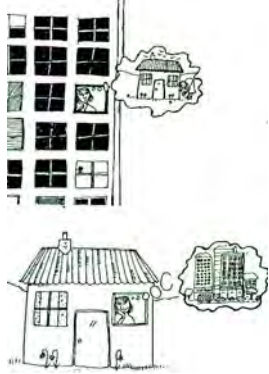


# Different Perceptions of Home



# Two old dears on their own territory



FEAR

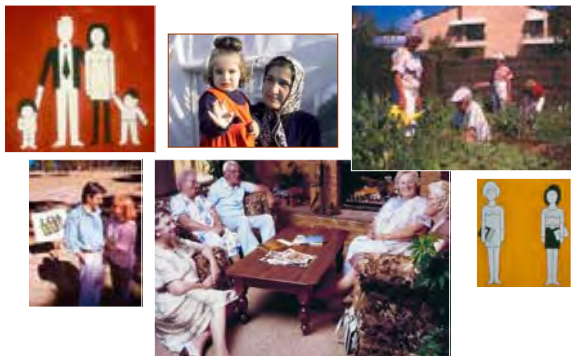
# What everyone in Australia is afraid of



# What else they are afraid of . . .



### Who are our households?



### Housing for students



### Take accessibility seriously



### Previewing window Melbourne



Lost  
opportunity  
for  
socialising







Intentional "natural ladders"

Accessible ground floor unit, Pyrmont Point, Sydney



Open space in award-winning private housing in Brisbane  
Shared or public?



## Children and Shared Space

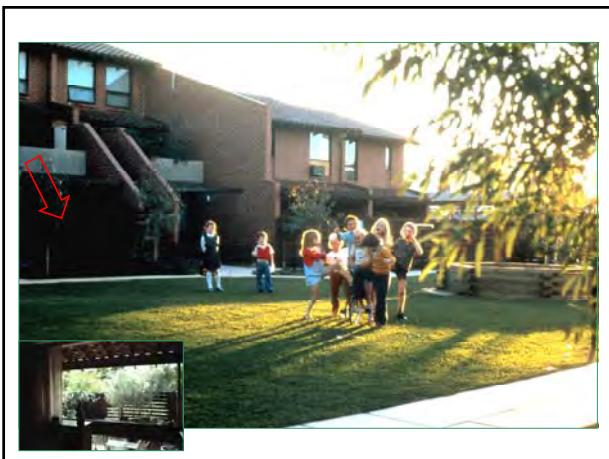
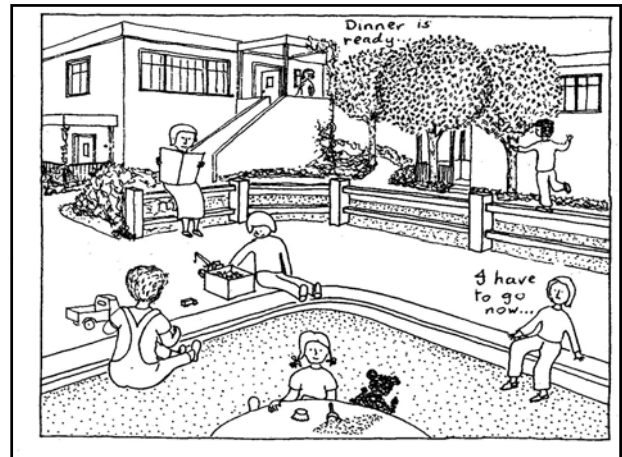
children will comprise more than 80% of users of such spaces **if they are designed with children in mind.**



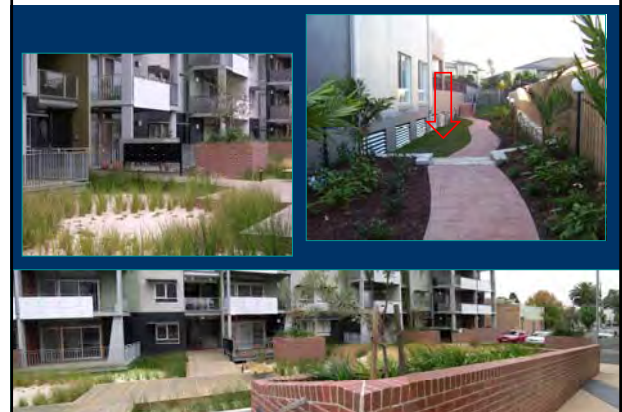
## The Little Folks



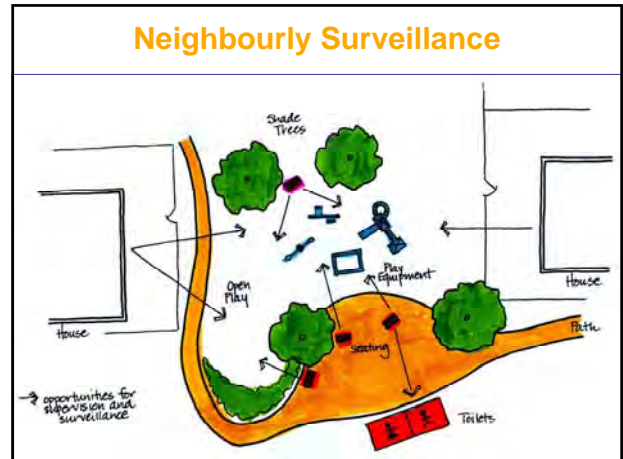
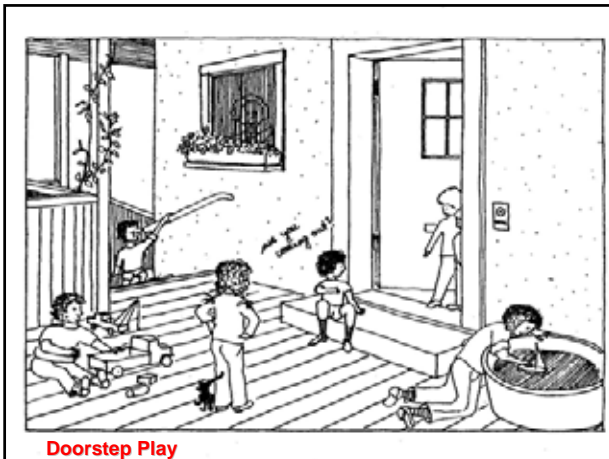
## Visibility of shared space



## Households with children







## Childhood Remembered

Parks

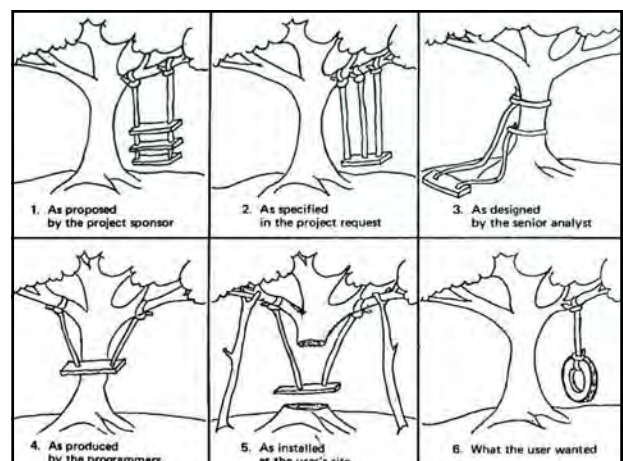
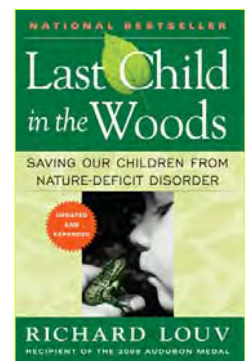
Hiding spots

"Leftover spaces"

Wild and untamed



## Nature-Deficit Disorder





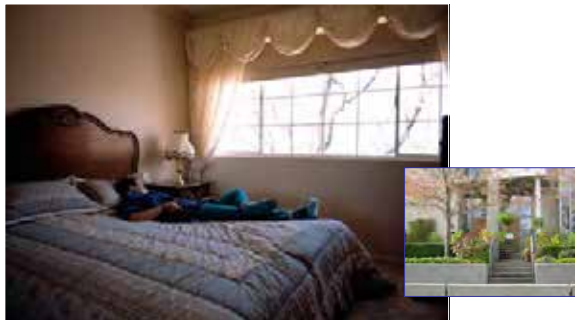


## My Guess at 10 "Universals"

1. Accessibility
2. Space
3. Safety and security
4. Storage
5. Support for predictable activities
6. Furnishability
7. Personalisation and display
8. Image and an individual home
9. Health and comfort
10. Sustainability



## 1. Accessibility

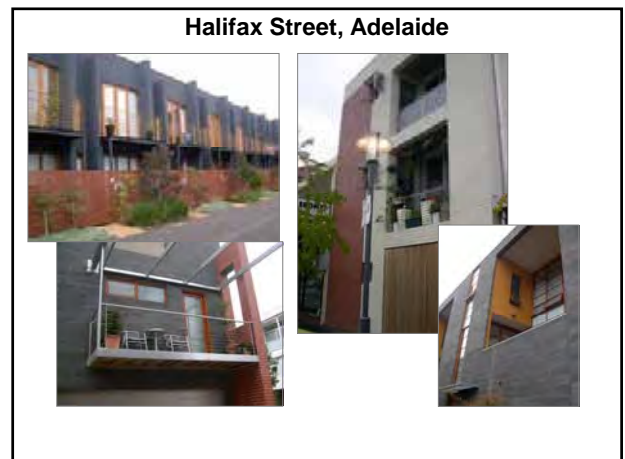
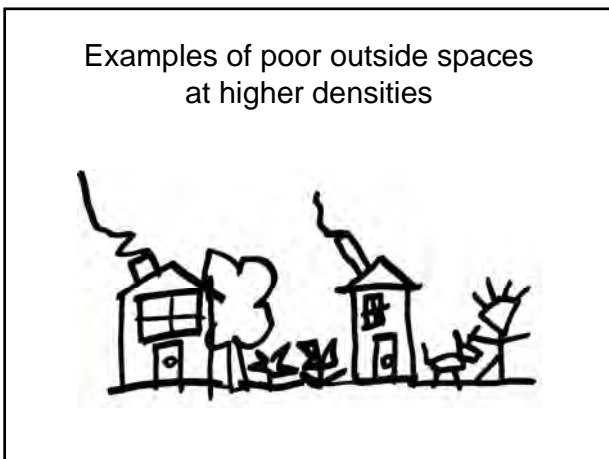


## 2. Space

(inside and out)







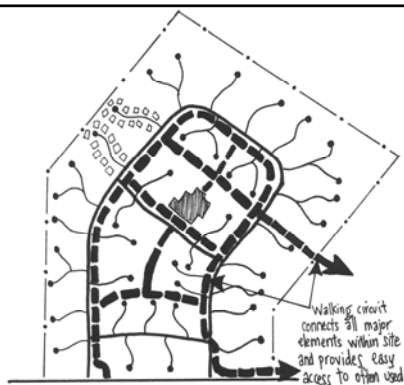
### 3. Safety and Security

- Safe community
  - person
  - property
  - dwelling
  - vehicle
- Accessible public realm
- Not 'defended'
- SafeGrowth

### 4. Storage

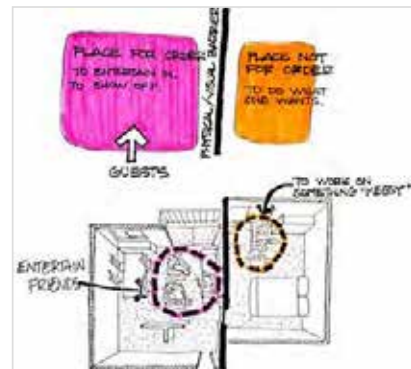
- Spaces people needed in their detached dwellings
- Seasonal items
- Bulk storage
- Accommodate household changes, changes of use

## 5. Support for Predictable Activities

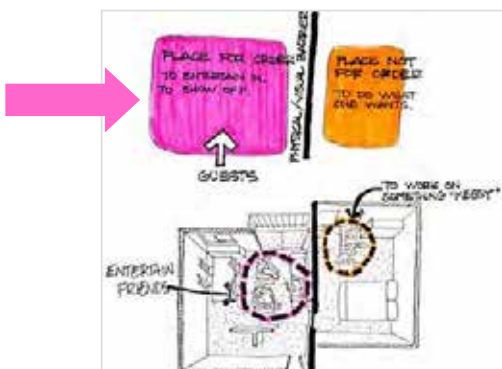


Walking Circuit

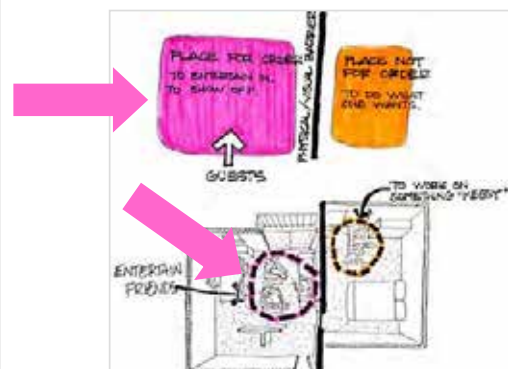
## Frontstage



## Frontstage



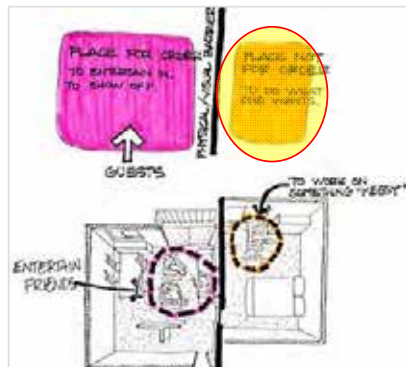
## Frontstage





## Frontstage

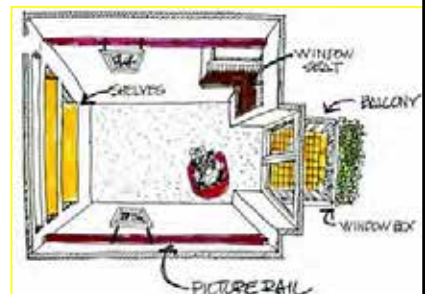
## Backstage



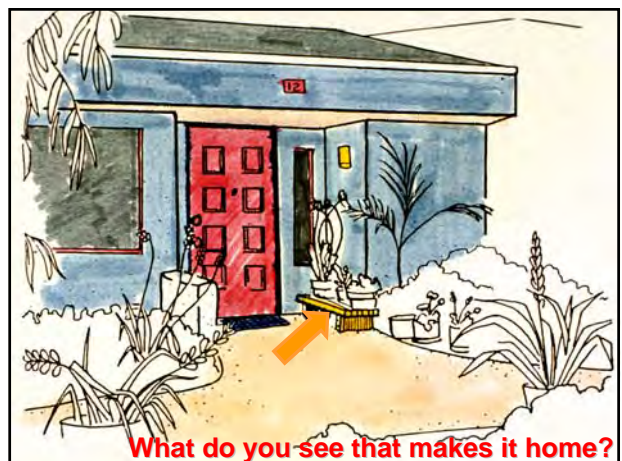
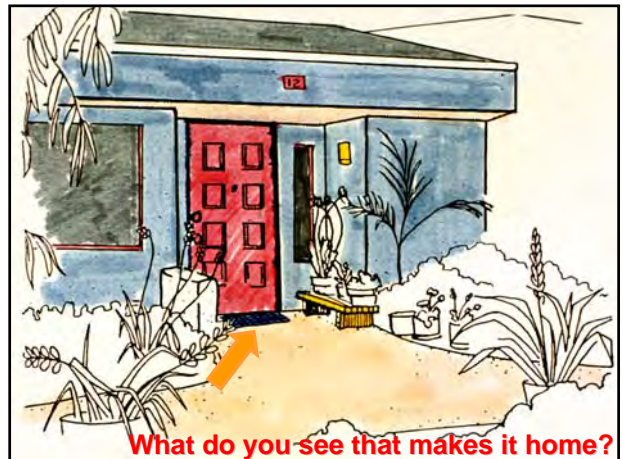
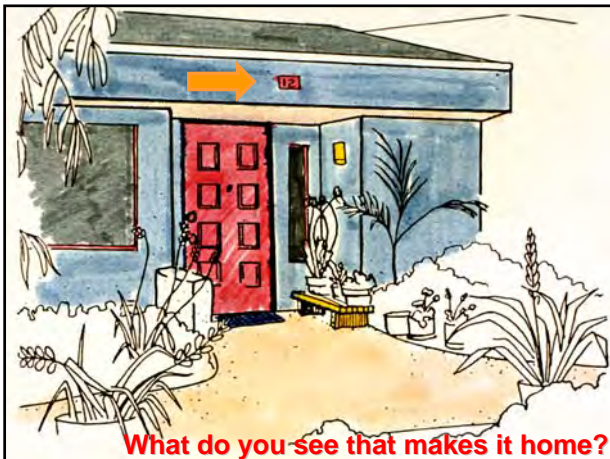
## 6. Furnishability



## 7. Personalisation and Display



8. Image and  
an *Individual Home*









## 9. Health and Comfort



## 9. Health and Comfort







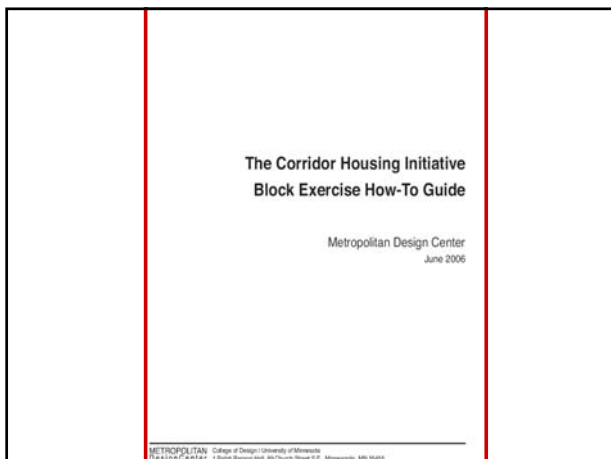
## The Corridor Development Initiative Minnesota Block Exercise



Gretchen Nicholls



Dr Ann Forsyth



## Corridors in Minneapolis

- Minneapolis' **main streets**
- Historic streetcar routes
- Physical pathways linking housing, jobs, recreation, shopping, schools & parks
- High-quality design can integrate increased density into city fabric
- Affordable housing needs to connect to transit & jobs
- Minneapolis strives to create compact, walkable communities consistent with Smart Growth & TOD principles

## 3-Stage Process

1. Preliminary workshops
2. Minnesota Block Exercise: hands-on
3. Materials for Developers

### Stage 1

#### Preliminary workshops:

build community capacity about TOD, density, the site, building form, costs...



## Density poster:

local examples of attractive housing at different densities



### Corridor-specific display of façade options: participants discuss local character

[illegible]

### What does density look like?

## The Workshop I Visited

### 2006



## Stage 2

### What it looks like on the Day



**Examples from 8 November 2006**  
Mayor R.T. Rybak





## The Developer

helps in considering options for a specific site:

- mix of residential & commercial uses
- surface level or underground parking
- green space
- number of units
- integration of affordable housing/subsidies



Alan Arthur,  
CEO Aeon



www.aeonmn.org

## The Developer

helps in considering options for a specific site:

- mix of residential & commercial uses
- surface level or underground parking
- green space
- number of units
- integration of affordable housing/subsidies
- **profitability**



Alan Arthur,  
CEO Aeon



www.aeonmn.org

## Development Pro Forma

6.1 Paper version of the pro forma showing a limited number of variables. Arrows point to key variables for discussion such as numbers of units.

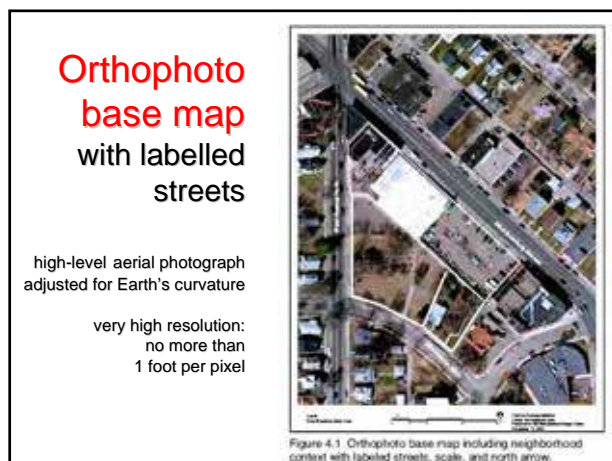
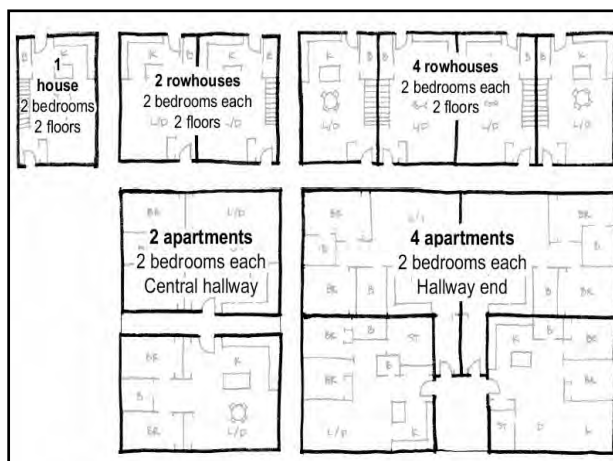
### Site A Scenarios

Variables	Scenario 1		
Height	2 storey		
Units	17		
% site green	9%		
% site paved	36%		
On ground parking	17		
Below-ground parking	0		
# market rate rental	9		
# affordable rental	8		
Gain (loss)	(\$205,054)		
Gain (loss)/unit	(\$12,062)		
Assumes land purchase/demolition at \$20 per square ft.			

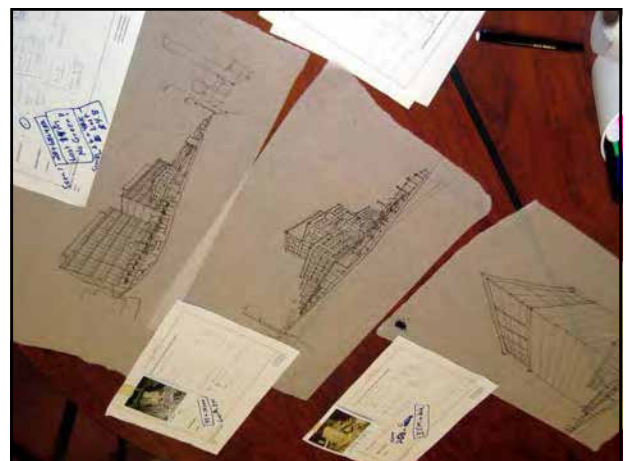
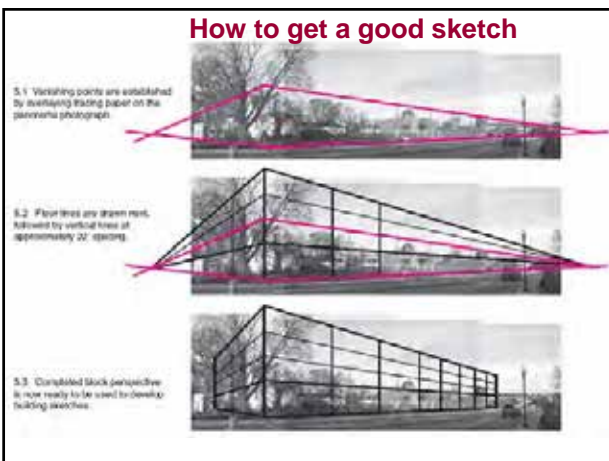
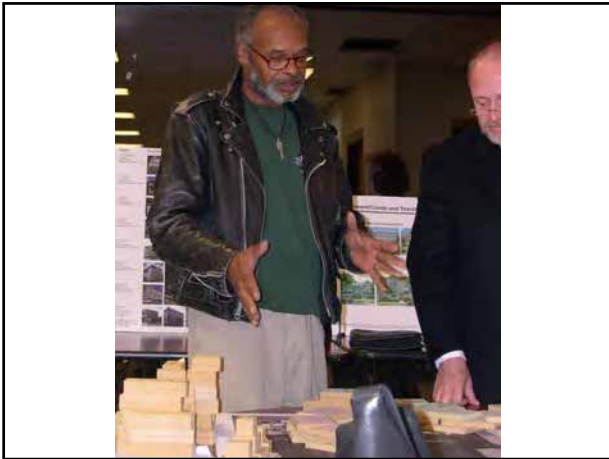
### Site A Scenarios

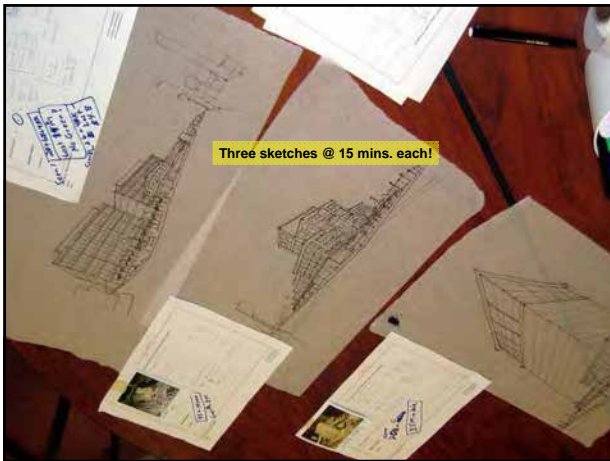
Variables	Scenario 1	Scenario 2	
Height	2 storey	3.5 storey	
Units	17	31	
% site green	9%	32%	
% site paved	36%	14%	
On ground parking	17	0	
Below-ground parking	0	29	
# market rate rental	9	16	
# affordable rental	8	15	
Gain (loss)	(\$205,054)	(\$297,711)	
Gain (loss)/unit	(\$12,062)	(\$9,604)	

Site A Scenarios			
Variables	Scenario 1	Scenario 2	Scenario 3
Height	2 storey	3.5 storey	3.5 storey, expanded site
Units	17	31	49
% site green	9%	32%	32%
% site paved	36%	14%	14%
On ground parking	17	0	0
Below-ground parking	0	29	46
# market rate rental	9	16	25
# affordable rental	8	15	24
Gain (loss)	(\$205,054)	(\$297,711)	(\$215,487)
Gain (loss)/unit	(\$12,062)	(\$9,604)	(\$4,398)

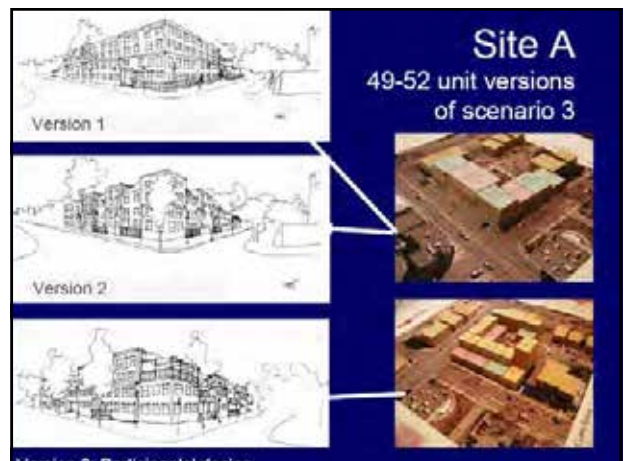




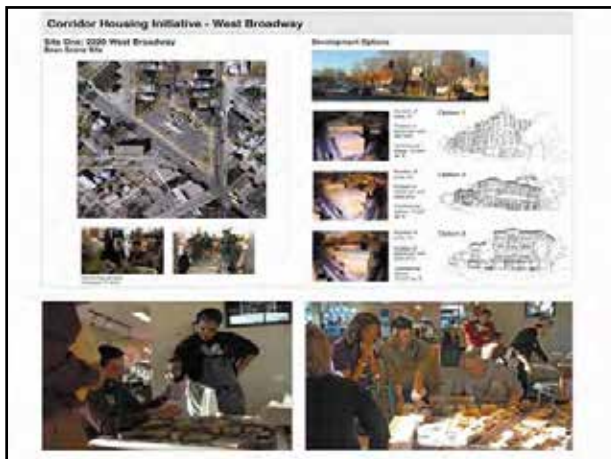




Stage 3  
Material Developed  
from this  
and Subsequent Workshops







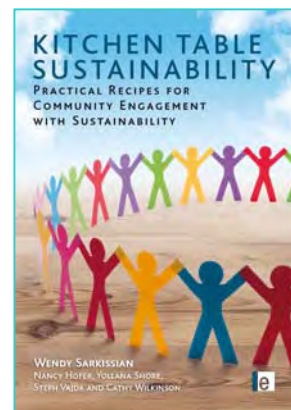
Corridor Housing Initiative  
Corridor Development Initiative  
Minnesota Block Exercise

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Minnesota Block Exercise  
Website

Minnesota Block Exercise  
Website

[www.housinginitiative.org](http://www.housinginitiative.org)





*What does this really mean to us?*



*What can ordinary people do?*



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[wendy@sarkissian.com.au](mailto:wendy@sarkissian.com.au)