

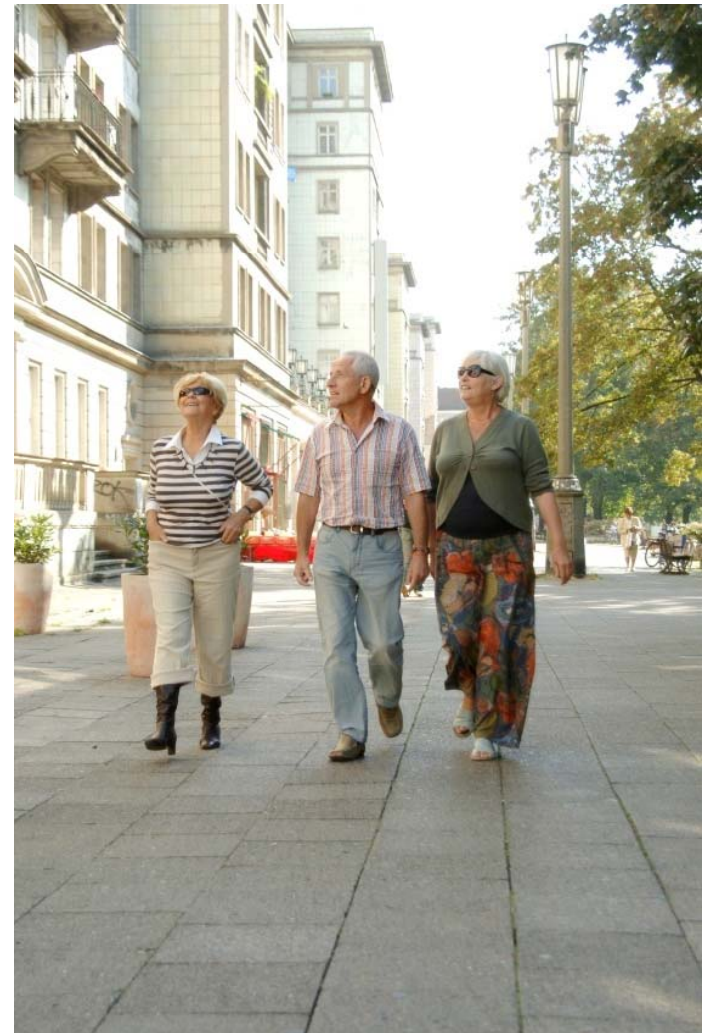
AGING IN PLACE

New York State Department of State

“Livable” communities for seniors

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- Affordable housing
- Walkability
- Transportation choices and access
- Network of health and support services
- Low crime
- Opportunities for civic engagement



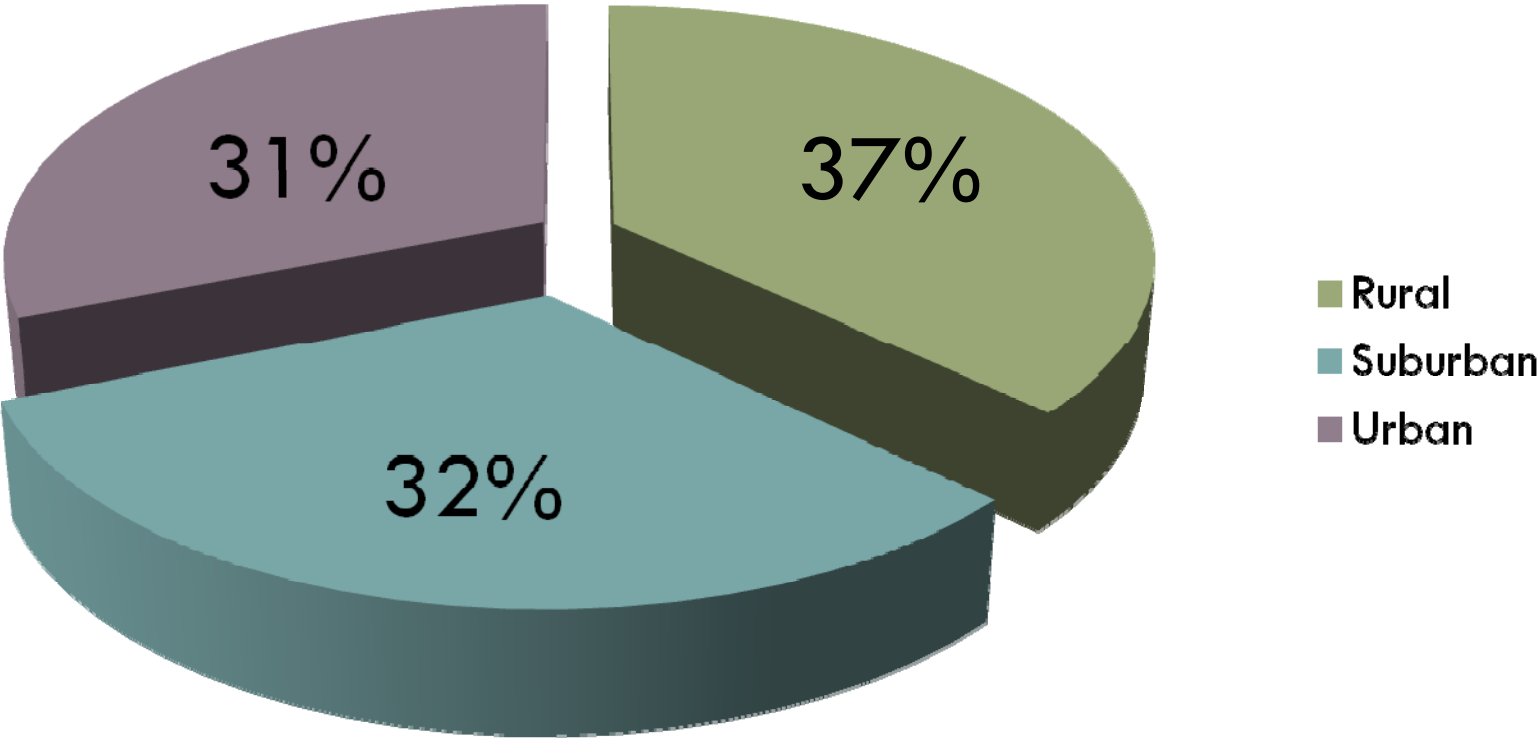
Where do seniors want to live?

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- Rural
- Suburban
- Urban



Where NY seniors actually live



Effective planning and zoning results in

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- Increased housing options
- Increased “Sense of Place”
- Design flexibility
- Innovation



IMPORTANT

The authority to regulate land use
is at the **local level**.

Planning tools

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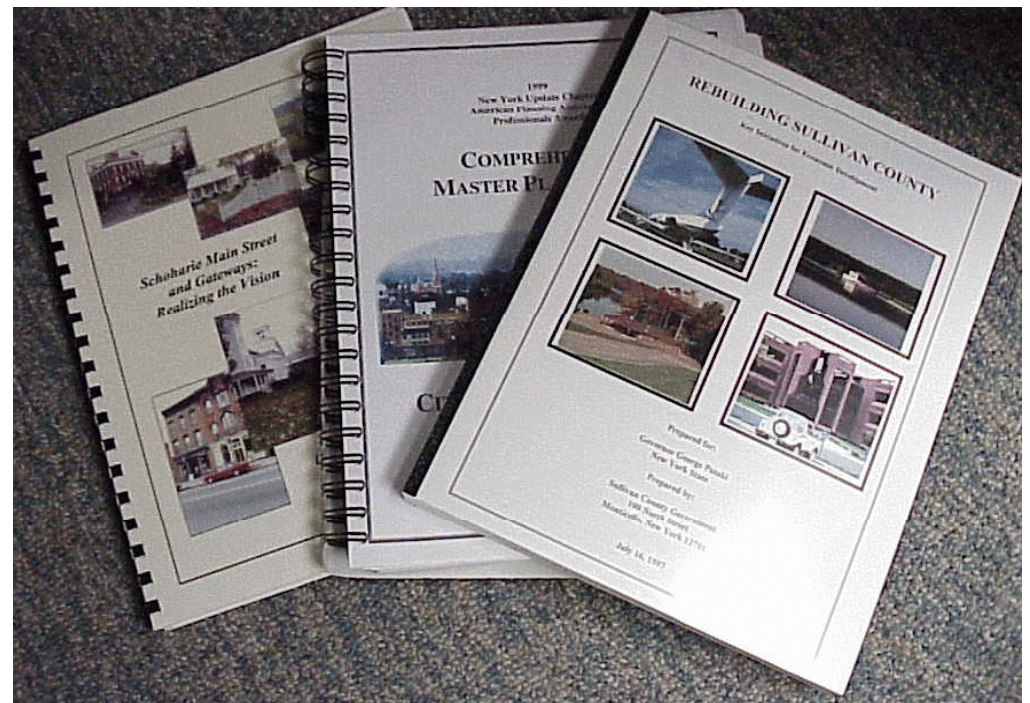
- Comprehensive plan
- Zoning
- Site plan review
- Other planning activities



The comprehensive plan

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- Land use designations
- Demographics
- Regional housing needs
- Housing stock
- Utilities and infrastructure
- Transportation
- Recreational needs
- Economic development
- Emergency and evacuation



Zoning authority

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- Zoning is adopted at the local government level
- Special zoning districts designated for senior housing are **legal**, and **not** exclusionary

Zoning impediments

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- Local zoning can impede senior housing alternatives
- Zoning based on the American Dream: single family home



What obstructs change?

- Ignorance of the problem
- Inertia
- Local fears

Types of zones

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DISTRICT OR ZONE

- Senior Citizen Housing District
- Retirement Community District
- Golden Age Housing Zone

MEANS OF IMPLEMENTATION

- Overlay district
- Floating zone

Incentive zoning

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DEVELOPER BONUSES

- more generous allowances for density, area, or height
- use or other zoning provisions

COMMUNITY AMENITIES

- parks
- open space
- low-moderate income housing
- public access to recreation sites
- when amenities not feasible, cash payments

Build housing variety into zoning

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- Accessory dwelling units and granny flats
- Elder cottages
- Cluster development
- Mixed-use development
- Overlay districts
- Floating zones
- Neo-traditional neighborhoods

Accessory Dwelling Units (ADUs)

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- Permanent
- In or adjacent to existing home



ADU considerations

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Should they be...

- For new, existing homes, or both?
- Attached to the primary residence?
- Given relaxed standards?
- Given design guidelines or architectural review?
- Given real property tax exemptions?



More ADU considerations...

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- number of allowable ADUs per lot
- number of occupants
- occupant restrictions
- periodic permit renewals
- Illegal ADUs
- home occupations
- utility service connections
- notification of adjacent property owners
- periodic or automatic ADU legislation review

Elder Cottage Housing Options (ECHOs)

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- Non-permanent
- Removable structures



ECHO considerations

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- Very similar to ADUs considerations
- Subject to local zoning requirements
- Should they allowed as temporary structures?
- When should they be removed?
- Installation and removal fees

Cluster development

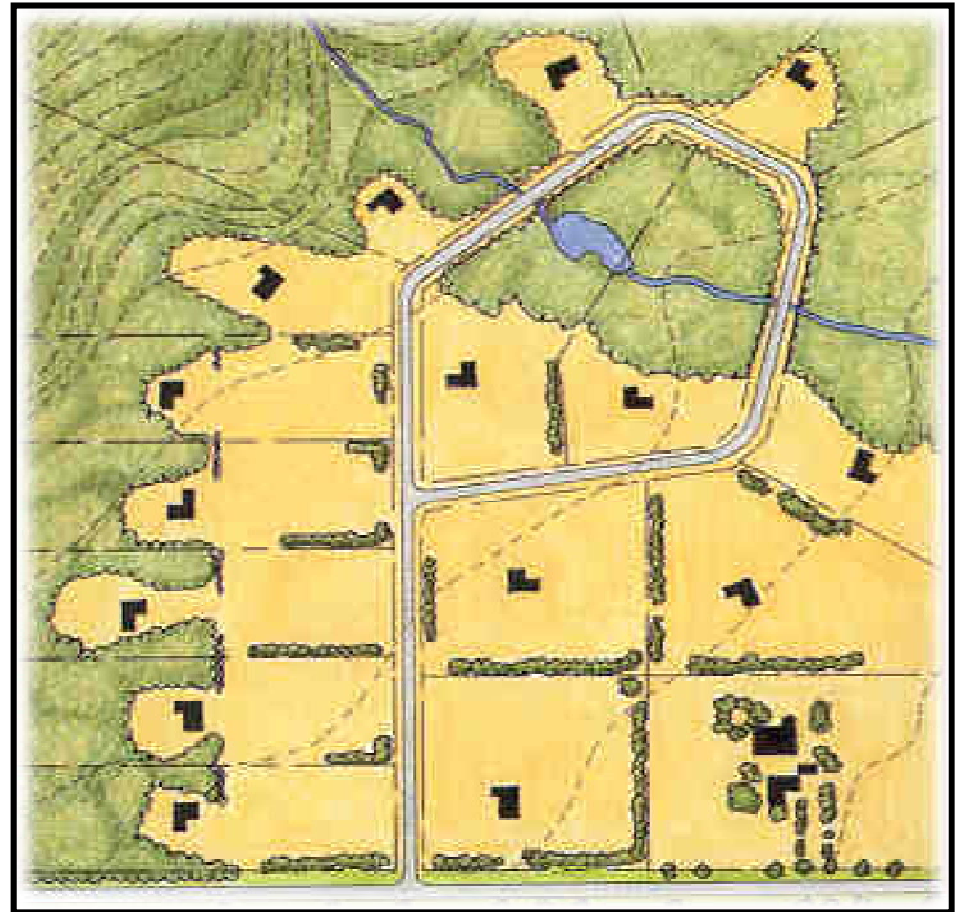
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- modifies existing zoning
- alternative layout and lot configurations

Village Law §7-738

Town Law §278

General City Law §37

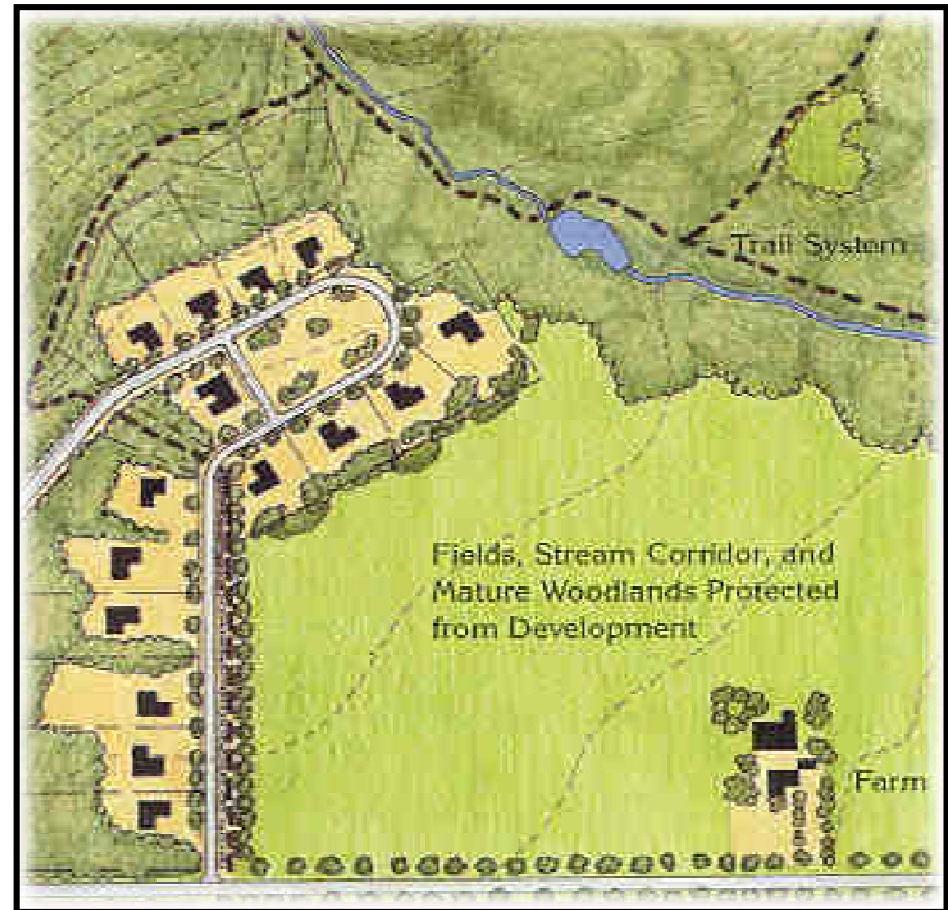


TRADITIONAL LAYOUT

Cluster development

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- Preserves open land, scenic qualities, natural features
- Uses less infrastructure
- Uses sidewalks, porches, treed streets, narrow setbacks
- Encourages a social living environment



CLUSTERED LAYOUT

Mixed-use development

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Pedestrian-connected
housing options for seniors:

- Live
- Work
- Shop
- Play



Neo-traditional neighborhoods

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- Pedestrian oriented
- Housing for all ages, abilities, incomes
- Sidewalks, porches
- Public transit access
- Narrow, treed streets
- Rear garages, parking
- Green technologies



Site plan review

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- Promote development patterns and senior design features
- Promote **Universal Design/Accessible Building Standards**
- Accessory Dwelling Unit setbacks
- Emergency vehicle access
- Parking requirements
- Architectural review
- Street design standards
- Sidewalk design standards

Senior street design standards

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Incorporate:

- Grid style streets
- Narrow, shorter streets
- Traffic calming devices
- Native landscaping



Senior sidewalk design standards

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- Uniform widths and surfaces
- Uniform distance between pedestrian and vehicular traffic
- Crosswalks should be frequent, barrier free, visible, with adequate crossing times
- Street trees, furniture, lights, traffic signal poles, signs and parking meters



Transportation planning

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Safety First

- Senior drivers
 - Keep elderly safe: offer a refresher course on driving skills
 - Keep others safe
- Senior pedestrians
 - Improve accessibility, safety and perceptions

Options, Not Isolation

- Public Transportation
- Family/Friends
- Community Organizations

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Complete Streets

NY Laws of 2011, Chapter 398

Effective 2/15/2012

Design features

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- ❑ Sidewalks, crosswalks, raised crosswalks and ramps
- ❑ Share the road signage, traffic calming measures
- ❑ Paved shoulders suitable for bicyclists
- ❑ Lane striping, bicycle lanes
- ❑ Pedestrian control signalization
- ❑ Road diets, bump outs, curb cuts

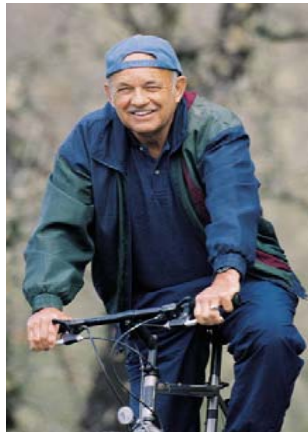


Complete Streets for complete life

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Not just for seniors...safety is for all ages and abilities

Reduce fatalities and injuries by improving safety for pedestrians, cyclists, and drivers of all ages and abilities



Fostering “Aging in Place”

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- Create a Livable Community for all ages, abilities, and incomes
- Give leaders a customized toolbox of housing and land use tools
- Collaborative partnerships from many disciplines and agencies
 - Plan ahead – build local leadership
 - Housing options
 - Home safety issues-- inside and outside
 - Others, outside planning discipline
 - Economic security and opportunities
 - Improved health care
 - Delivery of support services

Resources for more information

- *Guide to Planning and Zoning Laws of New York State*, James A. Coon Technical Series, New York Department of State. Available at <http://www.dos.state.ny.us/lgss/pdfs/2007-guide-planning-zoninglaws.pdf>
- “New Towns in Rural Areas: Saving Rural Space with Smart Growth,” On Common Ground, National Association of Realtors, Winter 2006, www.realtor.org.
- “A Blueprint for Action: Developing a Livable Community for All Ages,” MetLife Foundation, Partners for Livable Communities, May 2007
- “*Innovations for Seniors: Public and Community Transit Services Respond to Special Needs*,” The Beverly Foundation, www.beverlyfoundation.org
- “Pedestrian- and Transit-Friendly Design: A Primer for Smart Growth,” Prepared for the Florida Department of Transportation, American Planning Association, 1996, www.epa.gov/smartgrowth/pdf/ptfd_primer.pdf or www.walkinginfo.org/library/details.cfm?id=4360

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