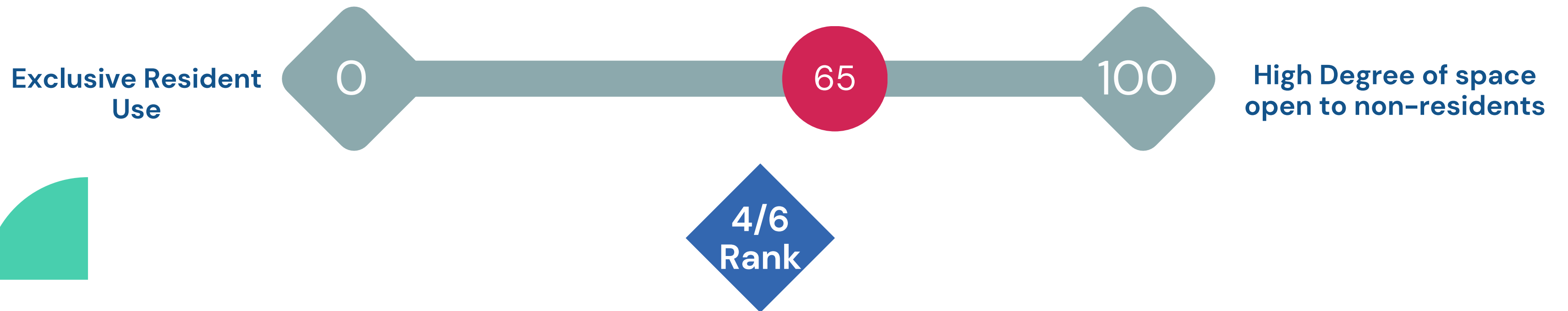
Independent Living Units



“Scandinavia has been focused on this for a while- in Finland, affordable housing issues created a need to house students who qualified to take small studio apartments within senior living communities and then dedicate some hours each week to visiting, socializing, or contributing certain skills with the seniors. Norway used the athlete housing built when they hosted the Winter Olympics, for affordable intergenerational housing.”- Megan Carnarius, Memory Care Consulting

INTERGENERATIONAL INTERACTIONS

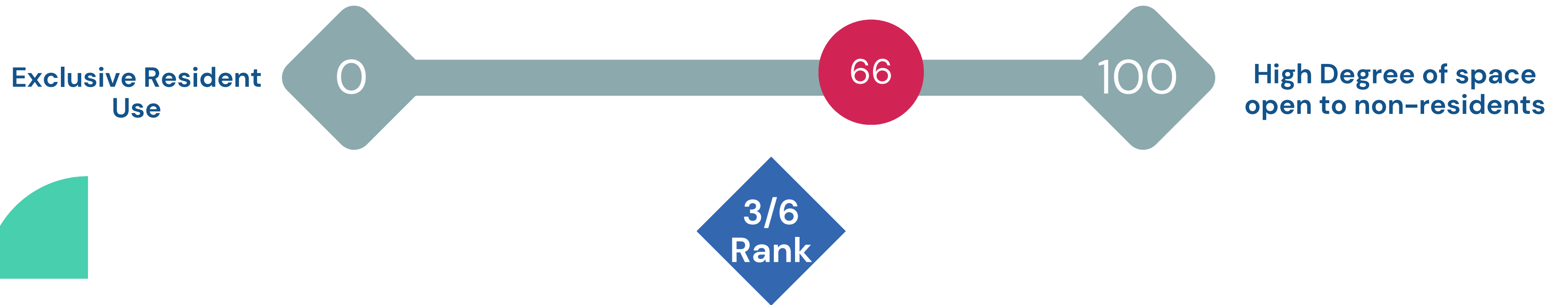
Onsite foodservice-related commons, e.g., coffee shop, informal or formal dining (in an independent living setting)



“The importance of creating an environment that does not feel as though it is dominated by seniors.” -Mark Beggs, President & CEO, Edenwald

INTERGENERATIONAL INTERACTIONS

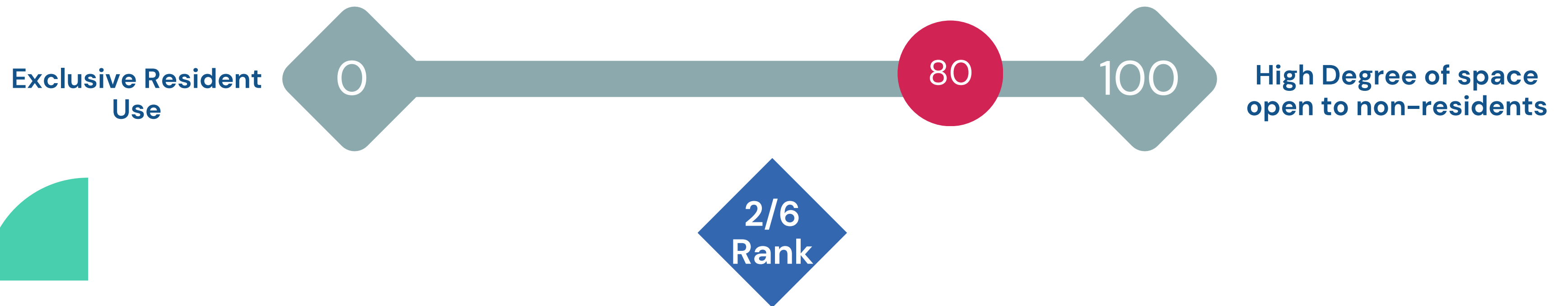
Other onsite common spaces, e.g.,
auditorium, library, other activity areas



“Spaces need to be multi-functional as possible and have technology incorporated into all of them. Have spaces designed that resemble what you find in a community, e.g. restaurant versus dining room, fitness center versus fitness room. This helps people see these spaces are meant for use by all/different generations.”-Ken Arneson, President & CEO, Evergreen Retirement Community

INTERGENERATIONAL INTERACTIONS

Other exterior onsite commons spaces,
e.g., community green, resident gardens,
open spaces or walking trails



“My vision for the future would be that all communities have a range of ages, cultures and interests present within each. These communities within larger communities should be dementia and age friendly with lots of “shared space” including outdoor and indoor plazas that offer community service like playgrounds, community gardens, libraries as well as cafes, restaurants and shops.”—Marg Pattillo, Consultant, Design Dementians

INTERGENERATIONAL INTERACTIONS

External offsite Intergenerational connections



“Communities should be porous; that is, the experiential flow between senior living community and the larger community should be seamless, almost invisible.”—Dan Hutson, Head of Marketing, Priya Living

MOST COMMON FINAL COMMENTS:

- 1. Intergenerational Design and Integration:** Many comments emphasize the importance of integrating intergenerational concepts into senior living communities to connect seniors with the broader community and encourage interaction between different age groups.
- 2. Affordability and Accessibility:** There is a recurring theme of ensuring affordability in senior living, particularly in rural areas, and making communities accessible to all, including those with physical or mental limitations.
- 3. Community Engagement:** Several comments highlight the need for senior living communities to be integrated into the larger community, with access to amenities, services, and opportunities for social interaction.
- 4. Health and Wellness:** The importance of health and wellness is mentioned frequently, with suggestions for incorporating aspects of Blue Zones, fitness programs, and whole-body health into senior living communities.
- 5. Educational and Recreational Opportunities:** Many comments suggest incorporating educational and recreational activities into senior living communities, including collaborations with colleges, continuous learning opportunities, and arts programs.
- 6. Financing and Funding:** Several comments address the challenges of financing intergenerational housing and the need for increased funding and support, particularly in underserved areas.
- 7. Safety:** The importance of creating safe and secure environments for residents of all ages is mentioned in several comments.
- 8. Employee and Family Involvement:** Some comments highlight the benefits of allowing employees to bring their children to work and encouraging family and friend visits to foster intergenerational interactions.
- 9. Urban vs. Suburban Settings:** There are discussions about the differences between urban and suburban settings for senior living, with some comments advocating for the integration of senior living into urban areas to leverage existing community resources.
- 10. Best Practices and Research:** Several comments express a desire for more research, sharing of best practices, and collaboration.



INTERGENERATIONAL ROADMAP

The Goals

The roadmap is created to help with the physical & spatial design ideas and programmatic & operational considerations that the Senior Living communities can adopt to incorporate intergenerational design strategies.

The roadmap is divided into 3 categories ;

1. Bringing outside in
2. Taking inside out
3. Blurring the boundaries

Key Benchmarks to Ask

On any typical day, how many non-seniors (not including staff) are on site?

6 Design Principles that encourage intergenerational interactions

- "Connect, Not Apart"
Are the walkable connections?
What is the site walk score?
- "Up, Not Back"
Is the building brought up to the street to encourage walkable connections?
- "Mixed Use, Not Single Purpose"
Is the first impression inviting mixed use, or "typical senior living"?
- "Out, Not In"
Is there direct outside access to the commons?
- "Intergenerational, Not Age Segregated"
Is there programming targeting non-seniors?
- "Varied, Not Generic"
Is there a design blending between IL and Health Center?
Is the design appealing to different age groups?



INTERGENERATIONAL Roadmap

BRINGING THE OUTSIDE IN <small>DESIGN AND PROGRAMMING WHICH BRINGS NON-RESIDENTS ON TO THE CAMPUS</small>	PHYSICAL SPACE	PROGRAM/ OPERATIONAL CONSIDERATION
CAFE/ COFFEE SHOP OPEN TO THE COMMUNITY		
DINING/RESTAURANT OPEN TO THE COMMUNITY		
FITNESS SPACE OPEN TO STAFF / COMMUNITY		
SHOPS/STORES / MINIMART OPEN TO THE COMMUNITY		
ONSITE ART GALLERY OPEN TO THE COMMUNITY		
ONSITE WORK-STUDY / INTERNSHIP PROGRAM FOR COLLEGE STUDENTS		
ADOPT A GRADE SCHOOL WITH ONSITE CLASSES OR TUTOR		
SPACES LEASED TO OUTSIDE ORGANIZATIONS		
PLAYGROUND OPEN TO THE COMMUNITY		
ONSITE DAYCARE		
COMMUNITY PARK/GARDEN OPEN TO THE PUBLIC		
HOST AN ONSITE FARMER'S MARKET		
HOST ONSITE NEIGHBORHOOD FESTIVALS/EVENTS		
ONSITE "LIVING LAB" CONNECTING RESEARCHERS AND RESIDENTS/STAFFS		
COMMUNITY/GERIATRIC CLINIC OPEN TO THE COMMUNITY		
OTHER?		

INTERGENERATIONAL Roadmap

TAKING THE INSIDE OUT <small>DESIGN, CONNECTIONS & PARTNERSHIPS TO FACILITATE OFF-CAMPUS RESIDENT CONNECTIONS</small>	PHYSICAL SPACE	PROGRAM/ OPERATIONAL CONSIDERATION
LOCATED IN URBAN SETTING WITH EASY WALKABLE CONNECTIONS		
LOCATED NEXT TO A YMCA WITH MEMBERSHIP PRIVILEGES		
LOCATED IN OR NEXT TO A SHOPPING DISTRICT		
LOCATED IN A NEW URBANIST COMMUNITY		
LOCATED NEXT TO SCHOOLS WITH SHARED PROGRAMS AND VOLUNTEER OPPORTUNITIES		
LOCATED ON OR NEXT TO A COLLEGE CAMPUS		
LOCATED IN A LARGER MIXED USE DEVELOPMENT		
DEVELOPMENT OF NEW SINGLE FAMILY AND RETAIL SURROUNDING AN EXISTING STANDALONE SENIOR COMMUNITY		
OTHER?		

BLURRING THE BOUNDARIES <small>LOOKING BEYOND AGE-RESTRICTED HOUSING</small>	PHYSICAL SPACE	PROGRAM/ OPERATIONAL CONSIDERATION
APARTMENTS (OR FLOORS) LEASED TO NON-SENIORS		
APARTMENTS SETASIDE FOR COLLEGE STUDENTS		
APARTMENTS SETASIDE FOR ARTIST IN RESIDENCE		
APARTMENTS SETASIDE FOR WORKING SINGLE MOTHERS		
NON-AGE SEGREGATED APARTMENTS BUT ADD-ON TECHNOLOGY AND SERVICES PACKAGES FOR SENIOR RESIDENTS		
OTHER?		





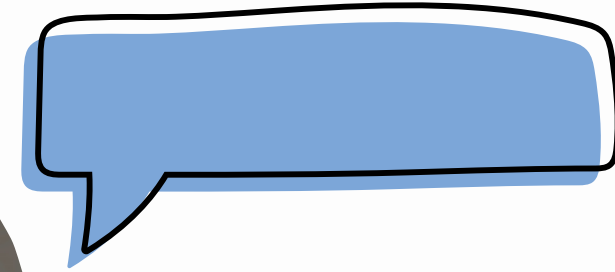
CONCLUSIONS

“What are your key takeaways from this survey?”

“What advice/recommendations would you give to someone wanting to incorporate intergenerational design and programming?”



CONCLUSIONS





QUESTIONS FOR YOU AND US

Will there be age-segregated housing in 20 years?

Is Intergenerational a minimal, average or strong market differentiator?

Would an "Intergenerational Score", similar to a "Walkability Score", be a helpful metric?



THANK
YOU

A SPECIAL thank you to **Emily Chmielewski** at Perkins Eastman!



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