

AIA Awards

Housing

AIA/HUD Secretary

2020



AIA

AIA Awards
Housing 2020
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An AIA Knowledge Community
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Foreword

Letter from the Chair

On behalf of the AIA Housing and Community Development Knowledge Community, I am honored to present the 2020 winners of the American Institute of Architects (AIA) Housing Awards and the AIA/ HUD Secretary's Awards. In recognizing these 2020 award winners, we celebrate not only exemplary projects but also the best practices in the field.

In these turbulent times, while we experience impacts of the COVID-19 pandemic and polarizing political issues, the need for equity in housing has perhaps never been more clearly demonstrated. The AIA must continue to provide a leadership role in advancing this important conversation in this country as well as around the world. The AIA Housing Awards and the AIA/HUD Secretary's Awards program provides an important forum to advance this discussion.

Now in its 20th year, the awards program highlights the importance of housing as a fundamental necessity of life. Award winners exemplify residential design that is sustainable, responsive and innovative, thoughtfully meeting client needs. The AIA/HUD Secretary's Awards program recognizes projects that demonstrate excellence in affordable and accessible housing and community spaces that respond and contribute to their contexts.

Combined, the 2020 awards recognize nine projects in six award categories. The projects represent a wide range of housing types and architectural practices. From a group of competitive entries, a total of seven projects were chosen for the AIA Housing Awards and two projects were chosen for the AIA/ HUD Secretary's Awards. We are excited and pleased to share the winning projects in this book, and invite you to study them – we think you will be as impressed and energized as we are!

We thank all the submitters and jurors for their time and effort, and especially appreciate the award winners.

Congratulations!



A handwritten signature in blue ink, appearing to read 'Etty Padmodipoetro'.

Etty Padmodipoetro, AIA
2020 Chair, Housing and Community Development Knowledge Community
The American Institute of Architects

Introduction

The American Institute of Architects

Founded in 1857, members of the American Institute of Architects consistently work to create more valuable, healthy, secure, and sustainable buildings, neighborhoods, and communities. Through nearly 300 state and local chapters, the AIA advocates for public policies that promote economic vitality and public well being. Members adhere to a code of ethics and conduct to ensure the highest professional standards. The AIA provides members with tools and resources to assist them in their careers and business as well as engaging civic and government leaders, and the public to find solutions to pressing issues facing our communities, institutions, nation and world.

Housing and Community Development, an AIA Knowledge Community

Housing and Community Development, an AIA Knowledge Community, tracks housing and community development issues and develops relationships with industry stakeholders to encourage and promote safe, attractive, accessible and affordable housing and communities for all.

US Department of Housing & Urban Development

The U.S. Department of Housing & Urban Development's (HUD) mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business.

HUD Office of Policy Development & Research

The purpose of the Office of Policy Development and Research (PD&R) is to support the mission of the Department and the policy agenda of the Secretary. PD&R performs policy analysis, research, surveys, studies, and evaluations, both short- and longterm, to assist the Secretary and other HUD principal staff to make informed decisions on HUD policies, programs, and budget and legislative proposals. This work is undertaken by in-house staff and through contracts with outside organizations. PD&R plays a key role in the development of HUD's Strategic Plan, and in helping the Department meet its responsibilities under the Government Performance and Results Act. Through an active program of publications and information clearinghouses, PD&R's work products are distributed widely to the housing research community and to the interested public. The Office of University Partnerships within PD&R administers grant programs to colleges and universities engaged in community building activities. PD&R's research and studies support the international exchange of information and data on housing and development topics. In addition to Headquarters staff, PD&R has field economists who provide intelligence on local economic and housing conditions and technical and analytical support to HUD clients and management in Headquarters and the field.

AIA Awards

Housing

It is a life necessity, a sanctuary for the human spirit, and many people's first and most personal encounter with architecture: the house. By recognizing the best in home design, AIA Housing Awards shows the world how beauty, safety, sustainability, and comfort can come together.

The jury for the 2020 Housing Awards includes: Emily Roush-Elliott, AIA (Chair), Founder at Delta Design Build Workshop, Greenwood, MS; Guido Hartray, AIA, Founding Partner at Marvel Architects, New York City, NY; Valarie D Franklin, AIA, NOMA, NCARB, Senior Associate Architect at Moody Nolan, Nashville, TN; Michael E. Willis, FAIA, NOMA, Founder at MWA Architects, Inc., St. Louis, MO; and S. Claire Conroy, Editor-in-Chief, Residential Design Magazine, Chicago, IL.

The jury recognized seven projects in four award categories: One- and Two-Family Custom Residences, One- and Two-Family Production Homes, Multifamily Housing, and Specialized Housing.

One- and Two-Family Custom Residences

The One- and Two-Family Custom Residences award recognizes outstanding designs for custom and remodeled homes for specific client(s).

One- and Two-Family Production Homes

The One and Two Family Production Homes award recognizes excellent design of homes built for the speculative market.

Multifamily Housing

The Multifamily Housing award recognizes outstanding apartment and condominium design. Both high- and low-density projects for public and private clients were considered, as well as mixed-use projects.

Specialized Housing

The Specialized Housing award recognizes outstanding design of housing that meets the unique needs of other specialized housing types such as single room occupancy residences (SROs), independent living for the disabled, residential rehabilitation programs, domestic violence shelters, residential halls/student housing, and other special housing.

AIA Awards

AIA/HUD Secretary

Affordable, accessible, and well-designed housing sets important benchmarks in the industry and proves that good design is not exclusive. The Office of the Secretary of the Department of Housing and Urban Development teams with AIA's Housing Knowledge Community to celebrate projects that demonstrate these traits.

The jury for the 2020 AIA/HUD Secretary Awards includes: Emily Roush-Elliott, AIA, Founder at Delta Design Build Workshop, Greenwood, MS; Guido Hartray, AIA, Founding Partner at Marvel Architects, New York City, NY; Valarie D Franklin, AIA, NCARB, Senior Associate Architect at Moody Nolan, Nashville, TN; Michael E. Willis, FAIA, NOMA, Founder at MWA Architects, Inc., St. Louis, MO; S. Claire Conroy, Editor-in-Chief, Residential Design Magazine, Chicago, IL; and Regina C. Gray, Ph.D., Director of the Affordable Housing Research and Technology Division (AHRT), Office of Policy Development and Research, U.S. Department of Housing and Urban Development.

The jury recognized two projects in two award categories: Community-Informed Design and Housing Accessibility - Alan J. Rothman.

Excellence in Affordable Housing Design

This award recognizes architecture that demonstrates overall excellence in terms of design in response to both the needs and constraints of affordable housing.

Creating Community Connection

This award recognizes projects that incorporate housing within other community amenities for the purpose of either revitalization or planned growth.

Community-Informed Design

The Community-Informed Design award recognizes design that supports physical communities as they rebuild inner city social structures and relationships that may have been weakened by outmigration, disinvestment, and the isolation of inner city areas.

Housing Accessibility - Alan J. Rothman

The purpose of this award is to recognize exemplary projects that demonstrate excellence in improving housing accessibility for people with disabilities.

Jury List + Bios

Jury List

2020 AIA Housing Jury

Emily Roush-Elliott, AIA (Chair)
Founder, Delta Design Build Workshop
Greenwood, MS

Guido Hartray, AIA
Founding Partner, Marvel Architects
New York City, NY

Valarie D Franklin, AIA, NOMA, NCARB
Senior Associate Architect, Moody Nolan
Nashville, TN

Michael Willis, FAIA, NOMA
Founder, MWA Architects, Inc.
San Francisco, CA

S. Claire Conroy
Editor-in-Chief, Residential Design Magazine
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Susan Parrish
Director, AIA Knowledge Communities
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Daniel Lobo
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Bridget Crowther
Sr. Manager, Honors & Awards
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Vickie Lindsey
Sr. Manager, Honors & Awards
The American Institute of Architects

Alexander Chaconas
Specialist, AIA Knowledge Communities
The American Institute of Architects

2020 AIA/HUD Secretary Jury

Regina C. Gray, Ph.D.
Director of the Affordable Housing Research and
Technology Division (AHRT)
Office of Policy Development and Research (PD&R)
U.S Department of Housing and Urban Development

Emily Roush-Elliott, AIA
Founder, Delta Design Build Workshop
Greenwood, MS

Guido Hartray, AIA
Founding Partner, Marvel Architects
New York City, NY

Valarie D Franklin, AIA, NOMA, NCARB
Senior Associate Architect, Moody Nolan
Nashville, TN

Michael Willis, FAIA, NOMA
Founder, MWA Architects, Inc.
San Francisco, CA

S. Claire Conroy
Editor-in-Chief, Residential Design magazine
Chicago, IL

Jury Bios



Emily Roush-Elliott, AIA (Chair) | Delta Design Build Workshop

Emily Roush-Elliott is a founding partner of the Delta Design Build Workshop (Delta DB). Delta DB is a social impact design build organization that builds equity through the built environment in the Mississippi Delta. The organization operates on the tenets that process is as important as product, waste is a social construct, and local leadership is necessary to realize impact. Projects include design, construction and development of healthy, affordable housing, capacity building alongside small municipalities and job training programming.

Emily was awarded an Enterprise Rose Architectural Fellowship (2013-2015) that brought her, along with her partner Richard Elliott, to the Mississippi Delta in 2013. Emily received a Master of Architecture from the University of Cincinnati and a Bachelor of Science in Design from Arizona State University. Her interest in socially impactful architecture solidified into a career path while studying abroad in Buenos Aires, Argentina and while building homes in Biloxi, MS following Hurricane Katrina. Emily speaks regularly about Delta DB's work at conferences and in academic settings. She has served on various boards and committees which currently include the AIA Housing and Community Development Knowledge Community and the AIA Government Advocacy Committee.



Guido Hartray, AIA | Marvel Architects

Guido Hartray is a founding Partner of Marvel Architects and has led design teams working on a wide range of projects, including Pierhouse and 1 Hotel at Brooklyn Bridge Park, the renovation and reprogramming of the Central King Building for the New Jersey Institute of Technology. His interest in public space has informed streetscape redesigns for Hudson Square, the Meatpacking District, and Union Square. He has led a number of affordable and supportive housing projects including Far Rockaway Village for Phipps Houses which will create a new civic center for the town as well as 1700 new apartments. Guido is dedicated to creating architecture that contributes to an environment that is greater than the individual project and uses his experience designing public spaces to inform the social structure within the building. It is the relationship that a project establishes with elements beyond its limits that makes it an exciting and engaging place to inhabit. The dialogue between new and existing, project and neighborhood, infrastructure and architecture makes spaces that engage their inhabitants.

Guido has taught and participated in design juries at Columbia, City College, Pratt and NJIT. He was a Fulbright Scholar in Barcelona studying public space design and has a Masters in Architecture from Harvard University and a Bachelor in Environmental Design from Miami University.



Valarie D Franklin, AIA, NOMA, NCARB | Moody Nolan

Valarie brings 20 years of experience including healthcare, corporate, religious, residential, and institutional architecture. Valarie has written several published articles sharing her knowledge in her field as well as her insight on how buildings and infrastructure impact our communities. The Nashville native proudly founded the local Chapter of the National Organization of Minority Architects (NOMA), volunteers with United Way, and serves on the AIA Tennessee Architects Political Action Committee (TAPAC) as a board member. Valarie gives back to her community by serving on Metro Development and Housing Agency's Design Review Board as well as the architect member on the Plumbing Board of Appeals.

As a child, Valarie didn't have role models in the architecture realm. As the first person in her family to go to college, she found her first mentors at Tuskegee University who encouraged her to switch over from studying law to architecture due to her displayed talents and attention to detail. After graduation, Valarie worked at several firms across the country, primarily designing educational and healthcare projects. When given the opportunity, she dove into corporate design for the ability to impact her community and inspire others. As one of three African American registered-architects in the state of Tennessee, Valarie feels a responsibility to share her story and showcase architecture on a social level. She wants to create buildings that are living, breathing reflections of the community. "I listen to everyone's opinions and try to come to some sort of a consensus," she explains, "because in my eyes, all concerns are valid and hold an element of truth which should be always be taken into consideration."



Michael E. Willis, FAIA, NOMA | MWA Architects Inc., Washington University

Mr. Willis founded MWA Architects Inc. in 1988 and served as a Principal until 2016. Since 2017 he has been an independent design consultant, and teaching at his alma mater Washington University [BA 1973/M Arch 1976/MSW 1976].

MWA Architects has created master plans, and has designed several mixed income affordable housing and neighborhood revitalization projects in San Francisco, Oakland, Portland, Detroit, St. Louis, Memphis, and post-Katrina New Orleans Faubourg Lafitte in New Orleans, the Cecil Williams Glide Community House, and the GEDC 125 Mason housing tower in San Francisco. He has facilitated planning studies in St. Louis' Downtown, North Central, and JeffVanDerLou neighborhoods, demonstrating that good design does not have to be expensive to be comprehensive.

He was principal on large public projects including the International Terminal at San Francisco Airport, Terminal 2 at Oakland International, and the Central Subway Yerba Buena/Moscone Station in San Francisco. Mr. Willis was President of the San Francisco Chapter of the American Institute of Architects (AIA) in 1995 and was elevated to Fellowship in 1996. He has served on many committees and juries for the national AIA. He is a 2013 Distinguished Alumni of the Washington University, a Distinguished Alumni of the WU School of Architecture, a Distinguished Alumni of the WU Brown School of Social, and a holder of a National Black Achievement award of the Black Alumni Council (1996). Michael gave the Commencement Address to the Brown School Social Work graduates in 2007.



S. Claire Conroy | Residential Design Magazine

S. Claire Conroy is an award-winning architecture and design writer based in Atlanta, GA. She is editor-in-chief of *Residential Design*, a new national magazine for residential architects and custom builders. She is former editorial director of *Residential Architect*, *Custom Home*, and *Custom Home Outdoors* magazines and founder of the Residential Architect Design Awards. Her passion for houses and design is genetically linked: Her mother, Sarah Booth Conroy, was the longtime home design editor and a columnist for The Washington Post. An architecture journalism award in Sarah Booth Conroy's honor, The Conroy Prize, is given annually by the American Institute of Architecture's Washington, D.C. Chapter. Claire serves as a jurist for the prize. She has a degree in English from Vassar College.



Regina C. Gray, Ph.D. | U.S. Department of Housing and Urban Development

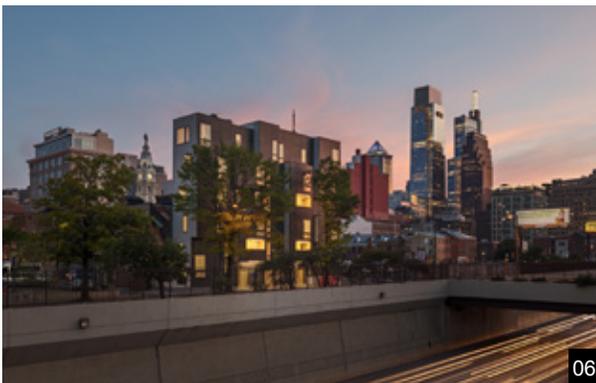
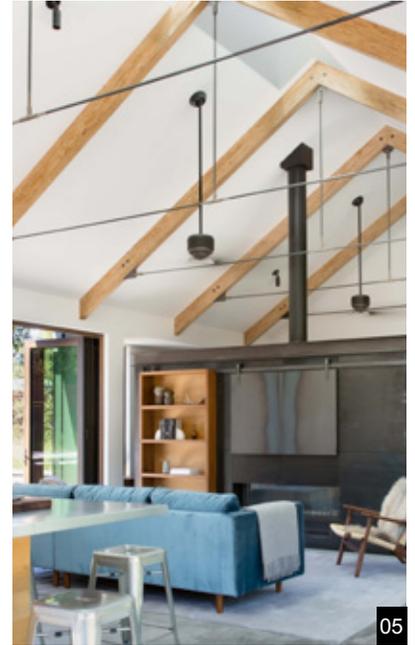
Regina C. Gray is the Director of the Affordable Housing Research and Technology Division (AHRT) in the Office of Policy Development and Research (PD&R) at the U.S Department of Housing and Urban Development. Since joining HUD in 2000, Regina's research activities have focused on sustainable development, urban design and land use planning, transit-oriented development, energy and green building practices, and affordable housing preservation. She has written articles on regulatory barriers to affordable housing and co-authored articles with AARP and the U.S. EPA on aging in place strategies. Regina earned a Bachelor of Arts in Political Science from Emory University in Atlanta, Georgia; a Master of Arts from the George Washington University in Washington, D.C. in Political Science and Public Policy; and a doctorate from the University of Maryland, College Park in Political Science and Policy Studies.

Recipients

AIA Awards

Housing 2020

- | | | | |
|----|--|----|-----------------------------------|
| 01 | MLK Plaza
Magnusson Architecture and Planning | 05 | Sonoma Farmhaus
SkB Architects |
| 02 | Broadway Housing
Johnsen Schmalig Architects | 06 | XS House
ISA |
| 03 | PPR Residence Hall
DIGSAU | 07 | Courtyard House
mwworks |
| 04 | Whidbey Farm
mwworks | | |



Whidbey Farm

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Kevin Scott (@k7scott)

Jury Comments

This home is an enviable retreat. It uses a limited material palette to create a cohesive site and building design that includes both massing and planes, and the details contribute to the whole. While many designs claim to connect interior and exterior, in this home, the two truly bleed into each other.

mw|works

mwworks
Seattle, Washington
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mwworks.com

Perfectly balancing rustic and warm with simple and open, this home is a retreat and part-time residence for a multigenerational family with strong ties to Washington state's Whidbey Island. It is tucked into the edge of a deeply forested hillside, above the family's historic farm and its turn-of-the-century agricultural buildings and surrounded by stands of Douglas fir, hemlock, and Pacific madrone trees. Respecting both the woodlands and pastoral land, it blends seamlessly into its surroundings and honors the island's longstanding tradition of protecting the land.

Throughout the design process, client meetings often involved the owners, their three adult children, and, sometimes, the owners' teenage grandchildren. To accommodate summer cookouts, fishing expeditions, and family gatherings, the team designed the house to be both flexible and durable. Perfectly comfortable for just two people, it easily welcomes up to 20 in its four-bedroom main house and accompanying compact bunkhouse.

The home comprises a palette of naturally weathered woods, concrete, and locally sourced stone, ensuring little maintenance and continued beauty as the home ages. The interior includes a number of doors and pieces of wall art carved from solid cedar slabs crafted by one of the owners to create a deeper connection between the family's past and future. The new solid plank cedar master bedroom door is a future carving project for the owner, who also works the land and raises organic cattle in the meadow below.

On its site within the forest, the home's discrete volumes are nestled among tall fir trees and wrap around a modest clearing. Great care was taken during the placement of each wing of the home to protect as many trees as possible, and, at the owner's request, caring for the trees was prioritized over construction speed. The required treefall was kept on-site and used for lumber, fencing, and seasonal firewood for a fire pit that overlooks the farm.

As families struggle to find times to come together, this home is a beacon for gathering, strengthening bonds, and creating new memories. The owners have ensured that future generations can continue to do so. In a show of their appreciation for all involved, the owner had a custom bronze plaque fabricated with the names of every person who contributed significantly to the design and construction of the house.







Courtyard House

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Kevin Scott (@k7scott)

Jury Comments

This home seems to capture and hold the cool light of the Pacific Northwest. The vegetation plays a significant role in the material palette, and the understated concrete and wood slide past each other creating a setting that appears quiet without being austere.

mw|works

mwworks
Seattle, Washington
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This home, which sits on a sloping site overlooking Seattle's Lake Washington and the Cascade Mountains beyond, accommodates the daily life of a family of four while intermingling the site's natural elements. Open and modern but still deeply connected to the landscape, this single family house is a calm respite from the hustle and bustle of Seattle.

Free flowing spaces that connect with one another as well as the land prevail throughout the space. Among the 3,500-square-foot home's volumes, garden courts provide meditative moments between the active and living spaces. Its upper volume secures the bedroom spaces into the tree canopies, where daylight, privacy, and sweeping views are modulated through a series of delicate Alaskan yellow cedar slats. The house was designed to protect a number of significant trees, and an arborist aided the team in designing foundations and fences that protect key root systems.

Sitting on a double lot in an urban neighborhood, the house abuts another to the south and a busy residential street to the north. The team lifted the grade to the east to allow the landscape to screen the garage from the kitchen and living spaces. Additionally, the team fought the urge to place the upper volume closer to the view, opting instead to push it back to the west. In doing so, the masses better suit the neighborhood, and the lower volume's planted roof becomes a green plane that provides the sense of being alone in a private garden above the street. At the street level, masses, hedges, and steel plate fences create privacy and protect outdoor living areas from the glare of headlights.

Designed for longevity and little maintenance, the house's spaces were formed with clear rectangular solid volumes and concrete walls that accommodate ribbons of glass that slide in between when needed. The interplay of interior spaces and landscaped courtyards creates new experiences in each room. After just a few months of living in the house, one of the owners said that "the house has made me a better person," noting that being in it calms him and promotes a greater appreciation for light and nature.







Sonoma Farmhaus

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Suzanna Scott; Hannah Rankin

Jury Comments

This home is elegant. It's restraint in terms of square footage, use of materials, and site disturbance create a refined language that carries consistently throughout the small complex. The interior and exterior spaces blend, and the humanity of each are inviting.

skb
ARCHITECTS

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Situated in the small town of Graton, California, this home accommodates the owner's request to be near Sonoma County's picturesque cycling routes and a tight-knit community. Designed for a cycling enthusiast with a globally demanding career, it consists of two forms, a main house and a guest house that doubles as a bike barn. Its farmhouse forms evoke notions of sustenance and community, and its simplicity and restraint clearly emerge as the overarching themes.

With significant experience in commercial development, the client had an appreciation for the design process as an integral part of the design team. When not in Seattle, Chicago, San Francisco, or other locations around the world, the client views cycling and spending time with friends—also avid cyclists—as their two greatest passions. To create a true refuge from the demands of the client's career, the team paired the home's main volumes with a central outdoor gathering space that is anchored by a fireplace and community table made of reclaimed redwood.

The interior spaces are open, with little distinction between public and private spaces. In the main house, the kitchen and dining area, living room, and master bedroom flow freely as one contiguous space. Only steel-clad casework and a two-sided fireplace separate the living room from the master bedroom. Connections to the outdoor spaces throughout, both visually and physically, drive the experience.

The site is located on the fringes of residential and agricultural zones, and an easy consensus was reached to rely on materials that echoed the surrounding terrain. The exteriors—steel roofing, glass, fiber cement panels, and walls of earth blocks fabricated from the soil on-site—allow the home to retain coloration akin to the landscape. Drawing from the agrarian vocabulary of the adjacent farm structures while retaining the scale of neighboring properties, the home is a friendly compound, where spaces between structures are intended to be shared and host gatherings.

Though self-financed with sporadically available funds, the home conforms to California's stringent CALGreen building code requirements. The earthen blocks were an inherently sustainable construction material, fabricated just 50 miles away. Their mass and location on either end of both main volumes help regulate the interior temperatures year-round. Operable walls and garage doors that allow for continual cross-ventilation are coupled with the strategic placement of ceiling fans, allowing for comfortable temperatures without the need for supplemental cooling.







Broadway Housing

HOUSING: ONE- AND TWO- FAMILY PRODUCTION HOMES



Photography: John J. Macaulay

Jury Comments

This project excels in that it relies on the full range of skills of the architect to design not only aesthetics, but also the project delivery process, occupant experience, and neighborhood impact. Refined design is present at all scales, from interior trim to the massing of the homes.

JOHNSEN SCHMALING ARCHITECTS

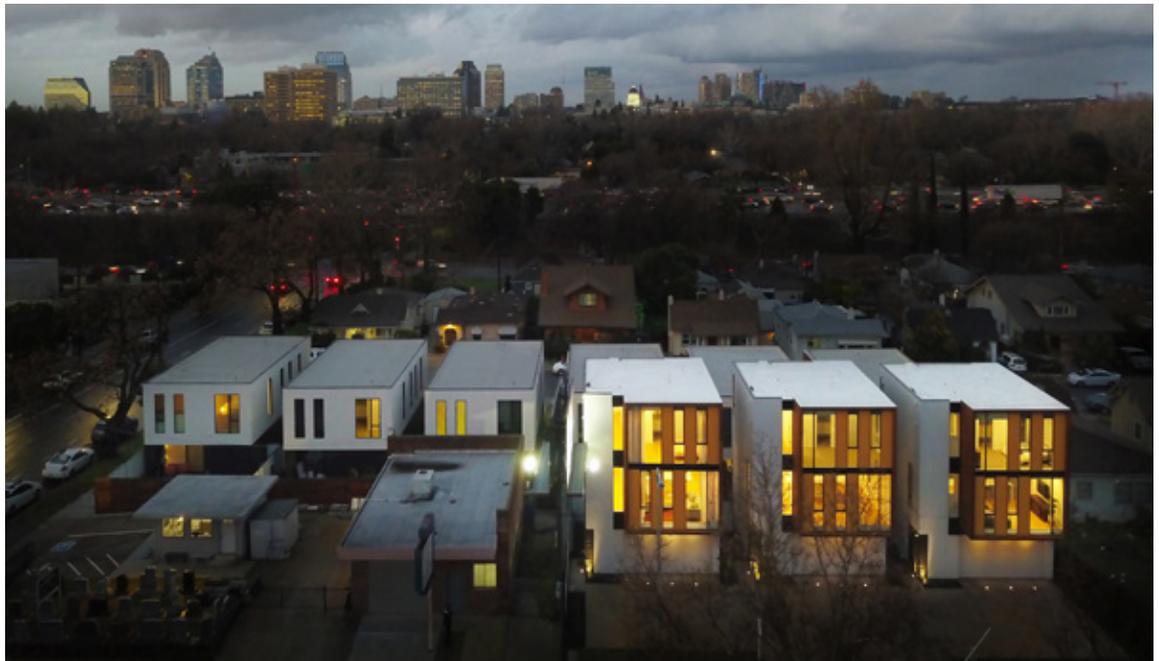
Johnsen Schmaling Architects
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On a long-dormant site in Sacramento, this compact urban infill development features nine small production homes targeted at young families seeking homes near the city center but without the insurmountable price tag. The cluster of two- and three-story homes responds nimbly to the context presented by two different streets, one busy and one quiet, while creating a carefully proportioned rhythm in the neighborhood.

The team developed the two prototypes for the project based on a shared kit of components and materials to address the varying urban conditions that surround the site. Each home, despite its scale, offers 1,500-square-feet of living space organized within interlocking stucco and wood forms. The six two-story homes that sit along Yale Street echo the modest local housing stock, while the trio of three-story homes along Broadway have added height to stand up to the vehicular thoroughfare.

Exteriors of stucco and black poly-ash boards are complemented by redwood siding, and, where the wooden boxes front the street, large apertures with shifting wall panels present an unapologetically cheerful burst of orange. The restrained palette helps assemble the project into an easily recognized ensemble of modern homes. Inside, the living space is consolidated into one continuous open space and stairs lead to the bedrooms. Throughout, off-the-shelf components and finishes, including kitchen and bathroom cabinetry from IKEA, helped reduce the total budget by 10 percent and make the homes more affordable.

The development sits in Sacramento's Richmond Grove neighborhood, which, for decades, has suffered disinvestment and a stagnant economy. Like many similar neighborhoods across the country, it has attracted young professionals, artists, and students as an affordable and viable alternative to downtown. Created for a small development firm with an interest in redevelopment, Broadway Housing is the neighborhood's first ground-up development and represents the power thoughtful design can have, regardless of budget. While many doubted the validity of the project due to the challenges posed by the L-shaped site and the contemporary vernacular of the homes, it has catalyzed nearly a dozen similar housing projects aimed at lower- to middle-income families.







MLK Plaza

HOUSING: MULTIFAMILY HOUSING



Photography: David Sundberg; Miguel de Guzman

Jury Comments

The project is a great example of well-done affordable housing. The industrial theme shines through with the use of materials and expansive glass windows.



Magnusson Architecture and Planning
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With 167 apartment units, ranging from studios to three-bedroom models, this new building in the Bronx serves individuals and families from a wide range of income levels, including the formerly homeless. LEED Platinum certified, the project's active design interventions focus on community health, relying on research on place-based disparities to shape an affordable and supportive building.

MLK Plaza is situated in an industrial section of a mixed-use neighborhood, where much of the building stock dates to the 1930s and '40s, except a handful of developments built within the last 20 years. The site was not zoned for residential use, so the development became one of the first in New York to use the city's Zoning for Quality and Affordability regulation, allowing for the shift from manufacturing to residential.

An homage to the site's manufacturing past, the building embraces the neighborhood's identity in the dark grey brick that makes up the majority of its facade. Golden metal panels provide a bright counterpoint to the brick, with a swath along the seventh floor that aligns MLK Plaza with an adjacent six-story building. Nestled within the band of gold is an open-air terrace that punctuates the block-long facade and regularly hosts activities such as yoga or tai chi instruction. At ground level, a double-height, fully glazed lobby pulls in ample daylight and lends illumination to the streetscape at night. Inside the lobby, the building embraces the graffiti found throughout the neighborhood in a mural of Martin Luther King Jr. created by local artists Tats Cru.

Thirty-three units have been set aside for formerly homeless households. In addition to the financial support provided to residents, the owner and architect worked together to ensure the health and wellness of the building's occupants. A gym on the seventh floor, a rarity among affordable housing projects, is a free and convenient way for residents to stay fit without having to leave the building. The team relied heavily on natural light, proven to enhance mental health, throughout the project, evident in the large windows found in the lobby, gym, and individual windows.

MLK Plaza's height, which is taller than most neighborhood buildings, provides ample opportunities for exceptional views of the city and sharing them was a key design intent. The open-air terrace and gym ensure that every resident can enjoy the city vista, while the upper corridors provide even more views. Overall, the empowering design signals to residents and the rest of the neighborhood that all who live at MLK Plaza are valued.







XS House

HOUSING: MULTIFAMILY HOUSING



Photography: Sam Oberter; ISA

Jury Comments

An extremely innovative way to create housing on the kind of site that is typically left vacant.

ISA

ISA
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Built on a plot of land so small it barely registered as a development parcel, this project added seven apartments to Philadelphia's Chinatown neighborhood on a site measuring just 11 feet by 93 feet. In addition to rejuvenating an overlooked site, XS House serves as a prototype for urban living through the maximization of density. While housing markets continue to boom and lots become more and more scarce, this project proves that even the smallest projects possess the potential for significant impact.

XS House's roots are tied to Philadelphia's urban renewal, during which the sunken Vine Street Expressway left a 100-foot east-west rift through a number of neighborhoods, Chinatown included. Disconnected by the construction, Chinatown saw many of its blocks chopped up into awkward and odd-shaped parcels, many of which became surface parking lots. This project radically rejuvenates one of these sites, boosting street life and supporting walkable lifestyles.

From the outset, the site was nearly invisible. Topped with asphalt, it had been a tandem surface parking lot for an adjacent property owner. The team expanded the extremely narrow footprint through the clever use of bays and mezzanines. Though it is a four-story building, the project connects seven levels of occupied space and features unit stairs that lead to private mezzanine levels and create dramatic volumes. A single shared staircase runs through the center of the building and provides access to the upper units, while the lower units can be accessed at street level.

With a total of nine bedrooms, the building can easily accommodate between 10 and 20 residents and visitors. It sits near Philadelphia's Center City and its historic attractions as well as a number of train and bus lines. The units' loft-style layouts are suited for contemporary life with galley kitchens, open floor plans, and breakfast bars that offer expansive views of the city's skyline.

The design team partnered with a private developer interested in multifamily housing projects on underused land. By choosing the narrow site, the client was able to invest in high-quality building elements while keeping rents reasonable. The team, through its transparent process, balanced constraints with a range of design options that allowed the client to make the best decisions for the site and surrounding community.







PPR Residence Hall

HOUSING: SPECIALIZED HOUSING



Photography: Halkin/Mason Architectural Photography, LLC

Jury Comments

This project demonstrates high achievement within architecture in that the building is attractive and functional, and it achieves this through methodically approaching countless requirements and constraints. It is environmentally responsible, economically sensitive, informed by social and cultural needs of the owner and users, and uniquely suited to its site.

DIGSAU

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The new PPR Residence Hall along the edge of Swarthmore College's arboretum campus, located in suburban Philadelphia, anchors a dynamic resident village on a constrained site. Surrounded by three 19th century residence halls and the outfield fence of the school's baseball field, the project delivers 128 beds in suite-style apartments and activates an isolated corner of the campus. It reverberates with the college's Quaker legacy of simple life and social responsibility and marks the first building on campus to implement its bold sustainability framework.

With nearly 95 percent of students living in college housing each semester, resident life is an integral experience and is often viewed as an educational extension of the classroom. Much of the college's previous housing sits in the campus core, so this residence hall virtually doubles the student population living along the campus edge. Recreation and athletics help students live balanced lives, and the building's adjacency to the main baseball field emphasizes student wellness and community. To create a new threshold where the athletic and residential landscapes converge, the western edge of the building doubles as a reconfigured outfield fence and hosts public spaces for spectators.

The process relied heavily on a number of workshops and surveys that provided critical feedback for the apartment-style residential model, the first on campus. The overarching concept encourages student interaction on all scales. Its common spaces provide an environment for collaboration while meeting students' ideals for study spaces. Each unit features four to six bedrooms organized around a central room that boasts living and dining spaces appropriate for a small group of friends. Suites are clustered into three "cubes" and joined by a series of bridges that offer both public gathering spaces and sweeping views of the leafy campus.

The design team worked closely with students, staff, and administration to create a facility that encourages lifestyle choices that foster environmental awareness. Currently, the school's waste is sent to an incinerator that contributes to the poor air quality in a nearby predominantly low-income city. Swarthmore is committed to becoming a zero waste campus and has an interim goal of diverting 80 percent of its refuse from the incinerator by 2022. Students are encouraged to compost in their kitchens and participate in the local economy by shopping for and preparing their own meals.

Among the hall's sustainable features are comprehensive water management systems, landscapes that restore more than 15,000 square feet of native plantings, and a range of energy production and conservation systems designed to help the college meet its net zero and carbon-neutral goals. Photovoltaic panels on the roof provide 13 percent of the building's power, while LED fixtures allow for a 13 percent reduction in interior lighting power and a 30 percent reduction in exterior lighting power.

In addition to the new building, this project also featured renovations of two historic structures on campus. The new hall provides an accessible entrance to the buildings and, by weaving together new and old, creates the feeling of a true residential campus.





Recipients

AIA Awards

AIA/HUD Secretary 2020

01 Tierra Linda
Landon Bone Baker Architects

02 Plymouth on First Hill
SMR Architects



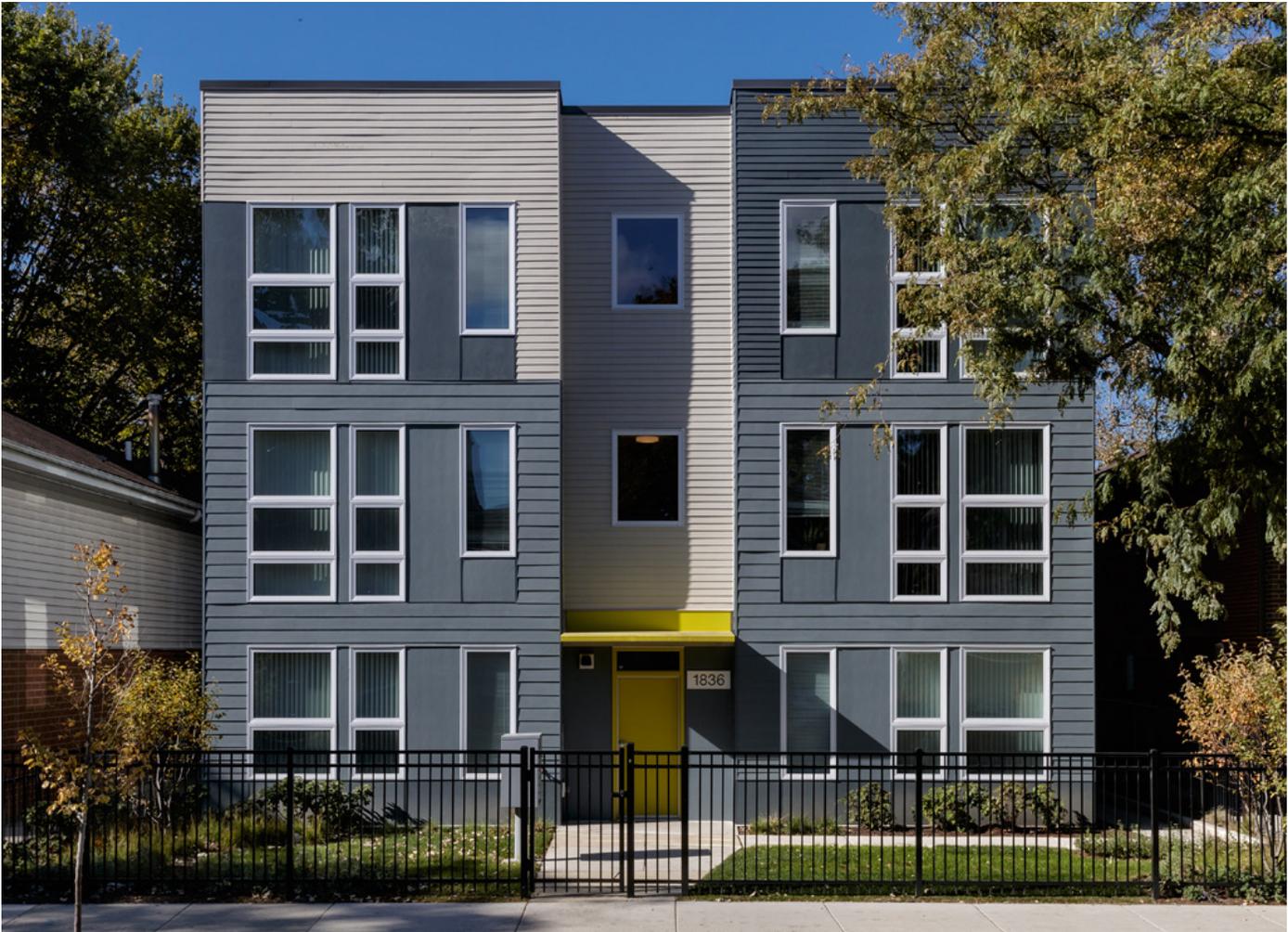
01



02

Tierra Linda

AIA/HUD SECRETARY: COMMUNITY-INFORMED DESIGN AWARD



Photography: Ballogg Photography

Jury Comments

The technical achievements of this project, a Passive House certified development where rental costs successfully offset gentrification pressures, did not compromise at any point throughout the design process. Varied and in-depth engagement activities led the design team to elevate the qualities most valued by the future occupants.

LONDON BONE BAKER ARCHITECTS

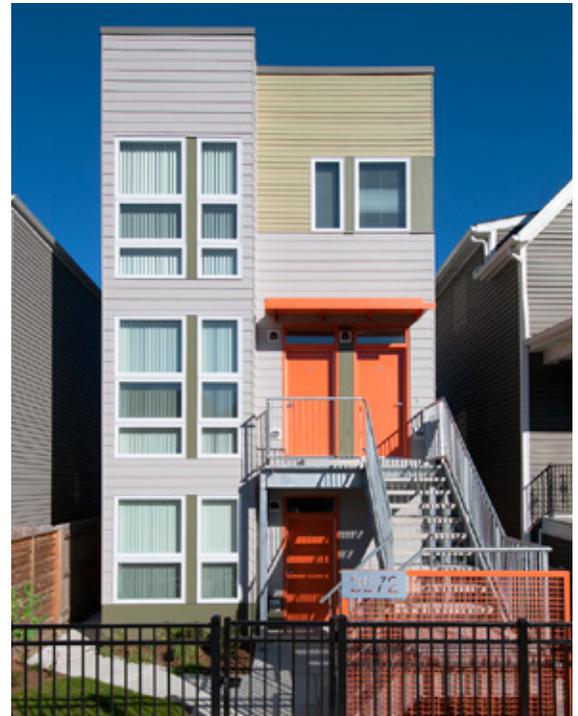
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With a focus on healthy living and wellness, Tierra Linda offers 45 affordable apartments in Chicago's Humboldt Park and Logan Square neighborhoods and includes the first passive house constructed in the city. The project was guided by the developer's commitment to green and sustainable housing and its mission to broaden neighborhood access to those frequently displaced in Chicago's rapidly shifting housing market.

Sitting alongside the 606 Trail, a 2.7-mile elevated park built on the bones of an industrial train line, Tierra Linda was envisioned by a development team comprised of architects, maintenance staff, tenants, and neighbors. The process included a number of charettes to better educate the participants about the benefits of green housing. These community engagement efforts also spurred a number of design responses, in particular the project's vibrant buildings that serve as a visual reminder that Latinx families are both welcome and seen as vital to the success of the city's neighborhoods.

The hallmark of the project is Passive House, home to six low-income families overcoming homelessness or recovering from the effects of climate change-fueled weather events such as Hurricane Maria. The design team employed an integrative design approach to explore the best technologies and components to ensure the house was to code. The developer consulted with the Passive House Institute to ensure feasibility and, later, with the city's departments of buildings and housing for administrative relief on several critical HVAC configurations. Tierra Linda also includes a sister building that was designed to comply with code-minimum Energy Star requirements, allowing the team to compare energy use between the two structures.

Tierra Linda is a prime example of an exceptional, sustainable project that greatly benefits the community it serves. Its resounding success has set a new bar for future Chicago developments and ushered in a new era of passive housing for both affordable housing and for-profit developers.







Plymouth on First Hill

AIA/HUD SECRETARY: HOUSING ACCESSIBILITY— ALAN J. ROTHMAN AWARD



Photography: William Wright Photography

Jury Comments

At multiple scales this project responds to site, design brief and social and economic context in a way that demonstrates how architecture can make housing accessible in the broadest sense of the term.



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In Seattle's First Hill neighborhood, this project focuses on residents and their recovery from the trauma induced by their previously unstable lives. Plymouth on First Hill is the 14th building for Plymouth Housing and provides 80 units for formerly homeless people and live-in staff. Durable, sustainable, and cost-efficient for both developer and resident, the project actively transforms the lives of some of the city's most vulnerable residents.

Plymouth on First Hill employs the Housing First model, with round-the-clock on-site services and no set rent payment. All residents pay 30 percent of their income as rent, the rest of which is covered by Section 8 housing vouchers. Located just a few blocks from Harborview Medical Center, the project also reduces the reliance on intensive services, namely hospitals and jails, through its agreement with the center to provide on-site medical care, mental health services, and substance abuse treatment. In addition, 30 units are reserved for referrals from the medical center, and the building's clinical space features an examination room staffed by a medical center nurse 32 hours each week.

The site's steep slope and unusual shape presented the team with a number of design challenges, which resulted in its concept: a floating box atop a transparent base that emerges directly from the hill. As the slope rolls down Cherry Street to 7th Avenue, the transparency is gradually revealed. At the ground floor, the pedestrian environment is improved with floor-to-ceiling windows. Tenant amenities, such as a kitchen, computer lounge, and case management offices, are also found there. Common rooms can support group and staff meetings and provide direct access to outdoor spaces.

To soften the harsh transition between Interstate 5 and the neighborhood, the team partnered with the First Hill Improvement Association to plant cherry trees and improve the landscape along Cherry Street's 20 percent grade. Seating along the slope also provides spots for respite and eases the climb for pedestrians. As a whole, the exterior has greatly enhanced the neighborhood and serves as its newest gateway.







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