RE-DEFINING RURAL COMMUNITY
SPATIALLY SEPARATED NEIGHBORHOODS

A THESIS
SUBMITTED TO THE FACULTY OF THE GRADUATE SCHOOL
OF THE UNIVERSITY OF MINNESOTA
BY

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IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR THE DEGREE OF
MASTER OF ARCHITECTURE
J. Stephen Weeks
August 2010

I would like to thank my wife Anna for her never ending support and belief in me. Without you I never would have been able to do this. You mean more to me than I will ever be able to put into words. To my parents- thank you for showing me what it really means to be a mother and father; hopefully I can live up to the example the two of you have set. Finally I'd like to thank my committee for your continuous support, never ending patience and invaluable insight. It took a while to get here but I couldn't have made it to this point without all of you. Thank you all.

acknowledgements

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figures

fig 1.1

Hypothesis

Frost is small agricultural community in rural southern Minnesota that developed at the turn of the 20th century. In its prime it had a flourishing Main Street with all of the necessities that were required to sustain a small community. There were grocers, hardware stores, barbers, cafes, churches and schools. Today most of those things are gone. Buildings sit empty and lots sit vacant. There are communities like Frost all across the country who have been watching a slow and continuous migration take place over the last few decades. Young people have been leaving the country for opportunities in urban areas. Frost is important because it is emblematic of thousands of other small cities and towns suffering from the effects of this rural migration.

The topic of "rural community" is generating a great deal of discussion today amongst policy makers, sociologists, planners and economists. The debate is focused around how rural communities are defined in terms of today's changing social and economic pressures. Small towns that were once individual self sustaining communities today are reliant on larger cities within their surrounding area for the goods and services that are a part of daily life. Some people suggest that there is no role for a small town like Frost in this evolution. I believe there is and I believe there is a role that designers can play in the planning and design of a rural community. I am interested in this topic because this is a part of me; it is where I am from.

single family home

void

transitional senior living ———

assisted living

fig 2.1

Thesis Statement

Loss of population is not the only problem rural communities are facing today. Over the next thirty years the demographic group aged forty-five to sixty-four years is expected to see an increase of nearly a quarter of a million people in the state of Minnesota.[1] It is becoming more apparent that as this segment of the population ages the available options allowing them to remain in the communities with which they are familiar are limited.

This thesis proposes a model for transitional senior living in rural communities that engages the social and physical context of the surrounding community.

Currently there is a gap that exists between independent living in the traditional single family home and assisted living in a nursing home. There is a need for well designed senior living in rural areas that fills this niche allowing seniors to remain engaged with each other and the community. This is especially true in rural areas that tend to be more isolated than urban areas.

1.   Minnesota Population Projections: 2005 - 2035. Minnesota State Demographic Center. 14 October 2007. <http://www.demography.state.mn.us/projections.html>

introduction

Definition of Terms

Coming to the realization that you are no longer able to live in your own home is a difficult transition. When you add to this the stress of being removed from the community in which you have lived your entire life it makes for an extremely negative and traumatic experience. Providing an alternative to this situation enables seniors to maintain the social connections that they have established over a lifetime. These social connections are necessary to maintain a high quality of life. Providing that alternative benefits more than the just the senior population- it benefits the entire community.

The term *rural* refers to a community or geographic area with a population of less than 2,500 people. *Community* refers to a social group whose members reside in a specific region, share government, and may have a common cultural and historical heritage. A *community* is not limited to one specific city or town but rather the larger geographic context in which it exists. *Infrastructure* refers to the basic underlying frameworks or features of a system or organization. *Infrastructure* also refers to social networks, groups and organizations that support a *community*. *Transitional senior living* is a situation in which the elderly no longer desire to or are no longer able to maintain their own home but are still capable of living independently within a group setting.

Research Statement _ Design Methodology

The goal of this thesis is to test possibilities that integrate new ideas about senior living into a rural community. It also tests how different communities within the same geographic area relate to one another in today's mobile society. In a paper written by Dr. Thomas Stinson - an economist at the University of Minnesota he proposed that rural cities and towns that once existed as independent communities are in fact today part of a much larger regional framework that make up a rural community. This thesis is an extension of the idea that rural communities exist as a series of spatially separated neighborhoods.[2] The nature of this work is speculative- it is a projection into the future. To do so assumptions have been made regarding growth, population shifts, and demographics. There are also liberties taken in terms of offering new property uses, divisions and infrastructure. It is an exploration of life in a rural community as it exists today and how it may continue to exist in the future. This work examines a rural community - takes an issue impacting that community - and focuses on it through the lens of the neighborhood - regional center model. This process involved working at various scales and identifying relationships that define rural community today.

2. Stinson, Thomas F. "Spatially Separated Neighborhoods and Ruralplexes." Center for Rural Policy and Development 1 (2006): 11-19."
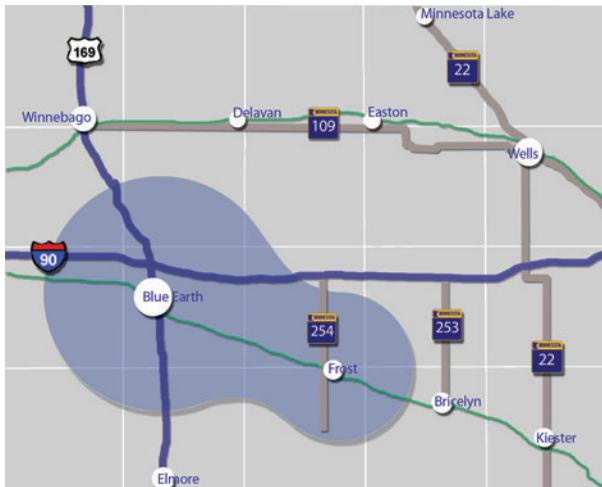
Regional Center_ Neighborhood   *fig 4.1*

The relationship between the neighborhood (Frost) and the local regional center (Blue Earth) had to be defined. After that relationship was established there was an investigation of senior living integrated within the immediate context of Frost. To say that this work looks exclusively at senior living would be untrue. This is a way of looking at life in a rural community. It so happens that I believe transitional senior living can have a big impact on the future of many rural communities. The research has focused on how other architects have approached transitional senior living as well as planning at a neighborhood scale. This is not simply an archi-

tectural issue. Effective planning and policy making at local and regional levels are necessary before architecture can truly capitalize on the existing assets of a rural community. By doing so I hope to provide some insight into the role of the architect in the design and planning of rural communities. This work is the application of a proposed model for rural communities. The process has been dictated by the relationships and connections that are direct outcomes of researching the Faribault county area. Frost has an aging population, affordable housing and benefits from an adjacency to a local regional center. This is the hand that it has been dealt and I am proposing that Frost can use these factors to fill a need for transitional senior housing in a rural community.

The design process involved doing extensive mapping and site analysis of rural southern Minnesota providing a context for the issues in question. The work then addressed the issue of transitional senior living particular to Frost. At the same time that this work was taking place there was an investigation into transitional senior living. Part of this process involved establishing criteria that contributes to a high quality of life for a senior community. This criteria was then applied and tested in the setting of Frost. Integration of this living (it is much more than providing housing) into the existing fabric of the community is crucial because it can be of great benefit to the entire community.
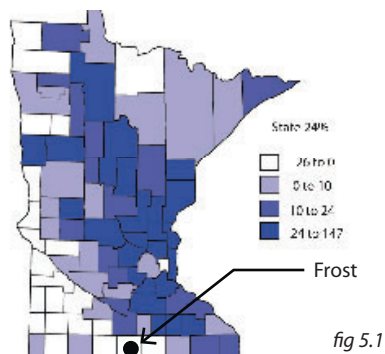
State 24%

26 to 0
0 to 10
10 to 24
24 to 147

Frost

fig 5.1

Projected change in population (%)   2005-2035

State 1,250,000

-21,525 to -1
0 to 2,499
2,500 to 14,969
15,000 to 178,158

Frost
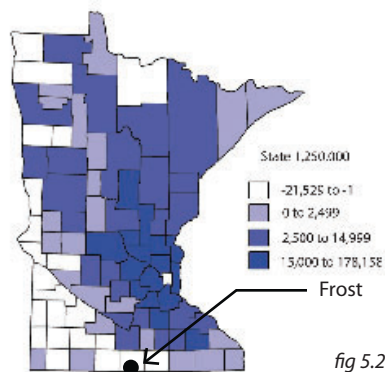
fig 5.2

Projected change in population (#)   2005-2035

Rural Context _ Demographics

By the year 2035 rural communities in the state of Minnesota are predicted to lose up to twenty five percent of their current population.[3] The communities most affected by this loss are the ones in outlying areas that do not benefit from any adjacency to a major metropolitan area. This is an accurate description of Frost and the surrounding area.

Younger people are leaving small towns for urban areas that have more to offer in terms of cultural and economic opportunity. This fact combined with increases in efficiency have led to a loss of economic opportunity not only in agriculture but in all of the infrastructure that supports it. The loss of population in smaller outlying rural communities has forced many of these towns to consolidate much of the supporting infrastructure that is necessary for their livelihood. In this scenario the rural community becomes more a network of inter-connected cities and towns shaped as much by political boundaries and affiliations to social institutions as by geography.

"Regional or rural identities are ascribed by people to an area, and   are not natural or objective characteristics of this area. In short: rural areas are by definition a social construct." Peter Groote - Claiming Rural Identities

3   Minnesota State Demographic Center-2007

brad schonborn_thesis spring 2010

Transportation Systems

School Districts

Townships

Faribault County, MN
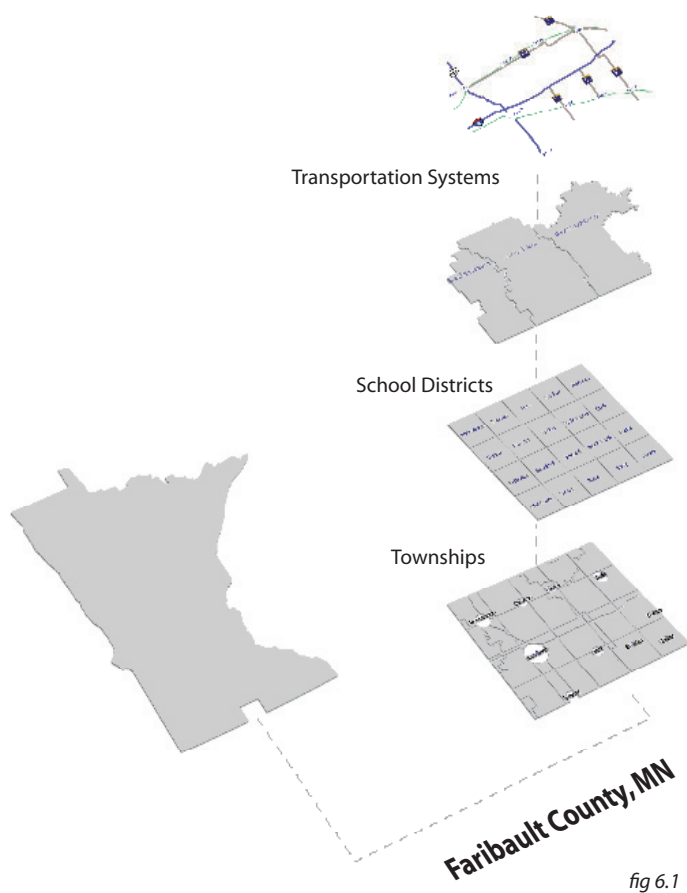
fig 6.1

What is a Rural Community?

Over the last couple of decades the notion of rural community has changed. The "social construct" that Groote refers to has evolved. The identity that has been ascribed to this area is now much different than it was thirty years ago. Frost is shaped by a complex layer of social and political infrastructure- including transportation systems, school districts, local townships and county government (*see fig 6.1*). All of these things have an impact on the identity of Frost today. The result is a rural community that has a much larger geographic footprint than it did in the past. Part of this is a result of the mobility that is a part of today's automobile culture. This ability to move freely has sped along the consolidation of rural communities. Small towns have in turn become much more dependent on larger regional centers for goods, services, and employment. They are no longer capable of the independent existence they once enjoyed.

New proposals for rural communities are now being explored that look at the role that small towns can play in the context of this larger regional model.[4] Regional centers drive local economies providing employment, government, goods and services.

4.   Stinson 12-14

research

fig 7.1

Neighborhoods in Rural Communities

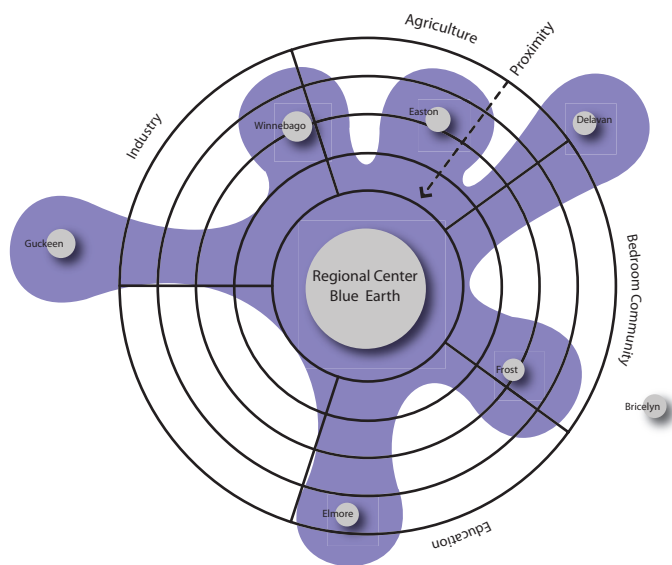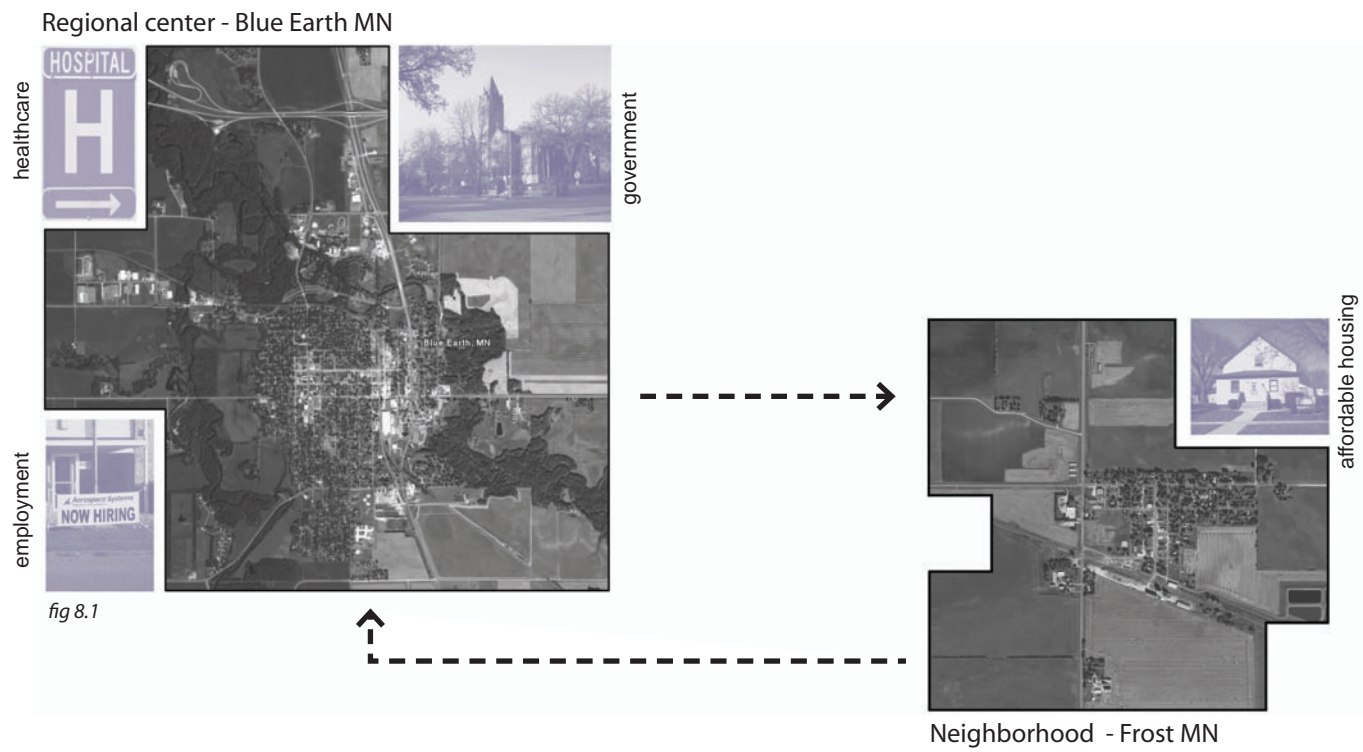It is then up to a small town to define the role that they will have in this "neighborhood." This new idea of "community" is a much more regional concept than the traditional notion of small towns and main streets. For example- if a town has the geographic benefit of nearby woods, lakes or rivers it can easily become a local center for entertainment and tourism. This is an area on which it capitalizes in the context of the region. Another town in the region may have a local state or community college affiliation that it ben-

efits from. It can then take advantage of that fact by being a local center for education. Each community has a role to play in the "neighborhood" (*see fig 7.1*). The individual neighborhoods are the gray shaded areas with the blue web representing the overlapping political, economic and social networks that occur in and around each individual community. The amount of overlap in between the towns increases as infrastructure is consolidated. The neighborhoods become much more dependent on each other and the regional center as they consolidate. Every town has more than one characteristic that defines it, this model is a simplification of these relationships on a broader scale.

In this model I argue that Frost is a bedroom community that serves the larger towns in the area. That is the niche that it fills in the region. On the surface the nature of this relationship seems to be very one sided but this is not necessarily the case. Frost benefits from an adjacency to Blue Earth-the local regional center, that other towns in the region do not. The farther a town is from a regional center the more self sufficient it has to be. Regional centers also benefit in this model from being surrounded by a series of viable smaller neighborhoods. People shop, work, and go to school in the regional center even though they may live outside of it. In this case Blue Earth provides the seat of government, employment, medical care, goods and services. Frost and other communities like it offer affordable housing (*see fig 8.1*).

research

Regional center - Blue Earth MN

healthcare

government

employment

fig 8.1

affordable housing

Neighborhood - Frost MN

research

The median home value in a community like Frost is 27% of what it would be in the Twin Cities area and it is 50% of what it is in the local regional center of Blue Earth.[5] Neighborhoods can capitalize on the fact that the housing there is much more affordable than in the larger cities. Regional centers depend on the people that live in these small towns for an employ-able workforce. The economy of the regional center also depends on the smaller neighbors. I propose that a town like Frost can take advantage of this situation and fill a need that exists in the region that makes up this commu-nity- that being transitional senior living.

_____

5   Estimated home values based on 2000 census info

What is Transitional Senior Living?

As rural populations continue to age the need for senior living alternatives will only continue to rise. This is not a situation limited to rural communities in southern Minnesota, it is happening all across the country. It is important to establish criteria that clearly identify what quality senior living is. Senior living should:
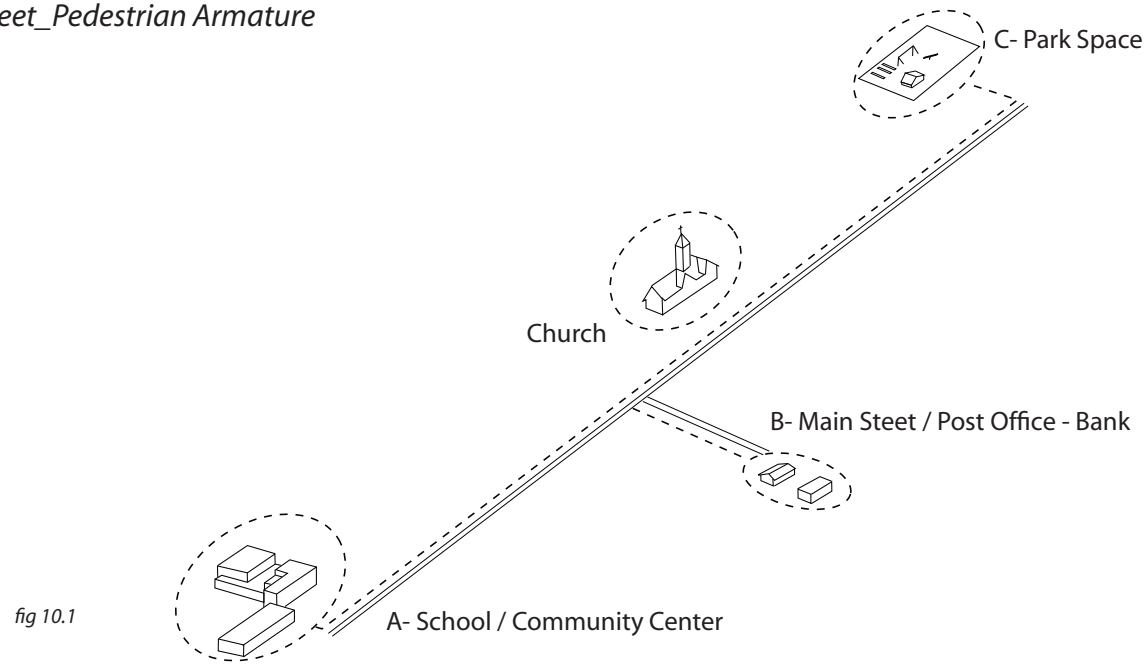
- Support the ability of older adults to age with dignity, grace, and maximum health and independence for a positive quality of life in their chosen residence.

- Develop an age-friendly, comprehensive continuum of affordable health services for older people regardless of income, cultural heritage, location, health status or level of functioning.

- Create and foster an active, caring and welcoming community that promotes respect, diversity, and inclusion of all ages and cultures.

- Create a use of land that seamlessly integrates public spaces, vibrant private enterprise, and people of all ages in safe, affordable, enjoyable communities.

- Increase the ability of people of all ages to meet the challenges and opportunities of later life.

- Encourage input from diverse groups in developing resources and assure that older adults are involved in decisions that affect them.

- Ensure that older adults have meaningful opportunities to share their knowledge and skills with all generations.

- Create and enhance opportunities for enjoyable participation in life.[6]

Quality senior living goes well beyond providing adequate shelter for an aging population. Issues like transportation, health care, socialization, security, and independence are equally as important.

Removing a person from the bonds of familiar social networks and placing them directly into a nursing home situation is a traumatic and often times premature step. Most of the time however there are no other options. What is missing in most rural communities today is any type of transitional housing that allows seniors to age in a familiar setting. It is a much better scenario for the elderly to be able to maintain the social connections they have established over their lifetime. Many people still have the capability of living independently in a group setting but they are no longer able to or no longer have the desire to maintain their own homes. Much of the criteria described here applies to more than just senior living- it is criteria for the creation of quality communities.

6.   Jefferson Area Board on Aging. 2006. 30 October 2007. <http://www.jabacares.org/>

research

3rd Street_Pedestrian Armature

C- Park Space

Church

B- Main Steet / Post Office - Bank

fig 10.1

A- School / Community Center

The need for socialization is one of the most basic human needs no matter the age group. In rural communities that socialization takes place in the cafes, bars, churches, and community centers that continue to exist in most of these small towns. These institutions are anchors around which a neighborhood can build.[7] The institutions that continue to anchor Frost today almost all occur along

the length of 3rd street which runs east-west through the town. On the west end of the town is the site of the former high school with its adjacent athletic field. The school building is currently occupied by the branch library, community center, cafe, liquor store and rental housing units. Main Street is the location of the local post office and the bank. One block farther east is the remaining church and on the far east end of the town is the local park.

7   William R. Moorish & Catherine R. Brown. Planning to Stay. Milkweed Editions. 1994. 72-73
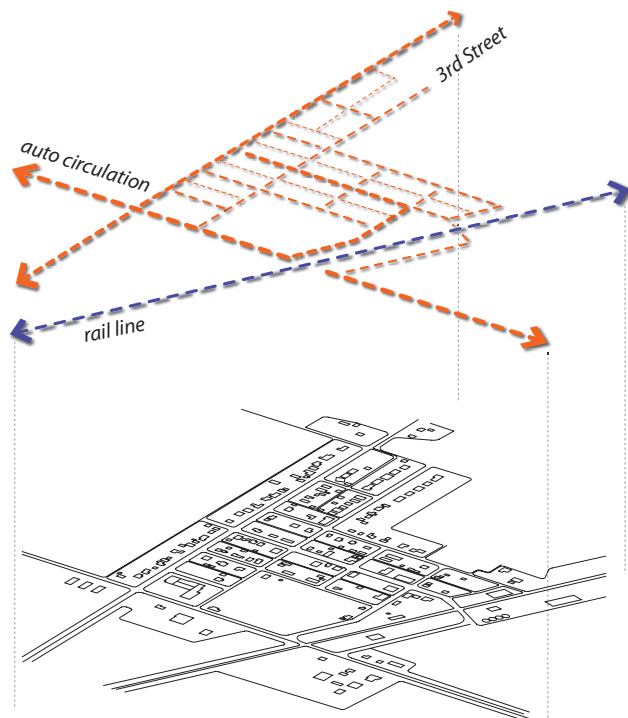
fig 11.1 circulation
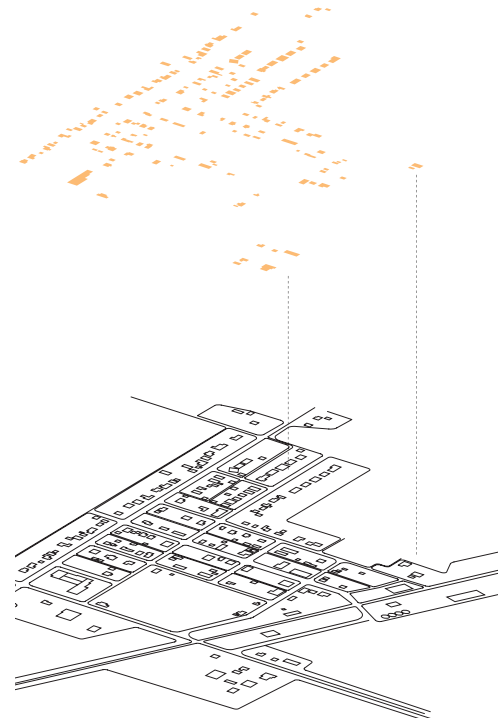
fig 11.2 housing

These are the social anchors around which Frost can build. This corridor can be used to apply some of the criteria previously outlined- "by creating a use of land that seamlessly integrates public spaces, vibrant private enterprise, and people of all ages in safe, affordable, enjoyable communities."[8] The town itself is no more

8. Jefferson (2020 plan)

than 1/2 mile long so it is by definition walkable. The strategy developed in this thesis is to create a pedestrian friendly armature along this length of street and to demonstrate specific examples of how future development can link to existing social institutions. The town is bisected by the highway and the rail system that the original town was relocated to accommodate.
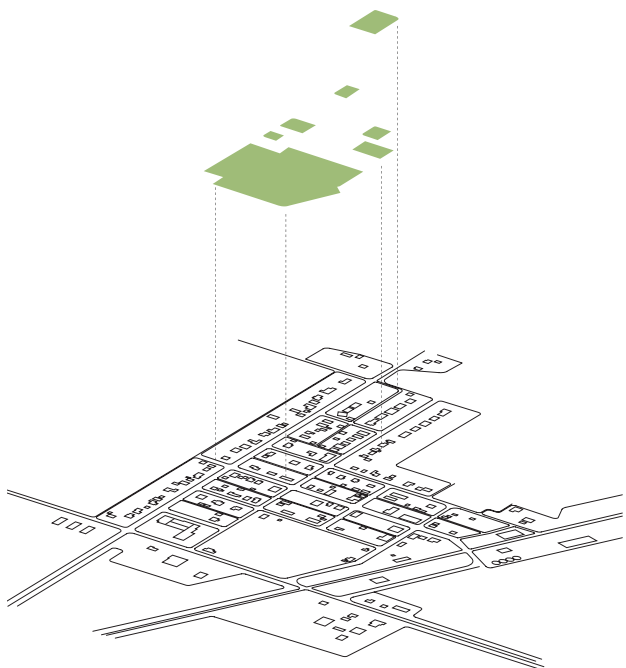
fig 12.1 green spaces
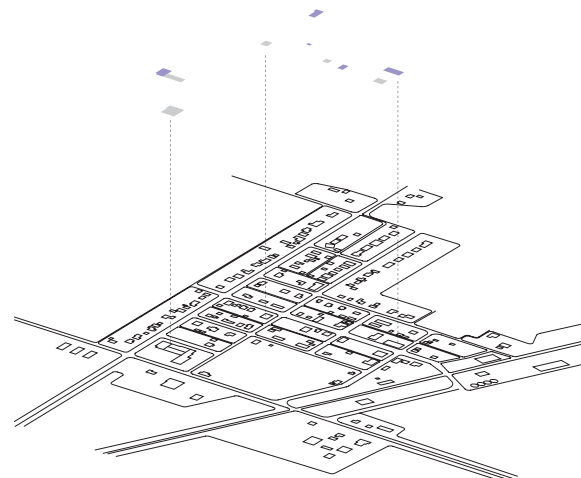
fig 12.2 commercial_social institutions

Patterns of circulation in the town currently revolve around the automobile. Pedestrian circulation happens primarily on Main Street. The organization of the housing follows the pattern of street grid with almost all of it being single family homes. The major exception being the site of the former school- part of which is now housing. Park spaces and small pockets of open space exist throughout the town. In addition there are other un-used or vacant lots, usually in

the form of abandoned sites on or near Main Street. Most of the businesses have left Main Street and now exist on the periphery where it is more convenient for automobile access. Locating housing along this armature will bring some of that activity away from the highway and back to the street at the pedestrian level. Senior living can be tied into this existing fabric of social space in a way that creates a safe, walkable, engaging and accessible environment.
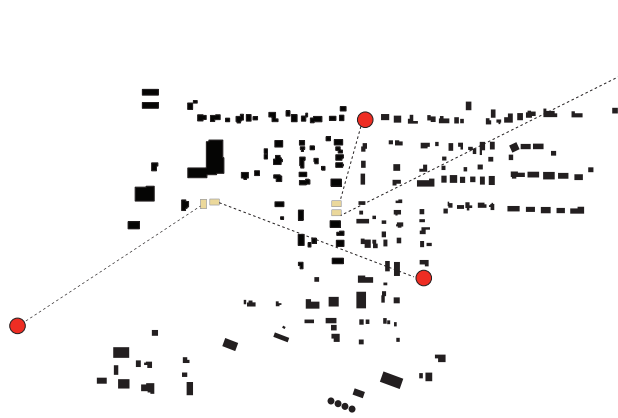
fig 13.1   Transitional living patterns 2015

fig 13.2   Transitional living patterns 2035

As seniors move into the transitional senior living, single family homes will open up offering affordable housing opportunities for young families (*see fig.13.1 & 13.2*). Over a period of time we may actually see the demographic situation trend to a more sustainable situation for the community; one that maintains a more even distribution of age groupings. Creating this pedestrian friendly armature means taking advantage of the existing commercial / social institutions and making them more preferable for pedestrian traffic. To effectively tie senior living into this existing fabric in-

volves more than just creating a walkable environment. It involves a different way of looking at a rural community so it is necessary to look beyond traditional housing patterns and typologies. To begin with there is the relationship that senior living has to existing social institutions, there is the relationship of the house to the street, the relationship of individual units as they relate to each other and finally the unit plans themselves. All of these things need to function in a way that facilitates interaction within the existing infrastructure of the town.

fig 14.1 Main Street Living

fig 14.2 Main Street Living

Main Steet Living

The intersection at 3rd and Main streets is an opportunity to tie in to this existing infrastructure. Main Street was traditionally busy with commercial activity. Today most of that activity is gone. A way of bringing some of that activity back is to transition from commercial enterprise in to living space. Even though the street was traditionally a place of business it was still a social space. There was a level of social interaction that occurred at the sidewalks and storefronts. Typically each storefront addressed the street with commercial activity on the lower level and housing residing above.

Providing a living situation that maintains this social element is one way of bringing back some of the "life" that is associated with main streets. Social spaces extend beyond the front door and onto the street. There is a level of human engagement that happens outside of the individual living unit on the street. The need for socialization is a fundamental one no matter the individuals age but it is particularly important for the elderly. The more involved that group is within the community the more engaged and active it will be, delaying the step to assisted living for as long as possible. Senior living requires easily accessible spaces and having those semi-public gathering spaces right outside of the front door is one way of accomplishing this.

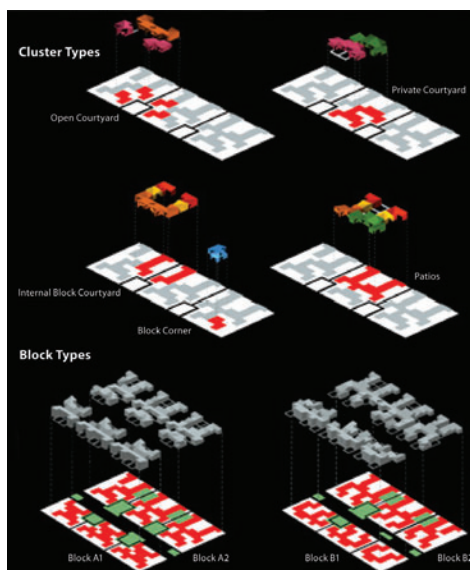analysis

fig 15.1 Good Sheperd Garden Housing

fig 15.2 Clustering & Block types

Precedent_Good Sheperd Ecumenical Center

Part of this work involved precedent studies of similar transitional senior living situations. The proposal for the Good Shepherd Ecumenical Center by the University of Arkansas Community Design Center addresses many of these issues in that it offers a variety of housing types. These various housing types are linked to public spaces in a variety of ways and at different scales. Engaging the social context is one thing that all of the different typologies have in common. It happens in the form of shared streets, community green spaces, housing that faces intermediate courtyards, and links to public spaces. One of these typologies in particular is relevant to the previously described pedestrian armature. The "Garden housing type" clusters plan units in a way that the organization of the dwelling units contribute to a socially connected living situation. Public courtyards are an integral part of the block plan allowing traffic to pass through the block. Individual units are situated around these courtyards in a way that facilitates and encourages public interaction.

Providing a quality housing situation is not enough though, seniors living independently benefit greatly from access to medical care, markets, transportation, libraries, outdoor activity, exercise and engagement with the surrounding community. This involves working at the scale of the street as well as the individual unit plan.

fig 16.1

Total Population - 350

Institutional	
Commercial	
Residential	

15 or younger	20%
16-24	17%
25-44	19%
45-64	24%
65+	21%

There are a variety of site conditions along the 3rd Street armature. There are opportunities to plug in to the existing infrastructure and fill some of the gaps that have appeared over the last couple of decades. An active and engaged senior population becomes the backbone of this community. Goods and services that seniors are more likely to regularly use become attractive elements for families of all ages. Over time we may see more businesses re-appearing. These ideas are being applied to Frost by making design interventions that link the streets to living spaces via small pockets of courtyards and green spaces interspersed among existing infrastructure. Courtyards are shared to facilitate interaction outside of the individual units.

Transitional senior living means a variety of different living conditions that engage the local context and reinforce social bonds within the community. This variety ranges in need from accessible housing to live/work situations to empty nesters who only occupy their homes part of the year. This proposal is a new living condition. It finds the common ground between the needs of a senior population and the opportunity areas that exist in every rural community.
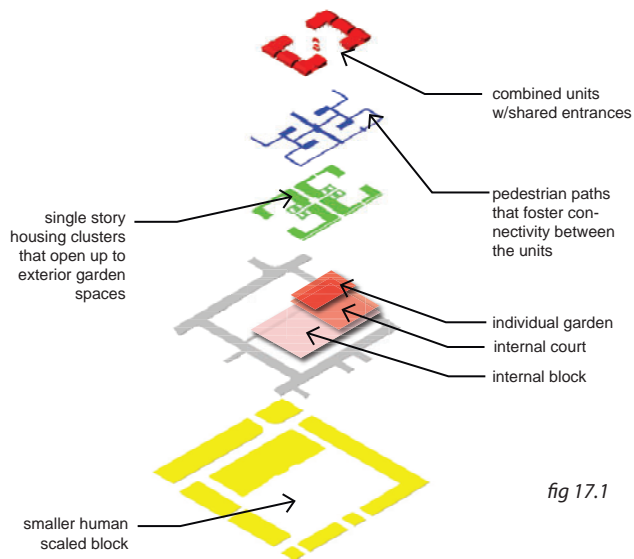
combined units
w/shared entrances

pedestrian paths
that foster con-
nectivity between
the units

single story
housing clusters
that open up to
exterior garden
spaces

individual garden
internal court
internal block

fig 17.1

smaller human
scaled block

fig 17.2 new block unit connecting street to park

The principles that make for good senior living environments make for good communities. These are living situations that also address the needs of young families with children, single parents, and couples looking for their first home. These are just a few of the other groups who benefit from living with an engaged senior community.

Park Housing

At the end of the armature on 3rd Street is an existing park. Through the years this park has been used as a playground, for community gatherings and private get togethers. Part of this work proposes a new connection to this park space from 3rd Street. This connection happens through the use of pedestrian paths that bisect the re-developed block unit. The homes in this new block unit are clustered using a logic similar to that used in the Good Sheperd Ecumenical Center example. There is a hierarchy that develops out of this clustered block unit from public to private space. The units are structured in a way that the interior of the block becomes shared space with an individual garden for each dwelling. Pedestrian paths link the street through this shared space to the park. Landscape elements are used to help identify spaces as public, private or shared spaces.

Two bedroom 1150sf unit plan
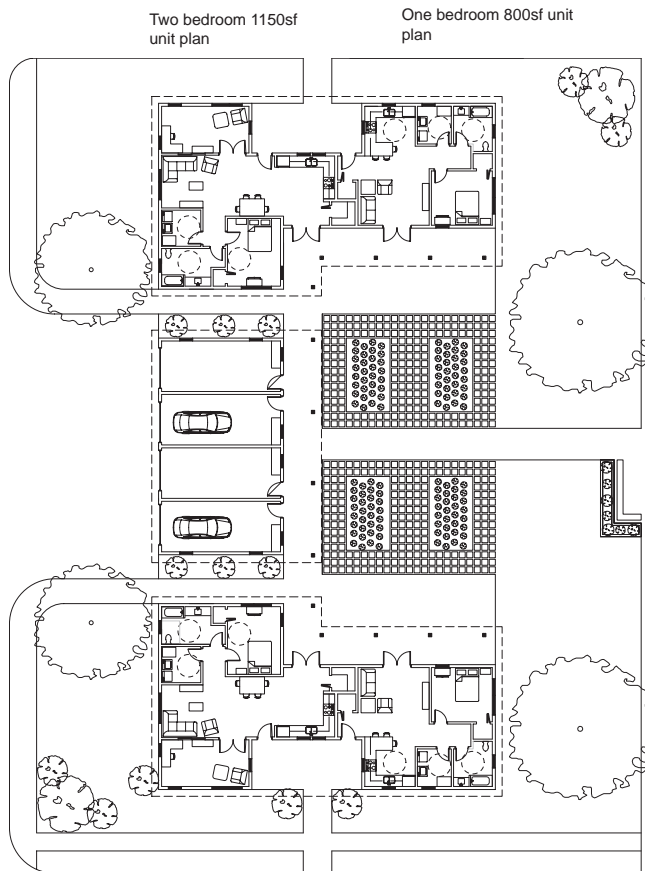
One bedroom 800sf unit plan

fig 18.1 Unit Plans

The existing architecture in this area of the community mainly consists of the one story ranch style home. It is a housing type well suited for transitional senior living. It is normally built on grade and accessible. There is an open floor plan that is flexible, there are attached garages and patios. The new block plan uses this housing type and makes a few small modifications to fit the design criteria that was established earlier on in the research. The homes are no longer single family units. They are clusters of double units that share an entrance on the street.

Increasing the density of this smaller block means a smaller more efficient foot print. There are two unit plans developed for this site which combine to form a housing unit. The smaller of the two units is a one bedroom 800sf plan. The larger is a two bedroom 1150sf plan that allows for more flexibility in its arrangement. That flexible space can potentially be used as a second bedroom, an office or a library. All of the new unit plans are designed to be at grade and with ADA considerations in mind. Each unit is linked to a shared patio and an individual garden which is located at the heart of the new block layout. There is a detached garage for each unit. The detached garages are connected to the units via the pedestrian pathways which circle the interior of the courtyard and are almost entirely covered.

analysis

fig 19.1 Pedestrian paths

fig 19.2 Interior courtyards

These pathways and detached garages are tools to facilitate interaction between neighbors as they move from the car and into their homes. The interior courtyards are the heart of the new block unit (*see fig 19.1 & 19.2*). The backyard in this plan is a social space shared by neighbors and connected to pathways which are linked to the park. The covered patios extend the interior living space to the social spaces outside. Residents in this re-developed block give up an element of privacy that is associated with the traditional single family home. In return they get an increased level of interaction with their neighbors and also with the surrounding community that makes use of the existing park.

Conclusions

Small rural communities across the country are facing an uncertain future; they are declining in population while they are increasing in age. This thesis examines rural communities from a perspective that extends beyond the border of the city limits. It explores relationships involving the larger surrounding regional context. Rural communities exist today as part of a larger regional framework shaped as much by political and economic factors as by geography.

conclusion

fig 20.1

ery rural community is the need for transitional senior living. There is tremendous potential for well designed senior living to be the framework around which rural communities can build. Senior citizens are part of a demographic that is only going to continue to get larger over the next thirty to forty years. The longer this group can remain in the community where their families and friends are the higher their quality of life will be. An active and engaged senior population will in turn raise the quality of life for the rest of the community as well. Transitional senior living has the potential to be a key element in a process that will take a long time.

To fully realize this potential these communities must remain open and receptive to new and innovative ideas. It may mean working cooperatively with other small cities and towns within the same region. It may also mean the way these communities relate to one another will need to be redefined. It will take close coordination on the part of planners, administrators and city counsel members. It will not be easy. Design criteria that is established today will help guide planning decisions now and in the future. There are exciting new opportunities out there for communities like Frost. It is just a matter of identifying these opportunities in today's evolving rural landscape.

Analyzing the situation from this new perspective reveals that while the future remains uncertain there are exciting opportunities at hand. The hope is that through this work rural communities will be better able to identify existing areas of opportunity and use them to their advantage when planning for the future. Over the course of this thesis it has become clear that one of the opportunity areas that exists in almost ev-

conclusion

Appendices

The following pages are supplemental architectural draw-
ings to the proposal, such as site plans, floor plans, sections
and other renderings.

appendix one

fig 22.1 3rd Street Corridor
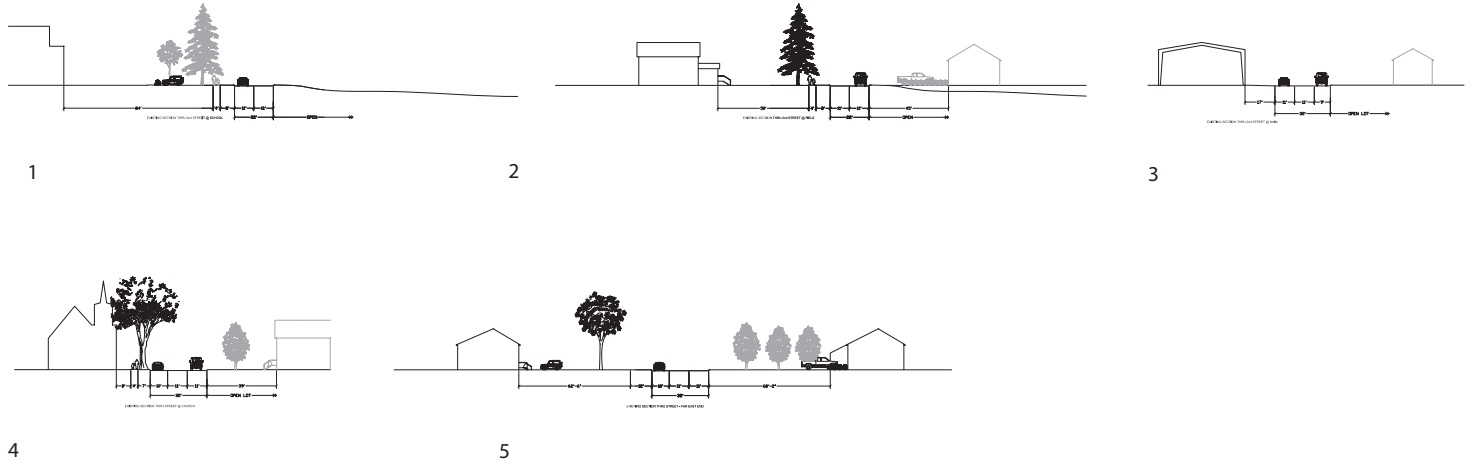

1

2

3

4

5

fig 22.2 Existing Street Sections

appendix one

fig 23.1 Park Housing Site Plan
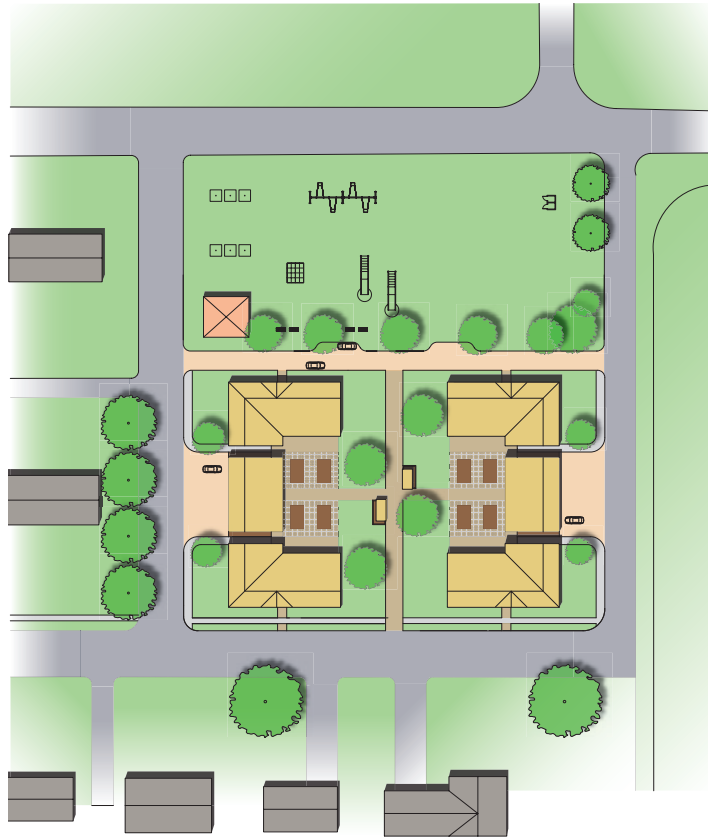
paved surface

pervious surface

unit garden

pedestrian paths
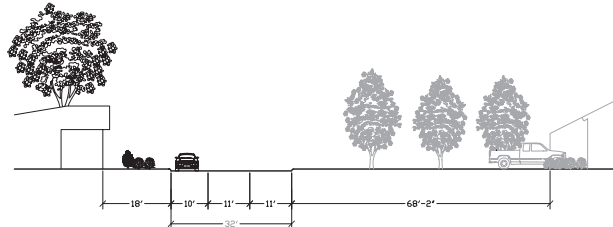
fig 23.2 Section @ Street

fig 23.3 Section through Courtyard
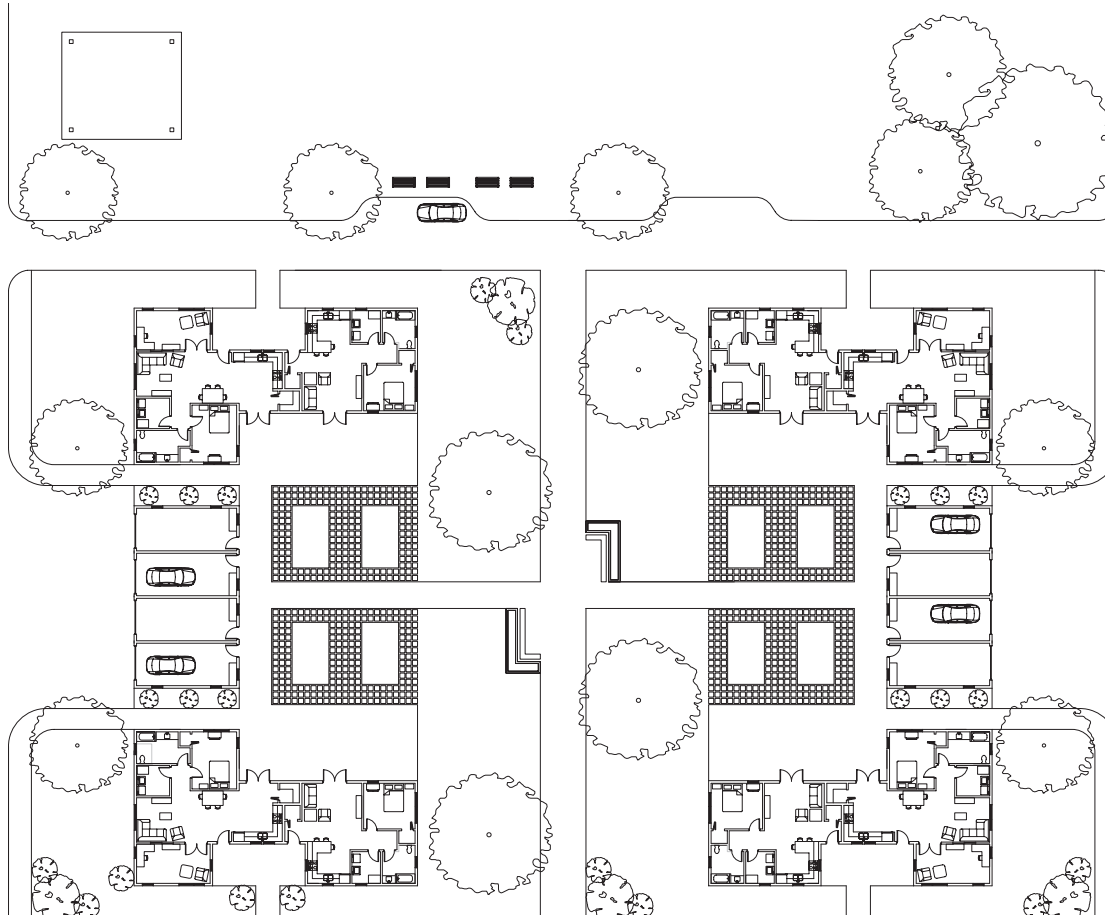
fig 24.1 Park Housing Block Unit Plan

1. Living Room
2. Dining - Kitchen
3. Laundry
4. Bathroom
5. Bedroom
6. Shared Entry
7. Patio
8. Garage
9. Office -Flex Space

brad schonborn_thesis spring 2010

Appendices

The following pages are thesis presentation boards. They were present-
ed on May 5th, 2010 at Rapson Hall, University of Minnesota.

Jurors present at my defense,

William Conway,   University of Minnesota, Thesis Chair
Dewey Thorbeck, University of Minnesota, Thesis Committee Member
Martha McQuade, University of Minnesota, Thesis Committee Member

appendix two

Evolving Rural Identity _ Re-defining Rural Community
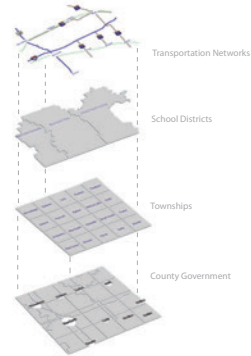
Transportation Networks

School Districts

Townships

County Government

Regional Context

Existing Infrastructure

"Regional or rural identities are ascribed by people to an area, and are not natural or objective charac-teristics of this area. In short: rural areas are by defi-nition a social construct." Peter Groote

Regional Center
Blue Earth

Agriculture
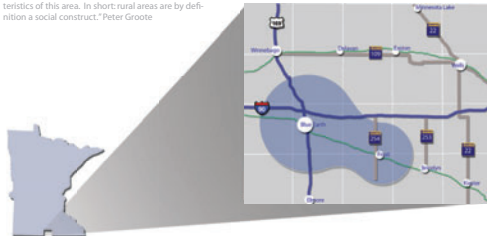
Faribault County _ Frost, MN
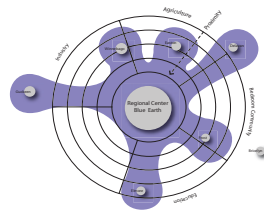
Rural Communities as Spatially
Separated Neighborhoods -
Dr. Thomas Stinson University of Minnesota

Regional Center

Neighborhood

government

employment

medical Care

quality of life

affordable housing

fig 26.1

Neighborhood Community

fig 27.1

Local Context _ Existing Condition

C

Park Space

B

Main Street

A

Community Center/Housing

Social Institutions

Housing

Green-Open Space

Auto Circulation

Agriculture

3rd Street: a pedestrian armature

C – Park Space

B - Main Street

A - Community Center - Housing

Existing Sections
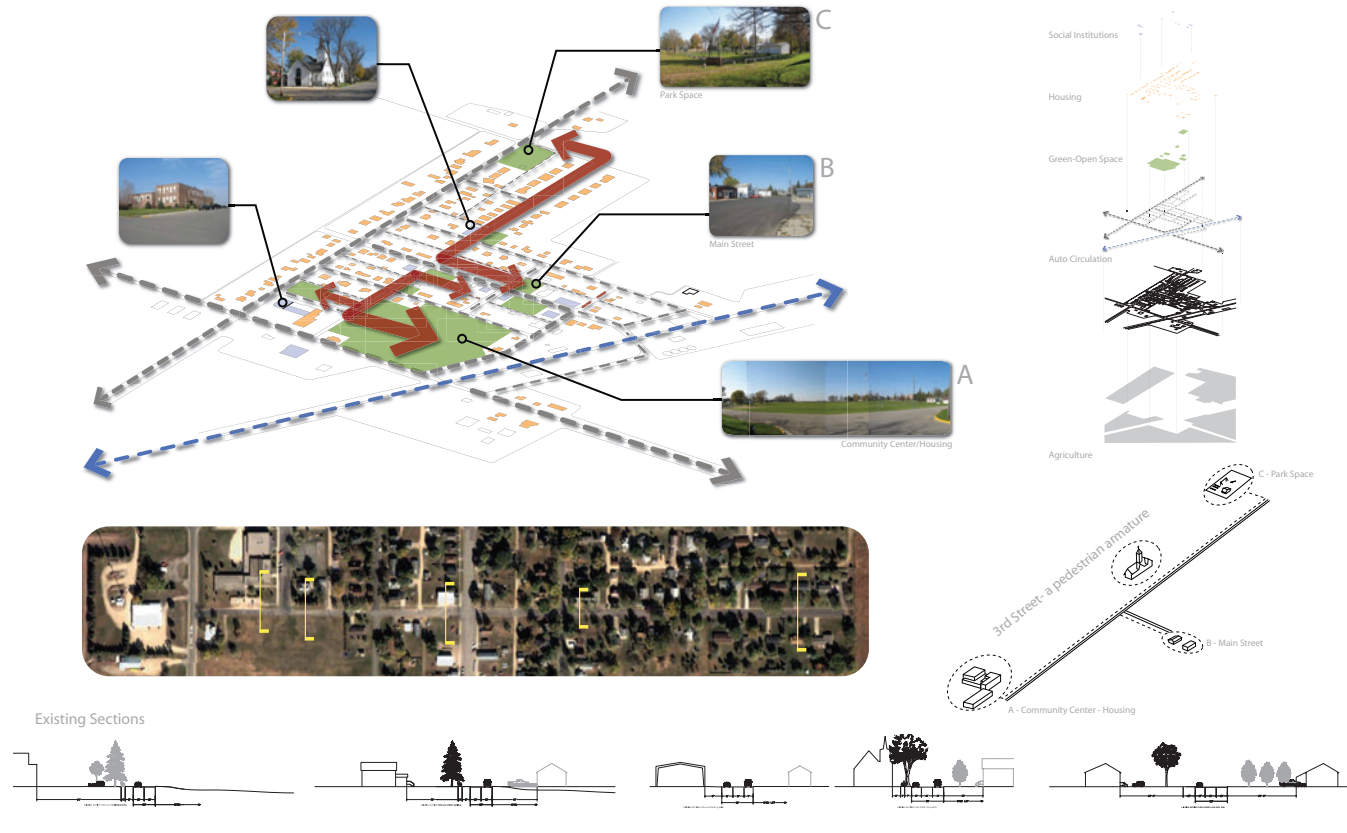
fig 28.1

Transitional Senior Living_Defined
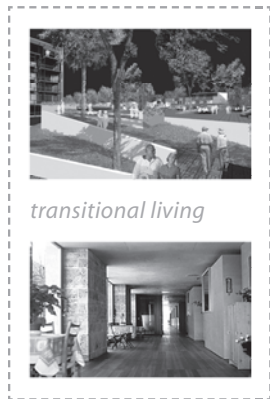
Single Family Home

independent living

Social / Volunteer opportunities

Basic goods / services

void

transitional living

Health Care

Transportation

Nursing Home

assisted living

Transitional Senior Living - A living situation that provides Seniors the option of aging in place / community, in turn filling a void that exists especially in rural areas between the single family home and the nursing home. Creating an environment that is accessible and that engages the activity of the surrounding community allows seniors to maintain a level of independence and delays a pre-mature step to a nursing home situation

A variety of individual dwelling units are clustered creating shared courtyards

Precedent- Good Shepherd Ecumenical Retirement Center

Cluster Types
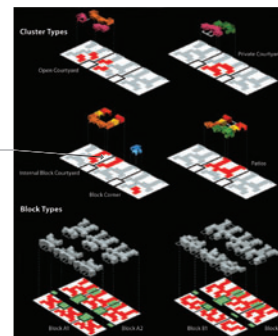
Public Courtyards are a link from the street to public space extending through the block unit

Block Types

Organization of individual dwelling units create courtyards both public and private- creating active, spaces that encourage a sense of independence while engaging the surrounding context

Interior / Exterior spaces that link units to streets / courtyards

A variety of efficient unit plans extend interior spaces to the outside connecting the streets and courtyards

fig 29.1

Phasing over time

Total Population - 200

Institutional	15 or younger	20%
Commercial	16-24	17%
Residential	25-44	15%
	45-64	28%
	65+	21%

2015
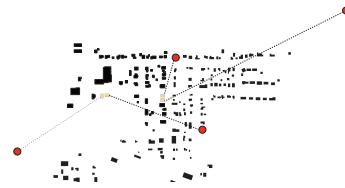
As Seniors relocate within the community homes and farms for families open up offering an affordable housing opportunity

Total Population - 250

Institutional	15 or younger	15%
Commercial	16-24	20%
Residential	24-44	17%
	45-64	21%
	65+	28%

2025
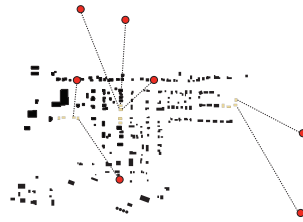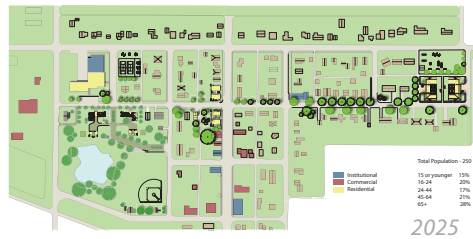
Over time services and businesses re-emerge to serve a population set up around the framework of a pedestrian oriented community

Total Population - 350

Institutional	15 or younger	20%
Commercial	16-24	17%
Residential	25-44	19%
	45-64	24%
	65+	21%

2035

fig 30.1

appendix two

Transitional Living _ Opportunity Areas A & B

Street Elevation Looking South

a vacant lot on main street...

Street Elevation Looking South

an open field...

Main Street Site Plan   1:40

Current & Past Uses

Current & Past Uses

Ballpark Site Plan   1:40

Main Street Perspectives

Perspective from 3rd Street
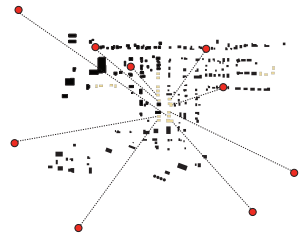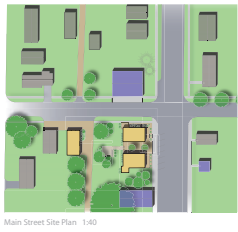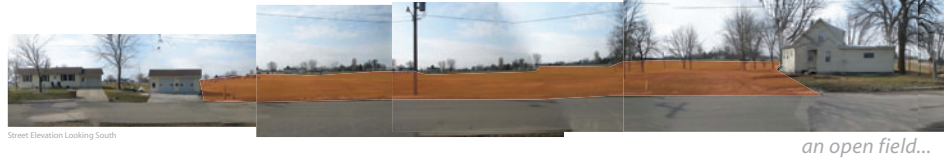
fig 31.1

Transitional Living_Opportunity Area C

Street Elevation Looking North

a public park space...

Design Criteria

- Provide spaces that allow people to age in place-community
- Maintain and strengthen links to the larger community
- Fit within the framework of the surrounding context

- Provide accessible barrier free settings
- Nurture informal social supports
- Link pedestrian paths and public spaces

Street Section @ shared entry

Section @ courtyard

Park Housing Site Plan   1:40

Current & Past Uses

4th Street

3rd Street

Paved surface   Unit garden
Pervious surface   Pedestrian path
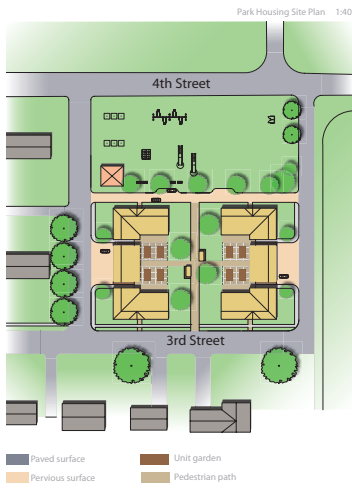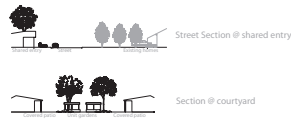
Clustered Block Units with Interior garden spaces

Accessible Shared Entrances

fig 32.1

Transitional Living_Unit plans and spatial relationships

Ranch style home characteristics

- Single story design
- Simple, flexible floor plans
- Rectangular, L or U shaped footprint
- Low slung roof
- Emphasis on openess
- Attached garages and patios

Shared entrances / combined units with efficient footprints

Pedestrian paths that foster connectivity within the block unit

Single story housing clusters that open up to exterior garden spaces

a - Individual garden
b - Internal court
c - Internal block

Hierarchy of overlapping internal courtyard spaces defined by landscape elements and plantings

Smaller human scaled blocks

A. Block Plan - 1:30

B

Interior Perspective

Interior Courtyard Perspective

Unit Garden Perspective

Two bedroom unit
plan-1150 square feet

One bedroom unit
plan-800 square feet

1. Living Room
2. Dining - Kitchen
3. Laundry
4. Bathroom
5. Bedroom
6. Shared Entry
7. Patio
8. Garage
9. Office -Flex Space

B. Unit Plans - 1:10

fig 33.1

appendix two

Groote, Haartsen & Huigen ed. Claiming Rural Identities. Assen: Van Gorcum. 2000.

    This book discusses the conflict that arises between the desire to retain a rural identity in an age of globalization and stan
    dardization. It breaks down the relationship between policy and identity. The two are not mutually exclusive the ideas put
    forth state that it is in fact a two way relationship.

Penny, Tim. "Reinventing Rural Minnesota." Center for Policy and Rural Development 1 (2006): 1-11.

    Tim Penny was a U.S. Representative and is still involved with making policies that impact rural communities. He most
    recently ran for Governor in the state of Minnesota as an independent. The article proposes that rural communities re-
    evaluate the assets of each community and then capitalize on those assets.

Stinson, Thomas F. "Spatially Separated Neighborhoods and Ruralplexes." Center for Rural Policy and Development 1 (2006): 11-19.

    This is an article by state economists describing the current condition of rural communities throughout the state of Minne
    sota. Not only does it describe the condition of individual regions it begins to proposes new ways that these communities
    should think about relating to each other

Zube, Ervin & Margaret eds. Changing Rural Landscapes. Amherst: University of Massachusetts Press. 1977.

    The book was published in 1977 so the information is not the most current but it is a snapshot of policy and planning
    strategy from decades past. Many of the issues still remain the same as they did thirty years ago. It is a series of fifteen
    essays discussing various elements of what makes rural community the forces that affect it.

annotated bibliography

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Penny, Tim. "Reinventing Rural Minnesota." Center for Policy and Rural Development 1 (2006): 1-11.

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Stinson, Thomas F. "Spatially Separated Neighborhoods and Ruralplexes." Center for Rural Policy and Development 1 (2006): 11-19.

William R. Moorish & Catherine R. Brown. Planning to Stay. Milkweed Editions. 1994. 67-79

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