Learning to Live as a Community

A community is life – it is made of people, places and attitudes. It is living, growing, and changing in tune with the current society, culture, ethnicity, goals and traditions.

A healthy community:

- makes strong neighborhoods,
- cultivates societal connections,
- promotes caring and sharing,
- establishes a sense of place and ownership,
- values history and tradition,
- sets new traditions
- preserves the valuable,
- nurtures appropriate development,
- and is inclusive.

Though these points are all true and worthy, community is not guaranteed. It is something we all have to work – work hard and work together - to accomplish. Community is something that we learn through our parents as we grow, from our elders, through our schools, from our city leaders, and from each other. Community is something that we must actively engage in and support in order to make a neighborhood our neighborhood. And everyone is better for having a place where they feel they belong, can contribute, and can make a difference. Our built environment plays an important role in making the path to a healthy community as flexible, practical and viable as possible.

EUA’s solution was inspired both by the history of the local community and the history of the existing school on the site. The school, originally named Peckham Middle School for a local entomologist/librarian who was also the school superintendent, has great presence in the neighborhood. It anchors the area both physically and psychologically. The school is a place of safe gathering, of learning and teaching, of inclusion, of support – all aspects that are important in our community.

EUA’s solution rehabs the school to include resources such as a community center, an exercise club, retail, pharmacy, café, and housing on the top floor. New buildings added to the site incorporate retail on the Fond du Lac side street level and townhouses on the Concordia side street level to respond to the commercial versus residential sides of the site. Upper floors have balconies to encourage ‘eyes on the street’ and rooftop gardens for safe secure urban green spaces. Lower level parking provides for an elevated plaza on top of the parking for gathering, music events, green space, and water features. The slope of the street and sidewalk benefits the elevated plaza by meeting it at a public access point and engaging pedestrian traffic.

Rain gardens, rooftop gardens, alternative energy sources for building energy, alternative-fuel shuttle service and environmentally sensitive materials round out the EUA team’s solution for living as a community.
Learning to Live as a Community

Aging in Community
A Senior Housing Ideas Competition

Jeff Bogart - Renee Kubesh
Ron Lambert - Ed Papp
Sara Rogers - Dale Streitenberger
Jeff Weber - Myounghee Jorn
Learning to Live as a Community

- School as inspiration, sanctuary
  - To form a group with shared needs, goals, direction
  - To share a common influence or unifying belief
  - To teach and be taught
  - To learn all throughout life
  - To inspire and motivate
  - To share life experiences
  - To mentor

Aging in Community
A Senior Housing Ideas Competition
Site & Neighborhood Use Diagram

Aging in Community
A Senior Housing Ideas Competition
37th Street & Fond du Lac Avenue

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Aging in Community
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Maintain and Strengthen Links to Larger Community

• New Urbanism concepts and principles

  – Parking enclosed by housing/neighborhood edge/new plaza
  – Continue street grid
  – Preserve fabric of neighborhood/Axis
  – Urban edges that spur positive Street Life
  – People scale & neighborhood character
Maintain and Strengthen Links to Larger Community

- People scale & neighborhood character
- Sense of Place – retain existing school, preserve landmarks, history and heritage

37th Street & Fond du Lac Avenue

Aging in Community
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Maintain and Strengthen Links to Larger Community

- Create a sustainable neighborhood
  - Include Sherman Park Community Center in school
  - Improve services (grocery, pharmacy, wellness center)
  - Age in place thru flexible units and multiple service levels
  - Intergenerational diversity
- Catalyst for Revitalization/Renewal
  - Infill Housing & Retail (Food, Pharmacy, Convenience, Co-op)
  - Community Center as conduit to larger neighborhood
  - Single Family Rehab. - property values increase
Maintain and Strengthen Links to Larger Community

- Hybrid energy based transportation shuttles – link other urban centers and systems
- Safety & Security – areas range from public to semi-public to private
- Site vehicular access limited – one way street
- Create safe outdoor spaces – elevated plaza, rooftop gardens
- Mitigate busy traffic noise through building buffers, water features
- Reduce scale of building at neighborhood (Concordia and 39th Streets)
Create Opportunities to Age in Community

- Provide a variety of housing types
  - Single family town homes at street level on Concordia Avenue
  - Live/Work at top two floors of school & above Fond du Lac Avenue retail
  - Senior independent
Create Opportunities to Age in Community

- Provide flexible housing types
  - Co-housing
  - Supportive living
  - Respite Care
Create Opportunities to Age in Community

- High quality of life
  - Value and celebrate history – Peckham
  - Inspire and raise expectations
  - Meaningful activities – Continuing education, concert on the plaza, volunteer work, sharing skills
  - Purposeful lives – Use positive talents/skills
  - Diversity/Intergenerational mix
  - Walking distance to services (café, pharmacy, wellness center, workshops)
  - Foster reciprocal relationship networks
  - Convenient Services for entire neighborhood (Community Center, Café, Wellness Center, Pharmacy, Grocery)

Aging in Community
A Senior Housing Ideas Competition
Create Opportunities to Age in Community

- Lifestyle Flexibility achieved through:
  - Units that adapt to changing needs
  - Flex Units that allow for unit expansion
  - Multipurpose spaces
  - Outdoor-like spaces, but indoors
  - Elevated outdoor spaces for green gardens, concerts, viewing zones
  - Partnering with local hospital, community center, police, grocery
  - Variety of dining experiences to encourage smaller, “family” dining
Nurture Informal Social Supports

• Intimacy of scale - Family size groups
• Sense of belonging, relationships, emotional/spirituals support
• Reciprocal relationships/shared value networks
• Intergenerational opportunities – both through structured programs and incidental contact
• Cooperative resources
  – Meals/ Designer meals on wheels
  – Crafts/Hobbies/Interests
  – Trade expertise/computer services
  – Fixit/handyman/gr...
Provide Barrier Free Settings

- Universal Design – universally applied as a standard – NOT CODE MINIMUM
  - Design aesthetic vs. institutional medical model
  - Physical/Sensory design
  - Allow Choice, Orientation & Way-finding
- Appropriateness
  - Furniture design & scale
  - Material / finishes / contrasts
  - Lighting & Acoustic levels
  - Color perception
Provide Barrier Free Settings

- Freedom from age barriers
  - Discourage segregation
  - Avoid compartmentalization or isolation
  - Provide flexible housing and unit types
  - Maintain dignity
Foster Energy Conscious and Sustainable Design

- Reuse /Adaptation of Existing Building and Materials
  - Reuse of existing gym and auditorium.
  - Existing windows and skylight are utilized for day lighting.
  - Reuse of existing doors, frames, casework, light fixtures, and other materials.
Foster Energy Conscious and Sustainable Design

• Site
  – Green space, rain gardens, pervious pavement, and underground parking reduce heat islands while promoting effective storm water management.

• Energy and Water use Reduction
  – Energy efficient building and appliances.
  – Solar hot water heaters and PV panels used to decrease energy usage.
  – Indigenous landscaping and high efficiency plumbing help to reduce potable water usage.
Foster Energy Conscious and Sustainable Design

- **Materials and Resources**
  - Low VOC and Formaldehyde-free products and materials.
  - Use of recycled, renewable, and local materials.
  - Construction Waste Management Plan and building recycling program.

- **Indoor Air Quality**
  - Improved day lighting thru light shelves and sunshades
  - Operable controls and day lighting sensors for maximum comfort and efficiency.
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