



# Design for Aging

## Review 15

**Design for Aging**

 AIA Knowledge Community

DESIGN FOR AGING

**REVIEW 15**

# Dedication



## **Betsy Brawley**

As president of Design Concepts Unlimited, Betsy Brawley specialized in designing environments for aging adults. She had more than 30 years of experience as a designer and consultant for healthcare projects nationwide, and brought a wealth of personal experience, knowledge, awareness and advocacy to her clients, with project credits ranging from CCRC's, assisted living, skilled nursing, and adult day health care.

It was Betsy's personal experience with her mother's battle with the devastating effects of Alzheimer's disease that reshaped a thriving residential interior design career into one focused on applying the same elements of good design to enhance healthcare settings for the ever-growing population of those with this dreaded disease. Her passion for exploring innovative design solutions allowed her to connect meaningfully with residents, architects, and contractors to enhance the lives of those living in senior healthcare facilities.

As an expert in environmental design for aging, Betsy authored two books, *Design Innovations for Aging* and *Alzheimer's – Creating Caring Environments* (2006) and was awarded the 1998 Polsky Prize for outstanding contributions to research in environments for Designing for Alzheimer's Disease: Strategies for Creating Better Care Environments. These publications have been widely adopted in numerous design curriculums and continue

to inform the knowledge and aspirations of aspiring architects, engineers and interior designers.

Betsy took it upon herself to truly understand the aging process and understood that sensory loss was the most common aspect of aging. She served on the Illuminating Engineering Society's Lighting for Older Adults and Vision Impaired Committee to ensure that the standard being developed, ANSI/IES RP-28 Lighting and the Visual Environment for Older Adults and Visually Impaired, truly met the needs of those living in long-term care, especially those with dementia and Alzheimer's.

In 2015, Betsy received a Lifetime Achievement Award from The Center for Health Design, recognizing her dedication, passion, and love for creating better environments for older adults.

Because of the presence of Alzheimer's in her family she talked frequently regarding her worst fear that she might one day have the disease. Sadly, that premonition came true.

In 2016 when her friends from across the country observed that Betsy was starting to have difficulties living independently, they assisted her nephews in helping her return to her home state of North Carolina, where her family lives.

Her life work presents a shining example for all of us to carry on. Just as a relay team passes the baton to the next runner, it is dependent on the designers of today and tomorrow to carry on her work for her benefit, and everyone's benefit, as we age and need supportive environments to foster wellbeing, happiness, and joy. And most importantly, Betsy was a friend and mentor to many—and we miss her great stories of her days working for the airlines, her incredible enthusiasm for new ideas, her love of a great meal and amazing conversation over a glass of red wine, and her ability to make us laugh with her adventures.

She is now a resident at Waltonwood—Cotswold, Memory Care Room #2044, 5215 Randolph Rd. Charlotte, NC 28211. Betsy was known for sending thank you notes and personal greeting cards. She would still love to receive cards and photographs from old friends. No phone calls or Zoom, please. Her family contact is nephew, Walker Miller, [walker@ewmcontractors.com](mailto:walker@ewmcontractors.com).

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Published by

The American Institute of Architects  
1735 New York Ave., NW  
Washington, DC 20006

aia.org

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Title: Design for Aging Review 15: AIA Design for Aging Knowledge Community // The American Institute of Architects (AIA)

Photography credits for individual projects and works are listed throughout the book. The front cover credits are as follows:

Project: Showa Kinen Koen  
Firm: Richard Beard Architects  
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This title was commissioned and produced as follows:  
Editorial coordination Isabella Rosse, and layout design and coordination Elsie Dwyer.

# Forward

## Vibrant and Vital Communities

According to the U.S. Census Bureau, by 2034 there will be more people over the age of 65 than under 18. The biennial design competition sponsored by the American Institute of Architects Design for Aging (DFA) Knowledge Community is an inspiration for the design of exceptional senior living communities. The winners of this competition highlight the best designs for older adults in communities that will be vital for our aging population.

The projects in this 15th edition stand out—not just in addressing social and community connections, proximity and access to services/amenities, and housing for a mix of incomes—they are all also beautiful places that residents will enjoy inhabiting.

In the pages that follow, you will read about projects recognized by thoughtful jury members. While the jury was diligent in asking about what was significant with respect to resident life and care, it recognized that good aesthetics and environment elevate the living condition of all inhabitants, thereby qualifying these things as noteworthy or even innovative.

The six-member panel was impressed by the number of high-quality urban planned and affordable housing projects. It also noted that all nineteen of the jury-recognized projects also have green/ecologically sustainable features.

Many of the buildings have areas dedicated to fitness, wellness counseling and medical care. Another trend is outdoor spaces such as roof terraces, courtyards, and community gardens where residents can connect with nature. Oversize windows also bring in natural light and frame vistas. Some have art studios and space for cultural programs.

The locations, layouts and features allow the buildings and residents to integrate into the community, providing opportunities for intergenerational interactions and a society that sees value in its elders.

Several projects had cafes that welcome the public and gathering spaces that city residents can book for community meetings. One project showed successful engagement with civic leaders in integrating the building with a public plaza that connects an adjacent City Hall and planning for a future library.

One inventive project in California has modular floor layouts that have flexibility to change unit mix between assisted living and memory care based on future demand. Combining smaller studios into one-bedroom units or a studio and one bedroom into a two bedroom allows the unit count to range from 92 to 136. Clever mechanical and plumbing plans allows for adjustments without opening walls.

This report has an Insights and Innovations Study that analyzes the data collected from the fourteen previous competitions since 1992. This invaluable resource offers a more comprehensive look at statistics, patterns, and concepts influencing the senior living industry and design community. It provides a benchmark of leading-edge design solutions to help designers and providers “raise the bar” on the quality of design provided to this growing industry.

Congratulations to DFA and thanks to the jury members for their dedicated work in bringing together this inspirational library of vital and vibrant projects.



Dan Hart, FAIA  
2022 AIA President

# Jury statement

The jury saw that all recipient projects have a modern, contemporary theme. Overall, the quality of the submissions was outstanding, which is most noteworthy in that the projects raise the quality of life for all residents.

Throughout the process, the jury was diligent in asking, pressing even, about what was significant and/or innovative with respect to resident life and care. We kept pushing aside architectural aesthetics and environmental quality in favor of that debate. At some point late in the process, however, we recognized that good aesthetics and environment elevate the living condition of all inhabitants, thereby qualifying these things as noteworthy or even innovative.

The jury was impressed and impacted by the number of high-quality urban planned and affordable housing projects.

The jury found submissions that included diagrams to be far more helpful in discerning the overall intent and goals. We encourage designers and operators considering future submissions to include diagrams that will help narrate the intent, goals, restrictions, and constraints.

A consistent theme in all projects is a focus on the quality of the community spaces.

# The jury



**Quinn deMenna, AIA (Chair)**  
Spiezle Architectural Group Inc.  
Camden, New Jersey

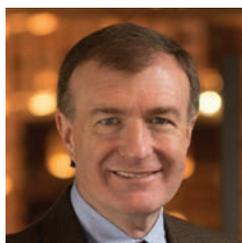
Quinn deMenna, AIA, is a senior project manager at the Spiezle Architectural Group and has a passion for improving the lives of elders and creating truly livable and supportive residential settings. He has 28 years of experience in the design of award-winning seniors' housing and long-term care environments, including planning, programming design project management, and construction administration. Quinn has successfully led many nationally recognized senior living providers through the building design process from concept to construction, attesting to his ability to work effectively with owners, users, regulatory agencies, and construction managers. He has gained recognition as an industry leader through presentations at regional and national conferences; participation in efforts such as the AIA Design For Aging Advisory Group, the AIA ADA Task Force, and FGI; and contributions on numerous award-winning projects. He has authored numerous articles and publications focusing on design solutions for senior populations.



**Steve Leone, AIA, LEED AP**

Spiezle Architectural Group Inc.  
Hamilton, New Jersey

Steve Leone, AIA, LEED AP, is a senior-level, award-winning design professional with over 30 years of experience in the field of architecture and an extensive background in senior living/health care environments and sustainable design. He describes himself as an “ardent explorer,” and his passion and depth of experience has brought him a steady repertoire of unique projects and speaking engagements. Steve is a highly creative designer, manager, and communicator. Steve is a founding member and director of LEAPP, Life Enrichment Aging-in-Place professionals, a think tank of high-level industry experts focused on the development of centers for social enrichment for seniors. Steve is registered to practice architecture in seven states, a member of AIA and the National Council of Architectural Registration Boards. He is current chairman of the board of the NJ Advocates for Aging Well (NJAAW) and a member of the Education Committee for the NJ Alliance for Culture Change.



**Steve Lindsey**

Garden Spot Village  
New Holland, Pennsylvania

Steve Lindsey is the chief executive officer of Garden Spot Communities, including Garden Spot Village, a continuing care retirement community (CCRC) of 1,000+ residents located in New Holland, Pennsylvania, and Maple Farm, a skilled-nursing community in Akron, Pennsylvania. Garden Spot Village has been an early adopter of the household approach to skilled nursing and has introduced a “person-centered” approach throughout the organization. Steve has more than 25 years of administrative experience in both the retirement community and rehabilitation hospital fields. Steve is a licensed nursing home administrator, and has a master’s degree in social work from Temple University and a Bachelor of Science from Messiah College. He is involved in the Health Guidelines Revisions Committee of the Facility Guidelines Institute (FGI), is a SAGE board member, is on the Editorial Advisory Committee for Environments for Aging as well as other nonprofit boards, and has been a frequent speaker at regional, state, and national conferences.



**Dean Maddalena**

StudioSIX5  
Austin, Texas

Dean Maddalena is the founder and president of StudioSIX5 and Shift Studio Design. A licensed architect and member of The American Institute of Architects (AIA), NCARB, IIDA, ASID, and NEWH, Dean has dedicated a large portion of his career to the research and design of living environments. Dean received a bachelor’s degree in architecture from Notre Dame and a master’s degree in architecture from the University of Michigan. Regarded as an expert in the industry, Dean’s work has been recognized by associations such as AIA, Starnet, and the National Association of Home Builders (NAHB).



**Rhonda Spector**

Affordable Housing Consultant  
Boston, Massachusetts

After serving as the director of real estate development for 2Life Communities in Brighton, Massachusetts for six years, Rhonda returned to working with different affordable housing providers to create affordable, supportive housing with an emphasis on design that accommodates older adults. Since completing her Master of Business Administration degree, Rhonda has focused her career on economic development and public-private partnerships. Her work includes development of the Seaport area of South Boston in her years at the Massachusetts Port Authority (Massport) and representing the state’s economic development agency (MassDevelopment) as a member of the governor’s Zero Net Energy Buildings Task Force where she focused on highly sustainable, affordable housing development in the state. Her work in the past decade has concentrated on the design and development of innovative and affordable supportive housing alternatives for seniors. Rhonda majored in economics at the University of Massachusetts Amherst and earned her MBA from Boston University.

PROJECTS & AWARDS  
**BUILDING PROJECTS**

Built projects



## Kobe Tower

Architect  
**Richard Beard Architects**

Location  
**Kobe, Japan**

Facility type  
**Independent living and skilled nursing  
(2017)**

Target market  
**Upper**

Site location  
**Urban**

Gross square footage, new construction  
**508,000 sq. ft.**

Provider type  
**For-profit**

MERIT AWARD

# Kobe Tower

## Project description

The design of this continuing care retirement community (CCRC) was intended to bring the high standards of design, care, and service for seniors to the Kansai region of Japan. Creating a large yet integrated urban community in this redevelopment district—that was rapidly transitioning from industrial to residential use—was of paramount importance. The commission provided a unique opportunity to design a landmark property for the client that emphasized community, care, and comfort. After being awarded the full commission, the integrated team of architects, interior designers, and landscape architects collaborated closely with the client to design an urban solution that fosters community, internally and externally. With the 35-story tower anchoring the northwest corner of the site, a complement of ground-floor public spaces are used to surround and enclose a large, richly landscaped central courtyard providing controlled views and access from a residential promenade. Public amenities such as reception, an auditorium, and a tea lounge are placed on the south side of the site.

## Project goals: What were the major goals?

- **Site planning:** As a high-rise residential tower, the first goal was to distinguish the building from other residential and waterfront blocks in Kobe while maintaining a sense of community among residents. This is achieved by maximizing corner units and views, stepping back the primary south and north elevations, and, lastly, creating a signature glassy lantern at the top southwest corner. The lantern element houses larger premium units as well as intimate city views and unobstructed water-view dining on the 34th floor, along with the sky-view lounge located on the 35th floor.
- **Community:** This project sought to create a rich diversity and identity of public amenities at lower levels. Placing the tower on the corner of the lot allows for a large courtyard that takes advantage of light, sun, and a more expansive central courtyard. Surrounding the courtyard is a public promenade that promotes interaction and offers a variety of amenities, including a lobby lounge, library, full fitness facility, pool and spa (ofuro), tea lounge, billiards, club, mahjong, karaoke, and a 500-seat auditorium and multipurpose room.

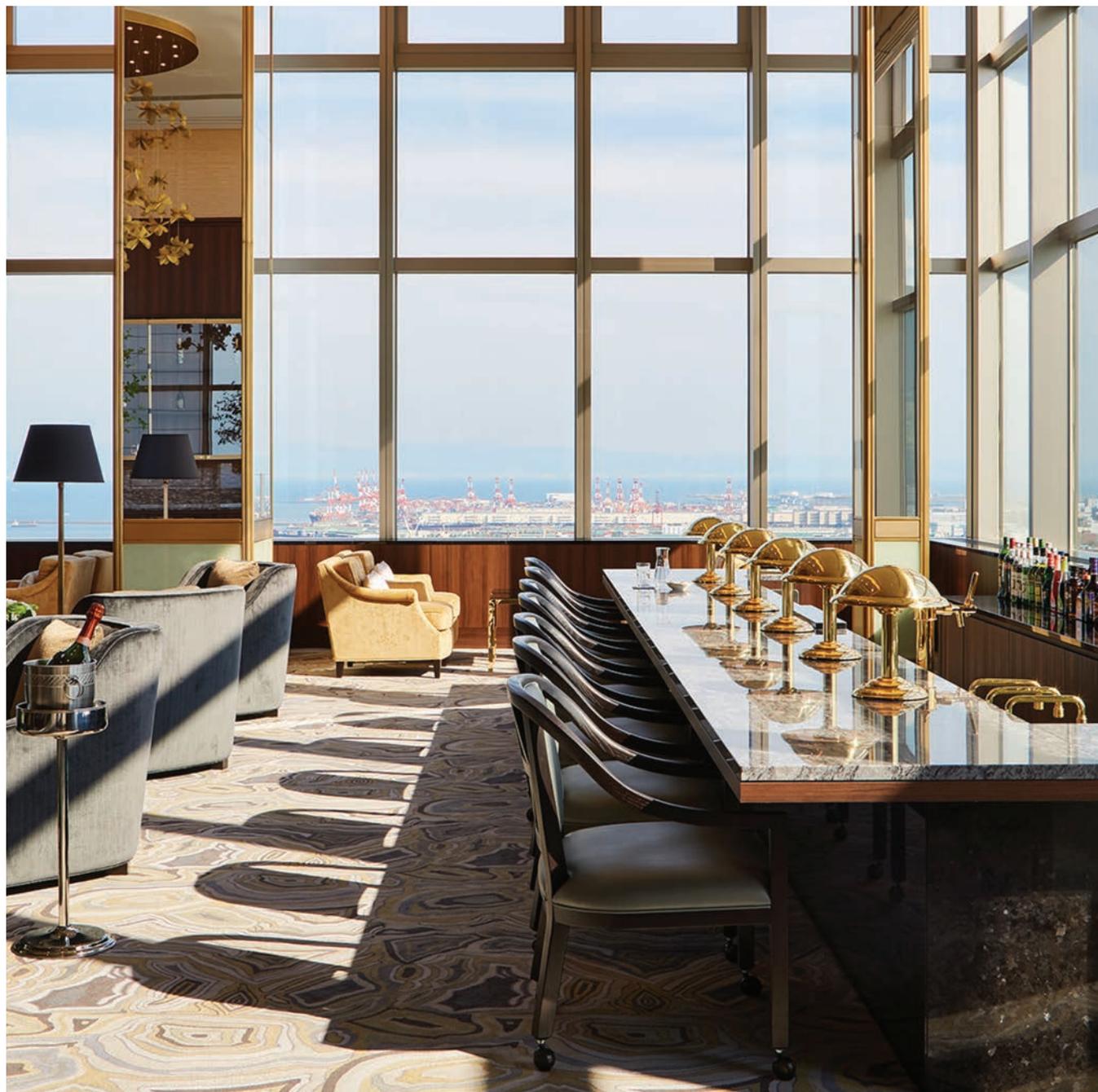




- Quality continuing care facilities integrated with the community: Skilled nursing functions are located on the second, third, and fourth floors at the east side of the central court, adjacent to the tower. Nursing care facilities can be accessed from ground-floor public spaces or from the tower core. A private nursing care garden is accessible from public spaces on the second floor and provides outdoor dining and rehabilitation.
- Integration into the surrounding community and sustainable transport: This is a high-density project on a transit hub that includes two city bus lines. The provider offers hourly daytime shuttles to cultural and commercial areas and the nearby train station.
- Seamless integration of architectural design, landscape architecture, and interior design: These disciplines collaboratively designed the project to achieve this integration as well as an indoor-outdoor garden feel, which is culturally significant to the targeted population. For example, the gardens in the center courtyard were closely integrated with the architecture so each associated internal room (auditorium, entry pavilion, library, and recreation areas) has its own unique outdoor space and garden view. In addition to coordinating the palette of materials and finishes, the team also extended the interior flooring to the outside patios to maximize the indoor-outdoor feel.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

The most unique feature of the project is the arrangement of the major architectural program elements and the development of a significant garden space in a high-density urban context. Culturally, gardens of this nature are important to this user group. The tower is moved to the rear of the site to emphasize its residential nature; it stands away from the major public boulevard, has reduced-impact shadowing, and is positioned for the best access to public transportation. Public amenities, such as reception, the auditorium, and tea lounge, are placed on the south side of the site as the public face of the community and to allow a maximum amount of sunlight into the central courtyard. The care facilities are placed to the east overlooking the courtyard and with their back to the big-box retail next door. Sun orientation and views are both extremely important in the marketing of independent living units. South and east residential units command a notable premium, as do corner units. Consequently, floor plates are arranged with the larger units at the corner and to the south. Resident incomes are in the upper 70 percent of the Japanese senior population. Because of the scale of the project and the target market (high net worth seniors), a large amount of common space is provided (15 percent of the gross building area). The perception of both the quantity and diversity of common space is particularly important. The first major experience is the entry pavilion. The entry into the lobby lounge is highlighted by tall windows, a garden view of the central courtyard, and a glimpse of the tower beyond.



**Challenges: What were the greatest design challenges?**

The greatest challenge was maintaining a sense of community despite the inherently detached nature of a tower. Bringing the pool and bath facilities, which are an important community space, to the sixth floor and providing direct access from the tower with a glassy bridge creates a unique experience for residents. The dining and sky lounge spaces at the top of the tower are designed to be reached quickly and easily by residents to promote more social activity outside of their units. Similarly, the large and inviting ground-floor public promenade, gardens, and circulation allow residents to reach a variety of spaces and increases their interaction with one another on a daily basis. The strict building code (requiring wraparound balconies) has a great impact on the towers designed in this area. Careful studies of massing, materials, and views resulted in a highly varied exterior with interlocking masses and strong verticality. Subtle changes in the material palette also help differentiate the massing of the tower.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

The team worked closely with the local welfare office to size the nursing and health facilities appropriately for the neighborhood. Clients conducted current and post-occupancy reviews of their other facilities to refine the public space program. There was a constant feedback loop from the facility managers in existing facilities about the residents' preferred activities, what was being used the most, what programs contributed to health and wellness, and general sizing of the various program elements.

This allowed the team to constantly update the program throughout the design so that the project will have an efficient and enjoyable mix of features and amenities.

**Outreach: What off-site outreach services are offered to the greater community?**

The pharmacy and clinic are open to the greater community as needed.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

The key sustainable features are reduced solar gain/heat island effect sunshades/planting, maximized daylighting, rideshare, carpooling, car sharing, etc.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, support the mission/values of the design team, and lower operational costs.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

There were no particular challenges to incorporate these features. The client was receptive to most. One issue was that as a largely multiunit residential facility, the individual units are required to be individually powered for mechanical and electrical systems. The benefit of this is each owner is responsible for paying for power, so usage stays low. The challenge is that there is no central plant, which is not optimally efficient, but the net effect is less energy consumption.



### Jury comments

The building masterfully provides both the serenity of gardens at ground level and on the sixth floor with stunning views of the water in the dining area and of the urban skyline in the Skyview Lounge. It is always interesting to see how other cultures create communities for their elders to live in and thrive. In Japan it is a high-density blend of Eastern and Western philosophies that create a beautiful project. On top of that, you have top-quality Japanese construction and detailing. What makes it most challenging is creating larger-scaled spaces for a small-statured senior and have it work seamlessly. The interaction of the gardens and Zen-like amenity spaces is calming and fits the culture. The private nursing care garden is accessible from public spaces on the second floor and provides outdoor dining and rehabilitation. The team extended the interior flooring to the outside patios to maximize the indoor-outdoor feel. Spectacularly beautiful. The high-quality landscape design is next level, bringing opportunities to connect with nature and health care. There is a connection with the urban environment and invites the public in.



## Midvale Senior Center

Architect  
**EDA**

Location and owner  
**Midvale, Utah/Salt Lake County**

Facility type  
**Not applicable (2016)**

Target market  
**Although much of the programming is for seniors, the building is programmed to generally serve the Midvale area and all ages of visitors**

Site location  
**Urban**

Gross square footage, new construction  
**20,560 sq. ft.**

Provider type  
**Governmental**

## MERIT AWARD

# Midvale Senior Center

## Project description

Designed to promote active aging, the Midvale Senior Center provides a new model in the design of senior centers.

Built on historic Midvale Main Street, the senior center anchors the downtown area and is sited adjacent to another civic building. The Center balances contextual considerations through the use of materials, a low-profile building form, and a siloed staircase that references a nearby historic building. Its materiality ties into the area's mining history, and the form of the building takes cues from the other structures defining the edges of Main Street. Furthermore, the building actively engages Main Street by locating the main entrance and programmatic elements, like the center's café, directly on the sidewalk. Instead of pulling back from the street edge to allow room for parking or deep landscape buffers, the building engages the edge of the street. This activates the sidewalk as pedestrians have views directly into the building. The intent is dynamic walking experience that encourages and results in similar development. The site area was reduced by 33% from the initial boundary by developing a shared parking agreement with the neighbors and reconfigured in order to allow enough space to support another civic building; the result is well-planned space for Midvale's core. Along the north edge of the senior center site, a new civic plaza was

created between the senior center and the new city hall. The plaza is elevated to slow weekday traffic accessing parking from Main Street and to eliminate elevated curbs to the adjacent pedestrian hardscape. The design team developed an intuitive wayfinding to ensure user orientation within the space, a sense of security through transparency and spatial connectedness. Attention was given to the building acoustics, including reverberation times and background noise levels in larger spaces and between rooms. The center incorporates extensive sky and side lighting systems, strategically designed to reduce glare and unwanted solar heat gain. The building connects to the historical context of the area through the deliberate specifying and application of materials. Locally sourced brick complements the historic facades along Main Street while the use of copper recalls Midvale as the historic center of the once-booming mining industry. The cedar paneling is sourced from responsibly managed forests, certified by the Forest Stewardship Council. Its interior further connects with the region by incorporating historic photography and signage, such as the BPOE sign from Midvale Eagles Club. The placement of site-specific public art (coordinated through Salt Lake County's Percent for Art program) celebrates the nearby Bingham Mine and anchors the main lobby.





#### Project goals: What were the major goals?

- The purpose of the space is to accommodate the aging and adult services programs of Salt Lake County. The 20,000-square-foot Center provides space that supports social, recreational, artistic, nutritional, and wellness needs of this area of Salt Lake County. The building is part of the county's 19-center network supporting 19,000 clients and a population of over one million people. This Center focuses on the needs of a geographic area comprised primarily of Midvale City, a historic and growing community of over 35,000 residents.
- Design a senior center that is attractive to seniors of the baby boomer generation. Salt Lake County's senior centers are open to all residents 60 years and older. The county provides services to attract younger seniors, and develops implicitly welcoming designs for the generation of baby boomers, without alienating the region's older senior population. The design of the Midvale Senior Center incorporates features and strategies based on noninstitutional precedents, including contemporary spas, country clubs, cafes, and fitness centers. The building is more transparent (compared to other, earlier centers in the county system), incorporates materials and furnishings based on the project precedents, and creates substantial connections to the community and exterior spaces.

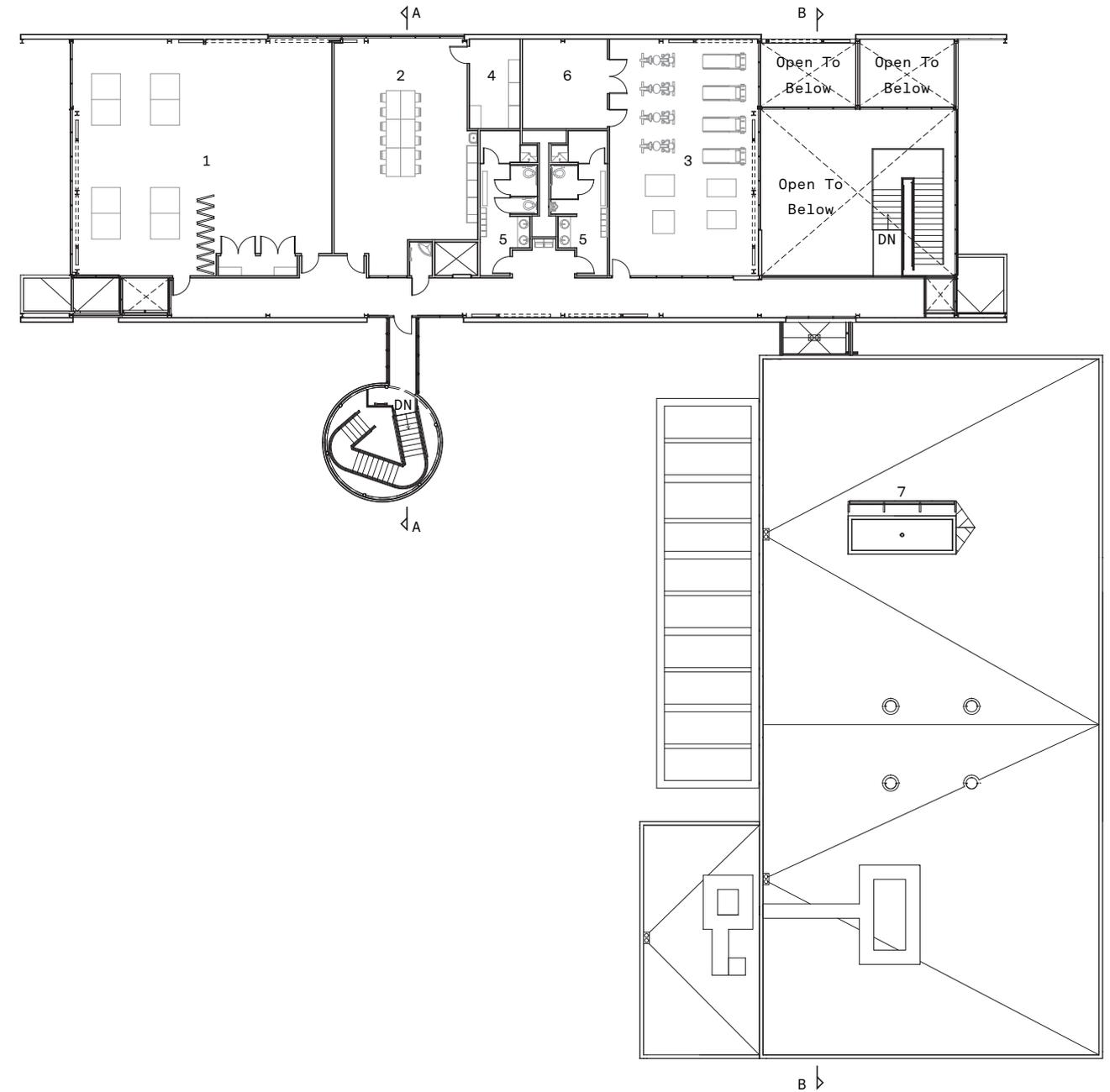


- Develop a facility that reinforces historic Midvale Main Street. This project was viewed as part of a redevelopment catalyst to revitalize Midvale’s historic Main Street and return a vastly underutilized, and subsequently underappreciated, resource back into a thriving neighborhood.
- Celebrate Midvale’s history and reinforce its identity to seniors and the broader community. The Center’s design anchors the north end of the downtown core while transitioning between the new civic campus/city hall and the adjacent redeveloping historic warehouse/industrial district to the west. The center balances contextual considerations through the use of materials, a low-profile building form, and a siloed staircase that references a nearby historic building. Its materiality ties into the mining history of the area and the building’s form takes its cues from the other structures along edges of Main Street. Contextual design dramatically reinforces the sense of place when visiting the site. Based on research

and community outreach efforts, the design is comprised of two components: a one-story brick-clad building that respects the historic commercial blocks of Main Street and a two-story copper- and wood-sheathed element, recalling Midvale’s nearby steel milling, railroading, and copper smelting history.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

The center incorporates a public café serving the general walk-in public of downtown Midvale and the center’s senior clientele. Supported by a comprehensive commercial kitchen, the café provides coffee, pastries, site-prepared lunches to order, and daily specials. Eligible seniors receive the same meals at no cost as do customers served in the cafe. The center also provides comprehensive wellness programming (yoga, tai chi, pickle ball, etc.) in its fitness space as well as in its 1,000-square-foot exercise machine room.



**Challenges: What were the greatest design challenges?**

One of the major design challenges involved placing this 20,000-square-foot facility on a relatively constrained site. The Center actively engages Main Street by locating the main entrance and programmatic elements such as its café directly on the sidewalk. Instead of pulling back from the street edge to allow room for parking or deep landscape buffers, the building engages the edge of the street. This activates the sidewalk as pedestrians have views directly into the building. The decision to reduce the site size by 33% resulted in better parking access, a more pedestrian-friendly circulation, and better utilization of hard-and soft-landscaped areas. Along the north edge of the senior center site, a new civic plaza was developed between the senior center and the new city hall. This plaza provides an open civic space to be used for weekend events, including a senior center activities and community events including Midvale’s farmers market, as well as weekday parking. The plaza is elevated to slow weekday traffic accessing parking from Main Street and to eliminate elevated curbs to the adjacent pedestrian hardscape. To use the building as a bridge between historic Main Street, this new civic campus, and the adjacent historic warehouse area, the building is articulated into two major masses to reinforce the existing physical context:

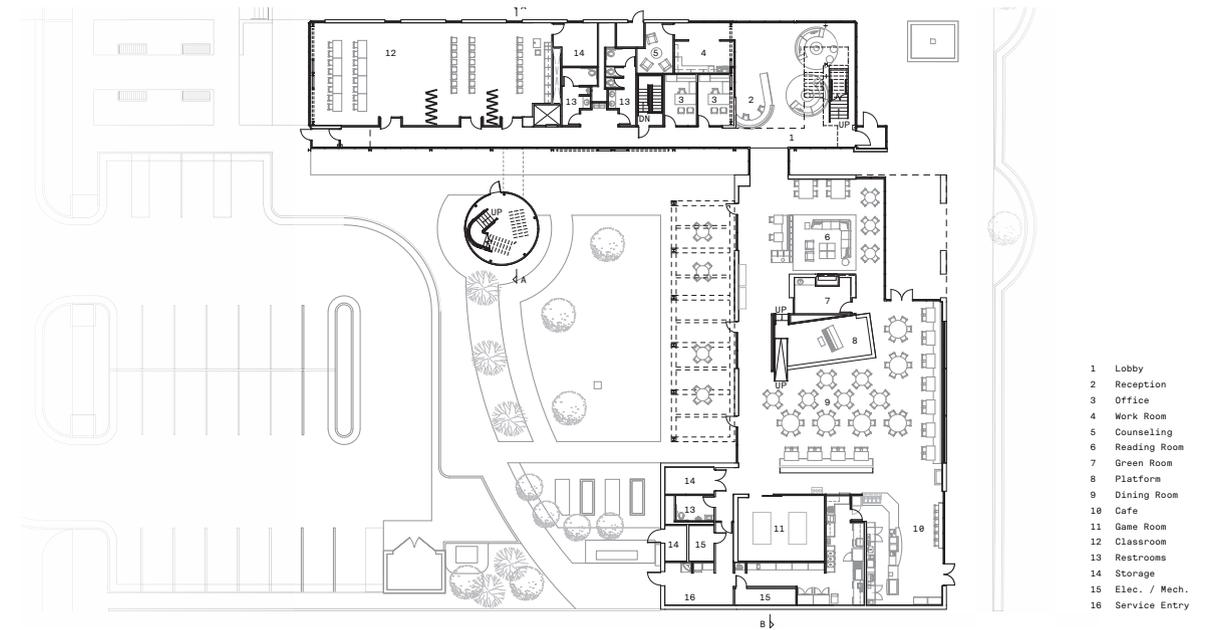
- The single-story south wing is built of load-bearing brick masonry to complement the existing historic Main Street building fabric and houses the café counter, dining room, performance space, and informal gathering areas. It also accesses a rear patio and community garden space.
- The two-story north wing utilizes a steel post-and-beam frame (to reference the former steel mill that was sited

west of the site) that is veneered in bent copper panels (to reference the copper ore extracted from the nearby Bingham Copper Mine and refined in Midvale) and the wood tongue-and-groove paneling on the interior faces of the exterior skin (to reference Midvale’s role as the lumber and railroad center of Salt Lake valley). The exterior stair recalls the nearby historic silo, which was part of the agricultural heritage of the community.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

Concurrent with the design of the Midvale Senior Center, Midvale City was also developing a new city hall on the adjacent property. The Center’s designers worked proactively with Midvale City on the enhanced solution to shared parking for the two facilities as well as the creation of a new public plaza between the two buildings. The Center’s designers fashioned a new site development plan, which also serve as a master plan for the future development of a branch library and a commercial infill project to the south of the senior center.

The design team worked closely with project stakeholders including the city of Midvale, Salt Lake County Aging Services, the Salt Lake County Percent for Arts program, and the users of the existing senior center. The team implemented a variety of public outreach activities such as user surveys, stakeholder interviews, and public open houses to ensure broad input and buy-in. The team’s integrated approach resulted in a contextually appropriate design, a community-driven program, and a building with high-sustainable performance objectives.



**Sustainable features: What sustainable features had the greatest impact on the project’s design?**

The Center’s key sustainable features are energy efficiency, water efficiency, and maximized daylighting.

From the outset, the design team recognized an initial challenge to meeting Salt Lake County’s requirement of LEED Gold. As site selection occurred prior to engaging the design team, the team was unable to provide input and direction on sustainable site measures such as access to public transportation. Therefore, the team’s focus became developing solutions to achieved the required certification without increasing the budget for construction. One of the solutions included developing a convincing – and successful – argument regarding how an existing shuttle operated for the center’s patrons had the ability to transfer them to and from the nearby public transit stop, thereby regaining lost points for public transportation. These efforts resulted in the Center achieving the required LEED Gold Certification.

The result is the project certified LEED Gold-New Construction.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, make a contribution to the greater community, and lower operational costs.

**Jury comments**

It is what it is: a community center for anyone. Beautifully designed. Noteworthy piece of architecture. Brings the community in and is intergenerational. Well thought through for small and large groups as well as one-on-one use. Sustainable elements are present with the LEED Gold distinction. While it has a modern design, it’s still warm and inviting. It connects to the place it came from—its roots—which is not easy to do. There is a sense of comfort of place. Very pedestrian friendly connector. The project is contextual in how it fits into its surroundings.



## Rotary Terrace

Architect  
**HKIT Architects**

Location and owner  
**South San Francisco, California/  
Beacon Development Group**

Facility type  
**Residential (2019)**

Target market  
**Low income/subsidized**

Site location  
**Urban**

Gross square footage, new construction  
**88,287 sq. ft.**

Provider type  
**Non-sectarian nonprofit**

## MERIT AWARD

# Rotary Terrace

## Project description

Located just 10 miles from downtown San Francisco, the Rotary Terrace Senior Housing project formally opened its doors in May 2019. The new apartments provide 80 residential units of much-needed affordable housing for senior citizens (over 55 years of age) and one unit for the manager. The five-story residential building includes 81 residential units (20 percent of the units are reserved for seniors with disabilities) above a parking garage. The building is four stories of wood frame over a one-story concrete podium. The first floor accommodates the parking area, bicycle storage, a generous lobby for the apartments, office, utility spaces, and a 2,000-square-foot community assembly space. The second through fifth floors consists of 80 one-bedroom affordable senior apartments and one two-bedroom manager apartment, 7,500 square feet of open space in the form of a fifth-floor roof terrace, two courtyards, and resident amenities such as laundry and lounge areas.

## Project goals: What were the major goals?

The goal of this new senior community was to provide much needed affordable senior housing to South San Francisco. The project achieved this by providing housing to qualified applicants, those over 55 with incomes between \$27,660 and \$46,100 for a single-person household and incomes between \$31,590 and \$52,650 for a two-person

household. The lower income values are 30% AMI (area median income) and the higher values are 50% AMI. The Rotary Terrace community transformed an under-developed downtown South San Francisco. Part of a new zoning ordinance, the 0.56-acre property was identified as an ideal location for higher-density, transit friendly development. The 91,607-square-foot community includes many amenities for the residents, such as bicycle storage, a generous lobby, a fitness room, a computer room, a TV room/lounge, a community room and associated kitchen, laundry facilities, a roof top terrace, and two interior courtyards. All of these features in combination result in a rich environment both inside and out. Design quality serves the residents and the community and addresses the social goals of client, resident, housing authority, and city. Although affordable and built within a budget of affordability, this community achieves elegance, inspires its residents, and symbolizes the importance of design supporting social improvement. This project is an excellent example of design quality that serves a socially responsible agenda. Each of the key design strategies addresses important social goals.





**Innovations: What innovations or unique features were incorporated into the design of the project?**

The high-density design (145 units/acre) makes efficient use of the limited site acreage by wrapping the building around lushly landscaped courtyards, thus maximizing light and air to units and common spaces as well as providing a protected interior courtyard for the residents. The new community provides increased cohesiveness and clarity while also adding a focus and needed highlight to the neighborhood. The design objectives were to strengthen the overall sense of community and neighborhood, create a strong community within the complex, provide high-quality senior housing apartments with plentiful natural light and views, enhance daily life with well-designed and located common areas, create delightful connecting spaces (corridors, lobbies, and stairs), strengthen safety and security, and create a highly sustainable development, all within a modest budget. The street front composition is one of carefully modulated rhythms and shapes, with changes in material, colors, and depth providing a rich interplay and visually interesting composition. Private apartments and public spaces are differentiated with exterior elements that respond to the spaces within. This elegant exterior treatment has become the signature of Rotary Terrace and a symbol of the transformation from decrepit urban centers to a healthy, safe, and high-quality multigenerational neighborhood. A true sense of home is greatly dependent on the design quality of the interior spaces, and we therefore paid careful attention to spatial qualities, natural light, materials, and details. Apartments are efficiently planned to maximize every square foot, and windows are larger than normal to maximize natural light.

**Challenges: What were the greatest design challenges?**

The health of seniors is greatly affected by their living environment. Poor environments that result in stress, isolation, and unhealthy air quality can severely harm seniors. Instead, this complex provides generous, light-filled apartments and common spaces that reinforce a sense of community and encourage residents to venture out of their apartments to socialize with neighbors. Common areas include a comfortable communal living room, community room, fitness area, laundry, as well as outdoor decks and lushly landscaped courtyards. All of these features contribute to an improved healthy lifestyle, environment, and outlook. Interior spaces also reinforce a healthy community through attention paid to corridors with natural light and views at the ends. The design of these spaces encourages healthful social interaction through spontaneous meetings and conversation. The community room is well designed with comfortable furnishings and a full kitchen for use at gatherings. There is also a generous lounge for card playing and relaxing, a small lounge with TV for movies and presentations, a fitness space, and common laundry. Finally, a space as ordinary as the mail area was very carefully located and designed to heighten resident interaction. Its location off the entry and near the generous lobby lounge ensures high visibility and traffic while also providing its own self-contained space that allows residents to linger and chat. Finally, the building incorporates universal design principles including wider entries and turning areas, 100% adaptable units, and careful accommodations for the frailties of seniors.



**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

The project is the result of an innovative public-private partnership between the city, South San Francisco Rotary Club, and Beacon Development Group, now part of HumanGood. This new community involved extensive efforts by the listed collaborators, and it required assembling four properties and raising over \$32 million. Additionally, city officials and staff worked through intensive “not in my backyard” sentiments to approve higher density and lower parking than mandated by zoning requirements.

**Outreach: What off-site outreach services are offered to the greater community?**

A 2,000-square-foot community room on the ground floor with its own separate access is available for use by SSF Rotarians and for rent to all city residents. Additionally, the many community spaces on the premises allow for resident services to be provided, including adult education programs, health and wellness counseling, and financial education.

**Sustainable features: What sustainable features had the greatest impact on the project’s design?**

The key sustainable features are energy efficiency, maximized daylighting, and conscientious choice of materials.



As always, achieving a highly sustainable community can be challenging from a cost perspective. In this case, the client chose to look at the long-term benefits to the health of the residents and the cost savings over time. As a dense, infill development on a brownfield site close to the downtown core, the project affords residents convenient access to a number of amenities. This proximity reduces car miles traveled and conserves open space. Resident bicycle parking allows further reductions in car miles traveled and related greenhouse gas emissions. The community reduced water use by utilizing high-efficiency plumbing fixtures and low-water landscaping and irrigation. Stormwater is captured on-site and used for irrigation prior to treatment and discharged to the street. In terms of energy efficiency, the building includes a number of features, such as enhanced envelope/MEP design and high-efficiency

windows, to achieve optimum energy performance. Lighting is high-efficiency LED fixtures with occupancy sensor controls. During construction, a waste diversion plan reduced construction landfill quantities. Recycled-content building materials were used where possible to minimize the use of raw materials. Low VOC sealants and paints, along with low/no formaldehyde wood products, were used in all interior areas. Advanced ventilation and construction flush-out further enhanced air quality. Once complete, ongoing education of residents and staff ensured the project continued to operate as a sustainable community in the long term. The project achieved a GreenPoint rating of 180 points, equivalent to a LEED Gold level.



**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, support the mission/values of the design team, and make a contribution to the greater community.

**Jury comments**

This is a simple design that is well executed and creates a dignified setting for an affordable project. The comfortable and bright first-floor open area provides important gathering spaces for informal or formal places for residents to engage with each other and create a sense of community. The internal staircase offers the opportunity to skip the elevator and get some exercise getting to additional program spaces on the second floor. The exterior is interesting, vibrant, and makes the building welcoming. The outdoor space provides even more opportunities for residents to meet or just be outside. Serene quality to it. The community aspect within is really strong. Sustainable design features; going to be LEED certified. Amenity space is great. Space between gives you a different scale to the building. High-density design.





## The Goldin at Essex Crossing

Architect

**Dattner Architects**

Location and owner

**New York, New York/Delancey Street  
Associates**

Facility type

**Not applicable (2018)**

Target market

**Other; the project's target market is  
low-income seniors**

Site location

**Urban**

Gross square footage, new construction

**178,000 sq. ft.**

Provider type

**For-profit**

## MERIT AWARD

# The Goldin at Essex Crossing

## Project description

In 1967, tenants in the Seward Park area were relocated from their homes to make way for a planned massive urban renewal project. However, the project was not implemented, and the site remained vacant and barren. Fifty years later, the decades-old promise to revitalize this important corner of Manhattan's Lower East Side (LES) was realized with the opening of the Goldin at Essex Crossing. The building is named for local resident and activist Francis Goldin, who fought to bring new affordable housing to the neighborhood. Sited at 175 Delancey Street, the Goldin is the first building to be completed in the larger 1.9 million-square-foot Essex Crossing development initiated through a public-private partnership. The Goldin provides much-needed affordable senior housing, health care, and community services. The 15-story mixed-use building comprises 96,200 square feet of residential space with 100 senior housing units atop a four-story podium with ground floor retail, a large ambulatory care center, a café that supports job training, and community facilities operated by two venerable area nonprofits. The project transforms the perception of affordable senior housing with a distinctive contemporary design using a striking brick expression. The Goldin is designed to convey a warm, vibrant, and welcoming residential setting that is vital to affordable senior housing. The well-proportioned one-bedroom apartments

are bright with high-quality, modern, elegant finishes. The design enables residents to live independently while being a part of a community with supportive resources.

The Goldin provides a variety of senior-oriented cultural, social, and medical programs to support independent living and enhance the quality of life. These programs also serve the wider neighborhood, ensuring a variety of services and amenities not possible in a more conventionally programmed project. Two park-like rooftop gardens provide recreational spaces and a connection with nature in a dense urban environment. In addition to the building and residences, the architectural team designed the mixed-use programming at the base of the building, including fit-outs for the NYU Langone Medical Center and nonprofit social services providers, Grand Street Settlement (GSS) Community Center, Lower East Side Partnership BID offices, Henry Street Settlement Workforce Development Center, and Little Stars of Broome Street Early Childcare Center operated by the Chinese American Planning Council. The GrandLo cafe on the ground level, open to the community, is part of a culinary training program offered by GSS. The Joan H. & Preston Robert Tisch Center is a state-of-the-art facility encompassing a physical therapy practice, an ambulatory surgery center, and two family/primary care practices. The base also houses a neighborhood bicycle shop and





property management offices for the overall Essex Crossing development. To ensure a collaborative process from the start of design through construction, the design team served as an intermediary between NYU Langone; Grand Street Settlement; Henry Street Settlement; and Delancey Street Associates, the project developers.

#### **Project goals: What were the major goals?**

Located in the heart of Manhattan's historic Lower East Side, the nine-site Essex Crossing development was conceived to transform six acres of formerly vacant land into a vibrant mixed-use, mixed-income development. Born out of a resident-driven neighborhood planning process, Essex Crossing is the culmination of nearly 50 years of collaboration between the New York City and the local community. It is one of the city's most significant urban renewal projects. The goals for Essex Crossing include exemplifying best practices in land use and incorporating a wide array of uses in limited space for residents with a broad range of incomes and ages. As the first building to be built within this development, it was critical that the Goldin reflect the goals of the public-private development, community engagement, and high-quality retaliation of the neighborhood. 175 Delancey was designed to become integrated into its surroundings while providing a quality, affordable living solution to seniors of limited means.

Project goals included:

- Provide 100 affordable, well-designed senior units.
- Expand the definition of "senior" to include preretirement-aged residents, and provide one-bedroom units that allow for flexibility of use, understanding that needs transition over time.

- Respond to the needs of both resident and nonresident seniors from the surrounding neighborhood with robust programmatic offerings and indoor/outdoor space to promote health and wellness.
- Provide 80,000 square feet of nonresidential program, including senior programming, neighborhood social services, a not-for-profit-run neighborhood café, outpatient medical clinic, and other uses that support both senior and non-senior populations.
- Provide a sense of community within the building with outdoor and indoor gathering spaces for residents, which become an urban oasis from the busy and dynamic neighborhood.
- Integrate architecturally into its surroundings, taking maximum advantage of light, air, and urban views.

#### **Innovations: What innovations or unique features were incorporated into the design of the project?**

Originally, the master plan for Essex Crossing required 175 Delancey's residential portion to be oriented on a north-south axis. This would have resulted in the units facing an existing, taller residential tower to the east and another planned residential tower to the west. Following initial site studies, the design team convinced the developer to choose a second option, permitted by zoning rules, to orient the residential units on an east-west axis. The change in orientation results in half the units facing north, overlooking the Lower East Side and Manhattan skyline, while the south-facing units have unobstructed views and an abundant amount of sunlight. The building's orientation allows all units to have fantastic daylight and stellar views.



### Challenges: What were the greatest design challenges?

Within the Goldin, Grand Street Settlement (GSS) is operating a state-of-the-art intergenerational community center open to the public and directly supporting the older residents of the new multiblock development. Custom-designed space for GSS has allowed the venerable organization to expand its comprehensive senior services while also providing a variety of youth programming and services. For seniors, daily activities in English, Spanish, and Chinese feature cultures and traditions from around the world through art, dance, music, games, and food. Opportunities to learn new skills—from calligraphy to computers—open more ways to connect with friends both near and far away. Fresh, healthy meals are served morning and noon every weekday, and daily fitness opportunities are offered to keep seniors' minds sharp and bodies strong. Also within the building, through a workforce development program, the GrandLo Café is being operated by—and for—local community members. This double bottom line nonprofit social enterprise cafe will feature a youth job

training model to empower individuals facing barriers to employment through workforce and soft skills training, targeted job placement, and job retention efforts.

### Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?

This project must be seen in the context of the wider development. Essex Crossing was conceived through a lengthy NYC land use approval process, involving neighborhood residents, the community board, local elected officials, and the mayor's office. The design criteria set out imagined an "organic"-feeling neighborhood combining mixed-use, commercial/residential blocks with multigenerational, mixed-income housing. The final result included strict bulk and massing controls, designs by a multiplicity of architects, as well as mandatory targets of 50% affordable units and 100 senior units across all eight buildings in the development. A critical decision on the part of the design team was to group all the seniors in a single building, which allowed for the setting of a senior



community in place as well as the opportunity to develop a synergy with the Grand Street Community Center. While GSS provides a mix of services for neighborhood residents of all ages, the convenient location of the building near its main facility and the presence of many seniors in the building was an opportunity to relocate GSS senior services at the Goldin and relieve space issues in its existing home. Another critical decision was to include residents as young as 55 in the "senior" population. While all the apartments are affordable, this relatively younger cohort of active working-age people with relatively higher incomes makes the project financially feasible—a challenging proposition in NYC's heated housing market. The hope is that the inclusion of a wider range of ages will encourage a more lively community with potential for greater mutual help and daily living assistance between neighbors. Many tenants will be aging in place, reinforcing the sense of community. A further response to the idea of a senior population of different ages and health conditions is the unit mix. Senior residential projects in the city often combine a mix of studios and one bedrooms. At the Goldin, the units are

exclusively one bedrooms. These larger units are more flexible, allowing both singles and couples to comfortably live in the buildings, and also provide some privacy for residents with part- or full-time caregivers.

### Outreach: What off-site outreach services are offered to the greater community?

Within the Goldin, GSS is operating a state-of-the-art intergenerational community center open to the public and directly supporting the older residents of the new multiblock development. Custom-designed space for GSS has allowed the venerable organization to expand its comprehensive senior services while also providing a variety of youth programming and services. Meals for seniors are served daily, and a variety of programs and classes are offered to both residents and community members. Also within the building, through a workforce development program, the GrandLo Café is being operated by local community members. This double bottom line nonprofit social enterprise cafe will feature a youth job training

model to empower the lives of individuals facing barriers to employment through workforce and soft-skills training, targeted job placement, and job retention efforts.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

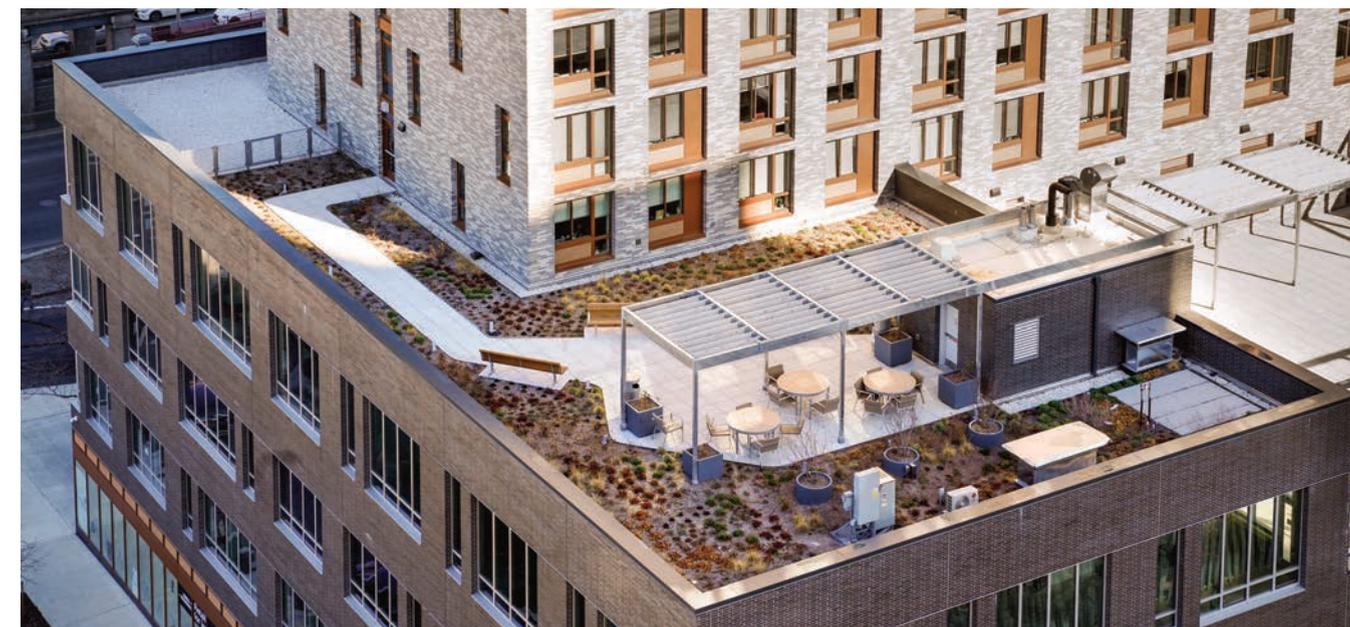
The key sustainable features are reduced solar gain/heat island effect sunshades/planting, maximized daylighting, and a green roof.

**Green roof:** The fourth-floor level contains a 3,000-square-foot outdoor passive recreation landscaped roof garden. The roof garden is managed by Grand Street Settlement Community Center and is programed for a variety of public uses, including tai chi, yoga, and community gardening. The roof terrace has raised planters and perimeter vines, such as heather, lavender, sedums, and grasses. Honeysuckle vines climb up 12-foot-high green screen enclosures that form an outdoor urban room. The landscaped green screen and cedar and steel trellis provide partial shading. On the fifth-floor level, building residents have access to a 1,100-square-foot roof garden, which is heavily landscaped and outfitted with outdoor furniture shaded by a cedar trellis. Large sections of the fifth-floor roof area that face south are covered with vegetated roof assembly, which serve as a landscaped visual buffer for residential apartments located on the fifth floor. Beyond the programed uses, the vegetated roof assembly captures stormwater, naturally irrigating plantings and reducing runoff to NYC's combined storm sewer. It also provides additional thermal insulation to the floor below and reduces heat island effect through vegetation and high-albedo, solar-reflective roof pavers.

**PV:** The building's main roof is equipped with a 2-degree, tilt-rack, photovoltaic system sized for 32 kW direct-current generations. The total estimated annual output is 33,330 kW hours, offsetting annual common building electrical use by 12%. The use of PV as a renewable energy source is consistent with the goals of the client, architect, and city to reduce carbon emissions in multifamily housing.

**Building orientation and daylighting:** By locating the orientation of the building east-west, the south façade and fourth- and fifth-floor landscaped roof terraces receive direct sunlight for the majority of daylight hours. The design integrates considerable daylighting to reduce energy use. Bedroom and living room windows are oversized, some eight feet high, allowing daylighting to reach most of the habitable floor area. NYC building code requires windows be sized for 10% of the floor area for rooms they serve. At the Goldin, the windows are sized to provide an average of 14% daylight, exceeding code requirements by as much as 17%. Kitchens facing east and west also are fenestrated to provide natural light. A critical strategy of good daylighting design for seniors, or any population, is providing daylighting on every residential floor. On many floors, windows are located at both the east and west facades providing "through daylighting."

During design development, the design team proposed several technical solutions to improve occupant comfort, improve thermal efficiency to drive down energy costs, and reduce potable water usage. While some features were able to be included in the final project scope, several were considered by the developer but not selected due to budget constraints or concerns about increasing the complexity of construction. For instance, we studied



the use of stormwater harvesting for use in non-potable water sources, such as toilet flushing and irrigation. The water-harvesting system was deemed too costly due to additional piping, filtering, and space for storage tanks. The south façade, representing 50% of the fenestration, was designed with fixed, exterior-mounted solar shades. The shades are designed to block direct sun during the summer when cooling demand is highest to reduce internal solar gains. While we have successfully integrated solar shading into many of our projects, unfortunately at the Goldin, the project budget required these shades to be value-engineered. We endeavored to design an exterior envelope to reduce thermal bridging so internal heat energy would not be lost through the façade. To accomplish this, we proposed thermally isolated brick shelf relieving angles, which permit almost unimpeded continuous exterior insulation. While this proposal has been successfully integrated into many projects, the developer's contractor was concerned about added cost and the masonry subcontractor's unfamiliarity with the alternate brick support system as well as the potential to impede the construction schedule.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, support the mission/values of the design team, and lower operational costs.

**Jury comments**

Targeted for low-income seniors. Embraces the cultural diversity. Looks outward, inviting people from the outside. Excellent urban living. Affordable project. Collaboration of nonprofit and for-profit coming together to create this project. Maximize views and nice clean daylight. Exceeded the sustainable requirements. Multiple levels of outdoor spaces.



## The Trousdale

Architect  
**SmithGroup**

Location and owner  
**Burlingame, California/Peninsula  
Health Care District**

Facility type  
**Assisted living; memory care (2018)**

Target market  
**Other; middle income with some units  
reserved for low income**

Site location  
**Suburban**

Gross square footage, new construction  
**139,209 sq. ft.**

Provider type  
**Non-sectarian nonprofit**

MERIT AWARD

# The Trousdale

## Project description

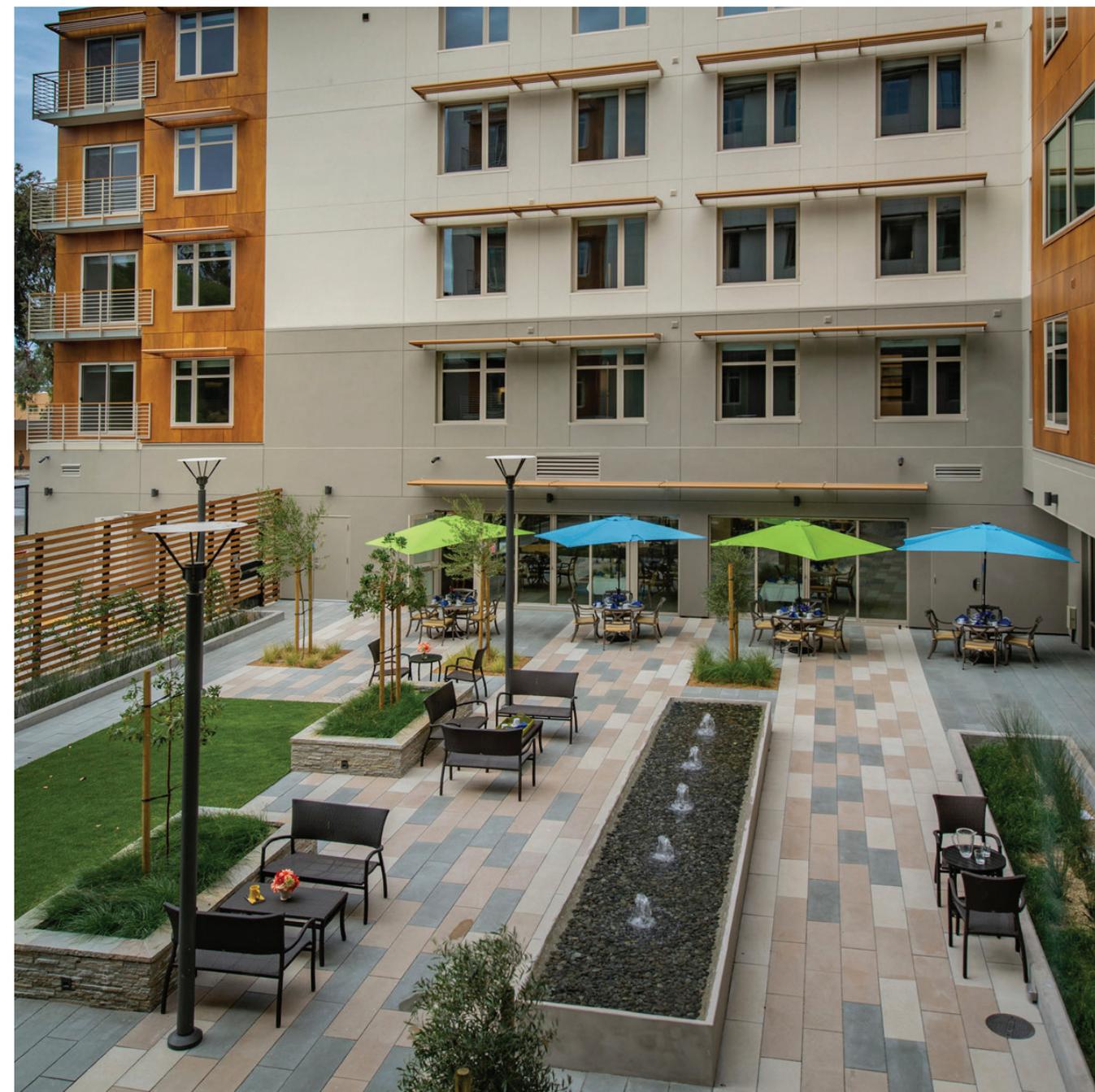
The Peninsula Health Care District's (PHCD) mission is to ensure that residents of San Mateo County enjoy optimal health through education, prevention, and access to needed health care services. Healthcare districts such as PHCD are subdivisions of the state of California that serve a defined geographic area. As a part of this program, the Trousdale project was undertaken by PHCD to address the growing need for quality care among the aging population of San Mateo County. Located at the corner of two prominent thoroughfares in Burlingame, California, this assisted living and memory care facility is designed to be flexible, contextual, vibrant, and focused on the local community.

The six-story residence is comprised of 101 assisted living and 24 memory care units designed to give the district and Eskaton, its operator, the ability to change the unit mix based on future market demand. To invest in the well-being of The Trousdale residents, the building employs various design elements that provide a connection to the greater peninsula community. These amenities include a community room, learning center, multiple dining venues, café, wellness center, clinics, and activity rooms. The assisted living and memory care units are designed with large picture windows and balconies, blurring borders between the building and surrounding

site to connect residents to the landscape nearby. These windows provide views into a large courtyard with a built-in barbecue, water feature, wellness area, and dog run, bringing activity into the center of the facility. To accommodate residents in memory care, the urban context dictated that those programs be placed on an upper floor with their own large terrace, limited corridors, and many open common spaces.

## Project goals: What were the major goals?

The Trousdale is designed to be flexible, be community oriented, and achieve a contemporary/residential feel while meeting Eskaton's "livable design standards." To execute Eskaton's desired flexibility, The Trousdale is designed with a unit mix that changes over time. All of the unit plans are designed to be combined in different variations. For example, two studios can become a one bedroom or a studio and one bedroom can be combined to form a two bedroom and vice versa. Each floor is designed with a modular layout that can flex between assisted living and memory care with minor renovation. This level of flexibility means that The Trousdale can adapt to various market demands and increase accessibility by providing better rates for residents. Additionally, each floor can be changed from assisted living to memory care and vice versa with the removal or addition of nonbearing partition walls. The building is





set up to support these minor changes—all plumbing was built and stubbed out. The entire ground floor is programmed as a common space that is designed to adapt to various programmatic needs, including hosting events. Building a connection to its surroundings, a ground-level wall of transparent glass blurs the divide between inside and out, creating visibility from the interior to the landscaped courtyard. The building also includes a learning center and café open to the greater community. Located in a rapidly growing area with new housing development, the design team worked to create a modern and contemporary look that maintains a residential feel. A mix of materials on the exterior, including stucco and wood veneer paneling, bring a refined tone to the façade, while protruding sun shades and overhangs offer additional functionality and accent the design direction.

The design goals listed above were met to achieve Eskaton's "Livable Design Seal of Approval" program. This program signifies the excellence in adaptability required for a facility to provide long-lasting value to its residents. Although this program is traditionally only available to home builders and residents of single-family homes, this was the first time it was applied to a purpose-built senior living community.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

Serving the San Mateo community, The Trousdale incorporates numerous flexible design innovations that meet The Trousdale's programmatic needs now and into the future. Both the unit mix and the function by floor provide adaptability. With its various floor plan configurations, the project unit count can accommodate anywhere between 92 and 136 units. This stand-out feature required careful mechanical and plumbing planning; the team was able to solve for this with stubbed out plumbing so that modifying units is merely cosmetic and requires no mechanical labor. The project was expanded to meet the maximum unit count of 136 units even though it will open with 125 units. In addition to unit plan flexibility, each floor is designed with a modular layout that can flex between assisted living and memory care with minor renovation. Demolishing six assisted living units will convert a floor to memory care; likewise, adding in walls for those units on a memory care floor converts it to assisted living. The flexibility of The Trousdale's design understands and adapts to the ever-changing, ever-aging health care market, offering The Trousdale and its residents the space they need to thrive.

**Challenges: What were the greatest design challenges?**

The greatest design challenge stemmed from the city of Burlingame's planning code. It required that 60% of the building's street frontage have zero setback, meaning it had to go up to the sidewalk. There was little opportunity for massing changes on the façade, protrusions such as overhangs and sun shades were not possible, and there was limited room for planting. To overcome this, the design team worked with the city to lessen those requirements when possible and designed a new façade that was exactly 60% to the lot line.

One other design challenge was implementing the below-grade parking. Having below-grade parking meant that the parking and all of the structure attached had to line up with the spaces and units above. In addition, the surrounding seismic zone meant that there were a large amount of shear walls at the building perimeter, further limiting massing changes and openings at the facades.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

Due to the planning code challenges, the planning and design process was highly collaborative. The owner (the healthcare district), the operator (Eskaton), the city of Burlingame planning department, and the design team worked with the city early on to push the boundaries of the zero-foot lot-line setback. After much discussion between all parties, the city agreed to allow protruding sunshades over the lot line as long as they were de-mountable. These changes to the code smoothed out the design process and led to a better building as a result.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

The key sustainable features are energy efficiency, water efficiency, maximized daylighting, rideshare, carpooling, car sharing, etc.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, support the mission/values of the design team, and make a contribution to the greater community.





**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

Each resident receives an iPad and Amazon Alexa at move-in. The iPad includes Eskaton's app, called "Eskaton Connect," which promotes family, friend, and community life connections. The iPad also includes smart home features that ensure quality lighting and comfort in each apartment.

**Jury comments**

The design team for this assisted living and memory care community paid great attention to guaranteeing the building will be able to accommodate the shifting demands of future generations by designing the building so that walls can be moved easily to reformat the living units as needed. This ability to create spaces that are marketable now while providing for the flexibility to change the format to ensure strong market appeal in the future was the design element that made this an innovative design and set it apart. The team also paid close attention to the social needs of residents by clustering living areas in the middle, so they are readily accessible to residents on every level. Creating diversity in the activity areas ensures lots of opportunity to engage in areas of personal interest. Additionally, providing a coffee shop and meeting spaces that are open to the public provide opportunities to interact with the larger community in a meaningful way. The designers also paid close attention to natural light and spaces that allow residents to enjoy being outdoors.



## Brightview West End

Architect  
**Hord Coplan Macht**

Location and owner  
**Rockville, Maryland/BrightView  
Senior Living**

Facility type  
**Not applicable (2017)**

Target market  
**Middle/upper middle**

Site location  
**Urban**

Gross square footage, new construction  
**268,000 sq. ft.**

Provider type  
**For-profit**

## SPECIAL RECOGNITION AWARD

## Brightview West End

**Project description**

Brightview West End was designed to provide an urban alternative for discerning residents looking for a vibrant lifestyle within a walkable community. The new urban, mixed-use, high-rise retirement community is specifically designed for seniors and is a key part of the larger Rockville Town Square urban infill development. Rockville Town Square—located in the Washington, DC, metro area, about 20 miles north of the Lincoln Memorial—has been constructed in phases. The first phase included multifamily housing as well as shops and restaurants and opened in the summer of 2007. Brightview West End is one of the major landmarks of the Town Square's second phase. This innovative approach to urban living offers a range of benefits that reach out to the greater surrounding community and serve the residents as well. Brightview West End creates a bridge between residents and the public by providing amenities shared with the greater community at the street

level and offering views to the interior for passersby as well as views to the vibrant urban landscape for the residents. Relationships with local schools, businesses, restaurants, and community organizations enhance the in-building living experience and offer opportunities for intergenerational interaction. The community offers a mix of one-bedroom, one-bedroom plus den, two-bedroom, and companion apartment homes for seniors. In response to the need for affordable options for urban dwellers, the building also includes several moderately priced dwelling units to provide a truly mixed-income development. The community also features a range of spaces dedicated to the residents, including a pub and cafe, media center, spa, fitness center, outdoor gardens, green roofs, and secure dementia care floor. Amenities shared with the public include the coffee shop, pub, spa, fitness center, salon, and conference space. The 268,000-square-foot building opened in 2017.





### Project goals: What were the major goals?

Most retirement communities are constructed in suburban, or even rural, areas where the land is much more bountiful and less expensive. Brightview West End flips the script by providing a senior living community experience in an urban setting. The challenge was trying to capture all the amenities and comforts that a resident would expect in a traditional retirement home and fit all of them into a tight, 0.8-acre site. Our goal was to seamlessly blend the Brightview community into the urban environment of Rockville, allowing the residents to benefit from the surrounding Town Square amenities. The project embraces the lively surroundings and sells that convenience as a feature.

### Innovations: What innovations or unique features were incorporated into the design of the project?

The Brightview West End concept went far beyond creating a more vertical version of a typical senior living community. Located in the vibrant Rockville Town Square, the city planners, and Brightview leadership, embraced the concept of having the ground floor open to the public at large. While access was a guiding principle in designing the street level of the building, exclusivity became a focus for the top floor. On this “club level,” there are penthouse apartments with a concierge to handle resident requests, such as calling for transportation or ordering room service. Amenities on this penthouse level include a breakfast café, a wraparound balcony, a lounge that could be used for events, and an art gallery. The building’s design also incorporates



a six-story-tall mosaic art installation called “The Tree of Life,” created in partnership with a local arts organization, which includes individual tiles and other contributions designed by a diverse cross-section of people from the area. The mosaic reflects how Brightview West End fosters lasting and meaningful intergenerational connections between its residents and the community at large.

Brightview operates under the SPICE (spiritual, physical, intellectual, cultural, and emotional) approach to senior living. Brightview West End was designed to support this approach with many different activity spaces, expansive on-site amenities, and dining areas. These spaces allow for the staff to have greater flexibility and for the residents to have greater choice. Brightview West End is truly community-integrated. With publicly accessible amenities, a Walk Score® of 90, excellent public transit, and a plethora

of walkable retail, restaurants, and recreation, residents have access to something no building alone can provide: naturally occurring intergenerational interaction. On any given day residents may encounter young people ordering coffee at Mingles, the ground-level café, or take a walk to a public concert in the Town Square. The central location in Rockville’s busy Town Square makes it highly appealing and convenient for adult children and grandchildren. A fully equipped fitness center with senior-friendly fitness classes helps residents gain and maintain health and mobility. An expansive green roof and multiple outdoor amenity spaces help maximize connection with the outdoors within the Town Square development. The design of Brightview West End is centered on the belief that seniors can still live healthy, active, and engaged lives, which has come to fruition as this vibrant community has opened its doors.

### Challenges: What were the greatest design challenges?

The design team was challenged to meet several client goals in the implementation of this project. Rockville Town Square development requirements mandated public-access retail uses. The creative response was to add ground-level retail, not only to meet the zoning mandate, but also to connect Brightview into the city's economy and community and to offer opportunities for intergenerational interaction. The security of residents remains paramount and is maintained by having a centrally located street-level receptionist who doubles as a concierge and security officer and monitors access to the elevators, garage, coffee shop, and spa. Rockville Town Square developers also required the project to meet several zoning metrics, including sustainability standards and a 12.5% inclusionary housing mandate. On a tight, 0.8-acre site, integrating sustainable elements required creative solutions. An extensive green roof was incorporated not only to absorb excess water and reduce runoff, but also to offer welcome greenspace in the urban center. Several apartments within the building were provided to offer an affordable option for potential residents, meeting the 12.5% inclusionary housing mandate and resulting in a mixed-income community. Providing secure dementia care, complete with outdoor space, on a tight site was an additional challenge. An enriching experience for dementia care residents was a top priority for the design team. Incorporating secure outdoor space within the tight, 0.8-acre site required thoughtful and intentional planning. The final design included a glass-enclosed deck and garden with a variety of seating options and gathering spaces on the third floor. From here, residents enjoy a private and protected outdoor space protected from the elements. Views of the community's expansive green roof

and out into the bustling Rockville Town Square community further add to the experience. The 26 dementia care apartments also come with LED nightlights, some with sensors, to assist with cueing residents to bathrooms.

### Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?

Brightview West End has forged numerous strategic relationships within the Rockville Town Square community, from the local Rockville Memorial Library and the VisArts Center to the nearby Rockville Swim and Fitness Center, among others. These relationships help further enrich the resident experience by expanding access to amenities beyond the immediate building and providing further opportunity for intergenerational interaction. The community's location makes it a convenient and desirable option for visiting children and grandchildren.

### Sustainable features: What sustainable features had the greatest impact on the project's design?

The key sustainable features are site selection, water efficiency, and reduced solar gain/heat island effect sunshades/planting.

Brightview West End is LEED Registered, and the design team is pursuing certification. The project also meets the stringent requirements of the city of Rockville green building requirements, which highlight local priorities based on the location of the project.



**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, support the mission/values of the design team, and make a contribution to the greater community.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

The owner incurred very high costs due to the bad soils encountered at this brownfield site, which required haul-off to a special facility for contaminated soils. Also, the cost of incorporating an extensive green roof strained the construction budget. Environmental site design for the stormwater management system helped divert runoff from the Chesapeake Bay, so the design team was challenged to create stormwater vaults, disguised as decorative planters, to capture the rainwater runoff within the tight footprint of the project. The extensive green roof was designed to have a deeper soil depth in order to complement the design.

**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

Residents at Brightview West End have access to robotic cats, used for therapy and companionship. These cats provide a non-pharmaceutical intervention that can help with anxiety and restlessness.

**Jury comments**

Brightview West End was designed to provide an urban alternative for discerning residents looking for a vibrant lifestyle within a walkable community. The new urban, mixed-use, high-rise retirement community is specifically designed for seniors and is a key part of the larger Rockville Town Square urban infill development. This innovative approach to urban living offers a range of benefits that reach out to the greater surrounding community and serve the residents as well. Brightview West End creates a bridge between residents and the public by providing amenities shared with the greater community at the street level and offering views to the interior for passersby as well as connections to the vibrant urban landscape for the residents. The project was driven by the local communities and client. A significant effort was made to create successful sustainability. Great integration of the community. For example, it is near other places to take your folks to eat, which is hugely beneficial to residents. Strong urban design solution. It integrates art from local artists into the architectural façade. A great example of bringing the community in.





## Care Dimensions Hospice House

Architect  
**EGA PC**

Location and owner  
**Lincoln, Massachusetts/  
Care Dimensions**

Facility type  
**Hospice (2018)**

Target market  
**Hospice services are covered by many insurance plans and Medicare, so the market is less correlated to income than on quality of insurance, though there is clearly an overlap. People who take advantage of inpatient hospice services are typically within the last few days of their lives, which generally falls within the typical insurance coverage that includes hospice services.**

Site location  
**Suburban**

Gross square footage, new construction  
**29,127 sq. ft.**

Provider type  
**Non-sectarian nonprofit**

## SPECIAL RECOGNITION AWARD

# Care Dimensions Hospice House

## Project description

The project is a new 18-bed inpatient hospice built to expand the reach of the client's services beyond its existing 20-bed inpatient facility and at-home and hospital-based services. The scope included the site work and building construction of the 18-bed hospice on a site previously occupied by a single-family residence. The two-story building includes 18 private rooms with baths; each room contains provisions for loved ones to spend the night. Additionally, the building includes a range of public, semi-public, and private spaces for use by patients and their families, including living rooms, kitchen and dining, child activity areas, and a reflection room. The remainder of the facility is devoted to staff spaces.

## Project goals: What were the major goals?

To provide a very high-quality inpatient hospice house with modern amenities and functional efficiencies on a beautiful but difficult site within a "rural" community with a strong historical context. The project provides all of the required programmatic elements in a relatively compact footprint driven by the steep grade. The exterior reflects a rich residential appearance that draws on local precedent while fitting naturally in its setting.

To design a hospice that provides a varied and enriching backdrop for the wide range of emotional experiences that the patients and their loved ones experience over the course of their stay while simultaneously allowing the highest quality care to be provided by staff. People come to hospice in the last days of their lives. Over the course of that brief time, the patients and their loved ones will experience a wide range of emotions. The goal of the project is to support their needs during their stay—physically and emotionally. The project intentionally creates a series of increasingly private spaces to allow patients and their loved ones to find the level of interaction that their current emotional state requires. The obvious distinction is between places like the lobby and the patient rooms, the polar opposite of public/private spaces. But between those areas exists a layered series of experiences that provide opportunities for individual or small groups to be more or less removed from others as they desire and more or less removed from the loved one they are there to be with if the need arises. Simultaneously, the facility has to provide the staff the support they need to provide the best possible care.





**Innovations: What innovations or unique features were incorporated into the design of the project?**

- There are spaces within the resident room for family and friends to spend the night in close proximity to their loved ones and also to remain engaged with the outside world (work, etc.).
- The previously described transitional spaces that allow a flow from public to private.
- Staff spaces and institutional systems are hidden from immediate view to preserve the home-like character while remaining proximate and available so the best possible care can be provided. This includes smaller items like piped gases hidden in millwork/casework to mundane staff areas like soiled utility and charting that are clustered off a secondary corridor to be less apparent and intrusive to visitors.
- The site was largely ledge and the blasted material was used to create a series of extensive retaining walls on the site.

**Challenges: What were the greatest design challenges?**

The most important challenge in facilities like this is prioritizing the home-like character while maintaining the highest quality of the clinical elements. An inpatient hospice provides a high level of health care services but is focused on doing it in a setting that is as comfortable and inviting as possible. Achieving the balance between those two things is the primary challenge. Examples of how this was addressed: 1) medical gases and other clinical items in the patient rooms are hidden within casework; 2) primary clinical spaces like soiled utility and charting are accessed off secondary circulation systems and out of the line of sight of visitors; 3) back-of-house and administrative spaces

are completely separated from the care areas; 4) finishes are contemporary and durable but very warm and inviting; and 5) views into the park-like setting are everywhere, with parking and roads removed from the primary view shed.

The second biggest challenge was the site itself—steep and essentially all ledge. Examples of how this was addressed: 1) the building took on a linear form to reduce the need for extensive earthwork; 2) the building was built as a two-story structure, providing patient areas on both floors; and 3) the ledge was repurposed for retaining walls throughout the site, especially along the entry drive.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

This project was the third collaboration between the architect and client. More than a decade earlier, the team had developed a new 12-bed inpatient hospice on a different site 25 miles away and later expanded that facility to incorporate an additional eight beds for a total of 20. The original site had its own unique set of complications—namely, reuse of an existing school and significant wetland limitations. The new site had an entirely different set of challenges—grade requiring multiple stories and extensive blasting of ledge. But separate from the unique site conditions, lessons had been learned through the previous collaborations about how the spaces were being used. The initial 12 beds didn't include medical gases for cost reasons. Phase 2 of that project added that critical functionality, while their use was significantly refined in this new project. The first project provided a professional kitchen capable of elaborate meal preparation that overlapped with a kitchen for visitor use. Neither of those were used in the way the client imagined, so for the new project the public kitchen



was pared back. While it provides some of the functionality (for minor prep and food heating), it added what would have seemed pedestrian in the original project—vending machines (hidden from view). It turns out most people don't prioritize the sort of cooking originally imagined but do want access to quick snacks. The original project has been an unmitigated success (and multiple award winner), but the new project provided opportunities to improve upon the original in ways that wouldn't have been possible without the years-long relationship developed between the architect and client.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

The key sustainable features are energy efficiency, water efficiency, and conscientious choice of materials.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, lower operational costs, and improve the building for occupants.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

The primary challenge of these sorts of features, as it often is, is budgetary. Fortunately this client has shown a commitment to incorporating those sorts of features through a remarkable ability to fundraise based on the extremely high quality of the care they provide.



**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

The project incorporates ADA-compliant touch-screen portals that allow family members to learn useful information about the facility itself and local amenities, similar to something you might find in a hotel.

**Jury comments**

It was apparent from the outset that the design team was intentional about creating a building that would have a symbiotic relationship with the natural surroundings. It worked to incorporate natural materials, natural light, expansive views of nature, and other experiences of the natural world into the built environment. The result is a connection to nature that is really beautiful and has a spirituality quality that brings peace. The use of materials and simplicity of design create a relaxing environment with a Zen-like quality on the interior. Recognizing the limited mobility of the many of the residents, there was a desire to facilitate the connection of the indoors to the

outdoors. It was apparent that the design team really thought through who would use the space and made every attempt to create spaces that would be functional but still have a residential, lodge-like experience. This included the hiding of medical equipment and supplies (behind panels in the bedrooms) that are needed but can be constant reminders of one's current situation. They clearly made the best use of a beautiful, natural setting in order to shape the experience of all who spend time there.





## Showa Kinen Koen

Architect  
**Richard Beard Architects**

Location  
**Tachikawa, Japan**

Facility type  
**Independent living; assisted living;  
long-term skilled nursing (2018)**

Target market  
**Upper**

Site location  
**Suburban**

Gross square footage, new construction  
**103,000 sq. ft.**

Provider type  
**For-profit**

## SPECIAL RECOGNITION AWARD

## Showa Kinen Koen

**Project description**

The site for this project has been in the developer's family for many years. It is part of a larger holding in an affluent suburb of Tokyo that is immediately north of a large public park, Showa Kinen Koen, which contains large and mature gardens. The design team was given several directions:

- South or southerly facing units are prized in Tokyo. The aim was to capitalize on the site's overlook of the park to the south and the park's landscape.
- The developed facility was to have an air of exclusivity.
- The project contains around 645 units in total, with a full complement of public spaces and recreational amenities, including assisted living and nursing facilities.
- The project was to develop in such a way as to enable a future phase on the adjacent site area.
- Included in the scope of work is a full development of the landscape design in the tradition of Japanese garden design but with a modern sensibility.

- Height limits on the property are strict. Building siting and massing would have to conform to these while maintaining density, operational efficiency, and program.
- The team was asked to design and develop world-class architecture, interior design, and landscape design as a total concept that capitalizes on the assets of the site and operational program of the developer. Buildings and landscape were to be composed in such a way as to foster an innate sense of community for the residents.

**Project goals: What were the major goals?**

The primary goal of the project was to respond to local conditions. The presence of a significant regional park immediately adjacent to the property is an asset. In addition, the property faces south over the park, affording an uncommon opportunity to maximize solar access to all units. The project was conceived as a series of four fan-capped elements, all linked at their lower floors, and shaped around a series of courtyard spaces, each with its own character. Each fan shape gestures southeasterly or southwesterly toward the park, Showa Kinen Koen, with the link buildings gaining southeasterly and southwesterly views.





Buildings were placed with gaps to allow views through to the park from the more northerly locations. The Nursing and Care Center was conceived around a U-shaped courtyard garden of its own along the southwest side of the site. Buildings were carefully massed to conform to the regional planning guidelines and optimize view shed. From a site-planning perspective, the entrance was placed as far north as possible, and the main access road runs along park space. Also, central to this concept is the idea of structuring the residents' and visitors' experience to gradually reveal all the interior public areas and exterior open spaces. This would heighten the experience of residents living there every day, provide for convenient wayfinding, visual variety, and spatial richness.

The second goal was to provide a hospitality/resort feel. This goal was addressed concurrently with goal number one above. It contains both interior and exterior components. Entering the site from the north, one drives southeast and then south along the main tree-lined entry road adjacent to park space. All visual information provided to a visitor or resident arriving on the property is designed from the point of entry. The road terminates at a contemporary porte-cochere, and from this point one sees due south to the gardens beyond. Entering the building, one finds a reception/concierge desk, the main lobby, and a gracious lounge space. Beyond that space, the primary courtyard, which is bounded by outdoor loggia adjacent to the lobby, a reflecting pond, and a "floating bridge" across the water enclose the court in the distance. Primary circulation is placed around this central court, as are the main public spaces. All spaces are proportioned and have access to light and air. A main access corridor terminates at the library space, opening onto the south garden and borrowing the landscape of Showa Kinen Koen. Another corridor ends at

the two dining rooms, which share the views of the south garden and park. Activity rooms and assembly spaces are placed strategically along the circulation path and similarly afford views of the assembled courtyards and gardens. Interior design, furnishing, and finishes were developed in conjunction with the goal of collaborative design and execution.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

The "fan-shaped" wings and the tightly knit system of public space and outdoor courts and gardens are representative of unique features of this project. Japan is a country that, like many, has a rapidly aging population. Many services, features, and amenities address the aspirations of this new generation and its thinking. One component of this is in the food service area. While the idea of multiple dining destinations is not new, this innovation provides it in a setting that affords great light and amenity in a contemporary and nontraditional space. Another component is the fully functioning library/lounge, which in addition to being a space to accommodate books is a social and learning center with programming incorporating the other multifunction spaces. A third is the ofuro/spa/wellness and pool component. Public bathing is a ritual in Japanese culture; incorporating this with a wellness component and social awareness affords a new opportunity in a centuries-old tradition.

**Challenges: What were the greatest design challenges?**

Developing the required number of units on the site while maintaining their southerly facing aspect and maximizing views to the park while providing a gracious and functional public space layout was the greatest design challenge. This



challenge was met through the collaborative design process. The decision to break the design into separate buildings linked on their lower floors, with surrounding varied courtyard and garden spaces, was the first breakthrough in this challenge. This move enabled the team to break down the massing of a very dense project and simultaneously respect solar access, maximize views, and create value for the client. The other breakthrough was the proposal to enter the project site at the end, rather than in the middle of the project, which enhanced the “site experience” and allowed for a central, efficient entry. Another challenge facing the project was the rigorous height limit governing development on the property. This challenge was met by modeling the various building “pieces” and studying their height/shadow impacts on their adjacent outdoor space, and molding the building mass into conformance in ways that would not adversely affect light and views. Lastly, providing a secondary entrance and identity for the Care Center of the project was important. By placing the Care Center spaces in a U-shaped configuration around its own courtyard and backing this up to the central kitchen and service areas of the project, this challenge was addressed in a simple and direct way.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

This particular design team (architect, landscape architect, and interior designer) has been working together for this client in Japan for 30 years. The mutual respect and collaboration has only strengthened over time. For this project this was unusually important, owing to the large size of the site and its proximity to a very large and beautiful park. The team developed massing studies together and tested them with topographical models and view alignments from the initial competition submittal up to construction. Interior and exterior palettes of both building, landscape, and interior materials were consistently measured together and against each other for compatibility, longevity, and beauty. The design team also availed themselves of 20 years of accumulated usage data from previous projects and post-occupancy reviews to take advantage of the institutional learning of the team and the client.

**Outreach: What off-site outreach services are offered to the greater community?**

The client and architect of record in Japan were responsible for representing the design team to the neighborhood and greater community and political entities. The design team made design modifications from these outreach efforts.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

The key sustainable features are site design considerations, energy efficiency, and maximized daylighting.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, support the mission/values of the design team, and lower operational costs.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

There were no particular challenges to incorporate these features. The client was receptive to most. One issue was that being a largely multiunit residential facility, the individual units are required to be individually powered for mechanical and electrical systems. The benefit of this is each owner is responsible for paying for power, so usage stays low. The challenge is this means no central plant, which is not optimally efficient, but the net effect is less energy consumption.

**Jury comments**

Located on the northern edge of Tokyo's largest park, the community takes full advantage of its spectacular site while providing the ultimate in luxury living. The community is designed as an extension of the park, integrating into the community nicely. The 645-unit building combines a balance of unobstructed views of the park beyond and a variety of private garden spaces within. With countless amenities, residents enjoy a vibrant community in a unique setting. The sound of the water flowing and beautiful visuals outside result in a nice outdoor space. The nature aspect was a big theme, augmented by the quality of light and how it adds to the architecture. The elegant setting integrates the landscape. The incredible use of nature and water integrates into the community. The jury was impressed by the quality of light and how it adds to the architecture.





## The Vista at CC Young

Architect  
**HKS, Inc.**

Location and owner  
**Dallas, Texas/CC Young**

Facility type  
**Assisted living dementia/memory support; long-term skilled nursing; skilled nursing—dementia/memory support; short-term rehab (2019)**

Target market  
**Middle/upper middle**

Site location  
**Urban**

Gross square footage, new construction  
**325,940 sq. ft. (addition: 3,500 sq. ft.)**

Gross square footage of the renovation/  
modernization involved in the project  
**4,600 sq. ft.**

Provider type  
**Faith-based nonprofit**

## SPECIAL RECOGNITION AWARD

# The Vista at CC Young

## Project description

Building on its mission to construct an atmosphere that values people of all ages by offering daily opportunities for personal growth and creativity, CC Young has established a masterplan that will transform the existing life plan community campus in Dallas, Texas. The most visible component of this strategic masterplan is the new nine-story transitional living center called The Vista. This high-rise, licensed health care building is comprised of 188 residential units, 32 skilled nursing licensed rehabilitation units, and an Adult Day Stay center. Amenities include a spa, grand hall, wellness and therapy center featuring an indoor therapy pool, multiple venues for dining, a gift shop, a large staff training center, a multipurpose/community center, and administrative offices. The building is 326,000 square feet, including 65,000 square feet of underground parking. The Vista is a new, forward-thinking concept in the senior living/senior care industry. The floors and households are designed, constructed, and licensed to the highest standard of care that can be transitioned to other levels of care as needed to serve the community as demographics change over time. Currently, the residential floors are designated to provide assisted living on the third, fourth, and ninth floors. The fourth floor also has an assisted living memory support neighborhood that is replicated on the fifth floor. Floors six and seven are currently

designated skilled nursing with a neighborhood dedicated to skilled nursing memory support for advanced dementia residents. The eighth floor serves the short-term stay for rehabilitation and features a smaller, private therapy gym. Hospice suites are mixed within neighborhoods. The innovative design allows for neighborhoods, or even floors, to transition to other levels of care to adapt to the changing demographics, establishing CC Young as a market leader in innovative care models. The Adult Day Stay center located on the first floor supports up to 30 participants daily. The 3,100-square-foot center serves any senior with dementia currently living at home. It features daily programming within a residential setting with a living room, game tables, a short-order kitchen, a nap room, restrooms, and a shower room. The residences are supported by multiple functional residential spaces designed for group activities, hobbies, and personal time, while large assisted-living apartments are uniquely designed to be more akin to independent living and foster a sense of autonomy. A new campus entry was also included to replace the underwhelming existing entrance. This will provide the campus with additional wayfinding and security. Construction logistics, while tight, were safely planned and executed to maintain full campus operations and mitigate cross-traffic with residents, visitors, and staff.





### Project goals: What were the major goals?

Differentiate CC Young in a competitive market by offering a unique location, beautiful views, small house-style living environments, and flexible resident apartments. The Vista succeeds in differentiating CC Young in a competitive market. A key component to achieving this goal is the Wellness and Rehab Center, which is designed to improve strength and flexibility while promoting wellness. Programs include physical, occupational, and speech therapies using the latest equipment and techniques. The suite is specially designed around an indoor walking loop. A training kitchen and bathroom, as well as a simulated automobile, enables patients to practice and improve everyday living activities. The pool area features private dressing rooms within an airlock vestibule that allows residents and therapy clients to transition comfortably between the warmer pool environment to the normal temperature of the building. The pool itself is ideal for aquatic therapy, swimming laps, resistance training, and open swim. The pool is specially equipped with ramps and lifts. In-pool exercise equipment such as treadmills, bikes, and trampolines will be offered in a variety of classes. The Center has a private entrance and is supported by a sensory training garden, offering different surfaces to practice walking and a variety of plantings.

Transform the perception of health care. CC Young was diligent in exploring both what the residents needed and what the best senior communities are doing in terms of care, setting goals and aspirations for The Vista along the way. The Vista transforms the perception of skilled nursing and long-term care by providing a flexible model of care within a beautifully designed building featuring both residential scale and warm hospitality-centered interior design. The Vista offers views of downtown Dallas, East Dallas, and White Rock Lake that are typically reserved for

independent living residents. The progressive architecture and lively yet calming interior design emphasize natural surroundings. The combination of public and private spaces work together to create a stronger sense of community among residents and rehabilitation clients.

Facilitate more efficient operations. CC Young has been challenged by its health care operations spread across four buildings. The Vista consolidates these operations alongside the Hillside Assisted Living building. The site is steeply sloped, rising more than 30 feet from end to end. A high-rise emerged as the best solution to take advantage of the slope, creating the opportunity for three entrances on three different levels. The main entrance on level one is accessed through the building's front-drive, a second-level entrance provides private access to the Therapy Center, and a third entrance connects the Hillside Assisted Living building to The Vista. This connection was enabled after the Hillside underwent renovations for its production kitchen and main dining room and now supports The Vista's assisted living residents. The consolidation greatly increases efficiency for the administration and allows the staff to spend more time caring for the residents.

### Innovations: What innovations or unique features were incorporated into the design of the project?

The tower is designed to empower independence with flexible apartments that can be easily modified for accessible needs. Multiple smaller residential spaces are integrated into the design for group activities, hobbies, and personal time. The households feature hospitality kitchens and living areas with nurses' stations blended within the design, keeping the spaces as residential as possible. Many of the skilled care resident rooms have walker/wheelchair "garages," allowing living spaces to be less cluttered.



The assisted living apartments are uniquely designed to be more independent living-like, fostering a sense of autonomy. There are several assisted living apartment floor plans, with apartments featuring balconies, washers/dryer units, kitchen islands, and modern room-dividing cabinetry in the studios. This flexibility will be enhanced by amenities that are similar to those found in resorts and spas. In addition to its soothing atmosphere, the Wellness and Rehabilitation Center is arranged to improve privacy and dignity by subtly organizing different types of therapy around a central indoor walking loop and training kitchen. It includes a therapy car (for learning to get in and out of a car) and an outdoor training garden. A second smaller rehab gymnasium is available on the eighth floor for more intensive therapies and privacy. The Wellness and Rehab Center features an indoor pool and resistance loop used for exercise, therapy, and activities and will have open swim times for grandchildren. This design and programming will make The Vista a destination for health and vitality.

**Challenges: What were the greatest design challenges?**

To make the multi-phase master plan work, all licensed health care operations needed to be consolidated on the only open piece of land on the existing campus as phase I. The site is steeply sloped, rising more than 30 feet from end to end. Existing operations also had to be maintained during construction. A high-rise



building emerged as the best solution to take advantage of the slope, creating three separate on-grade access points on three different levels. A new campus entrance was also included to replace the underwhelming existing entrance. Construction logistics, while tight, were safely planned to maintain full campus operations, eliminating any cross-traffic with residents, visitors, or staff at The Vista's corner location. Designing a high-rise dedicated to health care presented unique challenges in terms of creating a residential feel, safety planning, and support services. Services were consolidated in the discreet core to facilitate the introduction of and support for two residentially scaled small house-style living environments on each floor. The entire building will be licensed for skilled nursing care, even though it will not all be used for that level of care initially. This will allow CC Young the maximum flexibility to adapt to changing resident population and market needs. This also enabled the entire building to be built to Type I construction standards to maximize safety for residents and staff.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

The owner provided extra time in the conceptual and schematic design phases to fully explore the potential of the project. Along with the architect, they toured communities in other states to gain knowledge about the best-in-class services they wanted to provide. Intensive planning meetings with management, staff, residents, their families, and the community were hosted on campus. These included programming meetings, interactive planning charrettes, townhall sessions, and small group meetings. These meetings continued as the design progressed. The contractor was brought on early to collaborate during the preconstruction process.

**Outreach: What off-site outreach services are offered to the greater community?**

CC Young's outreach services will be enhanced with The Vista. When completed, The Vista will house one of the city's most advanced wellness centers open to the

community through CC Young's outpatient rehabilitation program. Programming includes physical therapy, occupational therapy, speech pathology, and wellness. In addition to the rehabilitation and therapy program, The Vista also will enhance CC Young's service offerings with the Adult Day Stay center. The Adult Day Stay environment is one of engagement, learning, fitness, wellness, and personal growth. The Vista will also host community health information in many of its sessions open to the public.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

The key sustainable features are site selection, reduced solar gain/heat island effect sunshades/planting, and maximized daylighting.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

The project will meet the standards of the Dallas Green Building Code. The initial first costs resulted in some barriers to the incorporation of sustainable design features.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, lower operational costs, and improve the building for occupants.

**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

CC Young has explored many technology applications for The Vista. The building will have Wi-Fi access points

throughout, flexible data frames on each floor, an electronic locking system throughout, more data outlets in each apartment, smart boards, and a building management systems—all integrated to allow the staff to better care for and support the residents. The skilled nursing, rehab, and memory support suites will feature technology that reports to the resident the name of staff member entering their room, the time, nature of their visit, etc. This information is also collected and reported to the administration and can be shared with family members. Components of this system include the Telligence Nurse Call Data System, TeleCARE IP Data, ASCOM Wireless Data, Versus RTLS Badging System, and the Managing Team Response (MTR) Patient Board. Data will be reported and analyzed for the continuous improvement of care delivery. The Vista will have multisensory ageless rooms to support those with dementia and dementia-related conditions. New in-apartment technologies, such as web-enabled tabletop assistants (such as the Amazon Alexa that CC Young has beta-tested for patient care applications), will connect residents to a new universe of lifestyle convenience, helpful knowledge, and more.

**Jury comments**

Combines a large building with health care households that still feels intimate. Warm, homelike household. Big windows provide lots of natural light. Flexibility to switch any floor from memory care to skilled nursing. Two houses with shared services is well done. Applauded for a stacked building on a tight site. Integrates artwork and function. Layout of the rooms and bedrooms are private. Sequencing from public to private.



## Arbor Terrace at Fulton

Architect  
**BCT Architects**

Location and owner  
**Fulton, Maryland/Capitol Seniors  
Housing**

Facility type  
**Assisted living and memory care  
(2019)**

Target market  
**Upper**

Site location  
**Suburban**

Gross square footage, new construction  
**72,786 sq. ft.**

Provider type  
**For-profit**

# Arbor Terrace at Fulton

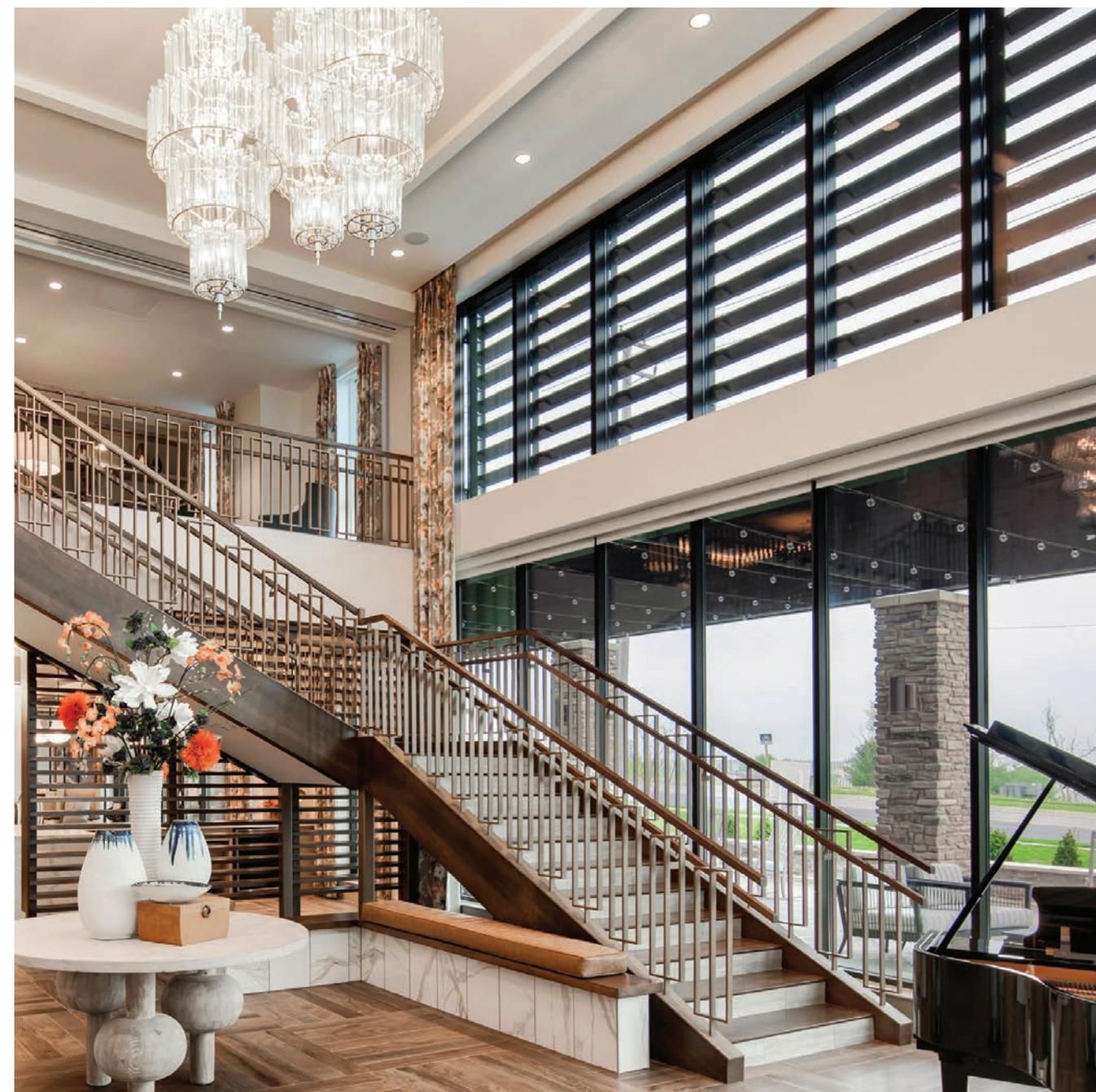
## Project description

The design of the Arbor Terrace at Fulton focused on breaking the mold of current assisted living facilities with inspiring, warm, modern architecture that promotes hospitality rather than institutional health care. Contemporary design, natural materials, and clean finishes create a comfortable and engaging setting, both indoors and outdoors, to enhance the experience of assisted living and memory care residents and their visitors. The wide array of social spaces includes a whiskey bar, club room, salon, PT/fitness, a flexible dining and lounge area, movie theater, activity room, library, and multipurpose room. Arbor Terrace at Fulton seeks opportunities to engage the building's residents with, and provides a walkable connection to, the surrounding community—Maple Lawn Town Center (including a supermarket), Maple Lawn office park and multifamily residential uses, and the adjacent elementary, middle, and high schools.

## Project goals: What were the major goals?

Our goal focused on breaking the mold of current assisted living facilities with inspiring, warm, modern architecture that promotes hospitality rather than institutional health care. The arrival experience is impressive, with an extra-wide porte cochere and a grand lobby entrance with a double-height ceiling. An open expanse of south-facing, floor-to-ceiling windows not only infuses the

space with natural light, but also provides a private setting to view street activity while protecting the residents from noise and traffic. By keeping the well-appointed common spaces on the ground floor open, the spaces flow together seamlessly, both horizontally as well as vertically, providing engagement and interaction opportunities for guests and residents. On the ground level, the space flows from the main lobby to the lounge and bar to the main dining room. Additionally, as a special accommodation for the center's memory care residents, the building was configured to provide a safe, private, gated, and landscaped courtyard space in the middle of the project connected to the secured living spaces. Vertically, the spaces flow seamlessly through the main lobby staircase or, more likely used by residents, the elevator connecting the dining and lounge area, the second-floor library, the whiskey bar, the club room, the multipurpose room, and the movie theater. The library at the top of the main lobby staircase is out of the flow of traffic but provides a quiet, secluded space that still provides an ideal vantage point for people watching. Furthermore, the design of the spaces are intentionally flexible to accommodate a wide variety of programmed events for small groups and larger community events alike.





**Innovations: What innovations or unique features were incorporated into the design of the project?**

The wide array of social spaces includes a whiskey bar, club room, salon, PT/fitness, a flexible dining and lounge area, movie theater, activity room, library, and multipurpose room. Contemporary design, natural materials, and clean finishes enhance the experience of both residents and visitors. The approach to the design of Arbor Terrace takes a thoughtful, dynamic approach to retirement living. The design and amenities combine the simple elegance of contemporary architecture with a relaxing atmosphere and amenities of a boutique hotel. The quality of design and attention to detail from planning to FF&E permeate Arbor Terrace, no matter the venue or level of care—a core value of the project’s developer.

**Challenges: What were the greatest design challenges?**

The three-acre site with a 50-foot building and use setbacks on all sides limited both the footprint and the placement of the building. Additionally, no parking upfront

meant wrapping the parking around the back and sides of the building. This provided an opportunity for better landscaped views from the building’s active common areas.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

The design team employed successful design strategies not only from their senior housing and multifamily experience but also significantly from their hospitality design experience to create the boutique-hotel setting for the visitors and guests of Arbor Terrace at Fulton.

**Sustainable features: What sustainable features had the greatest impact on the project’s design?**

The key sustainable features are site selection, reduced solar gain/heat island effect sunshades/planting, and maximized daylighting.



**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, support the mission/values of the design team, and improve the building for occupants.

**Jury comments**

Siting is near schools and retail space; everything is right there for residents, families, and caregivers. The open, flowing spaces provide flexibility for a variety of programming. There is a lot of natural light. It embraces sustainability with its LEED Silver distinction. They met the intent of elevating assisted living to a more hospitality environment.



## Brio, a WesleyLife Community for Healthy Living

Architect

**Pope Architects**

Location and owner

**Johnston, Iowa/WesleyLife**

Facility type

**Assisted living; long-term skilled  
nursing; skilled nursing-dementia/  
memory support; short-term rehab  
(2019)**

Target market

**Middle/upper middle**

Site location

**Suburban**

Gross square footage, new construction

**175,000 sq. ft.**

Provider type

**Faith-based nonprofit**

# Brio, a WesleyLife Community for Healthy Living

## Project description

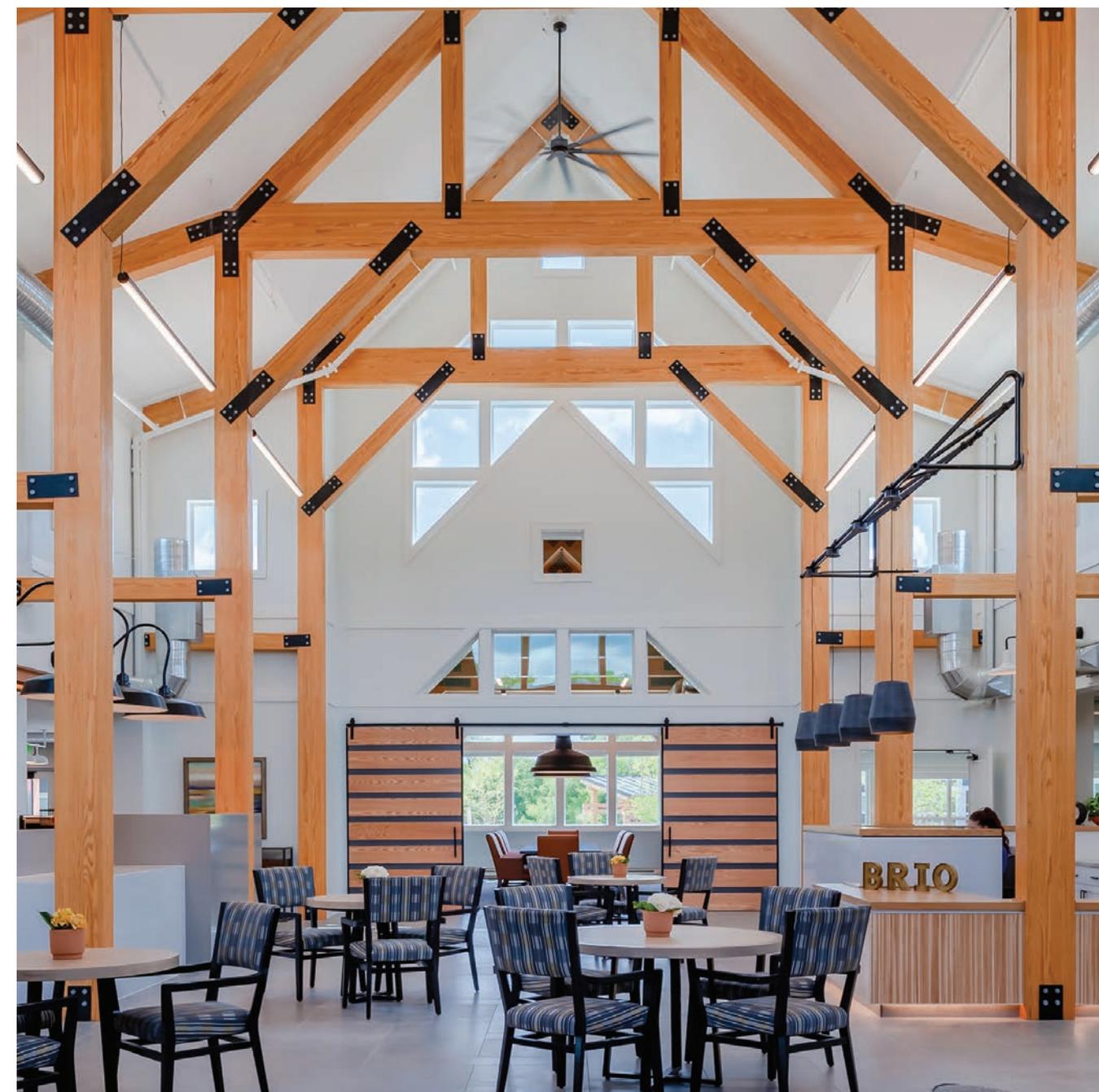
Brio, a WesleyLife Community for Healthy Living is a distinctive senior community designed with wellness as its fundamental foundation. By definition, Brio means gusto, vigor, energy, and vitality. WesleyLife pushed the envelope to create a continuum-of-care community designed and developed fully around healthy living and delivering person-centered care. The community is sited on 22 acres in Johnston, Iowa, a suburb of Des Moines. A state-of-the-art Wellness Center that blends therapy and fitness for all residents comprises the core of the campus, applying the understanding that a person's skin may age faster than their active lifestyle and spirit.

Given the community and site context, the architectural aesthetic is appropriately based on a modern farmhouse and barn style with a neutral color palette accented with punches of deep colors. A two-story "grain" silo is a highlight of the main entrance and is integrated with steep pitched roof angles, wide porches, and playful details. Horizontal wood slats that resemble harvest corn cribs are used for the canopy entrance, monument signage, outdoor pavilion, and feature walls. Additional interior features and finishes, like wood beams, sliding doors, rustic hardware, and light fixtures, help extend the design's character. Thoughtful landscaping and the opportunity for residents

to tend personal gardens signifies the site's previous life as an agricultural field. Furrows of plantings match the linear angles and directions of the previous years' crops. The flow of the community is intuitive, and the open-plan design removes separations between amenities to support social interactions and create fully flexible gatherings—ranging from intimate coffee conversations, unique dining experiences for every meal, and community-wide events. The building core includes the expansive Wellness Center and the entrances to resident apartments. The Wellness Center is a central destination for all Brio residents and is the social and physical link between assisted living and independent living and the memory support, rehab, and skilled nursing households.

## Project goals: What were the major goals?

The bedrock of Brio was to design a community that created opportunities for active, healthy, and vibrant lifestyles while providing living options and services for the full continuum of care. The key to meeting this objective was designing an advanced, spacious Wellness Center nestled within the core of the building while incorporating outdoor destinations throughout the Brio campus. The Wellness Center features a fully equipped cardio studio, a sunlit yoga and group fitness studio, occupational therapy gym and kitchen, and physical therapy and speech therapy





spaces, enhanced with luxurious shower rooms that are fully accessible. Key to the Wellness Center concept was blending skilled nursing therapy in the same space with more active residents. The Wellness Center design and operation represents the core mission of Brio and its provider—encouraging vitality at every age by providing the tools for each resident to live the life they choose.

Another major project goal was to create a community that offers a blended, comprehensive housing option that fits the central Iowa market needs, appealing to both higher and middle markets. Every design decision was weighed against what would create the greatest impact on the residents' quality of life. The goal was to keep project costs, and thus rents, as reasonable as possible for the local market, which eliminated some community features (i.e., integrated voice technology, pool, and theater) in exchange for magnifying others and creating more flexible spaces.

#### **Innovations: What innovations or unique features were incorporated into the design of the project?**

Innovation is one of the strongest principles that WesleyLife pursues in its services for seniors. In addition to the Wellness Center and household innovations, the design of Brio also includes:

- Equality in design aesthetic and identity  
At Brio, the team strived to eliminate the emphasis on differences. The community is designed to be cohesive and inclusive. Apartment wings and households, and specialized features of each, are segregated spatially, but they are aesthetically similar so that residents feel like they belong in each area and unit of the community despite any differences in rent or levels of care.
- Expanding dining settings and choice  
Brio's dining environments offer maximum choice and change of scenery for residents. Food is made to order and menu-driven. Instead of a sea of tables, the main dining room offers numerous options with clusters of tables, booths, ceiling changes, walls, sliding doors, a



variety of views, and interesting lighting. It feels like a different restaurant for every meal, as residents and their guests have the opportunity to move around and sit anywhere—including having their meals in the bistro, club lounge, or terrace. Adding to the dining atmosphere is a visually open kitchen, similar to the experience of eating at a chef's table in a restaurant. Residents can be entertained as they watch the bustling cooking activity and hubbub within the kitchen.

#### **Challenges: What were the greatest design challenges?**

The greatest goal was also the greatest design challenge of the project—the Wellness Center. Integrating an extensive fitness center with skilled nursing therapy was a first for the provider and the design team. The group worked collectively through the challenges, exploring and executing over 10 plan revisions and renditions of the 4,750-square-foot space, which is triple the size of a typical senior living fitness center. Reviewing possible solutions closely with state building officials helped in navigating the challenges of blending skilled therapy with a residential model fitness and

wellness space. The flow of the Wellness Center and the design of each space—yoga, group fitness, and cardio—are thoughtfully organized to support use by all residents.

#### **Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

Eighteen months after occupancy of The Cottages at Hearthstone, the design team led a post-occupancy evaluation (POE) of the physical environment by gathering feedback from residents, team members, and families and conducting tours. Building on the continued learning and reflection of The Cottages, the provider and design team regrouped and further amplified the design collaboration to define, refine, and execute the goals and objectives of the Brio project. The team collected feedback, researched POE learnings, and reinvented and improved the households. WesleyLife pushed the team to continue to innovate and think deeper—integrating new features and adapting others.



The project outcomes were further enhanced with expanded transparency and communication with the local community, residents, and families.

**Outreach: What off-site outreach services are offered to the greater community?**

Brio serves not only its residents but also functions as a hub for community services for older Iowans in a tri-county area. WesleyLife’s broad network of at-home services meets the needs of individuals who do not live within the walls of our communities, including Brio. Offering Iowa’s most comprehensive network of services for older adults, we provide home health care; in-home services (non-medical, such as light cleaning, cooking, errands, pet care, and accompaniment to doctors’ appointments); transportation via Wesley Wheels; nutrition via WesleyLife Meals on Wheels; hospice services; public health nursing; and adult day services. In 2018, we served nearly 10,000 people via WesleyLife’s home and community-based services.

**Sustainable features: What sustainable features had the greatest impact on the project’s design?**

The key sustainable features are site design considerations, reduced solar gain/heat island effect sunshades/planting, and maximized daylighting.

**Primary motivations**

The primary motivations were to support the mission/values of the client/provider, make a contribution to the greater community, and improve the building for occupants.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

One challenge was to provide ample natural light to enhance the refined farmhouse appeal while being sensitive to the needs of residents. The team worked diligently to orient and place skylights and windows to eliminate unnecessary strain on residents’ eyes and prevent glare that can be potentially dangerous to navigation. Siting openings



to invite light from the north and east and avoid the hot, direct sun reduces dramatic sun shadow issues and light pools while illuminating the interior throughout.

**Technology: How is innovative/assistive special technology used by the project to deliver care or services?**

Brio is designed to incorporate a multisensory environment to support an enjoyable and therapeutic living experience for residents and caregivers in the Elan Cottage, which is dedicated to skilled nursing memory support.

Sensory room: A dedicated sensory room provides a combination of tactile and visual effects for residents adaptable for the abilities and preferences of each person, helping to improve cognition, mood, and well-being. The sensory room provides several innovative elements that are immersive and age-appropriate for residents.

Storytelling: Before a resident moves into Elan Cottage, a Brio team member reaches out to the resident’s family to

learn about them and their life story. Then, using Connected Living technology solutions, team members create and share the story with Brio leaders and other team members.

Life stations: A tool utilized to spark memories and create simple moments of joy for residents, Life Stations are interactive, encouraging users to touch, feel, use, and share the items that make up each station. WesleyLife team members help put together the Life Station once they have gotten to know a resident and their personal history. Life Stations are dynamic and reflect residents’ wants, needs, and life memories.

**Jury comments**

The plan and program adjacencies are good. Good use of clean, natural wood. Nice connection to the outdoors. This project has a playful element to it. Well designed for a variety of levels of space for different types of mobility. There are multiple strategies to bring natural light to interior spaces.



## Brookside at Cross Keys Village

Architect  
**SFCS Architects**

Location and owner  
**New Oxford, Pennsylvania/Cross  
Keys Village**

Facility type  
**Assisted living dementia/memory  
support (2016)**

Target market  
**Middle/upper middle**

Site location  
**Rural**

Gross square footage, new construction  
**32,241 sq. ft.**

Provider type  
**Faith-based nonprofit**

# Brookside at Cross Keys Village

## Project description

Cross Keys Village is the ninth largest single-site, nonprofit continuing care retirement community (CCRC) in the country, serving 900+ residents. Brookside at Cross Keys Village is a state-of-the-art memory cottage with two connected 16-resident households. This premier residence incorporates innovative features, encouraging discovery and engagement while minimizing confusion and frustration. The design promotes healthy living through a well-rounded, holistic approach addressing the physical, social, spiritual, and emotional needs of elders suffering from dementia-related diseases. When entering Main Street, a disguised entry opens with a view of a welcoming household with a bed-and-breakfast motif. This leads into an open living room with a fireplace and social seating, providing direct views to the garden. The adjoining dining area is easily accessible, providing comfort and familiarity for meals. A fully operational kitchen with an induction countertop is adjacent to the dining areas, allowing aromas and sounds to stimulate pleasant memories. Residents may relax in the den with music and movie décor, just steps away from the dining room. Recliners offer perfect seating to enjoy the 70-inch television, which serves as the screen to the software system, It's Never Too Late. This program offers meaningful activities throughout the day and evening. Resident rooms are located along the perimeter for maximum natural light

and ventilation while assisting with wayfinding by avoiding long, double-loaded corridors. A tunable and auto-dimming lighting system maintains natural sleep cycles, reducing sleep disturbances and sun-downing behaviors. A recreation room projects into the garden, giving the feeling of being outdoors with a visible orientation to the current season. The entrance is angled as a point of interest along the walking path so residents can easily engage in an activity. In the common spaces, clearstory windows and light coves offer reflected, diffused light throughout the living spaces, illuminating the lives of the residents and caregivers. Brookside is resident- and team-centered, with secure areas that offer freedom and familiarity for residents while providing functionality and resident safety for staff. The design provides a new direction in memory care by combining a forward-looking program with an innovative environment that actively addresses the symptoms of Alzheimer's/dementia while creating a familiar, comfortable home.

## Project goals: What were the major goals?

- Transform the campus with a state-of-the-art memory care household model environment at the assisted living level, utilizing comprehensive best practices and research. Every detail was meticulously thought out in terms of looking through the eyes and mind of someone with dementia. The team developed specific elements that provide residents with a life infused with quality and



purpose. The architectural language of the exterior is consistent with regional features and design notes from the community with similar materials, color, and trim application. The open, free-flowing plan offers no dead ends and minimizes 90-degree turns by designing in large radius wall arcs and angles throughout the building plan. These gentle wall arcs encourage exploration by leading the resident to discover what life has around the bend.

- Create a secure setting that incorporates innovative features, encourages engagement and discovery, and minimizes frustration and confusion. Brookside provides secure interior and exterior areas divided between two intimate neighborhoods: Lavender Court and Rosemary Court, with a shared Main Street. Specific designations, such as Feiser's General Store and Minnich's Beauty and Barber Shop, along Main Street allow residents and their families to go on outings without leaving the building. Within each household, the number of doors residents use and see daily are reduced to only their room doors and iconic doors for activity spaces thereby reducing

frustrations. Residents have access to a gated courtyard garden where they can safely and freely explore within a secure area.

- Provide a household design in which the staff can effectively provide individualized care for each resident while allowing each resident to be on their own schedule. One way this is achieved is through the open floor plan design with the kitchen and dining area centered between a living room and den. The den is located directly off the dining room to allow staff to utilize this space with programmed activities and to allow residents flexible eating schedules. The staff utilize the den as an activity room before, during, and after meals to assist with stimulating the residents' appetite by coordinating activities, smelling freshly cooked meals, and hearing familiar sounds.
- Allow for future flexibility with the ability to convert the memory care rooms into assisted living. Each resident room is designed to meet the assisted living standards, although used initially for nursing care. Custom furniture



and wardrobes allow for this room transition while meeting the specific size requirements of assisted living and not being too large for a specialized memory care setting. The design also incorporated nooks in the entry foyer for future kitchenettes to be added within each private room, and plumbing systems and water lines in the walls were provided for each future kitchenette. The wall framing was also designed to allow for the easy enlargement of the resident room entry doors.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

Brookside at Cross Keys was intentionally designed so that every aspect of the environment best serves its residents. The two entry doors to each household off Main Street are distinguishably themed to assist with wayfinding for visitors and residents. On the entry side from Main Street, special storage areas are designed into the theme for guests to store coats and bags outside the household, reducing anxiety of residents when they see visitors gathering

their belongings as they depart. From the interior of the household, these entries are disguised from the household commons areas by placing the door around two 90-degree bends and out of sight. The ceiling heights and light levels were also reduced. Proper solar orientation, daylighting, and barrier-free household design allow the residents to explore “freely” while being assisted by staff. Screen walls were designed at angles as open shelves, holding local memorabilia and knick-knacks and diverting views to the bedrooms. They also provide a visual cue from the bedroom to the living spaces and beyond to the courtyards, helping with wayfinding. The casework also screens the team room by incorporating glass panels behind the shelves, giving direct sight to all household living areas while maintaining privacy when needed for important phone calls to families and doctors, conducting documentation, and storing medication. The building maximizes the solar orientation for all common living spaces in each household. The enlarged windows in the resident rooms offer long views to the community. In the common spaces, clearstory windows and light coves offer reflected, diffused light throughout,

illuminating the lives of the residents and caregivers. Oversized windows offer continuous views to the memory garden at the center of the household, showcasing the changing scenery throughout the year. A tunable circadian lighting system is inconspicuously positioned in all common areas and provides residents with light therapy throughout the entire day.

**Challenges: What were the greatest design challenges?**

The greatest challenge included designing a fully functional, standalone building on the available site that maximize services, solar orientation, and space for a future phase. The building was up against a 100-year flood plain to the west and a property setback to the east. The design balanced the position of Brookside within the site to maximize the required area for a future building. The team ensured the site for the future building allows entry on one side. Brookside was positioned to the northern most part of the site and rotated to allow for proper solar orientation for all living spaces. A screen wall system was integrated into the rhythm of the front façade of the building, allowing services, building systems, and the main visitor entry to be in close proximity without distracting from the essence of the building. The floor elevation was raised to clear the flood plain, and the site grading entry and memory gardens were also raised to maximize outdoor space. Another challenge the team faced was balancing the operational efficiencies, connection of services, amenities, and programs for this level of care. This was achieved by incorporating a residential-scale garage with an integrated, larger raised eave to accommodate larger trucks and deliveries under cover while maintaining a residential look to the building.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

The owner team formed a memory care task force to identify critical elements to incorporate within the overall design. The design team met with the task force and key leadership to understand what they desired and needed in

the project and begin the innovative planning and design process. Cross Keys offered on-site dementia evaluations to the community, providing the team with data about community needs, desires, and key focus areas. The design team met on a regular basis with the leadership, memory care staff, and the environmental team who had ongoing communication with additional users, residents, and families. The team visited and met with staff from similar memory care communities in the region to study specific design elements that aligned with Cross Keys Village care models. The design team also completed several in-depth studies that allowed them to observe specific areas of design that can cause a memory care resident frustration, confusion, and disinterest. Residents were involved in discussions about the project from its inception. The site location changed as input from the community was carefully considered.

**Outreach: What off-site outreach services are offered to the greater community?**

When Cross Keys Village set a long-range organizational goal in 2014 to become a premier provider of memory care services and education, community outreach was an essential part of the plan. Today, the memory care team offers cutting-edge information and specialized training to other agencies, organizations, and congregations. The team also provides a comprehensive portfolio of support groups for the Cross Keys population and the greater community, aimed at individuals living with dementia and their caregivers serving 47 contacts per month. A groundbreaking Early Stage Support Group (and the ongoing Memory Café for group alumni) is fully booked shortly after it is offered every spring and fall. Cross Keys Village provides wide-ranging resources to affected individuals and has an innovative social media presence with followers from all parts of the country. Cross Keys Village participates regularly in advocacy efforts, a critical component for memory care awareness and funding at the local and state level.



**Sustainable features: What sustainable features had the greatest impact on the project’s design?**

The key sustainable features are improved indoor air quality, maximized daylighting, and conscientious choice of materials.

Our company designs all projects to meet a base LEED certification even if the client does not seek certification.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, support the mission/values of the design team, and improve the building for occupants.

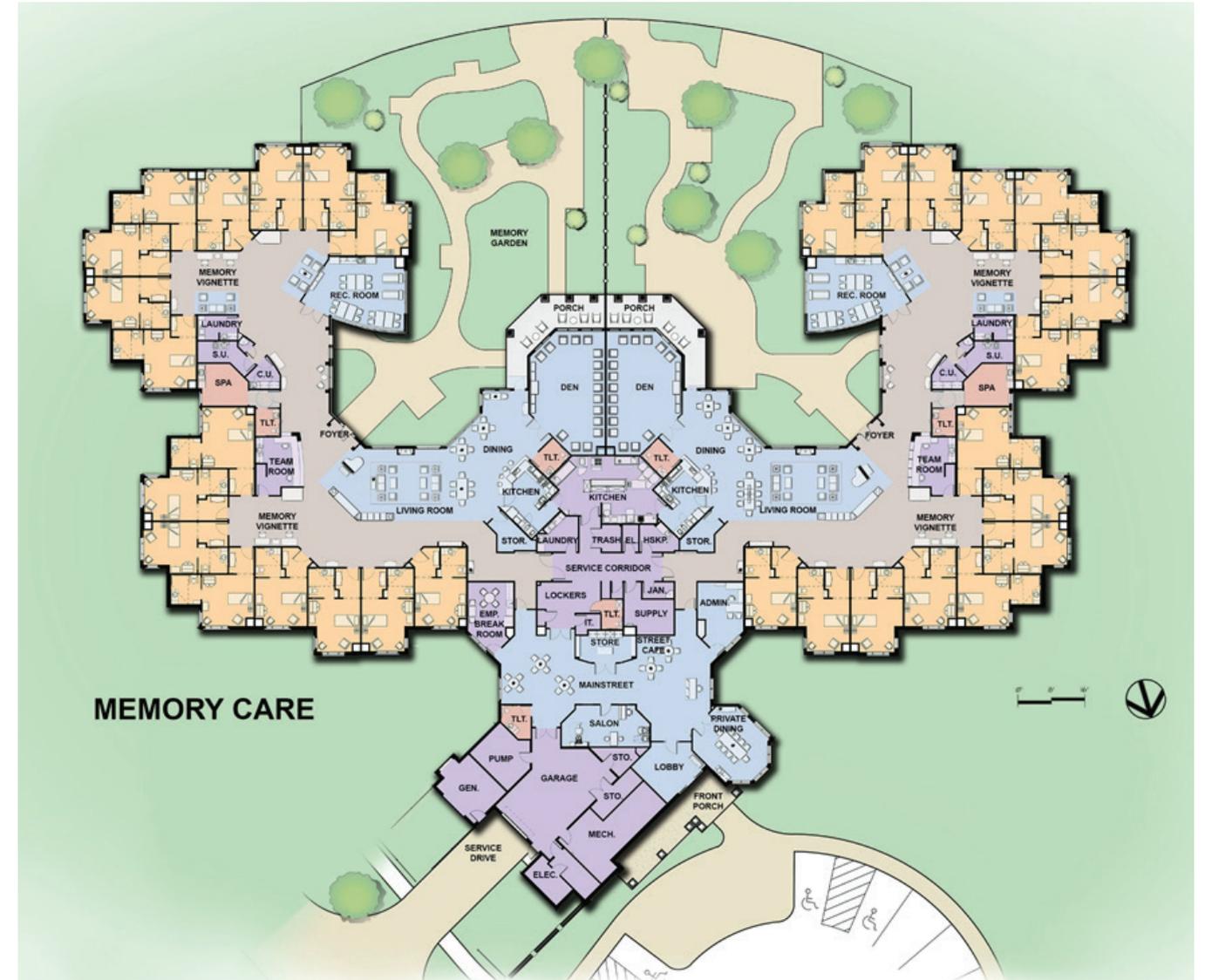
**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

In the two years that Brookside has been in operation, it has seen significant results in the daily engagement of residents

by incorporating the state-of-the-art software system It’s Never Too Late (IN2L). With its user-friendly technology and variety of program options, the entire team at Cross Keys Village uses this touch screen, interactive technology for group and one-on-one activities with residents. The IN2L system facilitates meaningful activities that help to stimulate, inspire, and capitalize on abilities and memories. Bedside motion sensors have been a highly effective technological addition to residents’ rooms. These sensors enable residents to independently, safely, and successfully go to the bathroom at night. As residents rise from bed and their feet come into contact with the floor, their bathroom is illuminated at a low lighting level that gradually increases.

**Jury comments**

Plan and layout are most striking because they have a clear open orientation toward amenities and outdoor space. Floor plans work well to establish interesting set of households facing toward the backyard. It strives to reduce walking space and is a strong household model. It offers a smart approach to providing stealth services. Large windows in



homes provides a lot of natural light. Great use of color concrete to reduce glare. Good investment in technology aimed at circadian rhythm. Attention to detail throughout, such as an entrance for visitors that is not disruptive to the residents.



# Hunt Community— Commons Renovations

Architect  
**EGA PC**

Location and owner  
**Nashua, New Hampshire/Hunt  
Community**

Facility type  
**Life plan community (2019)**

Target market  
**Middle/upper middle**

Site location  
**Urban**

Gross square footage, new construction  
**Not applicable**  
(additions: **5,537 sq. ft.**)

Gross square footage of the renovation/  
modernization involved in the project  
**32,598 sq. ft.**

Provider type  
**Non-sectarian nonprofit**

# Hunt Community— Commons Renovations

## Project description

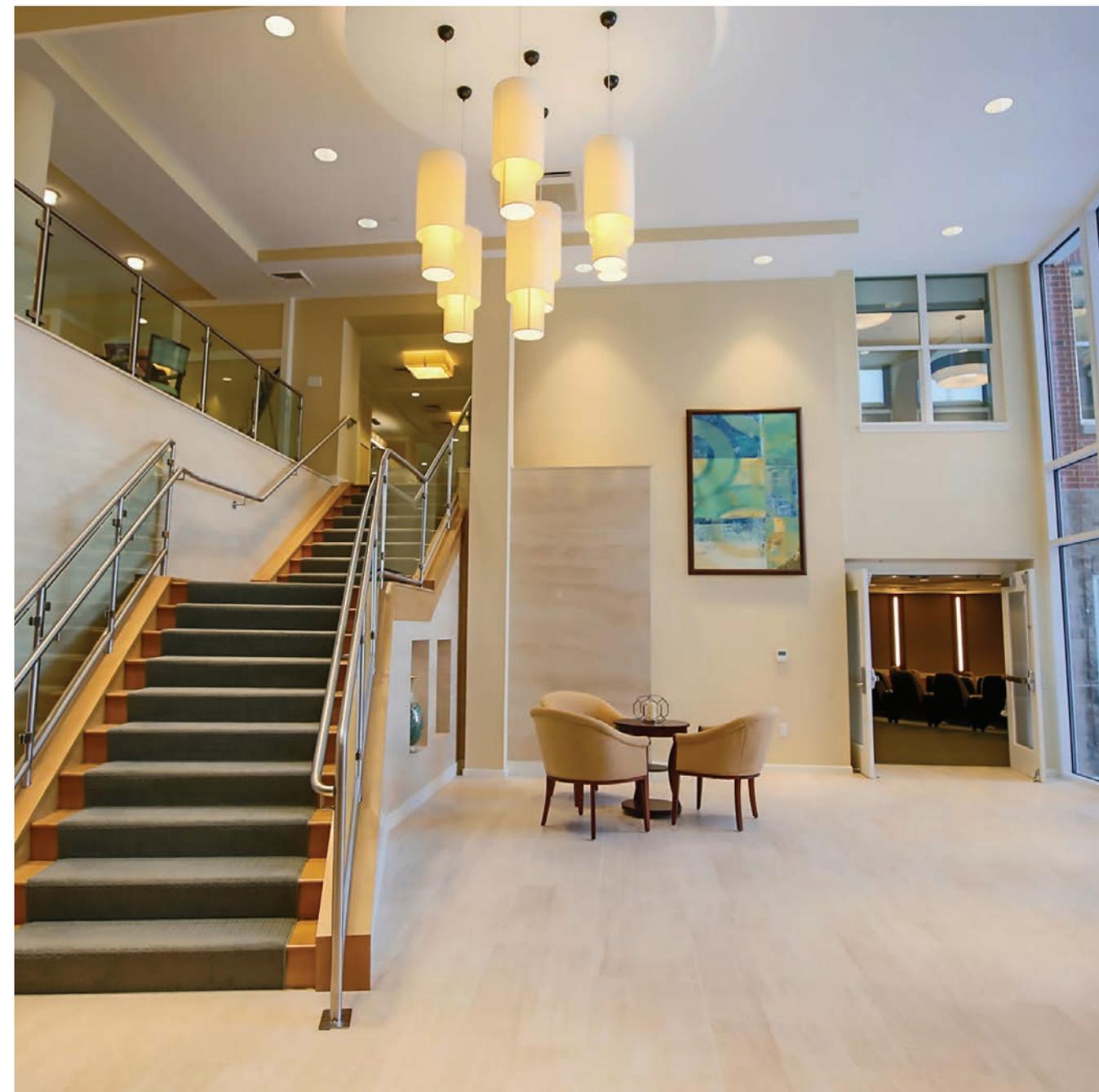
Hunt Community is a life plan community sited on 16 acres near downtown Nashua, New Hampshire. The campus developed over more than a century to include multiple buildings and types from different eras. Origins date back to the late 19th century with the John Hunt Home for aged men and couples in 1899, which was soon followed by the Mary Hunt building in 1925 for aged women. Expansion continued with the incorporation of Hunt Community and the construction of the Munroe Building in 1982. Construction of the Wallace Pavilion Health Care Center and Community Building followed in the 1990s, which served as the long-term care and main entry for the entire campus, respectively. This project was undertaken for several reasons:

- To significantly reorganize the previously decentralized commons, enhance the main entry, and modify the administration and marketing suites, all to reconnect the community in one central location.
- To improve the resident experience by improving the exterior gardens and adding a large balcony.
- To provide a more modern and cohesive feel throughout the community.
- To provide a sense of arrival and place at the main entry and lobby.

The project scope includes new additions—a meeting room, theater, two-story atrium, and egress stair tower to make the interior expansion feasible. The interior renovation work involved reorganization of the administration and marketing suites; expansion of the main lobby, including a new café and lounge; renovation work to all interior residential corridors; and new HVAC systems throughout. Exterior work involved new siding, paint, and storefronts to improve the curb appeal of the facility. All exterior gardens and courtyards were completely redesigned to integrate the interior with the exterior. The construction work was all undertaken in a fully occupied building with minimal disruption to residents, staff, and visitors.

## Project goals: What were the major goals?

- Create an integrated and cohesive commons. The campus as it existed developed over a century without any sort of master plan. One of the consequences of that development was a lack of cohesion in the commons, with parts of the commons scattered across multiple buildings and on multiple floors. Example: the existing main entry was dominated by administrative uses. The closest common areas to that entry were down two separate corridors. The main commons (dining, cafe, and library) were two floors above that with elevator access not immediately apparent. The revised





commons brings you very directly into a new lobby/ lounge and meeting room, with a two-story atrium space that connects visually and directly to a new theater and exercise and activities areas on the floor below.

- Upgrade and modernize the amenities. This was an old campus with modest commons offerings in need of newer amenities that could appeal to the current market. For example, the project added a new large meeting room, new theater, and significantly expanded exercise and activity areas—all interconnected and centrally located.
- Improve curb appeal and modernize the image of a well-known “old folks home.” For example, the addition is modern while also respecting the adjacent buildings that it ties together. The hardscape at the main entry was replaced and improved and the building exterior facades were improved to restore the historic grandeur.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

- The two-story addition and adjacent exterior courtyard was developed to connect and restore natural light to what were previously basement spaces. Because of the scale of the addition and the new courtyard, these spaces no longer feel like “basements.”
- The two-story addition includes an atrium space with grand stair that provides a visual and spatial connection between the common areas located on the two floors. Previously, the common areas were completely isolated. The atrium space also provides a large amount of natural light into what were previously subterranean spaces.

**Challenges: What were the greatest design challenges?**

- Bringing the commons to the front door. This was addressed by moving the spaces that didn’t need to have a place of importance and relocating them to secondary areas. Mainly this involved relocating secondary administrative spaces. Locating the new commons addition at this location also created a sort of gravity, clearly indicating that this was now the hub of activity.
- Making the “remote” commons feel close and connected. This was addressed by creating a two-story connector between the commons on separate floors. This direct and visual connection ties together the primary commons elements other than dining, and also enhances the quality of the spaces that were previously in the basement, while establishing an outdoor connection and allowing natural light into those previously subterranean spaces.
- Making a “stodgy” life plan community feel modern and vibrant. Hunt Community was developed in several earlier eras and as such was lacking the sorts of amenities that are expected in current projects. It also had not had an interiors update in a long time. So, adding those amenities and using respectful but contemporary forms and finishes in new and existing commons areas went a long way toward realigning the impression of the entire community.
- Making all of the improvements in a fully occupied building. This occurred primarily through a carefully coordinated relationship with the owner, general contractor, and architect. The project was undertaken in multiple phases, with the new spaces serving as swing spaces that allowed the existing spaces to be renovated and reestablished as part of a cohesive whole.
- Creating an open and connected space across multiple floors in an unforgiving concrete structure. This was



mostly accomplished through a two-story addition built outside the existing envelope but requiring extensive shoring and underpinning of the existing because of their proximity. All of the new addition work occurred in a tight existing courtyard.

**Outreach: What off-site outreach services are offered to the greater community?**

The client has a program that acts as a sort of “virtual life plan community.” It’s a means of creating a waiting list while also providing services to those seniors not yet living on the campus. Prior to the opening of the renovated commons, it was extremely rare that people who were part of this service came to the campus, but since it has opened, they now regularly take part in activities and programs and generally make use of the amenities. The new commons has provided incentive for this previously unengaged portion of the clientele to become part of the life of the campus. There was no expectation during the development of the project that this would be the result. In addition, the client encourages use of the spaces, particularly the meeting room

and theater, by the normal sorts of outside groups (Rotary, etc.). It is also used by the local nursing school, which lacks space large enough for its purposes.

**Sustainable features: What sustainable features had the greatest impact on the project’s design?**

The key sustainable feature is maximized daylighting.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivation for including sustainable design was to improve the building for occupants.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

The existing campus was constructed in eras when sustainable features weren’t part of the discourse or considered desirable. Because the project was a small addition to a larger campus, the impact of overall sustainability will be minor but relevant. Working in existing



AFTER



BEFORE

buildings from the time periods that the campus includes is always a challenge because of what is possible. This project wasn’t seen as a vehicle for large-scale improvements to the existing campus, but an incremental step toward making the campus viable for another century to come.

**Jury comments**

This is a relatively small project that creates a big impact on the campus. The jury felt that the strength of this submission was in the plan itself. The design team was able to utilize a small pocket of land that was tucked between existing buildings, along with the repurposing of some

existing spaces, in order to create a focal point for the life of the campus. Careful attention was paid to grading, and a lower courtyard was created to bring natural light into the building. It was noted that the design team incorporated different opportunities to connect indoor and outdoor spaces in a meaningful way. The result of the effort was to provide vibrant and centralized activity/community spaces for residents. Appreciation was noted for the effort to utilize a modest project like this as an opportunity to reposition the community and keep it marketable with the addition of desirable amenity spaces.



# Oak Trace Senior Living Community

Architect  
**SAS Architects & Planners, LLC**

Location and owner  
**Downers Grove, Illinois/Lifespace  
Communities**

Facility type  
**Assisted living; assisted living  
dementia/memory support; long-term  
skilled nursing; short-term  
rehab (2019)**

Target market  
**Middle/upper middle**

Site location  
**Suburban**

Gross square footage, new construction  
**528,000 sq. ft.**

Gross square footage of the renovation/  
modernization involved in the project  
**20,000 sq. ft.**

Provider type  
**Non-sectarian nonprofit**

# Oak Trace Senior Living Community

## Project description

Oak Trace is a 50-year-old continuing care retirement community (CCRC) that has earned a reputation for excellence in quality senior living. As an organization committed to reinvesting in its communities, the owners commissioned a market feasibility study to learn more about the needs of today's senior population and ascertain the level of demand for their services. The newly designed center offers assisted living, memory care, skilled nursing care, and an in-home dialysis center. Recently completed, the Health & Wellness Center features a welcoming, two-story canopied front entryway that enhances wayfinding.

This community houses 66 assisted living apartments; 28 memory care suites; 102 skilled nursing suites; a rehabilitation center with on-site physical, speech, and occupational therapy; an inpatient dialysis center; and a fitness center. Warm colors and interior detailing grace the "small home" design of the skilled nursing and memory care neighborhoods, offering privacy and views of interconnected common spaces. The direct connection to common spaces helps to alleviate anxiety about a skilled nursing and memory care facility by creating a more vibrant and energetic home setting. The skilled nursing and memory care suites enjoy large windows that enhance daylighting, warm the corridors

and common spaces, and frame a view of the courtyard. Interior common spaces are situated around an outdoor, wandering garden that encourages memory care residents to walk along its safe, understandable path.

Oak Trace and the design team further imagined a community where couples and friends with varying needs could age gracefully together. This led to the thoughtful design of a new, modern independent living building with connectivity to the Healthcare Center and existing independent living building.

## Project goals: What were the major goals?

To create an inclusive senior living community that meets present and future needs of today's seniors. The key to achieving inclusivity was the design of a new Healthcare Center with levels of support to meet the needs of today's active seniors. Building connectivity into the overall design inspires a sense of community among residents with differing levels of independence. The physical connection, uniformity of colors and finishes, and daylighting make the environment feel like a home where people embrace differences in physical and cognitive abilities. People who feel comfortably embraced by a community are more likely to participate in its offerings. The design team and owners envisioned a design for the assisted living apartments that mimics that of the independent living apartments. Assisted living residents experience luxury reminiscent of a



fine hotel. An open floor plan, exquisite detailing, and shared views to a central courtyard spur engagement between the two populations.

The design of the Healthcare Center promotes health and wellness for skilled and memory care residents in a “small house” design with comfortably scaled neighborhoods at each level of care. Resident suites are surrounded by common areas, expansive windows, natural day lighting, and scenic views. A secure, looping memory garden surrounds the common spaces, providing a safe, understandable walking path for memory care residents. The assisted living apartments feature well-appointed finishes and detailing that closely align with the décor of the independent living apartments. These touches are meant to engender the pride and independence of home. Each building’s public spaces and circulation surround a new landscaped quad that provides enhanced day lighting and a central focal point for wayfinding throughout campus. This connectivity of public spaces throughout all the buildings around a large central quad, combined with lush landscaping and walking paths, blurs the perceptual barriers between levels of care and assists in community development. This bright and appealing “home-like” environment was achieved throughout the campus with quality interior finishes, warm colors, and natural lighting. Well-appointed common spaces include a two-story dining and great room, a sculptural fireplace with built-in millwork and display shelves, an expansive library, restaurant-style dining, and a multipurpose room to inspire people to feed their bodies, minds, and spirits.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

The design team created a two-story great room and dining room to create magnificence in the assisted living common areas. A four-sided sculptural fireplace features three sides devoted to separating the great room from the dining room without obscuring the view from one room to the other. The forward-facing part of the fireplace is axially aligned with the entrance into the Healthcare Center. The fourth side is the posterior of the fireplace. On axis with the phase II link, it features a shelving unit with colorful tile, graceful lighting, and tasteful decor to welcome independent living residents as they enter the Healthcare Center. Quality acoustics within the two-story great room were developed through acoustical plaster treatments on the ceiling and acoustical panels on the walls. The Health and Wellness Center on the second floor of the assisted living commons features amenities such as PT, OT, and a fitness center complete with a yoga studio. Of community significance is the back-lit stained glass in the multipurpose room. This nostalgic remnant was salvaged from the old health center, providing a nod to the history of Oak Trace.

**Challenges: What were the greatest design challenges?**

Phasing the project and ensuing construction while limiting disruption to the lives of residents was a challenge. Phase I provided a new Healthcare Center to replace the existing outdated facility. The second phase will demolish the existing Healthcare Center to make room for the new independent living building, which ultimately connects the existing independent living building to the new Healthcare Center.

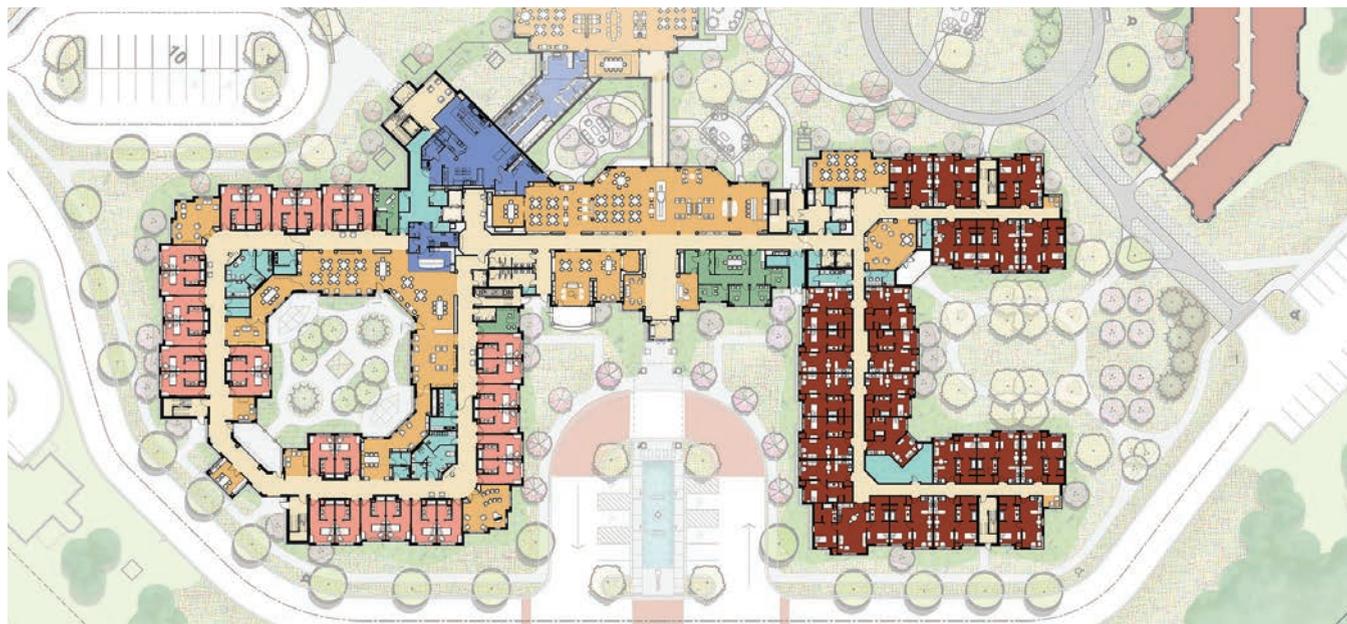
Within the Healthcare Center, combining different levels of care, occupancy types, and construction types within



one continuous building was a challenge. Careful attention was paid to the building codes to ensure code compliance. Breaking down the density of units while meeting the code required creating back-of-house spaces without an institutional scale. This challenge was addressed by dividing each floor into two neighborhoods surrounded by common areas and natural daylighting. The common spaces were designed as open floor plans surrounding the central wandering garden to offer natural daylight and serene views for the resident units. The continuous loop of common spaces also created challenges in meeting code requirements. To address this challenge, the back-of-house space are clustered within the center of each neighborhood to maximize exposure of the common spaces to natural light and minimize disruption to the continuity of common spaces.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

The use of virtual reality software throughout the design process enabled the owners to visualize campus renovations in real time. Both architects and interior designers employed virtual reality software to showcase every design intention. Designers were able to alter materials, ceiling heights, and window locations in real time, which helped architects in the design of the spaces. Virtual reality also assisted the owner and developers to visualize the design intentions early in the design process in order to expedite and streamline the marketing and sales process. BIM modeling assisted in preconstruction estimating and construction coordination. Contractors utilized our models to clarify the scope of the project and gather accurate pricing information. The 3D models were further utilized to coordinate between the trades to reduce conflicts and potential for change orders.



**Outreach: What off-site outreach services are offered to the greater community?**

The physical and occupational (PT/OT) gym was designed for the residents of Oak Trace as well as for outpatient use. This state-of-the-art gym features a grand, two-story private entrance and parking lot for outpatient residents, so they do not have to access it through the skilled nursing facility. The PT/OT space utilizes the latest therapy equipment to provide rehabilitation services for those who suffer mental or physical ailments. Typically, this physical and occupational therapy gym will serve between 16–20 members of the surrounding community per month.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

The key sustainable features are energy efficiency, improved indoor air quality, and maximized daylighting.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to make a contribution to the greater community, lower operational costs, and improve the building for occupants.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

The cost implications of sustainable materials and design team integration into the overall building systems were two challenges in the design process.

**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

Wanderguard technology monitors residents who are more prone to elopement by monitoring when they leave the building. Residents who are more prone to elopement are required to wear pendants that will activate an alarm



at the nurse's stations to notify staff if they leave a neighborhood exit.

Wireless and wired nurse call devices are designed within each level of care to notify the nursing staff in the event of a fall or if a resident needs assistance. These devices are actuated at each nurse station and on tablets carried by the nursing staff to ensure that each resident has a method of communication with their nurses.

**Jury comments**

This project represents a significant repositioning and expansion of an existing community in a manner that makes it fresh and inviting. Again, the jury felt that the strength is in the plan, as the designers utilized skillful phasing on a tight site in order to create a new resident experience. The design of the new healthcare households incorporates lots of natural light and keeps a centralized courtyard as the central focus as a means to connect the inside with the outdoors. The incorporation of services such as dialysis creates opportunities to serve the larger community. There is a good proportion of resident to activity space, and the

hospitality focus of the interior design makes each space unique and engaging. It was apparent that attention was paid to providing lots of natural daylight and bright interiors. Independent living apartments appear to be well designed with the user in mind.



## Warwick Woodlands

Architect  
**RLPS Architects**

Location and owner  
**Lititz, Pennsylvania/Moravian Manor**

Facility type  
**Not applicable (2019)**

Target market  
**Middle/upper middle**

Site location  
**Suburban**

Gross square footage, new construction  
**384,270 sq. ft.**

Provider type  
**Faith-based nonprofit**

# Warwick Woodlands

## Project description

Since its founding in 1975, Moravian Manor has operated under the premise of blending seamlessly into the surrounding town rather than creating its own insular community. The uniquely appealing downtown location became a challenge as the community has thrived over the years and needed room to grow. The purchase of a nearby 72-acre former nursery paved the way for the Warwick Woodlands community. The design of Warwick Woodlands reflects traditional neighborhood development (TND) principles, including varied types of housing, courtyards and public spaces, easy access to nearby downtown amenities, and a network of pedestrian-friendly streets and sidewalks with direct connection to the Lititz Borough sidewalk and trail network. Garages for many of the homes are accessed via alleys to maintain a pedestrian-friendly street front. Phase I includes 10 freestanding two-story townhomes, 70 duplex carriage homes, and The Woods Building comprised of 56 apartments, The Owl's Nest Bistro, Fireside Lounge, and Hall of Fame billiards and game room. The bistro is open to the public for all meals. Located within easy walking distance from Moravian Manor, the new independent living community appeals to active seniors who want easy access to the amenities of the nearby Moravian Manor life plan community as well as the surrounding town. Membership to the Lititz Rec Center across the street is included in the monthly fee, and the thriving

town's Main Street shops and services are just a few blocks away. Later phases are slated to include additional housing and expanded community spaces as well as leased office spaces along the main street front.

## Project goals: What were the major goals?

Taking advantage of downtown amenities: Moravian Manor differentiates itself as a community within a community and values its partnerships with local businesses. Warwick Woodlands offers limited on-site amenities with the intention that its active adult residents will avail themselves of the many resources nearby. All residents receive membership at the Lititz Recreation Center. Everything else, such as dining and housecleaning, is a la carte so that residents can choose the specific services that fit their lifestyle. Residents have easy access to Moravian Manor's services and amenities and are steps away from the thriving town's network of shops, restaurants, services, and unique events such as the annual Chocolate Walk. About half a mile from the site, Lititz Springs Park hosts a wide range of performances and special events throughout the year, including an annual fireworks display that residents can view from The Woods apartment building rooftop.

Responding to local conditions: A design priority was creating a traditional neighborhood development that complements the historical context of the surrounding downtown. The community character reflects the design goals





of the Lititz/Warwick joint strategic comprehensive plan, which seeks to preserve and enhance the predominant characteristics of the region. The design team collaborated with Lititz Borough staff and building officials to create a new neighborhood that architecturally and dimensionally emulates the town vernacular, including a higher density consistent with the spatial relationship between existing homes. The varied color palette and building materials used on the carriage and townhomes reflect the existing community vernacular and provide urban design authenticity with no duplicate materials combinations among the 80 residences. To reinforce the residential scale, the building facade of The Woods apartments takes on the appearance of interconnected buildings along the town's streetscape. Landscaped medians further enhance the main streetscape while aiding in traffic calming since the final phase will connect two major arteries running through the town.

**Aging in Place:** The owner was committed to a marketable mix of housing types that provide desirable living amenities and flexibility to allow for aging in place. The two-story townhomes and carriage homes were carefully planned so that residents could live very comfortably on the first floor with second floors functioning as a bonus area for a guest bedroom, game room, office, or hobby area. Both townhome models and one of the carriage home models were also designed with an elevator shaft to provide the option of a residential elevator. The apartment homes provide easy access to dining and underground parking. Prospective residents were clear that they did not wish to live in a home where accessibility features were apparent. Therefore, wider doorway clearances and similar measures, such as extra blocking in showers, allow for future accommodations as needed. Comfort-height toilets and zero-threshold showers

are included, but grab bars are offered as an optional item that can be added later as needed due to the extra blocking already in place.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

A key aspect of this expansion project is extending Sixth Street in a manner that maintains the existing town vernacular. The carriage homes along the street have "dual front doors" with front porches and sidewalk access on the street side and garages and vehicle access on the opposite alley side. Covered, connected parking, typical to a traditional residence, was a priority for prospective residents. The "dual front door" design solution blends the new community into the streetscape while responding to the expectations of the target market. Likewise, The Woods apartment building has dual front doors with community access along the main street and a covered entrance for residents and their guests on the opposite site. The building is positioned along the Sixth Street extension with underground parking access and surface parking spaces tucked behind the building. The owner needed to expand its independent housing options for active seniors who are not necessarily interested in downsizing. The most important feature for the townhomes and carriage homes was creating spacious, open floor plan residences that allow for first-floor living but provide ample space for amenities found in traditional residences. This includes the second-floor "bonus space," which can be accessed via a residential elevator option in some of the units. A secondary feature was providing ample outdoor connections through porches and patios. Carriage homes also include sunroom options for year-round enjoyment.

**Challenges: What were the greatest design challenges?**

The planning and approval process included a series of meetings with Lititz Borough staff and officials, the Zoning Hearing Board, and the Planning Commission and Council. Meeting attendees included Moravian and Lititz Borough residents, borough officials and staff, emergency service representatives, and other community stakeholders. The final traditional neighborhood design concepts are consistent with a progressive development approach that meets long-term Lititz objectives. However, these goals had to be balanced against resident expectations. For instance, alley-loaded garages were a selling point with the borough, but a number of street-loaded garages were included as well based on prospective resident focus group results and the initial marketing efforts. Maximum setback standards in Lititz Borough significantly limited space between the homes, requiring landscape screening strategies to maintain the desired aesthetic. Phase I also included a community pavilion to accommodate larger gatherings than the modestly sized private patios that could be achieved within the site constraints. Ground-level patios in The Woods apartment building helped to maintain maximum setback constraints while allowing for the desired building undulations to break down its perceived scale along the street front. The initial master plan for Warwick Woodlands was completed in 2002, but by the time the property purchase was finalized, the country was in a recession, which resulted in the plans being tabled until 2011. Based on an updated market feasibility study and more cautious board response, an alternate multi-phased approach was implemented. The design team developed a phase I concept that supplied adequate density to support initial infrastructure costs and create the desired aesthetic of a traditional neighborhood rather than an in-progress

traditional development. Connections to community services, such as Lititz Rec Center membership, allowed the modestly sized bistro and lounge/game room to be the only common spaces in the initial phase, supplemented by outdoor amenities including the roof deck and an open-air pavilion. Toward the end of the design documentation process, the owner requested that we explore the potential for adding a rooftop amenity to The Woods apartment building, which had been designed with a gable roof. The end result was nestling a flat roof area between two gables at the main street corner for easy access from the building lobby and views in multiple directions, including Lititz Spring Park and the annual fireworks display. This required mechanical equipment screening not only for the rooftop venue, but also acknowledging that there is no “back door” for the building.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

The design team, including the owner, architect, and civil engineer, met extensively with local officials to discuss how the Warwick Woodlands community would support the goals of the Lititz-Warwick Joint Strategic Comprehensive Plan, including the borough’s objectives to maintain the historical integrity of the town. Presentations incorporating concept images and street-view renderings conveyed the design objective to seamlessly expand independent living within the community. The goal of strengthening connections to the town, rather than creating the more typical inward-focused campus, resulted in a number of measures to blend the new homes into the existing context. The owner also held a series of focus groups to verify market demand for this type of upscale product. The focus



groups, in addition to education sessions provided by the architect, helped identify current trends and consumer expectations related to housing for active adults.

**Sustainable features: What sustainable features had the greatest impact on the project’s design?**

The key sustainable features are site selection, water efficiency, and maximized daylighting.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, lower operational costs, and improve the building for occupants.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

Stormwater management is often a challenge with this type of downtown property. The site is a tributary to the Lititz Run Watershed (WWF), which has impairments from urban

runoff/storm sewers. The total site impervious coverage was kept below the allowable zoning requirements and as many existing trees as feasible around the perimeter of the site were conserved. Stormwater management requirements for the site, when fully built out, will be achieved through a combination of extended detention facilities, bio-filtration facilities, and bio-retention facilities.

**Jury comments**

This project provides a nice connection to the neighborhood. It’s also an extension of the existing neighborhood and maintains its character. Provides opportunities to adult children. The design is much more contemporary, (i.e., good design for everyone). Makes good use of local amenities in the surrounding town.



## Wellness & Community Center at Brethren Care Village

Architect  
**RDL Architects**

Location and owner  
**Ashland, Ohio/Brethren Care Inc.**

Facility type  
**Independent living; assisted living; nursing care; memory care (2018)**

Target market  
**Middle/upper middle**

Site location  
**Suburban**

Gross square footage, new construction  
**40,687 sq. ft.**

Provider type  
**Faith-based nonprofit**

# Wellness & Community Center at Brethren Care Village

## Project description

The Wellness Community Center at Brethren Care Village was born out of a desire to provide a center for healthy living that would not only engage the greater community through membership and opportunity for public gatherings, but also serve as a new front door and amenity for existing residents of an established life plan community. The existing community (not included in the scope of work) includes 26 independent living (IL) cottages, 140 assisted living/IL suites, 99 nursing suites, and 15 memory care suites. The new 40,000-square-foot Wellness Center includes a bistro and pub, exhibition cooking space, offices, a chapel, an indoor warm-water therapy pool and locker rooms, a fitness center, outpatient therapy, yoga, and an event center. Twelve one- and two-bedroom apartments are located on the upper floor, served by a privately located elevator entrance.

## Project goals: What were the major goals?

The owner's primary goal for development of the new Wellness Center was to encourage a healthy lifestyle for the existing residents as well as the surrounding community. Dedicated to their motto of "Live Well ~ Age Well," the client wished to remove any barriers to active engagement. Believing that uncertainty of the unknown will often lead to a person's reluctance to participate in activities, the owner hoped to create a setting that would

stimulate social interaction among many different groups of people and programs so that participation becomes part of the routine of daily life. In order to accomplish this, amenities were desired that would enhance and contribute to all eight dimensions of wellness: social, physical, occupational, spiritual, emotional, intellectual, financial, and environmental. An architectural program that would allow for the dimensions to be intricately woven together included a bistro and pub, a fitness center, outpatient therapy, an indoor warm-water therapy pool and locker rooms, massage therapy, yoga, a chapel, and an event center for lifelong learning. Understanding that environmental wellness can often directly affect the health of all of these other dimensions, the owner was adamant that the design allow for both an abundance of natural light and visual connections to outdoor spaces to enhance wayfinding and the legibility of the building. The design solution introduced a "social courtyard" to the program, and this became the central organizing element of the building. This courtyard not only contributes an abundance of daylight, but also helps in wayfinding by providing unique visual vantage points as well as visual connections to all of the different dimensions of wellness. These visual connections are crucial to encouraging







community's entry drive. The bistro's outdoor seating terrace provides a vibrant focal point at this entry and a large glass operable wall creates a welcoming invitation to visitors. The pool building was located at the other side of the entry; it's prominent massing helps create interest and intrigue upon entering the community. Locating the new second-floor apartments to the northwest portion of the site was key to allowing for separation of the taller portion of the building from the existing resident windows while also presenting a more residential image at the main roads and providing proximity to parking for new residents. This decision also provided the opportunity to connect the second floor of the new building with the second-floor residential wing of the existing building, ensuring convenience of use by existing residents as well as inclusiveness of new residents into the existing community. By locating the Event Center at the center of the new complex, food could be conveniently delivered via a service corridor to cater large gatherings without disrupting residents, and residents could access the Wellness Center through a public corridor by the new pool.

The location of this Event Center was also key to solving the desire for privacy in existing outdoor spaces while still providing a social courtyard for community-wide events. With the creation of the new social courtyard, the existing outdoor space adjacent to the existing assisted living residence could remain viewable from the Event Center but semi-private in use. The two resulting courtyards set the stage for development of a vibrant indoor walking path with abundant natural light that connects all of the varied activities.

**Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

Staff conducted tours of existing wellness centers to aid in development of priorities. Design workshops, which included both staff and architects, were conducted to address adjacency needs and target site solutions.

**Outreach: What off-site outreach services are offered to the greater community?**

Spiritual life is offered to the community through the Chapel. The Event Center is utilized for continuing education, graduation parties, ballroom dancing, higher education through Ashland University, as well as weddings, bar mitzvah events, social committee meetings, etc. Outpatient services are provided in both the fitness and therapy center and at the warm-water therapy pool. The community now has a bistro with healthy meal options as well as a pub for spirits and socialization.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

The key sustainable features are energy efficiency and maximized daylighting.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, make a contribution to the greater community, and improve the building for occupants.

**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

State-of-the-art equipment was incorporated in the fitness center for the benefit of all residents and members. This includes Precor incumbent bikes, elliptical trainers, treadmills, climbers, additional cross-trainers, and free-weight stations.

**Jury comments**

The Wellness and Community Center is an addition to a life-care community. The goal was to create a place that entices both residents and community—as well as community caregivers and employees. The well-thought-out design maximizes activation of the spaces. Believing that uncertainty of the unknown will often lead to a person's reluctance to participate in activities, designers hoped to create a setting that would stimulate social interaction among many different groups of people and programs so that participation becomes part of the routine of daily life. This became the central organizing element of the building. The amenities spaces are successfully put together, creating vibrancy and bringing in the community to make better connections. Central courtyard is an organizer, biggest activity area or front door. The plan is nicely done.

PROJECTS & AWARDS  
**PLANNING PROJECTS**

Planning/concept design projects—Unbuilt projects



## Encore Mid-City

Architect  
**Hord Coplan Macht**

Location and owner  
**Huntsville, Alabama/Compass  
Real Estate**

Facility type  
**Independent living (2021)**

Target market  
**Middle/upper middle**

Site location  
**Urban**

Gross square footage, new  
construction  
**320,000 sq. ft.**

Provider type  
**For-profit**

MERIT AWARD

# Encore Mid-City

## Project description

Encore is a pilot independent living project for Compass Realty. It is the prototype for a series of projects that seek to broaden the options for potential independent living residents. It captures aspects of the urban lifestyle associated with millennials and adapts them to the senior living market. Mid-City is a walkable 100-acre town center containing 350,000 square feet of retail, 200,000 square feet of office, 1,000 residential units, and extensive outdoor recreation amenities. The project occupies a four-acre block within the larger Mid-City new urbanist redevelopment project in Huntsville, Alabama. Encore includes two buildings that are five and six stories high with 232 independent apartments, a restaurant complex, an art gallery and adjacent art studio space, wellness spaces, other commons spaces, and a substantial indoor aquaponic farm. There is also an urgent care clinic on the south side of the building. Surface parking on the south half of the site and progressive rules regarding on-street parking allowed the owner to preserve the south half of the site for a potential future phase. The dining and art gallery/studio space are open to the public as well as serve the residents. Additionally, these spaces provide in-house opportunities for community interaction. A large, fully enclosed courtyard with a pool, wellness spaces, a top-floor party room and deck, and other amenities provide residents with

spaces for their use that are not open to the general public. The project will be surrounded by the retail, dining, and recreational options of the rest of Mid-City, providing a rich set of destinations and amenities reachable on foot. Units include a variety of types, most of which are two bedroom. Their layout draws on our firm's experience designing for the urban multifamily market. Kitchens are not only open to the main living space but are fully integrated into it with a large multifunction table in lieu of a peninsula or kitchen island. Details like this allow modest-size units to "live bigger" than standard senior living units.

## Project goals: What were the major goals?

The goal was to design a prototype for a series of independent living communities located in urban areas. The Encore is intended to give seniors looking for a healthy, intellectually stimulating, and community-engaged lifestyle a different living option from those currently available. In addition, the owner wants to provide a place for seniors to live that is as interesting and forward looking as signature apartment projects designed for younger people. One of the central but intangible issues of aging is the slow loss of dignity that can accompany it. The client wants the residents of Encore to know that they are living as rich and varied a lifestyle as their children and grandchildren who have been moving into revitalized city centers. At the same time,





it is critical that the specific needs and concerns related to growing older are carefully addressed. The goal was addressed through the following resident programs.

**Community integration:** Residents will have access to the substantial retail, social, entertainment, and recreational amenities that Mid-City will offer. Dedicated bike paths and wide walkways link residents to nearby activities. They will be able to participate in clubs and sporting events and will have varied opportunities to volunteer, all without using a car. Being out and about will bring them into contact with the community in general.

**Food:** Dining is a critical feature of independent living, and Encore will include a dining allowance in the monthly rent. There will be an upscale Mediterranean restaurant, a more casual bistro featuring healthier takes on traditional Southern food, a coffee shop, and a large second-floor bar with healthy bar food. All these restaurants will be open to the public and run by a well-known Atlanta restaurateur in such a way that residents of Mid-City will think of them as normal venues. To ensure the food is healthy, many of the ingredients will be produced in the building in an aquaponic farm.

**Art:** Encore will include a dedicated, 2,000-square-foot art gallery that will serve all of Mid-City and a 2,000-square-foot studio space on a mezzanine. The art facilities at Encore will be much more expansive than those found even in very large CCRCs and are intended to draw creative prospective residents to the community design. The building itself is anchored at either end with very carefully proportioned context buildings like the brick mills and warehouses historically found in Huntsville. In-between the two brick end blocks, a sleek and contemporary wing juts at an angle.

This modern intrusion creates a dynamic funnel-shaped public space that is crossed by a high, single-loaded bridge. The design was developed to achieve signature spaces like those found in memorable market-rate, urban apartments. The attention to design will be evident to residents and bolster the sense that they are living in an environment where design counts and looks forward, unlike the Southern plantation style of the two local CCRCs.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

The restaurants at Encore will feature fresh ingredients grown in-house in an intensive aquaponic farm located steps away from the kitchen. These farms will use both natural and artificial light, which greatly increases the yield. The vegetables and seafood produced in this farm will have no pesticides or other contaminants involved in their production and will be in the freshest possible condition. The restaurants' menus have been carefully paired to work with local farm production.

The wings containing the commons program employ two-story concrete podiums topped by four stories of Type 5 wood construction. This combination allows cost-effective construction for the residential portions while allowing effortless double-height spaces and exposed structure in the amenity spaces. The Huntsville building authorities ended up allowing the use of IBC 2015 for Encore since they haven't formally adopted an edition of IBC that allows podium construction. This construction type is not uncommon in many parts of the country, but its use as an exposed aesthetic device is unusual in senior living. The unit plans borrow features from our multifamily work, including L-shaped kitchens with built-in "family tables"



that serve several functions, including extra kitchen counter space, dining space, and a general work surface. This design approach erases the line between kitchen and great room and allows the kitchen to become fully functioning living space.

By locating Encore in a purpose-designed city center redevelopment, Compass gave itself the luxury of all of the advantages of an urban lifestyle without the normal challenges. Given that this is the pilot project of a new range of similar communities, it made sense to eliminate some of the variables for the trial run of the base concept. Most of Mid-City will be complete by the time Encore opens. The residents will be able to reach all of the amenities without a car either by walking or using a bicycle on the comprehensive network of stand-alone bike routes. They will have a choice of roughly 30 restaurants, some of which will have an exchange program honoring Encore residents' dining balance program. The intention is that future iterations of the Encore concept will be located in existing downtown locations where conditions are conducive for this type of project.

#### **Challenges: What were the greatest design challenges?**

A basic design challenge was the fact that owner did not want to build a standard independent living community. Our firm's extensive experience with this building type became a liability at times, as the design team tried to develop a new model without being certain of the program or exactly what the end result would be. Programming the common space was the primary challenge because the owner wanted to put large amounts of area into spaces that wouldn't exist in normal project, like the aquaponic farm and gallery, and make spaces like the art studio much larger than normal. Now that the project has coalesced, we can say that the uncomfortable uncertainty was worth it because something new was created. Part of the solution on our end was to let go of our sense that we needed to save the owner from straying too far from senior living industry conventional wisdom. The owner was new to senior living but is a very experienced developer. In retrospect, we could have saved time and energy had we pushed back less in the beginning.



The basic concept for the exterior massing came very early in the design process, but the façade expression took a long time to resolve. The building is over 400-feet long and mostly flat, so scale was an issue. The diagonal break at the access courtyard helped with this in theory, but repeated efforts to design a consistent contemporary skin were not successful. The angled wing jutting out of the long, flat façade made the building look jumbled on its most important face. The concept that broke the impasse was to treat the rectilinear parts of the building as simple masonry structures reminiscent of old Huntsville warehouses while retaining the contemporary vocabulary in the angled portion. The angled middle wing of the structure became a more dynamic object building inserted between two background structures. This solution not only tied the building to other brick structures being designed around the Encore site, the former jumble also became a very clear and iconic composition.

A more pragmatic challenge involved the farm. The aquaponic farm needed to be close to the kitchen and the loading dock. The owner also wanted it to abut the two

main dining venues to allow communicating windows. Additionally, though very compact for a farm, big open spaces were needed to allow efficient layout of the water trays and piping. Many early layouts sacrificed kitchen access to the restaurants to allow views from the restaurant into the aquaponic farm. In the end, the addition of the restaurateur to the design team clarified the need to prioritize food service efficiency over novel views of food being grown. Even after that clarification, there wasn't enough space on the ground floor of the west wing for the whole farm. The solution was to divide the farm into two parts with somewhat different purposes and move half to the second floor where some underutilized space existed.

#### **Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

The design team was located in Baltimore, Atlanta, Orlando, and Huntsville. The schedule was quick and came without down time. There were weekly WebEx meetings to check in and review progress and in-person meetings

every third week. Design was started in Sketchup and was presented in 3D from the start of design. In design development the model was switched to Revit and reviews always featured up-to-date 3D views. As DDs progressed, we began to run a Lumion rendering model continually updated from the Revit model. This allowed the owner and other team members to quickly see things like the effects of different material and color schemes and make decisions as if they were looking at the finished building. This greatly sped up the decision-making process and gave the client more confidence in decisions.

**Outreach: What off-site outreach services are offered to the greater community?**

The basic concept of Encore embraces outreach to the surrounding community. The dining and art components are fully accessible to the public. There will also be events of various sorts open to the public. Attendance figures are unknown because the project isn't built yet. The operating plan of the Adriatico restaurant projects a full turn of seating most nights composed entirely of people from outside Encore. This would equate to roughly 500+ people a week from the community.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

The key sustainable features are site selection, energy efficiency, and an aquaponic urban farm.

The aquaponic urban farm has a variety of environmental and human health benefits. Because operations occur in a controlled environment, pesticides and other chemicals are not needed. Raising fish in this environment reduces pressure on wild fish populations and produces protein-rich food much more sustainably than other methods. Transportation from

farm to table occurs on a hand-pushed cart rather than a truck. The system does need power for the lighting and some water input as well as fish food. All of these impacts are dwarfed by the environmental impact of standard farming and transportation. The lighting is very high efficiency and is augmented by daylight through large windows. Aquaponics is not only sustainable but produces food that is fresher and healthier for the residents and members of the greater community.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, support the mission/values of the design team, and make a contribution to the greater community.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

Incorporation of the urban farm into the project was difficult in several ways. Adding a large extra set of spaces into what is typically the most congested portion of the commons was difficult and was addressed above. The other issue is that aquaponics technology and practice is a relatively new specialty, and the systems are largely made of repurposed parts. Each installation involves a certain amount of experimentation and there is no accepted standard approach. A separate architecture firm with special experience in aquaponics was added to the team. Even with experts, some layout issues have taken a long time to resolve.

The project is being designed to a level between LEED Silver and Gold, but the owner does not wish to incur the expense associated with formal certification.

**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

Encore is an independent living project, so there is no formal care program. The wellness and dining offerings are specifically designed to support the health of the residents. The location of the project in a walkable community is also associated with significant health benefits. As the residents age in place, Encore will partner with a home health provider and offer electronic monitoring systems. The back half of the site could be used to construct a care component, but that decision has not been finalized at this point.

**Jury comments**

A 232-unit independent living community in a new urbanist setting, Encore is designed to give the retired scientists, researchers, and free thinkers of Huntsville a place to live that has the excitement of urban living in a signature building. It's located adjacent to Huntsville's research triangle with the Saturn V rocket of the United States Space Camp clearly visible from many apartment windows. The plaza becomes an entry and a destination at the same time. A single-loaded corridor of units bridges the plaza, welcoming the neighborhood into Encore's plaza. Numerous roof decks are carved into the building, creating different and varied opportunities for socializing.

It takes full advantage of the diverse community around it and invites the community in. The angled building takes a modern and unique turn, subtly changing materials,

fenestration, and massing to become an iconic beacon to the neighborhood. Shows that aging can be fun. Art gallery is a cool space. Diagrams are brilliant. They illustrate how a few plan moves make spaces: private, public, and entry. Ground floor is really bringing in the public, rolling out the welcome mat. Cost-effective way to meet the needs of the residents. Aesthetically beautiful community space and nicely done landscape. Everything is walkable. Hydroponics farm to table in an urban environment. Restaurant that's open to the public. Units more adaptable. Common spaces on every floor with glass windows to look outside.



# The Baldwin

Architect  
**DiMella Shaffer**

Location and owner  
**Londonderry, New Hampshire/  
Edgewood Retirement Community**

Facility type  
**Assisted living; assisted living  
dementia/memory support (2022)**

Target market  
**Middle/upper middle**

Site location  
**Rural**

Gross square footage, new construction  
**589,000 sq. ft.**

Provider type  
**Non-sectarian nonprofit**

## SPECIAL RECOGNITION AWARD

## The Baldwin

**Project description**

In addition to its existing community in North Andover, Massachusetts, Edgewood Retirement Community was in search of a second campus to provide a unique live/work/play environment for seniors in southern New Hampshire. A scenic 15-acre site, part of Woodmont Commons—a planned urban development (PUD) in Londonderry, New Hampshire—was a clear choice. As part of the larger development, The Baldwin serves its mission of “life at its core,” aiming to provide a residential community for aging adults to thrive and continue to be engaged with their community at large. Built on a Baldwin apple orchard, the project is composed of six multistory buildings (A, B, C, D, E, and F), featuring residential units, assisted living/memory care, and strongly desired amenities such as a fitness center, performance hall, salon, art gallery, restaurants, and library, among others. Based on principles of both multifamily and hospitality design, The Baldwin will provide residents a safe, lively community where both exciting amenities and state-of-the-art care are readily available. Taking advantage of its uniquely stunning natural site, residents of The Baldwin will enjoy the comfort of both modern and healthy living—all while still being fully integrated with the larger urban campus. The incoming baby boomer generation has time and time again expressed strong desires to live in communities that allow them to continue

their active and social lifestyles through their later years. The Baldwin delivers upon that desire and represents the future of senior care and housing.

**Project goals: What were the major goals?**

The main project goal is to create a community based on the principles of live/work/play where seniors are integrated in a multigenerational environment. Urban diversity and placemaking were the main ingredients to achieve the project goals. All amenities are intentionally located throughout the multiple buildings, inviting residents to interact with the community beyond their home. Storefronts and activity spaces are all visible and accessible from the street/sidewalk level as well as through an internal promenade for use during prohibitive weather. A bridge connects both sides of the street to ensure that residents can circulate throughout the development during inclement weather. Amenity spaces, such as the restaurant, café, art gallery, general store, the salon, and the health clinic—traditionally only accessible to residents of such senior communities—were purposely located along the sidewalk and designed as retail spaces that can attract patrons of both The Baldwin and the larger Woodmont Commons PUD. Such gestures reinforce the project mission of integrating older adults into their community and fostering multigenerational activities. The outward-focused project site plan—with





programmed outdoor spaces, fitness plaza, dining terraces, walking paths, and bike paths—create a walkable urban community that is welcoming to all residents and visitors. Older adults and their neighbors and friends have the opportunity to remain engaged through the multiple opportunities provided on-site that support their health and well-being.

**Innovations: What innovations or unique features were incorporated into the design of the project?**

Based on the principles of mixed-use developments and placemaking—which differ from traditional life plan communities where a singular architectural expression symbolizes the overall community—all six buildings on-site are designed to reflect their mixed-use purposes and emphasize their individuality. The architectural language of The Baldwin is inspired by cues taken from downtown urban areas of New England towns and farmhouse typology and materials local to Southern New Hampshire. The overall development is composed of a mix of both commercial “plaza” buildings and residential “garden” buildings to create architectural diversity similarly found in nearby towns. The plaza buildings are mixed-use, with three stories of residential apartments and amenities on the ground floor. The garden buildings have three upper residential floors and garden apartments on the ground floor with direct access from the street through an internal courtyard. Garden and plaza buildings were carefully located along the main drive to promote architectural diversity along the urban corridor and contribute to a lively street scene. Each building has its own address and separate entrance along the sidewalk. The project was designed based on principles of both multifamily housing and hospitality. The urban site layout, with buildings located on both sides of the main drive and the bridge

connecting them, allowed shorter travel distances between apartment building and common areas. Furthermore, the intentional spread of amenities on the ground floors of residential buildings B and E made it even more convenient for residents to access the desired amenities.

The Baldwin utilizes contextual exterior materials with contemporary design and detailing, such as large porcelain tile in varying shades to emulate local New Hampshire stone and granite, fiber cement siding that represents the traditional wood siding of New England homes, and wood infused with resin and wood-imitation porcelain tile to add a natural feel and warm tones to the building facades. The sloped roofs are clad in synthetic slate, in line with the local New Hampshire aesthetic. Exterior materials are integrated throughout the building, bringing the natural aesthetic indoors. Natural oak and walnut wood paneling and stone-looking porcelain tile constitute the base of the interior design. The open interior layout of the common areas allows residents to “see and be seen” and participate in community activities on a daily basis. Throughout the different amenities, the interior finishes reflect this open concept. They are thoughtfully selected to reflect the southern New Hampshire locale and to ensure a continuation in the aesthetics and circulation flow. A contemporary palette with biophilic elements reinforces the connectivity with the outdoors. They include local, natural elements such as granite, rustic wood, natural oak, and walnut as well as reused farm elements such as apple crates serving as ceiling and light fixtures in the farm-to-table café. The carpet is custom designed and wallpapers display patterns inspired by nature.



### Challenges: What were the greatest design challenges?

Envisioned as an inviting, porous community that is seamlessly integrated into the PUD, the main priority and challenge was to create an urban community for older adults that connects people both inside and outside of the project. Allowing for public access to the buildings' amenity spaces while ensuring security was a challenge given the desire to maintain an inviting, open layout. The design team carefully located public-facing amenities along the sidewalk to allow the general public entry but also developed secure access points to maintain a secure environment for the residents living there. The main entrance is monitored by a reception desk; residential lobbies are card accessed; and amenities such as the café, restaurant, and general store have two access points, one from the street and one internally that could be secured after hours.

The main challenge for the exterior architectural expression was incorporating diversity while also achieving a cohesive design aesthetic throughout the six total buildings across the campus. The solution was achieved through a series

of consistent elements—color, building type (garden vs. plaza building), roof shape, and balcony protrusion—that were integrated differently based on the location. Similar materials, similar window types, and building repetition helped knit the development together visually. Given the project location and the unbuilt land it is located on, we focused on maintaining a dual experience for residents: residing in an urban active corridor while maintaining the view of nature. Taking advantage of its natural site, views were carefully curated to gracefully bridge and connect the existing, surrounding nature of Londonderry to the dynamic, urban context of The Baldwin. This was achieved through developing transparent volumes that link the six separate buildings together—providing amenity spaces located on four levels to offer simultaneous views of both the urban street and nature. The site allows for the design to maximize views and daylight through large windows and balconies in all residential units; community spaces are carefully oriented to maximize transparency, views, and minimize glare.



### Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?

The planning and design process was highly collaborative and involved the design team, financial and marketing consultants, and the client. Multiple options and site configurations were put forward, estimated, and analyzed based on the client's financial model. Refinement of the overall project plan and unit count was informed by the financial model, the market study, and the project goal.

### Outreach: What off-site outreach services are offered to the greater community?

The project configuration is outward-looking, featuring amenities that will be open to the general public, such as restaurants, café, hair salon, art gallery, clinic, and general store. Such amenities are intended to serve the residents of The Baldwin and the larger Woodmont Commons development.

### Sustainable features: What sustainable features had the greatest impact on the project's design?

The key sustainable features are energy efficiency, maximized daylighting, and other.

The project is part of the greater Woodmont Commons development, which is planned to be a walkable community. The site design takes into account PUD roads, sidewalks, and networks of stone-dust paved paths and allows people from the PUD to walk, stroll, or bike through The Baldwin site. Landscaping will incorporate elements native to the area, including drought-resistant species. Urban streetscapes will be tree-lined with permeable pavements. The open site will be planted with meadow grass requiring low water use. The buildings are positioned to maximize solar orientation and provide the majority of residents with desirable exposures toward the east or west. Being an unbuilt site, the design avoids cut and fill by adapting to the site topography. The overall building layout takes advantage of a gentle slope toward the east to accommodate a partially lower-level housing,

parking, and back of house/services area. A number of parking spaces will be dedicated for electrical charging stations. The building design maximizes daylight through large windows in residential units and carefully oriented fenestration in community spaces, incorporating multiple layers of glare control such as integrated blinds, shading canopies, and seasonal tree foliage. Such solutions were developed for the west-facing restaurant and the south-facing pool. LED lighting with daylight sensors will be implemented throughout the community. The interior is designed with high recycled content and low-VOC materials, and the main entrance will feature a planted “living wall.” The MEP systems for the residential units are high-efficiency VRF systems with energy recovery units connected to the building’s fresh air intake system.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to make a contribution to the greater community, lower operational costs, and improve the building for occupants.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

The site included a large body of water in front of the entrance of the main building; however, the developer of Woodmont Commons did not allow for it to double as a recreation and stormwater retention pond. The New Hampshire location also deterred the installation of a ground source heat pump due to its possible inefficiency and high cost. Due to the project being targeted to serve middle-income residents, the construction budget was restrictive and did not allow for sustainable items with a high premium. Efforts to provide sustainable and green solutions for The Baldwin were refined and customized to fit the client’s budget and the site’s opportunities. Due to the client’s budget, certifications, such as achieving Passive House, were not pursued but used as a guiding principle throughout the design.

**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

The Baldwin will include a highly integrated technology platform that will empower residents by supporting independent living while fostering social connections. The platform will provide smart home technology in the apartments, including voice-activated technology that assists residents in controlling apartment features such as lighting, temperature, and performance and a communication application connecting residents with friends, staff, caretakers, and family. The platform will be available to independent living and assisted living residents, modified per care-level needs. Through the application, run on regular mobile devices and tablets, residents can attend or contribute to community activities, order food to go, reach maintenance and staff, and connect with the latest news and events inside and outside The Baldwin.

**Jury comments**

The concept was to create a multigenerational continuing care retirement community (CCRC) that is integrated within a mixed-use development. The jury felt that the design team did a wonderful job contextualizing the design by using materials and themes that don’t replicate, but give a nod to, its New England heritage. The materials were chosen to reflect the stone and wood of the area. Classic elements like a town green were incorporated in a way that allows for a classic New England village feel that is just steps away from an urban streetscape. There was appreciation for the desire to integrate the look and feel of this life plan community with the larger community, including the creation of a restaurant that is public facing and serves as an invitation for anyone walking or driving down the street to come in and experience the hospitality of the community. The common areas, including the lobby are very inviting and create a sense of place. The design allows for engagement at street level as well as in the well laid out apartments with their full-height windows. There was also appreciation for the different architectural styles used in the different buildings that give the look and feel of a neighborhood that had evolved over time but felt very fresh and invigorating. for the different architectural styles used in the different buildings that give the look and feel of a neighborhood that had evolved over time but felt very fresh and invigorating.



## Chestnut Ridge at Rodale

Architect  
**RLPS Architects**

Location and owner  
**Emmaus, Pennsylvania/Phoebe  
Ministries**

Facility type  
**Independent living (2021)**

Target market  
**Middle/upper middle**

Site location  
**Suburban**

Gross square footage, new construction  
**124,689 (additions: 5,015)**

Gross square footage of the renovation/  
modernization involved in the project  
**102,524**

Provider type  
**Faith-based nonprofit**

# Chestnut Ridge at Rodale

## Project description

Phoebe Ministries identified Emmaus as an underserved secondary market opportunity for a satellite independent living community. Following the sale of publishing company Rodale to media giant Hearst Inc., the 38-acre former headquarters in Emmaus was vacated. This unique property led to the vision for Chestnut Ridge at Rodale, a wellness-focused residential community for ages 62 and up that would embrace the Rodale values of melding fitness, organic dining, and wellness. The community will evolve in phases, beginning with adaptive reuse of the former Rodale offices into 120 apartments. The main three-story office building will be converted into one- and two-bedroom apartments with a center courtyard. An adjacent one-story office building will be replaced with a four-story, horseshoe-shaped apartment building with views of nearby South Mountain. Both buildings will include amenities such as a pub, outdoor dining, and a wellness studio with an aquatics component. The apartments will be equipped with smart technology infrastructure and accessible design features to allow residents to remain in their homes as they age.

An existing on-site child care center will continue operation and Phoebe intends to develop intergenerational programming. An adjacent garage building that had most recently been used as a farmer's co-op has been converted into the welcome center and sales office. When Chestnut Ridge opens, this

building is envisioned to function as a farmers market. Likewise, a former Rodale warehouse now houses a full-size apartment mock-up and sales center, with future plans to serve as a resource for the greater community, potentially housing the Emmaus Arts and Innovation Center. The Chestnut Ridge at Rodale will maintain and enhance the walking and biking trails on the campus while creating new amenities, including an amphitheater for both Chestnut Ridge residents and local neighbors. All construction will seek to limit the disturbance of the existing green space and promote ways for residents to experience the natural setting of the property. Sidewalk connections will be established from the current sales center to the new community, providing easy pedestrian access to downtown Emmaus.

## Project goals: What were the major goals?

- Create a viable satellite community to extend the reach of the nearby life plan community. The vacated Rodale office campus provided a unique opportunity to engage with the town of Emmaus while creating a distinctive, pedestrian-friendly campus that continues Rodale values relating to health and vitality. On-site amenities, including the wellness center and natatorium, are complemented by walking trail connections to the community park in one direction and sidewalk connections to downtown Emmaus in the opposite direction. Holistic wellness components include an operating daycare



center, gardens for farm-to-table dining, and future plans for adaptive reuse of the former warehouse into a community center. A dog wash station and storage areas for kayaks and bikes further reinforce the focus on health and well-being.

- Provide nature-inspired spaces and views. Opening up the center of the former office building provides daylight and views for the converted apartments. The design literally cuts a hole in the center of the three-story office building, replacing an enclosed atrium with an open courtyard. A green wall feature highlights the new opening that is visible from the street. Storefront windows with boxed-out bays and French balconies extend outdoor connections for the homes and help prevent the narrow space from feeling like a tunnel. A panelized façade system and a row of trees further help create an appealing “human-scale” ceiling for this courtyard, which features raised gardens for resident and dining program use. In the new building, apartments are sequentially angled in a horseshoe formation for expanded views. The fourth-floor apartments have a sloped ceiling element with transoms above the patio door for even more light.
- Adaptive reuse to convert an office building into marketable, senior-friendly apartments. Design objectives for open plans, built-in accessibility, and outdoor exposures were achieved to the greatest extent possible while maintaining the necessary density, which dictated some compromises in corner units. Measures to support aging in place include built-in smart technology, pull-out cabinet shelves, drawer microwaves, and higher toilet heights. The building façade reflects a contemporary industrial aesthetic. The project worked within the constraints of melding the old brick and exterior

insulation and finish system (EIFS) on the existing building with a new façade using the same language but substituted stone for a more natural look than the brick.

#### **Innovations: What innovations or unique features were incorporated into the design of the project?**

A unique aspect was building on the Rodale legacy by adding raised gardens, programmed courtyards, and walking trails connected to the adjacent nature preserve. Other sustainable features included a green wall at the new exterior entrance into the courtyard in the former office building and a green roof for the natatorium. A new amphitheater transitions up to the park, and the design concepts maintain the existing trees as a backdrop to the amphitheater. The landscape design pays homage to the agricultural history of the site and focuses on indigenous plant materials. The process included meeting with a member of the Emmaus Wildlands Conservancy on-site to identify species suited to the local ecosystem to provide bird and pollinator-friendly habitat. The chestnut trees on the site will be preserved as much as possible with plans to add more of this beloved American tree in naturalized areas.

#### **Challenges: What were the greatest design challenges?**

Maintaining the tax line on the property provides tax relief (including 10 years of back taxes prior to Phoebe’s ownership of the property) but also limits the future development potential. The fairly restrictive guidelines required that initial plans for a vineyard, terraced gardens, activity pavilions, and other amenities had to be substituted with more naturalized walking trails. This resulted in a renewed focus on landscape features and gardens around the buildings. Three new courtyards were created, each with distinct programming: 1) hardscaping, water feature, trellis,



and string lights with the ability to extend the pub out into the space; 2) outdoor cooking/dining area defined by raised planters on edges of the patio; and 3) active area with bocce court, croquet lawn, and fire pit with adjacent multifunction room opening onto the space. The initial plan was to reuse all of the existing buildings; however, the one-story office building had very low floor-to-ceiling heights, and a preexisting tax line limited the amount of site that could be developed. This required a higher-density option and adding on to the existing building was not cost-effective.

Stormwater regulations are more stringent than when the campus was initially built so the design needed to maintain the existing impervious coverage while implementing measures to improve the quality of stormwater runoff. The addition of a green roof for the indoor pool between the buildings addresses both of these needs while enhancing views from the apartments above. Replacing the one-story building with a multistory option provided the needed density in a smaller footprint than if we had tried to add

on to the existing one-story structure. A porous surface and grass mat grid will replace a portion of the current impermeable paving area at the former warehouse building. The central plant for the three-story building also services the daycare center, so renovations must be carefully phased to maintain service throughout the process.

#### **Collaboration: How did stakeholders, occupants, the design team, and/or others collaborate during the planning and/or design process?**

The process began with a due diligence study, prior to the land purchase, involving multiple planning disciplines, Phoebe leadership, Emmaus officials, and a Rodale representative collaboratively reviewing the potential for establishing the new community within the context of local regulations. Design team members collaborated with the civil engineer to understand site requirements and conducted density studies within those parameters to ultimately determine financial feasibility. Emmaus



officials were helpful throughout the process, recognizing the value of repurposing a significant vacant property with a low-impact use represented by senior living. Likewise, Rodale representatives were willing to include the name as part of the transaction, providing added value and name recognition for a startup community.

**Sustainable features: What sustainable features had the greatest impact on the project's design?**

The key sustainable features are reuse of an existing building structure and/or materials, rideshare, carpooling, car sharing, and a green roof and green wall.

**Primary motivations: What were the primary motivations for including sustainable design features in the project?**

The primary motivations were to support the mission/values of the client/provider, lower operational costs, and improve the building for occupants.

**Challenges: What challenges did the project face when trying to incorporate sustainable design features?**

The green roof will improve views from the upper-story apartments and reduce the amount of stormwater detention needed on-site. The owner is currently evaluating the maintenance requirements and cost considerations for a shallow sedum tray system versus deeper plant beds that could offset more of the stormwater requirements. This approach also requires that pool equipment be located in a second-floor mechanical room with louvers rather than being exposed on the pool roof.

**Technology: How is innovative/assistive/special technology used by the project to deliver care or services?**

All apartments are equipped with smart-home technology infrastructure and include a base package with lighting and temperature controls that can be supplemented with additional features at move-in or in the future as needed.

Residents can currently choose from a wide array of options for supportive technology, social connections, and health tracking/monitoring with the expectation that more features will become available as the technology continues to evolve/improve the building for occupants.

**Jury comments**

This project is a great example of adaptive reuse. It recalls the history of the project's prior use as an office building. The simple addition of porches creates a more residential appeal. Design did a great integration of dining and wellness and creating an intergenerational place by integrating the community with a daycare and garden. Developers are beginning to look more into renovating office buildings and motels in high-density urban areas with social and cultural activities nearby. This project is unusual because the office building is in more of a rural/suburban area with lots of green space. Existing structures will be cleverly repurposed with future renovations, including a farmers market. There is an on-site daycare center that ensures intergenerational contact, and the community professes to be "wellness-based." All apartments have multiple views, smart technology, and are accessible so that residents can age in place. Large porches provide outdoor space for residents and an appealing exterior. Amenities include pub and outdoor dining, a wellness studio, an indoor pool, community gathering spaces, and personal gardening areas. All of the hiking and biking trails on the site have been maintained.

DESIGN FOR AGING  
KNOWLEDGE COMMUNITY

**DFAR15 INSIGHTS  
AND INNOVATIONS**

By Emily Chmielewski, EDAC, Perkins Eastman

ABOUT THE

# Insights study

In 2019, The American Institute of Architect's Design for Aging Knowledge Community conducted its 15th biennial Design for Aging Review design competition (DFAR15). In total, there were 55 submissions to DFAR15, 19 of which were recognized by the jury for an award or publication. Six projects received an award of merit, five projects received special recognition, and eight additional projects were recognized for publication within this book.

The data collected through the DFAR15 design competition adds to the information gathered from the 14 previous competitions, which have been conducted since 1992. This report, the DFAR15 Insights and Innovations Study, provides a more comprehensive look at statistics, patterns, and concepts influencing the senior living industry and design community. Summarized in this chapter, the study's findings reflect the changing demands and emerging concepts reshaping today's senior living industry.

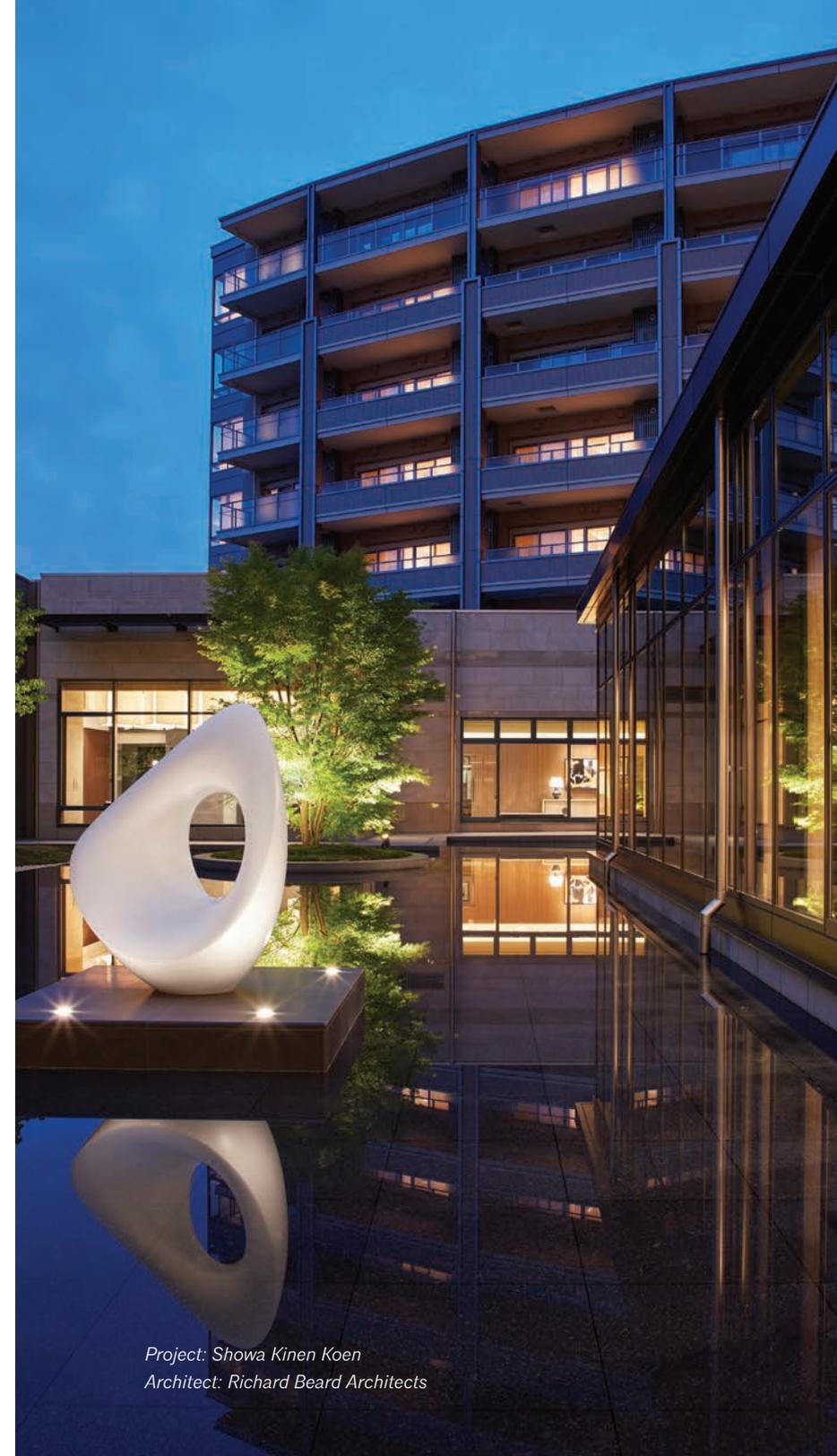
The Insights Study also supports The American Institute of Architects' goal of promoting best practices by going beyond typical post-occupancy evaluations that focus on one building or design concept. By analyzing data from all 55 of the design competition submissions, this study investigates many sites across the nation and several overseas, each with its own design objectives, to present a more thorough explanation of state-of-the-art design solutions to help designers and providers improve the quality of design and the industry as a whole.

In addition to identifying best practices and emerging ideas in senior living, the Insights Study provides a benchmark of leading-edge design solutions to help designers and providers "raise the bar" on the quality of design provided to

the industry. The study also enhances the awards process by describing what makes 19 jury-recognized submissions unique and what can be learned about the state of the industry, now and in the future.

To share the insights learned from the study, this chapter is organized into four sections. First, in the "Project statistics" section, graphic summaries report basic project information about the submissions. Next, the "About the jury-recognized projects" section provides an overview of the applicants' amenity spaces, households, ecological sustainability, and self-described challenges, innovations, and approaches to collaborative design. The following "Project themes" section conveys the most common themes expressed by the jury-recognized projects. Starting with the most prevalent, each theme is reviewed and then illustrated by "In their own words" excerpts from the submissions, which highlight how the related projects address the common theme. The final section, "Insights and innovations," highlights some interesting findings from the analysis of the DFAR15 submissions.

Throughout this report, comparisons to previous design competitions (DFARs 9 through 14) are provided when possible.



Project: Showa Kinen Koen  
Architect: Richard Beard Architects

## Jury recognition

Projects submitted to DFAR15 and recognized by the jury include:

### Merit projects:

- Encore Mid-City
- Kobe Tower
- Midvale Senior Center
- Rotary Terrace
- The Goldin at Essex Crossing
- The Trousdale

### Special recognition projects:

- Brightview West End
- Care Dimensions Hospice House
- Showa Kinen Koen
- The Baldwin at Woodmont Commons
- The Vista at CC Young

### Published projects:

- Arbor Terrace at Fulton
- Brethren Care Village Wellness & Community Center
- Brio, a WesleyLife Community for Healthy Living
- Brookside at Cross Keys Village
- Chestnut Ridge at Rodale
- Hunt Community—Commons Renovations
- Oak Trace Senior Living Community
- Warwick Woodlands

PROJECT

# Statistics

For this DFAR cycle, the application form was broken down into two parts: an initial entry form that was completed by all 55 applicants and a secondary form that was distributed only to those 19 projects that were recognized by the jury.

Accordingly, some of the following charts are derived from data from all 55 projects submitted to DFAR15, whereas others include data only from the 19 jury-recognized projects. Each chart indicates which data set was used for analysis. Note, this may differ from previous cycles;

the data presented here from previous design competition cycles (DFARs 9 through 14) may have been derived from all or some of the projects submitted to previous DFAR competitions.

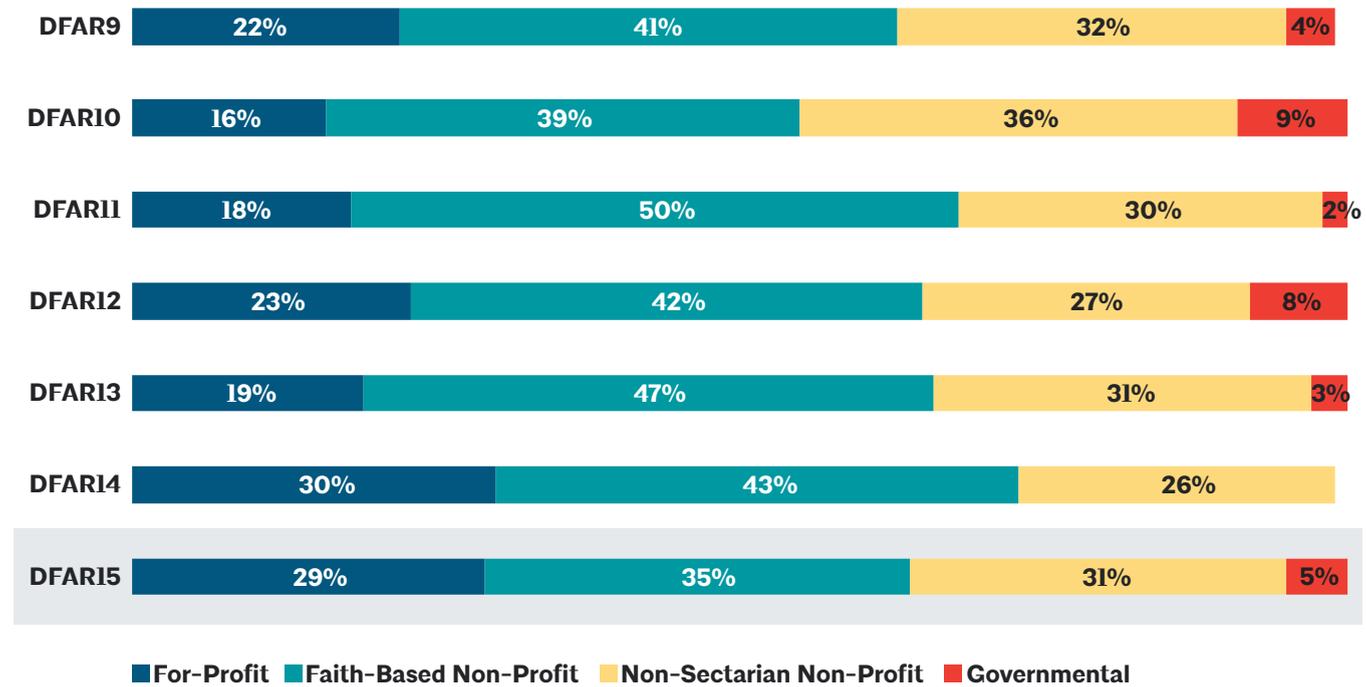


Project: Brightview West End  
Architect: Hord Coplan Macht



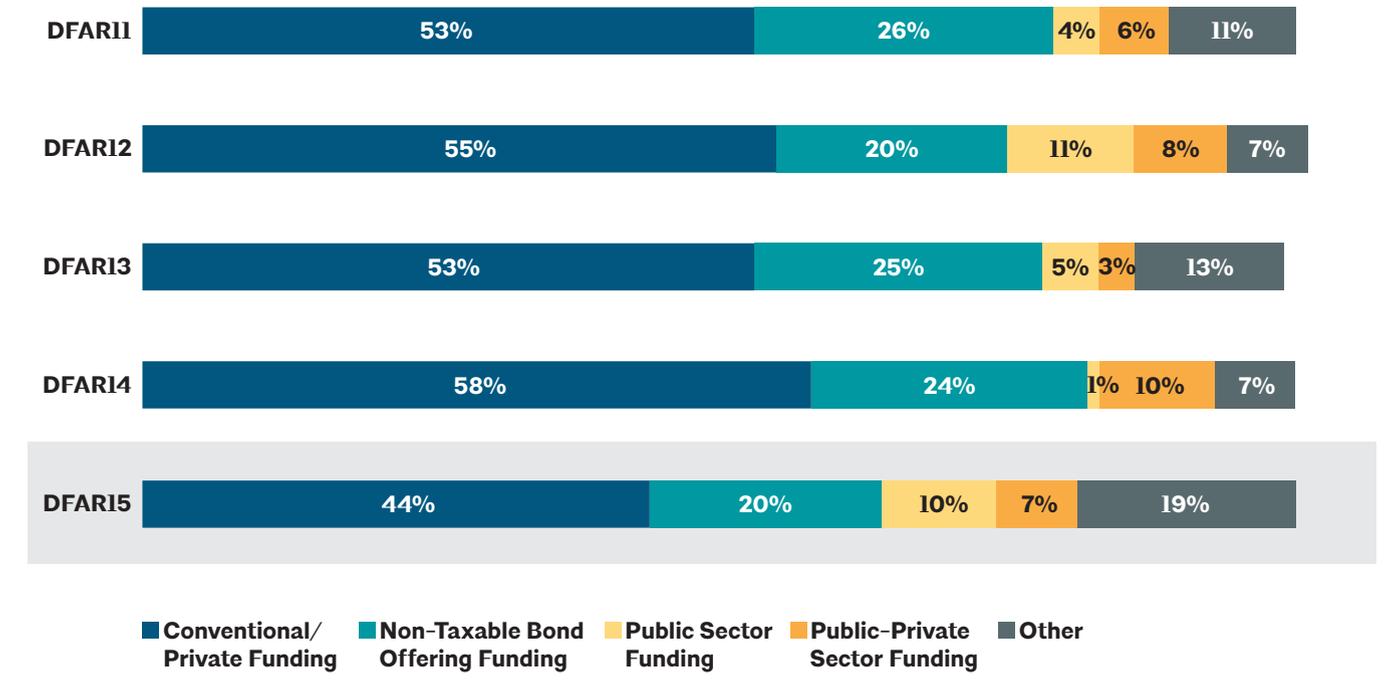
Project: The Baldwin  
Architect: DiMella Shaffer

### Provider Type



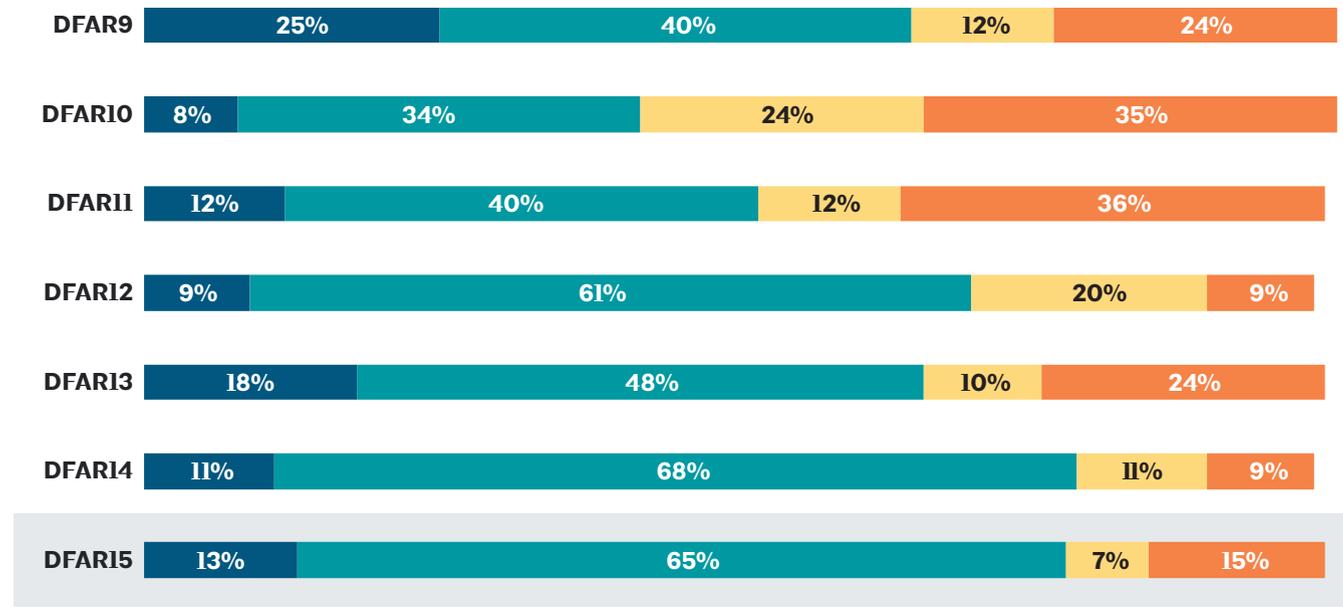
DFAR15 Data: from all 55 applicants

### Average Funding Sources



DFAR15 Data: from the 19 jury-recognized projects only

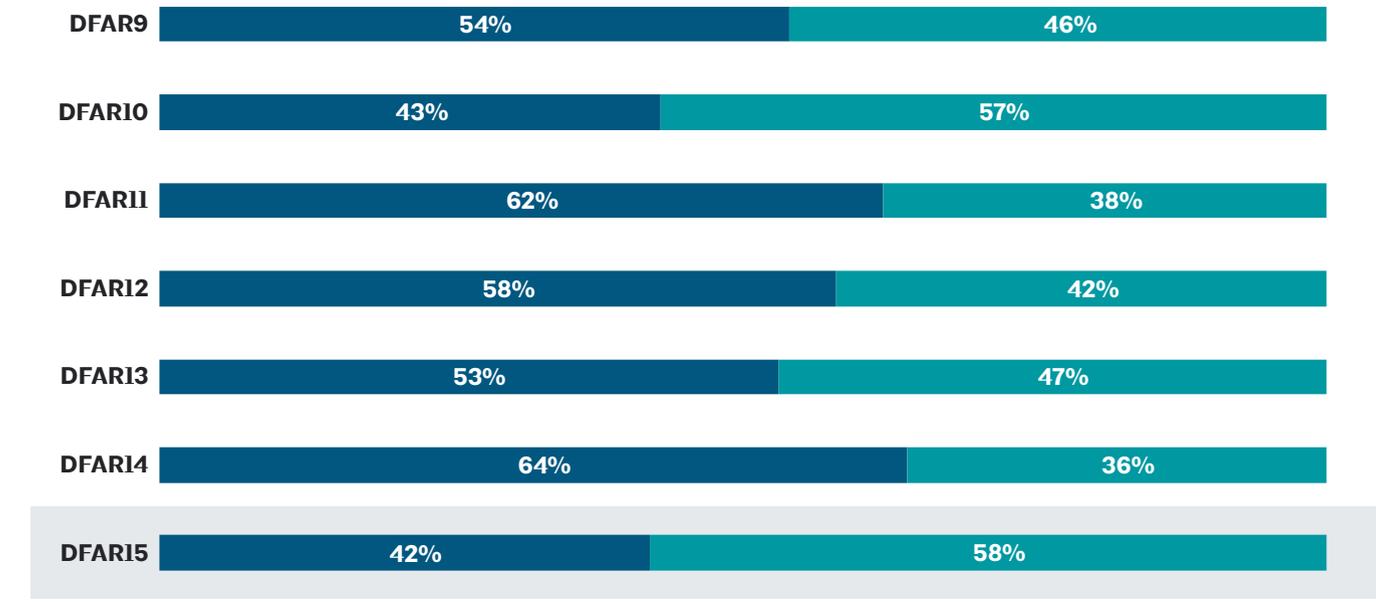
**Target Market**



■ Upper ■ Middle/Upper Middle ■ Low Income/Subsidized ■ Mixed Income/Other

DFAR15 Data: from all 55 applicants

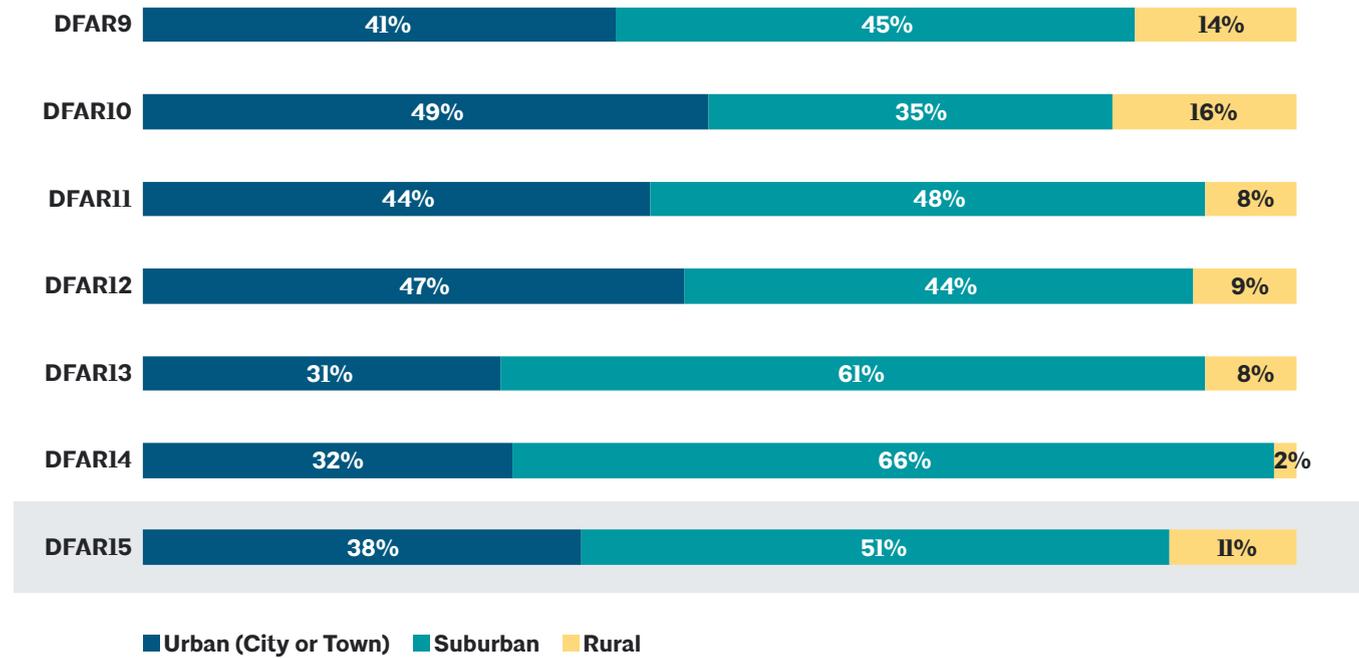
**LPC/Part of a LPC**



■ LPC or part of a LPC ■ Not a LPC nor part of a LPC

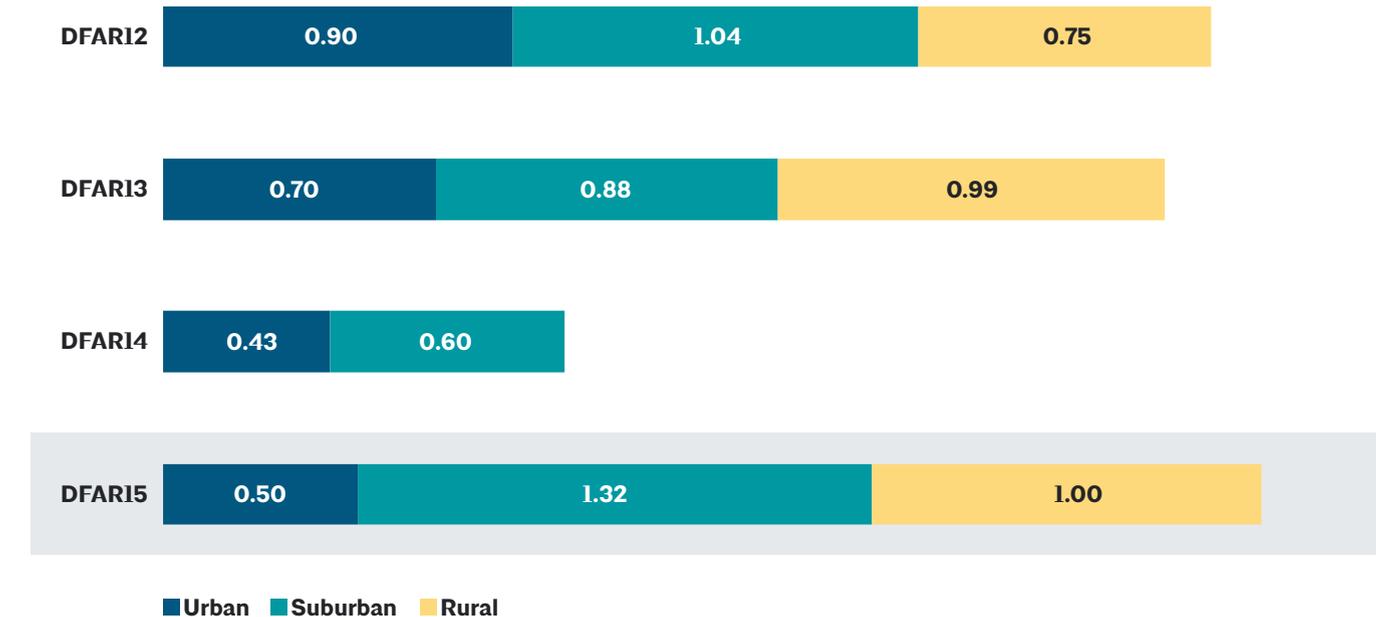
DFAR15 Data: from all 55 applicants

**Site Location**



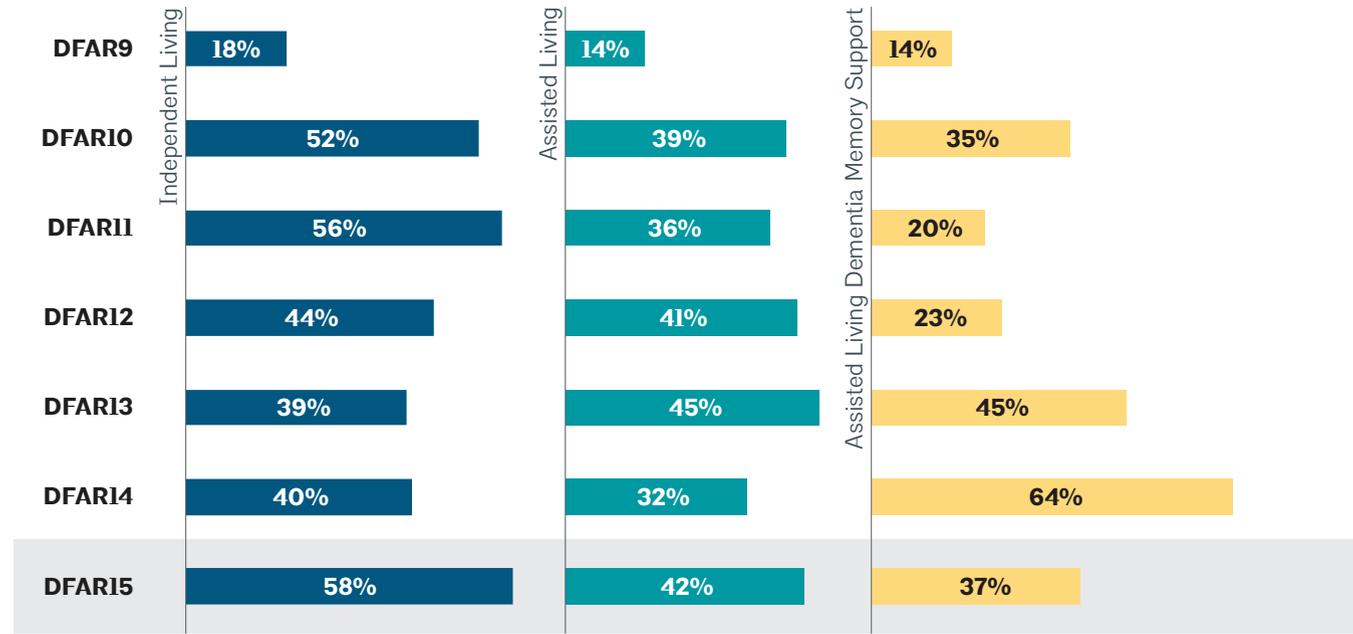
DFAR15 Data: from all 55 applicants

**Average Number of Parking Spaces per Resident, by Site Location**



DFAR15 Data: from the 19 jury-recognized projects only, excluding 1 outlier

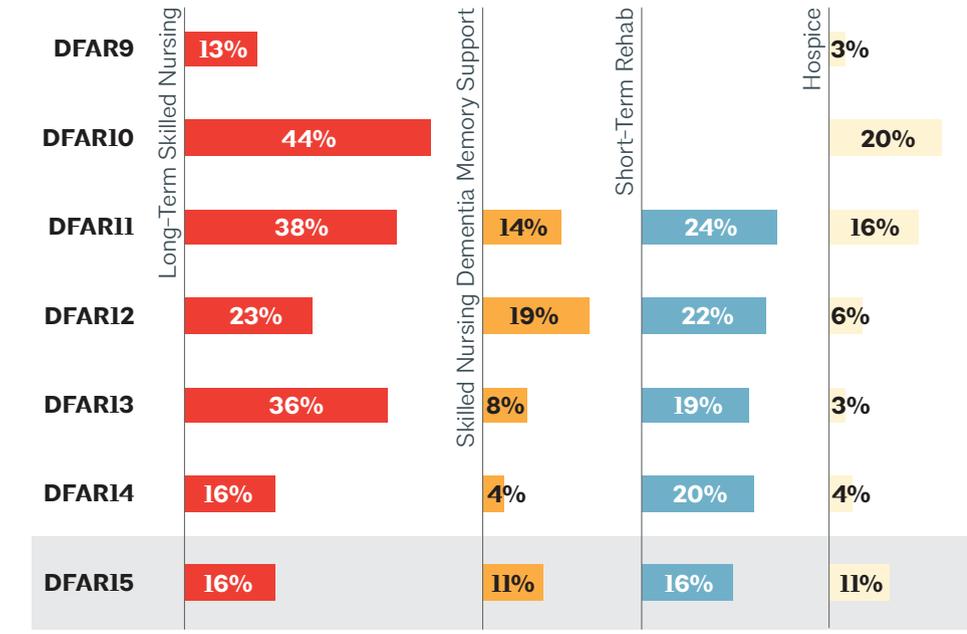
Facility Types



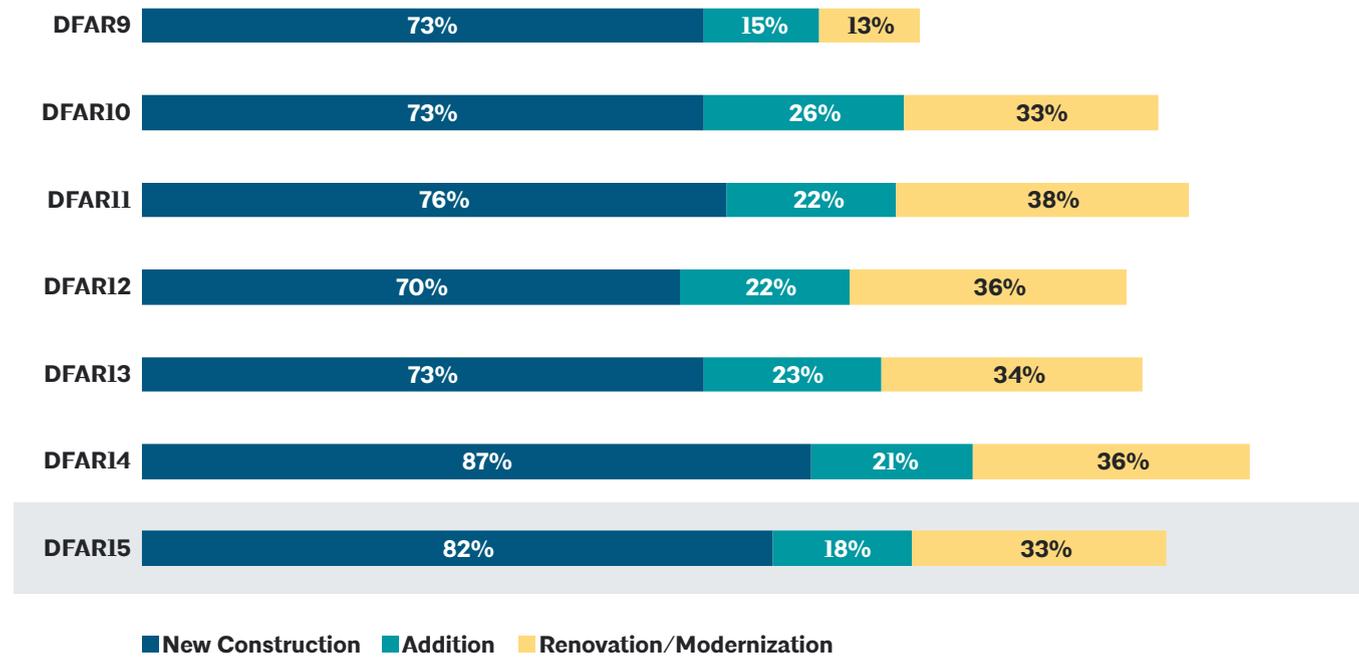
**DFAR15 Data:** from the 19 jury-recognized projects only

**NOTE:** Under DFAR9 & 10, Dementia/Memory support was not specified as AL or SN populations. Accordingly, for this chart, all entries are listed as AL-DMS for simplicity. Similarly, Short-Term Rehab was not an option listed under DFAR9 & 10.

Facility Types (continued)

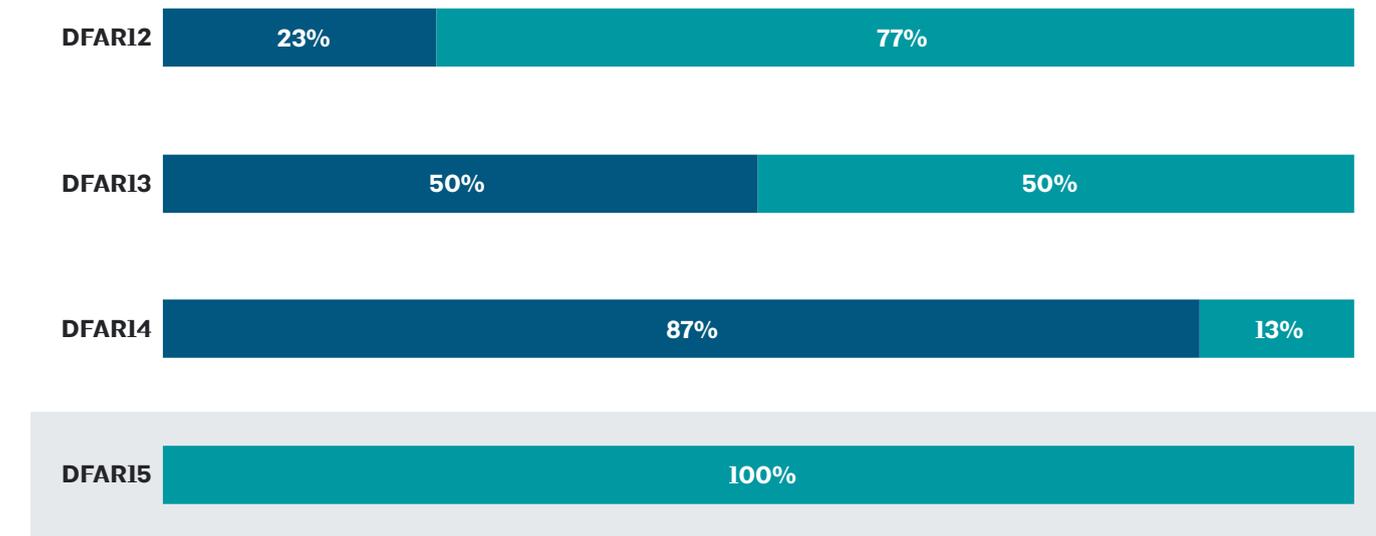


### Projects by Construction Type



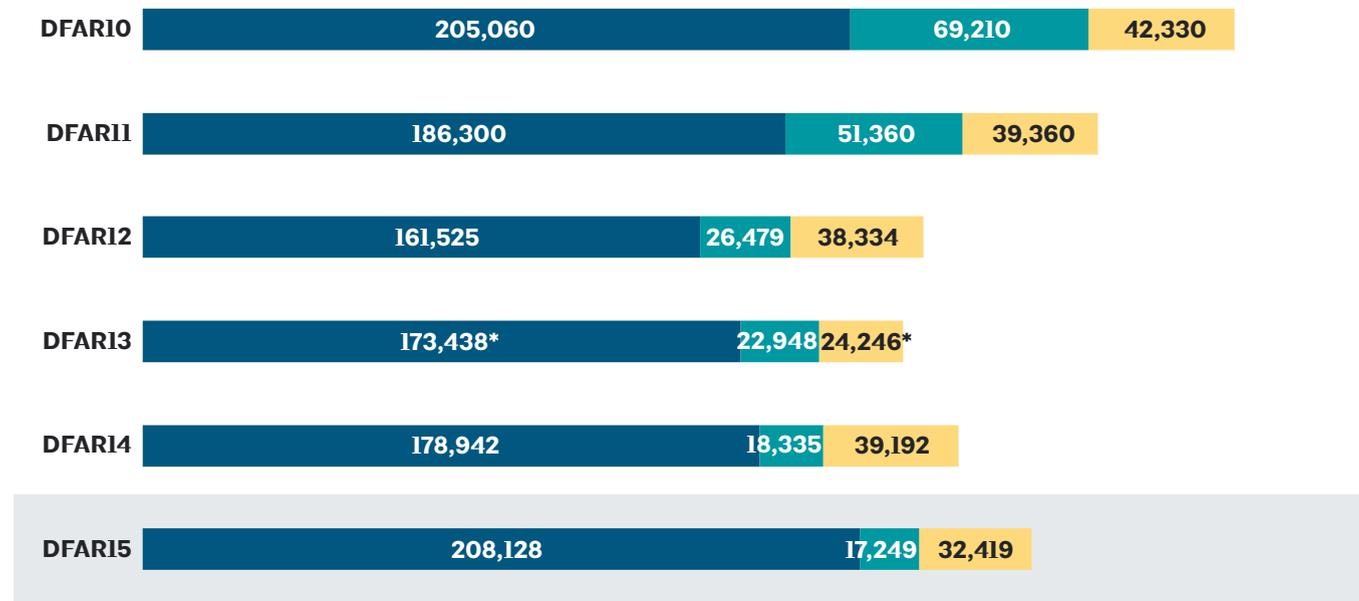
DFAR15 Data: from all 55 applicants

### Purpose of the Renovation



- **Upgrade the Environment**  
 (revitalizing the aesthetics or function, improving the quality of the current facility)
  - **Repositioning**  
 (e.g., shifting the market being served and/or what is offered to that market, addressing changing market demands, offering new housing models or services, etc.)
- DFAR15 Data: from the 19 jury-recognized projects only (5 projects)

### Average Project Size (GSF), by Construction Type

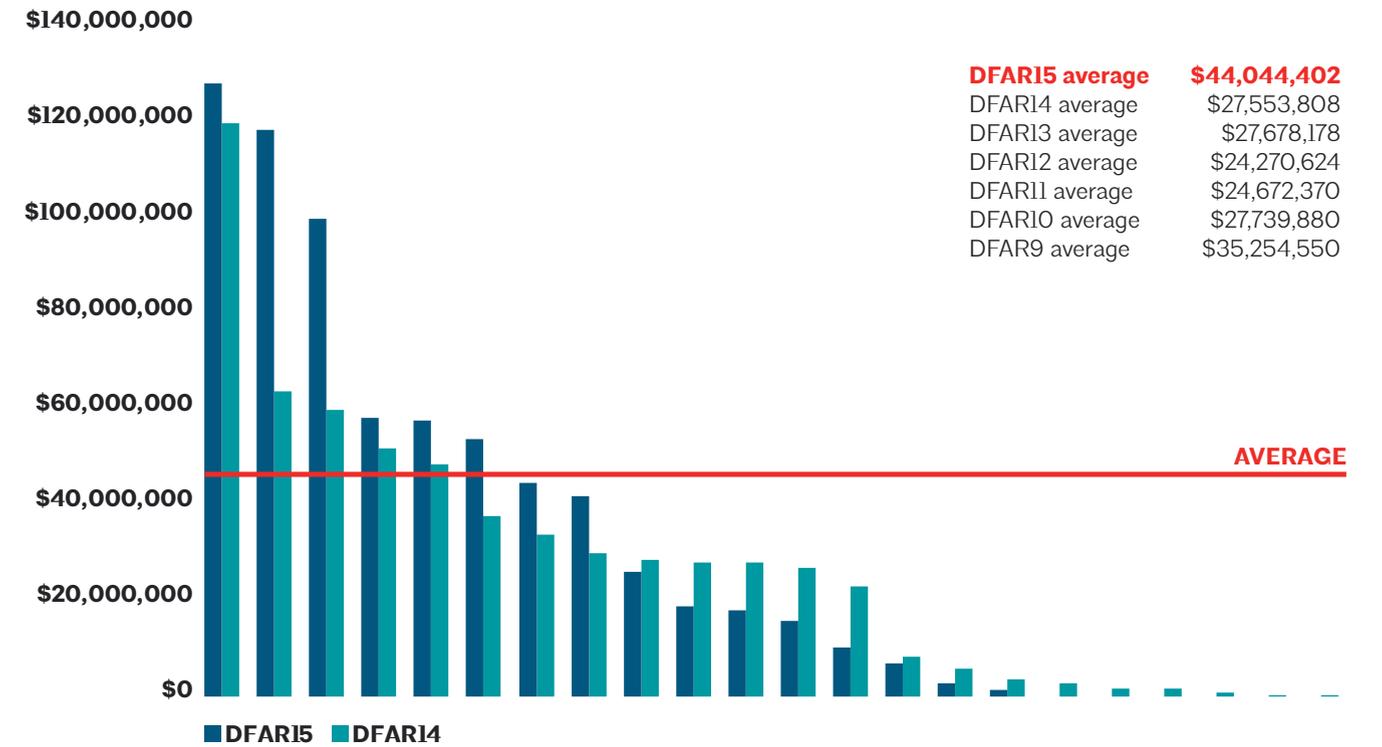


■ New Construction ■ Addition ■ Renovation/Modernization

DFAR15 Data: from all 55 applicants

\* excluding outliers

### Project Costs



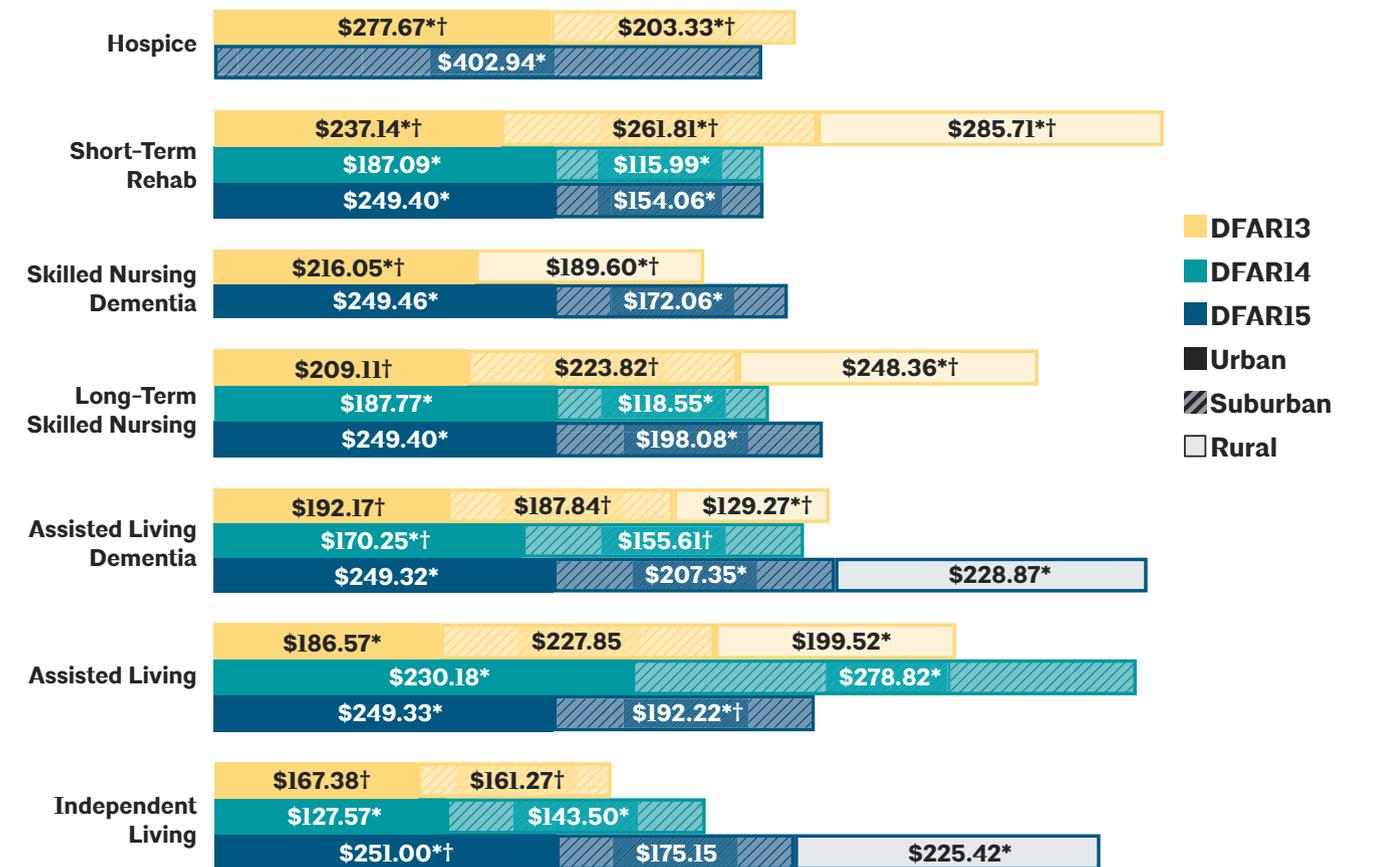
DFAR15 Data: from the 19 jury-recognized projects only (16 projects)

### Average Cost per Gross Square Foot, by Facility Type



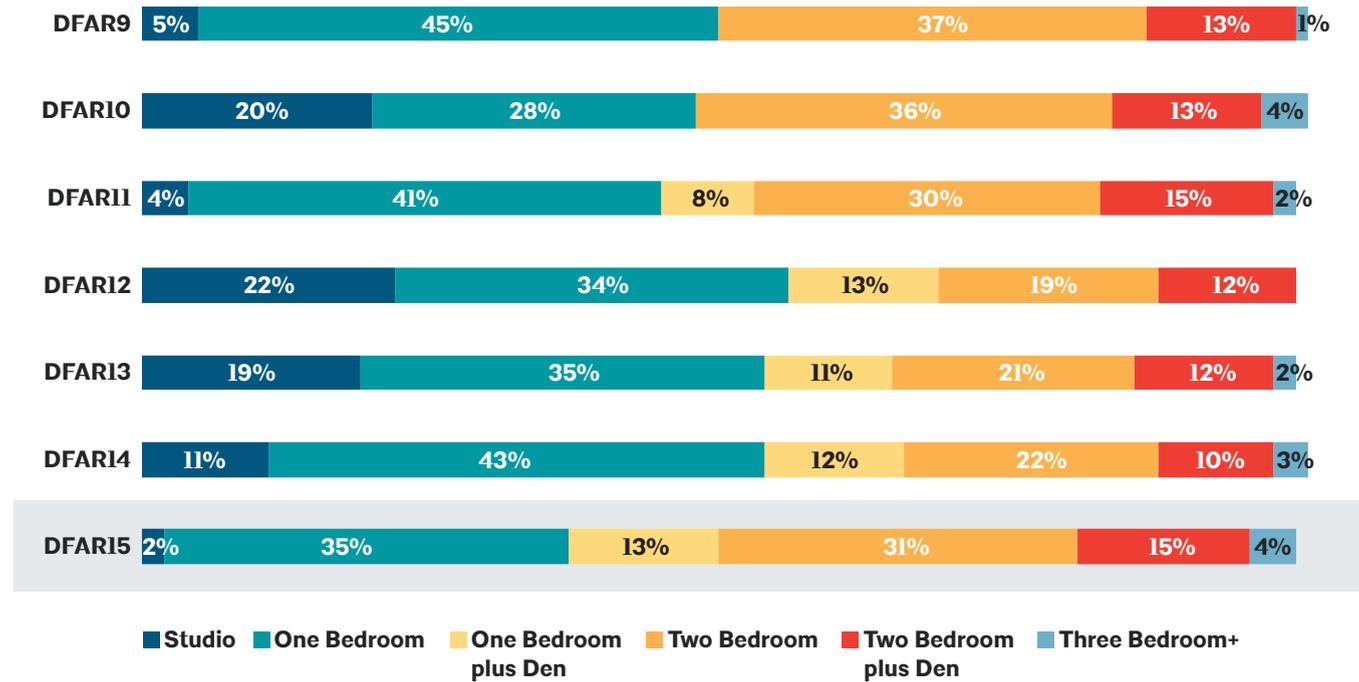
DFAR15 Data: from the 19 jury-recognized projects only  
 † excluding outliers  
 \* fewer than 5 projects

### Average Cost per Gross Square Foot, by Site Location



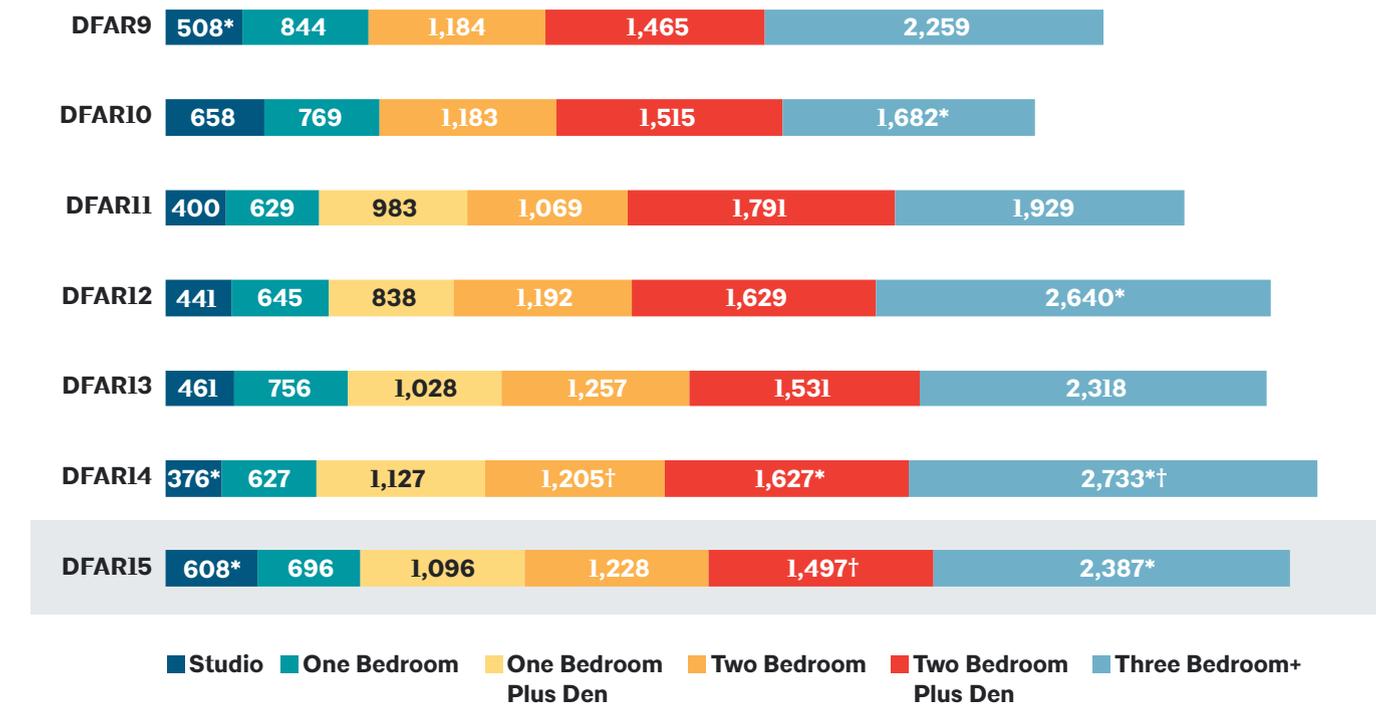
DFAR15 Data: from the 19 jury-recognized projects only  
 † excluding outliers  
 \* fewer than 5 projects

### Residential Unit Distribution Independent Living



DFAR15 Data: from the 19 jury-recognized projects only (11 projects)

### Average Residential Unit Size (NSF) Independent Living

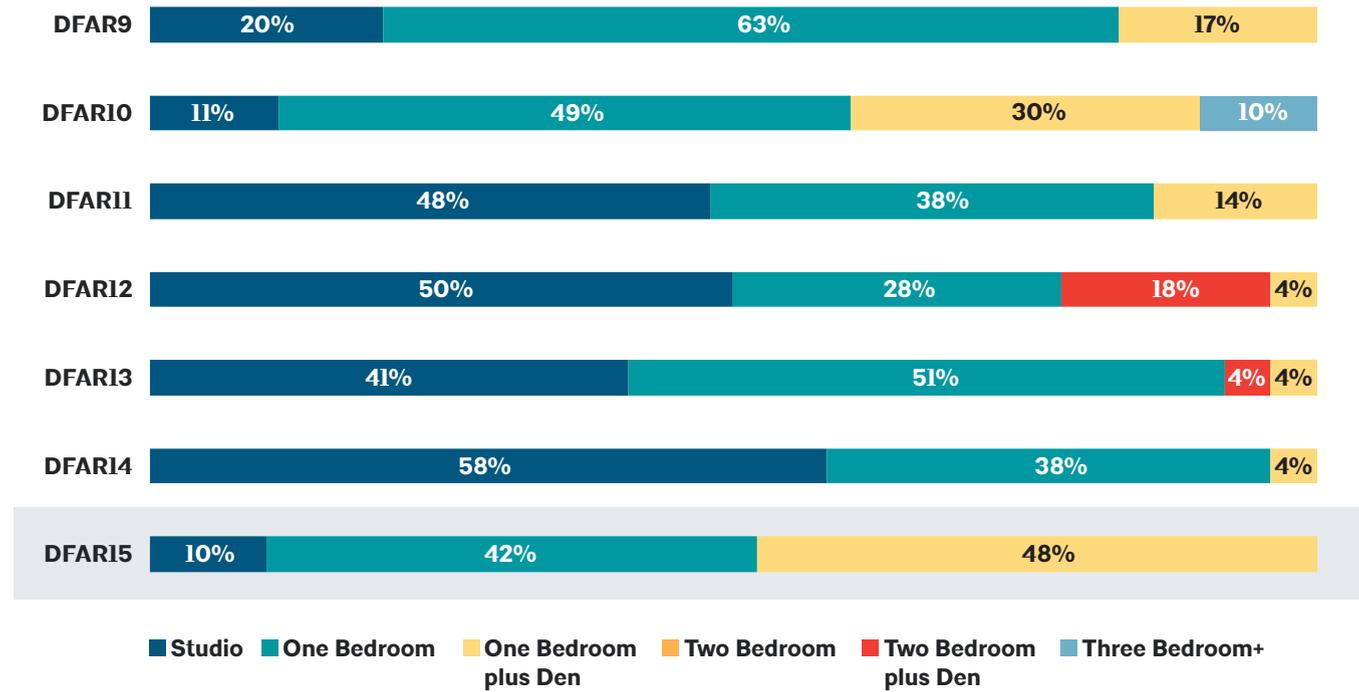


DFAR15 Data: from the 19 jury-recognized projects only (11 projects)

† excluding outliers

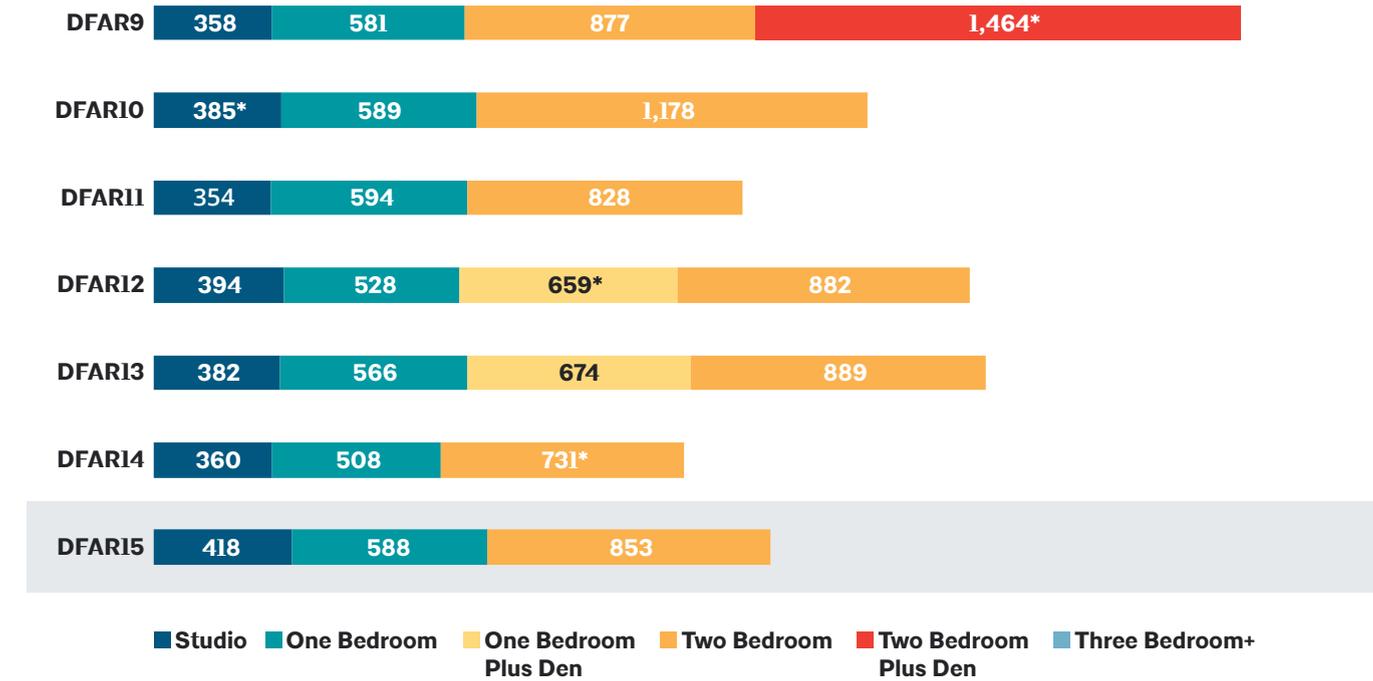
\* fewer than 5 projects

### Residential Unit Distribution Assisted Living



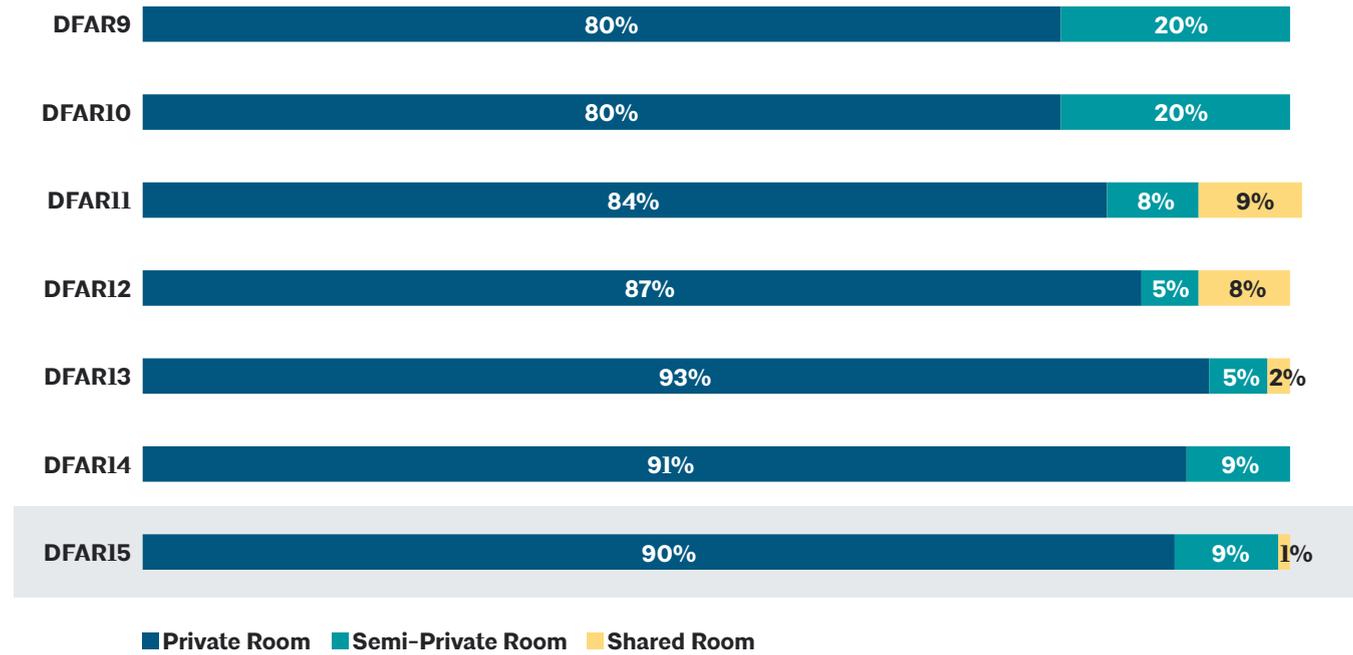
DFAR15 Data: from the 19 jury-recognized projects only (8 projects)

### Average Residential Unit Size (NSF) Assisted Living



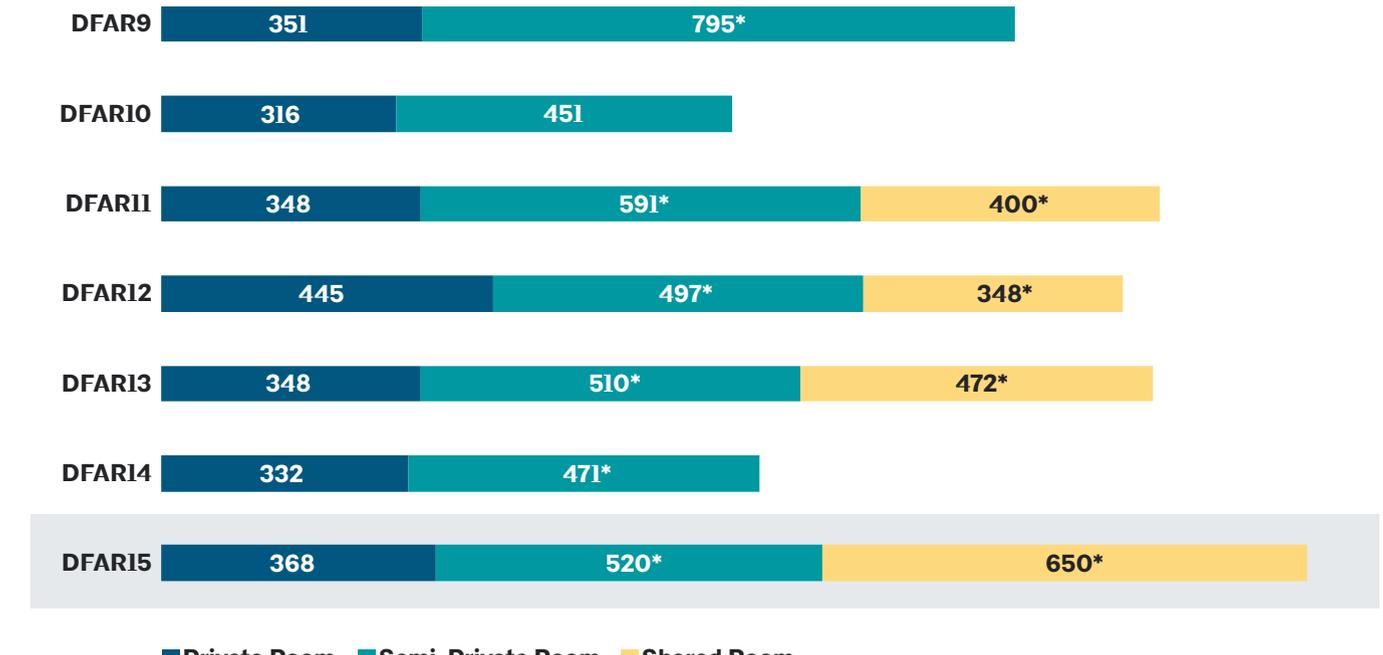
DFAR15 Data: from the 19 jury-recognized projects only (8 projects)  
\*fewer than 5 projects

### Residential Unit Distribution Assisted Living Dementia/Memory Support



DFAR15 Data: from the 19 jury-recognized projects only (7 projects)

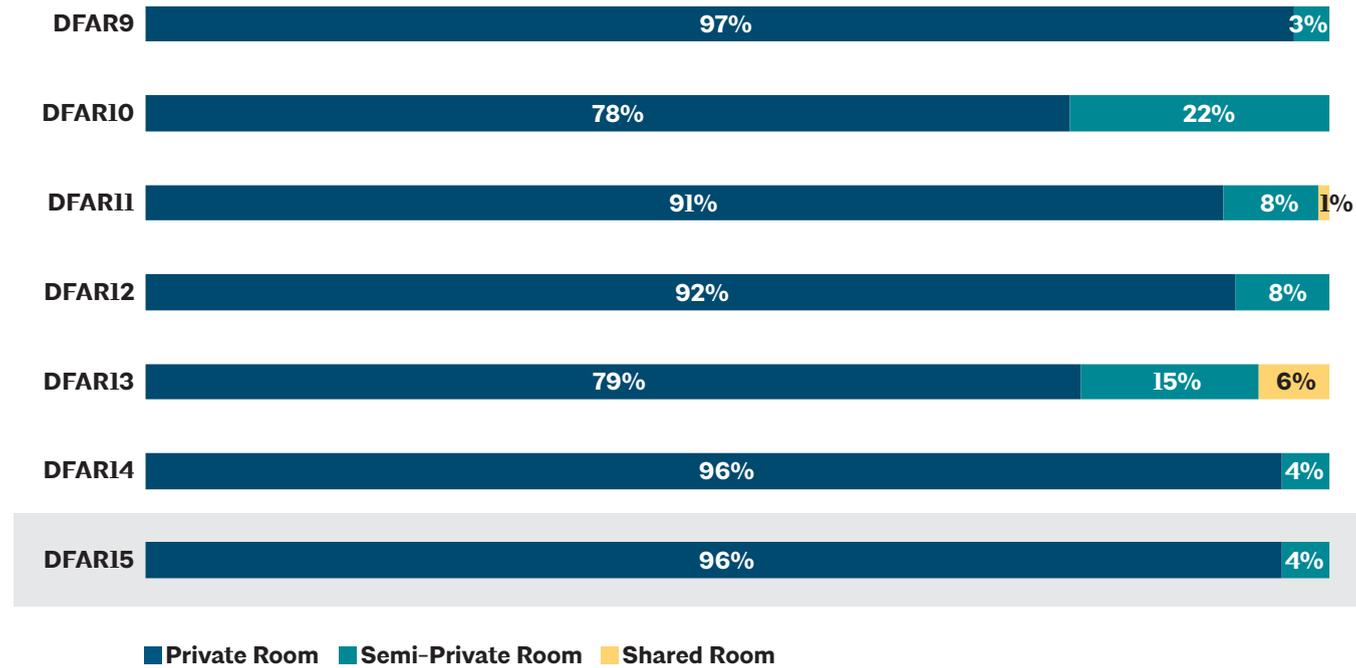
### Average Residential Unit Size (NSF) Assisted Living Dementia/Memory Support



DFAR15 Data: from the 19 jury-recognized projects only (7 projects)

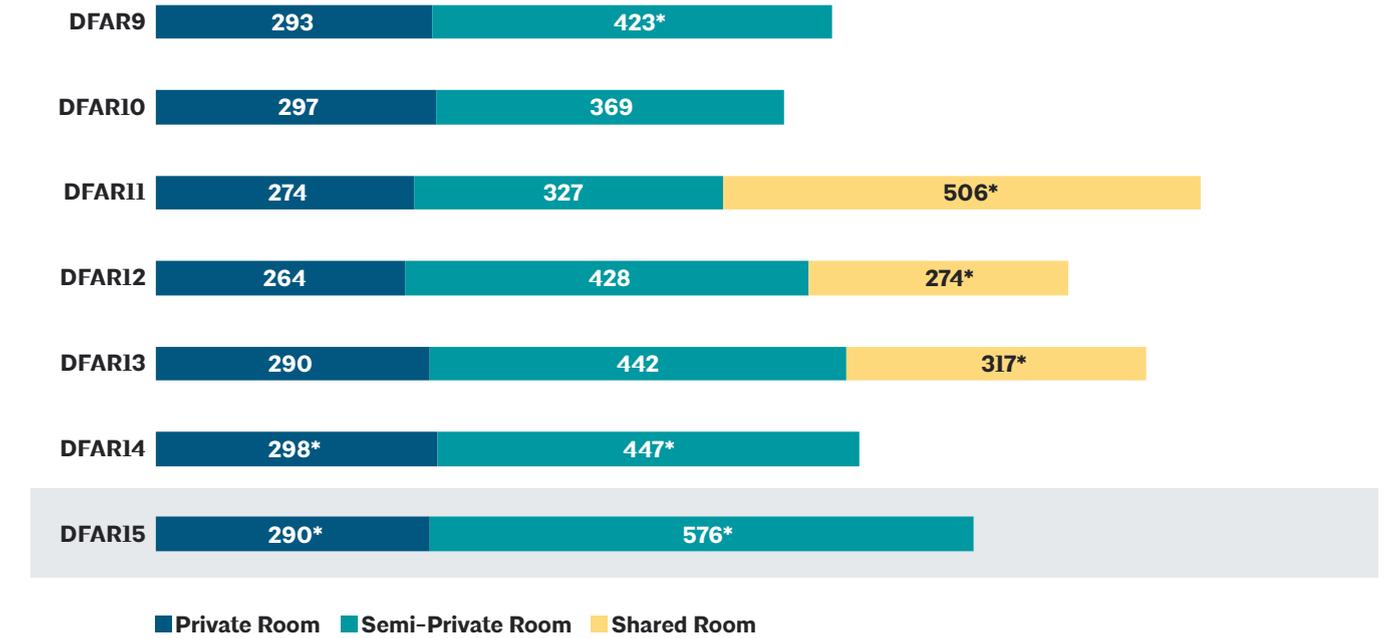
\*fewer than 5 projects

### Residential Unit Distribution Long-Term Skilled Nursing



DFAR15 Data: from the 19 jury-recognized projects only (3 projects)

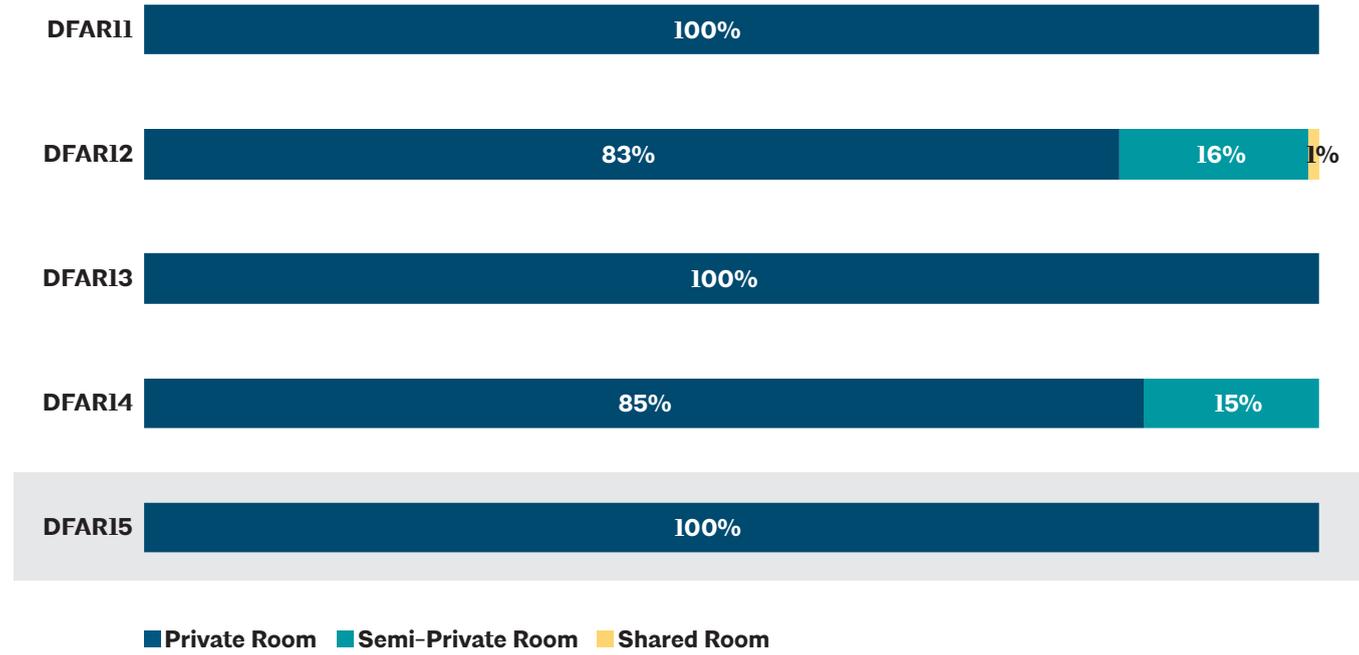
### Average Residential Unit Size (NSF) Long-Term Skilled Nursing



DFAR15 Data: from the 19 jury-recognized projects only (3 projects)

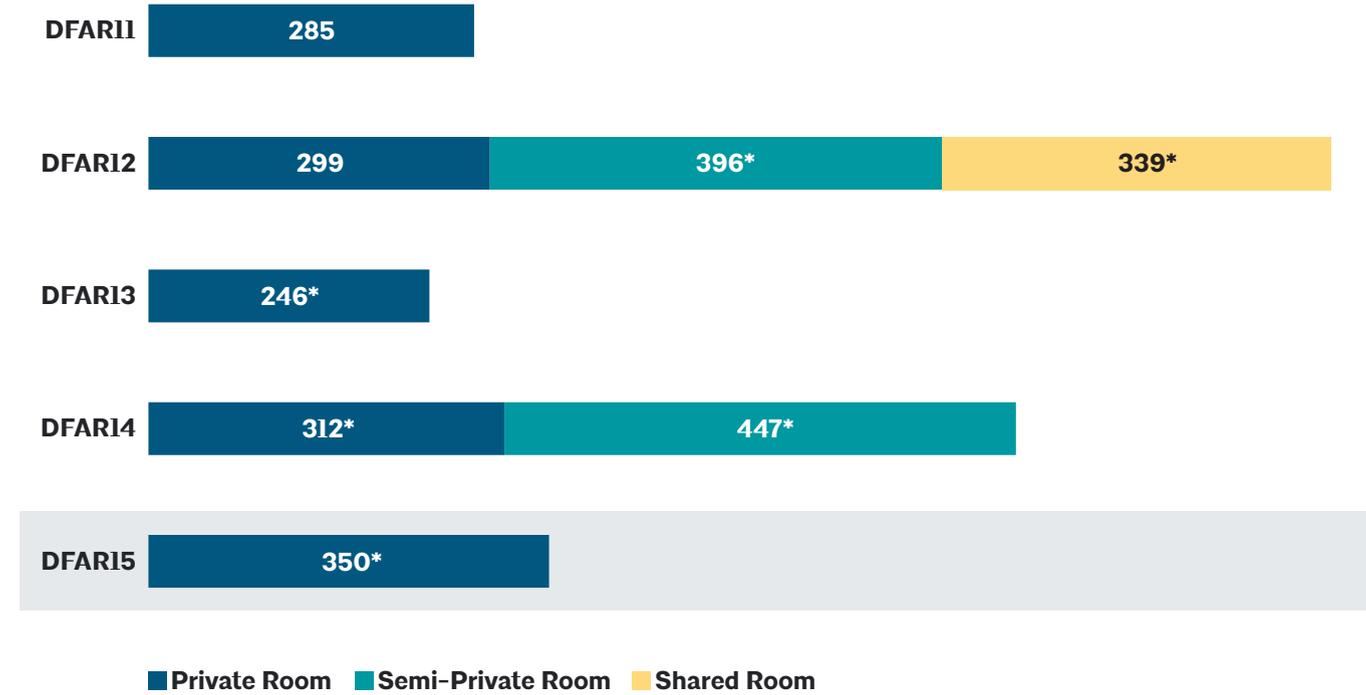
\*fewer than 5 projects

**Residential Unit Distribution**  
**Long-Term Skilled Nursing Dementia/Memory Support**



DFAR15 Data: from the 19 jury-recognized projects only (2 projects)

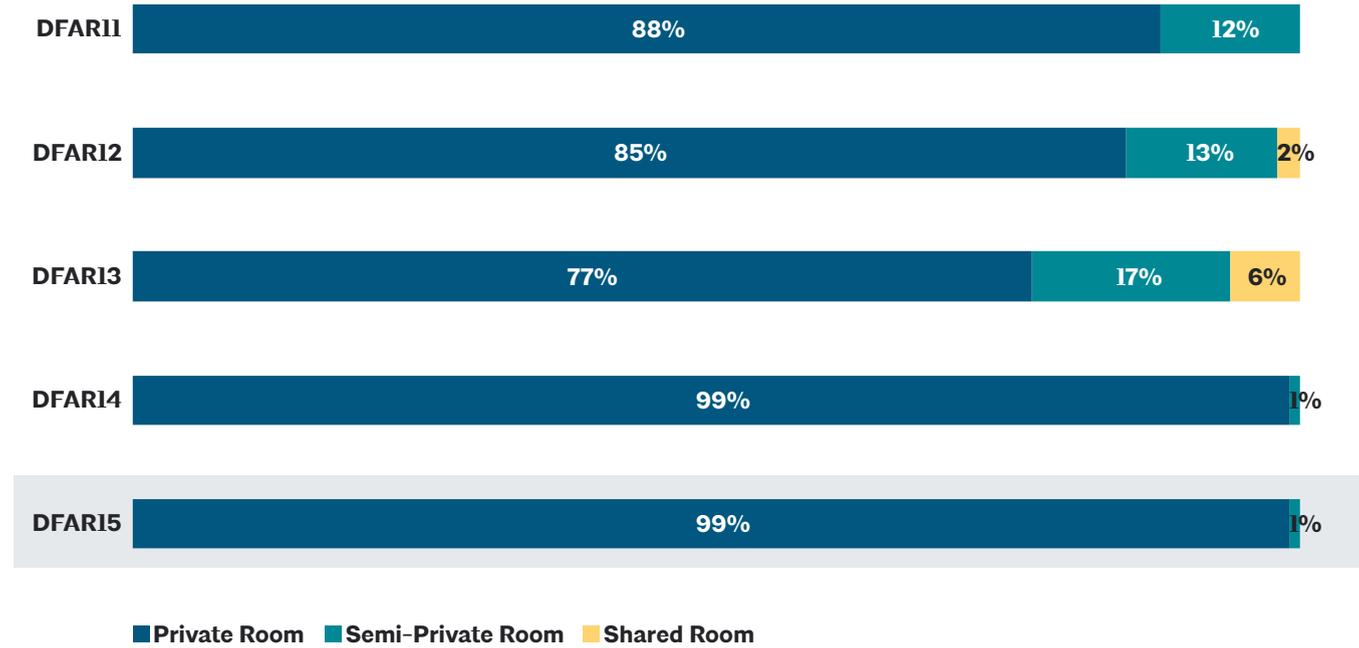
**Average Residential Unit Size (NSF)**  
**Long-Term Skilled Nursing Dementia/Memory Support**



DFAR15 Data: from the 19 jury-recognized projects only (2 projects)

\*fewer than 5 projects

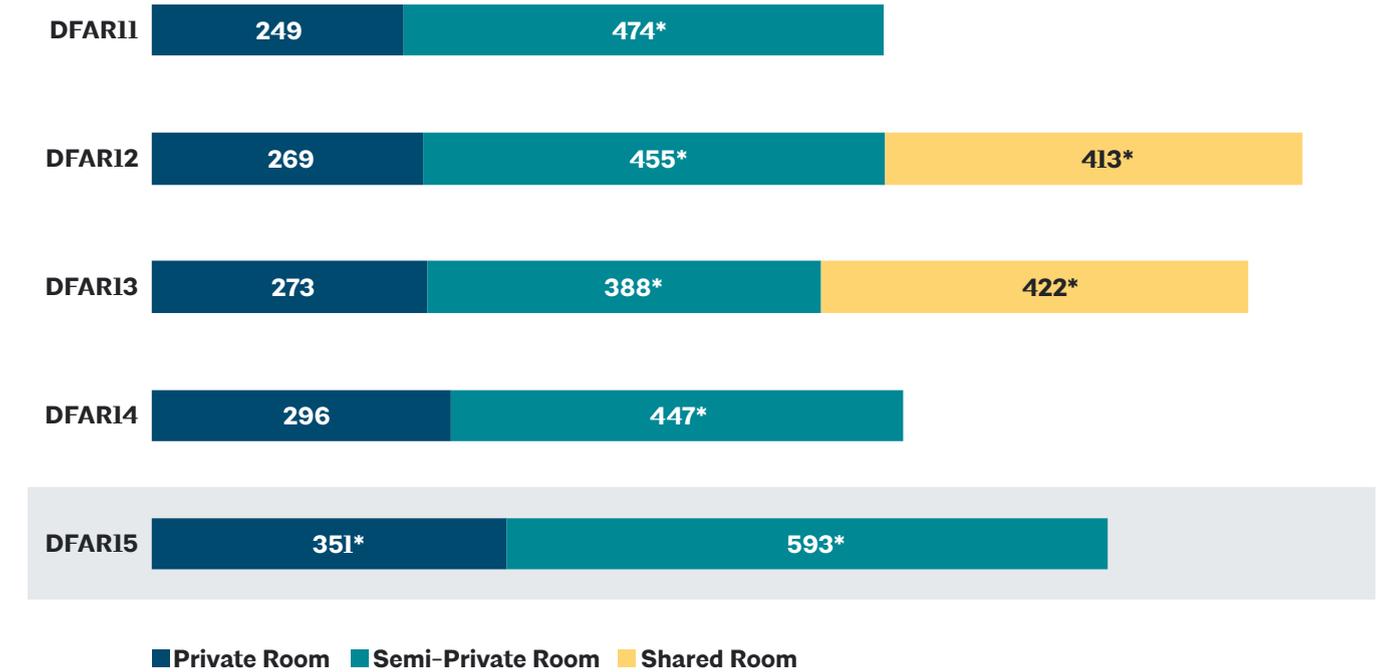
### Residential Unit Distribution Short-Term Rehab



DFAR15 Data: from the 19 jury-recognized projects only (3 projects)

\*fewer than 5 projects

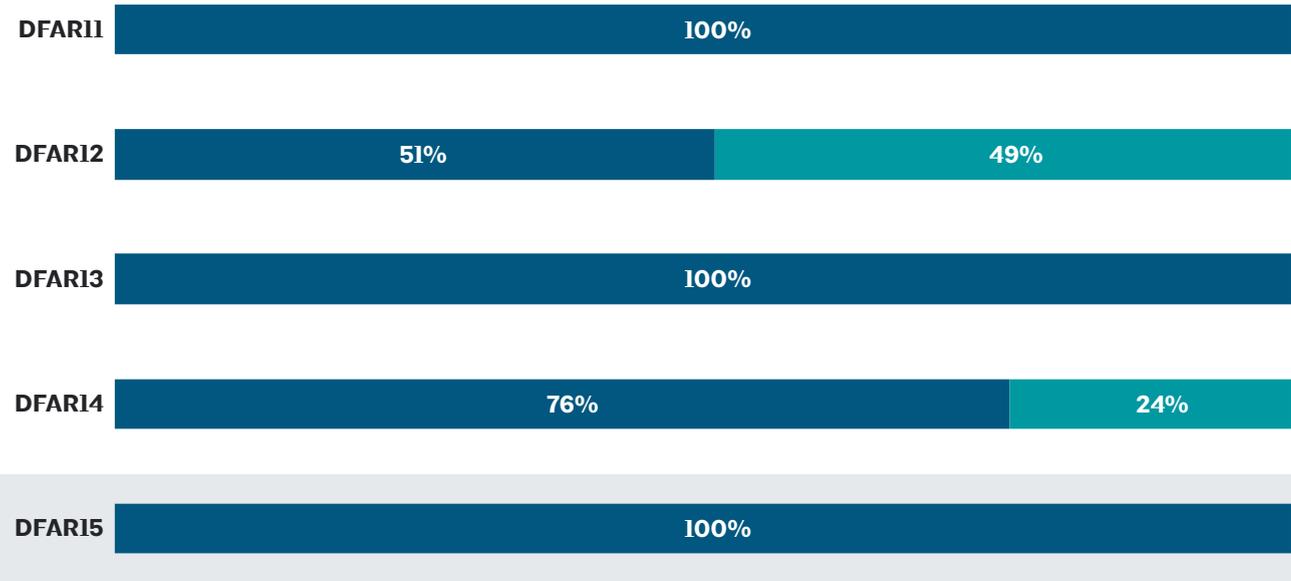
### Average Residential Unit Size (NSF) Short-Term Rehab



DFAR15 Data: from the 19 jury-recognized projects only (3 projects)

\*fewer than 5 projects

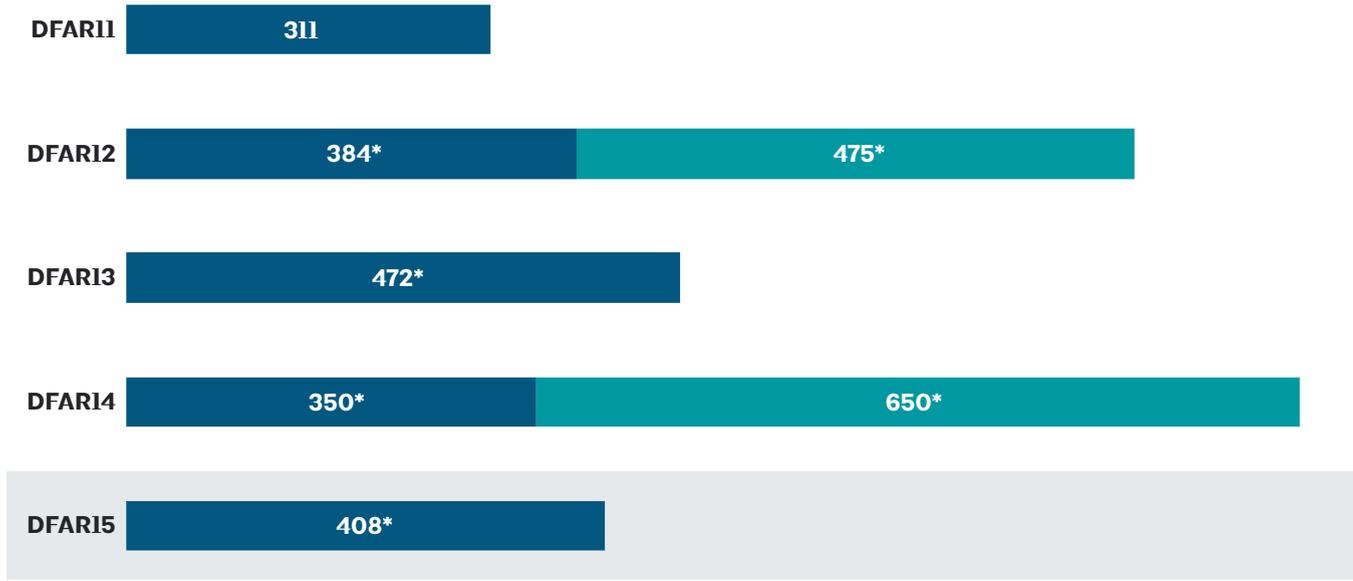
### Residential Unit Distribution Hospice



■ Private Room ■ Semi-Private Room ■ Shared Room

DFAR15 Data: from the 19 jury-recognized projects only (2 projects)

### Average Residential Unit Size (NSF) Hospice

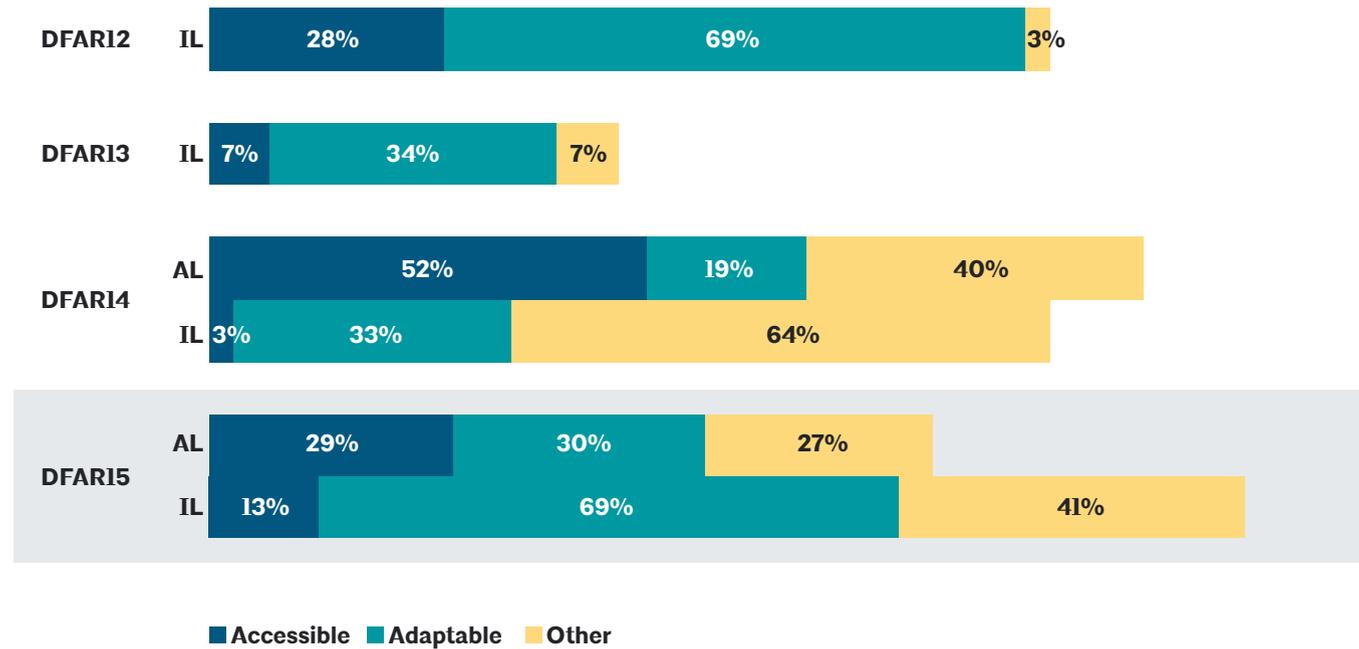


■ Private Room ■ Semi-Private Room ■ Shared Room

DFAR15 Data: from the 19 jury-recognized projects only (2 projects)

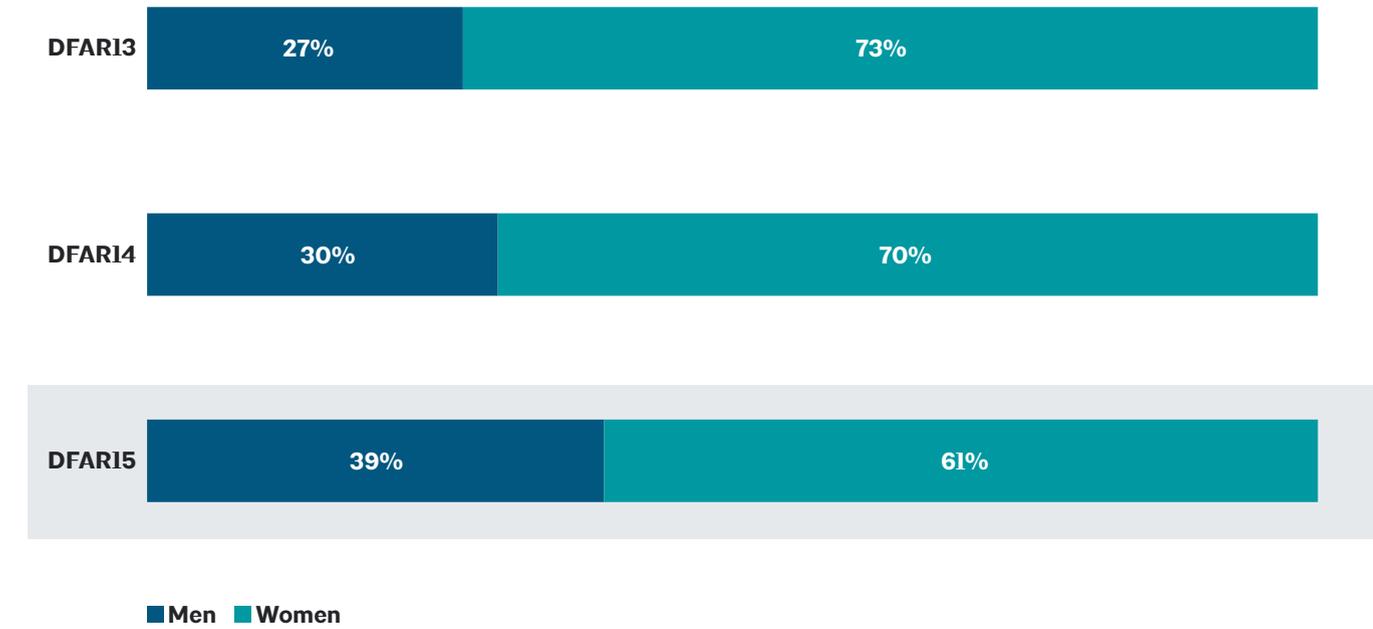
\*fewer than 5 projects

### Average Accessibility of Independent and Assisted Living Units



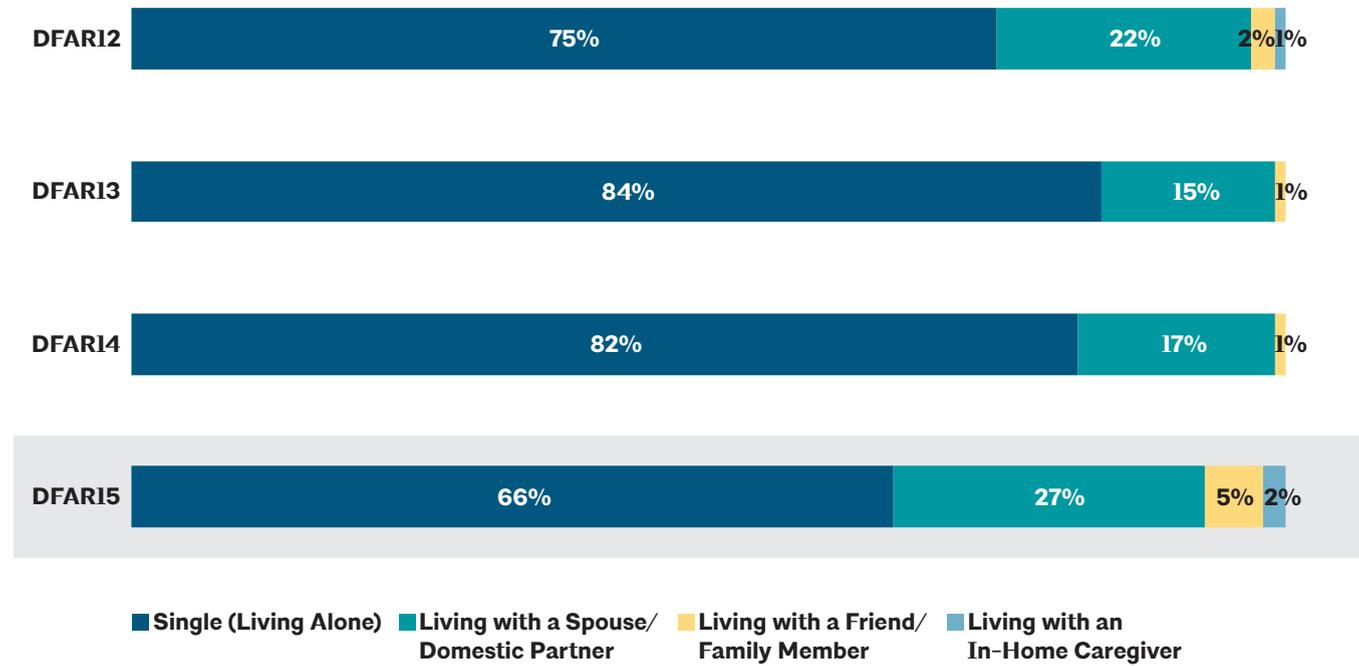
DFAR15 Data: from the 19 jury-recognized projects only (10 IL projects and 7 AL projects)

### Average Resident Gender Breakdown



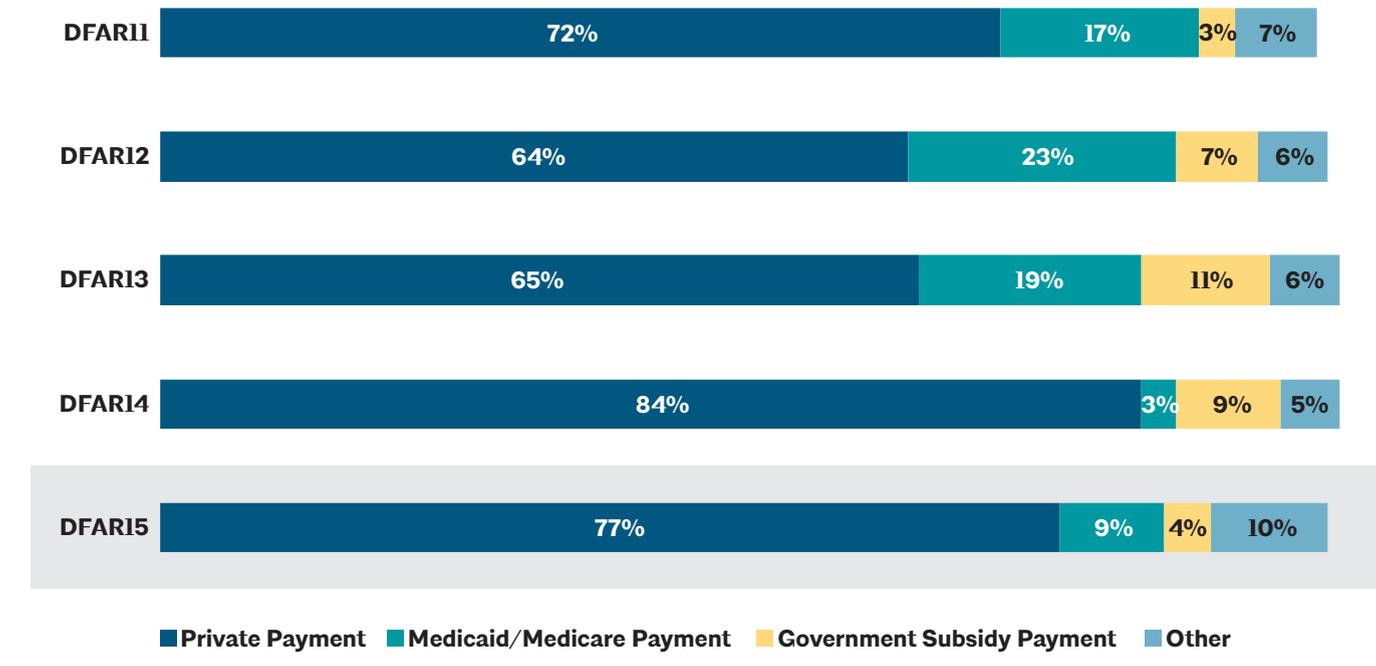
DFAR15 Data: from the 19 jury-recognized projects only (17 projects)

### Average Resident Cohabitation Status



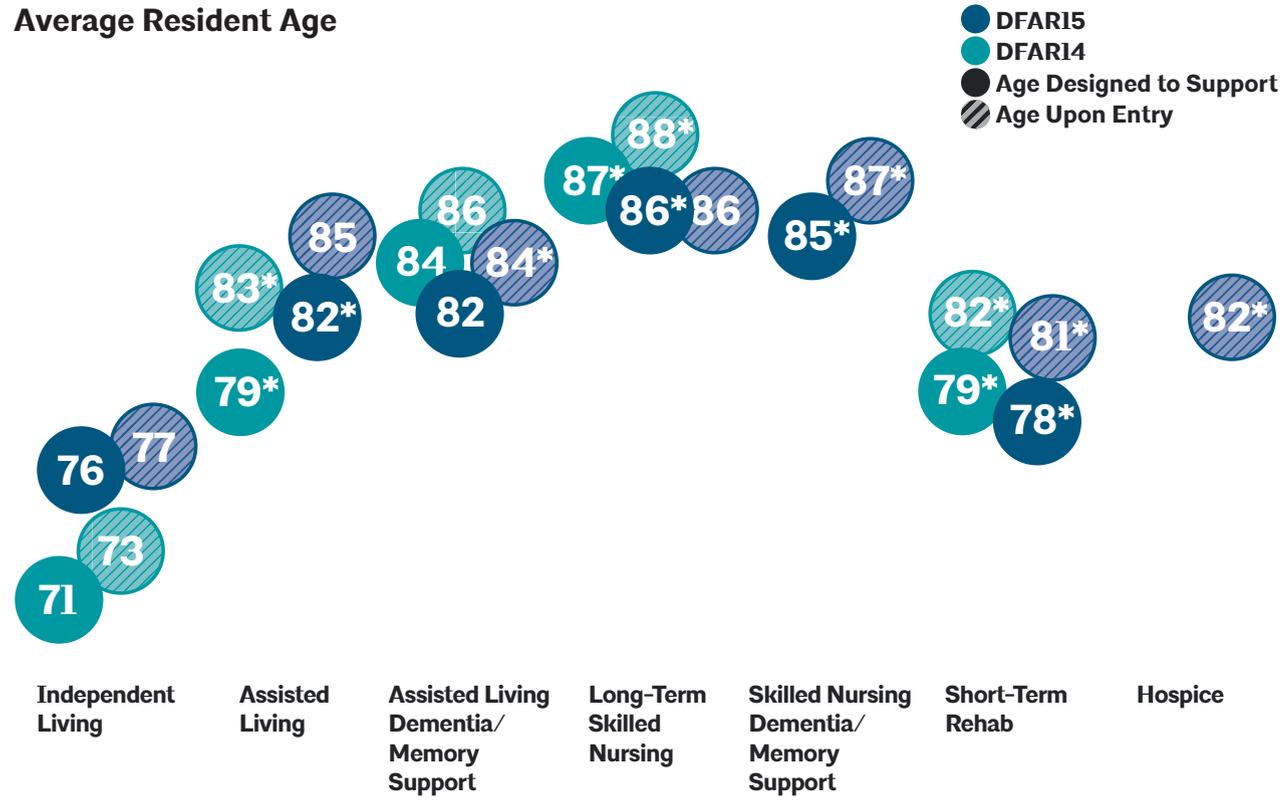
DFAR15 Data: from the 19 jury-recognized projects only (16 projects)

### Source of Resident Payments



DFAR15 Data: from the 19 jury-recognized projects only (17 projects)

**Average Resident Age**



DFAR15 Data: from the 19 jury-recognized projects only  
 \* fewer than 5 projects

ABOUT

# Jury-recognized projects

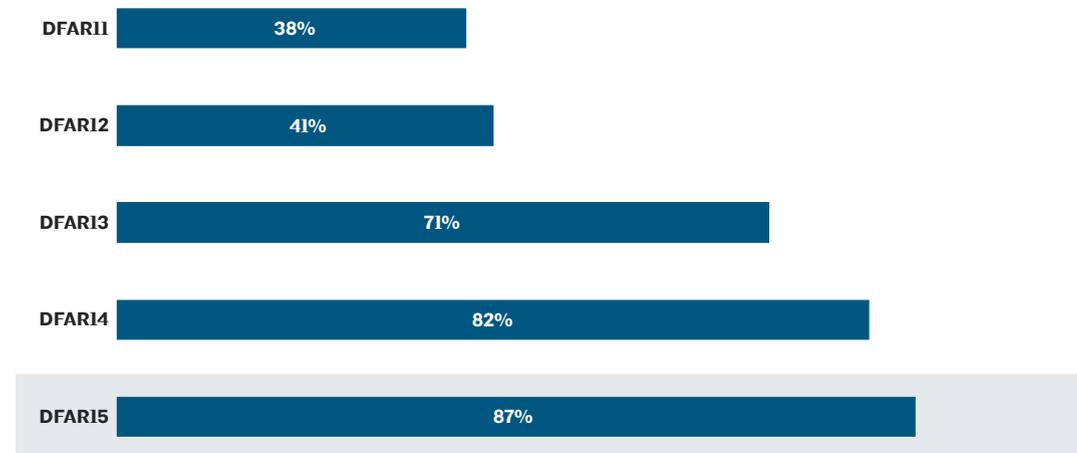
All applicants were asked to describe their projects. The following section provides an overview of the responses from the 19 DFAR15 projects recognized by the jury regarding their projects' amenity spaces, households, ecological sustainability, and self-described challenges, innovations, and approaches to collaborative design.

### Amenity spaces

The 19 projects recognized by the DFAR15 jury varied greatly in both scale and scope. However, when the projects with residential components were asked what was more critical to the success of their project—either improving common spaces and amenities or improving units/private spaces—87% of the jury-recognized DFAR15 projects stated that improving the common spaces was more important.

This opinion continues to be on the rise: It is higher than DFAR14's 82%, DFAR13's 71%, and significantly greater than DFAR12's 41% and DFAR11's 38%. In addition, when reviewing the narrative responses that the jury-recognized projects submitted to the DFAR15 competition, nearly half of the projects (47%) included specific descriptive statements about their many and varied amenities.

### Critical to Project Success: Improving Common Spaces

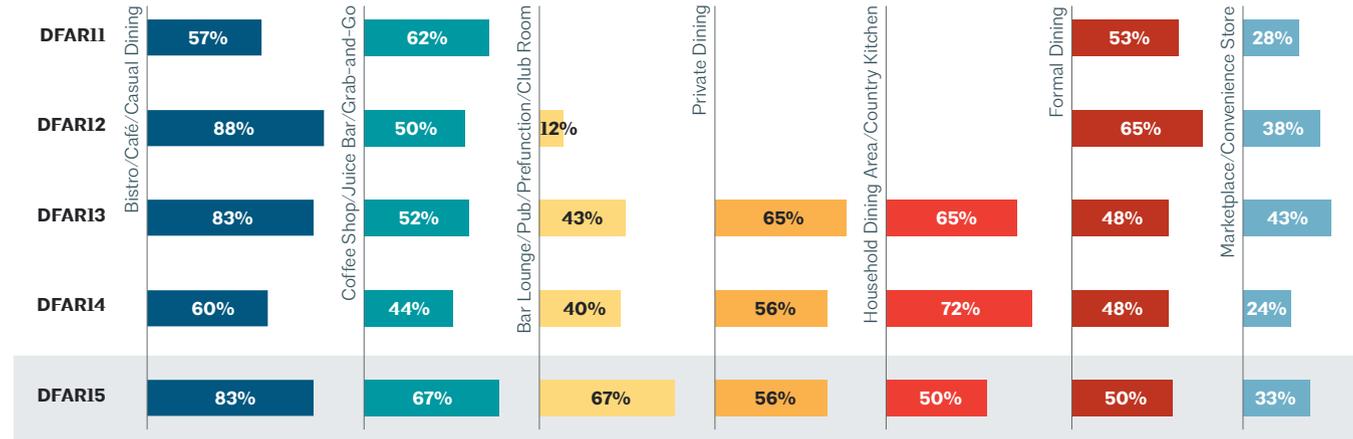


**Above**  
Project: Hunt Community  
Architect: EGA PC

**Left**  
Project: Kobe Tower  
Architect: Richard Beard Architects

## Dining Amenities

DFAR15 Data: from the 19 jury-recognized projects only.



In terms of amenity spaces, the various senior living communities continue to provide a variety of dining venues. Like past DFAR cycles, DFAR15 jury-recognized projects reported that casual dining venues were once again more common than formal settings.



**This page**

Project: *The Trousdale*

Architect: *SmithGroup*

**Top right**

Project: *Oak Trace Senior Living Community*

Architect: *SAS Architects & Planners / Perkins Eastman*

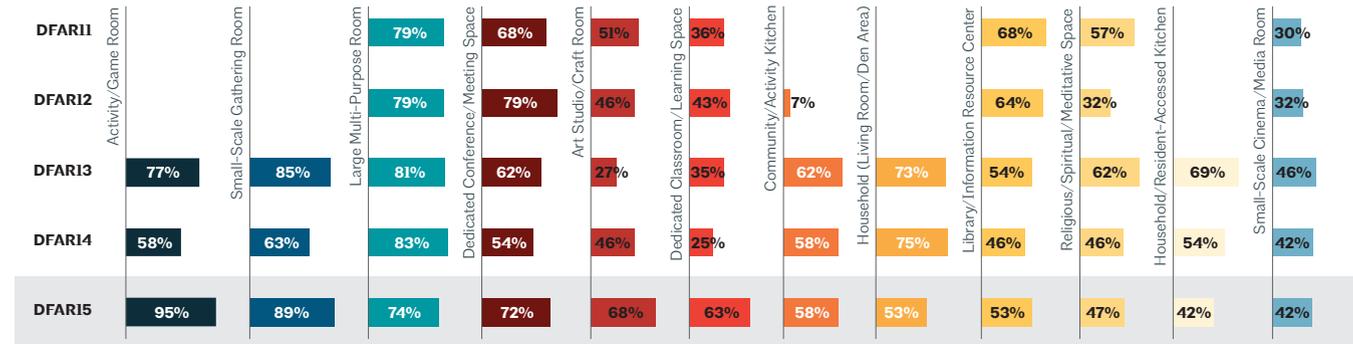
**Bottom right**

Project: *Warwick Woodlands*

Architect: *RLPS Architects*

## Learning/Activity Amenities

DFAR15 Data: from the 19 jury-recognized projects only.



In terms of spaces designed for learning, meeting, and/or activities that are part of the DFAR15 jury-recognized projects, activity/game rooms and small-scale gathering rooms were the most prevalent types of spaces. Large multipurpose rooms, dedicated conference/meeting spaces, and art/craft/workshop studios are also common.

**Facing page, bottom left**

Project: Midvale Senior Center  
Architect: EDA

**This page**

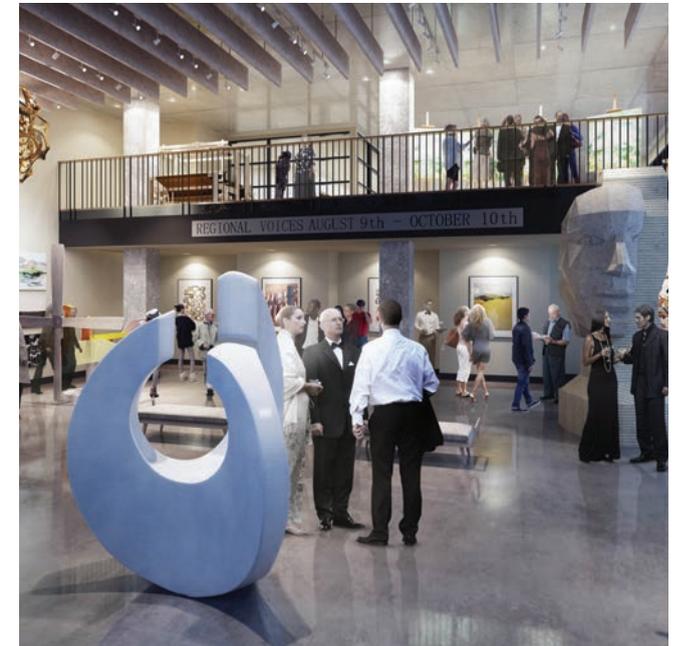
Project: Brookside at Cross Keys Village  
Architect: SFCS Architects

**Facing page, top**

Project: Warwick Woodlands  
Architect: RLPS Architects

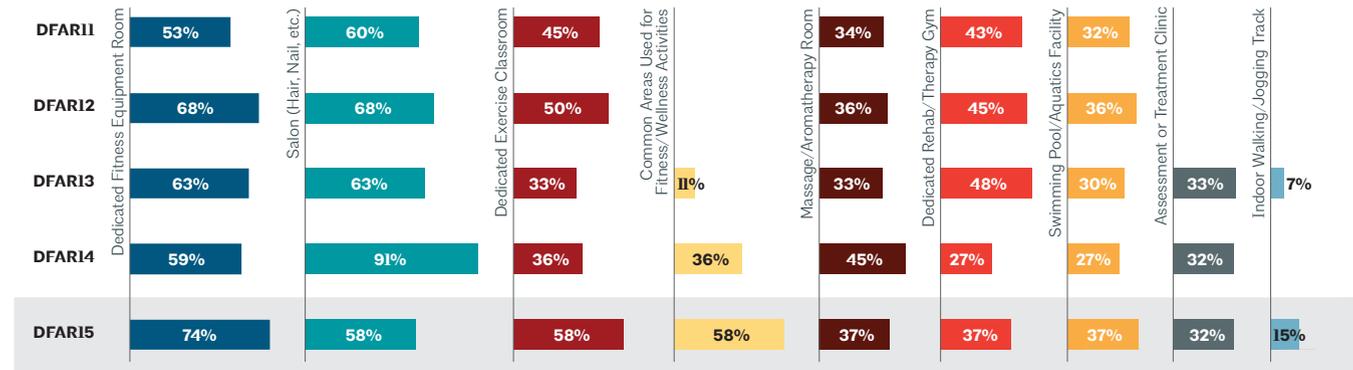
**Facing page, bottom right**

Project: Encore Mid-City  
Architect: Hord Coplan Macht



**Fitness/Wellness Amenities**

DFAR15 Data: from the 19 jury-recognized projects only.



Though wellness continues to be a trend in the industry, the jury-recognized DFAR15 projects generally did not provide any greater percentages of fitness/wellness amenity spaces compared to past DFAR cycles. Reports of dedicated fitness equipment rooms and dedicated exercise classrooms, however, were slightly higher for DFAR15, though it also seems as though more projects were now using general common areas for fitness/wellness activities.



**This page**

Project: Showa Kinen Koen  
 Architect: Richard Beard Architects

**Facing page, top left**

Project: Midvale Senior Center  
 Architect: EDA

**Facing page, top right**

Project: Brethren Care Village  
 Architect: RLPS Architects

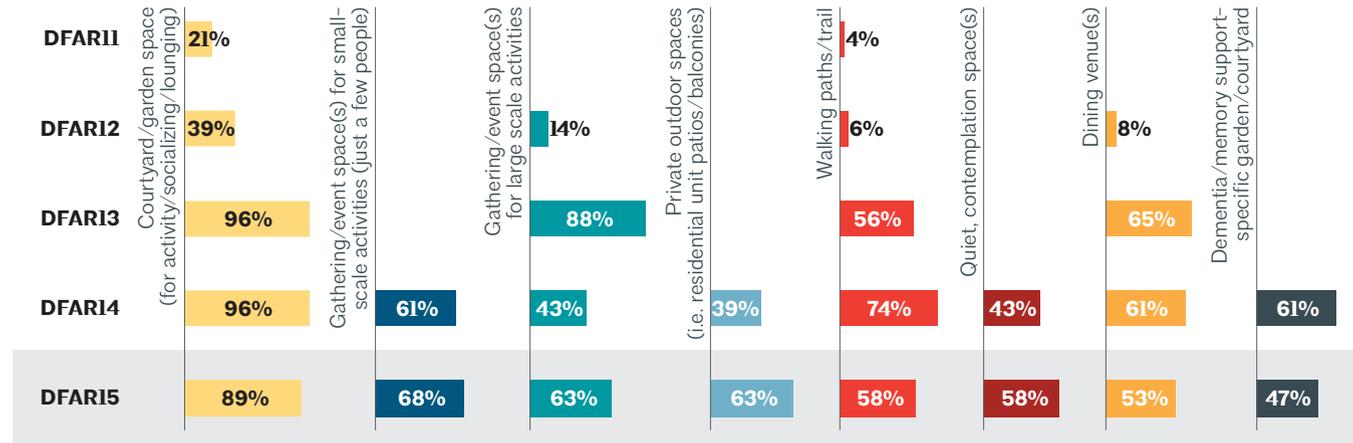
**Facing page, bottom**

Project: The Goldin at Essex Crossing  
 Architect: Hord Coplan Macht

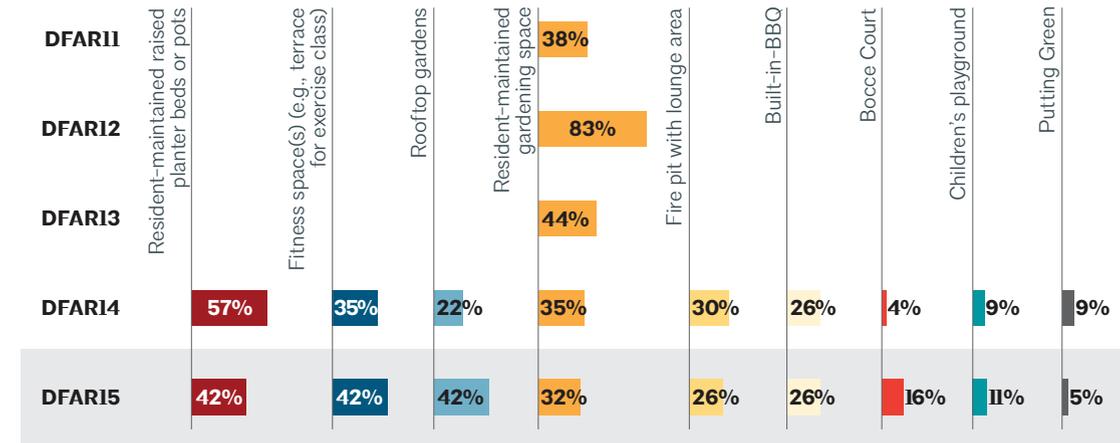


### Outdoor Amenities

DFAR15 Data: from the 19 jury-recognized projects only.



### Outdoor Amenities (continued)



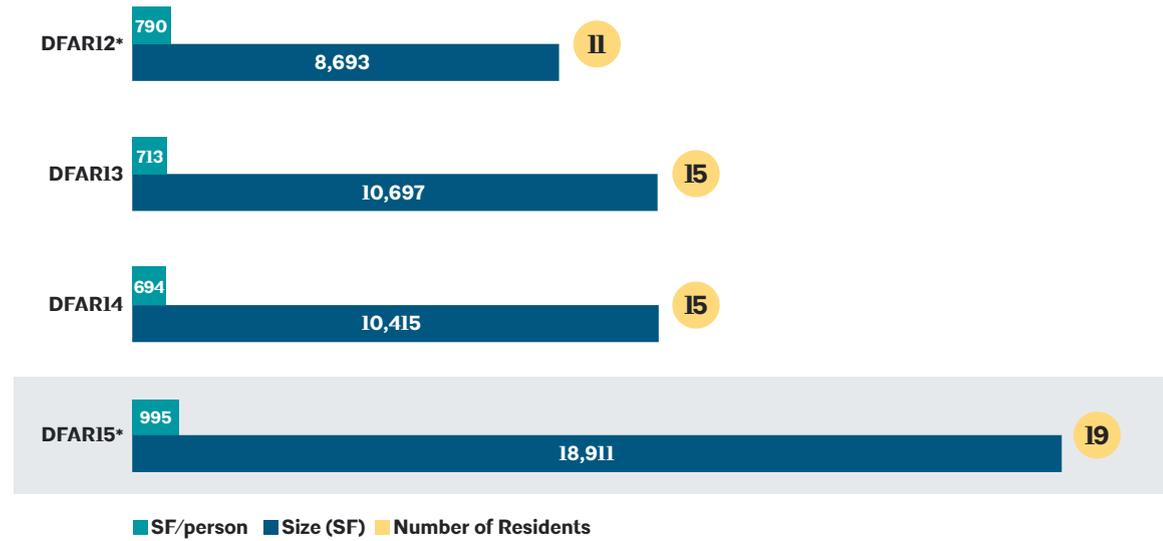
The jury-recognized DFAR15 projects reported a wide assortment of outdoor amenities, as well. Courtyards and gardens are popular, as are outdoor gathering spaces for both large and small groups of people.



**This page**  
 Project: Brookside at Cross Keys Village  
 Architect: SFCS Architects  
**Facing page, left**  
 Project: Showa Kinen Koen  
 Architect: Richard Beard Architects  
**Facing page, right**  
 Project: The Trousdale  
 Architect: SmithGroup

### Average Household Size

DFAR15 Data: from the 19 jury-recognized projects only. \*excluding outliers



### Households

Regarding Households (typically defined as private residential rooms organized around a shared living/dining/kitchen area), 42% of the jury-recognized projects said they included Households—down from DFAR14’s 56%. Only one project (Brio, a WesleyLife Community for Healthy Living) also described having a person-centered care approach to care delivery. Of the jury-recognized projects that said they have a Household, the facility types that incorporated a Household model varied: three are assisted living facilities, three are assisted living dementia/memory support, two are long-term skilled nursing, one is short-term rehab, and one is skilled nursing dementia/memory support.

In terms of both square footage and the number of residents, the sizes of Households described in the jury-recognized DFAR15 submissions are on average larger

than those in past cycles. Excluding outliers, the average square footage of a DFAR15 Household is 18,911 square feet (with a range of 10,600 to 30,000 square feet), compared to DFAR14’s average size of 10,415 square feet (with a range of 5,620 to 15,990 square feet). Excluding outliers, the average number of residents living in a DFAR15 Household is 19 residents (with a range of 10 to 32 residents), compared to DFAR14’s 15 residents (with a range of 10 to 20 residents). The average square footage per resident for the DFAR15 Households is also greater, at 995 square feet per person (with a range of 750 to 2,500 square feet per person), compared to DFAR14’s 694 square feet per person (with a range of 500 to 982 square feet per person).



Project: The Goldin at Essex Crossing  
Architect: Hord Coplan Macht

Descriptions of innovative features within Households varied, with only one common theme: three of the eight DFAR15 jury-recognized projects with Households described designing in flexibility so that the Households could be easily modified in the future to support different levels of care. Other innovative features that were described included: a larger garage for increased storage capacity; a highly functional kitchen and support spaces for greater staff support; ceiling height differences within a Household to cue what are public versus private areas; and a Hospice design that includes a variety of spaces to support the varied social interaction needs and emotional experiences of the patients and their families.

## Ecological Sustainability

DFAR15 Data: from the 19 jury-recognized projects only.



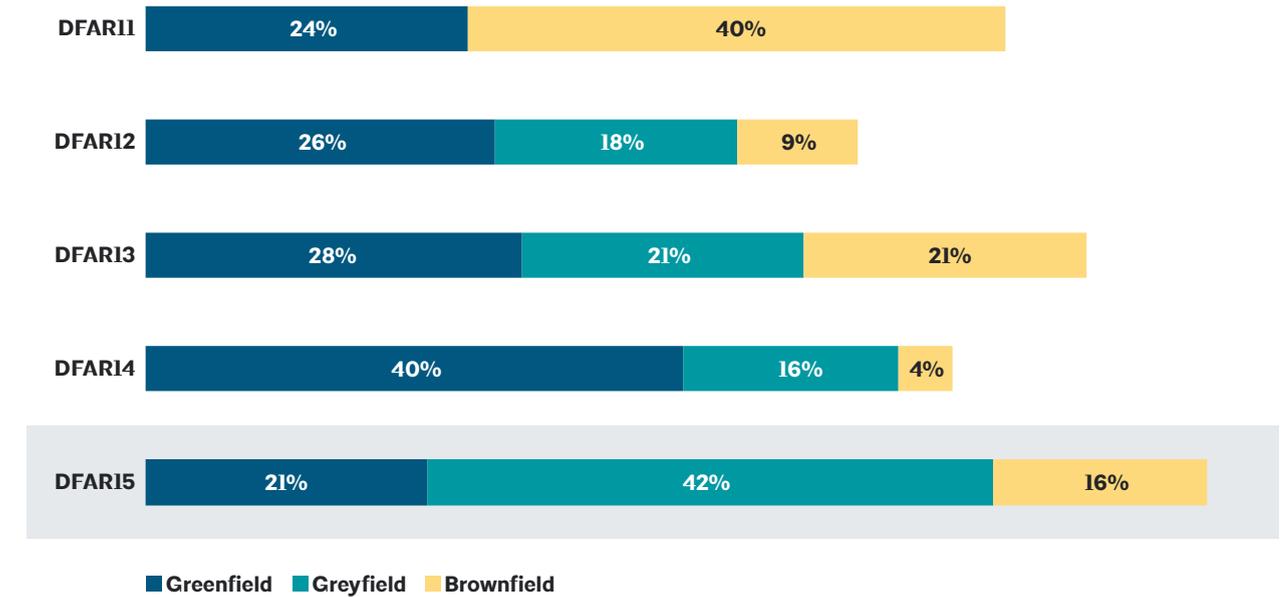
### Ecological sustainability

All 19 of the jury-recognized DFAR15 projects said that their project includes green/ecologically sustainable features, though only 37% were pursuing green/sustainable certification(s) for their project. However, this is up from DFAR14's 32% and DFAR13's 26%. Projects are certified, or are registered to be certified, by such programs as LEED, Enterprise Green Communities, GreenPoint, as well as local city or state codes (e.g., Dallas Green Building Code, City of Rockville Green Building Requirements, and NYSERDA). In addition, three of the jury-recognized projects noted that they are designed to a green standard but are not pursuing certification.

Among the jury-recognized DFAR15 submissions, the green features with the greatest impact to the project include: maximized daylighting; energy efficiency (though a lower percentage than in past DFAR cycles); site selection (though a much lower percentage than the top two features); and site design considerations (though a lower percentage than in past DFAR cycles). For DFAR15, there was an increased attention to reducing solar gain/heat island effect, sunshades, and plantings.

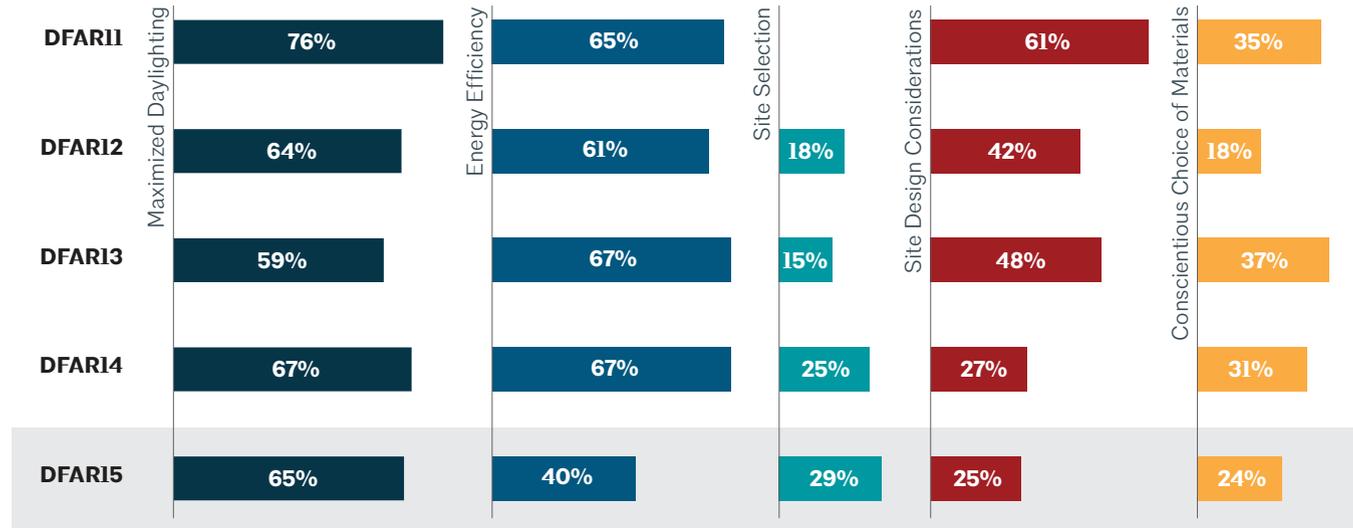
## Projects' Site Classification

DFAR15 Data: from the 19 jury-recognized projects only.

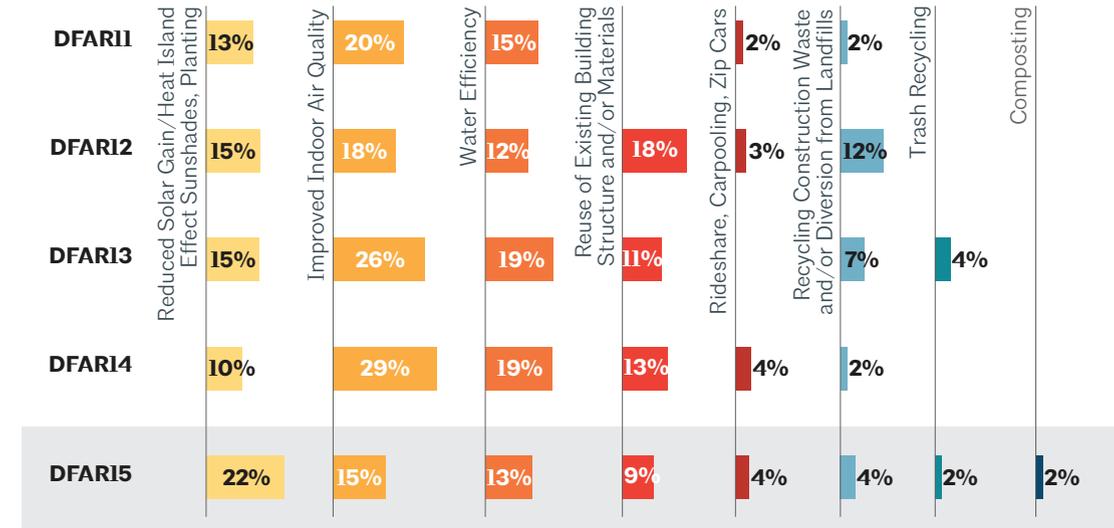


### Most Impactful Green Features

DFAR15 Data: from all 55 applications\*  
 \*excluding 4 projects due to deficient data



### Most Impactful Green Features (continued)

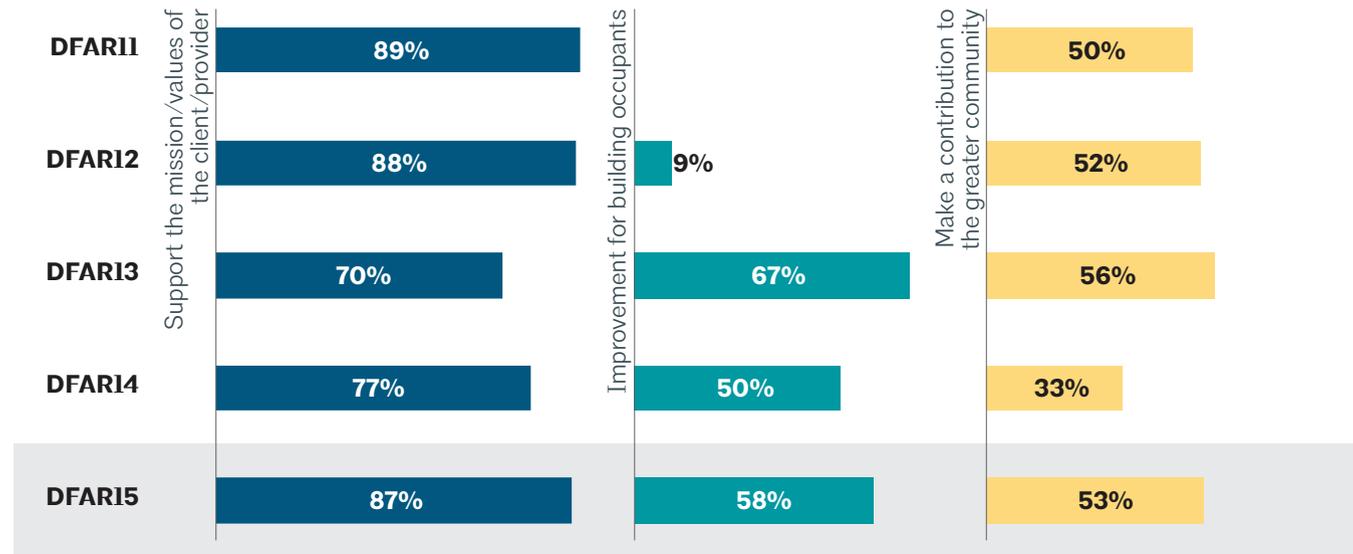


In addition, 21% of the jury-recognized DFAR15 submissions are built on greenfield sites (no previous development other than agricultural or natural landscape)—down from 40% in DFAR14. Forty-two percent are on greyfields (an underused real estate asset or land,

such as an outdated/failing retail and commercial strip mall)—up from only 16% in DFAR14. Sixteen percent are on brownfields (land previously used for industrial or commercial use, often requiring remediation of hazardous waste or pollution)—up from 4% in DFAR14.

### Primary Green Motivations

DFAR15 Data: from all 55 applications

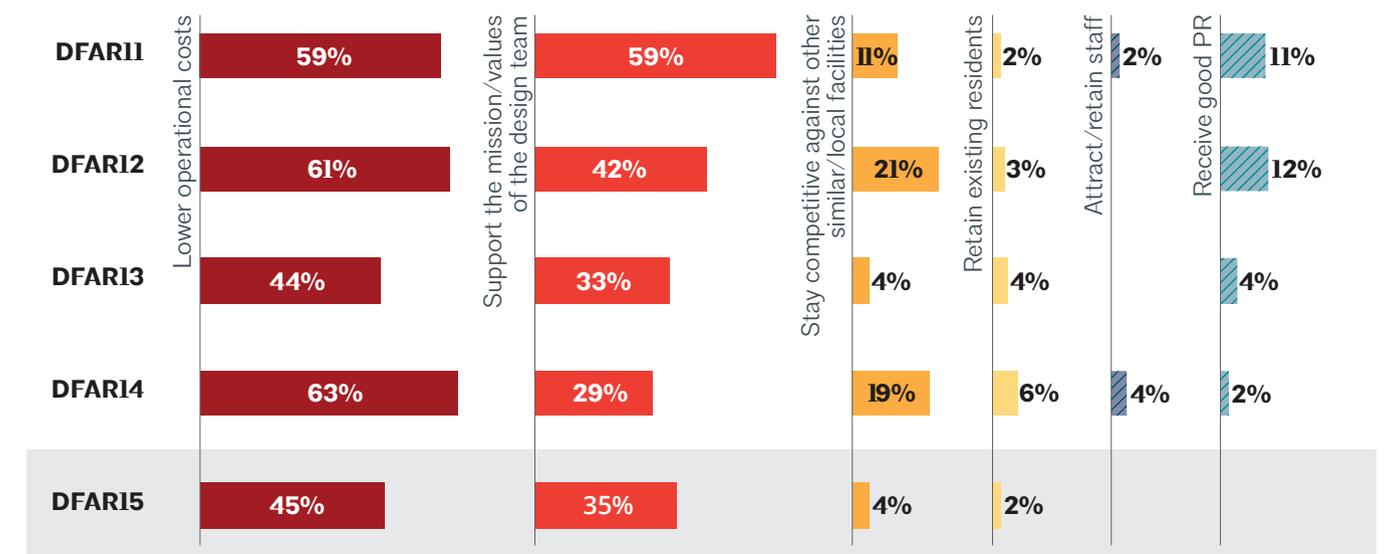


When asked about the primary motivation for including ecologically sustainable features, DFAR15 jury-recognized project responses were fairly similar to those from DFARs 11, 12, 13, and 14—with the most popular response being to support the mission/values of the client/provider.

The DFAR15 submission form also asked about the challenges faced by the projects when the design team attempted to incorporate green features. The responses varied greatly, with only one commonality: nine out of the thirteen projects who provided this information

noted that initial first costs and/or budget constraints related to green design was a challenge. Other challenges expressed, though only by one or at most two projects, included: issues related to storm water management; other site conditions or constraints; concerns around increasing complexity during construction; the lack of client knowledge about ecological sustainability; the design team’s understanding/application of new technology; a concern over mitigating glare and eye strain while providing ample daylight; and maintenance requirements.

### Primary Green Motivations (continued)



### Design challenges

In terms of design challenges, 42% of the jury-recognized DFAR15 projects described site constraints, such as difficult setbacks, the need to fit abundant programming on tight sites, maximizing building orientations, and steeply sloping sites. Thirty-seven percent reported issues with meeting local requirements/regulations, ranging from the provision of publicly accessible retail to having to find creative solutions to meet sustainability requirements given preexisting conditions. Just under a third of the jury-recognized projects (32%) noted the challenge of breaking down exterior massing and architectural expressions for large building masses. Other challenges, though less frequently reported, included things like: creating the right spatial and/or program adjacencies; meeting the expectations of existing residents; designing in future flexibility or growth; project phasing among occupied buildings; balancing public access with residents' security; and the structure necessary for below-grade parking.

### Design innovations

The jury-recognized projects also wrote about their innovative or unique features. Several projects wrote about their integration into the greater community. One project (The Baldwin at Woodmont Commons) discussed how their design was based on mixed-use and place-making principles to create a non-homogenous exterior aesthetic. Another project (The Trousdale) described how their project's modular layout allows for flexibility in the unit mix. One project (Encore Mid-City) described their aquaponics farm that provides fresh vegetables and seafood ingredients that are then featured in the dishes served in their community's dining venues.

Innovative technologies were also described by eleven of the nineteen jury-recognized projects. The most common, at about a third of the projects who responded to this question, was the inclusion of smart home technologies within residences. Two projects described inclusion of multi-sensory environments (MSEs). All other descriptions were singular to the projects, and included things like:

software to prompt reminiscence; circadian rhythm lighting; bedside motion-activated lighting to help with nighttime bathroom visits; provision of robotic cats for therapy and companionship; wireless nurse calls; and care delivery software for the staff.

### Collaborative design

All but one of the jury-recognized DFAR15 projects described how they collaborated during the planning and/or design phases of their project in a manner that went beyond the expected teaming that is typical of the traditional design process. How teams collaborated, however, varied. Forty-four percent developed strategic relationships with local organizations and/or officials, and in one case, with the adjacent property that was concurrently under development. Thirty-nine percent held workshops or meetings with various project stakeholders, such as staff, existing and prospective residents, family members, and members of the greater community. Several projects explored similar precedents (17%) or conducted post-occupancy evaluations of other buildings to inform their project (22%). Some projects described collaborations within the design team, like the 17% who involved other disciplines early (e.g., the contractor, civil engineering, marketing and financial consultants), or the one project that created cross-sector convergence by engaging different designers with expertise in senior living, multi-family residential, and hospitality. Two projects also described how they used technology for effective communications and visualizations within their cross-office design team and with the client.

## PROJECT

# Themes

Though the 19 DFAR15 projects recognized by the jury are quite diverse, several common and often interrelated project themes were identified based on the similarities among the submitted project descriptions and goals.

The following describes the jury-recognized DFAR15 projects' common themes, listed from the most to least prevalent.\*

The common themes described by the jury-recognized DFAR15 projects include:

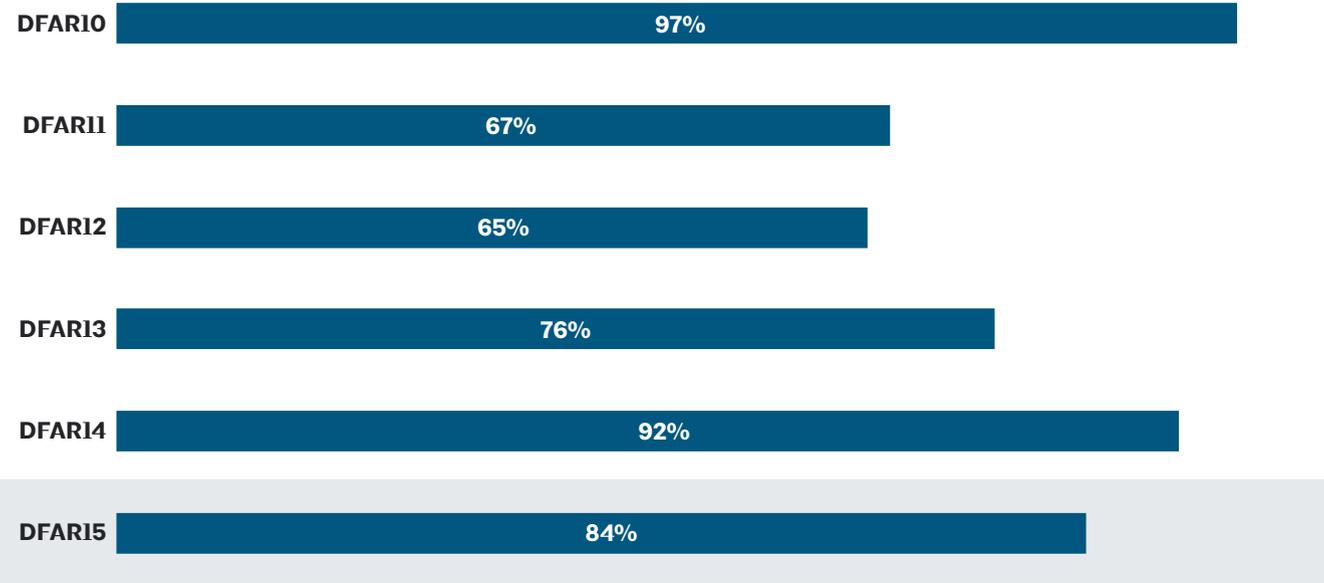
- Connection to nature (84%)
- Greater community connections and intergenerational interactions (63%)
- Holistic wellness (53%)
- Fitting the local context (37%)
- Promoting a sense of community (26%)

*\*Note: For each of the themes listed in this section, only the projects that included narrative text related to the thematic concept were counted in the analysis. It is likely that additional jury-recognized DFAR15 projects also include elements similar to what is being reported in this section. However, unless the project's application form content included text that specifically related to the thematic concept at hand, that project is not part of the analysis presented herein.*



Project: Hunt Community—Commons Renovations Architect: EGA PC

## Connections to Nature Theme



Eighty-four percent (16 out of the 19 jury-recognized DFAR15 projects) described a connection to nature—maintaining this theme as one of the most commonly reported year after year, with DFAR14 at 92%, DFAR13 at 76%, DFAR12 at 65%, DFAR11 at 67%, and DFAR10 at 97%.

Connections to nature included access to outdoor amenities, walking paths/trails, indoor-outdoor connections, courtyards and gardens, fire pits, and rooftop gardens. Abundant daylighting and views (ranging from views into small courtyards to sweeping views of landscapes or city vistas) were also common. One project also noted its inclusion of biophilic design elements.

*Project: Brio, a WesleyLife Community for Healthy Living Architect: Pope Architects*



## Connection to nature

**DFAR15 projects recognized by the jury that described a connection to nature included:**

- Arbor Terrace at Fulton
- Brethren Care Village Wellness & Community Center
- Brightview West End
- Brio, a WesleyLife Community for Healthy Living
- Care Dimensions Hospice House
- Chesnut Ridge at Rodale
- Hunt Community—Commons Renovations
- Kobe Tower
- Oak Trace Senior Living Community
- Rotary Terrace
- Showa Kinen Koen
- The Baldwin at Woodmont Commons
- The Goldin at Essex Crossing
- The Trousdale
- The Vista at CC Young

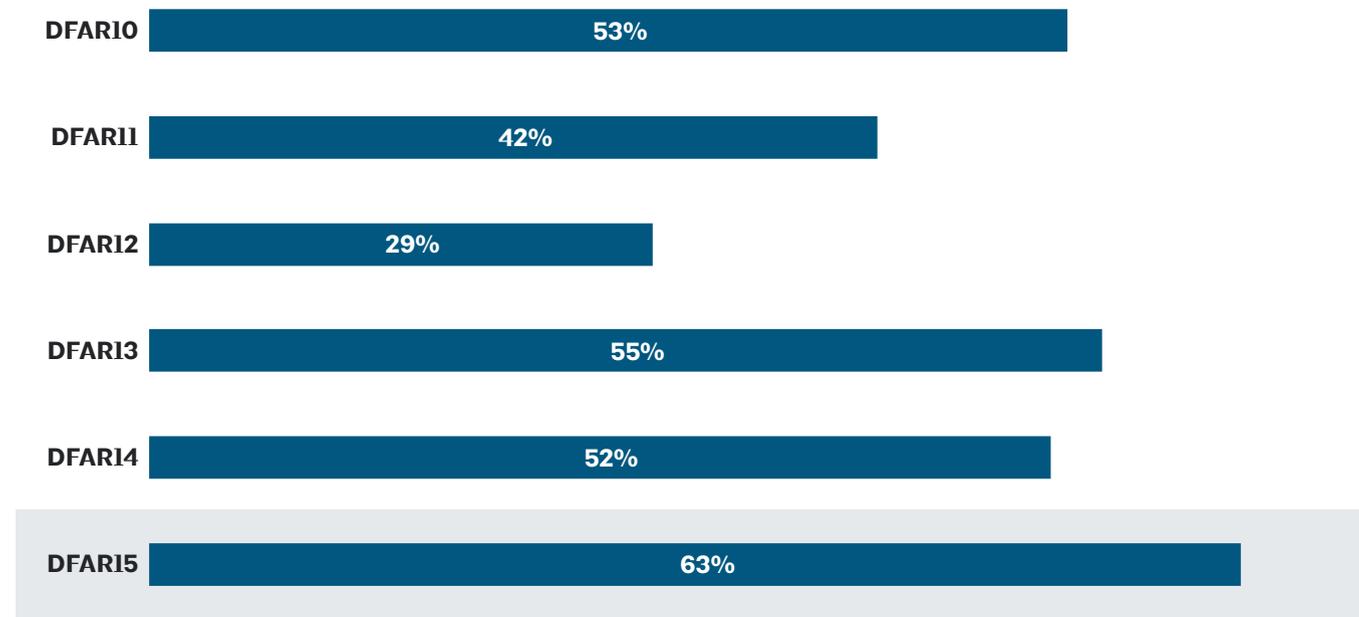
**In their own words**

- **Brethren Care Village Wellness & Community Center**  
“Understanding that environmental wellness can often directly affect the health of all of these other dimensions, the owner was adamant that the design allow for both an abundance of natural light and visual connections to outdoor spaces.”
- **Brio, a WesleyLife Community for Healthy Living**  
“Landscaping encourages activity beyond the building’s walls. A lighted perimeter walking path offers the option for an evening stroll. Raised planters allow residents to continue a gardening hobby. Barbeque grilles, ample patios, a shade structure, and a fire pit support a variety of social interactions.”
- **Chestnut Ridge at Rodale**  
“The project includes “raised gardens, programmed courtyards, and walking trails connected to the adjacent nature preserve as well as sustainable features, such as a green wall at the new exterior entrance into the courtyard in the former office building and a green roof for the natatorium. The landscape design pays homage to the agricultural history of the site and focuses on indigenous plant materials. The [design] process included meeting with a member of the Emmaus Wildlands Conservancy on-site to identify species suited to the local ecosystem to provide a bird- and pollinator-friendly habitat. The chestnut trees on the site will be preserved as much as possible with plans to add more of this beloved American tree in naturalized areas.”
- **Oak Trace Senior Living Community**  
“The exclamation point on this project is the new quad design with courtyards, continuous walking paths, and breathtaking views situated in the very heart of the campus. This is the uniting epicenter of the campus that invites people outdoors to meditate, socialize, dine, and feel purpose and joy. In this environment, health and well-being combine with adventure and freedom to meet the physical, cognitive, and spiritual needs of the people entrusted to its care.”
- **The Baldwin at Woodmont Commons**  
“The outward-focused project site plan—with programmed outdoor spaces, fitness plaza, dining terraces, walking paths, and bike paths—creates a walkable urban community that is welcoming to all residents and visitors.”



Project: Chestnut Ridge at Rodale Architect: RLPS Architects

**Greater Community Connections Theme**



Sixty-three percent (12 out of the 19 jury-recognized DFAR15 projects) described a connection to the greater community surrounding their building or campus, from taking advantage of local amenities to opening up their common spaces and offering spaces/services to the public. Four projects (Brightview West End, Encore Mid-City, The Baldwin at Woodmont Commons, and The Goldin at Essex Crossing) are mixed use or part of a mixed-use development. Five projects (Brightview West End, Brio, Chestnut Ridge at Rodale, The Baldwin at Woodmont Commons, and The Goldin at Essex Crossing) also described how their project fosters intergenerational interactions.

Forty-two percent of the DFAR15 jury-recognized projects that have greater community connections are located in urban settings, 50% are suburban, and 8% (one project) is in a rural location. This is similar to DFAR14's 46%

urban, 54% suburban, and no rural projects, though slightly different than DFAR13's 59% urban, 35% suburban, and 6% (one project) in a rural location.

Of the 19 jury-recognized DFAR15 projects, 53% have sites within 1,000 feet of public transportation, such as a bus stop or rapid transit line (down from DFAR14's 68% and DFAR13's 58%). Similarly, 53% are within 1,000 feet of everyday shopping and/or medical services (up from DFAR14's 44% and DFAR13's 38%). (Although the percentages are the same, only nine of the 10 jury-recognized DFAR15 projects were near both public transit and basic services.) If one only considers those projects that described greater community connections, 58% are within 1,000 feet of public transportation, and 67% are within 1,000 feet of everyday shopping and/or medical services.

*Project: Encore Mid-City  
Architect: Hord Coplan Macht*



Greater community connections and intergenerational interactions

**DFAR15 projects recognized by the jury that described a connection to the greater community and/or intergenerational interaction include:**

- Arbor Terrace at Fulton
- Brethren Care Village Wellness & Community Center
- Brightview West End
- Brio, a WesleyLife Community for Healthy Living
- Chestnut Ridge at Rodale
- Encore Mid-City
- Kobe Tower
- Midvale Senior Center
- The Baldwin at Woodmont Commons
- The Goldin at Essex Crossing
- The Trousdale
- Warwick Woodlands

Multiple projects described the outreach and services they provide to the greater community but with few commonalities. The only outreach/service that multiple projects (i.e., more than two) described were public access to dining venues and/or other amenities. Other outreach/services provided by the jury-recognized DFAR15 projects

### In their own words

- **Brightview West End**

“Brightview West End is truly community-integrated. With publicly accessible amenities, a Walk Score® of 90, excellent public transit, and a plethora of walkable retail, restaurants, and recreation, residents have access to something no building alone can provide: naturally occurring intergenerational interaction. This innovative approach to urban living offers a range of benefits that reach out to the greater surrounding community and serve the residents as well. Brightview West End creates a bridge between residents and the public by providing amenities shared with the greater community at the street level; offering views to the interior for passersby; as well as views to the vibrant urban landscape for the residents. Relationships with local schools, businesses, restaurants, and community organizations enhance the in-building living experience and offer opportunities for intergenerational interaction.”

- **Brethren Care Village Wellness & Community Center**

“As part of the owner’s mission of providing outreach to the surrounding community, the Community and Wellness Center was opened to local citizens, as well as local groups wishing to utilize the event center for lectures, meetings, workshops, and even weddings.”

- **Chestnut Ridge at Rodale**

“The Chestnut Ridge at Rodale will maintain and enhance the walking and biking trails on the campus, while creating new amenities including an amphitheater for both Chestnut Ridge residents and local neighbors. Sidewalk connections will be established to the new community providing easy pedestrian access to downtown Emmaus.”

included: outpatient therapy; clinic/pharmacy provisions; adult day services; at-home services; training and education to other agencies and organizations; hosting support groups; and participating in advocacy efforts at the local and state level.

- **Encore Mid-City**

“The dining and art gallery/studio space are open to the public as well as serve the residents. Residents will have access to the substantial retail, social, entertainment, and recreational amenities that Mid-City will offer. Dedicated bike paths and wide walkways link residents to nearby activities. They will be able to participate in clubs and sporting events as well as having varied opportunities to volunteer all without using a car. All these restaurants will be open to the public and run by a well-known Atlanta restaurateur in such a way that residents of Mid-City will think of them as normal venues.”

- **Kobe Tower**

“The project includes “integration into the surrounding community and sustainable transport. This is a high-density project on a transit hub, including two city bus lines. The provider [also] offers hourly daytime shuttles to cultural and commercial areas and the nearby train station.”

- **Midvale Senior Center**

“The building actively engages Main Street by locating the main entrance and programmatic elements, like the center’s café, directly on the sidewalk. Instead of pulling back from the street edge to allow room for parking or deep landscape buffers, the building engages the edge of the street. This activates the sidewalk as pedestrians have views directly into the building. The hope is that a more dynamic walking experience in this location will encourage more development of the same kind.”



Project: Encore Mid-City Architect: Hord Coplan Macht

- **The Baldwin at Woodmont Commons**

“The main project goal is to create a community based on the principles of Live/Work/Play where seniors are integrated in a multi-generational environment. Urban diversity and placemaking were the main ingredients to achieve the project goals.”

- **The Goldin at Essex Crossing**

“The project includes “80,000 square feet of non-residential program including senior programming, neighborhood social services, a not-for-profit run neighborhood café, outpatient medical clinic, and other uses that support both senior and non-senior populations.”

- **The Trousdale**

“To invest in the well-being of The Trousdale residents, the building employs various design elements that provide a connection to the greater peninsula community. The entire ground floor is programmed as a common space that is designed to adapt to various programmatic needs, including hosting events. The building also includes a learning center and café open to the greater community.”

- **Warwick Woodlands**

“The design of Warwick Woodlands reflects Traditional Neighborhood Development (TND) principles including varied types of housing, courtyards and public spaces, easy access to nearby downtown amenities, and a network of pedestrian-friendly streets and sidewalks with direct connection to the Lititz Borough sidewalk and trail network. The bistro is open to the public for all meals. Membership to the Lititz Rec Center across the street is included in the monthly fee, and the thriving town’s Main Street shops and services are just a few blocks away. Warwick Woodlands offers limited on-site amenities with the intention that its active adult residents will avail themselves of the many resources nearby.”



Project: The Baldwin Architect: DiMella Shaffer

## Holistic wellness

Fifty-three percent (10 out of the 19 jury-recognized DFAR15 projects) described ways their project addresses residents' holistic wellness (i.e., aspects of mind, body, and spirit). This broader sense of wellness is a trend in the industry, and it goes beyond a theme reported in DFAR14 that focused solely on physical wellness (20% of the

### In their own words

- **Brightview West End**

“Brightview operates under the SPICE (Spiritual, Physical, Intellectual, Cultural, and Emotional) Approach to senior living. Brightview West End was designed to support this approach with many different activity spaces, expansive on-site amenities, and dining areas. These spaces allow for the staff to have greater flexibility and for the residents to have greater choice.”

- **Brio, a WesleyLife Community for Healthy Living**

“A state-of-the-art Wellness Center that blends therapy and fitness for all residents comprises the core of the campus, applying the understanding that a person's skin may age faster than their active lifestyle and spirit. The site's meditation area, pet recreation zone, community gardens, and connections to regional walking and biking trails, support Brio's goal to 'move naturally' and encourage activity at any age. The variety of gathering and activity environments in the lobby and Households helps residents maintain strong social connections. Multiple dining areas with food service operations offering specialty menus, made-to-order meals, catering delivery, and farm-to-table options support a healthy, person-centered diet. Personal resident gardens and flexible activity lounges designed for art classes, sewing, or crafts allow residents to cultivate a strong sense of purpose in life.”

jury-recognized DFAR14 projects described supporting physical wellness). DFAR15 projects, on the other hand, were more focused on the whole person and how the built environment can encourage not just active living, but also social connections, emotional support, healthy dining, meaningful engagement, and intellectual pursuits.

- **Brookside at Cross Keys Village**

“The design promotes healthy living through a well-rounded holistic approach addressing the physical, social, spiritual, and emotional needs of elders suffering from dementia-related diseases.”

- **Care Dimensions Hospice House**

“Over the course of [a] brief time, the patients and their loved ones will experience a wide range of emotions. The goal of the project is to support their needs during their stay—physically and emotionally. The project intentionally creates a series of increasingly private spaces to allow patients and their loved ones to find the level of interaction that their current emotional state requires.”

- **Chestnut Ridge at Rodale**

“The project is “a wellness-focused residential community for ages 62 and up that would embrace the Rodale values of melding fitness, organic dining, and wellness. Holistic wellness components include an operating daycare center, gardens for farm-to-table dining, and future plans for adaptive re-use of the former warehouse into a community center.”

- **Rotary Terrace**

“The health of seniors is greatly affected by their living environment. Poor environments that result in stress, isolation, and unhealthy air quality can severely harm seniors. Instead, this complex provides generous, light-filled apartments and common spaces that reinforce a sense of community and encourage residents to venture out of their apartments to socialize with neighbors.”

*Project: Care Dimensions Hospice House  
Architect: EGA PC*



## Holistic wellness

**DFAR15 projects recognized by the jury include that described addressing residents' holistic wellness includes:**

Brethren Care Village Wellness & Community Center

Brightview West End

Brio, a WesleyLife Community for Healthy Living

Brookside at Cross Keys Village

Care Dimensions Hospice House

Chestnut Ridge at Rodale

Oak Trace Senior Living Community

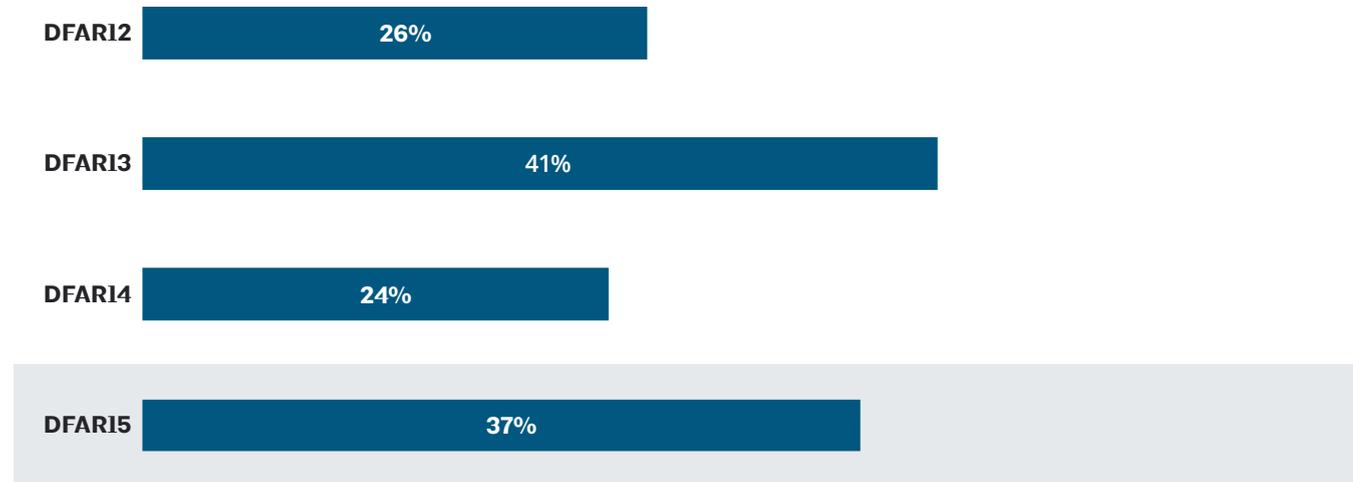
Rotary Terrace

The Baldwin at Woodmont Commons

## Fitting the Local Context Theme

Thirty-seven percent (seven out of the 19 jury-recognized DFAR15 projects) described how their project fits its local context. This is up from DFAR14's 24%, though similar to DFAR13's 41%. Projects that fit the local context were described as: addressing historic neighborhood and building

patterns; incorporating an interior and/or exterior aesthetic common in the area; and/or using vernacular design and building forms that reflect features found in the surrounding landscape or cityscape.



### In their own words

- **Brookside at Cross Keys Village**

“The architectural language of the exterior is consistent with regional features and design notes from the community with similar materials, color, and trim application.”

- **Care Dimensions Hospice House**

“The exterior reflects a rich residential appearance that draws on local precedent while fitting naturally in its setting.”

- **Midvale Senior Center**

“The materiality ties into the mining history of the area, and the form of the building takes cues from the other structures that create the edges of Main Street. Contextual design dramatically reinforces the sense of place when visiting the site.”

- **Warwick Woodlands**

“The community character reflects the design goals of the Lititz/Warwick joint Strategic Comprehensive Plan, designed to preserve and enhance the predominant characteristics of the region. The design team collaborated with Lititz Borough staff and building officials to create a new neighborhood that architecturally and dimensionally emulates the town vernacular.”

*Project: The Baldwin  
Architect: DiMella Shaffer*

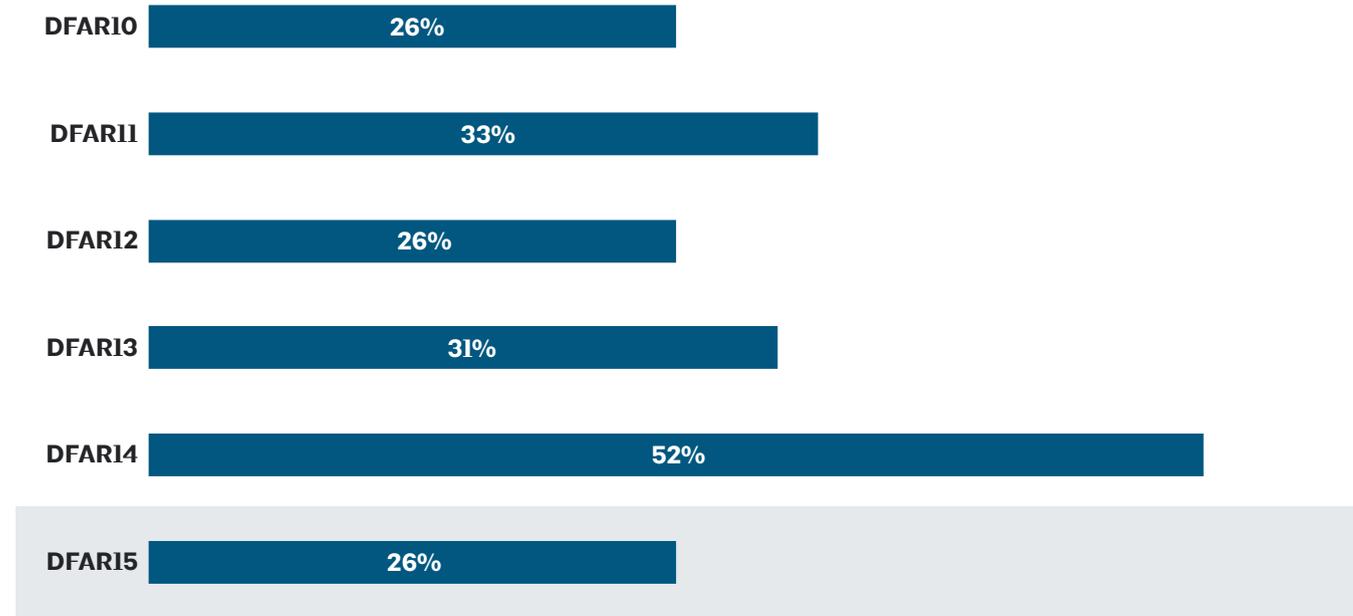


## Fitting the local context

**DFAR15 projects recognized by the jury that describe how they fit the local context include:**

- Brio, a WesleyLife Community for Healthy Living
- Brookside at Cross Keys Village
- Care Dimensions Hospice House
- Encore Mid-City
- Midvale Senior Center
- The Baldwin at Woodmont Commons
- Warwick Woodlands

## Promoting a Sense of Community Theme



Twenty-six percent (five out of the 19 jury-recognized DFAR15 projects) described ways in which their project promotes a sense of community—a significant decrease from DFAR14’s 52%, though comparable to other previous DFAR cycles. Though not many projects discussed promoting a sense of community, it is important to encourage residents to leave their private homes to interact with others so that relationships can form. Research has shown that social activities and productive engagement are as influential to elder survival as physical fitness activities.\*

Most of the DFAR15 jury-recognized projects’ descriptions about promoting sense of community were focused on spaces and building layouts that promote informal social interactions (e.g., residents running into each other at the Wellness Center or when walking in a courtyard) rather than focusing on formal, planned social interactions (e.g., the interactions that occur when people are purposely brought together, such as in an activity room or theater).

\*Note: \* Glass, T. A., Mendes de Leon, C., Marottoli, R. A., & Berkman, L. F. (1999). Population based study of social and productive activities as predictors of survival among elderly Americans. *BMJ*, 319, 478-483.



## Promoting a sense of community

**DFAR15 projects recognized by the jury that described promoting a sense of community include:**

Brethren Care Village Wellness & Community Center

Brio, a WesleyLife Community for Healthy Living

Showa Kinen Koen

The Goldin at Essex Crossing

The Vista at CC Young

### In their own words

- Brethren Care Village Wellness & Community Center**  
 “Believing that uncertainty of the unknown will often lead to a person’s reluctance to participate in activities, the owner hoped to create a setting that would stimulate social interaction amongst many different groups of people and programs, so that participation becomes part of the routine of daily life.”
- The Goldin at Essex Crossing**  
 “A project goal was to “provide a sense of community within the building with outdoor and indoor gathering spaces for residents, which become an urban oasis from the busy and dynamic neighborhood.”
- Brio, a WesleyLife Community for Healthy Living**  
 “The Wellness Center is centrally located, open, and placed to strategically connect the major common spaces with the Skilled Nursing, Short-Term Rehab, and Memory Support households, serving as a pathway to the main lobby for these Households. All residents at Brio, across every level of care, no matter which wing or unit they reside in, can access the equipment, therapy, and spaces in the Wellness Center. This combination of daily interactions and activity of residents and team members is motivating and energizing, supporting relationships across the community.”



Project: The Goldin at Essex Crossing  
 Architect: Hord Coplan Macht

## P R O J E C T

# Insights and innovations

The analysis of the DFAR15 submissions revealed several interesting things about today's senior living industry, which may add to future trends forecasts.

The “Project statistics” section of this report reveals several interesting findings:

- Fewer projects are life plan communities or part of a life plan community, with DFAR15 at 42% versus the 58% average across the last three cycles.
- Fewer projects are located in suburban areas, with more urban and rural projects.
- There are now, on average, more parking spaces per resident in suburban projects (DFAR15 = 1.32 parking spaces per resident versus the 0.84 average across the last three cycles).
- When the jury-recognized DFAR15 submissions that include a renovation/modernization were asked for the purpose of the renovation/modernization, 100% of the submissions said it was undertaken for “repositioning (e.g., shifting the market being served and/or what is offered to that market, addressing changing market demands, offering new housing models or services, etc.)” rather than “upgrading the environment (revitalizing the aesthetics or function, improving the quality of the current facility).” This is a significant difference from DFAR14's 13% of projects that selected repositioning and even DFAR13's 50% and DFAR12's 77%.
- New construction projects were larger, with DFAR15 projects having an average size of 208,128 gross square feet compared to the average across the last three cycles of 171,302 gross square feet. In contrast, DFAR15's additions were smaller at an average of 17,249 gross square feet compared to the 22,587 gross square feet average across the last three cycles.
- Project costs are much higher, with DFAR15 projects' average cost at \$44,044,402 compared to the \$26,500,870 average project cost across the last three cycles. This shift may be due to several larger projects skewing the average cost higher, unlike, for example, DFAR14, which only had one very expensive project to skew that cycle's average cost higher.
- Average project costs per square foot were higher for independent living (DFAR15 = \$206.02 versus the \$144.86 average across the last three cycles), assisted living dementia/memory support (DFAR15 = \$223.22 versus the \$172.73 average across the last three cycles), and hospice—though

there were very few DFAR15 projects reporting data on hospices. Interestingly, the DFAR15 projects' cost per square foot were all about the same for independent living, assisted living, assisted living dementia/memory support, long-term skilled nursing, and skilled nursing dementia/memory support, averaging \$214.64, with a range of \$206.02 (independent living) to \$223.74 (long-term skilled nursing).

- In regard to DFAR15 projects' residential units, independent living, assisted living dementia/memory support, and hospice units were about the same sizes and distribution rates as in past DFAR cycles. For assisted living units, however, there were fewer studios—though those included were a little larger, and there were more two-bedroom units. For long-term skilled nursing as well as long-term skilled nursing dementia/memory support, the semi-private rooms were larger (though only based on a few projects' data in both cases). For short-term rehab, both the private and semi-private rooms were larger (though only based on a few projects' data in both cases).
- The DFAR15 projects reported fewer accessible residential units but more adaptable units.
- DFAR15 projects have more male residents compared to past DFAR cycles, at an average of 39% (compared to the 29% average across the past two cycles).
- Within the DFAR15 projects, more residents are living with a spouse or domestic partner (27% versus the 18% average across the past three cycles), and fewer are living alone (DFAR15 = 66% versus the 80% average across the past three cycles).
- Compared to previous cycles, DFAR15 projects include more brownfield and greyfield sites and fewer greenfield sites.

- For those DFAR15 projects that include households, the households are larger both in average square footage and average number of residents (DFAR15 = 18,911 square feet and 19 residents versus the average across the last three cycles of 10,035 square feet and 14 people).

In regard to the jury-recognized projects, some interesting insights and innovations stood out beyond the “Common Themes” reported in the previous section (i.e., the projects' connections to nature, greater community connections and intergenerational interactions, holistic wellness, fitting the local context, and promoting a sense of community). These include the following findings.

### **Ecological sustainability is pervasive.**

All the jury-recognized DFAR15 projects (and 96% of all DFAR15 submissions) said their project includes green/ecologically sustainable features. However, very few of the DFAR15 jury-recognized projects actually discussed ecological sustainability within their project description text. This may be because green design is now so pervasive in the industry. Accordingly, though ecological sustainability was included as a “Common Theme” in previous DFAR Insights & Innovations reports, it is no longer set aside as a unique theme in the DFAR15 report.

### **New aesthetic classifications consist of hospitality (hotel-like) versus residential (home-like).**

Ever since the Insights Study's comparison of projects with contemporary versus traditional aesthetics began in DFAR10's analysis, the rate of projects classified as contemporary has increased. Just glancing through the DFAR15 jury-recognized projects' photography suggests that contemporary designs continue to be popular. However, based on the way the DFAR15 jury-recognized

projects described their interior aesthetics, the categories of distinction seem to have shifted: Previously, projects had either been cataloged as traditional (e.g., incorporating crown and base molding, rolled arm furniture, pleated curtains, and details and patterns that are more ornate and/or curvilinear in nature) or catalogued as contemporary (e.g., including such features as clean lines, geometric and orthogonal patterns, and minimal details), and occasionally a mix of the two. The analysis of the DFAR15 jury-recognized projects' narrative descriptions, however, suggests that projects are now describing themselves as either residential (home-like) in character or as taking a hospitality (hotel-like) approach—with some projects even describing themselves akin to a boutique hotel. Not all of the DFAR15 jury-recognized projects made such a distinction, but 21% specifically called out their homelike settings and 26% mentioned a hospitality approach.

**Affordability and inclusivity are important to some.**

In their narrative descriptions, four projects (Brightview West End, Brio, Rotary Terrace, and The Goldin at Essex Crossing) noted their intentional provision of low- or middle-income units, with several purposely creating a mixed-income property. In addition, beyond offering a diversity of affordable options, two projects also described how they designed their buildings to be inclusive to all. Brio, a WesleyLife Community for Healthy Living, said that its “community is designed to be cohesive and inclusive. Apartment wings and Households, and specialized features of each are segregated spatially, but they are aesthetically similar so that residents feel like they belong in each area and unit of the community despite any differences in rent or levels of care.” Similarly, Oak Trace Senior Living Community said that in its project, “the physical connection, uniformity in colors and finishes, and daylighting make

the environment feel like a home where people embrace differences in physical and cognitive abilities. The design team and owners envisioned a design for the assisted living apartments that mimics that of the independent living apartments.” They explain the importance of this—that “people who feel comfortably embraced by a community are more likely to participate in its offerings.”

**Flexibility for the future is a goal for some.**

In the previous DFAR14 Insights & Innovations report, 28% of the jury-recognized projects described the common theme of designing for flexibility and aging-in-place. The goal to build in flexibility continues for DFAR15, but this time the focus is on how buildings can be designed and constructed to allow for easy modifications so a project can readily adapt to the changing market and/or convert to address different care level needs. Three of the DFAR15 jury-recognized projects (Brookside at Cross Keys Village, The Trousdale, and The Vista at CC Young) described how their design and building/unit construction allow for easy modifications. They described how built-in flexibility is achieved through such features as: designing to or getting licensed for a higher standard of care that allows for conversion to a higher or lower level of care as needed; rough-ins for future plumbing (e.g., for kitchenette installation if skilled nursing residences get converted to assisted living); and unit plans that can be combined to create different variations, such as two one-bedroom units being combined to create a two-bedroom unit, or vice versa. As The Trousdale submission noted, “This level of flexibility means that [the care provider] can adapt to various market demands and increase accessibility by providing better rates for residents.”

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In sum, the content throughout the DFAR15 Insights and Innovations Study report presented in this chapter should help designers and providers make more informed decisions, explore new innovations, and feel inspired. From benchmarking against the industry statistics presented herein to understanding the common themes and trends, this report can help with future senior living designs.

DESIGN FOR AGING  
KNOWLEDGE COMMUNITY

**STUDENT DESIGN  
COMPETITION**

ABOUT THE

# Student design competition

## 2019

### Background

The future is intriguing. No one really knows what it will be like, and every new technological advancement can send ripples of change into the future. Therefore, it is important to understand and study the patterns of a changing society to ensure we all can experience a welcoming future. As demographics change, it is crucial to understand these trends as they help society predict and plan for possible problems and dramatic changes. Currently, lifespans are increasing, and world populations are growing at an exponential rate. It is predicted that by 2050 16% of people will be over the age of 60. By 2080, at least 80% of people will live in an urban setting. Around that time, we will be experiencing a large and disproportionate gap between the young/elderly and the college educated/ non-college educated. As the world's population increases, it creates a strain on the environment and its resources. This brings a sense of urgency into the physical and social infrastructure, like healthcare, housing, transportation, and the effect on our environment. Architecture always strives to design and find innovative ways to provide better and more sustainable answers to these challenging questions, as well as ensuring an always improving quality of life, and we will need these principles more than ever.

Understanding these trends and understanding the trends in technology that are emerging right now can provide us an advantage as we consider the ways that these technological advancements can be used to solve various current and emerging problems.

*Are you intrigued yet?*

### Competition description

#### **Aging, Architecture, and Urban Life in 2080**

Fifty years from now, will urban life as we now know it evolve into a new and supportive age-friendly community? That was the theme of the 2019 Design for Aging Student Challenge at the Environments for Aging Conference!

Senior architecture students from the University of Utah, College of Architecture and Planning, explored the future of urban design and architecture where intergenerational and technologically advanced communities accommodate members of the boomer generation, generations Y and X, and people of all subsequent generations.

#### **Student teams**

- Alejandra Castillo and Vanessa Wijaya (First place)
- Aaron Romney and Connor Morgan (Second place)
- Tyler Wallace and Cody Witham (Third place)
- Allison Pulsipher and Brandon Thomas
- Lindsay Johnson and Trayce Webb

#### **Faculty**

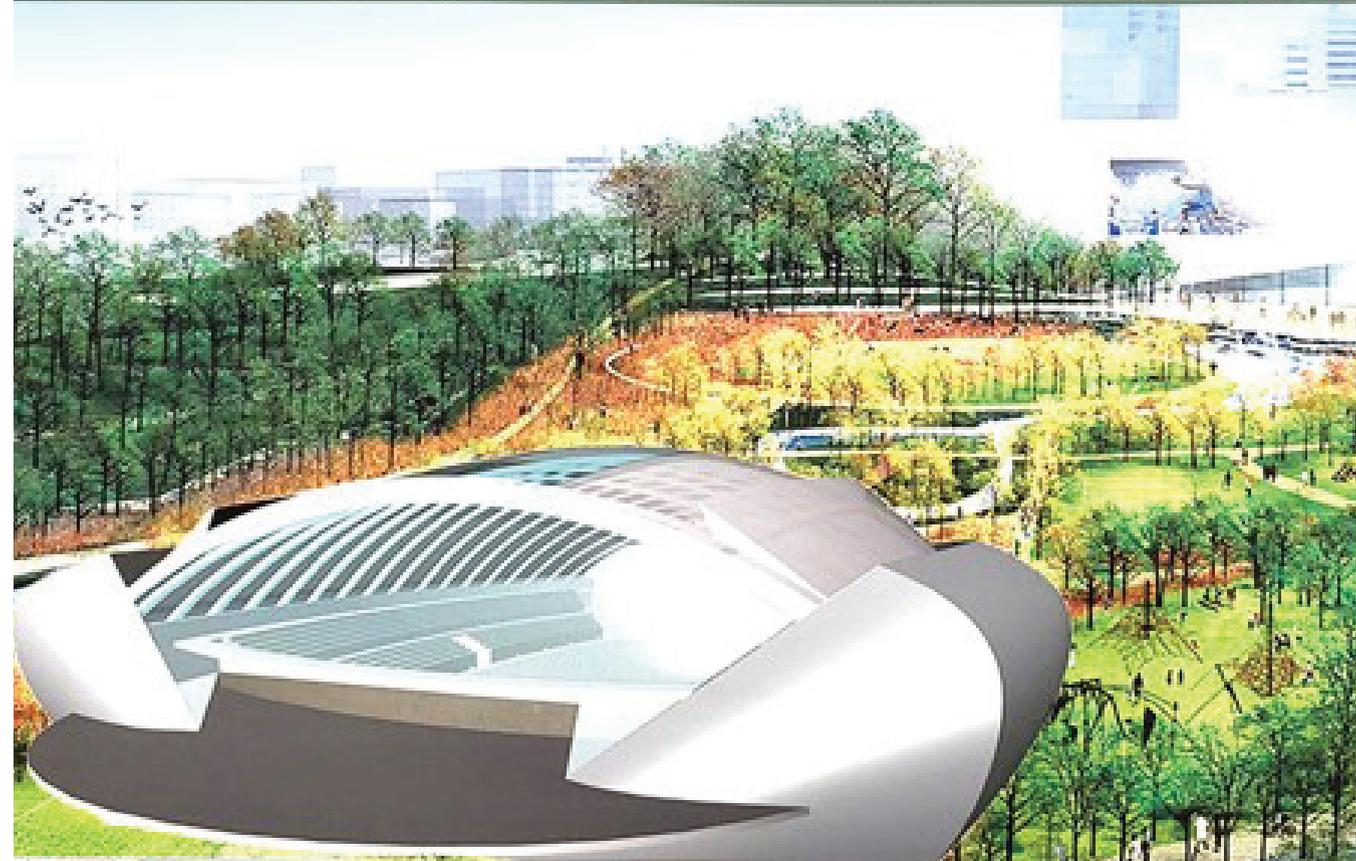
- Brenda Scheer, FAIA, FAICP, Professor Emeritus, The University of Utah
- Dr. Keith Diaz Moore, Ph.D., AIA, Dean, College of Architecture and Planning at The University of Utah



# THE SHIFT

## MULTIDOME

TYLER WALLACE | CODY WITHAM | University of Utah | CA+P | ARCH



Tyler Cody

# TECHNOLOGY OF 2080

## THE WORLD OF ARTIFICIAL INTELLIGENCE

Aaron Romney & Connor Morgan

Hello. My name is cAiron, your personal artificial intelligence. How may I be of service to you?



Hey cAiron, what is the weather like today?

### CLIMATE CHANGE CONCERNS

Temperature: 61° F	CO2 Levels: 280 ppm
Percipitation: 80% chance	Air Quality Index: 41 (Green)

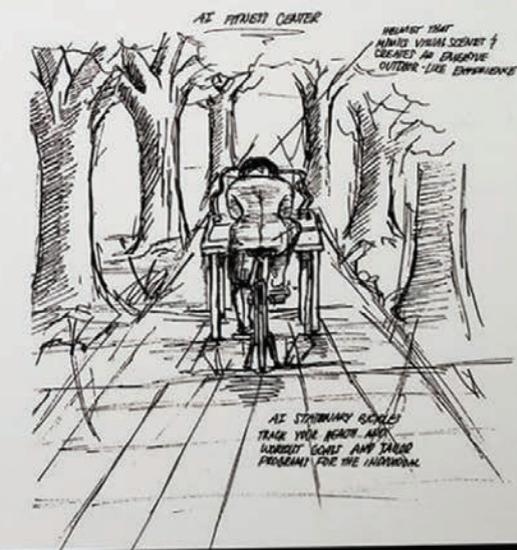


A gloomy day ahead of you unfortunately, but the air conditions are nice, so you should be able to breathe easy.

Hey cAiron, what can I do for fun?

### LEISURE, ENTERTAINMENT & EXERCISE

Bored are we? Here are some suggestions based on your interests...



**VR Gym:** Immersive virtual exercise experience including AI health tracking system and various workout scenes with augmented sensory simulation.

**Augmented Video Game Experience:** Game with friends in a virtual realm, with riveting simulated experiences and life-like interactions.

**VR-flix and Chill:** Watch your favorite film with your significant other and experience it in an alternate universe in 10 K resolution.

Aaron Connor

**Competition partners**

- **American Institute of Architects Design for Aging Knowledge Community**

The mission of the AIA Design for Aging (DFA) Knowledge Community is to foster design innovation and disseminate knowledge necessary to enhance the built environment and quality of life for an aging society. This includes relevant research in characteristics, planning, and costs associated with innovative design for aging. In addition, DFA provides outcome data on the value of these design solutions and environments.

- **College of Architecture + Planning, The University of Utah**

Mission: Nurture a culture of discovery, design and innovation in our designed world rooted in an ethic of care, community, and commitment. Our efforts will be the spark for positive transformation in our designed world to promote the health and well-being of our society and environment through research, community engagement and educational experiences shaped to nurture the agile, inventive minds necessary to address global challenges that are yet unknown.

## Design for Aging

 AIA Knowledge Community



## 2020

### Background

According to Environments for Aging magazine, as more senior living community operators adapt to meet the rising demand for more integrated, multigenerational housing options, architects, and designers are seeking new ideas for incorporating the latest amenity spaces, wellness features, technologies, and living options for seniors. Outdoor activity spaces and dining options are also essential to advancing new ideas and approaches for senior living communities in the present and in the future.

Due to COVID19, the in-person event was cancelled, so the students participated in this competition virtually.

### Competition description

#### **Urban Food Hub and Environment for Aging**

The 2020 MKM Student Design Competition with support from the AIA, challenges students to explore the creation of spaces, places, and living environments for the aging and advancing senior environments through architecture and design.

An environment for aging facility was designed on a downtown location site in Fort Wayne, Indiana. Each student developed a design proposal of a building for active seniors, with some baby boomers as well. Half of the facility units should be designed for independent living and the other half for assisted living (seniors living in their own apartments with access to emergency help, nursing, daily activities need assistance also). This overall facility shall be approximately 50,000 sf not including sub-surface parking designed to accommodate fifty vehicles.

#### **Individual teams**

- Kendall Johnson (First Place)
- Daniel Pund (Second Place - Tie)
- Madison Hardy (Second Place - Tie)
- Nolan Furgye
- Kolton Behret
- Leonna Huddleston
- Autumn Easley
- Courtney McKoon
- Jack Field
- Derek Burks
- Caleb Davis
- Collin Beresford

#### **Faculty**

- Olon F. Dotson, Ph.D, Associate Professor, Department of Architecture, College of Architecture and Planning at Ball State University
- Timothy Gray, Professor of Architecture
- Christopher Battaglia, Design Innovation Fellow and Assistant Teaching Professor
- Megan Phillippe, Assistant Teaching Professor of Architecture
- Emile Dixon, Instructor of Architecture

**Kendal Johnson (First Place)**

OASIS is an Environment for Aging design solution located in western downtown Fort Wayne, IN. The design concept behind OASIS took precedent in the famous housing development 'Habitat 67' by Safdie Architects located in Montreal, Quebec, CA. Utilizing the structural concepts behind the modularity and flexibility of 'Habitat 67' to create an interesting and aggregated facade language.

Replacing the outdated prefabricated concrete material used in 'Habitat 67' with 8' by 20' steel cargo shipping containers organized to create variation in unit sizing (studio apartment, 1 bedroom, and 2 bedroom). This provides a creatively economic structural solution for the design of OASIS.

# Oasis

Environment for Aging  
Fort Wayne, IN



**Daniel Pund (Second Place - Tie)**

In this project, the site dictated the building layout, the building layout dictated the structure grid, and the structure grid dictated the building layout. The site measures 360'x150'. To maximize the amount of available underground parking and allow double-stacked corridors on the residential floors I made two-way parking bays with 90-degree parking on both sides and placed these

bays on the edges of the site. Natural beauty was also an important aspect of the project. Along the road are rows of trees and bushes. The courtyard is full of trees and bushes. Both levels of the stepped roof have gardens made from individual planting boxes. Each resident could have their own box to plant their favorite flowers in, to create a beautifully diverse garden.



**Madison Hardy (Second Place - Tie)**

Affiliation Place is based on the concept of being connected to the community, the surroundings, and one another. The driving force behind the project comes from the surrounding context, and how to connect the building to the evolving area of growth. The exoskeleton structure on the outside of the building is supposed to emphasize the idea of being

connected, as the steel is holding the building together as one piece as the aging community should feel too. As the aging community continues to grow, the feeling of being connected strengthens, which is the intention of Affiliation Place to accomplish physically and mentally.



**Competition partners**

- **American Institute of Architects Design for Aging Knowledge Community**

The mission of the AIA Design for Aging (DFA) Knowledge Community is to foster design innovation and disseminate knowledge necessary to enhance the built environment and quality of life for an aging society. This includes relevant research in characteristics, planning, and costs associated with innovative design for aging. In addition, DFA provides outcome data on the value of these design solutions and environments.

- **Department of Architecture, Ball State University**

The Department of Architecture seeks to provide a distinctive education for architecture and historic preservation students, providing students the grounding of a rigorous professional education with the critical thinking skills, creative and intellectual confidence, ethics, and self-awareness to allow them to succeed in their professional aspirations in a rapidly changing world. Committed to social equity and environmental stewardship, our graduates will be ready to serve the needs of diverse global communities as engaged leaders advancing their discipline.

**Competition sponsor**

- **MKM architecture + design**

MKM architecture + design (MKM) believes that well-being is essential for communities to thrive. That's why they work so hard to improve the culture of health with partners across the care continuum. For over thirty-five years, they have focused on the relationship between design and health.

Over the years, they have helped numerous organizations develop innovative models of care that disrupt the status quo and effect sustainable change within the populations they serve. Consistently named as one of the "Top Architecture Firms" in the country by Modern Healthcare, their award-winning practice is led by a team of nationally renowned thought leaders whose expertise spans across the full spectrum of care.



DESIGN FOR AGING  
KNOWLEDGE COMMUNITY  
**10-YEAR AWARD**

ABOUT THE

# 10-Year Award

It is tradition for the emeriti members of the AIA Design for Aging Leadership Group to distinguish exemplary projects, individuals, or organizations with the 10-Year or Lifetime Achievement awards. In this 15th Edition of the Design for Aging Review, we acknowledge the United States Department of Veterans Affairs for continuous dedication to design innovation and quality through the “Small House Design Guide” which ensures a residential environment for our nation’s veterans.





**A P P E N D I X**

# Project Data

## Arbor Terrace at Fulton

**Client/Owner/Provider:** Capitol Seniors Housing

**Architect:** BCT Architects

**Developer + Owner:** Capitol Seniors Housing

**Contractor:** Forrester Construction

**Structural Engineer:** Carroll Engineering

**MEP Engineer:** SRBR Engineers

**Civil Engineer:** Gutschick, Little & Weber, P.A.

**Landscape Architect:** Gutschick, Little & Weber, P.A.

**Interior Designer:** Faulkner Design Group

**Kitchen Consultant:** Food Strategy, Inc.

### Building Data

Assisted Living: Total GSF: 56,326

Assisted Living: Total NSF of residential spaces: 33,256

Assisted Living: Total NSF of common spaces: 8,425

Assisted Living - Dementia/Memory Support: Total GSF: 16,160

Assisted Living - Dementia/Memory Support: Total NSF of residential spaces: 9,125

Assisted Living - Dementia/Memory Support: Total NSF of common spaces: 3,000

Assisted Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Studio	25	350-406	386
One-bedroom	23	600-750	641
Two-bedroom	6	733-820	791
Semi-private	8	550	550
Total (all units)	62		

Accessible independent living units: 50%

Other independent living units: 50%

Assisted Living - Dementia/Memory Support			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	19	350-402	364
Semi-private room	5	545-556	552
Total (all units)	24		

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Assisted Living: Total cost for new construction: \$12,434,000

Assisted Living Dementia/Memory Support: Total cost for new construction: \$3,566,000

### Project Funding Sources

Conventional/private funding: 100%

### Gender Breakdown of the Residents

Women: 66% Men: 34%

### Status of the Residents

Single (living alone): 80%

Living with a spouse/domestic partner: 15%

Living with a friend/family member (e.g. sibling): 3%

Living with an in-home caregiver: 2%

### Source of Resident Payments

Private: 100%

### Average Age of the Residents

Assisted Living: Average age designed to support: 84

Assisted Living: Average entry age: 87

Assisted Living Dementia/Memory Support: Average age designed to support: 84

Assisted Living Dementia/Memory Support: Average entry age: 84

## Brightview West End

**Client/Owner/Provider:** BrightView Senior Living

**Architect:** Hord Coplan Macht

**Interior Design:** Aumen Asner

**MEP Engineer:** Century Engineering

**Structural Engineer:** Structura

**Landscape Architect:** Hord Coplan Macht

**General Contractor:** CBG Builders Group

**Artist:** Art at Large

### Building Data

Independent Living: Total GSF: 153,668

Independent Living: Total NSF of residential spaces: 94,036

Independent Living: Total NSF of common spaces: 59,632

Assisted Living: Total GSF: 40,100

Assisted Living: Total NSF of residential spaces: 25,355

Assisted Living: Total NSF of common spaces: 14,745

Assisted Living - Dementia/Memory Support: Total GSF: 21,132

Assisted Living - Dementia/Memory Support: Total NSF of residential spaces: 10,293

Assisted Living - Dementia/Memory Support: Total NSF of common spaces: 10,839

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Studio	19	N/A	608
One-bedroom	39	N/A	725
One-bedroom plus den	25	N/A	865
Two-bedroom	30	N/A	965
Two-bedroom plus den	3	N/A	1175
Total (all units)	116		

Accessible independent living units: 2%

Other independent living units: 98%

Assisted Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Studio	37	N/A	375
One-bedroom	15	N/A	600
Two-bedroom	1	N/A	947
Total (all units)	53		

Accessible independent living units: 50%

Other independent living units: 50%

Assisted Living - Dementia/Memory Support			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	24	333-477	375
Shared room	2	597-702	650
Total (all units)	26		

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: 44,700,000

### Project Funding Sources

Conventional/private funding: 100%

### Gender Breakdown of the Residents

Women: 50% Men: 50%

## Brio, a WesleyLife Community for Healthy Living

**Client/Owner/Provider:** WesleyLife

**Architect:** Pope Architects, Inc.

**Interior Designer:** Pope Architects

**General Contractor:** CBS Construction Services

**MEP Engineer:** Steen Engineering

**Mechanical Contractor:** J-Berd Mechanical

**Electrical Contractor:** Berd Electric

**Structural Engineer:** Ericksen Roed & Associates

**Civil Engineer:** Civil Design Advantage

**Landscape:** B.E. Landscape Design Services

**Food Service:** Boelter Premier

**Furniture Vendor:** Storey Kenworthy

### Building Data

Independent Living: Total GSF: 106,520

Independent Living: Total NSF of residential spaces: 56,597

Independent Living: Total NSF of common spaces: 49,923

Assisted Living: Total GSF: 38,750

Assisted Living: Total NSF of residential spaces: 23,418

Assisted Living: Total NSF of common spaces: 15,332

Skilled Nursing - Dementia/Memory Support: Total GSF: 13,600

Skilled Nursing - Dementia/Memory Support: Total NSF of residential spaces: 5,321

Skilled Nursing - Dementia/Memory Support: Total NSF of common spaces: 8,279

Short-Term Rehab: Total GSF: 15,470

Short-Term Rehab: Total NSF of residential spaces: 6,708

Short-Term Rehab: Total NSF of common spaces: 8,762

Hospice: Total GSF: 400

Hospice: Total NSF of residential spaces: 385

Hospice: Total of NSF common spaces: 15

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	21	760-923	824
One-bedroom plus den	9	1060-1189	1060
Two-bedroom	18	1180-1424	1207
Two-bedroom plus den	3	2129	2129
Total (all units)	51		

Adaptable independent living units: 4%

Other independent living units: 96%

Assisted Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Studio	8	484-572	572
One-bedroom	23	621-642	621
Two-bedroom	3	1168	1168
Total (all units)	34		

Accessible assisted living units: 4%

Other assisted living units: 32%

Skilled Nursing - Dementia/Memory Support			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	16	311-334	334
Total (all units)	16		

Short-Term Rehab			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	19	311-334	334
Total (all units)	19		

Hospice			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	1	385	385
Total (all units)	1		

**Project Costs**

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: \$8,640,000

Assisted Living: Total cost for new construction: \$4,680,000

Skilled Nursing – Dementia/Memory Support: Total cost for new construction: \$2,340,000

Short-Term Rehab: Total cost for new construction: \$2,160,000

Hospice: Total cost for new construction: \$180,000

**Project Funding Sources**

Conventional/private funding: 19%

CleanliNon-taxable bond offering funding: 81%

**Gender Breakdown of the Residents**

Independent Living: Men 35%; Women 65%

Assisted Living: Men 37%; Women 63%

Skilled Nursing/Rehab/Memory Support: Men 77%;

Women 23%

**Status of the Residents**

Single (living alone): 52%

Living with a spouse/domestic partner: 48%

**Source of Resident Payments**

Private: 81%

Medicaid/Medicare: 19%

**Average Age of the Residents**

Independent Living: Average age designed to support: 55+

Independent Living: Average entry age: 81

Assisted Living: Average age designed to support: 55+

Assisted Living: Average entry age: 82

Short-Term Rehab: Average age designed to support: 55+

Short-Term Rehab: Average entry age: 86

Skilled Nursing Dementia/Memory Support: Average age designed to support: 55+

Skilled Nursing Dementia/Memory Support: Average entry age: 86

Hospice: Average age designed to support: 55+

Hospice: Average entry age: 86

Brookside at Cross Keys Village

**Client/Owner/Provider:** Cross Keys Village

**Architect:** SFCS Architects

**Owner’s Representative:** The Belaire Group

**General Contractor:** Benchmark Construction

**Interior Designer:** Merlino Design

**Civil Engineer:** HRG

**Structural Engineer:** SFCS Architects

**MEP Engineer:** SFCS Architects

**Landscape Architect:** Design for Generations LLC

**Building Data**

Assisted Living – Dementia/Memory Support: Total GSF: 31,241

Assisted Living – Dementia/Memory Support: Total NSF of residential spaces: 11,298

Assisted Living – Dementia/Memory Support: Total NSF of common spaces: 12,266

Assisted Living - Dementia/Memory Support			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	32	449	449
Total (all units)	32		

**Project Costs**

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Assisted Living – Dementia/Memory Support: Total cost for new construction: \$7.15M

**Project Funding Sources**

CleanliNon-taxable bond offering funding: 80%

Other: 20%

**Gender Breakdown of the Residents**

Women: 67% Men: 33%

**Status of the Residents**

Single (living alone): 97%

Living with a spouse/domestic partner: 3%

**Source of Resident Payments**

Private payment: 100%

**Average Age of the Residents**

Assisted Living –

Dementia/Memory Support: Average entry age: 82

## Care Dimensions Hospice House

**Client/Owner/Provider:** Care Dimensions

**Architect:** EGA PC

**Civil Engineer:** Beals and Thomas Inc

**Mechanical/Plumbing Engineer:** McGill Engineering, Inc.

**Electrical Engineer:** Reno Engineering and Light Design

**Structural Engineer:** Shelley Engineering, Inc.

**Interior Design:** Siemasko + Verbridge

**Landscape Architect:** HBLA Inc.

**General Contractor:** Windover Construction

**Food Service:** TJM Consulting

### Building Data

Hospice: Total GSF: 29,127

Hospice: Total NSF of residential spaces: 7,522

Hospice: Total NSF of common spaces: 6,110

Hospice			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	18	409-429	409
Total (all units)	18		

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Hospice: Total cost for new construction: \$10,365,531

### Project Funding Sources

CleanliNon-taxable bond offering funding: 88%

Other: 12%

### Gender Breakdown of the Residents

Women: 50% Men: 50%

### Status of the Residents

Single (living alone): 100%

### Source of Resident Payments

Medicaid/Medicare payment: 90%

Other (Mix of Medicaid, commercial payers, private pay): 10%

### Average Age of the Residents

Hospice: Average age designed to support: 0-100

Hospice: Average entry age: 77

## Chestnut Ridge at Rodale

**Client/Owner/Provider:** Phoebe Ministries

**Architect:** RLPS Architects

**Interior Designer:** RLPS Architects

**Owner's Representative:** Trilogy Construction

**General Contractor:** Wohlsen Construction

**MEP Engineer:** Reese Hackman

**Food Service:** SCOPOS Hospitality Group

**Civil Engineering/Landscape Architect/Structural Engineer:** Barry Isett and Associates

**Aquatics:** Wallover Architects

**Acoustics:** Acoustic Distinctions

### Building Data

Independent Living: Total GSF: 207,830

Independent Living: Total NSF of residential spaces: 155,802

Independent Living: Total NSF of common spaces: 157,030

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	10	970-1243	970
One-bedroom plus den	40	1206-1277	1206
Two-bedroom	45	1058-1418	1418
Two-bedroom plus den	22	1276-1514	1514
Total (all units)	117		

Accessible independent living units: 3%

Adaptable independent living units: 97%

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: \$22,883,863

Independent Living: Total cost for renovation(s)/modernization(s): \$18,996,465

### Project Funding Sources

Public-private sector funding: 100%

### Average Age of the Residents

Independent Living: Average age designed to support: 75

## Encore Mid-City

**Client/Owner/Provider:** Compass Real Estate

Architect: Hord Coplan Macht

**Landscape Architect:** Hord Coplan Macht

**MEP & Structural Engineer:** Century Engineering

**Food Service Designers:** Clark

**Interior Design:** Banko

**Aquaponic Farm Consultant:** JBG

**Civil Engineer:** Garver

### Building Data

Independent Living: Total GSF: 325,000

Independent Living: Total NSF of residential spaces: 236,000

Independent Living: Total NSF of common spaces: 30,000

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	86	667-708	700
One-bedroom plus den	26	920-1080	950
Two-bedroom	78	933-1081	1025
Two-bedroom plus den	42	1147-1314	1230
Total (all units)	232		

Accessible independent living units: 2%

Adaptable independent living units: 98%

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: \$54,000,000

### Project Funding Sources

Conventional/private funding: 100%

### Source of Resident Payments

Private payment: 100%

### Average Age of the Residents

Independent Living: Average age designed to support: 75

## Hunt Community—Commons Renovations

**Client/Owner/Provider:** Hunt Community

**Architect:** EGA PC

**Civil Engineer:** Hayner–Swanson

**MEP/FP Engineer - Design/Build Engineer - Structural:** Shelley Engineering Inc.

**General Contractor:** CE Floyd

**Landscape Design:** Blackwater Design

**Interior Design:** TMD Designs

### Building Data

Independent Living: Total GSF: 31,201

Independent Living: Total NSF of common spaces: 31,201

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: \$9,525,843

Independent Living: Total cost for addition(s): \$2,500,000

Independent Living: Total cost for renovation(s)/modernization(s): \$7,025,843

### Project Funding Sources

Conventional/private funding: 100%

### Gender Breakdown of the Residents

Women: 76% Men: 24%

### Status of the Residents

Single (living alone): 84%

Living with a spouse/domestic partner: 16%

Living with a friend/family member (e.g. sibling): 2%

### Source of Resident Payments

Private payment: 92%

Medicaid/Medicare payment: 8%

### Average Age of the Residents

Independent Living: Average age designed to support: 82

Independent Living: Average entry age: 78

Assisted Living: Average entry age: 86

Long-Term Skilled Nursing: Average entry age: 90

## Kobe Tower

**Client/Owner/Provider:** Confidential

**Architect:** Richard Beard Architects / Portions of this work were executed by Richard Beard while he was a principal at BAR Architect.

**Architect of Record:** Asai Architectural Research

**Interior Designer:** BAMO

**Landscape Architect:** SWA Group

**Contractor:** Kajima Corporation

### Building Data

Assisted Living: Total GSF: 534,673

Assisted Living: Total NSF of residential spaces: 303,133

Assisted Living: Total NSF of common spaces: 231,538

Long-Term Skilled Nursing: Total GSF: 16,980

Long-Term Skilled Nursing: Total NSF of residential spaces: 22,299

Long-Term Skilled Nursing: Total NSF of common spaces: 11,149

Assisted Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	338	530-601	575
Two-bedroom	145	711-792	850
Total (all units)	483		

Adaptable independent living units: 100%

Long-Term Skilled Nursing			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	106	230-240	235
Total (all units)	106		

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Assisted Living: Total cost for new construction: \$118,361,945

Long-Term Skilled Nursing: Total cost for new construction: \$9,930,094

### Project Funding Sources

Conventional/private funding: 100%

### Gender Breakdown of the Residents

Women: 66% Men: 34%

### Status of the Residents

Living with a spouse/domestic partner: 60%

Living with a friend/family member (e.g. sibling): 40%

### Source of Resident Payments

Private payment: 100%

### Average Age of the Residents

Independent Living: Average age designed to support: 80

Long-Term Skilled Nursing: Average age designed to support: 85

Independent Living: Average entry age: 80

Long-Term Skilled Nursing: Average entry age: 85

## Midvale Senior Center

**Client/Owner/Provider:** Salt Lake County

**Architect:** EDA

**Architectural Principal-in-Charge:** Thomas Brennan, EDA Architectural

**Project Manager:** Daniel Rogers, EDA

**Architectural Lead Designer:** Robert Herman, EDA

**Architectural Interior Designer:** Angela Stevenson, EDA

**Architectural Design Support:** Burke Cartwright, EDA

**Civil Engineer:** Koby Morgan, Ensign Engineering

**Mechanical/Plumbing Engineer:** Steve Shepherd, VBFA

**Structural Engineer:** Brett Goodman, BHB Consulting

**General Contractor:** Stallings Construction

**Landscape Architect:** Richard Gilbert, Arcsitio

### Project Funding Sources

Public sector funding: 100%

### Gender Breakdown of the Residents

Women: 60%

Men: 40%

### Status of the Residents

Single (living alone): 30%

Living with a spouse/domestic partner: 45%

Living with a friend/family member (e.g. sibling): 25%

### Source of Resident Payments

Other: Use of the center is free to age-eligible county residents (paid out of a tax-based operating fund), with meals and some activities made available at a nominal cost for those individuals able to pay.

## Oak Trace Senior Living Community

**Client/Owner/Provider:** Lifespace Communities

**Architect:** SAS Architects & Planners, LLC

**Associate Architect:** Perkins Eastman

**Developer:** Greystone Communities

**General Contractor:** Pepper Construction Company

**Interior Designer:** Perkins Eastman

**Civil Engineer:** GeWalt Hamilton

**MEP Engineer:** RTM Engineering

**Structural Engineer:** Gannett Fleming, McClure Engineering

**Food Service:** Edge Associates

**Low Voltage Engineer:** Direct Supply Aptura

**Landscape Architect:** Teska Associates

### Building Data

Independent Living: Total GSF: 362,930

Independent Living: Total NSF of residential spaces: 238,955

Independent Living: Total NSF of common spaces: 13,021

Assisted Living: Total GSF: 107,730

Assisted Living: Total NSF of residential spaces: 42,612

Assisted Living: Total NSF of common spaces: 16,403

Assisted Living - Dementia/Memory Support: Total GSF: 25,400

Assisted Living - Dementia/Memory Support: Total NSF of residential spaces: 9,100

Assisted Living - Dementia/Memory Support: Total NSF of common spaces: 6,384

Long-Term Skilled Nursing: Total GSF: 55,424

Long-Term Skilled Nursing: Total NSF of residential spaces: 22,186

Long-Term Skilled Nursing: Total NSF of common spaces: 10,525

Short-Term Rehab: Total GSF: 28,916

Short-Term Rehab: Total NSF of residential spaces: 10,927

Short-Term Rehab: Total NSF of common spaces: 4,849

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	39	912-1029	978
Two-bedroom	74	1135-1611	1316
Two-bedroom plus den	35	1488-1868	1637
Three-bedroom +	15	1835-2122	1960
Total (all units)	163		

Accessible independent living units: 9%

Adaptable independent living units: 24%

Other independent living units: 130%

Assisted Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Studio	3	450	450
One-bedroom	60	600-620	610
Two-bedroom	3	840	840
Total (all units)	66		

Accessible assisted living units: 3%

Adaptable assisted living units: 11%

Other assisted living units: 52%

Assisted Living - Dementia/Memory Support			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	28	322-334	330
Total (all units)	28		

Long-Term Skilled Nursing			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	64	322-334	328
Semi-private room	6	538-616	570
Total (all units)	70		

Short-Term Rehab			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	32	322-616	346
Total (all units)	32		

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: \$70,370,000

Independent Living: Total cost for renovation(s)/modernization(s): \$2,000,000

Assisted Living: Total cost for new construction: \$25,330,000

Assisted Living - Dementia/Memory Support: Total cost for new construction: \$4,928,320

Long-Term Skilled Nursing: Total cost for new construction: \$10,978,145

Short-Term Rehab:

Total cost for new construction: \$4,872,190

### Project Funding Sources

Other:

### Gender Breakdown of the Residents

Women: 45% Men: 55%

### Status of the Residents

Single (living alone): 98%

Living with a spouse/domestic partner: 2%

### Source of Resident Payments

Private payment: 32%

Medicaid/Medicare payment: 14%

Other - Lifecare residents: 54%

### Average Age of the Residents

Independent Living: Average age designed to support: 80

Assisted Living: Average age designed to support: 85

Long-Term Skilled Nursing: Average age designed to support: 87

Short-Term Rehab: Average age designed to support: 80

Assisted Living Dementia/Memory Support: Average age designed to support: 85

Independent Living: Average entry age: 87

Assisted Living: Average entry age: 87

Long-Term Skilled Nursing: Average entry age: 87

Short-Term Rehab: Average entry age: 81

Assisted Living Dementia/Memory Support: Average entry age: 85

## Rotary Terrace

**Client/Owner/Provider:** Beacon Development Group

**Architect:** HKIT Architects

**Structural Engineer/Concrete:** FBA Inc.

**Structural Engineer/Wood Framing:** Peoples Associates Structural Engineers

**Civil Engineer:** Luk & Associates

**Mechanical Engineer:** Tommy Siu & Associates

**Electrical Engineer:** BWF Consulting Engineers

**Landscape Architect:** Van Dorn Abed Landscape Architects

**General Contractor:** James E. Roberts-Obayashi Corp.

### Building Data

Independent Living: Total GSF: 88,647

Independent Living: Total NSF of residential spaces: 61,545

Independent Living: Total NSF of common spaces: 27,102

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	80	474	530
Two-bedroom	1	801	
Total (all units)	81		

Accessible independent living units: 10%

Adaptable independent living units: 100%

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: \$26,236,433

### Project Funding Sources

CleanliNon-taxable bond offering funding: 13%

Public sector funding: 18%

Public-private sector funding: 33%

Other: 35%

### Gender Breakdown of the Residents

Women: 59% Men: 41%

### Status of the Residents

Single (living alone): 59%

Living with a spouse/domestic partner: 30%

Living with a friend/family member (e.g. sibling): 4.9%

Living with an in-home caregiver: 6.1%

### Source of Resident Payments

Private payment: 77.5%

Government subsidy payment: 22.5%

### Average Age of the Residents

Independent Living: Average age designed to support: 62

Independent Living: Average entry age: 70

## Showa Kinen Koen

**Client/Owner/Provider:** Confidential

**Architect:** Richard Beard Architects / Portions of this work were executed by Richard Beard while he was a principal at BAR Architect.

**Architect of Record:** Asai Architectural Research

**Interior Designer:** BAMO

**Landscape Architect:** SWA Group

**Contractor:** Maeda Corporation

### Building Data

Assisted Living: Total GSF: 510,627

Assisted Living: Total NSF of residential spaces: 325,781

Assisted Living: Total NSF of common spaces: 184,845

Long-Term Skilled Nursing: Total GSF: 4,068

Assisted Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	21	530-601	575
Two-bedroom	480	710-992	850
Total (all units)	501		

Adaptable assisted living units: 100%

Long-Term Skilled Nursing			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	106	19.28-19.32	19.3
Total (all units)	106		

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Assisted Living: Total cost for new construction: \$1,582,754.73

Long-Term Skilled Nursing: Total cost for new construction: \$13,565.92

### Project Funding Sources

Conventional/private funding: 100%

### Gender Breakdown of the Residents

Women: 66% Men: 34%

### Status of the Residents

Single (living alone): 60%

Living with a spouse/domestic partner: 40%

### Source of Resident Payments

Private payment: 100%

### Average Age of the Residents

Independent Living: Average age designed to support: 80

Long-Term Skilled Nursing: Average age designed to support: 85

Independent Living: Average entry age: 75

Long-Term Skilled Nursing: Average entry age: 80

## The Baldwin

**Client/Owner/Provider:** Edgewood Retirement Community

**Architect:** DiMella Shaffer

**Acoustical Engineer:** Acentech

**Building Envelope Consultant:** Building Envelope Technologies, Inc. (BET)

**Code Consultant:** AKF Group

**Food Service Designer:** Crabtree McGrath

**Interior Designer:** DiMella Shaffer

**Lighting Consultant:** Collaborative Lighting

**Pool Consultant:** RMD Collaborative

### Building Data

Independent Living: Total GSF: 442,732

Independent Living: Total NSF of residential spaces: 233,655

Independent Living: Total NSF of common spaces: 39,480

Assisted Living - Dementia/Memory Support: Total GSF: 37,268

Assisted Living - Dementia/Memory Support: Total NSF of residential spaces: 13,600

Assisted Living - Dementia/Memory Support: Total NSF of common spaces: 23,693

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	22	860-915	862
One-bedroom plus den	34	1000-1080	1015
Two-bedroom	85	1150-1280	1200
Two-bedroom plus den	43	1350-1480	1400
Total (all units)	184		

Accessible independent living units: 5%  
Adaptable independent living units: 95%

Assisted Living - Dementia/Memory Support			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	40	340-430	340
Total (all units)	40		

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: \$99,800,000

### Project Funding Sources

Conventional/private funding: 100%

### Gender Breakdown of the Residents

Women: 55% Men: 45%

### Status of the Residents

Single (living alone): 40%

Living with a spouse/domestic partner: 40%

Living with a friend/family member (e.g. sibling): 5%

Living with an in-home caregiver: 5%

### Source of Resident Payments

Private payment: 90%

Medicaid/Medicare payment: 10%

### Average Age of the Residents

Independent Living: Average age designed to support: 80

Assisted Living Dementia/Memory Support: Average age designed to support: 83

## The Goldin at Essex Crossing

**Client/Owner/Provider:** Delancey Street Associates

**Architect:** Dattner Architects

**Structural Engineer:** De Nardis Engineering

**MEP Engineer:** Rodkin Cardinale Consulting Engineers

**Civil Engineer:** AKRF

**Geotechnical Engineer:** URS Corporation

**Landscape Architect:** Kokobo Greenscapes

**Acoustical Consultant:** Acoustical Distinctions

**Specifications:** Robert Schwartz & Associates

**Expediter:** Design 2147

**General Contractor:** Delancey Street Builders

### Building Data

Independent Living: Total GSF: 178,000

Independent Living: Total NSF of residential spaces: 96,200

Independent Living: Total NSF of common spaces: 81,800

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	100	570-620	585
Total (all units)	100		

Adaptable independent living units: 100%

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: Confidential

### Project Funding Sources

Conventional/private funding: 25%

CleanliNon-taxable bond offering funding: 10%

Public sector funding: 65%

### Gender Breakdown of the Residents

Women: 60% Men: 40%

### Status of the Residents

Single (living alone): 65%

Living with a spouse/domestic partner: 30%

Living with an in-home caregiver: 5%

### Source of Resident Payments

Private payment: 50%

Government subsidy payment: 50%

### Average Age of the Residents

Independent Living: Average age designed to support: 65

Independent Living: Average entry age: 65

## The Trousdale

**Client/Owner/Provider:** Peninsula Health Care District

**Architect:** SmithGroup

**Civil Engineer:** Sherwood Design Engineers

**MEP Engineer:** Interface Engineering

**Structural Engineer:** Forell/Elesser

**General Contractor:** S.J. Amoroso

**Landscape Architect:** Royston Hanmoto Alley & Abey

**Interior Designer:** SmithGroup

### Building Data

Assisted Living: Total GSF: 100,006

Assisted Living: Total NSF of residential spaces: 44,721

Assisted Living: Total NSF of common spaces: 16,780

Assisted Living - Dementia/Memory Support: Total GSF: 21,966

Assisted Living - Dementia/Memory Support: Total NSF of residential spaces: 10,218

Assisted Living - Dementia/Memory Support: Total NSF of common spaces: 1,941

Assisted Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Studio	26	217-383	330
One-bedroom	71	359-608	550
Two-bedroom	4	606-830	820
Total (all units)	101		

Assisted Living - Dementia/Memory Support			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	9	217-517	330
Semi-private room	15	386-545	500
Total (all units)	24		

### Project Funding Sources

Other: 100%

### Gender Breakdown of the Residents

Women: 60% Men: 40%

### Status of the Residents

Single (living alone): 80%

Living with a spouse/domestic partner: 10%

Living with an in-home caregiver: 10%

### Source of Resident Payments

Private payment: 100%

### Average Age of the Residents

Assisted Living: Average age designed to support: 80

Assisted Living Dementia/Memory Support: Average age designed to support: 80

Assisted Living: Average entry age: 85

Assisted Living Dementia/Memory Support: Average entry age: 86

## The Vista at CC Young

**Client/Owner/Provider:** CC Young

**Architect:** HKS, Inc.

**Interior Design:** Faulkner Design Group

**Owner's Representative:** Project Control

**Civil Engineer:** RLG Consulting

**MEP Engineers:** WSP + CCRD

**Structural Engineer:** L.A. Fuess Partners

**Landscape Architect:** Talley Associates

**Food Services Design:** SCOPOS Hospitality Group

**General Contractor:** Hill + Wilkinson

### Building Data

Assisted Living: Total GSF: 80,430 (Includes 18,430 shared commons)

Assisted Living: Total NSF of residential spaces: 40,420

Assisted Living: Total NSF of common spaces: 40,410 (See above)

Assisted Living – Dementia/Memory Support: Total GSF: 60,480

Assisted Living – Dementia/Memory Support: Total NSF of residential spaces: 23,598

Assisted Living – Dementia/Memory Support: Total NSF of common spaces: 36,882

Long-Term Skilled Nursing: Total GSF: 45,360

Long-Term Skilled Nursing: Total NSF of residential spaces: 17,610

Long-Term Skilled Nursing: Total NSF of common spaces: 27,750

Skilled Nursing – Dementia/Memory Support: Total GSF: 15,120

Skilled Nursing – Dementia/Memory Support: Total NSF of residential spaces: 5,988

Skilled Nursing – Dementia/Memory Support: Total NSF of common spaces: 9,132

Short-Term Rehab: Total GSF: 30,240

Short-Term Rehab: Total NSF of residential spaces: 12,170

Short-Term Rehab: Total NSF of common spaces: 18,070

Assisted Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Studio	36	375-741	511
One-bedroom	19	664-1056	805
Two-bedroom	4	1115-1349	1233
Total (all units)	59		

Accessible assisted living units: 93%

Other assisted living units: 7%

Assisted Living - Dementia/Memory Support			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	60	362-464	366
Semi-private room	2	593	593
Total (all units)	62		

Long-Term Skilled Nursing			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	45	360-464	366
Semi-private room	2	593	593
Total (all units)	47		

Skilled Nursing - Dementia/Memory Support			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	16	362-442	366
Total (all units)	16		

Short-Term Rehab			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
Private room	31	363-464	366
Semi-private room	1	593	593
Total (all units)	32		

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Assisted Living: Total cost for new construction: \$20,053,990

Assisted Living – Dementia/Memory Support: Total cost for new construction: \$15,079,105

Long-Term Skilled Nursing: Total cost for new construction: \$11,312,720

Skilled Nursing – Dementia/Memory Support: Total cost for new construction: \$3,771,808

Short-Term Rehab: Total cost for new construction: \$7,541,813

### Project Funding Sources

CleanliNon-taxable bond offering funding: 100%

### Gender Breakdown of the Residents

Women: 68% Men: 32%

### Status of the Residents

Single (living alone): 87%

Living with a spouse/domestic partner: 13%

### Source of Resident Payments

Private payment: 84%

Medicaid/Medicare payment: 16%

### Average Age of the Residents

Assisted Living: Average age designed to support: 80  
 Long-Term Skilled Nursing: Average age designed to support: 85

Short-Term Rehab: Average age designed to support: 75

Assisted Living – Dementia/Memory Support: Average age designed to support: 80

Skilled Nursing – Dementia/Memory Support: Average age designed to support: 85

Assisted Living: Average entry age: 84

Long-Term Skilled Nursing: Average entry age: 89

Short-Term Rehab: Average entry age: 76

Skilled Nursing – Dementia/Memory Support: Average entry age: 88

## Warwick Woodlands

**Client/Owner/Provider:** Moravian Manor

**Architect:** RLPS Architects

**Interior Designer:** RLPS Interiors

**General Contractor:** E.G. Stoltzfus Construction

**Civil Engineer/Landscape Architect:** RGS Associates

**MEP Engineer (apartments/commons):** Reese Engineering, Inc.

**Structural Engineer:** MacIntosh Engineering

**Food Service:** Scopos Hospitality Group

### Building Data

Independent Living: Total GSF: 392,880

Independent Living: Total NSF of residential spaces: 247,590

Independent Living: Total NSF of common spaces: 5,292

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	9	1025	1025
One-bedroom plus den	25	1274-1595	1428
Two-bedroom	34	1383-1226	1589
Two-bedroom plus den	35	1545-1864	1814
Three-bedroom plus	33	2232-3022	2581
Total (all units)	136		

Adaptable independent living units: 100%

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: \$58,400,000

### Project Funding Sources

Other: 100%

### Gender Breakdown of the Residents

Women: 51% Men: 49%

### Status of the Residents

Single (living alone): 18%

Living with a spouse/domestic partner: 82%

### Source of Resident Payments

Private payment: 100%

### Average Age of the Residents

Independent Living: Average age designed to support: 85

Independent Living: Average entry age: 77

## Wellness & Community Center at Brethren Care Village

**Client/Owner/Provider:** Brethren Care, Inc.

**Architect:** RDL Architects

**Civil Engineer:** Grindle & Bender

**MEP Engineer:** Epic Engineering Group, LLC

**Structural Engineer:** Ohlin & Reed, Inc.

**General Contractor:** Simonson Construction Services, Inc.

**Kitchen Consultant:** TriMark

**Interior Design:** Aptura Direct Supply

### Building Data

Independent Living: Total GSF: 12,240

Independent Living: Total NSF of residential spaces: 8,120

Independent Living: Total NSF of common spaces: 450 (Wellness & Community Center is 28,620 gsf)

Independent Living			
Unit type	Number of units	Size range (NSF)	Typical size (NSF)
One-bedroom	11	670	670
Two-bedroom	1	750	750
Total (all units)	12		

Accessible independent living units: 100%

### Project Costs

(actual or estimated if the project is yet to be built; not including FF&E, site, or soft costs)

Independent Living: Total cost for new construction: \$3 million

### Project Funding Sources

Conventional/private funding: 100%

### Gender Breakdown of the Residents

Women: 80% Men: 20%

### Status of the Residents

Single (living alone): 100%

### Source of Resident Payments

Private payment: 100%

### Average Age of the Residents

Independent Living: Average age designed to support: 55+

Independent Living: Average entry age: 81

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