

Smart Growth and an Age-Friendly Region

*Lawton Conference
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November 8, 2010



Overview

- Who is DVRPC?
- Our Region's Elderly
- Long-Range Plan
- What is Smart Growth?
- EPA's Principles for Building Healthy Communities Through Active Aging—Current Plans and Policies
- Ideas for Future Work/Collaboration



Who is DVRPC?

- Federally designated MPO for 9-county Greater Philadelphia region
- Advise on regional policy and capital funding issues concerning: Transportation, Economic Development, Open Space, Air Quality, Land Use
- Policy, Planning, Programming
 - *Establish regional transportation policies*
 - *Determine allocation of transportation funds*
 - *Prioritize transportation projects for the region*



Our Region's Elderly

ADR #13: Aging of the Baby Boomers (2007; 2000 census)

- Age 65+ fastest growing cohort in region
 - *Baby Boomers will begin to turn 65 in 2011*
 - *Elderly grew by 46% btwn 1970-2000 (overall popn +5%)*
 - *90% growth in suburban counties (overall popn +22%)*
- Age 85+ will increase dramatically, impacting health care and social service delivery.
- Have lower incomes, more likely to live in poverty than younger households.
 - *More likely to live alone, impacting available income and QOL*
 - *Women generally outlive men, leaving many elderly women to live alone on a single income*



Our Region's Elderly

ADR #13: Aging of the Baby Boomers (2007; 2000 census)

- Senior renters & owners pay more of their income towards housing
 - *Struggle to keep up with property taxes & energy costs*
 - *Upkeep difficult—physically, monetarily, and trust-wise*
- Most of the region's elderly are and will continue to be homeowners, living in suburban single-family homes.
 - *More likely to have at least one disability*
 - *Need for extra services to carry on with daily activities*
 - *Dispersion across suburbs will make accessing services difficult*
 - *Limited number of suburban housing choices, mostly large-lot, single-family, not designed for older couples and empty-nesters.*
 - *Suburbs pedestrian-hostile--inadequate lighting, poorly-defined crosswalks, poorly-timed traffic signals; lack of benches*



Aging of the Baby Boomers: Housing Seniors in the Delaware Valley (2007)

- Enhance and expand affordable housing for elderly and near-elderly near public transit and services
 - *Lack of supply leads to premature institutionalization*
 - *Inclusionary Zoning—density bonuses for affordable units*
 - *Encourage TOD and New Urbanist Communities*
 - Mixed use, proximate to commercial areas
 - NU has front porches, sidewalks, narrow streets
 - Smaller units on smaller lots with shared open spaces
 - Range of housing types integrated within town
- Co-housing—15-40 units, clustered to save land and keep affordable; residents buy in before construction—many can't afford time or \$; good social connections



Aging in Place Policies

- Flexible zoning codes that permit shared housing and accessory dwelling units (ADUs)
- Shared housing—redefine ‘family’ to allow for unrelated older adults to share SF residence
- ADU typically less than 1,000 square feet, own bathroom, cooking facilities and private entrance
 - *Granny flat—typically apt within existing unit*
 - *Elder cottage—small separate unit on same lot*
 - *Provide extra income for property owner*
 - *Limited public investment*
 - *Flexible, independent living space*



Zone for Active Adult Communities

- “Age-restricted”—one occupant age 55+
- Marketed towards younger seniors (55+), who require fewer services, and often still in workforce
 - *Bring in tax revenues w/out burdening school*
- Instant social network
- Concentrating seniors makes service delivery easier, however...
 - *Long-term impact yet to be determined—given locations of these in suburbs, may lead to steep rise in service costs*
 - *Need for intergenerational care & living arrangements; few allow grandchildren*
- Locate near public transit (often not) and integrated into nearby communities/neighborhoods



CONNECTIONS

THE REGIONAL PLAN FOR
A SUSTAINABLE FUTURE

WWW.DVRPC.ORG/CONNECTIONS

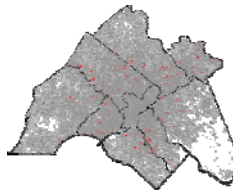
Long-Range Plan

- From 1930-2005, land consumption grew 5x faster than population
- By 2035, region will gain 630,000 residents + 370,000 jobs
- Fastest growing: Elderly in Suburbs
 - *Bucks, Chester, Burlington Counties*
 - *Not well-served by public transit*
 - *Limited mobility as lose ability to drive*
- Plan calls for aging in place policies, by reinvesting in 100 centers, with affordable and senior housing



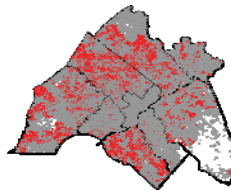
Growth Scenarios to 2035

Recentralization



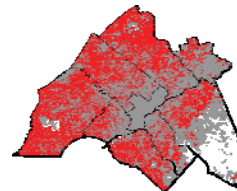
5,800 acres
developed

Trend



169,000 acres
developed

Sprawl



478,000 acres
developed



What is Smart Growth?

- Recognizes the impact transportation investments have on land use and community form, and vice versa
- Do studies that inform how land use supports transportation investments
- Revitalizes existing urban centers & older towns
- Preserves farmland and open space
- Counteracts single-use zoning and separation of residential and commercial centers and auto-dependent lifestyle
- Focuses on human-scale street-level urbanism, interconnected streets, and walking, biking, transit

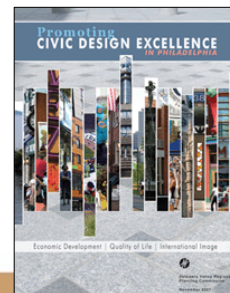
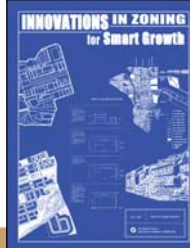
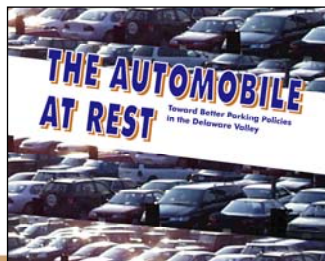
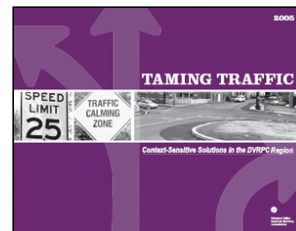
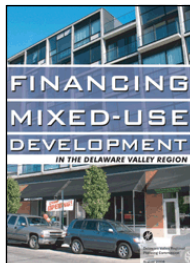


What is Smart Growth?

- Fiscally-responsible—lower costs for individual units, public utilities, transportation
- Environmentally-sound—encourages brownfield redevelopment; concentrates development to preserve open space; and reduces emissions by promoting biking, walking, transit
- Socially-conscious—encourages diversity of housing types and inclusionary zoning
- DVRPC’s work supports all 4 of the EPA Principles for Building Healthy Communities for Active Aging



1. Social Connectedness: Staying Active, Connected, and Engaged: Where and how we choose to live can affect our health and well-being.



2. Access to Transportation: Transportation and Mobility. We can build choice back into our transportation system and make it easier for people of all ages to get around.

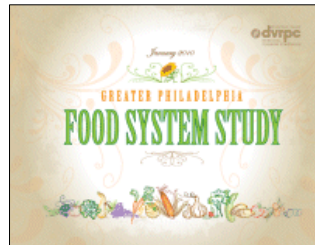


3. Flexible Housing Options: Development and Housing. Healthy neighborhoods offer diverse housing choices, gathering places, and ways to connect.



4. Access to Healthy Foods: Staying Healthy.

Finding healthy food, keeping active and getting help when you need it can be easier in an age-friendly community



Ideas for Future Work/Collaboration

- Integrate Aging into more of our Studies
 - *More explicit in Corridor Studies, Zoning, LRP 2040, EJ*
 - *Regional Citizens Committee*
 - *Outreach/Public Participation: Lifelong Communities Charrette*
- Enable Collaboration on Aging between City & Suburbs
- NIH Grant –Test of the EPA Aging Model
 - *Policy paper on impact of transportation facilities and services on health outcomes for older Philadelphians*
- Classic Towns tie-in? Public Health/HIA tie-in?
- Study Demand for Senior Housing
 - *Retrofitting current housing stock*
 - *Challenges of visitability and affordability*
 - *Growth of AARCs*
 - *Municipal Ordinances that support ADUs, AARCs, NORCs*



Thank You!

For more information, please contact:

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**The PRESERVATION and
PROMOTION of Philadelphia's
HISTORIC/CULTURAL SITES**

REGIONAL CITIZENS COMMITTEE
Delaware Valley Regional Planning
Commission

November 16, 2010
**PRESERVATION ALLIANCE
FOR GREATER PHILADELPHIA**

PRESERVATION ALLIANCE

“Your Local Preservation Advocate”



**PRESERVATION
ALLIANCE**

for greater philadelphia

PRESERVATION ADVOCACY



The Boyd Theater
– 19th and Chestnut



**PRESERVATION
ALLIANCE**
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PRESERVATION ADVOCACY



Parkside Local
Historic District
– Parkside Avenue/
West Philadelphia



**PRESERVATION
ALLIANCE**
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PRESERVATION ADVOCACY



The Victory Building
10th And Chestnut



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ALLIANCE**

for greater philadelphia

PRESERVATION ADVOCACY



fieldnotesphilly.wordpress.com/

www.preservephiladelphia.org

HOME THE PRESERVATION PLAN THE SURVEY OF HISTORIC RESOURCES NEIGHBORHOODS CURRENT CRITICAL ISSUES TEAM LOGIN

JOIN THE CAMPAIGN

The Preservation Alliance has initiated a campaign to preserve the historic character of Philadelphia's neighborhoods and their landmark buildings. The campaign invites all residents of Philadelphia to contribute to the creation of a Preservation Plan for Philadelphia and to support the first-ever citywide survey of historic resources. The first phase of the Preservation Plan is now underway; it has three components:

- A **strategic preservation plan** based on public and professional input;
- A **statement of historic significance** defining important themes in the history of the physical development of the city; and
- A methodology for conducting a **citywide survey** using the latest in contemporary technology.

We need your help!
To become part of the campaign, you can do the following:

- Become informed about the Preservation Plan by looking at the material on this website;
- Take the **online survey** and share your views on historic preservation;
- Take the **campaign pledge** and learn about programs and resources offered by the Preservation Alliance; and
- Submit and post photographs or comments about properties and sites in **your neighborhood** that illustrate its history and character.

With your help we can preserve the distinctive character of Philadelphia's neighborhoods and the city's landmark buildings for future generations.

PRESERVATION EDUCATION




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for greater philadelphia

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for greater philadelphia

PRESERVATION EDUCATION African American Outreach Initiative



Citywide
Neighborhood
Conference



Waters Memorial
AME Church



Yorktown
Community

PRESERVATION ALLIANCE African American Historic Sites Initiative

■ ACCESS



PRESERVATION ALLIANCE

African American Historic Sites Initiative

- ACCESS
- INCENTIVES



PRESERVATION ALLIANCE

African American Historic Sites Initiative

- ACCESS
- INCENTIVES
- PARTNERS



PRESERVATION ALLIANCE

African American Historic Sites Initiative

Legendary Blue Horizon



Marian Anderson
Residence Museum

PRESERVATION ALLIANCE

African American Historic Sites Initiative



Paul Robeson House

Tindley Temple



PRESERVATION ALLIANCE
African American Historic Sites
Initiative



The Uptown Theater

PRESERVATION ALLIANCE
African American Historic Sites
Initiative

The Johnson House



The John Coltrane House

PRESERVATION ALLIANCE

African American Historic Sites Initiative

- **Survey of Conditions/Needs**
 - Money, Money, Money
 - Board / Volunteer Recruitment
 - Promotions of Programming
 - Tracking Information



PRESERVATION ALLIANCE

African American Historic Sites Initiative



- **Series of Advisory Workshops 2009**
 - Interpretative Strategies
 - Remer & Talbott firm
 - Marketing/Branding
 - Karma, Inc.

PRESERVATION ALLIANCE African American Historic Sites Initiative

- **Workshops revealed common theme:**
Excellence through Arts and Advocacy
- **Workshops produced:**
An Agreement to Collaborate



PRESERVATION ALLIANCE African American Historic Sites Initiative

- **Best Practices Field Trip**
 - Louis Armstrong House
- Queens/ Corona, NY
 - Weeksville Heritage Center
- Brooklyn, NY



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African American Historic Sites Initiative



- **Best Practices Roundtable**

- Harlem Arts Alliance – Michael Unthank
- Historic Germantown – David Young

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African American Historic Sites Initiative



National Trust/NERO co-host Board Session

- Five Philadelphia Sites
- Tailor-made Training
- Possible model for Northeast Region

Thank you



www.preservephiladelphia.org
www.preservationalliance.com

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