TECH INFLUENCERS OF DESIGN
**DRIVERS FOR URBAN LIVING**

What are the 3 most important reasons you would move to a city?

- Diversity of entertainment/events: 51%
- Walking distance to grocery/shops: 49%
- Access to public transportation: 44%
- Proximity to various dining options: 43%
- Greater access to medical care: 43%
- Multigenerational/diverse environment: 39%
- Proximity to airports/trains/travel: 17%
- High-energy atmosphere: 15%

How important to you is the ability to walk to grocery stores and shops during retirement?

- Very important: 35.5%
- Important: 30%
- Semi-important: 19%
- Neutral: 9.5%
- Not important: 6%

Source: Senior Housing News, 2017 Senior Living Consumer Preferences Survey
TRENDS TO WATCH FOR

- Urban, walkable developments
- Design for wellbeing, Wellness Centers, fitness centers and relaxation rooms
- WELL design, circadian lighting
- Student/senior housing combinations
- Affordable developments for the LGBTQ and other specialty communities
- Virtual Reality entertainment and “travel”
- University partnerships on health research and lifelong learning opportunities
- Increased Aging-in-Place offerings, Co-housing communities and Village Networks
- Buildings that blend into urban surroundings, feel familiar to residents
**DESIRABLE LOCATION-BASED FEATURES**

- Lecture series/access to universities
- Cultural institutions to visit or volunteer opportunities
- ADA accessible gyms and wellness centers
- Salons/spas and wellness rooms
- Pharmacy and grocery store proximity
- Opportunities to interact and learn with all generations
- Public transportation access with accommodations for mobility issues
- Nature areas for exercise and wildlife observation
AMENITIES AND SERVICES

- Partnership with schools for volunteering and skill-sharing
- Car-sharing and transportation options
- Help with housekeeping and activities of daily living
- Opportunities to learn new hobbies

- Social groups, book clubs, affinity groups
- In-house technology support and classes in the community
- Wine rooms, private dining spaces
- Meal-delivery services
BUILDING FEATURES

Universal design, ADA accessible furniture and layouts
Inviting communal dining areas
In-building libraries
Acoustical design considerations

Guest suites for visitors
Gardens for growing food
Inviting areas for socializing and space for informal events
Craft or maker areas
TECHNOLOGY-ENHANCED SPACES

Holographic images

Virtual Reality immersive experiences

VR health & medical training

Interactive digital displays

Smart interactive walls
VIRTUAL REALITY CAPABILITIES

Virtual “teleportation”

Gaming

Group experiences

Virtual rehabilitation

VR immersive travel
TECH-ENABLED WELLNESS

Accessible gardening structures

Biophilic spaces for physical therapy

Assistive exoskeletons

Spring-assisted staircases

Rehabilitative clothing
TECH-ENABLED REHABILITATION

Smart mirrors

Smart phone connected robots

Rehabilitation robots

Therapy animal robots

Smart beds
SMART HOME FEATURES

- Smart kitchen
- Smart thermostats and home security networks
- AR enabled living room
- Robotic fridge
- Smart home of the future idea
SMART KITCHENS

- Fridge with digital interface
- Hide-away kitchen
- Cabinet-mounted assistive arms
- Responsive kitchen surfaces
LIGHTING, ACOUSTICS, WAYFINDING

Smartphone adjustable lighting  Circadian lighting

Interactive flooring  LED-embedded carpets  Acoustically-tuned spaces
URBAN SOLUTIONS

Automated parking
Ride-sharing
Hyundai Smart house
Assistive parking
Multi-modal streets
DELIVERY & SHOPPING ASSISTANCE

Robotic delivery

Digitally enabled-wheelchairs

Drone delivery

AV delivery

AV mobile markets
CONSTRUCTION SOLUTIONS

Prefabricated structures
Modular connected communities

Movable walls
Modular construction
Accessible design
PRECEDENTS

- 16th & Constitution prefab study
- Global examples
- Plaza West housing for grandfamilies
COMBINING DEEP 1-BD UNITS

SCALE: 1/8" = 1'-0"
Paisano Green Senior Housing

El Paso, Texas

Offering:
- 73 new units for seniors
- 4 3-story flats, nine duplexes, 8 2-bedroom units, 9 SRO, 55 1-bedroom units

Amenities:
- First Net Zero, fossil fuel free, LEED Platinum, affordable senior housing project in the US
- All units are ADA compliant, or designed to be easily converted to serve the needs of elderly residents as they age in place
- Designed by Boulder-based Workshop8, funded through an ARRA Capital Fund Recovery Competition grant from HUD
- Certified Enterprise Green Community (affordable housing)
PAISANO GREEN SENIOR HOUSING
El Paso, Texas
SUN CITY KOBE TOWER
Kobe, Japan

Offering:
• 35 stories, 483 independent living units, 550,000 square feet
• 98 nursing units

Amenities:
• “Ofuro,” bathing facility on the 6th floor, Japanese facility with shower rooms and soaking tubs looking onto private gardens
• Sky Lounge, restaurant on the 34th and 35th floor. Also include the community’s largest independent living units
• Library lounge, tea lounge, Mahjong room, billiards room, crafts room, men’s lounge, multi-purpose hall
• “Well educated, very well traveled, these residents didn’t particularly want to live with their children. They want to have a kind of new freedom.”
PLAZA WEST - MISSION FIRST
HOUSING FOR GRANDFAMILIES
THANK YOU!