

Historic Resources

Goals

The City will:

- Foster the preservation and rehabilitation of significant historic sites and structures.
- Incorporate the City's historic resources and cultural heritage into the creation of a unique identity and image for Chesapeake.
- Ensure that historic sites and structures are integrated into new development during the land development process.



Overview

The City of Chesapeake, Virginia is a new city; but its landmarks and communities have a long, varied, and interesting history that reaches back to the early days of the Colony of Virginia. It is important to protect resources of this past, as historic preservation preserves a sense of community; enhances economic development through reinvestment and tourism; stabilizes/increases property values, and makes better use of natural resources.

Past Plans

The City of Chesapeake has been active in promoting preservation as described in the following synopsis of recent plans, surveys, nominations, and guidelines. Conservation and Development Plan for the South Norfolk Conservation Area – As early as 1976, the Chesapeake Redevelopment and Housing Authority prepared a conservation plan that was adopted with the goal to achieve the elimination, through staged rehabilitation and limited clearance, of all blight and deterioration and blighting factors, and the refurbishing of a predominately residential community of good overall design.

Historic District Guidelines – In 1990, the South Norfolk Civic League Historic District Committee prepared the report, Historic District Design Guidelines: Building on the History of Chesapeake. It included a guide to architectural styles; guidelines for rehabilitation, new construction, moving buildings and demolishing buildings; as well as guidelines for street elements and streetscapes. These guidelines

were presented to City Council for consideration but were not adopted at that time. However, a revision of these guidelines by the City's Historic Preservation Commission in 2000, was approved.

The Report of the Chesapeake Historic Preservation Steering Committee – In 1990, a committee was appointed by City Council to make appropriate findings and recommendations concerning the recognition and preservation of historical places, buildings and other amenities of significance in the City of Chesapeake.

Historic Preservation Plan (adopted by City Council in 1996) -- This plan established a number of goals and objectives regarding preservation issues. A chief objective was the establishment of a seven member Historic Preservation Commission to advise City Council, the Planning Commission and City staff in regards to preservation issues.

Surveys/Assessments

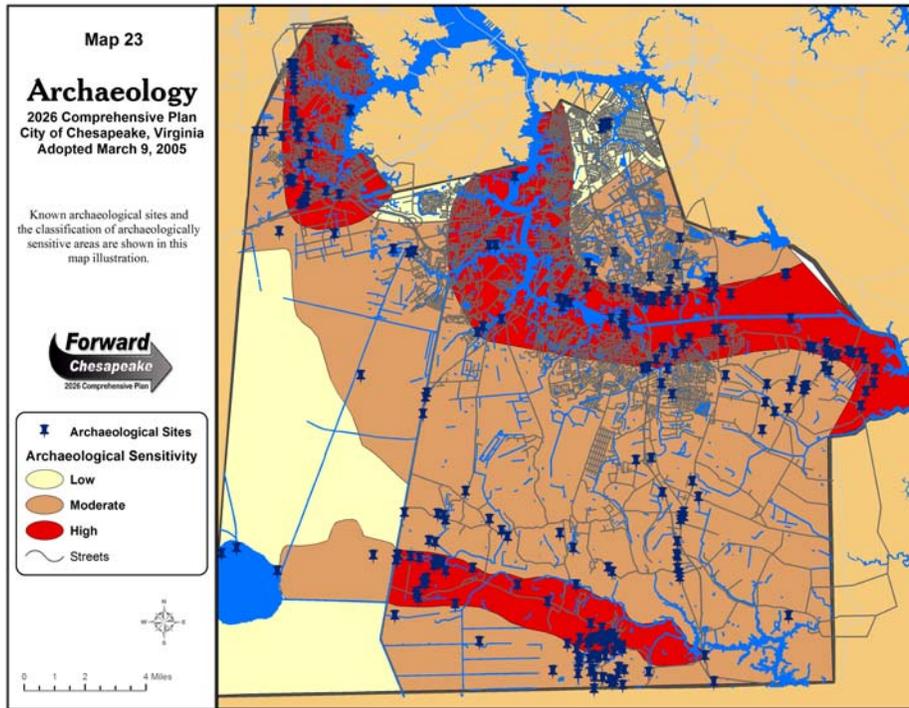
In order to effectively plan for historic resources, a community needs to survey its resources to identify priorities and threats. Additionally as time passes and development occurs, it is essential to provide for necessary updates. The following are major survey projects conducted for the City:

1987 Reconnaissance Survey – This survey included approximately 800 structures within the South Norfolk Historic District and more than 700 in the remainder of the City. A successful recommendation of this survey was the listing of the South Norfolk Historic District on the National Register of Historic Places and the Virginia Landmarks Register.

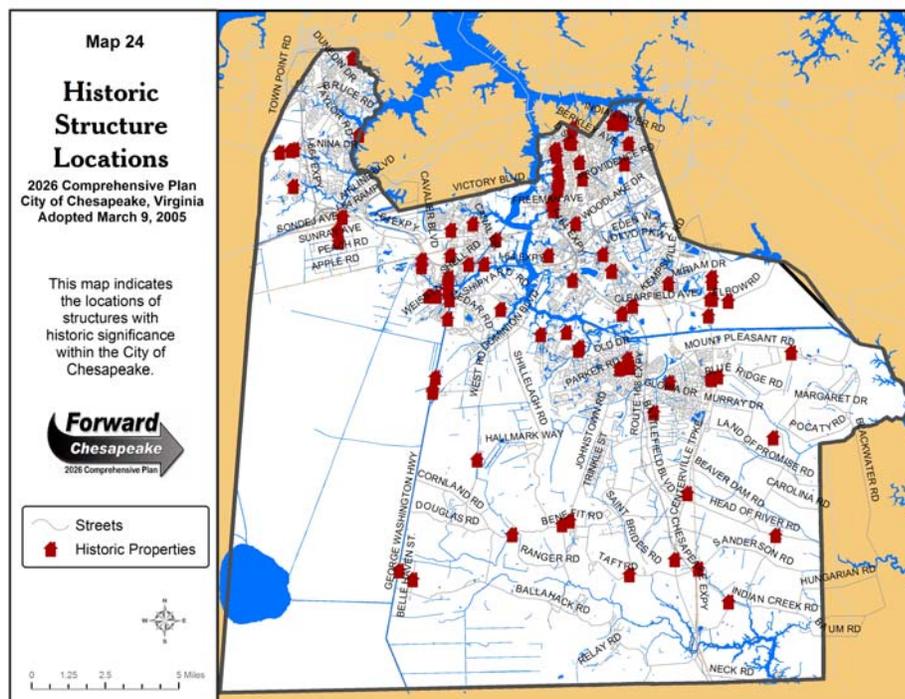
1999 Reconnaissance and Intensive Survey Update – This survey included 200 reconnaissance level surveys and 20 intensive surveys within the most threatened suburban areas of the City, including Western Branch, Deep Creek, Indian River, Rivercrest, Greenbrier, and Great Bridge. Recommendations from this survey resulted in the listing of three additional communities to the National Register of Historic Places and the Virginia Landmarks Register.

1999 Archeological Assessment – This document represents an assessment of archaeological resources in the City. It is designed to provide the following:

- A user friendly reference for planners
- A summary of current knowledge
- A catalog of officially recorded sites
- Locations of officially recorded sites
- Discussion of relative site significance and rank
- Definitions and locations of sensitivity areas, and
- Recommendations for planning/management of these resources



2002 Most Significant Structures list - The City's Historic Landmarks Commission approved the listing of the City's most significant sites from information provided with the previous survey reports. This list was developed to better identify those structures that need special consideration when impacted by development.



Districts and Structures

When the City's Historic Preservation Plan was adopted in 1996, only four districts/sites were listed on the National Register of Historic Places and the Virginia Landmarks Register. Recently five additional districts/sites with a total of 173 resources were listed along with an additional individual site. The City's nine historic districts/sites are described as follows:

South Norfolk Historic District – The South Norfolk Historic District covers about ½ of a square mile at the northern end of the City of Chesapeake. Begun as a streetcar suburb and retaining its residential character, the district contained 795 buildings when listed with only 127 non-contributing structures. A majority of the Register district is now also a local historic district with design review by the City's Board of Historic and Architectural Review.

Dismal Swamp Canal and Associated Development – This 22 mile long district is located to the west of U.S. Route 17 between Deep Creek in Chesapeake and South Mills, North Carolina. Its origin was a charter in 1787 by the Virginia General Assembly, ratified by North Carolina in 1790. Insofar as is known, the Canal is the oldest operating canal in the United States.

Sunray Agricultural Historic District – The Sunray Agricultural Historic District retains its visual integrity and reflects an early 20th century immigrant farming community. Early 20th century vernacular farmhouses are located throughout the district and are simple in form and treatment. 97 of the 317 resources in the district are contributing.

Oaklette Historic District - The Oaklette Historic District is an example of an early 20th century planned, streetcar suburb. Oaklette is defined by large scale single family dwellings of frame construction dominating the waterfront and smaller Bungalow and Colonial Revival dwellings located on the landlocked parcels. 31 of the 63 resources are contributing.

Centerville-Fentress Historic District – The Centerville-Fentress Historic District is an example of a rural farming community that developed a small commercial core, which grew with the addition of a road linking the community to the Albemarle and Chesapeake Canal, and the Norfolk and Elizabeth City Railroad in the 1880's. Most dwellings and buildings are modest frame Colonial Revival and Craftsmen inspired buildings, reflecting the vernacular quality of the craftsmanship. 34 of the 67 resources are contributing.

Albemarle and Chesapeake Canal Historic District – This district was listed on the Virginia Landmarks Register on December 3, 2003 and is expected to be listed on the National Register in 2004. The Albemarle and Chesapeake Canal is significant on the state level in the areas of Transportation, Engineering and Military, with the period of significance being 1775-1953. There are 11 contributing resources in the District.

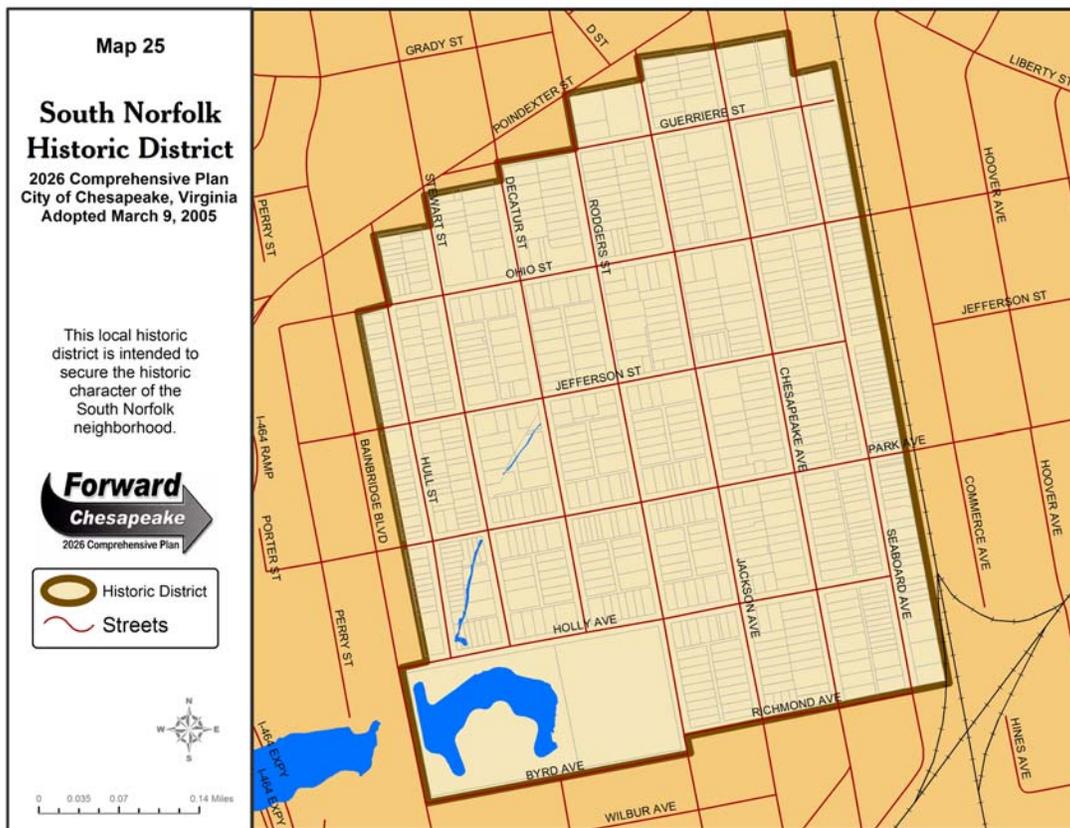
Battle of Great Bridge Site – The site of the Battle of Great Bridge is located on both sides of the Albemarle and Chesapeake Canal. Route 168 Business (Battlefield Boulevard) cuts through the area on the north-south axis and runs over the site of the colonial bridge and causeway in which the battle was named. The Great Bridge Battlefield site is significant as a landmark to Virginia's role in the American Revolution, for in this marshy location took place the first armed conflict between British soldiers and the colony's patriot forces.

Wallaceton – This house is located along the Dismal Swamp Canal and was built in 1855. The most outstanding feature of the home is the vertical hand hewn logs covered by the standard weatherboard siding.

Old Portlock School Number 5 - One of three early 20th Century schools in Chesapeake that have been put into adaptive re-use. This building is currently under consideration for use as an art studio and gallery.

Local Historic District

South Norfolk Historic District – In November, 2000, the South Norfolk Historic Preservation Overlay District was established. This district encompasses approximately 75% of the district listed on the National and State Register. A Historic and Architectural Review Board has been established to review exterior modification within the district as can be seen from the paved public right-of-way. The Board hears approximately 40-50 applications per calendar year and another 40-50 minor applications are approved by the Planning Department.



Heritage Tourism

The City has recently embarked upon several projects which highlight the City's heritage and encourages visitation from those outside of Chesapeake, as well as local residents.

Civil War Trail – This state-wide program contains over 100 sites and is divided into regional themes. Chesapeake currently hosts 5 sites associated with the Peninsula campaign. Three of these sites are located along Route 17 in the southern portion of the

City (Village of Deep Creek, Dismal Swamp Canal, and Glencoe). The other two include the Village of Great Bridge and the Pleasant Grove Baptist Church Monument to the Jackson Grays.

Rt. 17/Dismal Swamp Corridor Study – A study is underway to determine a land use plan for the area between the existing and future Route 17. This study also includes the conceptual design of a multi-use trail along the existing roadway, identification of other potential historic, recreational and environmental opportunities, and design guidelines along the new road. This project is being coordinated with the Great Dismal Swamp National Wildlife Refuge’s Public Use Plan. A key feature of this plan is a Visitor’s Center along Route 17.

Battle of Great Bridge Project – The Great Bridge Battlefield and Waterways History Foundation and the City are currently developing the design for a park and visitor center to commemorate the Battle of Great Bridge and the City’s Historic Canals.

Issue One: Loss of Historic Resources

The City continues to lose historic resources due to property owner neglect or demolition to make way for new development. A Planning Department survey in 2002 indicates that approximately 16% of the sites identified in the 1987 Reconnaissance Survey have been demolished. A majority of the demolished structures were in the City’s growth areas and thus, there has been a direct correlation between growth and loss of historic resources.

In order to curb the loss of important historic resources, the City should locate, designate, and protect the City’s most important historic sites.

Strategies:

- The City will continue to update its survey of historic resources and nominate new properties to the National Register and Virginia Landmarks Register. This can be achieved through continued use of cost-share grants between the Virginia Department of Historic Resources and the City of Chesapeake.
- Additional local historic districts will be created, as community support warrants, ensuring that the character of significant communities are preserved. To help residents/business owners comply with the design standards, local funding programs need to be established.
- The Historic Preservation Commission will provide assistance to homeowners/citizens with preservation-related issues. The City’s Historic Preservation Commission and the City’s Board of Historic and Architectural Review membership composition includes individuals with demonstrated knowledge, competence, and interest in preservation and architecture. The Virginia Department of Historic Resources (DHR) operates a Regional Office in Portsmouth and offers many valuable services, including administration of the State and Federal tax credit programs. The State Tax Credits allow owners of historic structures up to a 25% tax credit on renovations that follow the Secretary of the Interior standards for renovation. Owners must spend a total of 25% of the building’s assessed value to qualify. The Federal Tax Credit allows income producing property to up to an additional 25% tax credit.

- A Real Estate tax abatement program similar to the City's Enterprise zone should be developed for historic districts/sites.
- The advice of the Historic Preservation Commission will be sought in regards to impacts brought on by development activity and major governmental projects such as road construction.
- City-owned historic properties will be identified and used as examples of stewardship for historic resources.

Issue Two: Public Education

One of the reasons why some important historic resources have been lost is the lack of knowledge about such resources. There is a need to better educate and inform citizens about their heritage and its value to the community. The City created the Historic Preservation Commission to coordinate and promote educational programs throughout the City. Some progress has been made in this regard; however, improved coordination and resources from governmental and private sources are necessary to fully address this issue.

Efforts should continue to educate the public about the importance and significance of the City's historic resources.

Strategies:

- A central depository for historic information should be created. Currently, this role is being met by the Wallace Room in the Central Library. The Great Bridge Battlefield and Waterways Visitor Center should also be considered.
- Continue to support the work of the Great Bridge Battlefield and Waterways History Foundation.
- Organize programs to inform citizens about the history of Chesapeake and historic preservation activities. A good example is the City's current participation in the planning for the Jamestown 2007 celebration.

Issue Three: Community Character and Vitality

Historic preservation can be a tool to protect the integrity and character of the City of Chesapeake's neighborhoods. A neighborhood's history and heritage can be an important focus for revitalization and civic pride.

The City should utilize historic districts where possible to foster community vitality.

Strategies:

- The City should pursue nomination of new properties/districts to the National Register and Virginia Landmarks Register. This can be achieved through continued use of cost-share grants between the Virginia Department of Historic Resources and the City of Chesapeake.
- The creation of additional local historic districts can be used to help ensure that the character of significant communities is preserved. Strong local support will be

necessary for this implementation. To help residents/business owners comply with the design standards, local funding programs need to be established.

In many cases there are conflicts between the goals of various governmental entities and the private sector. A chief purpose of the City's Historic Preservation Commission was to coordinate preservation activities and recommend policy implementation to City Council. Some progress has been made, but resources continue to be lost as preservation priorities are often not weighed as heavily as other priorities.

All municipal actions should recognize the importance of historic preservation in the City of Chesapeake.

Strategies:

- A designated full-time City staff person responsible for historic preservation activities should be created and funded. To make this program more effective it will require a full-time staff person to spear-head and oversee the plan.
- Communication between public/private parties regarding decisions affecting historic resources should be improved.
- The Historic Preservation Commission through City staff should continue to make recommendations regarding development applications that impact historic structures and land. The City's Cluster Ordinance can be utilized as a tool for preserving historic sites while allowing appropriate development.

Issue Four: Heritage Tourism

The City has many exciting opportunities to capitalize on the draw of heritage tourism and has initiated several related projects. Continued coordination of the various departments/ agencies/ private sector and resources will help to address this issue.

The City should promote Economic Development through the promotion of historic resources and thus, encourage tourists to visit Chesapeake.

Strategies:

- The City should prepare a historic tourism package. This promotional program can be developed through the coordination of the City's new Tourism Office, the Historic Preservation Commission, and various other public/private groups.
- Support should continue for special projects capitalizing on the City's heritage like the Dismal Swamp Corridor Study, the plans for the Battle of Great Bridge and Waterways Visitor Center and planning activities of the Great Dismal Swamp Wildlife Refuge.
- The City will continue to coordinate the creation of history trails, greenways, and driving tours that connect historic resources.

Housing

Goals

The City will:

- In all parts of Chesapeake, the City will foster the development and maintenance of a diverse, safe and high quality housing stock for people of all ages, ethnic groups, races, special needs and incomes, including housing that is affordable to all people who live or work in the City.
- Locate new housing so that it provides safe and convenient access to employment, shopping, recreation and educational facilities.
- Foster the development and maintenance of stable and vibrant communities with strong, distinct identities.
- The following issues relating to the provision of affordable housing were identified by the Affordable Housing Focus Team through their research and deliberations. The City's affordable housing policies are designed to address these issues to the greatest possible extent.



Issue One: Affordable Housing Supply versus Demand

For a variety of reasons related to basic supply and demand principles, the private sector has been generally unable to create affordable housing for the community, especially for persons in lower income ranges. High land costs, increasing house sizes, various development/regulatory fees, and rising material and labor costs have contributed to driving new construction pricing beyond the ability of citizens to afford them.

Additionally, the resale housing market has such a reduced inventory at this time that resale prices are reaching all-time highs in most neighborhoods. This lack of supply places increased pressure on the stock of affordable housing for two reasons: 1) persons who under normal circumstances would purchase more expensive homes now are settling for houses in lower price ranges; and 2) the overall increase in housing values affects affordable housing, putting it further out of reach for lower income households.

Finally, waiting lists for subsistence based housing, primarily the Section 8 and Public Housing Programs administered by the Chesapeake Redevelopment & Housing Authority, continue to remain at high levels.

The City will foster the development of a strategy to address affordable housing and the maintenance of a diverse, safe and high quality housing stock for people of all ages, ethnic groups, races, special needs and incomes, including housing that is affordable to all people who live or work in Chesapeake.

Strategies:

- The City will include existing housing as an important element of its affordable housing supply. The City will foster the revitalization, preservation, and redevelopment of older neighborhoods and commercial corridors, as well as promote a variety of affordable housing development techniques for new construction. The adaptation of existing non-residential buildings for residential use should be encouraged where appropriate. The City will maintain the condition of the existing supply of affordable housing by proactively enforcing zoning and building codes.



- The City will coordinate with the Chesapeake Redevelopment & Housing Authority and other appropriate agencies to designate areas and implement measures for the construction, rehabilitation and maintenance of affordable housing, both renter and owner-occupied. The City will encourage the use of comprehensive neighborhood revitalization plans for targeted areas of the City to ensure the most efficient and leveraged use of public and private resources rather than a piecemeal, parcel-by-parcel approach.
- The City's will reinforce its commitment to protect existing neighborhoods from decline and encourage revitalization by fostering a strong working relationship between the Chesapeake Redevelopment Authority and the Economic Development Department.
- The City should establish a review committee to examine zoning and development-related regulations for opportunities to increase opportunities to increase affordable housing.
- The City will foster the creation of incentive programs to increase the supply of affordable housing. Such programs may include land use planning policies to promote a variety of innovative affordable housing options such as mixed-income housing developments, inclusionary zoning, mixed-housing style developments and planned unit developments; and taxing policies to encourage the rehabilitation of housing for affordable housing purposes.
- The City, through the Chesapeake Redevelopment and Housing Authority (CRHA), will continue to participate in the Hampton Roads Community Housing Resources Board (HRCHRB), a regional organization devoted to affirmatively furthering fair housing.

- Where public funds are invested in affordable housing development or redevelopment projects, the City should consider policies aimed at ensuring the long-term or permanent affordable status of these units. Such policies could include: deed-restricted owner-occupied housing; non-profit rental housing; and publicly owned rental housing.
- The City appointed a committee to study affordable housing issues and to develop and recommend specific strategies to increase the City's supply of affordable housing. The recommendations of this study have been evaluated by the Planning Commission for possible inclusion in the Comprehensive Plan. The full study, and the "Implementation Steps Discussion Paper" is included as Appendix L of this Plan for reference and informational purposes only.
- The City, through the Chesapeake Redevelopment and Housing Authority (CRHA) and Public Communications Department, will establish and implement initiatives to educate the public, the shelter industry, and the financial community on the benefits of affordable housing.

Issue Two: Lack of Funding for Affordable Housing Programs

As federal, state, and local government budgets have become increasingly constrained, funding for affordable housing programs and initiatives has suffered.

Alternative funding options will be explored to improve the condition, availability, and accessibility of the City's housing stock.

Strategies:

- The City will continue to support the development of housing funded through the Low-Income Housing Tax Credit (LIHTC) Program, to the extent that such developments are compatible with the City's land use policies and strategies.
- The City will continue to support efforts by CRHA and community-based housing development organizations to develop and/or redevelop affordable housing, as well as promoting homeownership opportunities for first-time homebuyers, utilizing funding from both public and private sources, such as the Virginia Housing Development Authority.
- Creation of a local affordable housing trust fund and/ or community reinvestment fund should be explored by CRHA, as well as other public-private relationships and mechanisms that increase private investment in affordable housing.
- Developers of residential and mixed-use housing projects are encouraged to address affordable housing through voluntary proffers and the residential cluster ordinance.

Issue Three: Housing Diversity

Affordable housing issues more commonly focus on the provision of housing for lower income households; however, housing affordability is an issue for many segments of the population including the workforce, special needs populations, and seniors. Affordable housing is not simply a physical type of housing unit, but rather the relationship of gross household income to the cost of housing.

The City will strive to adopt a balanced approach to providing housing for all segments of Chesapeake's population.

Strategies:

- The City, through the Chesapeake Community Services Board and other appropriate agencies, will strive to increase awareness of and responsiveness to housing needs of the special needs populations, particularly the desire for community-based settings and integration.
- The City will encourage the development and preservation of housing that serves a range of household income levels at locations near public transit and employment.
- The City will encourage the production of a range of housing types for the elderly and people with disabilities, including, but not limited to, group homes, independent living, assisted living, and skilled nursing facilities.
- Special consideration should be given to the special needs of the population targeted by specific housing developments such as the need for access to public transit and /or access to emergency medical services.
- The City will encourage a range of housing types and tenures within mixed-use neighborhoods and discourage the concentration of low-income households in any one area.

Issue Four: Provision of Housing for an Aging Population

By 2020, approximately 53 million Americans, or 20% of the population, will be 65 or older. This marks a significant increase from today's proportion of 12.4% (35 million). The Report on Affordable Housing and Health Facility Needs for Seniors in the 21st Century found that between the year 2002 and the year 2020:

- The number of senior households will have grown by nearly 53 percent;
- More than 80 percent of senior householders will be homeowners;
- Almost 44 percent of senior householders will be age 75 or older;
- Even if current rates of disability continue to decline, the number of seniors with disabilities will have increased from 6.2 million in 2000 to 7.9 million; and
- The need for home- and community-based services (HCBS) will have increased due to the desire of seniors to "age in place."



(Source: A Quiet Crisis in America: A Report to Congress by the Commission On Affordable Housing and Health Facility Needs for Seniors in the 21st Century. 2002.)

Seniors currently occupy a diverse array of housing types. Their housing reflects both economic decisions and life circumstances such as the purchase of a house in middle age, new retirement lifestyles, the disability or death of a spouse, and/or changes in financial well-being, personal health, and mobility. Just over 21.4 million or almost 82% of older (age 65 and older) American householders live in conventional homes that they own or rent. Although homeownership is the norm, more than 16% of senior householders rent their accommodations, with most (70%) living in private market-rate

housing, rather than government-subsidized or rent-assisted housing (*Source: A Quiet Crisis in America: A Report to Congress by the Commission on Affordable Housing and Health Facility Needs for Seniors in the 21st Century. 2002*).

Some of the different senior housing types include:

Independent Living: Independent living residences for seniors range from single family, detached, to condominiums or apartments (sometimes called active-adult communities). Each unit is a self-contained housekeeping unit with its own kitchen and bath facilities. Generally run by a management company, these facilities provide options to generally younger, healthier seniors who no longer want the responsibilities of household upkeep. Units are generally accessible from interior corridors, with lobby entrances similar to lodging designs.

Assisted Living: Assisted living is generally considered the best option for seniors in need of some additional care. These facilities are offered in apartment style buildings and provide services to assist with non-medical activities of daily living, include dressing, bathing, eating, or walking, meal preparation, shopping, housecleaning, or taking medication. The apartments in assisted living are generally smaller than those in independent living communities and become smaller as more intensive services are included.

Skilled Nursing Facilities: Skilled nursing facilities, otherwise known as nursing homes, best meet the needs of seniors requiring significant daily medical attention. These facilities predominately offer 24 hours medical care, complete meal service, more shared unit options, and generally have a more institutionalized setting.

Continuing Care Retirement Communities (CCRCs): Continuing care retirement communities combine each of the other types of senior housing. This effectively permits seniors to “age in place” so that they can remain within the same community as their health deteriorates. These continuing care campuses tend to resemble small towns, with both traditional senior services like pharmacies, to entertainment services such as theaters, craft areas, and dining. Given their complexity, this type of community typically involves a lengthy planning process.

Staying at Home: Some seniors choose to stay in their home, preferring the comfort of familiar surroundings and neighbors. This choice may ultimately lead to the need to for alterations to the home or for the hiring of home health aides.

An estimate of future seniors was prepared to more fully understand the population patterns of seniors in Chesapeake versus the State of Virginia and the broader United States. Data from the 2000 Census, projections by the Census Bureau and the Weldon Cooper Center, as well as various other sources were examined. The 2000 Census data clearly shows that Chesapeake lags behind in its proportion of seniors, which represents 9.0% of its total population, versus 11.2% for Virginia, and 12.4% for the United States. The Census Bureau provided projections for the year 2025 for the number and proportion of seniors in the population of Virginia as well as the United States. Both of these regional areas saw a significant increase in the number of seniors in the population by 2025, with Virginia rising from 11.2% to 20.7% and the United States rising from 12.4% to 18.5% in 2005 and 2025, respectfully.

Projected Senior Households 2026

Chesapeake 2026 Projected Total Population			264,900	<i>Implied:</i> Households
Current Chesapeake Proportion 65 +	9.0%	23,731		15,821
Projected 2026 Chesapeake Proportion 65 +	16.7%	44,278	[1]	29,518
USA 2025 Proportion 65 +	18.5%	48,981		32,654
VA 2025 Proportion 65 +	20.7%	54,796		36,530

[1] Estimated based upon the current gap between Chesapeake City and Virginia's proportion of 65+, compounded annually. Assumes 1.5 seniors per household.

Personal preference, as well as considerations for personal needs and finances, will be important factors in housing choices for seniors. The table above indicates that there may be close to 30,000 senior households in Chesapeake by the year 2026. This would correlate to approximately 27% of all households in the City. These households will comprise all housing types in the City, not just age restricted housing. It is reasonable to expect that increases in the senior population will lead to market demands for housing options that are age restricted to only senior citizens; however, not all senior housing needs will be met through this type of housing.

In recent years, interest in the construction of housing limited only to seniors has increased. Since 2001, City Council has either approved, or has pending, approximately one thousand independent senior housing units (including both apartments and condos) and a similar amount of other designated senior housing options (such as assisted living and group care facilities). Interest in the construction of certain housing types is typically a function of market demand.

There is very little information regarding senior preferences for different types of housing. Therefore it is the strategy of this plan that housing for seniors should be made available in a variety of different types of communities ranging from age restricted to traditional neighborhoods. In the event housing is designated solely for seniors, certain accommodations should be made to make sure this housing is appropriately suited to the particular needs of this segment of the community.

The City will strive to provide a variety of senior housing options to meet the needs of an aging population.

Strategies:

- Housing options for seniors will be located throughout the City and will include all types of existing and new housing units.
- Housing options for seniors will include a wide array of housing and tenure types.
- Housing designated exclusively for seniors must be designed for the specific needs of this population. Such designs should include residents' potentially impaired sight, hearing, and mobility. Design features should include the following:
 - Elevators in multi-story housing
 - Grab bars in bathrooms
 - Fire suppression and notification systems
 - Shower stalls with handheld showerheads
 - Lever hardware in place of doorknobs
 - Benches and/or chairs in long corridors
 - Corridor handrails
 - Increased lighting in public areas
 - Wheelchair accessibility options
 - Specialized fire warning systems
 - Back up emergency power supplies
- Senior housing is frequently proposed at higher densities. Housing that is of a greater density than the surrounding uses must incorporate measures to ensure compatibility between development types. Such measures may include increased buffering and design considerations.
- Convenient access to needed facilities and services such as public transportation, medical services, and shopping must be a location consideration for senior housing.
- Independent and assisted living communities should include common facilities for recreation, entertainment, and community socialization. These facilities should include design features similar to those provided in the homes. In addition, walking, paths, doorways, and entrance halls should be well-lighted and evenly graded.