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YOUR GUIDE FOR SOLID LAND USE PLANNING

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IN THIS ISSUE

[Time Flies](#)

[Planning for an Aging Population](#)

[LPS IN THE NEWS!](#)

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LPS CELEBRATES 2-YEAR MARK!

We are pleased to announce that **Land Planning Solutions, Inc.** celebrated its 2-year anniversary at the beginning of March. We would like to thank all of our clients, colleagues, friends and family for the on-going support. Thanks to all!

If you haven't already done so, we would encourage you to visit us at our new office at the **Waldrop Center, 28100 Bonita Grande Drive in Bonita Springs. Land Planning Solutions** is located in Suite 302.



PLANNING FOR AN AGING POPULATION

According to the U.S. Census, Baby Boomers, defined as those between the years of 1946 and 1964, are the largest demographic cohort in the work force today and will enter into the retirement in unprecedented numbers as they come of age. By sheer numbers "Boomers" are a demographic force which has and will continue to remodel society as it passes through. As Boomers edge closer to retirement, the planning profession will undoubtedly need to address the growing and differing needs of this group.

Per renowned urban planner Gerald Hodge, next to healthcare professionals, planners have the most to offer seniors in terms of maintaining their independence. Planners are tasked with developing innovative solutions to the numerous concerns of aging boomers from logistical issues such as transportation and appropriate housing, to intangible concerns such as safety, loneliness and independence.



A prevailing theme that emerges when discussing planning for Baby Boomers is the idea of "liveability" and providing seniors with heightened control over lifestyle and environment. This desire for independence and quality of life calls for unique design and policy solutions. This concept could not be more true than in Land Planning Solutions' home of Southwest Florida where Boomers

represent the clear majority of our local population.

The following are design themes and emerging lifestyle preferences that should be considered when planning for an aging population:

SOCIAL INTERACTION. Designing for social interaction is a key to providing the lifestyle experience desired by Boomers. In departure from the "Veteran" generation, the typical nursing home environment is downright insulting to most Boomers who are looking to develop a vibrant social network in their golden years. Methods of achieving this level of interaction include Traditional Neighborhood Development (TND) design principles such as front porches, small lots and public space. Additionally, community clubhouses are popular features that provide Boomers with a common area to socialize and hold community events and get-togethers.



HEALTHY LIVING. A recent study shows that exercise is an important consideration for 70% of Boomers. Walking remains on the best ways to stay in shape, especially for an aging population it is low impact and provides cardiovascular benefits. Subsequent pathway and sidewalk planning will be increasingly important in providing not only connectivity and improved circulation, but an attractive amenity for Boomers.



REEMERGENCE OF COHOUSING. Building on theme of social interaction, cohousing provides Boomers with a community approach to independent living. Specifically, cohousing creates a community in which residents actively participate in the design and operation of their own neighborhoods, in turn creating a stronger societal fabric than usually found in traditional suburban developments. While more prevalent in Europe, cohousing is re-emerging in the U.S. as a viable solution for the aging population, providing a supportive environment with shared resources and social benefits.

MIXED USE & URBAN ENVIRONMENTS. Across the nation, downtown communities are finding that Baby Boomers are an important emerging factor in their growth and sustainability. There is a growing trend of empty-nesters and retirees opting to relocate to city centers rather than typical suburban communities due to the multitude of shopping and entertainment options, coupled with a car-free lifestyle. Downtowns and mixed-use centers offer Boomers the convenience of a pedestrian-oriented environment with a lively mix of amenities. For the early group of Boomers urban living is reminiscent of the vibrant downtowns they knew as children.

INCREASED AMENITIES. Baby Boomers are often characterized by an assumption of lifelong prosperity and entitlement developed during their childhood in the 1950's made possible through a tireless work ethic. Perhaps that is the reason that Boomers are especially interested in highly amenitized communities which meet their specific interests and pursuits. From golfing to resort-style clubhouses and



beyond, there is a clear trend towards providing "active adult" amenities to appeal to a new brand of retirees.

LPS IN THE NEWS!!

Land Planning Solutions is pleased to announce that we will be working with DeSoto County to assist with the completion of their Evaluation and Appraisal Report (EAR).



The EAR is a required review, under Florida Statutes, of each local government's Comprehensive Plan. It is required every 7 years. The purpose of the review is to analyze how well the Comprehensive Plan is guiding development, meeting the objectives of the community and staying current with legislative policies. Out of the EAR comes suggestions for revisions that would make improvements to the Comprehensive Plan.



We are excited about working with the DeSoto County staff on this project and in helping to further improve quality of life in DeSoto County.

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