



AIA HOUSING AWARDS AND
AIA/HUD SECRETARY'S AWARDS
TWO-THOUSAND FOURTEEN

2014

AIA HOUSING AWARDS
AIA/HUD SECRETARY'S AWARDS

AIA Housing Awards & AIA/HUD Secretary's Awards 2014
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LETTER FROM JAMIE S. BLOSSER

The Housing Knowledge Community of the American Institute of Architects (AIA) is proud to be a sponsor of the AIA Housing Awards program and the AIA/HUD Secretary's Housing and Community Design Awards. This has become a key program in our efforts to showcase exemplary work and to celebrate the dedication and commitment needed to produce excellent housing.

The Housing Awards program, now in its 14th year, was established to recognize the best in housing design and promote the importance of good housing as a necessity of life, a sanctuary for the human spirit and a valuable national resource. The AIA/HUD Secretary's Awards recognizes excellence in affordable housing architecture, neighborhood design, participatory design, and accessibility.

The esteemed jury of architects, educators and writers recognized 10 projects for the AIA Housing Awards and 4 projects for the AIA/HUD Secretary's Awards from a very competitive pool of entries. This publication celebrates and is part of our ongoing effort to document this good work.

Congratulations to the winners!



Jamie S. Blosser, AIA

Chair, 2014 Housing Knowledge Community
American Institute of Architects

LETTER FROM SHAUN DONOVAN

The HUD Secretary's Housing and Community Design Award celebrates design practices in the affordable housing arena that produce more livable and sustainable housing for low- and moderate-income people living in the United States. Since 2000, the U.S. Department of Housing and Urban Development has been proud to work with the American Institute of Architects to honor developments that marry innovative design with affordability.

This year, four affordable housing developments represent shining examples of this marriage – 28th Street Apartments in Los Angeles, California; Kelly Cullen Community in San Francisco, California; Kings Beach Housing Now in Kings Beach, California; and Sierra Bonita Apartments in West Hollywood, California. In their own unique ways, each serves as an example of what is possible in the affordable housing movement of the future.

As a trained architect, I recognize that these developments prove that you can push the boundaries of design while still creating something very special that folks can actually afford. These projects took innovative visions from the drawing board and made them a reality in communities. I am proud to recognize such creative thinking.

Join me in congratulating the development teams of these outstanding projects.



Shaun Donovan

Secretary
U.S. Department of Housing and Urban Development

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.

AIA HOUSING KNOWLEDGE COMMUNITY

The AIA's Knowledge Communities offer members a personalized design- and practice-based experience that provides knowledge-sharing, networking, and leadership opportunities. The AIA Housing Knowledge Community tracks housing issues and develops relationships with industry stakeholders to encourage and promote safe, attractive, accessible, and affordable housing for all Americans.





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 long-term, 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 HOUSING AWARDS

The AIA Housing Knowledge Community established this awards program to emphasize the importance of good housing as a necessity of life, a sanctuary for the human spirit, and a valuable national resource.

The jury for the 2014 Housing Awards includes: Nancy Ludwig, FAIA, (Chair), ICON architecture, Inc.; David Barista, Building Design+Construction; Louise Braverman, FAIA, Louise Braverman Architect; Jean Rehkeamp Larson, AIA, Rehkamp Larson Architects, Inc.

The jury recognized ten projects in three award categories: One- and Two-Family Custom Residences, 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).

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. In addition to architectural design features, the jury assessed the integration of the building(s) into their context, including open and recreational space, transportation options and features that contribute to livable communities.

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, and other special housing.



(above left)
ONE/TWO FAMILY CUSTOM RESIDENCES
Park Passive
NK Architects
Photography: Aaron Leitz

(above right)
ONE/TWO FAMILY CUSTOM RESIDENCES
Informal House
Koning Eizenberg
Photography: Will Austin

(right)
MULTIFAMILY HOUSING
Cherokee Studios
Brooks + Scarpa
Photography: John Edward
Linden, Tara Wujcik



(below left)
MULTIFAMILY HOUSING
Sweetwater Spectrum Community
Ledy Maytum Stacy
Photography: Tim Griffith

(below right)
ONE/TWO FAMILY CUSTOM RESIDENCES
Topo House
Johnsen Schmalig Architects
Photography: John J. Macaulay





(right)
MULTIFAMILY HOUSING
Merritt Crossing Senior
Apartments
 Leddy Maytum Stacy
 Photography: Tim Griffith

(left)
ONE/TWO FAMILY CUSTOM
RESIDENCES
Sol Duc Cabin
 Olson Kundig Architects
 Photography: Benjamin
 Benschneider



(above left)
MULTIFAMILY HOUSING
1221 Broadway
 Lake|Flato Architects
 Photography: Chris Cooper

(above right)
ONE/TWO FAMILY CUSTOM RESIDENCES
Kicking Horse Residence
 Bohlin Cywinski Jackson
 Photography: Matthew Millman, Nic Lehoux

(left)
SPECIALIZED HOUSING
28th Street Apartments
 Koning Eizenberg
 Photography: Eric Staudenmaier



AIA/HUD SECRETARY'S AWARDS

The American Institute of Architects' (AIA) Housing Knowledge Community, in conjunction with the Office of the Secretary of the U.S. Department of Housing & Urban Development (HUD), recognized four recipients of the 2014 AIA/HUD Secretary Awards. The categories of the program include (1) Excellence in Affordable Housing Design (2) Creating Community Connection (3) Community-Informed Design and (4) Housing Accessibility | Alan J. Rothman Award. These awards demonstrate that design matters, and the recipient projects offer examples of important developments in the housing industry.

The jury for the 2014 AIA/HUD Secretary's Awards includes: Nancy Ludwig, FAIA, (Chair), ICON architecture, inc.; David Barista, Building Design+Construction; Louise Braverman, FAIA, Louise Braverman Architect; Keith Fudge, U.S. Department of Housing & Urban Development; Paul Joice, U.S. Department of Housing & Urban Development; and Jean Rehkamp Larson, AIA, Rehkamp Larson Architects, Inc.

HUD sponsors four annual awards in conjunction with the American Institute of Architects (AIA). Collectively known as the AIA/HUD Secretary's Housing Community Design Awards program, it is one of several award programs that the Office of Policy Development and Research launched with national organizations whose missions relate to HUD.

EXCELLENCE IN AFFORDABLE HOUSING DESIGN

This award recognizes architecture that demonstrates overall excellent design responses to the needs and constraints of affordable housing.

CREATING COMMUNITY CONNECTION

The Creating Community Connection Award recognizes projects that incorporate housing within other community amenities for the purposes of either revitalization or planned growth.

COMMUNITY-INFORMED DESIGN

This award recognizes projects that focus on the design process as much as the resulting physical structures. The participatory design process establishes positive connections between and among residents, community stake-holders, local government officials, and designers—all while creating buildings and institutions with purposes that enhance community life.

HOUSING ACCESSIBILITY | ALAN J. ROTHMAN AWARD

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

(right)
EXCELLENCE IN
AFFORDABLE HOUSING
DESIGN
28th Street Apartments
Koning Eizenberg
Photography: Eric
Staudenmaier

(below)
HOUSING ACCESSIBILITY
Sierra Bonita Housing
Patrick Tighe Architecture
Photography: Art Gray
Photography





(above)
COMMUNITY-INFORMED
DESIGN
**Kings Beach
Housing Now**
YHLA Architects
Photography: Tom Zikas
Photography; Chelsea
Bowman; Dave Adams

(left)
CREATING COMMUNITY
CONNECTION
Kelly Cullen Community
Gelfand Partners; Knapp
Architects
Photography: Mark
Luthringer

Jury List

2014 AIA HOUSING AWARDS JURY

Nancy Ludwig, FAIA, (Chair)
ICON architecture, inc.
Charlestown, MA

David Barista
Building Design+Construction
Arlington Heights, IL

Louise Braverman, FAIA
Louise Braverman Architect
New York City, NY

Jean Rehkamp Larson, AIA
Rehkamp Larson Architects, Inc.
Minneapolis, MN

2014 AIA/HUD SECRETARY'S AWARDS JURY

Nancy Ludwig, FAIA, (Chair)
ICON architecture, inc.
Charlestown, MA

David Barista
Building Design+Construction
Arlington Heights, IL

Louise Braverman, FAIA
Louise Braverman Architect
New York City, NY

Keith Fudge
U.S. Department of Housing and Urban Development
Washington, DC

Paul Joice
U.S. Department of Housing and Urban Development
Washington, DC

Jean Rehkamp Larson, AIA
Rehkamp Larson Architects, Inc.
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U.S. Department of Housing and Urban Development

2014

AIA Housing Awards
and
AIA/HUD Secretary's Awards
Recipients

INFORMAL HOUSE | KONING EIZENBERG

Koning Eizenberg | Santa Monica, CA | [P] 310.828.6131 [E] info@kearch.com

KoningEizenberg

Photography: Will Austin



AIA HOUSING AWARDS | ONE/TWO FAMILY CUSTOM HOUSING

Housing Jury Comments | *“This house perfectly addresses the idiosyncratic needs of the client with a series of highly inventive yet simple design moves. The architecture is a product of clear original thinking. Playful white volumes with wood service chests between.”*



The idea for this house was not to blur the distinction from indoor to outdoor with big walls of glass (a la mid-century modern) but to intensify the quality of each. What glass there is configured in one of two key ways - as oversized sliding glass doors (with integrated vent panels above) that connect white box rooms to the garden and generic aluminum sliding windows set high up to induce cross ventilation. Supplemental cooling is needed over the extended hot dry summers and is provided through fan assisted earth tubes located ten feet below ground. The family sees daily life as an opportunity for improvisation and the collection of open ended indoor and outdoor spaces support this objective. Movies are screened on the wall of the central courtyard and table tennis played in the living room.

Sustainable choices facilitate the client's interest in indoor outdoor living. Exposed materials with a high thermal mass - polished concrete floors and 15mm gypsum board - take advantage of the significant diurnal temperature swing in this coastal dry Mediterranean desert climate. A cool white roof, easily accessed for cleaning minimizes solar gain - critical in this sunny climate. Green roofs insulate the lower roofs while they strengthen the articulation between activity spaces and service spaces.

This house was custom designed for a family of four. The whole was achieved for \$400/sf and deliberately favored modest materials and assemblies for their sensibility as much as their economy.





KICKING HORSE RESIDENCE | BOHLIN CYWINSKI JACKSON

Bohlin Cywinski Jackson in association with Bohlin Grauman Miller Architects | Seattle, WA | [\[P\] 206.256.0862](tel:206.256.0862) [\[E\] info_request@bcj.com](mailto:info_request@bcj.com)

Bohlin Cywinski Jackson
Architecture Planning Interior Design

Photography: Matthew Millman, Nic Lehoux



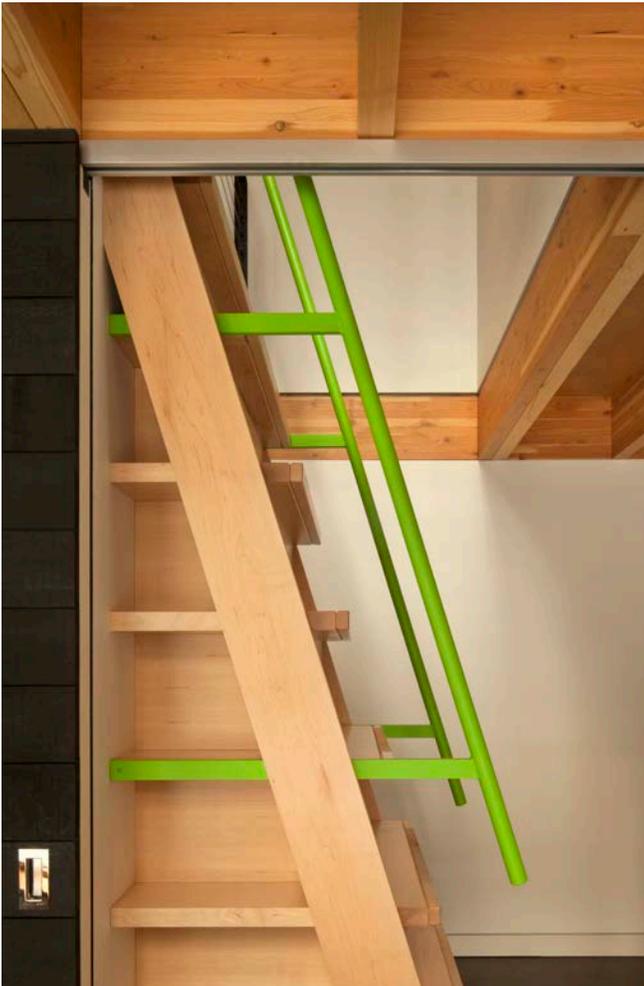
AIA HOUSING AWARDS | ONE/TWO FAMILY CUSTOM HOUSING

Housing Jury | *"House is lively and beautifully constructed!"*
Comments |



The clients desired a weekend gathering place for their active family of five that would allow for flexibility to accommodate larger groups of family and friends and provide a direct connection to the outdoors for seasonal recreation. They requested careful arrangement of the program to maintain privacy on the narrow lot between two neighboring residences, while focusing on the views and providing direct access to nearby ski and bike trails.

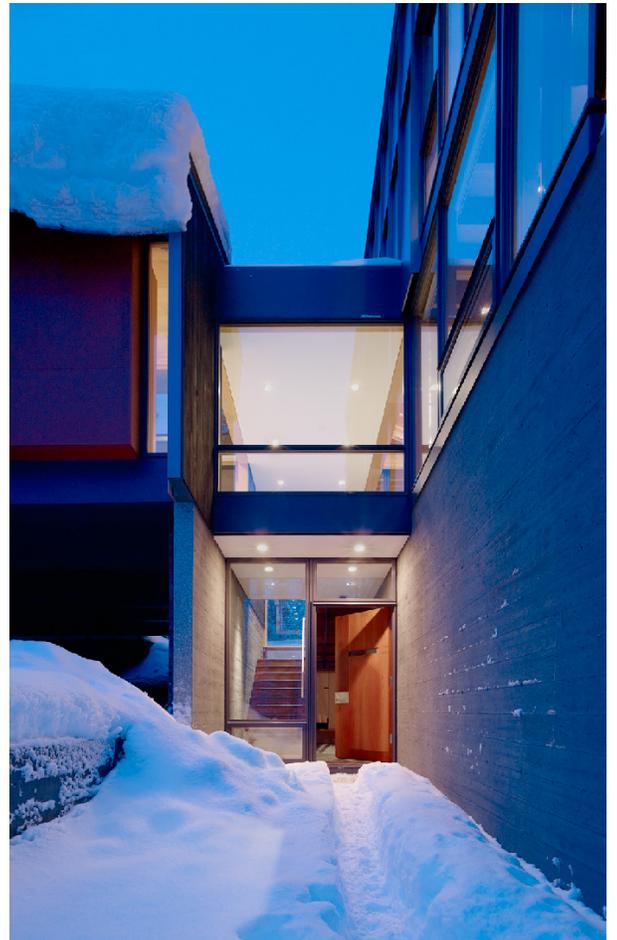
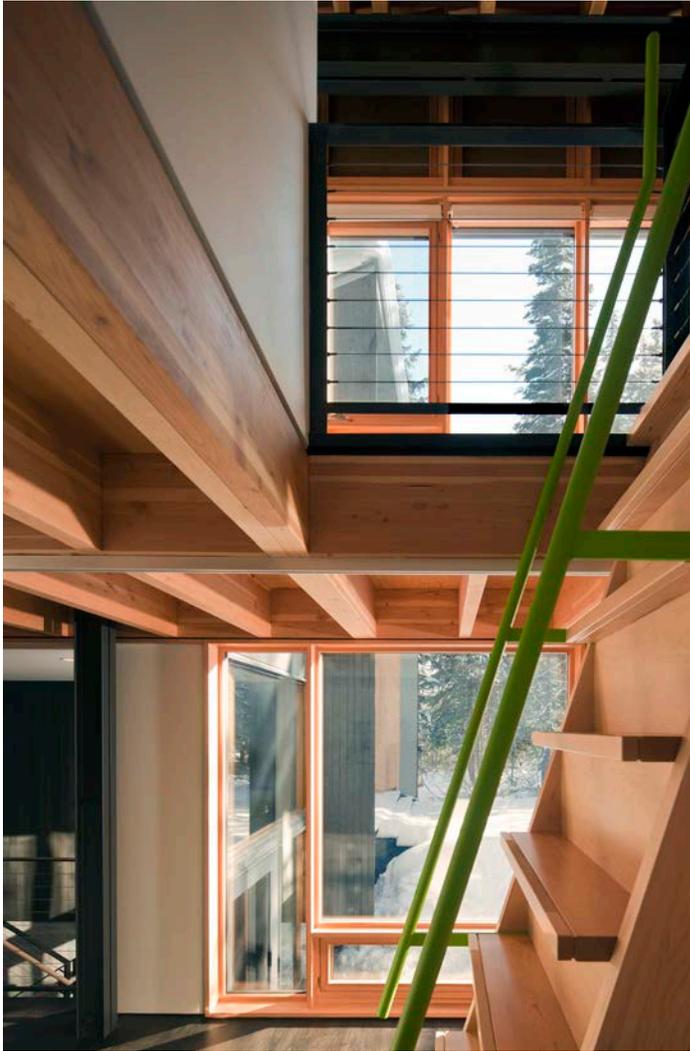
While Kicking Horse Mountain resort is a relatively new ski destination, the majority of the custom homes in the area still take the form of traditional timber structures. The clients appreciated the intimate scale and warmth of traditional mountain lodges but wished to explore the possibility of creating a Modernist cabin more rooted in their Scandinavian heritage that connected directly to the landscape. The sloping site is adjacent to a ski trail and surrounded by a forest of aspen and spruce trees. Located between two neighboring residences, the careful arrangement of program maintains privacy through the thoughtful composition of windows, while focusing on the views and providing access to the nearby ski and bike trails.



Given its function as a weekend retreat, the house was designed to perform for extended periods without occupancy. The design inherently reduces exposure to natural drainage patterns by limiting the building footprint, and the architect worked directly with the contractor to detail the below grade drainage system to perform most efficiently for the soils on site. Electrical, heating, and security systems are monitored and controlled remotely so the client is made immediately aware of any issues, and an emergency generator was supplied in case of power outage.

The evocative forms of the house are oriented to capture daylight and views to the stunning mountain peaks above, but also act to effectively shed snow from the massive storms that move through the area. The client chose a local general contractor, native to the Golden, BC area, with a long history of building in remote areas. They enjoy both the craft involved in building intricate wooden structures from locally sourced timbers and also heading outdoors after a day of hard work. Wood is a primary natural resource in this region. The local Louisiana Pacific Mill is a lifeline for the town of Golden, and a project goal was to express the natural diversity of wood in the architecture.





PARK PASSIVE | NK ARCHITECTS

NK Architects | Seattle, WA | [P] 206.933.1150 [E] brandon@nkarch.com



Photography: Aaron Leitz



AIA HOUSING AWARDS | ONE/TWO FAMILY CUSTOM HOUSING

Housing Jury | *"Well done. Simple, not over the top, and pushing energy reduction into marketplace. A good neighbor."*

Comments | *"Nice design solution. Passive House is no easy feat."*

"Total common sense sustainability inside and out makes this the first Certified Passive House in Seattle."

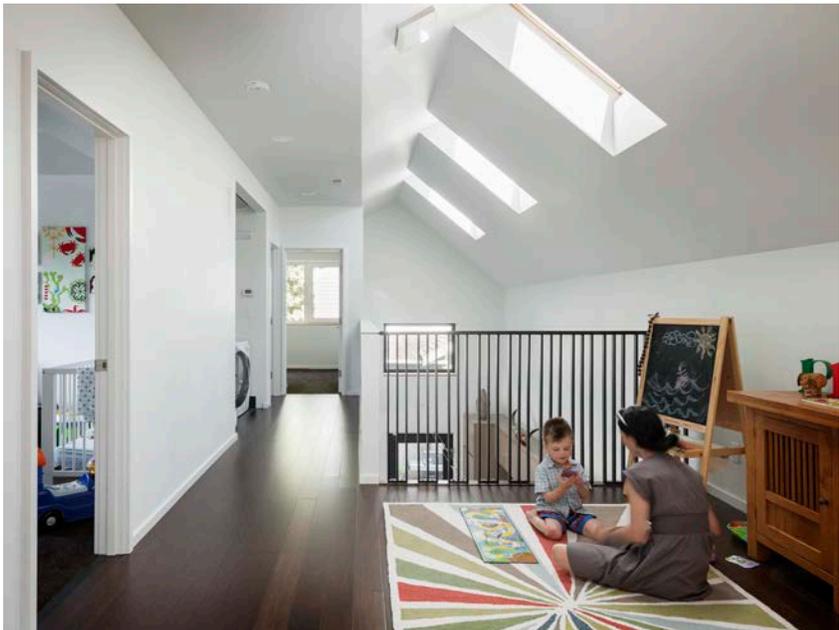


The home was designed for an active family of four who sought to significantly reduce its energy consumption to meet Passive House Certification. In addition, the homeowners emphasized an interest in a modern design that was not aesthetically “watered down”, secret storage spots for their activity gear, as well as intuitive spaces for their children to play that while remaining connected, kept toys out of the main living areas.

A programmatic goal of this project was to make the best use of every square foot of the small lot. By creating both vertical and horizontal spatial connections, the design maximizes the shallow floor plate.

This home’s ‘passive survivability’ lies in its ability to capture and retain heat. In the instance of a power outage during the winter, the indoor air temperature would remain steady significantly longer than a traditionally built house without the opening of doors and windows. The home is built to Passive House standards and certified as the city’s first Passive House by the Passive House Academy and authorized by the Passivhaus Institut, which sets international standards for the rigorous energy efficiency certification program. As a certified passive house, this home sets the standard for future building envelopes – as it is and not something that needs to be improved upon as is the case with other standards.

The homeowners sought to design and build a home that could be shared with the broader community through open house events, media tours and coverage, and neighborhood invitations. This home celebrates affordability through conservation and a reduction in monthly utility bills. It serves as a showcase that living in an energy efficient home is comfortable too.





SOL DUC CABIN | OLSON KUNDIG ARCHITECTS

Olson Kundig Architects | Seattle, WA | [P] 206.624.5670 [E] newinquiry@olsonkundig.com

Photography: Benjamin Benschneider

OLSON KUNDIG ARCHITECTS



AIA HOUSING AWARDS | ONE/TWO FAMILY CUSTOM HOUSING

Housing Jury Comments | *“Compact with clever human powered shutters. The industrial steel vocabulary serves as a beautiful foil for nature. Simultaneously physically compact and emotionally expansive.”*

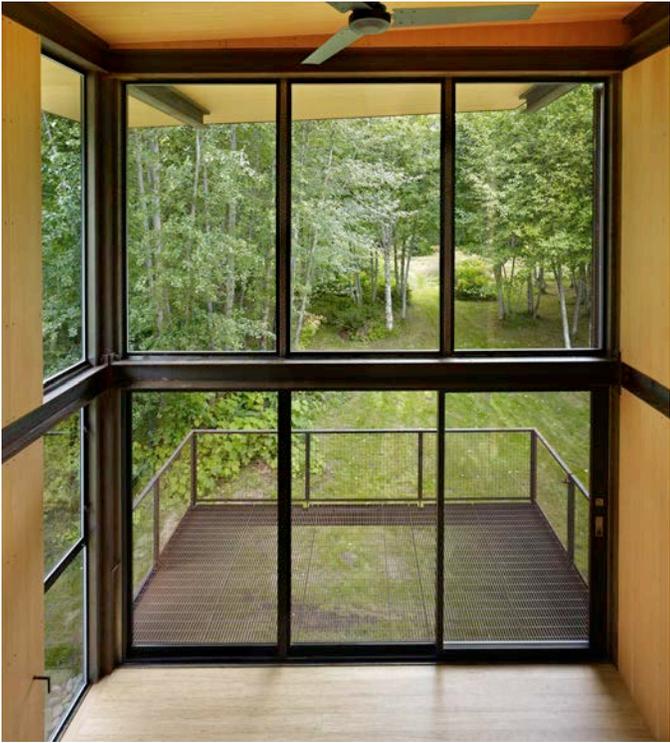


Built for a client who fly-fishes for steelhead, the overall design responds to the owner's desire for a compact, low-maintenance, virtually indestructible building to house himself and his wife during fishing expeditions. Composed of two levels, the cabin's entry, dining and kitchen areas are located on the lower floor while a sleeping loft with minimal shelving hovers above. A cantilevered steel deck extends from the lower level, providing unimpeded views of the river.

Most of the structure—the steel frame and panels, the roof, shutters, and stairs—was prefabricated off-site, thereby reducing on-site waste and site disruption. Prefabrication kept typical construction wastage to a minimum. The sleeping loft is the result of innovative materials salvaging and construction.

Located on the Olympic Peninsula, this steel-clad 350 sf cabin on stilts can be completely shuttered when the owner is away. the cabin's rugged patina and raw materiality respond to the surrounding wilderness while its verticality provides a safe haven during occasional floods from the nearby river. Sol Duc Cabin's cantilevered roof provides solar shading and protection from the strong coastal storms from the west.







TOPO HOUSE | JOHNSEN SCHMALING ARCHITECTS

Johnsen Schmaling Architects | Milwaukee, WI | [P] 414.287.9000 [E] info@johnsenschmaling.com

Photography: John J. Macaulay

JOHNSEN SCHMALING ARCHITECTS



AIA HOUSING AWARDS | ONE/TWO FAMILY CUSTOM HOUSING

Housing Jury Comments | *"Simply beautiful Wisconsin home. Inventive and hardy cladding echos prairie feel of rolling grasses."*

"The house merges with the earth...from the large design moves like the green roof to the smaller design elements like the shape of the metal rain screen emulating waving prairie grass."

"Sits beautifully on the rolling prairie."

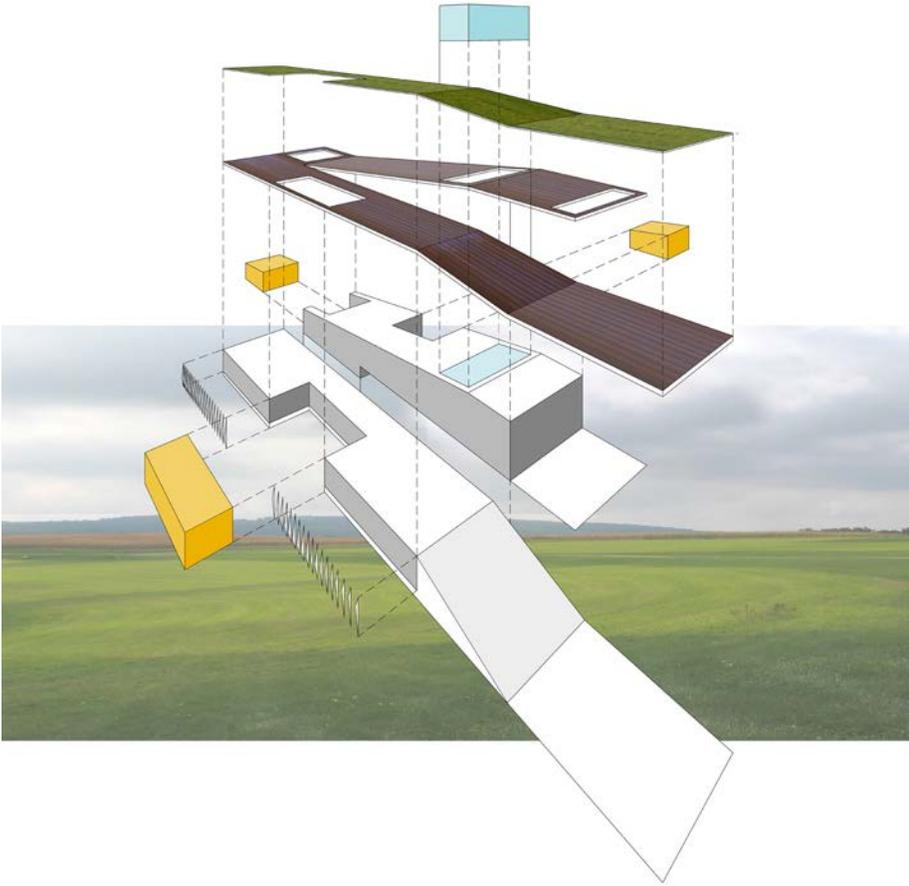


The Topo House was designed for a biomedical engineer and his wife, a sculptor and installation artist. After living for two decades in an old converted church in downtown Madison, the couple, both avid bikers, decided to relocate to the countryside to be closer to nature and have direct access to Wisconsin's expansive network of bike trails. The program asked for a quiet, unassuming home nestled in its natural context, a place with ambiguous boundaries between interior and exterior.

Echoing the dramatic surface deformations that occur when wind blows over the crops and grasses of the surrounding prairie, the building skin – a high-performance ventilated rainscreen system with concrete fiber panels – is organized by 190 individually shaped, black-anodized aluminum fins of interrelated contracting and expanding shapes. Depending on the time of the day and the angle from which they are viewed, the fins create a constantly changing veil whose shifting geometry subverts the volumetric simplicity of the house itself.

The house is built around a palette of sustainable and highly durable materials to make this a “house for life,” featuring an envelope that is designed to endure the continuous onslaught of the Midwest's severe weather conditions and extreme temperature fluctuations. Copper, concrete, and anodized aluminum dominate the exterior palette, allowing the house to age gracefully. The structure itself was engineered to the stricter standards of the commercial building code in anticipation of the area's increasingly violent, tornado-strength storms.

The local climate, with its very cold winters and hot, humid summers, required a careful mix of active and passive design strategies to ensure proper interior conditioning. The vegetated roof over the lower portion of the house minimizes stormwater run-off and further increases the envelope's thermal performance. The house is equipped with Energy Star-rated appliances and LED fixtures throughout to minimize total energy loads; an area along the site's southern perimeter is designated for Solar PV arrays to generate about 33% of the building's calculated electric power needs. Materials were carefully selected based on a number of criteria, including durability, low toxicity, and environmental characteristics (sustainable, recycled, rapidly renewable). Preference was given to materials that were locally or regionally sourced and manufactured, including the rainscreen panels, windows, lumber, plumbing fixtures, and pavers.



(left)
Exploded Axonometric



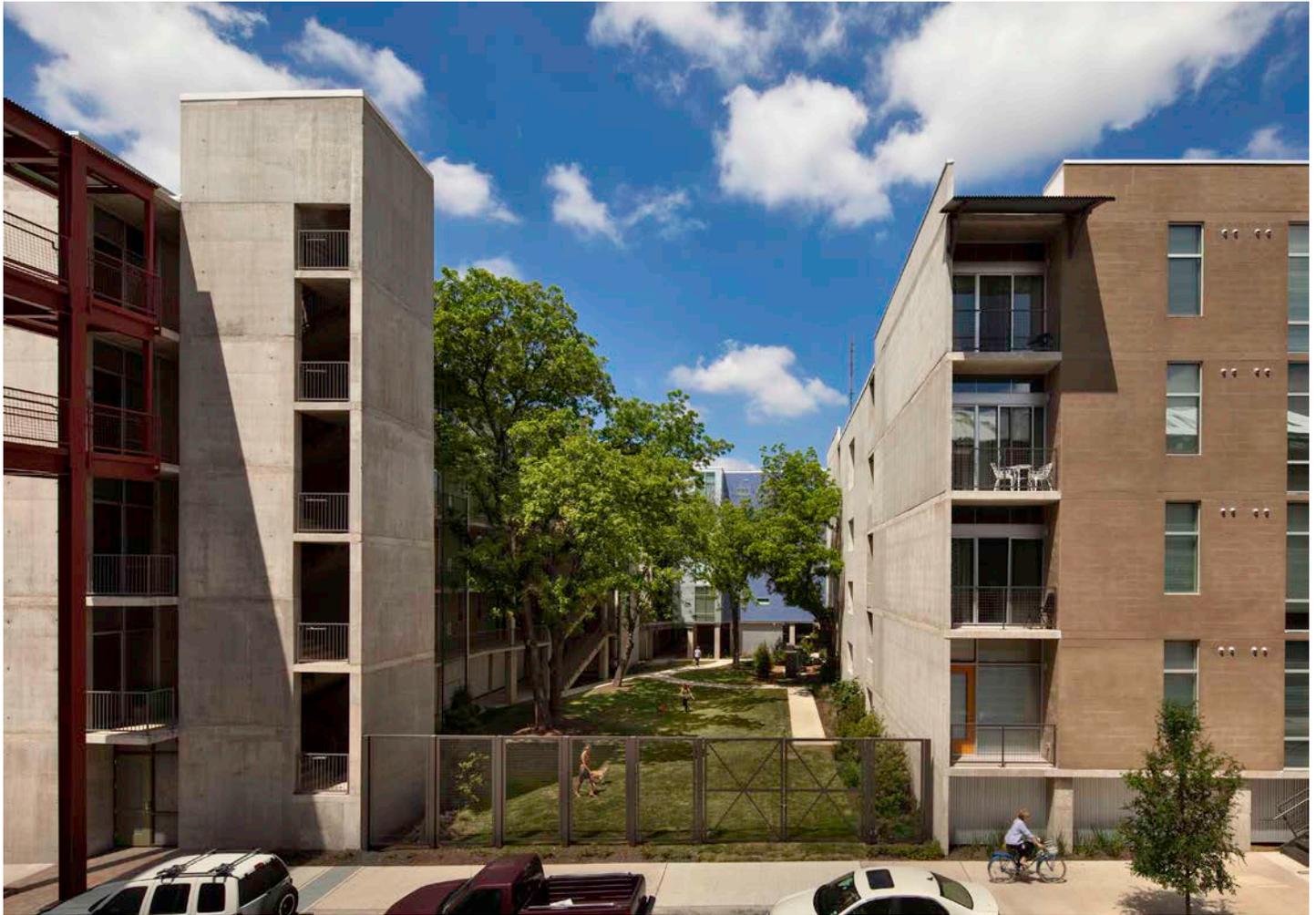


1221 BROADWAY | LAKE|FLATO ARCHITECTS

Lake|Flato Architects | San Antonio, TX | [P] 210.227.3335 [E] rhoang@lakeflato.com

Photography: Chris Cooper

LAKE | FLATO



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury | *"Great on social impact!"*
Comments |



Since 2004, a vacant and heavily vandalized building shell occupied a high-profile site at the convergence of Interstates 35 and 37. Often referred to as “Ghost Town,” and described by locals as “the biggest homeless shelter run by the homeless,” the complex had become a site of criminal activity, ranging from theft and vandalism to burglary and assault.

The neglected property was eventually auctioned on the courthouse steps, and the new owners saw the potential for these three city blocks between the urban corridor of Broadway Street and the San Antonio River to become a revitalized hub for River North. The challenge for the design team was to creatively adapt the existing superstructure into the new owner’s vision and program.

The project has served as a catalyst for nearby urban redevelopment and neighborhood revitalization. Located on the edge of downtown along the San Antonio River, with an underserved residential and commercial district to the north, 1221 Broadway is uniquely positioned to reconnect these disparate parts of the city and bring residential life to the downtown area. Along with the complete makeover of an abandoned superstructure, a B-Cycle station, River Walk access, and a frequent taco truck further enhance this project as a vibrant urban living area.

Passive solutions, including open breezeways carefully oriented to cool the circulation corridors, came with understanding San Antonio’s local climate—hot summers and mild winters. The project design reflects a common sense and regional response to climatic conditions. The project achieved a HERS index of 68, performing 32% better than a new multi-family project built to code. Its energy use intensity (EUI) is 34.8 kBtu/s.f./yr, which is 30% better than the national average for large multi-family project types.





CHEROKEE STUDIOS | BROOKS + SCARPA

Brooks + Scarpa | Los Angeles, CA | [P] 323.596.4700 [E] info@brooksscarpa.com

Photography: John Edward Linden, Tara Wujcik

Brooks + Scarpa



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury Comments | *"Innovative, sustainable and humanistic! Excellent use of passive strategies to create dynamic results."*

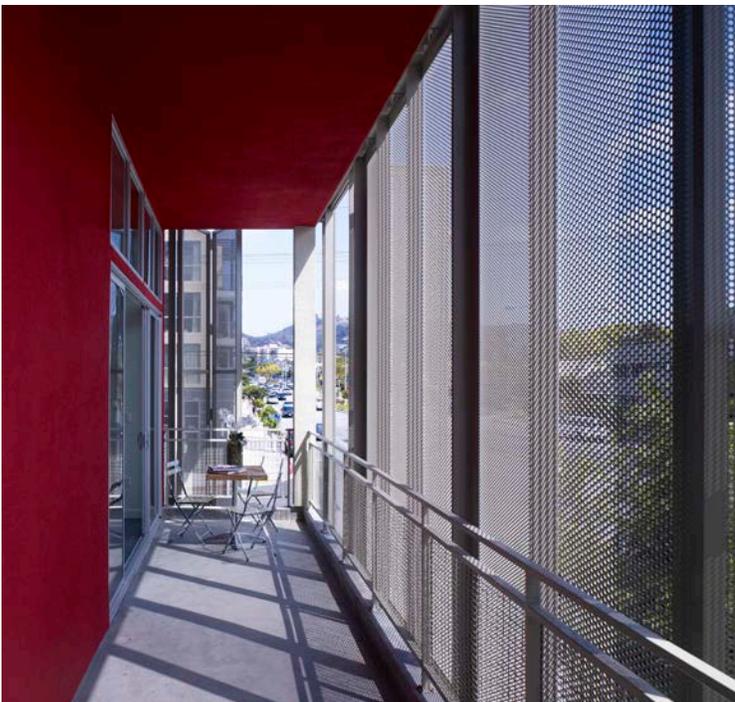


The building distinguishes itself from most conventionally developed projects in that it incorporates energy efficient measures that exceed standard practice, optimize building performance, and ensure reduced energy use during all phases of construction and occupancy. The planning and design of Cherokee Studios emerged from close consideration and employment of passive design strategies. These strategies alone make this building more than 40% more efficient than California Title 24 and a conventionally designed similar structure.

The building is inspired by the series of paintings by the British artist Patrick Hughes titled, "Prospectivity", whose paintings appear to be ever changing and physically moving while being viewed. At Cherokee the main architectural feature of this project is the building's owner-controlled operable double façade system. By allowing the occupant to adjust, at will, the operable screens of the building façade, the facade is virtually redesigned "live" from within the space, reflecting the occupants of the building within, in real time. The screens also enhance the existing streetscape and promote a lively pedestrian environment.

Through rigorous dialogue with the client, a clear vision emerged that included an expanded facility for higher density and mixed-use, a regenerative approach to the landscape, and a desire to meet the Living Building Challenge. The pioneering nature of this project has left the team with many lessons from the design and construction process. Many are the result of pursuing the Living Building Challenge and many others are products of the nature of the structure.

Cherokee is 40% more energy efficient than California's Title 24, the most demanding energy code in the United States. Passive solar design strategies and proper building orientation, using the central courtyard between the two residential structures, allows for day lighting on both sides of every unit and shading, while allowing prevailing breezes to fully pass through the units for natural ventilation. Green roof provides greenery for occupants to enjoy while keeping the building better insulated, cleaning the air, and reducing storm water runoff.







MERRITT CROSSING SENIOR APARTMENTS | LEDDY MAYTUM STACY

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LMS^A

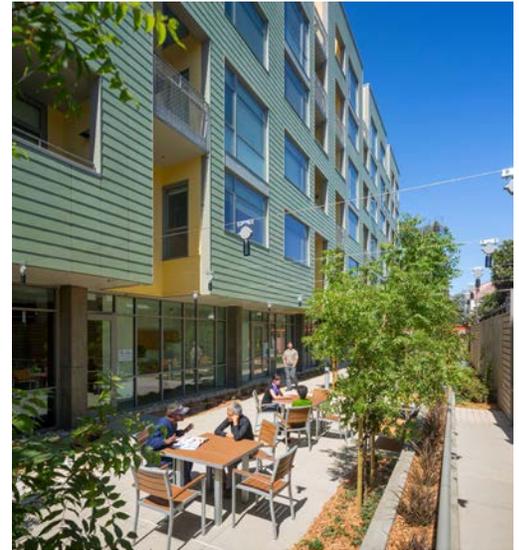
Photography: Tim Griffith



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury | *"Inclusive! Thoughtful integration of design, sustainability and site issues for an underserved population."*

Comments | *"Good layering in façade and plan, simple but engaging, traditional horizontal siding combined with simple modern form."*



The project excels at providing safe, nurturing, healthy and affordable residences for Oakland seniors with incomes between 30% and 50% of area median. Over one half of the apartments were set aside for seniors who are homeless or at risk of homelessness, living with HIV/AIDS or challenged by mental illness. The project is a high-density residential development with a mix of studios; one-bedroom and two-bedroom apartments that were thoughtfully fit into its downtown Oakland site between an inner city neighborhood and a freeway.

The integration of community room, supportive services, communal laundry, lobby and garden courtyard on the ground floor were designed to mitigate senior isolation and foster a sense of community among the residents.

The colorful building design responds to its location at the edge of downtown Oakland's eclectic and historic Chinatown. The south side of the building facing the freeway has a layered façade that provides solar and acoustical mitigation while creating a varied experience for passing drivers.

To control operating costs for the non-profit owner, the project was constructed for enhanced durability, weather protection and energy use. Dedicated to high environmental standards, the developer focused on healthy living and energy savings while electing to test a combination of sustainability rating systems. Two renewable energy systems – solar hot water panels and photovoltaic electric panels – cover the roof and reduce common area energy use. The building was designed to use 46% less energy than the average multi-family housing.





SWEETWATER SPECTRUM COMMUNITY | LEDDY MAYTUM STACY

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LMS^A

Photography: Tim Griffith, Winni Wintermeyer, and Kyle Jeffers



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury | *"Amazing attention to special needs."*

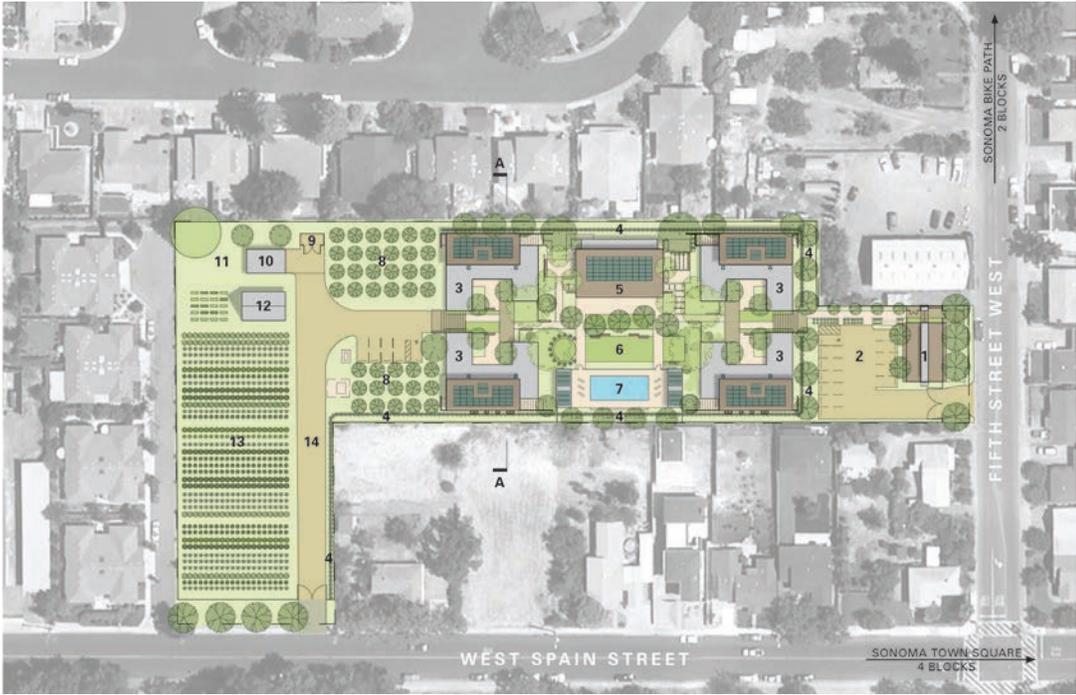
Comments | *"Exquisite replicable prototype for quality housing for adults with autism. Addresses autism, universal and sustainable design issues with total grace and thoughtfulness."*



Sweetwater Spectrum Community was conceived in response to a growing demand for autism-specific supportive housing, which has reached crisis levels. In 2009, a group of families, autism professionals and community leaders founded the nonprofit organization Sweetwater Spectrum to meet the extraordinary need for appropriate, high-quality, long-term housing for adults with autism, offering life with purpose and dignity for residents. Sweetwater Spectrum Community, created as a model project to be replicated nationwide, integrates autism specific design, universal design and sustainable design, and provides a permanent home for 16 adults with autism.

Spaces were designed to reduce sensory stimulation (ambient sound, visual patterns, odors, etc.) and to create a simple, predictable domestic environment. Safety and security are paramount and healthy, durable materials are utilized throughout. Individuals may customize their personal living spaces to accommodate their preferences and particular needs.

One of the most important design goals of Sweetwater Spectrum Community was to provide a safe environment for the residents. As some individuals with autism have behaviors that test the strength of their physical environment, including banging on walls or windows and slamming doors, enhanced durability was essential to protecting the residents. Houses feature industrial-grade doors and high-impact wall finishes, durable flooring including sheet linoleum and replaceable carpet tiles. Another common behavior for adults with autism is water play. All bathrooms have floor drains, tile floor and wall surfaces, and institutional-grade fixtures. The durable materials provide ease of maintenance and a secure environment.



(left)
Site Plan





28TH STREET APARTMENTS | KONING EIZENBERG

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KoningEizenberg

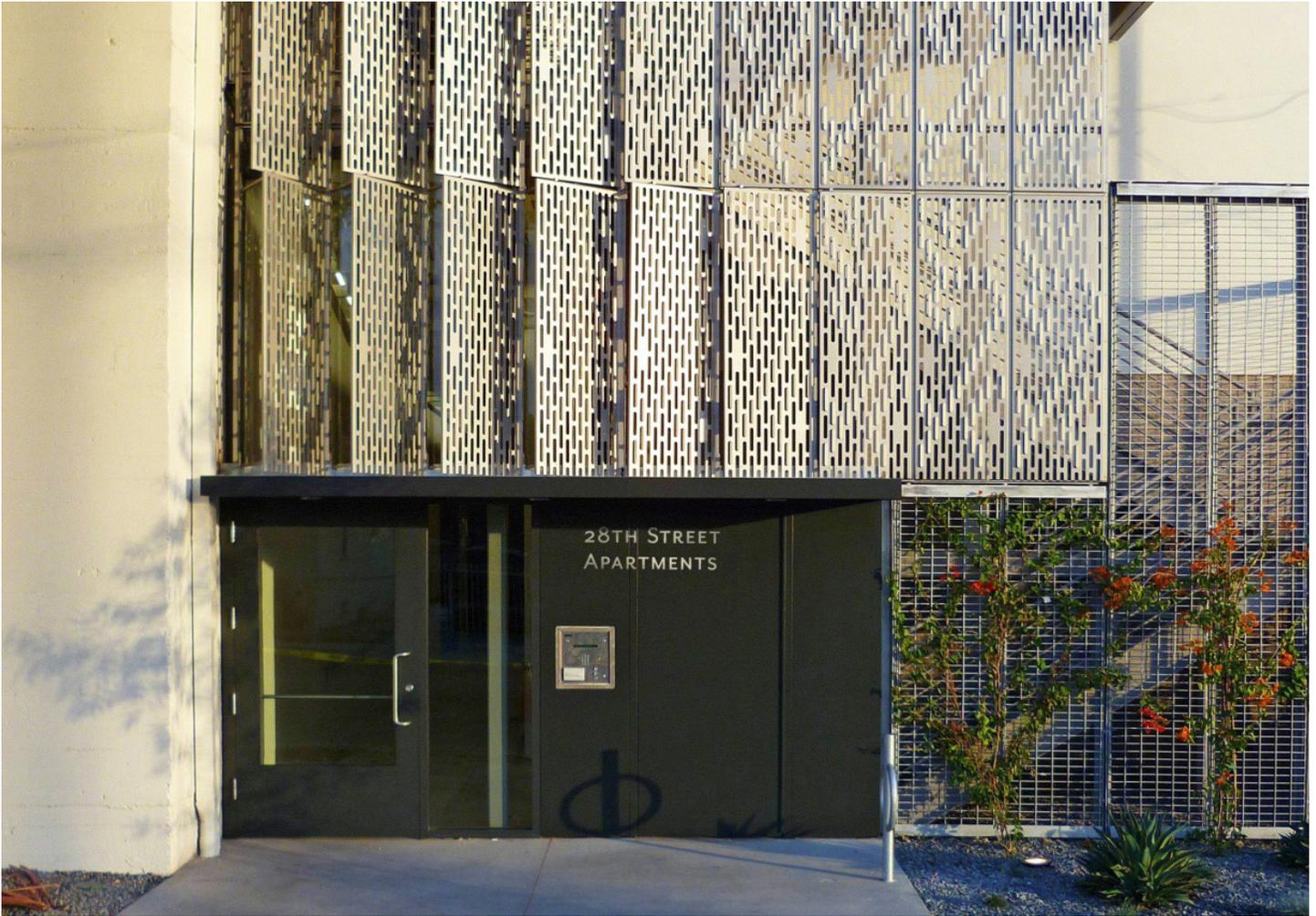
Photography: Eric Staudenmaier



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury | *"Complex, community-based, sustainable project delivered on a tight budget."*
Comments |

KONING EIZENBERG | 28TH STREET APARTMENTS



EXCELLENCE IN AFFORDABLE HOUSING DESIGN | **AIA/HUD SECRETARY'S AWARDS**

"The screen is just beautiful, creating an ephemeral contrast to the sturdy masonry." | Housing Jury

"The industrial materials feel elegant and create a high level of transparency." | Comments

"We love what they did with the original façade and that the addition is not subtle and provides a stark contrast."

"This project checks all the boxes we were looking for."

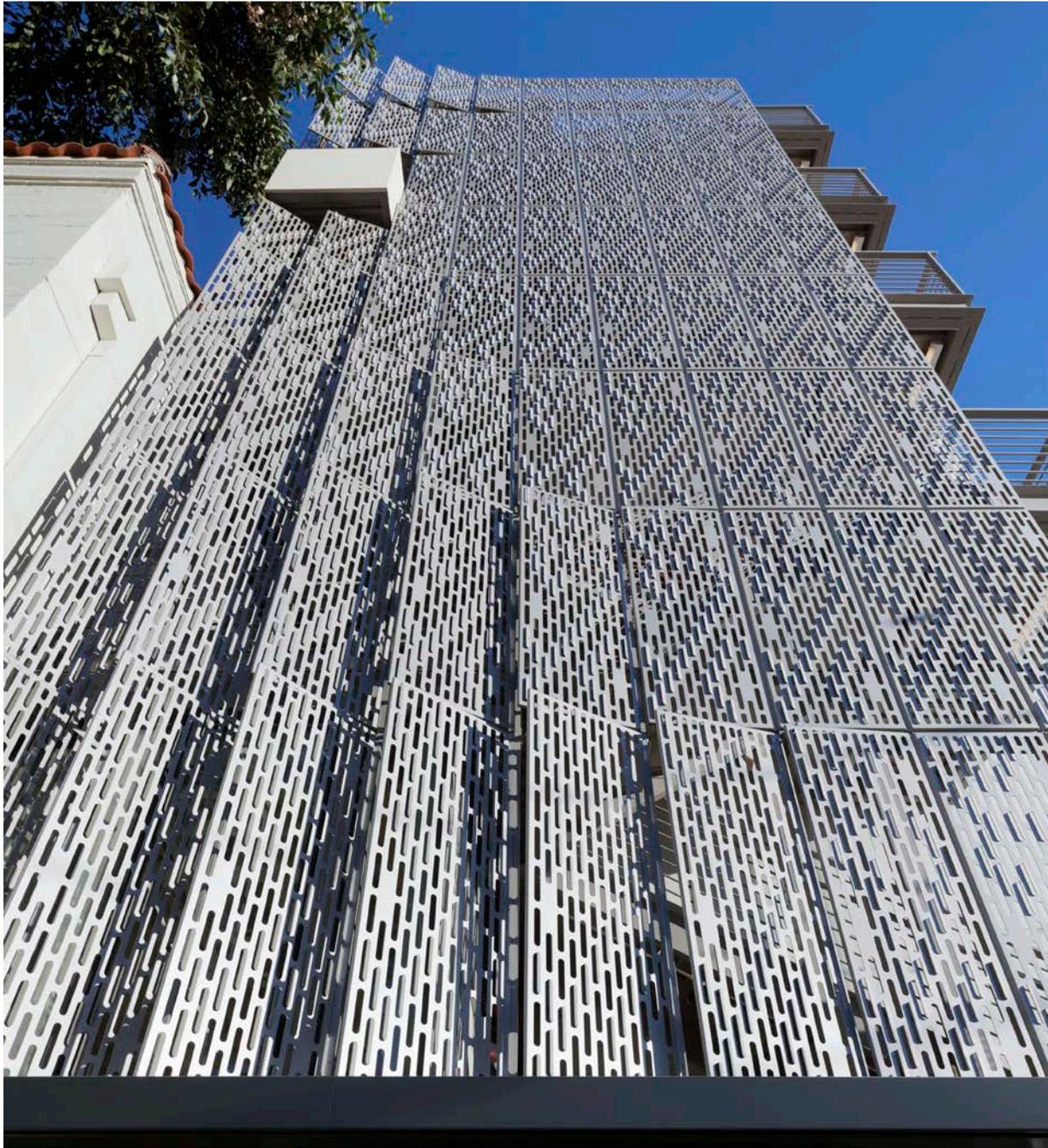


The 28th St Apartments restores and adds to a distressed historic building (a former YMCA) in south Los Angeles. The project now houses two synergistic programs run by two nonprofits who co-purchased the building: The neighborhood youth training and employment program is housed in 8,000sf of the historic activity spaces and 49 units of supportive housing (serving youth exiting foster care, the mentally ill and the chronically homeless) occupies the remaining space. Supportive services are offered on site and residents have access to a roof garden, laundry and lounge.

The owners developed the program and relied on the architect to create a setting that both supported informal social interaction to build community and accommodated the privacy and security needed for the two separate but synergistic uses to operate effectively. Together, the owner and design team reached out to the community to gauge interest in the neighborhood programs, expectations for the restoration and identification of neighborhood needs through a series of noticed meetings and focus groups including the family of the building's well known architect- Paul R Williams. Bringing the building back to life and respecting the historic legacy was key to community acceptance.



The building is on a limited 17,214sf urban site of cultural significance. The context is a chronically underserved neighborhood with a demographic that has shifted from predominantly African American to Hispanic. The historic front entry of the structure forms a neighborhood porch where community kids gather and ice cream trucks pass while the new addition creates a less formal side entry to the housing units above. The existing historic building spawned an efficient urban strategy on a small vacant sliver of land on the back of the building to add square footage for new updated unit types while not triggering costly parking. The project demonstrates that it is possible to provide community amenity, and achieve good innovative architectural design compatible within the context of an historic building in a neighborhood of historic homes and streets.







KELLY CULLEN COMMUNITY | GELFAND PARTNERS & KNAPP ARCHITECTS

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Photography: Mark Luthringer

G Gelfand Partners
ARCHITECTS

HISTORIC PRESERVATION
KnappARCHITECTS



AIA/HUD SECRETARY'S AWARDS | CREATING COMMUNITY CONNECTION

Housing Jury Comments | *"This project successfully integrates so many different parts and combines them so delightfully in a place that people will probably live happily for many years to come."*

"The complex program of renovation and restoration is very well done—nice adaptive use."

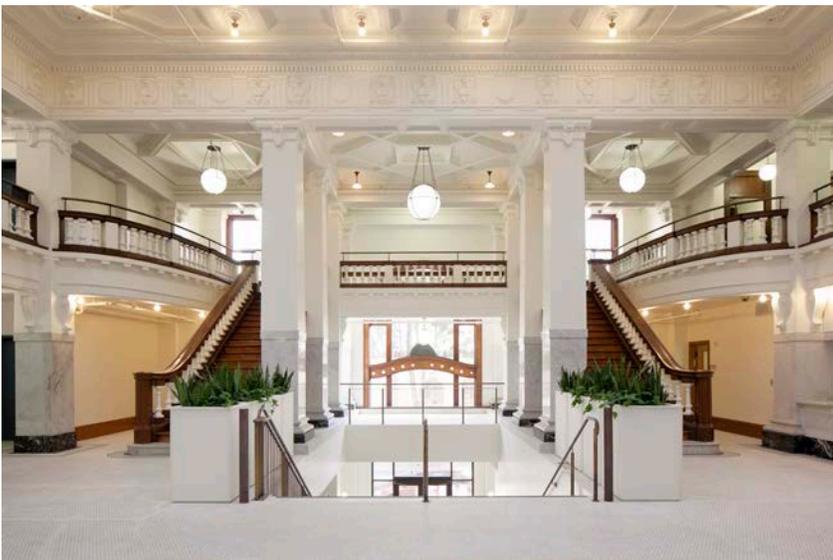
"They saved an architectural gem."



San Francisco's historic Central YMCA (1909), a nine-story Classical building located in the city's Tenderloin neighborhood, has been transformed into supportive housing for the homeless and a health center for residents of supportive housing and the homeless. The adaptive use project created 174 micro-units of permanent housing and preserved the original sky-lit second-floor lobby, auditorium, full-size gymnasium, offices, and meeting rooms.

The LEED Gold health center occupies 11,700 square feet of a former locker room and support space on the ground floor, and the original swimming pool in the basement has been converted to a multipurpose room. Renovations in the 1950s removed the grand entry staircase, which led directly from the street to the second-floor lobby. This lobby has now been restored as the heart of the building, including a new grand stair, a small street-level lobby, accessible elevator, and improved circulation throughout the upper floors. Residential wings and 24 new units constructed above the historic gym wrap the light well above the lobby.

The small residential units—the Y's former hotel rooms, approximately 200 square feet each—preserve the original window bays and gain spaciousness from their generous proportions and high ceilings. All units provide ample storage, cooking facilities, and individual bathrooms. A new radiant heating system, energy efficient lighting and ventilation, and the use of healthy materials support sustainability and resident well-being. Terrazzo stairs, tile walls, wood ceilings, and translucent planters around the new grand stair were chosen for their compatibility with the historic wood, tile, and marble finishes, which were meticulously preserved. The building includes 1,450 square feet of corner retail space on the street level.







KINGS BEACH HOUSING NOW | YHLA ARCHITECTS & DOMUS DEVELOPMENT

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Domus Development, LLC | California | [P] 415.856.0010 [E] info@domusd.com

Photography: Tom Zikas Photography; Chelsea Bowman; Dave Adams



AIA/HUD SECRETARY'S AWARDS | COMMUNITY-INFORMED DESIGN

Housing Jury Comments | *"We liked how they worked with the local community. In fact, the heart of this project isn't about pure design but, rather, the wonderful process they went through."*

"This is the first phase of many that will write the story for this town."

"All affordable housing should turn out to be like this."



This project provides affordable workforce housing for low-income workers and families who previously lived in dilapidated, substandard housing in the Lake Tahoe Basin. Consisting of nine buildings located on five scattered sites (named Chipmunk, Deer, Fox, Trout, and Brook), Kings Beach Housing Now provides 77 LEED Silver apartments that reduce negative impacts on the environment, reuse infill land, and preserve Tahoe's beautiful open spaces.

To better understand the demand for affordable housing, the development team formed partnerships with community advocates and nonprofits to sponsor a housing needs assessment. Data from more than 300 surveys, conducted in both English and Spanish, were gathered and analyzed. During the planning and design phases, the team held more than 30 bilingual community meetings to develop housing strategies and gain insights into the needs of the workforce and business owners. To meet those needs, the developer led efforts to rewrite and modernize land use and zoning codes for two governing agencies. As a result, the project received 100% density bonuses and drastically reduced parking requirements.

Today, the project's buildings are the tallest and highest density buildings in the Tahoe Basin. People are able to live near their jobs and amenities, reducing vehicular dependence in this region of heightened environmental sensitivity. In addition, an advanced biofiltration system naturally filters 100% of on-site storm water, which prevents sediments and pollutants from negatively impacting the lake. The developer has also implemented a number of area-wide infrastructure improvements.





SIERRA BONITA HOUSING | PATRICK TIGHE ARCHITECTURE

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Photography: Art Gray Photography



AIA/HUD SECRETARY'S AWARDS | HOUSING ACCESSIBILITY

Housing Jury Comments | *"We love this design—it's quite inclusive, with lots of sustainable features and an efficient location."*
"It takes a California design vocabulary, turns it on its head, and accommodates someone who can't afford a beach house but can live in that kind of design."

"The outdoor space is gracious and useful, and the façade is awesome."



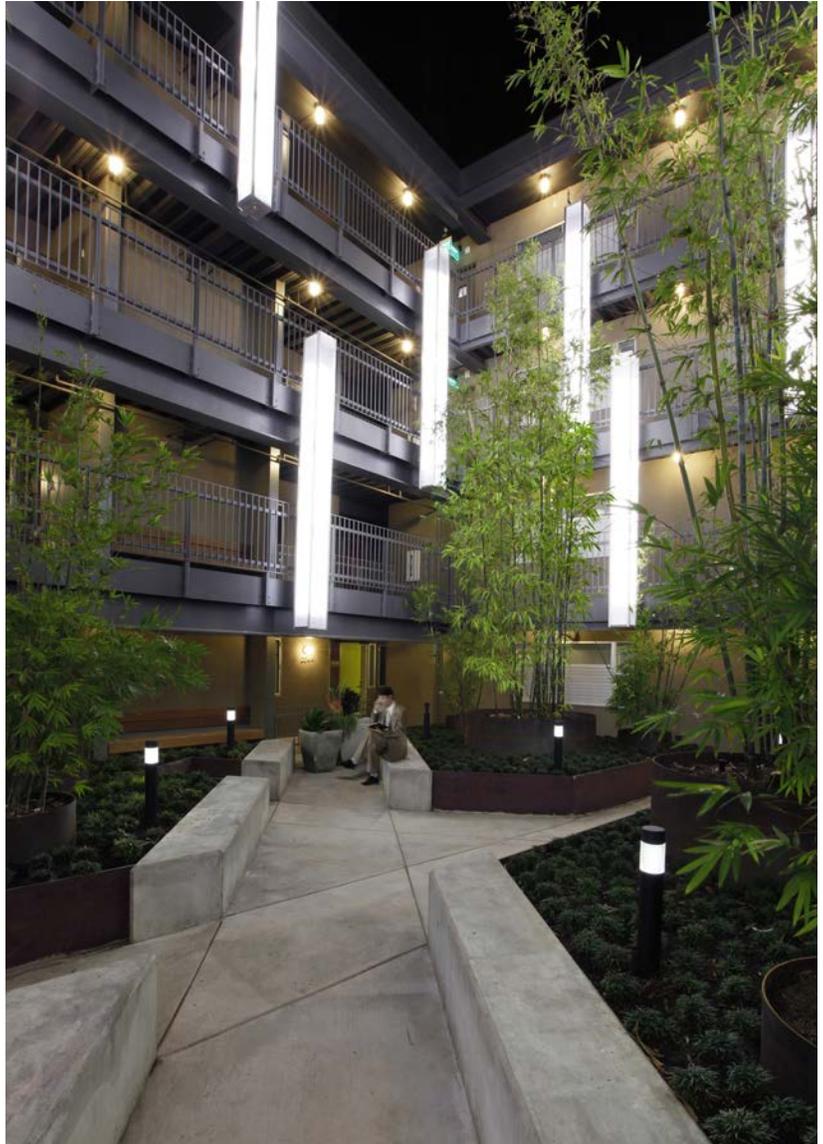
The design challenge of this project—the first all-affordable mixed-use development in West Hollywood and the first designed and completed according to the city's new Green Building Ordinance—was to fit the desired 42 accessible units on a 13,000-square-foot site and within a 50-foot height limit. The design used minimal exterior setbacks and reversed the typical unit layout—locating the bedrooms along the interior building courtyard and the living areas on the street side—to capitalize on views and natural light.

The project also tested the cost effectiveness of photovoltaic systems, a rooftop solar hot water system, drought-tolerant landscaping, a computer-controlled irrigation system, environmentally friendly building materials, and Energy Star appliances. Passive solar strategies generate power for all of the building's common areas, and a second system of rooftop solar panels provides hot water for the entire building. The east-west building orientation and north- and south-facing windows maximize daylight and minimize solar gain.



Individuals with disabilities, many of whom are house bound, participated in the development of this fully accessible, pet-friendly home for low-income residents. They asked for outdoor spaces and pleasant views from their living rooms. The building features extensive individual and shared outdoor spaces landscaped with fragrant flowering plants and ornamental grasses, all of which are low maintenance and drought resistant. Green walls of deciduous vines adjoin the photovoltaic panels and help buffer the traffic noise and dust from Santa Monica Boulevard. Two roof decks on the fifth floor provide additional outdoor space with spectacular views. Although the building is air conditioned, units can often be cooled with ocean breezes passing through the large windows. Nonprofit organizations that provide community services for residents occupy 3,000 square feet of street-level space.





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