

ACSA/AIA Housing Design Education Award

2016-2017 Winner Submission Materials

THIRD PLACE ECOLOGIES: Pocket Housing Fabrics for Aging in Community

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Hyper-Porch



Garage Gallery



Patio Mat

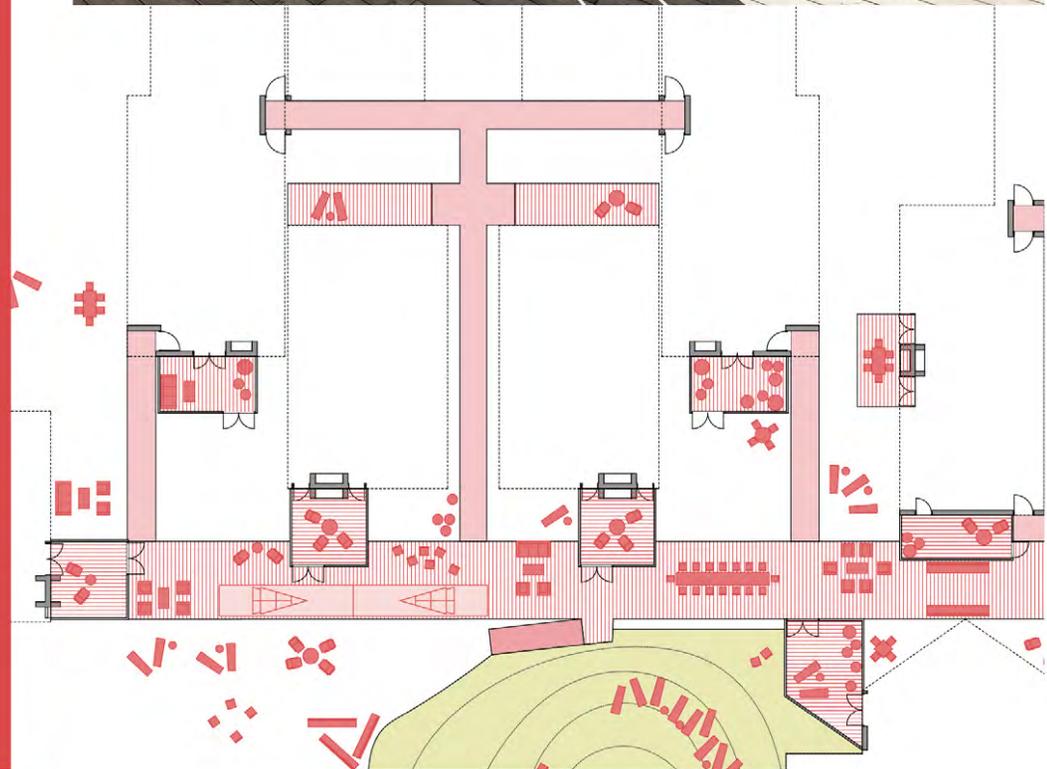
Third Place Ecologies: Pocket Housing Fabrics for Aging in Community

The following is an excerpt of a book on 21 Principles toward a Cooperative Structure of Living. Funded by the NEA.

Hyper-porch

The porch traditionally is one of the most recognizable social nodes in a neighborhood.

What if we transformed the porch from a discrete object into an infrastructure? Such morphing opens up new territories of social and epicurean experiences akin to that suggested by the veranda, cabana, promenade, gallery, portico, loggia, or a ship's deck.



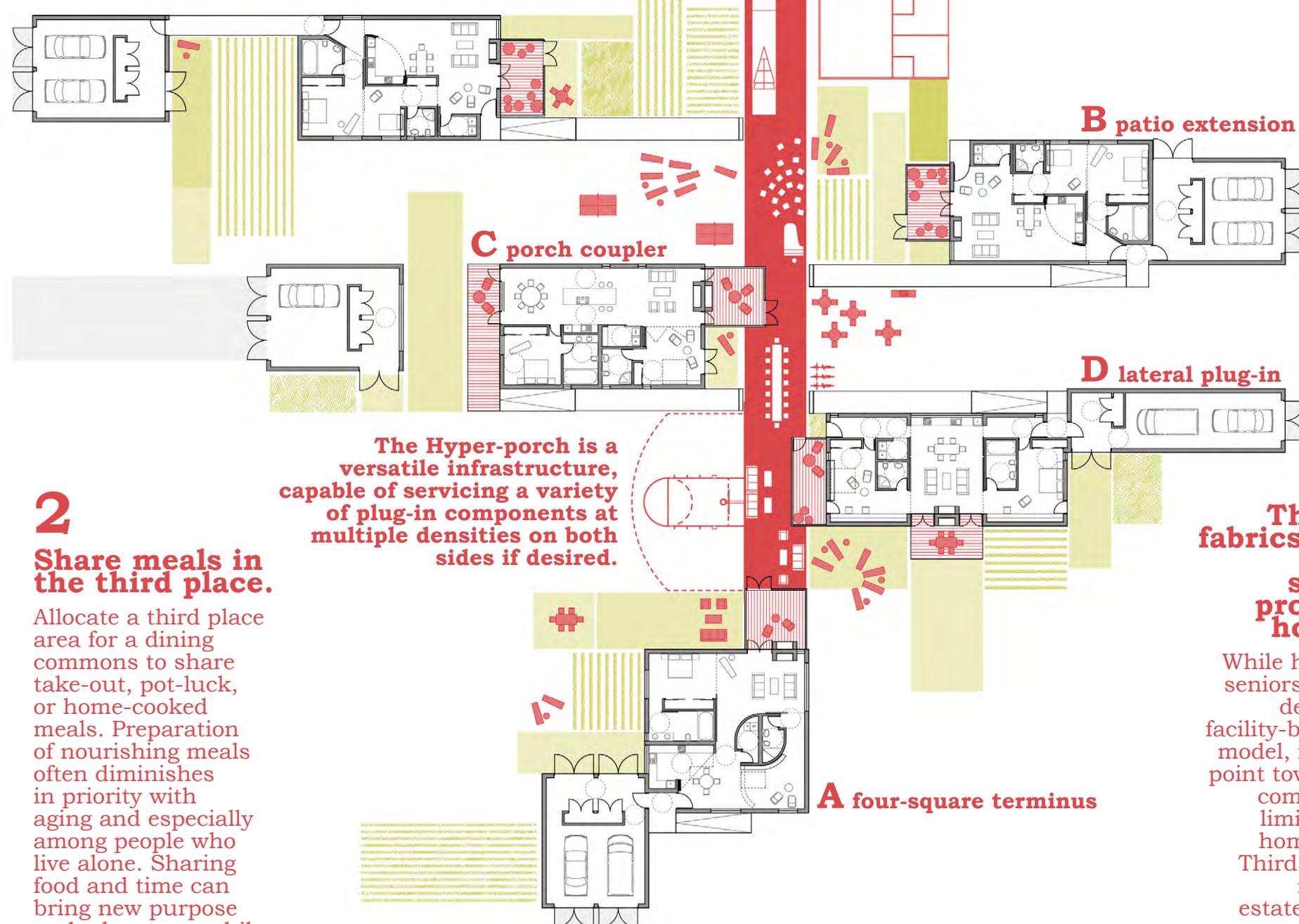
21 Principles toward a Cooperative Structure of Living

1

Employ third place as the glue between public and private, residential and non-residential uses, and among different dwelling types.

Like a ship's deck, the third place hosts a variety of uses and settings where no single entity controls the entire arrangement or the conversation. It's accessible and informal, meaning socially managed.





2 Share meals in the third place.

Allocate a third place area for a dining commons to share take-out, pot-luck, or home-cooked meals. Preparation of nourishing meals often diminishes in priority with aging and especially among people who live alone. Sharing food and time can bring new purpose and adventure, while enhancing your social life and health.

The Hyper-porch is a versatile infrastructure, capable of servicing a variety of plug-in components at multiple densities on both sides if desired.

A four-square terminus

B patio extension

C porch coupler

D lateral plug-in

3

Third place fabrics promote efficient sharing of professional home care.

While healthcare for seniors traditionally devolved into a facility-based medical model, future trends point toward demand competition for a limited supply of home caregivers. Third place fabrics integrate real estate models with provisioning of supportive care services.

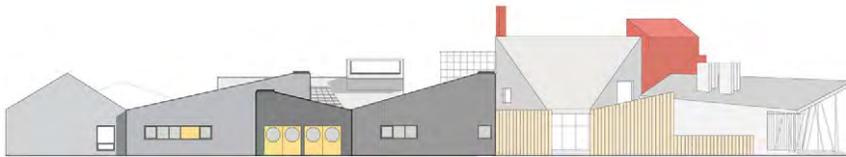
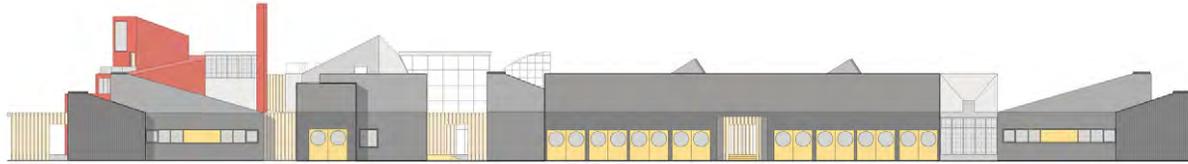


4

Begin with the porch as a street and encourage living rooms to spill onto the street.

The porch also can be winterized as an enclosed lodge linking individual living rooms (intimate), their semi-private porches (proximate), and the collective porch (public)—maintaining the “three circles of life” living transect.

Porches motivate regular visits: regulars define third places.



5

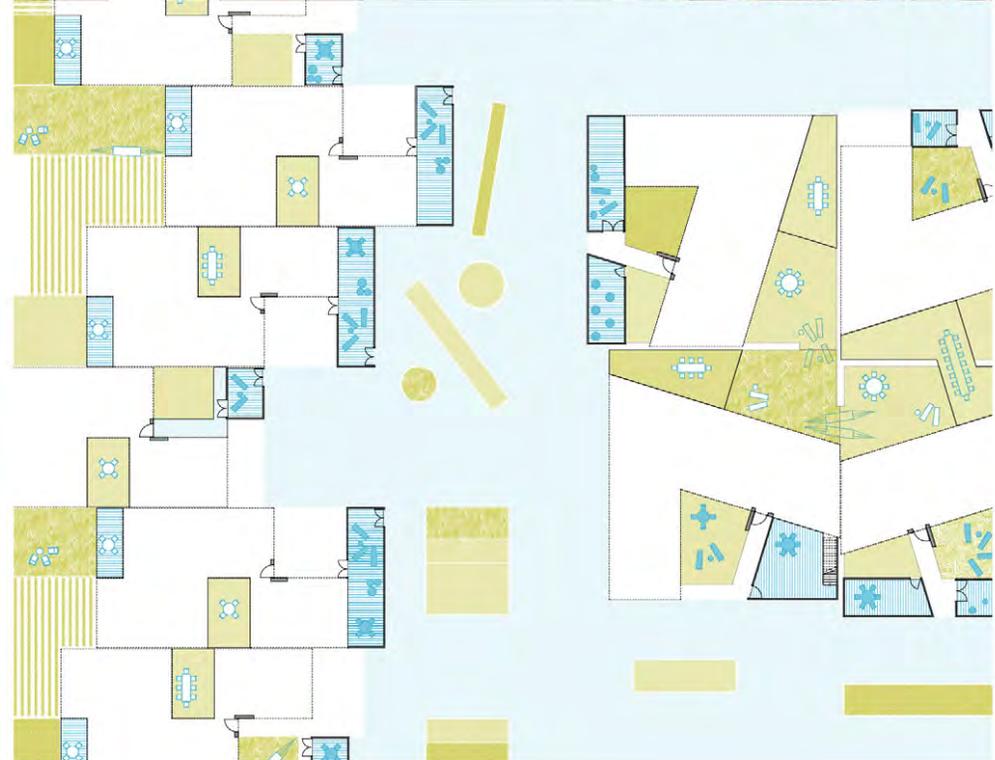
Design third places to promote movement.

Movement is healing, and improves balance, strength, and stamina. Most seniors experience two or more chronic diseases, which can be better managed by improved daily routines.



Patio Mat

The patio mat intensifies city and suburb in a compressed landscape where the home's **frontage system** distinguishes public rooms. How might mat building fabrics deliver a full cross-section of living spaces layering community and privacy? Outdoor living spaces and streetscapes occur at the scale of rooms in an entirely manageable residential landscape. The development can be continually remade through changes in the rooms of residents' frontage systems.

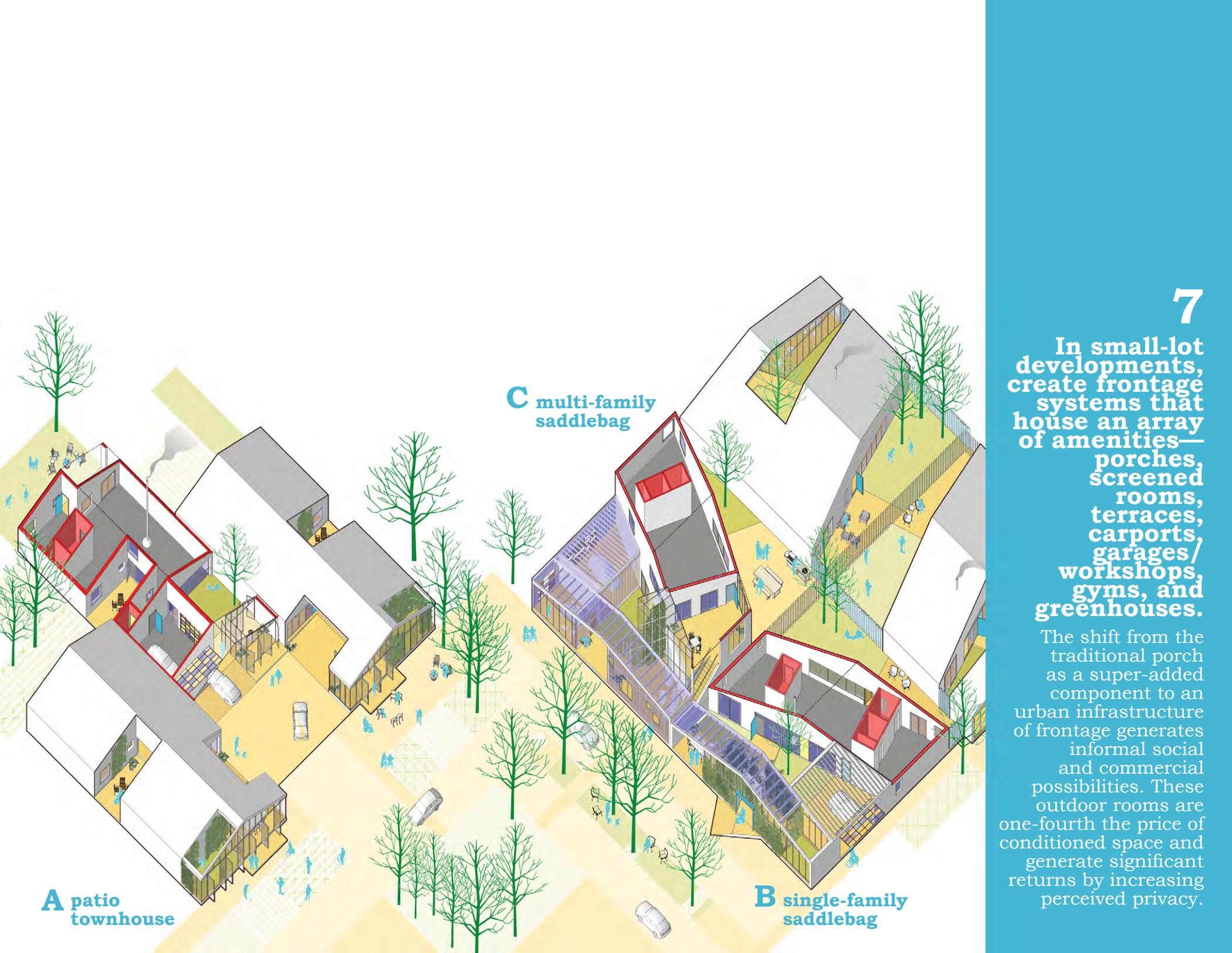




6

Design streets as rooms that calm traffic where the entire right-of-way is a sidewalk.

Known as shared streets, these streetscapes admit the car but change the street's level of service to privilege the pedestrian, providing healthy environments that reward physical and social activity ...and no more curbs for better accessibility!



A patio townhouse

C multi-family saddlebag

B single-family saddlebag

7

In small-lot developments, create frontage systems that house an array of amenities—porches, screened rooms, terraces, carports, garages/workshops, gyms, and greenhouses.

The shift from the traditional porch as a super-added component to an urban infrastructure of frontage generates informal social and commercial possibilities. These outdoor rooms are one-fourth the price of conditioned space and generate significant returns by increasing perceived privacy.



8

**Create a room
between the
porch and the
house, and fill
with a garden.**

A new spaciousness
can be made from
layering modest and
inexpensive spaces—
porch and garden—
rather than
expanding costly
conditioned interior
space.

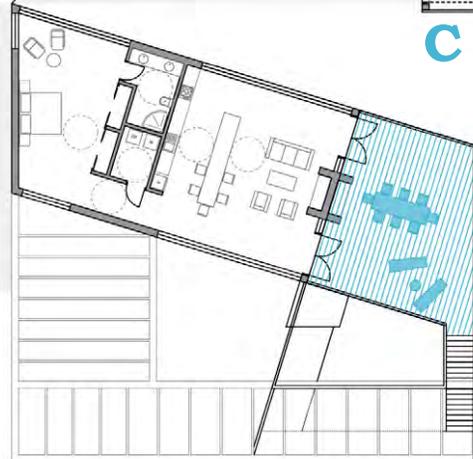


A patio townhouse

B single-family saddlebag



C multi-family saddlebag



the intimate

Floor plans are designed to be convertible with changing needs over time. Two bedroom units can become an entirely open loft or split between an office/studio and one bedroom. Flexibility facilitates introduction of medical care technologies, products, and services as needed.

Like in the city, use architecture to frame outdoor spaces. The home is a node in a larger continuum of public and private spaces.

Small-lot developments are premium when they give rise to a purposeful balance between community and privacy—the former often sacrificed for the sake of the latter in conventional suburban development. As aging residents seek community, carefully layer spaces so that one can easily retreat or appear as they wish.



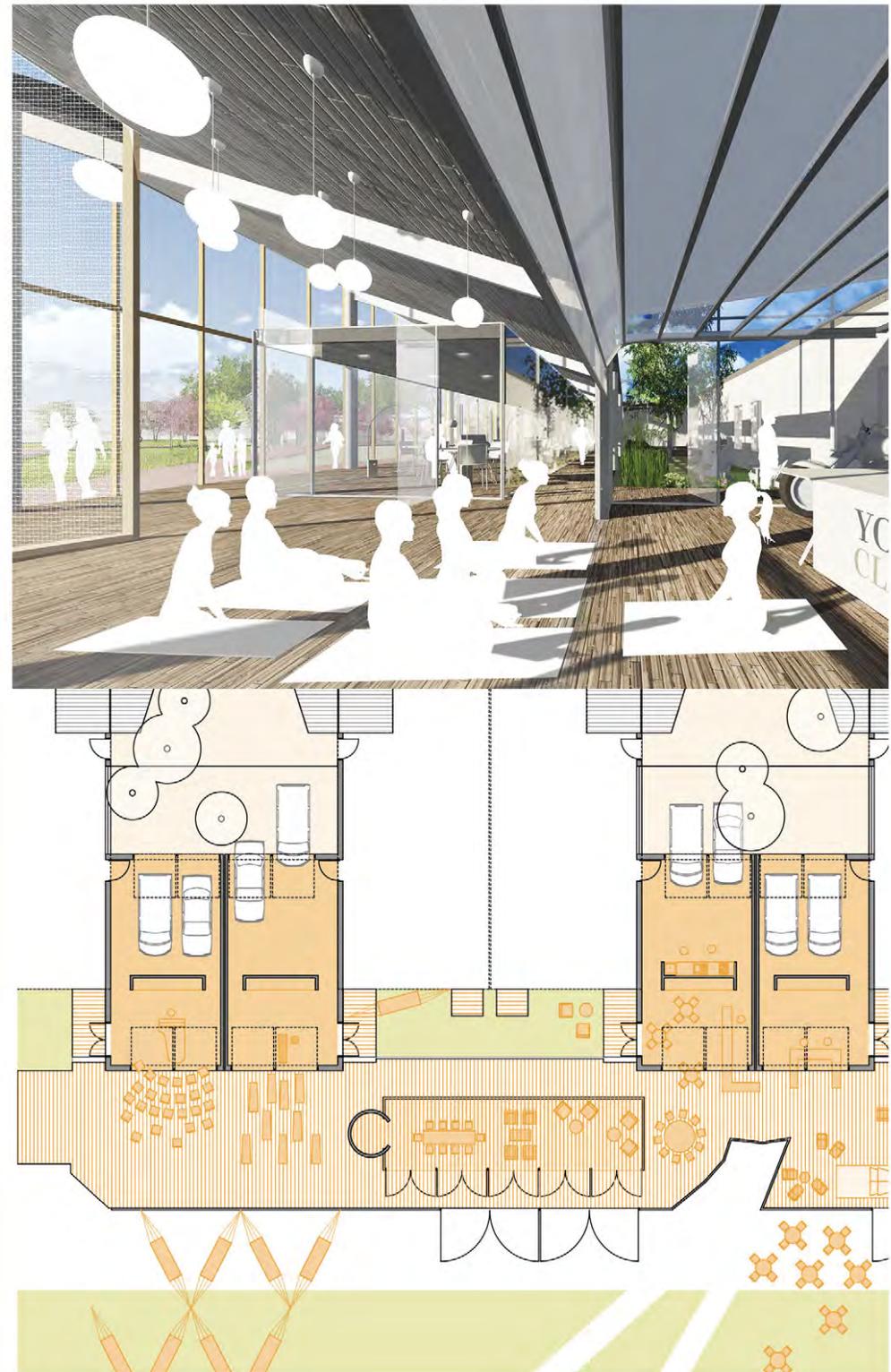
10

Gardens can be great third places: move produce gardens from the backyard to the front.

Gardening is viral, providing the ultimate social connectivity. Edible landscapes, particularly in public spaces, are a source of fascination for most and the best inspiration for the reluctant gardener.

Garage Gallery

Typically treated as a storage facility, the garage was traditionally a work place and the site of other mixed uses including socializing. What if the garage was designed to function as a makerspace; a space for work, learning, performance, or socializing? How might the garage support an extroverted range of activities beyond parking, including pop-up businesses and social events?





C storefront garage



D garage-porch sandwich



B car lodge



A garage patio

11

Add an extra ten feet to the garage and design the door as a shopfront, allowing pop-up commercial streetscapes.

Garages were always mixed-use spaces and provisional third places in urban neighborhoods.

Reset codes to allow informality and spontaneity in these once vital building types.

Remember, great third places are ordinary and unpretentious.



12

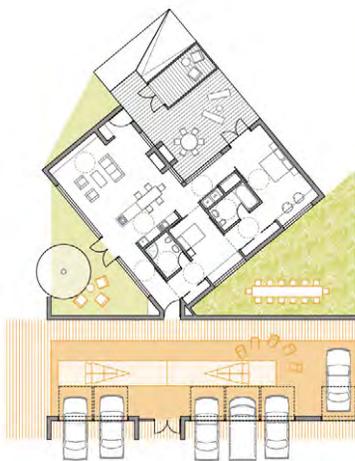
Begin with the garage rather than the living room as a live-work interface.

What new proximate mix of spaces support encore careers needing a public? Connect the garage with a community facility as another type of live-work interface or space for lifelong learning.



A garage patio

The garage/driveway connects flanking residential patios to create a larger live-work complex, which could evolve to become primarily work when needed.



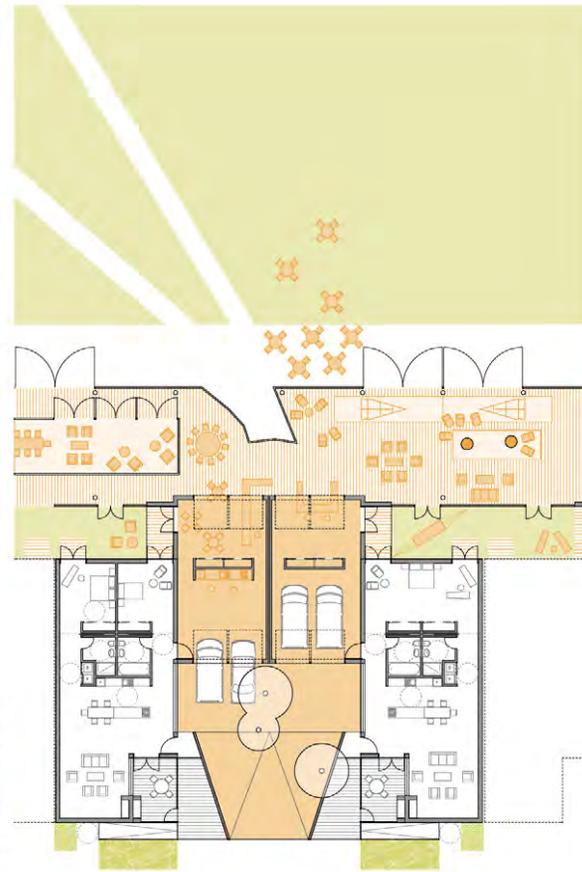
B car lodge

The car lodge is an open barn connected to homes and entirely flexible in accommodating both large and small scale tenant conversions. The lodge can include shared tool libraries and equipment storage, artisanal workshops, community rooms, etc.



C storefront garage

This garage type—where cars park at the rear of the space—allocates valuable street frontage for commercial or social functions. The gallery accommodates tenant conversions to higher and better uses than parking with novel storefront strategies.



D garage-porch sandwich

The garage is a live-work coupler linking home and clubhouse, and serves as a swing space that could favor work and community functions as desired. Mixed-use functions at the garage's pedestrian entry, opposite the auto entry, expand the capacity of the clubhouse.

From two-car to one-car to zero-car households.

Changes in long-term habits impacted by transportation technologies—i.e., car share and autonomous vehicles—may eliminate future need for the garage as automobile storage. Likewise, ever-increasing participation in the sharing economy and the need for live-work space may require elevating the garage's status from parking to higher and better uses.



14

Consider the view from the bedroom.

The probability that a senior will experience some infirmity and an extended stay in their bedroom suggests the importance of views to gardens and a social world for healing and general well-being.

Bathroom as Wet Room with a roll-in shower and gently sloping floors to a central drain provides more room, flexibility, and is easier to clean. Provide spacious approach and wheelchair transfer area beside the toilet to also accommodate a caregiver.

Locate windows at ends of hallways for inviting passage.

Visitable homes allow visitors with disabilities or who are wheelchair-bound to access a bathroom.

Multiple-height kitchen counters define work centers around food preparation, cooking, baking, and cleaning. Standard heights include 36", 33", 32", and 30". Use adjustable side-mounted faucets with integral drainboards for users in wheelchairs.

Friction floor surfaces for wheelchair transfer to keep chair from slipping.

Sidelights allow residents in wheelchairs to see visitors on the porch.

Raised walls above the floor clear wheelchair footrests, while allowing more daylight and easier cleaning.

Bedroom and dressing activity centers with space beside the bed for transfer and a caregiver. Low windows connect the interior with the exterior landscape, important for residents who use wheelchairs. *Accessible* (accommodating people in wheelchairs) bedrooms should be readily exited in an emergency.

Multipurpose areas allow flexible uses and furniture arrangements responsive to the evolving needs of residents, especially for those with assistive technologies. Open plans especially accommodate people with hearing loss who rely more on visual communication. Minimize the need for doors and other circulation barriers.

15

In planning the home layout, begin with a floating core to optimize flexibility and simple customization of floor plans.

Enduring buildings facilitate changes in purpose and use over time—aging in place. Housing fabrics in *Third Place Ecologies* emphasize *diversity* by readily accommodating functional space modifications rather than over-investing in the signature identity of individual homes.

the proximate

Accessible container gardens using raised beds remove physical and attitudinal obstacles to gardening. Also known as *therapeutic horticulture*, purposeful gardening encompassing design, expression, growing, tending, and learning promotes individual well-being with collateral social benefits.



16

For greater security, arrange porches to face one another in a porch court.

More “eyes on the street” provide collective non-intrusive neighborhood surveillance that signals ownership and subsequent safety, while promoting chance encounters.



17

How might the greenhouse and the seed bank provide new private and public purpose?

Community gardens are one of the fastest growing categories of third places anchoring neighborhoods. They are also a source of renewed food literacy and hobbyist sites for sharing growing techniques.