



To: Lakeville Community Vision Plan Task Force
From: Craig Rapp, Community Vision Plan Consultant
RE: Update on Vision activities
Date: March 8, 2013

We are now less than two weeks away from the next Task Force meeting and a little more than two weeks away from the first Community Forum.

This memorandum is the first of many regular updates you'll receive on the Community Vision project. We'll be updating you on progress, deadlines/commitments, and providing you with background material on relevant topics.

Progress Report:

- Focus Groups - Marc Hugunin has been working diligently with all of you to fill up and schedule the focus groups. We are nearly set - we should have the full schedule in place by early next week. Thanks for your timely responses.
- Community Forums- The Community Forums are scheduled on March 25, 27, April 2, 4. The forums are an opportunity for folks across the community to offer their opinions about values, priorities and growth. "Electronic voting technology" will be used to make these sessions fun and informative- enabling real time results will be shown on screen at the sessions. All sessions will be held at Kenwood Trail Middle School from 7-9PM. As a reminder- we are asking you to recruit a minimum of five people to attend the forums (copy of a Forum flyer attached)- of course, you don't have to stop at five!
- Community Survey- The community survey, administered by the National Research Center is underway. The first wave of mailings went out on March 1. Follow-up mailings will go out next week. The follow-up mailings are meant to ensure the maximum amount of participation. This is a randomly chosen survey of 1200 residents. If you get questions from neighbors or friends, Allyn Kuennen at the City of Lakeville can answer questions- please refer folks to him.

Task Force Meetings, other business

The next meeting of the Task Force will take place at **7:00PM March 21 at City Hall** - please **note time change- this meeting only**. As we mentioned at the first meeting- the March 21 meeting will be devoted to education and "futuring". Former State Demographer Hazel Reinhardt and

Chris Galler, Executive Director of the MN Association of Realtors will make presentations on future trends -followed by Q&A. The evening will be kicked off by an amazing video developed by the City- showing the tremendous change that has occurred in Lakeville over the past twenty-five years. It will be an interesting and informative night.

New Task Force member- We have a new Task Force member-please welcome Jacob Reichenberger. Jacob replaces Christoph Reisterer who had to drop out due to his class schedule at the MN School of Business.

Meeting Schedule: The meeting schedule agreed to at the February 21 meeting is contained on the attached PowerPoint, but here it is again:

- March 21
- April 24
- May 16
- June 6
- June 27
- July 18 (if needed)

Please note- all meetings are on **Thursday**, with the exception of April 24 (Wednesday), and will be held at the **Water Treatment Facility** beginning at **6:30 PM**.

Background Material

Included with this memorandum are a variety of attachments- some housekeeping, some background material- described below. We're starting with two background articles this week- and continue as we move forward- but we won't overload you- happy reading!

1. PowerPoint presentation – from February 21 Task Force meeting – separately attached to the email.
2. Community Forum announcement- quick survey form – a postcard plus a quick survey- to be used in multiple venues- and “meet people where they are”
3. Articles: How will Boomers shape US Cities; No McMansions for Millennials – two articles from different ends of the age spectrum and potential implications for cities



Lakeville Community Vision Plan

The City of Lakeville is seeking community input on a long-term vision for Lakeville.

Participate in a **Community Forum!**

Facilitated sessions using “electronic voting” technology

Four convenient options to choose from:

Monday March 25 Wednesday, March 27
Tuesday, April 2 Thursday, April 4

**All meetings: Kenwood Trail Middle School- Kenwood Trail & 192nd
 7:00-9:00PM**

www.ci.lakeville.mn.us

TAKE A QUICK SURVEY!

Please rate how important, if at all, each of the following are to the future of Lakeville:

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not at all important</i>	<i>Don't know</i>
A broad range of employment opportunities	1	2	3	4	5
A safe city	1	2	3	4	5
A commitment to environmental stewardship	1	2	3	4	5
Quality schools.....	1	2	3	4	5
A welcoming place for diverse populations.....	1	2	3	4	5
An aesthetically pleasing place.....	1	2	3	4	5
A variety of recreational opportunities.....	1	2	3	4	5
Open space preservation	1	2	3	4	5
A good place to grow old	1	2	3	4	5
Low taxes	1	2	3	4	5
A diverse set of shopping options	1	2	3	4	5
A good local and regional transportation system	1	2	3	4	5
An accessible transit system.....	1	2	3	4	5

How Will Boomers Reshape U.S. Cities?

The wave of boomer retirees will transform the way cities look, from the way they grow and sprawl to minutiae such as curb heights and the fonts on street signs.

BY: RYAN HOLEYWELL | SEPTEMBER 2012 (*Governing magazine*)

Walk around Arlington County, Va., the compact, urbanized jurisdiction just outside Washington, D.C., and you may start to notice some interesting design details. The sidewalks are wide -- six feet in commercial areas and five in residential neighborhoods. Pedestrian "walk/don't walk" signals have been replaced with newer versions that count down the seconds left before the light changes. And buses sit lower, eliminating the need for passengers to climb up and down steps to board and exit.

These are just a handful of the new elements that have been implemented in recent years as Arlington has pursued a plan to prepare for its aging baby boomer population. In 2006, the county assembled a task force to examine what it would need to do to accommodate older residents. The move was prescient, but to some residents it may even have seemed unnecessary. Arlington is a bastion of young, educated, urban professionals, many of them working for the federal government and associated industries.

More than one-third of the county's residents are between the ages of 25 and 39; nationwide, fewer than one in five Americans fall into that age range. But county leaders knew that change was on the horizon. By 2030, the county's over-65 population is projected to double, and its over-85 group is set to almost triple. In the not-too-distant future, officials realized, their relatively small population of seniors would become vastly larger.

Some of the changes -- like the new crossing signals and the minimum sidewalk widths, which will better accommodate residents using walkers and wheelchairs -- are fairly small tweaks. Other changes are more significant. Arlington County has expanded a transit service that provides door-to-door transportation for the disabled. Parks and recreation officials are sponsoring bicycling groups for seniors to help introduce them to a driving alternative. And a new zoning ordinance allows some homeowners to build accessory dwelling units, often known as "granny flats," where aging residents can live in proximity to relatives or friends.

County leaders say they're expecting to see the population age not just as existing residents grow older, but also as young professionals move their parents to Arlington to better care for them. Terri Lynch, director of the Arlington County Agency on Aging, says that given the changing behavior of elderly people, the county has to take a different approach than communities may have in the past. Because retirees live longer and are more active than they previously have been, it's crucial that the county address the needs of older residents, Lynch says. "It isn't your grandmother's aging." Across the country, urban planners and transit officials are realizing that the wave of boomer retirees will transform the way cities look, from the way they grow and sprawl to minutiae such as curb heights and the fonts on street signs. "We're in a period of transition that's pretty dramatic," says David Dixon, who leads the planning and urban design practice at the Boston-based firm Goody Clancy. "You look at major metro areas, and sometimes a third or more of their growth for the next 30 years is folks over 65. That's a hugely [significant] and rapid transition."

Gone are the days when retiring meant packing up and moving to adults-only communities in Arizona or Florida, says Nancy LeaMond, executive vice president of AARP's state and national group. Surveys by her organization indicate that 84 percent of baby boomers plan on staying in their current homes as they age, she says, some because they want to, and others because they can't afford to move. Those empty nesters who do move may be more interested in relocating to smaller apartments in connected urban centers than to retirement golf-course communities.

The bottom line, planners say, is that city and county governments face a growing challenge: how to design a community for a population they haven't had to cater to in the past. If they come up with the right answer, they can help aging residents lead fulfilling lives and remain engaged and active, even in their senior years. But if they fail, they risk alienating and isolating a rapidly growing cohort of taxpayers. "We're trying to be predictive about where the populations are in a community that doesn't necessarily have senior citizens now, but in a few years will have a tremendous population," says Anna Ricklin, manager of the American Planning Association's Planning and Community Health Research Center.

Many of the aspects of designing an age-friendly community -- walkable downtowns, cohesive transit networks, mixed-use urban villages -- are the same things smart growth advocates have been pushing for 20 years. "By making the space accessible for seniors, you're making it more accessible for everyone else," Ricklin says.

But there are other issues that are directly related to aging residents. A recent World Health Organization report on aging communities, for example, highlights the need for things like greater numbers of public benches, safer crosswalks and plenty of public toilets to accommodate older people.

Experts say communities will also need to consider how they make transit service available to boomers, since many will become increasingly dependent on buses and rail as they stop driving. Officials in Westchester County, N.Y., for example, have been conducting outreach campaigns to sign seniors up for fare cards and teach them to use the bus. "In all of the surveys that we do of seniors and the outreach to the senior community, we find that their No. 1 concern about getting older is transportation," says Naomi Klein, director of planning at the county's public works and transportation department. "They don't want to lose their independence. There's real concern about having to give up driving."

In addition to teaching seniors how to use the bus system and read schedules, Westchester officials have also changed the design of their bus timetables to make them more readable for people who have trouble with small typefaces. And one bus route was altered to ensure it reached destinations that seniors were most interested in visiting, including pharmacies and the medical center.

When it comes to buildings themselves, many advocates have touted the idea of universal design -- making buildings more accommodating to all, often in subtle ways -- and encouraging developers to embrace these principles. That means wider hallways and doorways, and the absence of thresholds to help prevent trips and falls. There's also been a movement to encourage builders to introduce facets into their structures that cater to people who might not be disabled today but could be in the future. For example, residential bathrooms could have walls designed to accommodate the eventual installation of grab bars, since it would be easier and less expensive to do that during the construction phase than to have to replace drywall later on. Related to that is the concept of "visitability" -- the idea that even if you aren't disabled yourself, your home should be able to accommodate guests who are.

Portland State University, for instance, has worked with the city of Portland to include language in the city's planning guide that emphasizes the needs to address accessibility issues for the elderly and disabled. Former Housing and Urban Development Secretary Henry Cisneros and others have called for governments to consider age-friendly plans modeled on home weatherization programs that would modify buildings to accommodate older people with mobility issues. AARP, for its part, says it plans to work with homebuilders and developers to get them to voluntarily adopt these types of standards; the group believes such a strategy will be more effective than pursuing zoning and building code reforms across the country.

What's clear is whether it's through municipal building codes or voluntary, market-driven adjustments, the home design will need to change to accommodate the older population, says Alan DeLaTorre, project coordinator at Portland State University's Institute on Aging. "For the last 50 to 100 years, we've been building Peter Pan housing. It assumes you're not going to grow up and grow old."

On a broader scale, the aging trend will also require a rethinking of the type of housing stock that's offered. While single-family homes with multiple bedrooms are often the cornerstone of residential communities, they aren't necessarily practical for an elderly retiree, says Dixon, the urban designer. "Large parts of this country have a housing stock that is increasingly out of sync with demand in the market today and really out of sync going forward."

Beyond that, some communities are starting to focus on better incorporating hospitals, nursing homes and other elder facilities into the community. John Norquist, president of the smart growth organization Congress for the New Urbanism, has touted efforts in some California communities to try to more closely link hospitals to sidewalks and transit. He says similar efforts could be adopted at some retirement communities so that instead of being surrounded by a parking lot, which may promote a sense of isolation, retirees can have access to the surrounding neighborhoods.

Implementing those kinds of changes will be a challenge. Many seniors who are aging in place live in suburbs that haven't embraced walkable design and may not have large enough populations to support the density that would make it possible. Ellen Dunham-Jones, author of the book *Retrofitting Suburbia*, suggests the key to designing cities for the elderly is creating brand-new town centers, in some cases built upon the sites of old shopping centers. She touts Mashpee Commons, an open-air mall in Cape Cod that was a typical shopping center in the 1960s but was redeveloped in the 1980s and today includes a nearby library, Boys & Girls Club and senior center.

City and county leaders in Wisconsin Rapids, Wis., renovated a former downtown Walmart into a community center. The city-owned facility leases space out to an adult day care and an organization that helps connect elderly people with resources like Medicare and transportation. It also has a community theater and space for after-school services run by the parks department. Planning experts say facilities like that can help foster a sense of community in the elderly.

Part of the solution could lie in reinterpreting federal law. Architect Scott Ball, author of the book *Livable Communities for Aging Populations*, advocates a reexamination of the Americans with Disabilities Act (ADA). The 1990 law uses buildings codes to ensure the disabled have access and maneuverability within individual structures. But it doesn't address the larger issues of designing an accessible community. Ball and others say the ADA should consider things like zoning, and he argues that providing access to the disabled can be more of an urban planning issue than an architectural

one.

In that sense, designing an age-friendly community is about much more than wheelchair ramps and countdown walk signals. It involves a comprehensive approach that focuses as much on the individual as technical standards. "There are few places that are getting any younger," says Lea Mond of the AARP. "We don't want people, as they get older, to get more and more isolated from community activities and services they need."

No McMansions for Millennials

January 13, 2011 – *from the Wall Street Journal Real Estate Blog*

S. Mitra Kalita and Robbie Whelan report from Orlando-National Association of Home Builders Conference:

Here's what Generation Y doesn't want: formal living rooms, soaker bathtubs, and dependence on a car.

In other words, they don't want their parents' homes.

Much of this week's National Association of Home Builders conference has dwelled on the housing needs of an aging baby boomer population. But their children actually represent an even larger demographic. An estimated 80 million people comprise the category known as "Gen Y," youth born roughly between 1980 and the early 2000s. The boomers, meanwhile, boast 76 million.

Gen Y housing preferences are the subject of at least two panels at this week's convention. A key finding: They want to walk everywhere. Surveys show that 13% carpool to work, while 7% walk, said Melina Duggal, a principal with Orlando-based real estate adviser RCLCO. A whopping 88% want to be in an urban setting, but since cities themselves can be so expensive, places with shopping, dining and transit such as Bethesda and Arlington in the Washington suburbs will do just fine.

"One-third are willing to pay for the ability to walk," Ms. Duggal said. "They don't want to be in a cookie-cutter type of development. ...The suburbs will need to evolve to be attractive to Gen Y."

Outdoor space is important—but please, just a place to put the grill and have some friends over. Lawn-mowing not desired. Amenities such as fitness centers, game rooms and party rooms are important ("Is the room big enough to host a baby shower?" a millennial might think). "Outdoor fire pits," suggested Tony Weremeichik of Canin Associates, an architecture firm in Orlando. "Consider designing outdoor spaces as if they were living rooms."

Smaller rooms and fewer cavernous hallways to get everywhere, a bigger shower stall and skip the tub, he said. Oh, but don't forget space in front of the television for the Wii, and space to eat meals while glued to the tube, because dinner parties and families gathered around the table are so last-Gen. And maybe a little nook in the laundry room for Rover's bed?

In his presentation, KTG Group residential designer David Senden showed slide after slide of dwellings that looked like a cross between a hotel lobby and the set of "Melrose Place."

He christened the subset of the generation delaying marriage and family as "dawdlers."

"A house in the suburbs is not for them," Mr. Senden said. "At least not yet."

Places to congregate are more important than a big apartment, he cautioned. He showed one layout of a studio apartment—350 square feet, as big as Mom and Dad's Great Room. Common

space has migrated to “club rooms,” he said, where Gen-Y residents can host meals and hang out before heading to a common movie-screening room or rooftop swimming pool that they share with the building’s other tenants.

The Great Recession and its effects on young people’s [wages](#) will affect how much home they can buy or rent for years to come.

“Not too many college grads can afford a lot of space in the city,” he said. “Think lots of amenities with little tiny units—and a lot of them to keep (fees) down. ...The things these places are doing is constantly coordinating activities. The residents get to know each other and it makes for a much livelier and friendlier environment.”