





Provider Number: G318

131-B Design Strategies for Big Living in Small Spaces

Speakers: **Ric Myers**, Director of Sales, Willow Valley Communities
Gregg Scott, Partner, RLPS Architects

Date/Time: Monday, October 29, 2018 8:00am-9:30am



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Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.




Course Description

Design Strategies for Big Living in Small Spaces

The speakers will discuss the psychology of downsizing so residents can enjoy an added sense of freedom and independence. Creative services and tools to help potential residents get through this challenging period of their life will be explored.

This session will also discuss the parallels of big city living and life plan community living. A New York City dweller's "home" is their bedroom; the "rest of their home" is the city. A small condo offers a place to rejuvenate, sleep and spend intimate time with family or friends. The city provides the environment for dining, entertainment, play and greater social interaction. The same can be true with life plan communities. By focusing on the experience and services provided, the speakers will illustrate how to live big without the unnecessary focus on square footage and possessions currently alive in today's marketplace.




Learning Objectives

At the end of this course, participants will be able to:

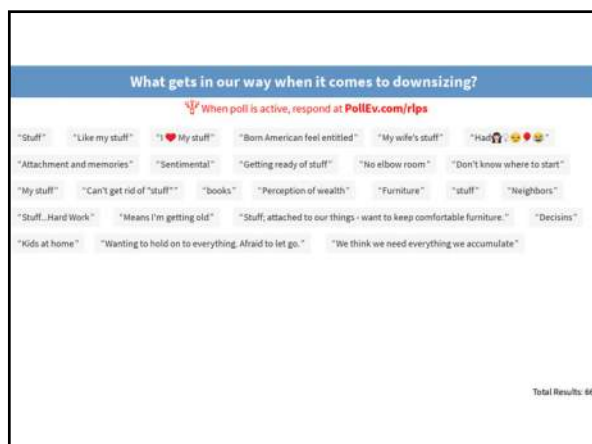
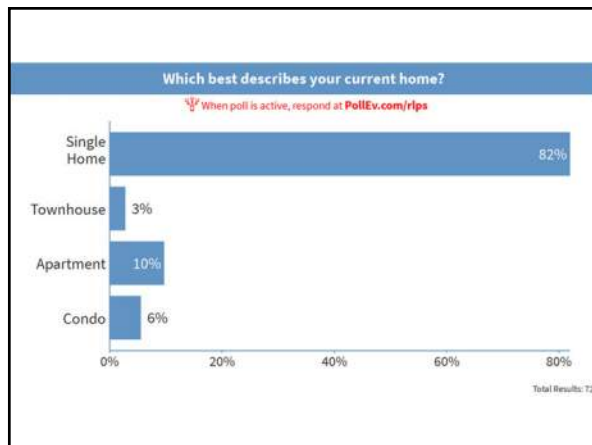
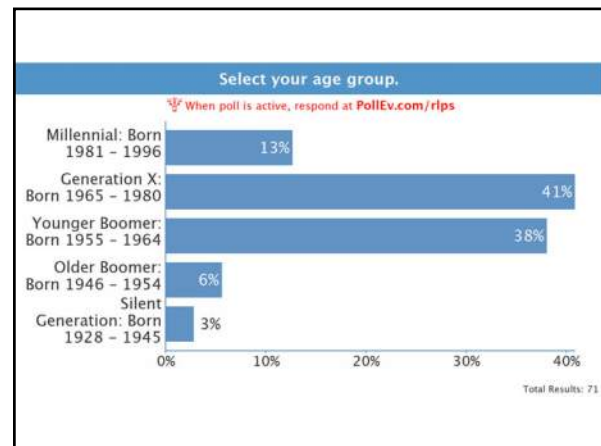
- Understand the psychology of downsizing and the tools that help people do so.
- Discover how efficient use of space, the quality of finishes and access to natural light can create the illusion of larger spaces.
- Learn how to focus on the overall experience and services provided rather than individual unit size when marketing appropriately designed small spaces to potential residents.
- Help residents visualize their ability to live in a small space.





This session includes opportunities to participate in anonymous audience polls using your smartphone.

Type **pollev.com/rtps** into your web browser (not search) now. It is not case sensitive.

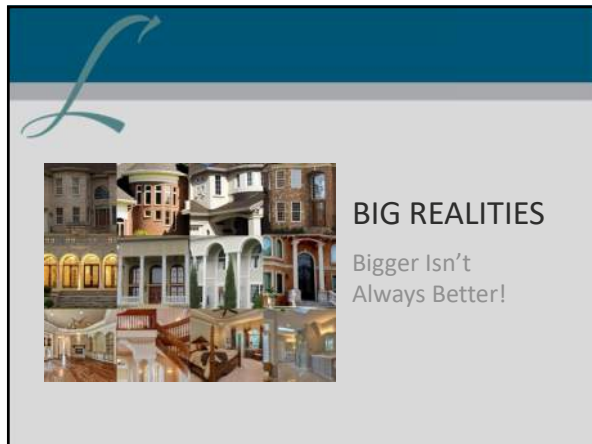


Design Strategies for **BIG LIVING** in small spaces



OUTLINE

1. Big Realities
2. Intentional Living
3. Less is More
4. Design Strategies
5. Downsized!





Historical Overview: *How Did We Get to Now?*

- **Supersized American Homes**
 - 1950: average home 983 SF
- **Single Person Household**
 - 1950: 9.4%

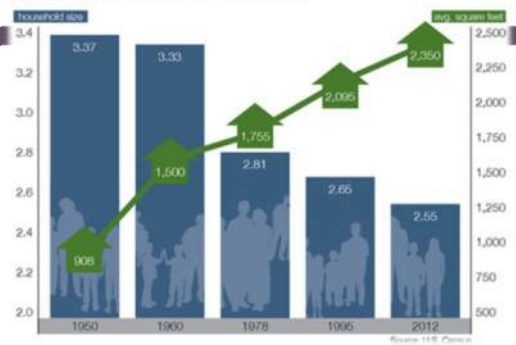


Historical Overview: *How Did We Get to Now?*

- **Supersized American Homes**
 - 1950: Average home 983 SF
 - 2015: Average home 2,662 SF
 - 270 % Increase
- **Single Person Household**
 - 1950: 9.4%
 - 2012: 27.9%



household size vs. home size



Average Size of New Home

1,600 SF in 1973

2,600 SF in 2015

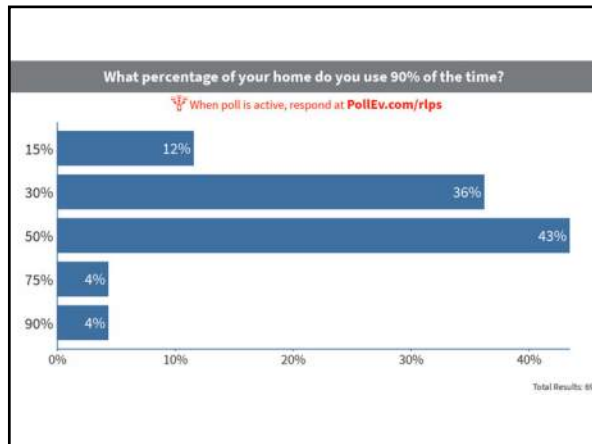


Homes 60% Larger

575 SF / Person

1,050 SF / person





Life at home in the 21st Century.

Percent of space used 90% of the time ...



David Friedland
Design/Green Architecture

INTENTIONAL LIVING

Having Experiences versus Possessions

The Profiles of Smaller Living



Philosophical concern about impact on next generation

- Preserve assets for children
- Reduce environmental footprint
- Experience quality over quantity
- Benefit from daily social interaction

The Profiles of Smaller Living



Specific social and economic goals

- More travel / less home maintenance
- Someone to keep an eye on the place and water plants when traveling
- Sense of community
- Enjoy entertaining friends and family

The Profiles of Smaller Living



Assurance they won't outlive their resources

- Worries about no longer being able to live alone
- Lost spouse and no children
- Family history of living into late 90's
- Feeling isolated in large suburban home
- Wanting to live independently, within security of a community

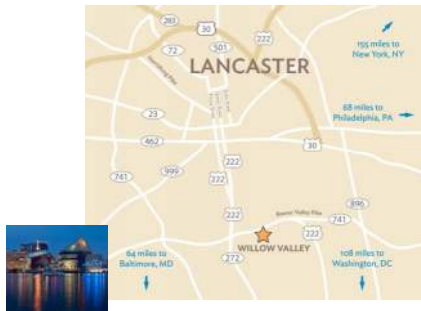
Thinking About How You Want to Live Your Life



Are your possessions holding you back?



Your Community is an Extension of Your Home



Cultural Center



Relax and Renew



The Clubhouse



Gather with Friends



Intergenerational Activities



Social Opportunities



L



LESS IS MORE
*Making Small Spaces
Work for You*

Making Small Spaces Work for You



Look at How the Space is Laid Out, Not Square Footage



Use the same color and flooring throughout to unify and make space appear larger



Multi-Use Furniture



Multi-Use Laundry Area



Multi-Use Furniture



Multi-Use Furniture



Accessorize



Accessorize



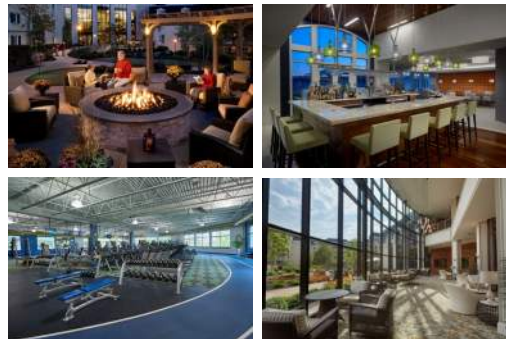
Utilize Wall Space



Use Outdoor Space



Use Common Spaces



Organization

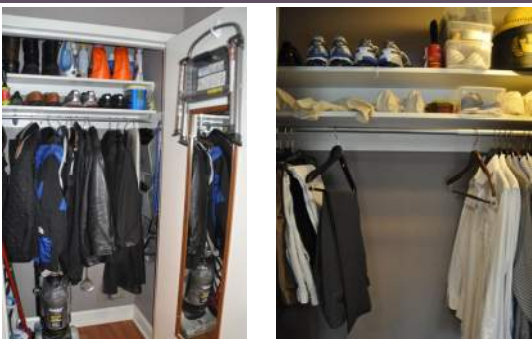
- Use closet organizers
- For every new piece, get rid of something
- Utilize hidden spaces (e.g. back of doors)
- Use storage locker for out-of-season items



Organization



Organization



Organization



Organization

*A place for everything.
Everything in its place!*



10 Essentials for Smaller Homes



1. Nesting Tables
2. Large Mirrors
3. Floating Shelves
4. Ottoman
5. Hanging Storage

10 Essentials for Smaller Homes



6. Baskets
7. Rolling Carts
8. Pretty Boxes
9. Under Bed Storage
10. Hanging Coat Racks

10 Principles to Clear Clutter

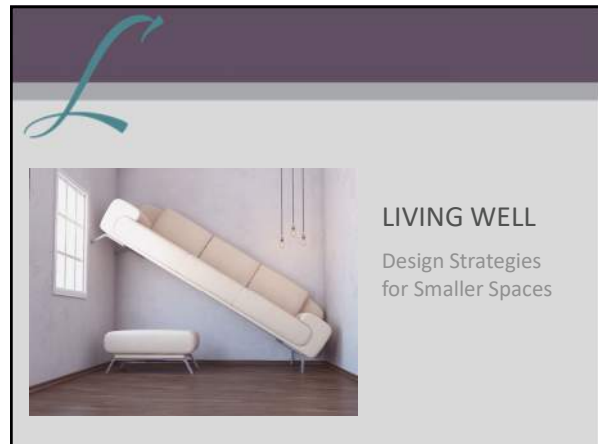
1. Stop the flow of stuff coming in
2. Declutter at least one item a day
3. Declutter the easy stuff first
4. Put a disposal plan in place
5. Decide to not keep things out of guilt or obligation

Colleen Madsen, 365LessThings.com

10 Principles to Clear Clutter

6. Do not be afraid to let go
7. Gifts do not have to be material
8. Do not over-equip your home
9. Do not declutter things that are not yours without the owner's permission
10. Do not waste your life on clutter

Colleen Madsen, 365LessThings.com



What qualities can make up for less square footage?

When poll is active, respond at [PollEv.com/rips](https://www.pollen.com/rips)

"More time to do what you want"	"Movement"	"The larger community"	"Less clutter"	"Beauty"	"Beauty"
"Beauty"	"Warm inviting space"	"Efficiency"	"The great Outdoors"	"Access to nature"	"Quality space"
"Character, daylight"	"Portable"	"Nice finishes"	"Multipurpose"	"Layout"	"Friendships"
"Large windows"	"Organization"	"Great outdoors"	"Organization"	"Well organized space"	"Good use of space"

Total Results: 88

DESIGN STRATEGIES

- Space Utilization
- Lighting Strategies
- Quality Finishes
- Compact Kitchens
- Better Bathrooms

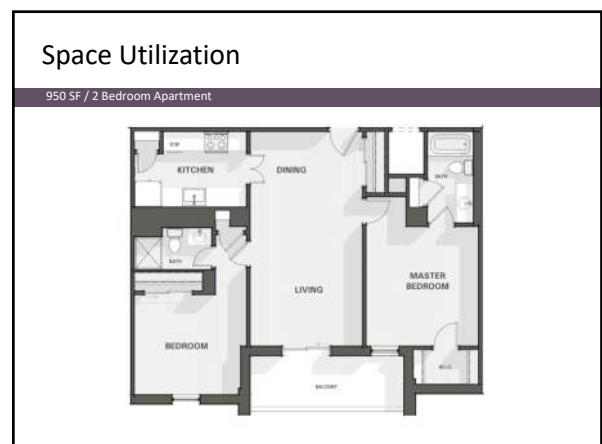
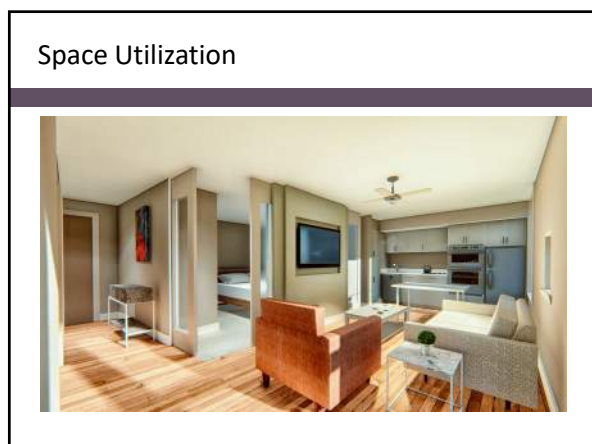
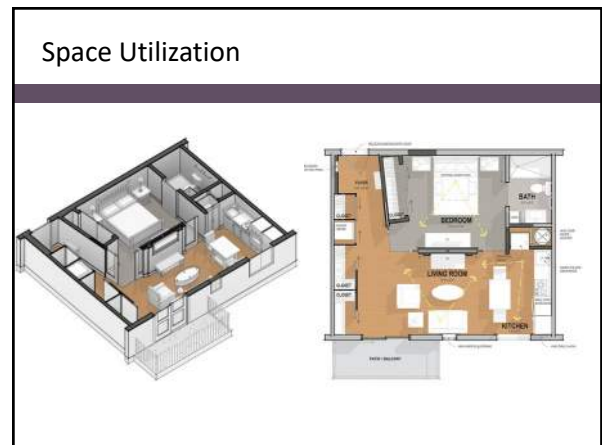
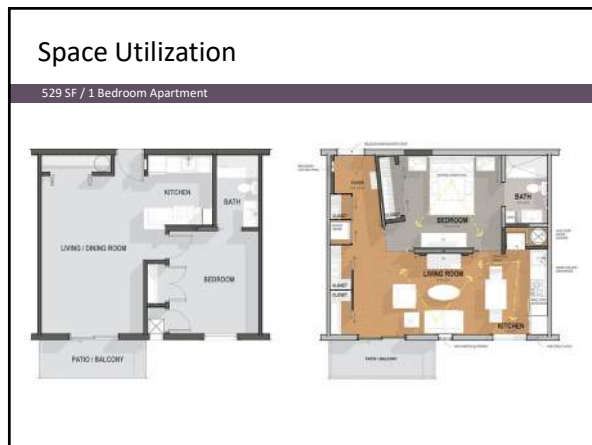
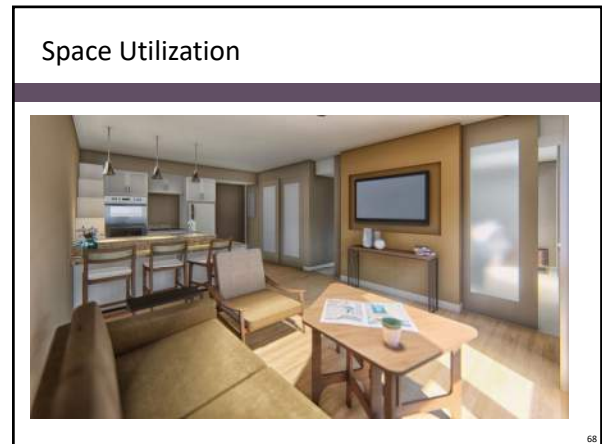
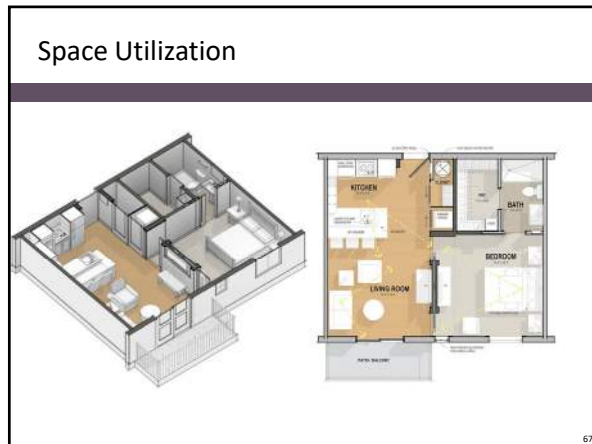
DESIGN STRATEGIES

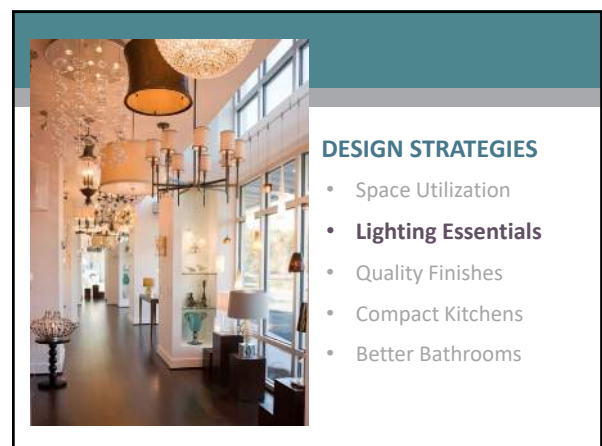
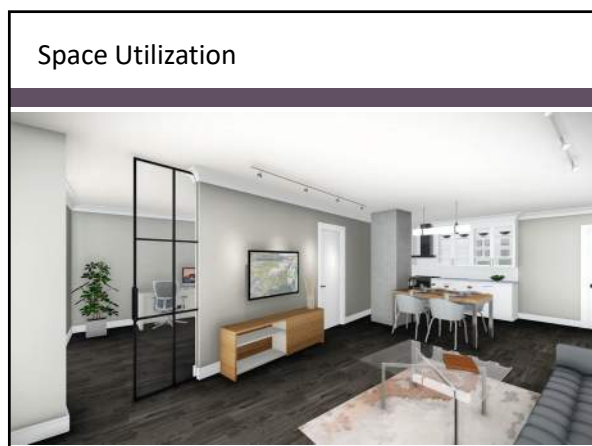
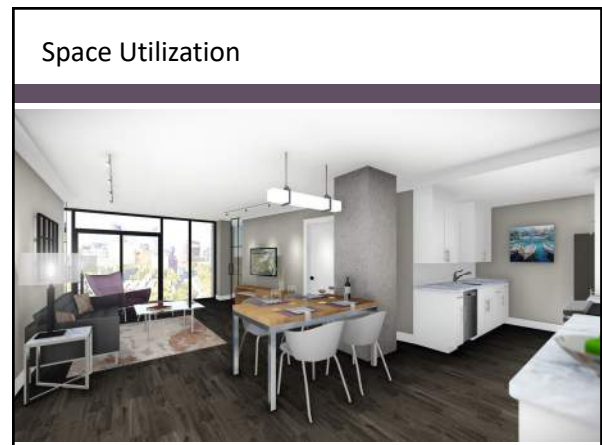
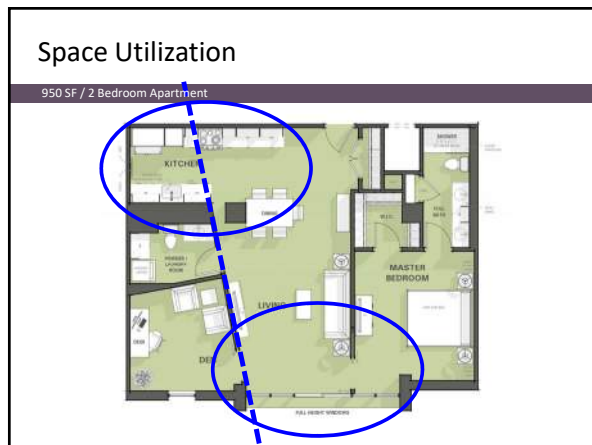
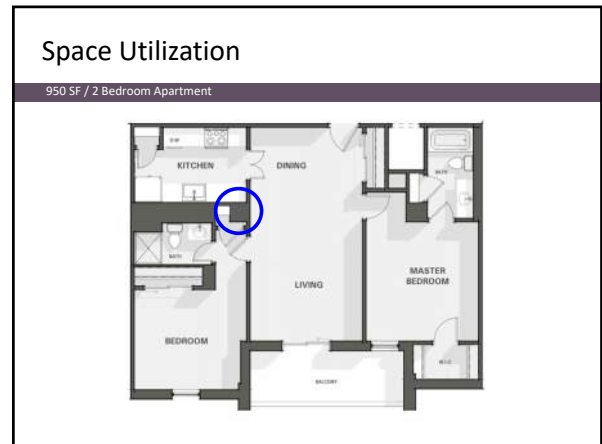
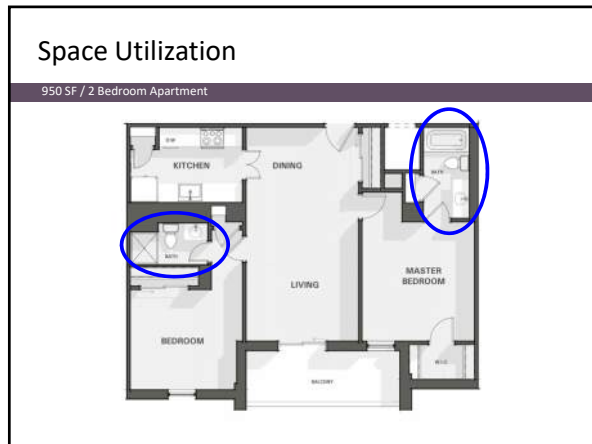
- Space Utilization
- Lighting Strategies
- Quality Finishes
- Compact Kitchens
- Better Bathrooms

Space Utilization

529 SF / 1 Bedroom Apartment

66





DID YOU KNOW?

A bay window increases views by 33%!



Best Lighting – Natural Light!



Best Lighting – Natural Light!



Best Lighting – Natural Light!



Accent Lighting



Task / Accent Lighting



Task / Accent Lighting



DESIGN STRATEGIES

- Space Utilization
- Lighting Strategies
- **Quality Finishes**
- Compact Kitchens
- Better Bathrooms

DID YOU KNOW?

A pocket door provides an additional 9 square feet of useable floor space!




Pocket Doors



Built-in Space Savers

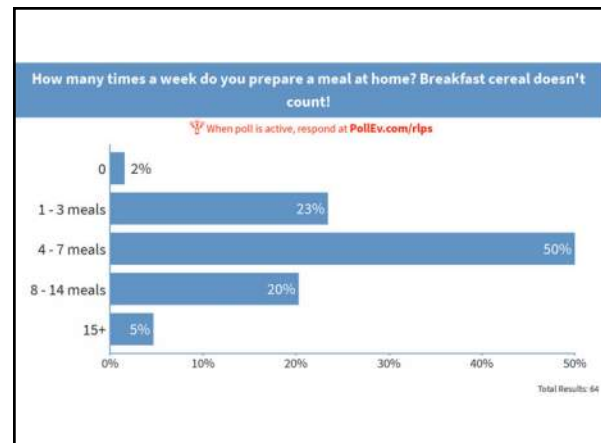


Built-in Space Savers

DESIGN STRATEGIES

- Space Utilization
- Lighting Strategies
- Quality Finishes
- **Compact Kitchens**
- Better Bathrooms



Compact Kitchens

54 Square Feet
Gramercy Park, NY



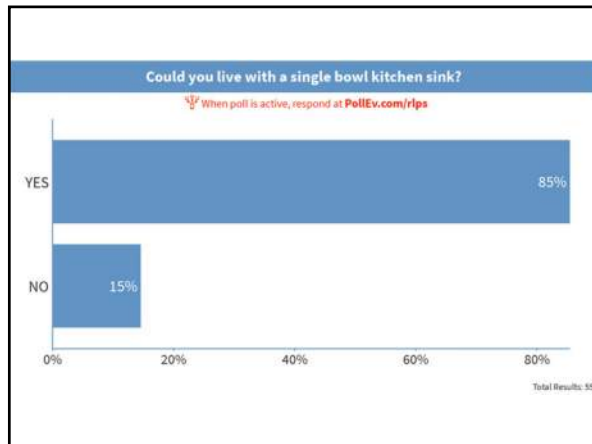
Compact Kitchens

54 Square Feet
Gramercy Park, NY

- **Lighting**
 - ✓ Cabinets
 - ✓ Under-cabinet
 - ✓ Ceiling Fixture
- **Appliances**
 - ✓ 24" Refrigerator
 - ✓ 18" Dishwasher
 - ✓ 22" microwave

Frances Herrera, Interiors by Francesca





DID YOU KNOW?

The need for a double bowl kitchen disappeared in the 1950s!



DID YOU KNOW?

A 20-inch wide single bowl kitchen sink can provide 12 inches more counter space!



Compact Kitchens *current trends*



Compact Kitchens – Current Trends



DID YOU KNOW?

A 24" high bar stool is called a hip stool.



Compact Kitchens – Island Options



- No Breakfast Bar

Compact Kitchens – Island Options



- 30" Bar Height

Compact Kitchens – Island Options



- 36" Bar Height

Compact Kitchens – Island Options



- 42" Bar Height

DID YOU KNOW?

Lowering a wall cabinet from 18" to 15 " increases reachability by 20%!



DID YOU KNOW?

It is safer to store dishes in a drawer.



Compact Kitchens *storage innovations*



Compact Kitchens *open shelves*



Compact Kitchens *white & light*



Compact Kitchens *"smart" trends*



DESIGN STRATEGIES

- Space Utilization
- Lighting Strategies
- Quality Finishes
- Compact Kitchens
- **Better Bathrooms**

Better Bathrooms *2 isn't always better than 1!*



Better Bathrooms *storage solutions*



Better Bathrooms *storage solutions*



Better Bathrooms *storage solutions*



Better Bathrooms *accessible style*



Better Bathrooms *accessible style*



Better Bathrooms *accessible style*



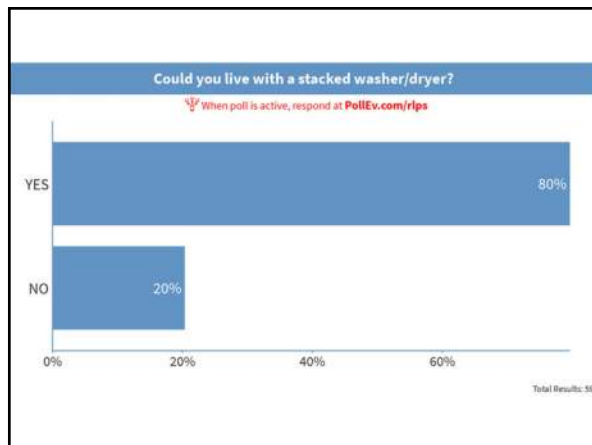
Invisia Collection

Beyond the Bath *consumer expectations*

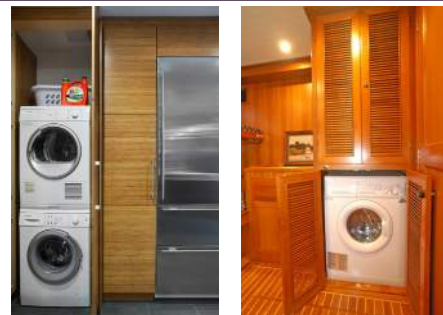


California Closets

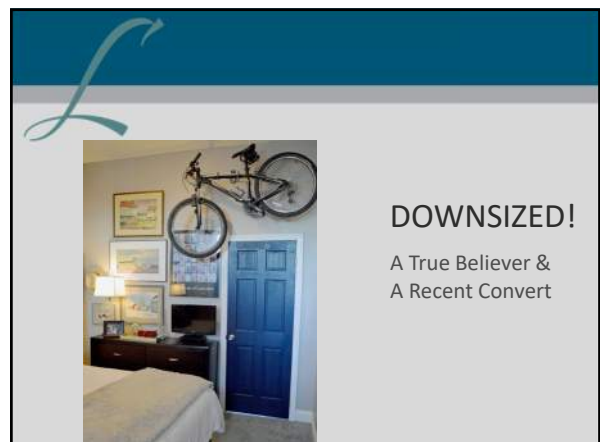
Beyond the Bath *flexibility*



Beyond the Bath *extreme space savers*

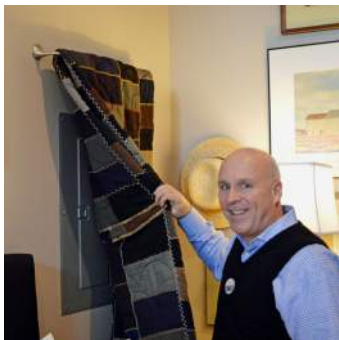


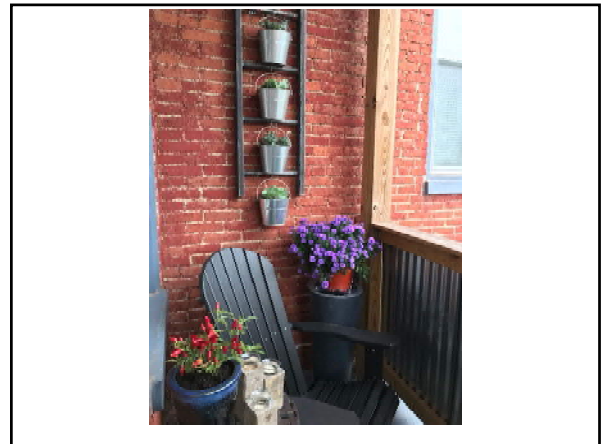
Beyond the Bath *best of both worlds*



Ric's experiences living
in small spaces



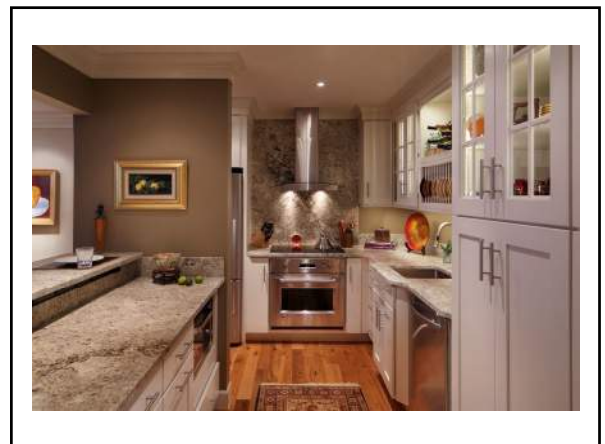
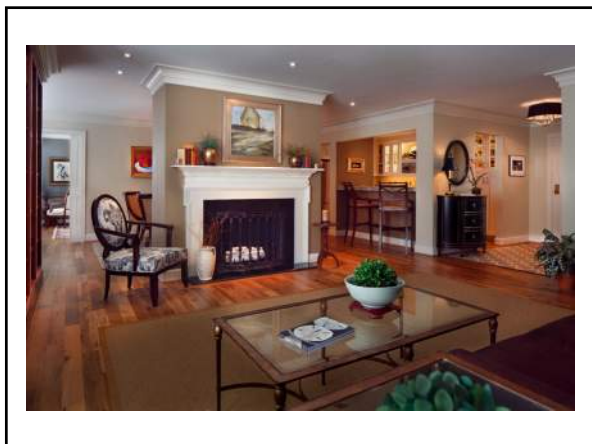
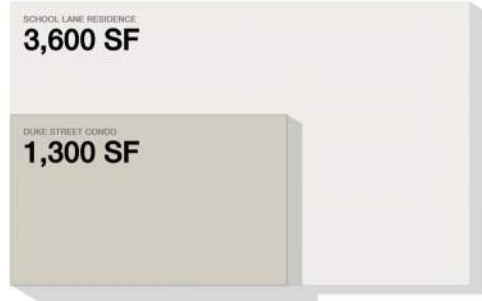


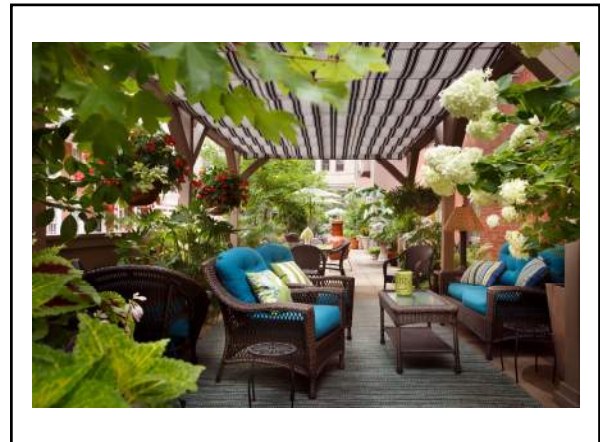
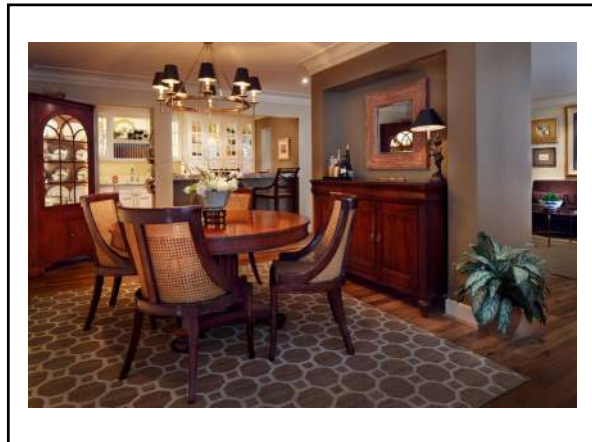


The Recent Convert *Gregg's experience living smaller*



Downsizing





What take-aways are you hoping for in this session?

Respond at [PollEv.com/r/ips](https://poll.eva.com/r/ips)

☺ "Greg" "We have a lot of smaller apts. that we are marketing to folks that are looking for a larger apt." "Small spaces"

"Expectations on senior living requirements, with safety in mind." "Design strategies" "Good ideas" "Design strategies"


"Improve space planning" "Help with a perspective of where prospects are coming from" "Making the most of little space"

"To help my incoming residents with rightsizing from their homes to their new 300sf apartment" "Selling apartments" "Future?"


"Counseling clients" "Good HVAC" "Variety of options for living" "Not so big house" "A lot of small apartments to sell"


"Ideas for living in smaller spaces" "Design approach" "Design" "Lighting" "Creativity"

Total Results: 81



This concludes The American Institute of Architects Continuing Education Systems Course

 Contact Information
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rlagoyda@LeadingAge.org



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- Go to the **sessions** icon
- Select the session
- Click on **evaluate session** link
- Respond to all 6 questions
- Tap **submit** button