

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



THE AMERICAN INSTITUTE
OF ARCHITECTS

Housing Knowledge Community

2015

AIA HOUSING AWARDS
AIA/HUD SECRETARY'S AWARDS

AIA Housing Awards & AIA/HUD Secretary's Awards 2015
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**THE AMERICAN INSTITUTE
OF ARCHITECTS**
Housing Knowledge Community

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LETTER FROM KATHERINE WILLIAMS

On behalf of the Housing Knowledge Community (HKC), it gives me great pleasure to congratulate the 2015 winners of the American Institute of Architects (AIA) Housing Awards and AIA/HUD Secretary's Housing and Community Designs programs. The HKC proudly sponsors this program to highlight exemplary work and celebrate the dedication and commitment needed to produce excellent housing.

In it's 15th year, the Housing Awards program was established to emphasize 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.

From a group of competitive entries, this year, ten projects were chosen for AIA Housing Awards and two projects for the AIA/HUD Secretary's Award. We take the time here to document and publicize these great projects.

The HKC thanks the jury for their time in reviewing and deliberating. We congratulate all of the winners!



Katherine Williams, AIA, NOMA

Chair, 2015 Housing Knowledge Community
American Institute of Architects

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 Housing and Community Development Network aka the AIA Housing Knowledge Community (HKC) 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 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 2015 Housing Awards includes: Stephen Schreiber, FAIA, (Chair), University of Massachusetts; Jon Dick, AIA, Archaeo Architects; Kathy Dixon, AIA, K. Dixon Architecture; Clair Enlow, Freelance Writer; and Jody McGuire, AIA, SALA Architects.

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, as well as mixed-use projects. 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, residential halls/student housing, and other special housing.



(above left)
MULTIFAMILY HOUSING
Bayview Hill Gardens
David Baker Architects
Photography: Bruce Damonte and
Matt Edge

(above right)
MULTIFAMILY HOUSING
Broadway Affordable Housing
Kevin Daly Architects
Photography: Iwan Baan

(right)
SPECIALIZED HOUSING
John C. Anderson Apartments
WRT, LLC
Photography: Jeffrey Totaro



(below left)
ONE- AND TWO-FAMILY CUSTOM
RESIDENCES
Marlboro Music: Five Cottages
HGA Architects and Engineers
Photography: Paul Crosby

(below right)
MULTIFAMILY HOUSING
The North Parker
Jonathan Segal, FAIA
Photography: Matthew Segal





(right)
SPECIALIZED HOUSING
**John C. Anderson
Apartments**
WRT, LLC
Photography: Jeffrey
Totaro

(left)
ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Old Briar
Applied Research
Photography: Jeffrey
Jacobs



(above left)
ONE- AND TWO-FAMILY CUSTOM RESIDENCES
Studhorse
Olson Kundig Architects
Photography: Benjamin Benschneider

(above right)
ONE- AND TWO-FAMILY CUSTOM RESIDENCES
Bridge House
Joeb Moore & Partners
Photography: David Sundberg, Esto
Photographics



(left)
SPECIALIZED HOUSING
160 Massachusetts Avenue Tower
William Rawn Associates, Architects
Photography: Bruce T. Martin and Robert
Benson

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 two recipients of the 2015 AIA/HUD Secretary's 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 2015 AIA/HUD Secretary's Awards includes: Stephen Schreiber, FAIA, (Chair), University of Massachusetts; Claire Desjardins, U.S. Department of Housing and Urban Development; Jon Dick, AIA, Archaeo Architects; Kathy Dixon, AIA, K. Dixon Architecture; Clair Enlow, Freelance Writer; Jody McGuire, AIA, SALA Architects; and Madlyn Wohlman-Rodriguez, U.S. Department of Housing and Urban Development.

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

This award is named in remembrance of Alan J. Rothman, HUD's late senior policy analyst on housing disability issues, who devoted his life to improving housing accessibility for the disabled. The purpose of this award is to recognize exemplary projects that demonstrate excellence in improving housing accessibility for people with disabilities.

(right)
CREATING COMMUNITY
CONNECTION
Co-op Plaza
Redevelopment
Gossens Bachman
Architects
Photography: Esto
Photographics, Inc.





(left)
EXCELLENCE IN AFFORDABLE
HOUSING DESIGN
Step Up
Brooks + Scarpa
Photography: John Edward
Linden

Jury List

2015 AIA HOUSING AWARDS JURY

Stephen Schreiber, FAIA, (Chair)
University of Massachusetts, Amherst
Amherst, MA

Jon Dick, AIA
Archaeo Architects
Santa Fe, NM

Kathy Dixon, AIA
K. Dixon Architecture
Upper Marlboro, MD

Clair Enlow
Freelance Writer
Seattle, WA

Jody Mcguire, AIA
SALA Architects
Minneapolis, MN

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2015 AIA/HUD SECRETARY'S AWARDS JURY

Stephen Schreiber, FAIA, (Chair)
University of Massachusetts, Amherst
Amherst, MA

Claire Desjardins
U.S. Department of Housing and Urban Development
Washington, DC

Jon Dick, AIA
Archaeo Architects
Santa Fe, NM

Kathy Dixon, AIA
K. Dixon Architecture
Upper Marlboro, MD

Clair Enlow
Freelance Writer
Seattle, WA

Jody Mcguire, AIA
SALA Architects
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Madlyn Wohlman-Rodriguez
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2015

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

BRIDGE HOUSE | JOEB MOORE & PARTNERS

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Architect

Joeb Moore & Partners LLC

Photography: David Sundberg, Esto Photographics



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY CUSTOM RESIDENCES

Housing Jury Comments | *“Terrifically rigorous, nicely detailed. Enamored with the floor plan. An elegantly drawn presentation. This has a lot of functionality and beauty. There is a refined sophistication to the design. It frames the landscape in different places in different ways. There is simplicity as well as intimate connection with the natural environment.”*



The Bridge House was commissioned by a retired couple who wanted a retreat where they could be more connected to the natural world. After living in East Hampton for 35 years, they decided to begin a new adventure in Litchfield County, where they fell in love with a meadow at the end of a winding farm road, overlooking the Housatonic River. Here they found privacy, communion with nature, and a calm peace of life that facilitates reflection. The primary architectural goal of Bridge House's design team was to maintain this sense of connection to the natural rhythms and peace of the site. The home opens itself to the landscape and becomes a backdrop for the movement of wind through the meadow, shifting clouds, and changing light. The environment created by Bridge House blurs the boundaries between interior and exterior space and is as indebted to the site as to the building itself.

Bridge House is sited to maximize exposure to light throughout the day while minimizing heat gain through the implementation of louvers and overhangs that function as sunshades. Heat is managed by a natural passive ventilation system in the form of cross-ventilated spaces, which span throughout the primary living areas. The living areas are arrayed around two large hearth cores, which can be used to heat the center of the house without requiring use of other systems. High efficiency durable products and materials were used throughout the house. The zinc roof is of particular note for its longevity and durability.





MARLBORO MUSIC: FIVE COTTAGES | HGA ARCHITECTS AND ENGINEERS

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Photography: Paul Crosby Photography



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY CUSTOM RESIDENCES

Housing Jury Comments

"Really sophisticated. Strong. The detailing is exquisite. Pei Cobb references here. It works on many levels. Somewhat modest interiors; some humility to it - the thin edge of the roofline. It's collective. The stone base as the ground slopes away isn't overemphasized but it is nicely done. This idea of opening into the landscape in New England where the weather is so rugged is difficult. Formal idea meets context in a very natural way."



Since 1951, generations of the world's most talented classical musicians have participated in Marlboro Music, a seven-week summer festival where young musicians collaborate alongside master artists in an environment removed from the pressures of performance. Located on the tiny campus of Marlboro College in the foothills of Green Mountains in southern Vermont, Marlboro Music encompasses music and a communal way of living where musicians, staff, their spouses and children share meals, seminars, chores and social events, creating a unique musical community. The New Yorker magazine calls Marlboro Music "the classical world's most coveted retreat."

The design is inspired by the classic New England Cape Cod, a 400-year-old housing typology that also served as the primary inspiration for Marlboro College's centuries-old farm buildings. The program includes three 2-bedroom cottages, one 3-bedroom cottage, and one 4-bedroom cottage. The two- and three-bedroom cottages house a single family while the four-bedroom cottage accommodates four unrelated musicians sharing a common kitchen and living room. The cottages also include a small basement for mechanical and storage.

Material and furnishings are durable and comfortable to withstand rotating seasonal residents, while a kitchen island with stools substitutes for a formal dining room as musicians generally dine at the college's dining hall. When the festival ends in August, Marlboro Music rents the cottages to college faculty for the academic year.





OLD BRIAR | APPLIED RESEARCH

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Photography: Jeffrey Jacobs

AR



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY CUSTOM RESIDENCES

Housing Jury Comments

"This is such a delightful surprise. Convincingly regional and modern all at once. This seems like it was a labor of love. The way it is described - the narrative is wonderful. It has a comfortable feel in the best way. It has all it needs. Rather modest in size. The connection from outside to inside is really great. The developed landscape is very important to the scheme. Striking. Level of design sophistication. It is a whole story. It is placemaking. It has a wide context. It's a house on a working farm. It seems to live much larger than its footprint."



Old Briar is a house and landscape in rural west Tennessee. Its location, Lauderdale County, is the childhood home of the clients who, after twenty-five years of working and living in Chicago, are returning to share their agricultural heritage and values of stewardship with their children and grandchildren. They envision this house as being an anchor for their family, both present and generations yet to come.

The name of the project, Old Briar, arose from a childhood tale: Old Briar was the name of the client's grandfather's pick-up truck. The name was fondly reassigned to each reliable "generation" of trucks as an old one was grudgingly retired. Throughout the design process, we followed the more traditional methods of periodic submission, review, client feedback, and reassessment, yet it was stories such as these working in tandem with that process that provided the critical insight and inspiration. By understanding the more intimate details of the clients' personalities and use-patterns, we were able to more accurately specify potential activity and space needs.

As this is to be a place for generations to gather, universal design also became central to both the interior planning and to the overall concept of overlapping interior and exterior spaces. On the interior, flush thresholds, clearances, and other age-in-place accommodations are integral, though resolved so as not to be obvious. Primary interior spaces (entry, living, and bedroom) are paired with transitional exterior spaces (entry alcove, covered terrace, and east porch) that allow occupants to enjoy outdoor living, even if they are not able to negotiate the more natural agrarian grounds.





STUDHORSE | OLSON KUNDIG ARCHITECTS

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Photography: Benjamin Benschneider

OLSON KUNDIG ARCHITECTS



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY CUSTOM RESIDENCES

Housing Jury Comments

"Amazing. The use of modest materials are admirable in this house; concrete floor, concrete fireplace, OSB on the ceiling, Gorgeous place. There are less historical references. Less like things we have seen before. This is different. The site plan really drives this. The complex relations between the three parts is exciting but the courtyard locks it into place."



Set in the remote Methow Valley, Studhorse responds to the clients' desire to experience and interact with the surrounding environment throughout all four seasons. The house is composed of four separate detached structures surrounding a central courtyard. Each structure is rotated toward different dramatic elements in the surrounding landscape such as the nearby Studhorse Ridge and Pearrygin Lake.

Public areas, including the family room, kitchen, and bar are grouped together in the main building. Private areas - the master bedroom, kids' bedroom, and den - are separated in an adjacent structure, with guest rooms in yet another, isolated to allow for independent use. A fourth structure houses a sauna, removed from the cluster of activity frames a view looking out over the valley below.







THE NORTH PARKER | JONATHAN SEGAL, FAIA

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Photography: Matthew Segal



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury Comments

"I love the courtyard and the way it relates; it looks like it works on the inside and it makes a big statement on the outside. Clean, light, and fun. It's a fun project. I think it's a vital mix of uses that get united into one large scale project. It's admirable taking a 1950's modernist aesthetic and making it very sophisticated. It grabs from the outside and doesn't disappoint. It is flexible and can serve needs for a long time. It enhances the street."



The North Parker project is now the southern gateway to the newest transitioning neighborhood in San Diego. The corner of 30th Street and Upas Street, previously blighted with decaying structures and a propensity towards vagrants, is now a community gathering point. The affordable housing project houses 27 units on the floor above the ground plane and four commercial spaces, which consist of two restaurants, a beer-tasting bar, and an architectural office all engaging and interacting with each other. The street level façade recedes into the property, forming outdoor community gathering and interaction spaces serving the retail, thus opening the property completely to the community.

As you move through the project, a true sense of pedestrian-scale and community interaction is evident, as you notice the garden courtyard, private decks, and circulation paths interwoven through the project. There are no gates or boundaries. There are no double-loaded corridors. The public and constant pedestrian flow secures the property naturally. Public people can move freely throughout the entire property, only limited by low physical boundaries when approaching the individual units. Multiple entrances through different nodes of the project allow you to transfer between the commercial ground plane along the street, to the interior garden and courtyard space and then up the stairs to the second level residential circulation path. Tenants enter their units through semi-private exterior patios raised two feet above the adjacent public walkway. These raised patios allow for a sense of privacy while maintaining visual connection to the central court, further enhancing the sense of community. Upon entering your private space, you are allowed an unobstructed visual connection all the way through the unit with floor-to-ceiling glazing the full width of the unit peeking straight into the urban public landscape.





BAYVIEW HILL GARDENS | DAVID BAKER ARCHITECTS

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Photography: Bruce Damonte and Matt Edge



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury Comments

"The architecture reflects the context; the flat facades. It captures the essences of the neighborhood in a humble way. The edible landscape garden is transformative. Good balance between transparency and privacy. The garden will be so successful and carries as much weight as the architecture."



After years in the development pipeline, this bright new building now replaces a crime-ridden site with safe and stable homes. This is the only building dedicated to formerly homeless families in its neighborhood, which has the second highest homelessness rate in the City. Its opening moved many families off waiting lists for overtaxed shelters and has reduced pressure on emergency services.

The new secure building brings 73 homes, positive energy, and “eyes on the street” to the neighborhood. Formerly homeless families and transition-aged youth are provided stable new homes with “welcome kits” of furnishings and supplies. A comprehensive range of support services, including child-specific programs are offered in the building’s convenient on-site offices. The 115 kids living in the building receive healthy snacks, homework help, after-school care, and chaperoned field trips.

In the central courtyard, 8,500-square-foot urban garden with fruit trees, vines, and planting beds allows residents to grow their own food and get their hands dirty. Varied-height planters accommodate people’s differing relationships to the gardening beds - for adults, teens, children, and those with mobility differences - as well as providing places to rest or socialize in the garden court. A local gardening non-profit oversees this “edible landscape,” with residents providing the daily garden care.

By providing increased safety and increased housing capacity and density as well as on-site social and vocational services for residents, the development supports residents and fosters the cultural and economic diversity of the neighborhood.





BROADWAY AFFORDABLE HOUSING | KEVIN DALY ARCHITECTS

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Photography: Iwan Baan



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury Comments

"Delightful common space that unites the whole project. There is a lightness and surprising touches such as the window treatment. The sandbox is well designed."



The objective of Broadway Housing is to provide low-income families with affordable housing that is both environmentally and economically sustainable in an urban area with a serious lack of available affordable housing options.

The primary population served by this project is low-income families earning between 30% and 60% of Area Median Income. The property consists of 2- and 3-bedroom units with rents ranging from about \$560 to \$1,300 per month. A market study was conducted to demonstrate the need for these units in the City. The market study determined that there was a need for 7,931 2-bedroom units serving this income range and 6,725 3-bedroom units within the west side of Los Angeles. The property's convenient regional and local access and proximity to services make the subject site particularly attractive for the construction of affordable apartments. The complex offers residents two community rooms run by the Boys & Girls Club, computer room, laundry facility, open areas with landscaping and fruit trees, a picnic area, and an on-site manager.





160 MASSACHUSETTS AVENUE TOWER | WILLIAM RAWN ASSOCIATES, ARCHITECTS

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WILLIAM RAWN ASSOCIATES
Architects, Inc.

Photography: Bruce T. Martin and Robert Benson



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury Comments

"The ground floor works very well. The canopy is great. The middle adds a lot of vibrancy to the street. It really enlivens the street above and beyond what anyone would expect in a building like that. It is quite successful. I like the corner condition with the glazing. An excellent project. It breaks down the scale of a tower in a really nice way. Public spaces go all the way up the building. In addition to enlivening the street, it has a really active corner. The hang space is good and is one of the basic pieces that lends well. It's quite elegant. The base weaves in and out between the inside and the sidewalk. The corner is a beacon in an urban context."



This 16-story mixed-use residence hall with a prominent 40-foot high performance/dining space overlooks a bustling urban streetscape. While this college is probably the foremost institution for contemporary music education in the country, it has had, until recently, a relatively low profile within Boston, as its facilities have historically been housed in a series of older buildings scattered across many city blocks. This is the College's first purpose-built, free-standing building. It is intended to create a center of gravity for the campus and a strong identity for the school within the city. With it, the College is able to house the entire freshman class on campus for the first time.

The centerpiece of the residence hall is, as summarized by the College's president, "a performance space that can double as a dining hall by day." The space is centered on a stage wrapped on three sides by a balcony - like a concert hall or theater. Because the stage is located directly behind the 40-foot glass wall, musicians are highly visible to the city - showcasing the deep talent and energy of the school's students.





JOHN C. ANDERSON APARTMENTS | WRT, LLC

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Photography: Jeffrey Totaro



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury Comments

"There is complexity to the façade in the way it sits to the street and with regard to the surrounding buildings. It is compatible without resorting to mimicry. An outstanding design that is at once substantial and modern, modest and generous."



John C. Anderson Apartments (JCAA) is a 56-unit affordable senior housing development located at the heart of the “Gayborhood” section of Philadelphia’s historic Washington Square West neighborhood. The area is the traditional center of LGBT life in the Philadelphia region. Though thought of as a truly urban and highly diverse neighborhood, rapid escalation in real estate values has begun to squeeze some people out. Older residents have been particularly vulnerable to this trend. The impetus for this project arises from an appreciation within Philadelphia’s LGBT community of the great courage shown by its current generation of elders during the early struggles for gay rights, by a recognition of the challenges folks still face in finding safe, affordable and accepting accommodations in which to live their senior years, and by a strong desire to accommodate those needs within a familiar neighborhood setting.

Activists within the community were instrumental in securing major funding to enable JCAA’s development. A public/private partnership was then forged between the DMH Fund (a not-for-profit organization focused on addressing needs of youth and seniors within the LGBT community) and a highly experienced affordable housing developer to turn their vision into reality. The involvement of DMH Fund provided the structure by which members of the community could remain active participants throughout the detailed design and construction phases and insured that the community would have a say in all major decisions made along the way. John C Anderson Apartments is the first “LGBT-friendly” affordable senior housing project to be developed in the eastern United States with such direct community involvement. Its realization has been the source of great community pride.





LA CASA | STUDIO TWENTY SEVEN ARCHITECTURE | LEO A DALY JV

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Photography: Anice Hoachlander

STUDIOTWENTYSEVENARCHITECTURE LEO A DALY



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury Comments | *"Inspiring livability. Different depths of transparency make it work. It's slightly enigmatic and that's great in this type of project. It feels like a building of the city. Amazing combination of privacy, safety and support without being apart."*



This project is a permanent supportive housing facility designed for, and operated by, the government of the District of Columbia. “La Casa” is the first permanent supportive housing project for the District’s Department of Human Services. The project consists of forty single occupancy units with community and support spaces covering 24,946 square feet. Currently the City operates a variety of housing types and models to accommodate the homeless, most of which focus on temporary, nightly shelter. The La Casa Permanent Supportive Housing Project is the first to develop private dwelling units, with full living spaces, kitchens and baths for the chronically homeless.

In addition to maximizing the number of individual living units that could be accommodated on the small site, the City wanted to redefine a homeless care paradigm that typically produces antiseptic institutional facilities. The architects were fortunate in having a municipal client that required design quality that will “meet and/or exceed” that of adjacent market rate condominium buildings. As the first permanent supportive housing facility in the City, La Casa is an important milestone for the District in its effort to redefine the concept of housing for the homeless community.

A central design challenge was to create “home” rather than institution. It was repeatedly stressed that the City wanted a building that defies the homeless shelter archetype. True to the spirit of permanent supportive housing, each resident is provided with a place to call their own. From the exterior, large and individualized windows on the façade identify particular spaces to which the occupants can point and exclaim, “That is where I live!” Striking design fosters a pride of ownership, and the security and predictable domestic environment encourage the continual growth and change of the residents. Each living unit is designed for single person efficiency while collectively the facility operates as a community. La Casa communal spaces are interspersed with offices where residents can seek substance abuse counseling, case management, and employment and housing placement assistance, among other services. In doing so, the project is also a welcome addition to a diverse, vibrant and rapidly growing neighborhood.





STEP UP | BROOKS + SCARPA

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Photography: John Edward Linden

Brooks + Scarpa



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

Housing Jury Comments

"This is a truly extraordinary design for multi-family housing. It controls the sunlight. It features nice detailing with maximum ventilation and south-facing shading devices. This rises above being just a nice project; this is a "step up" above and beyond. It is a beacon for doing excellent architecture for the homeless and mentally disabled. The street façade doesn't matter as much as what is going on upstairs. The main façade will vary depending on whether the tenant wants to open the screens or not. It is a living façade and it won't ever be the same as you pass by. This represents rigorous design - a hard problem with a nice solution."



Step Up on 5th is a bright new spot in downtown Santa Monica. The new building provides a home, support services and rehabilitation for the homeless and mentally disabled population. The new structure provides 46 studio apartments of permanent affordable housing. The project also includes ground level commercial/retail space and subterranean parking. The density of the project is 258 dwelling units/acre, which exceeds the average density of Manhattan, NY (2000 USA Census Bureau Data) by more than 10%. Step Up on 5th 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 Step Up on 5th emerged from close consideration and employment of passive design strategies. These strategies include: locating and orienting the building to control solar cooling loads; shaping and orienting the building for exposure to prevailing winds; shaping the building to induce buoyancy for natural ventilation; designing windows to maximize day lighting; shading south facing windows and minimizing west-facing glazing; designing windows to maximize natural ventilation; utilizing low flow fixtures and storm water management; shaping and planning the interior to enhance daylight and natural air flow distribution. These passive strategies alone make this building 50% more efficient than a conventionally designed structure. The building is loaded with energy-saving and environmentally benign or “sustainable” devices. Materials conservation and recycling were employed during construction by requiring waste to be hauled to a transfer station for recycling. The overall project achieved a 71% recycling rate. Specifying carpet, insulation and concrete with a recycled content, and utilizing all-natural linoleum flooring also emphasized resource conservation. The project uses compact fluorescent lighting throughout the building and double-pane windows that have a low-E coating. Each apartment is equipped with water-saving low flow toilets and a high-efficiency hydronic system for heat. While California has the most stringent energy efficient requirements in the United States, Step Up incorporates numerous sustainable features that exceeded state mandated Title 24 energy measures by 26%. Although not submitted at this time, the project has followed the LEED certification process and would receive 39 points making it equivalent to LEED “Gold”. Custom water jet-anodized aluminum panels on the main façade creates a dramatic screen that sparkles in the sun and glows at night, while also acting as sun protection and privacy screens. The material reappears as a strategic arrangement of screens on east and south-facing walls, lending a subtle rhythm to the exterior circulation walkways and stairs. South-facing walls filter direct sunlight with asymmetrical horizontal openings that lend unexpected visual depth while creating a sense of security for the emotionally sensitive occupants. Enhancing the structure’s geometric texture, the irregular array of openings variably extrudes from the building’s surface.





CO-OP PLAZA REDEVELOPMENT | GOSSENS BACHMAN ARCHITECTS

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Photography: Esto Photographics, Inc.



AIA/HUD SECRETARY'S AWARDS | CREATING COMMUNITY CONNECTION

Housing Jury Comments

"This fits into neighborhood, casual and humble approach to the architecture. In combination with the market, the corner is enlivened more than it was before. The farmer's market in the front space is really nice. It meets the requirements with the mixed use and creates community. There is some complexity and sophistication to it. The design is contextual with contemporary modernism. It is a subtle refinement to the original architecture. It keeps a certain modesty, as well as a nice vision and memory."



This project is a unique private-public partnership in the revitalization of a key edge of the downtown. The Brattleboro Food Co-op was in need of a major expansion. The Co-op membership, after much soul searching, decided to forgo the easy (and cheaper) route to move to an outlying location and instead committed to staying downtown. To further their mission they partnered with a local nonprofit to provide much needed downtown affordable housing. The first two floors of this four story building house the co-op grocery store and its administrative offices, a bakery and commercial space aimed to support local vendors. The first floor's extended roof incorporates into an accessible green roof. The upper two floors are designed for 24 affordable apartments. New parking areas, pedestrian walkways and outside seating, café and market areas provide a sense of community and place for chance meetings.

The building is a model of energy efficiency utilizing both conventional and innovative systems such as heating the entire building with re-claimed waste heat from the store refrigeration system. Much design effort was made to make the store an educational tool for responsible building practices. The collaborative design process was a critical factor in making the project a model for responsible building practice and smart growth. The site, previously contaminated by a dry-cleaning facility, was cleaned up. The building was moved away from the nearby brook to protect the water from pollution and the building from flooding. Storm water runoff is treated and filtered by a green roof, permeable surfaces in the parking lot and a 20-foot buffer strip in the new public park created along the Whetstone Brook. Notable energy efficiency was gained through active, passive, and innovative systems. Heat generated by the Co-op's refrigerators is recycled to heat the store, apartments and provide hot water saving the equivalent of nearly 8,000 gallons of oil per year. The design includes natural light throughout and the use of louvers in the second floor offices. Lighting is adjusted automatically with timers. The store uses under 1 wsf. The construction materials include locally harvested and milled flooring and slate siding manufactured in Vermont. The apartments have continuous fresh air ventilation with heat recovery and the Co-op utilizes a solar photovoltaic system to generate electricity. These features have cut per-square-foot energy costs by approximately 50 percent, which helps keep the apartments affordable and saves 21 tons of CO2 emissions a year.





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