

# Design for Aging Review Awards

15TH EDITION SUPPLEMENT



The American  
Institute  
of Architects

Design for Aging

an **AIA** Knowledge Community

Project: The Trousdale | Architect: SmithGroup | Photo credit: © 2019 ABRAHAM & PAULIN



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## DFA Advisory Group

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Alexis Denton, AIA  
SmithGroup  
San Francisco, CA

Martin Siefering, AIA  
Perkins Eastman  
Pittsburgh, PA

### 2020 Co-chairs

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Wienczek + Associates  
Washington, DC

Quinn deMenna, AIA  
City Invincible Architects  
Camden, NJ

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Westminster Services  
Orlando, FL

Tom Brutting, FAIA  
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Pi Architects  
Austin, TX

Marc Tolson, AIA  
Arrive Architecture Group, LLC  
Bedford, TX

Learn more and join DFA at  
[aia.org/dfa](http://aia.org/dfa)

# The Design for Aging Review Awards

## 15TH EDITION SUPPLEMENT

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

Overall, the quality of the submissions to the Design for Aging Review Awards was outstanding. The jury found that project design quality raises the bar of quality of life for all residents. The jury saw that all submitted projects had a modern, contemporary theme. Throughout the process, the jury was diligent in asking and pressing on what was significant and/or innovative with respect to resident life and care. Jury members kept pushing architectural aesthetics and environmental quality in favor of that debate. At some point late in the process, however, we recognized that elevating the aesthetics and environment elevates the life condition of all inhabitants, thereby qualifying as noteworthy or even innovative.

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

Full awards profiles are available at [aia.org/dfa](http://aia.org/dfa).



# ENCORE MID-CITY

Hord Coplan Macht | Huntsville, Alabama







Encore is intended to move beyond senior housing conventions to create intergenerational living in a vibrant, walkable environment to promote the physical, social, intellectual, spiritual and cultural wellbeing of the rapidly growing population of baby boomers. Located at the heart of MidCity Huntsville, Encore is one of the largest active mixed-use developments in the United States. At the same time, the site opens to Cummings Research Park to the South, which provides a connection to the tens of thousands of people who work in the park every day. Inspired by the architectural precedent of historical mills in the region, Encore balances authenticity with forward-leaning design. Encore includes an integrated aquaponic farm, which provides fresh vegetables and fish for the adjoining dining venues without the use of man-made fertilizers, pesticides or other harmful chemicals. It provides better and lower cost food for Encore residents and the broader community.

#### **ARCHITECT**

Hord Coplan Macht

#### **OWNER/CLIENT**

Compass Real Estate

#### **PHOTOGRAPHS/ ILLUSTRATIONS**

Hord Coplan Macht

#### **MEP/STRUCTURAL ENGINEER**

Century Engineering

#### **CIVIL ENGINEER**

Garver

#### **LANDSCAPE ARCHITECT**

Hord Coplan Macht

#### **INTERIOR DESIGN**

Banko

#### **AQUAPONIC FARM CONSULTANT**

JBG

#### **FOOD SERVICE DESIGNERS**

Clark

#### **GSF OF NEW CONSTRUCTION**

320,000

#### **ESTIMATED DATE OF COMPLETION**

April 2021

#### **FROM THE JURY**

“The angled building takes a modern and unique turn, subtly changing materials, fenestration and massing to become an iconic beacon to the neighborhood. The indoor aquaponics farm is a brilliant and truly integrated feature; a testament to the project’s focus toward sustainability.”



# KOBE TOWER

Richard Beard Architects | Kobe, Japan







The design of this CCRC was intended to bring high standards of design, care, and service for seniors to the Kansai region of Japan. Creating a large yet integrated urban community in this redevelopment district—that was rapidly transitioning from industrial to residential use—was of paramount importance. The commission provided a unique opportunity to design a landmark property for the client that emphasized community, care, and comfort. The most unique feature of the project is the arrangement of the major architectural program elements and the development of a significant garden space in a high-density urban context. Culturally, gardens of this nature are important to this user group. Public amenities are placed on the south side of the site as the public face of the community, and to allow a maximum amount of sunlight into the central courtyard. Sun orientation and views are both extremely important in the marketing of independent living units.

#### **ARCHITECT OF RECORD**

Asai Architectural Research

#### **DESIGN ARCHITECT**

Richard Beard Architects (Portions of this work were executed by Richard Beard while he was a principal at BAR Architect.)

#### **OWNER/CLIENT**

Confidential

#### **PHOTOGRAPHS/ ILLUSTRATIONS**

Steve Hall © Hall + Merrick Photographers

#### **CONTRACTOR**

Kajima Corporation

#### **LANDSCAPE ARCHITECT**

SWA Group

#### **INTERIOR DESIGN**

BAMO

#### **TOKYO REPRESENTATIVE**

MD Associates

#### **GSF OF NEW CONSTRUCTION**

508,000

#### **DATE OF COMPLETION**

June 2017

#### **FROM THE JURY**

“The interaction of the gardens and Zen-like amenity spaces is calming and fits the culture. The high-quality landscape design is next level, bringing opportunities to connect with nature and healthcare.”



# MIDVALE SENIOR CENTER

EDA | Midvale, Utah







Designed to promote active aging, the Midvale Senior Center provides a new model in the design of senior centers. Part of Salt Lake County's 19-center network of senior centers, this 20,000-square-foot facility supports the geographic area composed primarily of Midvale City, a historic, yet rapidly growing city of nearly 40,000 people. The center was designed to facilitate Salt Lake County's goal of providing facilities that are more intentionally welcoming to baby boomers without alienating the older senior population. The Midvale Senior Center is part of a redevelopment initiative for Midvale's historic Main Street and nearby neighborhoods. It provides intuitive way-finding and user orientation as well as sense of security through transparency and spatial connectedness. The center incorporates extensive sky and side lighting systems, strategically designed to reduce glare and unwanted solar heat gain. Acoustic absorption, sound transmission through interior and exterior walls, and reduced background noise from mechanical systems enhance the auditory experience in the building.

## ARCHITECT

EDA

## OWNER/CLIENT

Salt Lake County Aging and Adult Services

## PHOTOGRAPHS/ ILLUSTRATIONS

Aaron Shaw and Paul Richer

## STRUCTURAL ENGINEER

Brett Goodman, BHB Consulting

## MECHANICAL/PLUMBING ENGINEER

Steve Shepherd, VBFA

## ELECTRICAL/LIGHTING ENGINEER

Mansour Aghdasi, EELD

## CIVIL ENGINEER

Koby Morgan, Ensign Engineering

## LANDSCAPE ARCHITECT

Richard Gilbert, Arcsitio

## KITCHEN DESIGN ENGINEER

Ric Jedrzejewski, Jedrzejewski Designs

## ARCHITECTURAL INTERIOR DESIGNERS

Angela Stevenson and Rachel Bergeson, EDA

## GENERAL CONTRACTOR

Stallings Construction

## PUBLIC ARTIST

Tooza Designs

## GSF OF NEW CONSTRUCTION

20,560

## DATE OF COMPLETION

April 2016

## FROM THE JURY

"A perfect example of abstracting relevant artifacts about the place, the history and the people; crafting a perfect physical response that feels nothing but natural to everyone who interacts with it."



# ROTARY TERRACE

HKIT Architects | Pleasanton, California







Located just 10 miles from downtown San Francisco, the Rotary Terrace Senior Housing project formally opened its doors in May 2019. The new apartments provide 80 residential units of much-needed affordable housing for senior citizens (over 55 years of age) and one unit for the manager. The Rotary Terrace community transformed an underdeveloped area near downtown South San Francisco. Part of a new zoning ordinance, the .56 acre property was identified as an ideal location for higher density, transit-friendly development. The high-density design makes efficient use of the limited site acreage by wrapping the building around lushly landscaped courtyards, thus maximizing light and air to units and common spaces as well as providing a protected interior courtyard for the residents. The elegant exterior treatment has become the signature of Rotary Terrace and a symbol of the transformation from decrepit urban center to a healthy, safe and high-quality multi-generational neighborhood.

#### **ARCHITECT**

HKIT Architects

#### **OWNER/CLIENT**

Beacon Development Group

#### **PHOTOGRAPHS/ ILLUSTRATIONS**

Abraham & Paulin Photography

#### **STRUCTURAL/CONCRETE ENGINEER**

FBA Inc.

#### **STRUCTURAL/WOOD FRAMING ENGINEER**

Peoples Associates Structural Engineers

#### **CIVIL ENGINEER**

Luk & Associates

#### **MECHANICAL ENGINEER**

Tommy Siu & Associates

#### **ELECTRICAL ENGINEER**

BWF Consulting Engineers

#### **LANDSCAPE ARCHITECT**

Van Dorn Abed Landscape Architects

#### **GENERAL CONTRACTOR**

James E. Roberts-Obayashi Corp.

#### **GSF OF ADDITIONS**

88,287

#### **DATE OF COMPLETION**

January 2019

#### **FROM THE JURY**

“Community is really strong here. The first floor open area provides gathering spaces for informal or formal engagements. The outdoor space provides even more opportunities for residents to meet or just be outside.”



# THE GOLDIN AT ESSEX CROSSING

Dattner Architects | New York, New York







The Goldin at Essex Crossing is named for local resident and activist Francis Goldin, who fought to bring new affordable housing to the neighborhood. Sited at 175 Delancey Street, the Goldin is the first building to be completed in the larger 1.9 million-square-foot Essex Crossing development initiated through a public-private partnership. The Goldin provides much-needed affordable senior housing, healthcare, and community services. The 15-story mixed-use building comprises 96,200 square feet of residential space with 100 senior housing units, atop a four-story podium with ground floor retail, a large ambulatory care center, a cafe that supports job training, and community facilities operated by two venerable area non-profits. The Goldin is designed to convey a warm, vibrant, and welcoming residential setting that is vital to affordable senior housing. The design enables residents to live independently, while being a part of a community with supportive resources. Born out of a resident-driven neighborhood planning process, Essex Crossing is the culmination of nearly 50 years of collaboration between the City of New York and the local community. It is one of the city's most significant urban renewal projects.

#### **ARCHITECT**

Dattner Architects

#### **OWNER/CLIENT**

Delancey Street Associates

#### **PHOTOGRAPHS/ ILLUSTRATIONS**

David Sundberg ESTO / Dattner Architects,  
Coe Hoeksema / Dattner Architects, Ari  
Burling / Dattner Architects

David Sundberg ESTO / Dattner Architects

#### **MEP ENGINEER**

Rodkin Cardinale Consulting Engineers

#### **STRUCTURAL ENGINEER**

De Nardis Engineering

#### **CIVIL ENGINEER**

AKRF

#### **GEOTECHNICAL ENGINEER**

URS Corporation

#### **LANDSCAPE ARCHITECT**

Kokobo Greenscapes

#### **GENERAL CONTRACTOR**

Delancey Street Builders

#### **ACOUSTICAL CONSULTANT**

Acoustical Distinctions

#### **EXPEDITER**

Design 2147

#### **SPECIFICATIONS**

Robert Schwartz & Associates

#### **GSF OF NEW CONSTRUCTION**

178,000

#### **DATE OF COMPLETION**

January 2018

#### **FROM THE JURY**

“The jury greatly appreciated how the project embraces cultural diversity and invites people in from the outside. We felt this was an excellent example of urban living and a high-quality affordable housing project.”



# THE TROUSDALE

SmithGroup | Burlingame, California







The Trousdale project was undertaken by the Peninsula Health Care District (PHCD) to address the growing need for quality care among the aging population of San Mateo County. Located at the corner of two prominent thoroughfares, this assisted living and memory care facility is designed to be flexible, contextual, vibrant, and focused on the local community. The six-story residence comprises 101 assisted living and 24 memory care units designed to give the District and Eskaton, its operator, the ability to change the unit mix based on future market demand. The Trousdale incorporates numerous flexible design innovations that meet the owner's programmatic needs now and in the future. The flexibility of The Trousdale's design understands and adapts to the ever-changing, ever-aging healthcare market, offering The Trousdale and its residents the space they need to thrive.

#### **ARCHITECT**

SmithGroup

#### **OWNER/CLIENT**

Peninsula Health Care District

#### **PHOTOGRAPHS/ ILLUSTRATIONS**

Abraham & Paulin Photography, Russell  
Abraham Keith Sutter Photography,  
Keith Sutter

#### **MEP ENGINEER**

Interface Engineering

#### **STRUCTURAL ENGINEER**

Forell/Elesser

#### **CIVIL ENGINEER**

Sherwood Design Engineers

#### **LANDSCAPE ARCHITECT**

Royston Hanmoto Alley & Abey

#### **INTERIOR DESIGNER**

SmithGroup

#### **GENERAL CONTRACTOR**

S.J. Amoroso

#### **GSF OF NEW CONSTRUCTION**

139,209

#### **DATE OF COMPLETION**

November 2018

#### **FROM THE JURY**

"The ability to create spaces that are marketable now, while providing flexibility to change the format to ensure strong market appeal in the future, was the design element that made this innovative."



## Jurors



### **QUINN DEMENNA, AIA (CHAIR)**

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



### **STEVE LEONE, AIA, LEED AP**

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



### **STEVE LINDSEY**

Steve Lindsey is the chief executive officer of Garden Spot Communities, including Garden Spot Village, a CCRC of 960+ residents located in New Holland, Pa., and Maple Farm, a skilled nursing community in Akron, Pa. Garden Spot Village has been an early adopter of the household approach to skilled nursing and has introduced a “person centered” approach throughout the organization. Steve has more than 25 years of administrative experience in both the retirement community and rehabilitation hospital fields. Steve is a licensed nursing home administrator, has a master's degree in social work from Temple University and a bachelor of science degree from Messiah College. He is involved in the Health Guidelines Revisions Committee of the Facility Guidelines Institute (FGI), a SAGE board member, on the Editorial Advisory Board for *Environments for Aging* as well as other nonprofit boards and has been a frequent speaker at regional, state and national conferences.





#### **DEAN MADDALENA**

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



#### **RHONDA SPECTOR**

Rhonda Spector serves as director of real estate development for 2Life Communities (formerly Jewish Community Housing for the Elderly [JCHE]) in Brighton, Mass., which provides affordable, supportive housing to lower-income older adults. Since completing her master of business administration degree, Rhonda has focused her career on economic development and public private partnerships. Her work includes development of the Seaport area of South Boston in her years at the Massachusetts Port Authority (Massport) to representing the State's economic development agency (MassDevelopment) as a member of the Governor's Zero Net Energy Task Force where she focused on highly sustainable, affordable housing development in the state. Her work at 2Life Communities is concentrated on the design and development of innovative and affordable supportive housing alternatives for seniors. Rhonda majored in economics at the University of Massachusetts Amherst and earned her MBA from Boston University.



# The Design for Aging Review Awards

The Design for Aging Review Awards program includes a juried exhibition, a book, access to digital content, and educational programs that showcase facilities representing conscientious surroundings that advance environments for senior living.

The comprehensive review of architectural design trends for the aging will become a reference for providers, developers, users, advocates, architects, interior designers, landscape architects, and other design professionals.

Printed copies of the book publication will be available fall 2020.



# Call for Entries

The Design for Aging Review showcases facilities that represent conscientious surroundings and advance environments for senior living.

**Submissions open May 2021.**

[aia.org/DFARawards](https://aia.org/DFARawards)



Project: The Trousdale | Architect: SmithGroup | Photo credit: © 2019 ABRAHAM & PAULIN



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