

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



THE AMERICAN INSTITUTE
OF ARCHITECTS
Housing Knowledge Community

2016

AIA HOUSING AWARDS
AIA/HUD SECRETARY'S AWARDS

AIA Housing Awards & AIA/HUD Secretary's Awards 2016
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**THE AMERICAN INSTITUTE
OF ARCHITECTS**
Housing Knowledge Community

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Table of Contents

FOREWARD

- 3 Letter from R. Denise Everson

INTRODUCTION

- 4 The American Institute of Architects
Housing Knowledge Community
- 5 U.S. Department of Housing & Urban Development
Office of Policy Development & Research
- 6-7 AIA Housing Awards
- 8-9 AIA/HUD Secretary's Awards
- 10 Jury List and AIA/HUD Staff

AWARD RECIPIENTS

- 11-51 AIA Housing Awards
- 52-67 AIA/HUD Secretary's Awards

APPENDIX

- 68 HKC Advisory Committee Members
- 69 Special Thanks
- 70 2016 AIA Housing Awards Presentation Grant

LETTER FROM R. DENISE EVERSON

On behalf of the Housing Knowledge Community (HKC), it gives me great pleasure to congratulate the 2016 winners of the American Institute of Architects (AIA) Housing Awards and AIA/HUD Secretary's Housing and Community Design programs. The HKC proudly sponsors these programs to highlight exemplary work and celebrate the dedication and commitment needed to produce excellent housing.

In its 16th 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 Award recognizes excellence in affordable housing architecture, neighborhood design, participatory design, and accessibility.

From a group of competitive entries, this year, ten projects were selected by an esteemed jury for the AIA Housing Awards and four projects were selected for the AIA/HUD Secretary's Awards.

This amazing publication, designed by Steinberg Architects, celebrates the awesomeness which is Architecture and its convergence in housing and community development. It causes us all to Look Up, Reach Out, and Move Forward!

Again, we congratulate you!



R. Denise Everson, Associate AIA, LEED AP BD+C
Chair, 2016 Housing Knowledge Community
The 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 2016 Housing Awards includes: Jamie Blosser, AIA (Chair), Santa Fe Art Institute; Kevin Harris, FAIA, Kevin Harris Architect, LLC; David Lee, FAIA, Stull and Lee, Inc.; Suman Sorg, FAIA, Sorg & Associates, P.C.

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)
ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Hog Pen Creek Retreat
Lake|Flato Architects
Photography: Casey Dunn

(above right)
SPECIALIZED HOUSING
Commonwealth Honors College
William Rawn Associates, Architects
Photography: Robert Benson
Photography

(right)
MULTIFAMILY HOUSING
Cloverdale749
Lorcan O'Herlihy Architects
Photography: Lawrence Anderson



(below left)
MULTIFAMILY HOUSING
1180 Fourth Street
Mithun initiated as WRT/Solomon ETC
Photography: Bruce Damonte

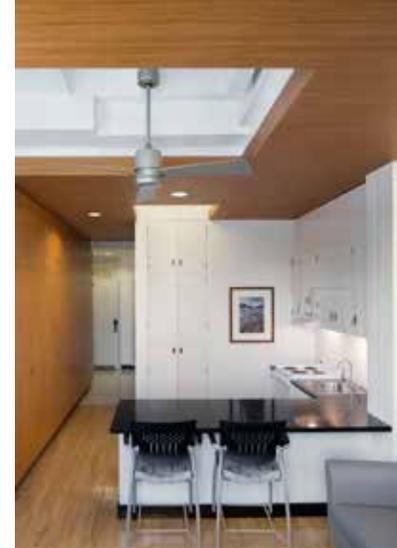
(below right)
ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Newberg Residence
Cutler Anderson Architects
Photography: Jeremy Bitterman and
Carey Critchlow





(right)
SPECIALIZED HOUSING
Homeless Veterans
Transitional Housing,
VA Campus
 Leo A Daly
 Photography: Lawrence
 Anderson

(left)
ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Oak Ridge House
 Duvall Decker Architects, PA
 Photography: Timothy
 Hursley



(above left)
ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Independence Pass Residence
 Bohlin Cywinski Jackson
 Photography: Nic Lehoux

(above right)
ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Island Residence
 Bohlin Cywinski Jackson
 Photography: Nic Lehoux



(left)
SPECIALIZED HOUSING
Whitetail Woods Regional
Park Camper Cabins
 HGA Architects and Engineers
 Photography: Paul Crosby and
 Peter VonDeLinde

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 2016 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 2016 AIA/HUD Secretary's Awards includes: Jamie Blosser, AIA (Chair), Santa Fe Art Institute; Kevin Harris, FAIA, Kevin Harris Architect, LLC; David Lee, FAIA, Stull and Lee, Inc.; Suman Sorg, FAIA, Sorg & Associates, P.C.; Rachelle Levitt, U.S. Department of Housing and Urban Development; Lynn M. Ross, 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.

(above right)
COMMUNITY INFORMED
DESIGN AWARD
Disaster Recovery
Round 2 (DR2)
building community
WORKSHOP
Photography: building
community WORKSHOP

(below right)
CREATING COMMUNITY
CONNECTION
Dorchester Art +
Housing Collaborative
Landon Bone Baker
Architects
Photography: Sara Pooley





(above left)
EXCELLENCE IN AFFORDABLE
HOUSING DESIGN
Lakeside Senior
Apartments
David Baker Architects
Photography: Bruce
Bamonte

(below left)
HOUSING ACCESSIBILITY |
ALAN J. ROTHMAN AWARD
Port Townsend Residence
FabCab
Photography: Dale Lang

Jury List

2016 AIA HOUSING AWARDS JURY

Jamie Blosser, AIA (Chair)
Santa Fe Art Institute
Santa Fe, New Mexico

Kevin Harris, FAIA
Kevin Harris Architect, LLC
Baton Rouge, Louisiana

David Lee, FAIA
Stull and Lee, Inc.
Roxbury Crossing, Massachusetts

Suman Sorg, FAIA
Sorg & Associates, P.C.
Washington, DC

2016 AIA/HUD SECRETARY'S AWARDS JURY

Jamie Blosser, AIA (Chair)
Santa Fe Art Institute
Santa Fe, New Mexico

Kevin Harris, FAIA
Kevin Harris Architect, LLC
Baton Rouge, Louisiana

David Lee, FAIA
Stull and Lee, Inc.
Roxbury Crossing, Massachusetts

Suman Sorg, FAIA
Sorg & Associates, P.C.
Washington, DC

Rachelle Levitt
U.S. Department of Housing and Urban Development
Washington, DC

Lynn M. Ross
U.S. Department of Housing and Urban Development
Washington, DC

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2016

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

2016

AIA HOUSING AWARDS
AIA/HUD SECRETARY'S AWARDS

AIA Housing Awards & AIA/HUD Secretary's Awards 2016
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INDEPENDENCE PASS RESIDENCE | BOHLIN CYWINSKI JACKSON

Bohlin Cywinski Jackson | Seattle, WA | [P] 206.256.0862 [E] bcjseattle@bcj.com [W] www.bcj.com

Bohlin Cywinski Jackson
Architecture Planning Interior Design

Photography: Nic Lehoux



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

Housing Jury Comments | *“Beautiful use of stone and lines to frame views of conservation land. A stunning house. A simply spectacular house totally attuned to its Aspen setting. The views are spectacular at every angle.”*



The client purchased an existing home overlooking the Nature Conservancy's North Star Preserve, a 175-acre tract of open space located in Pitkin County on the Roaring Fork River. Pitkin County manages the preserve as a wildlife corridor and environmental education site. Along with the riparian habitat of the North Fork River, the preserve is home to valuable wetlands and a rare colony of great blue herons. The owners chose the property not only for its unobstructed views of the Rocky Mountains and the preserve, but also for its easy proximity to the town of Aspen, less than 1.5 miles away via a public trail. The site has existing groves of conifers and native aspen to the north, which transition to a south-facing alpine meadow in the preserve.

Conceived as a floating pavilion, the upper level has continuous interior views end to end. Interior windows continue the views through the master bedroom, and clerestory windows both at the perimeter and the interior further extends the sense of lightness and openness by allowing the ceiling to appear to lightly hover over the living spaces.

The interior palette of natural wood, stone and metal combined with a series of soft grey paint colors has a few unexpected moments. The main kitchen is open to the living space and the back wall and cabinet faces are clad in bead blasted stainless steel, which subtly reflects the surroundings and light changing throughout the day. A sleek ledge on the back wall contains lighting, electrical and a custom designed high performance exhaust hood. The kitchen back wall encloses mechanical functions as well as a structural steel lateral x-brace frame. The wall was designed so that parts of the structural frame peek out, exposing their muscular function. A vivid blue color enhances the experience.





ISLAND RESIDENCE | BOHLIN CYWINSKI JACKSON

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Bohlin Cywinski Jackson
Architecture Planning Interior Design

Photography: Nic Lehoux



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

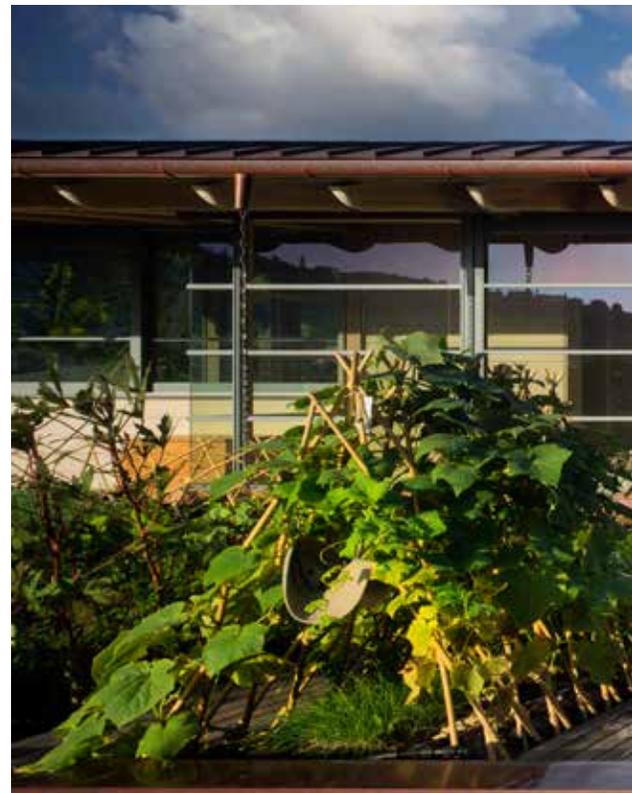
Housing Jury Comments | *“Excellent place based design marrying modernism with hand crafted details. An exciting take on a vernacular, providing a real warmth and openness. Lovely cultural references to both Hawaii and Japan.”*



The clients desired a flexible living space for an active family of four, comfortable for intimate gatherings but capable of accommodating larger groups of friends and relatives. This uniquely Hawaiian lifestyle is at once both welcoming and unassuming, thriving on the energy of social interaction and chance encounters.

The initial dialogue with the client began with a site visit, to explore the opportunities and constraints inherent to the property. The clients hoped to establish a meaningful connection with the surrounding landscape and to maximize natural daylight within the house, taking advantage of the area's lush vegetation and pleasant climate. This desire for openness was complicated by the need for privacy; with a public access path to the ocean directly west of the site, a steady stream of surfers pass by every day. In response, the bedrooms and children's playroom were consolidated on the upper level and shifted towards the east, screening them from below while still providing extraordinary mountain and ocean views.

Given Hawaii's highly corrosive coastal environment, intense sunlight, and tropical storms, the durability of building components was paramount. The deep roof eaves extend outward, providing shelter and prolonging the lifespan of the materials underneath. The majority of the exterior is clad with cedar siding, with the lanai and exterior decks constructed of Cumaru, all of which can weather naturally without the need for extensive maintenance. Durable copper roofing and wall paneling complement the natural wood finishes, developing a rich patina that varies subtly with the exposure. Marine-grade stainless steel hardware and teak detailing provide accents at the human scale.





NEWBERG RESIDENCE | CUTLER ANDERSON ARCHITECTS

Cutler Anderson Architects | Bainbridge Island, WA | [P] 206.842.4710 [E] contact@cutler-anderson.com [W] www.cutler-anderson.com

Photography: Jeremy Bitterman and Carey Critchlow

Cutler Anderson Architects



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

Housing Jury Comments | *“Elegant design demonstrates joy of living with nature - not requiring a grand vista or dramatic landscape. Thoughtful siting as bridge over pond, elegantly detailed. Simple, clean proportions, warm wood interiors.”*



This single-family 1,440 square foot residence and 550 square foot guesthouse was designed to broaden the owners already strong emotional connection to the living world. The architect chose the site of an overgrown, man-made pond in an area of the owner's farm that was not conducive to cultivation.

The house is located on part of a larger farm with portions remaining forested. The overall setting is rural. The design attempts to make the pond and residence a single entity in which the owners can enjoy and connect with the wild creatures that come to the water on both regular and varied schedules. To this end, the building was placed as a bridge across the north end of the pond.

The site plan is organized so that visitors park their vehicles 150 feet away from the house. They then walk through the forest to a bridge crossing a small section of the pond, and on to the main entry. The broad vista of the pond becomes visible only upon opening the front door. It is the hope that this experience will be memorable to the visitor.





OAK RIDGE HOUSE | DUVALL DECKER ARCHITECTS, P.A.

Duvall Decker Architects, P.A. | Jackson, MS | [P] 601.713.1128 [E] info@duvalldecker.com [W] www.duvalldecker.com



Photography: Timothy Hursley



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

Housing Jury
Comments

"Understated, well designed home. Multiple functions of builtins are a nice feature, as is choice of materials - slate and pecan. A very nice L shaped residence."



The owner requested a house to foster a certain way of living; to meet individual needs while encouraging the family to be together, to take advantage of Mississippi's wonderful environment, to interact with friends and family, to have a private respite, to work at home, to be healthy, and to be energy efficient.

The house is shaped to draw the outdoors in and lure the family out. The public/living space is a vessel of light. It awakens the house with a vibrant play of morning sun, then settles into a wash of reflected daylight until its afternoon encore prepares the house for the evening. Time seems to expand. The room is never simply an interior. Boundaries of space are indeterminate, alive and negotiable. At night and from the inside, a view of the room is projected out into the trees. From the outside the trees and the sky are cast into the house. These expansions and interpenetrations soften the boundary of the room fostering a constant invitation for measurement and negotiation..



Materials and assemblies were chosen for character, economy, sustainability and durability. The structure is exposed throughout the interior and provides texture and pattern, enlivening interior surfaces and limiting the need for "coverings". The wood frame walls are taped and coated with a high-performance water/air barrier. Over this sealed surface, slate and zinc shingles are layered to shed water. A double-shell roof over the living wing is finished with a standing seam zinc outer skin.





1180 FOURTH STREET | MITHUN INITIATED AS WRT/SOLOMON E.T.C.

Mithun initiated as WRT/Solomon E.T.C. | San Francisco, CA | [P] 415.956.0688 [E] mithun@mithun.com [W] www.mithun.com

Photography: Bruce Damonte

MITHUN



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury Comments | *"This is a really cool project! It does some really neat things architecturally and is rich in many ways. San Francisco sorely needs affordable housing and this is a perfect location re: transit and accessibility. To live here you have won the housing lottery!"*



The project houses 150 low income, very low income and formerly homeless families and individuals, currently including 261 children. As with other affordable housing in San Francisco, the tenants were selected by lottery from a long list of qualified applicants. Given the acute housing needs most of these people have experienced, particularly the homeless, the project sponsors, city officials, funders, and architects have endeavored to provide for a spectrum of user needs. Moreover, the intention has been to create an environment to forge bonds of community and companionship within the project, to make it a welcome, integral part of the neighborhood, and, by the prominence of the site and the excellence of its architecture, to serve as a symbol of the city's robust efforts to address the ever-growing need for affordable and supportive housing.



The building's shared spaces are designed to bring residents together in ways both casual and intentional. Residents meet each other, wait for rides, get their mail, say hello to property management staff, and play together after school in the generous, day-lit lobby and garden courtyards. From the courtyards, they catch a glimpse of activities in the common room – meetings, educational programs, and birthday parties. A landscaped stair from the central court leads to the upper level common spaces, including an exercise room, community garden play space, and family daycare. The spectacular views out over downtown, Mission Creek Park and the ballpark confirms residents' place in the neighborhood and the city. All these spaces are generous enough to allow residents from different income levels and backgrounds to meet each other comfortably and make friends. It is these social ties that will allow the most vulnerable to support each other, and bounce back.





CLOVERDALE749 | LORCAN O'HERLIHY ARCHITECTS

Lorcan O'Herlihy Architects | Los Angeles, CA | [\[P\] 310.657.4363](tel:310.657.4363) [\[E\] info@loharchitects.com](mailto:info@loharchitects.com) [\[W\] www.loharchitects.com](http://www.loharchitects.com)

L
O
H
A

Photography: Lawrence Anderson



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury Comments | *"Nice understated design. Rigorously developed and is an upgrade in its context. Very well thought out, detailed, and elegant resolution from a simple, rather banal ships container reference."*



This project is located around the block from the historically significant Miracle Mile hub comprising numerous noteworthy cultural destinations, including the Los Angeles County Museum of Art. Adhering to a strategy to maximize land use and capitalize on zoning, the building's 10,500 square feet push against floor area and density limitations determined by the lot's size and location. In essence, this project is a volume that cannot expand further.

The building's footprint and volume were determined by zoning and development needs, yet within these parameters the architect explored the threshold between the unit and the street, establishing a veil of transformable layers that promotes a hybridized relationship between private and public zones.

The project's façade is a study in juxtaposing simplicity with complexity, celebrating the structure's volume with a choreographed display of permeable layers. The building envelope introduces a visual fragmentation that allows for varied experiences of privacy along the edges of each unit.

A blurring of interior and exterior spaces is integral to the design and, dependent on viewing and lighting angles, the building's sheathing reveals and conceals patios. The project's integration with its surroundings is upheld by carefully considered deck, window, and walkway placements so that vistas of the Hollywood Sign and Downtown Los Angeles are highlighted from within. While the building is deliberately contextual, the white form also presents a visually striking contrast on a street otherwise occupied by neutral stucco neighbors so typical of Southern California apartment structures, injecting a liveliness and strong contemporary presence into the urban fabric.





COMMONWEALTH HONORS COLLEGE | WILLIAM RAWN ASSOCIATES, ARCHITECTS

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**WILLIAM RAWN ASSOCIATES
Architects, Inc.**

Photography: Robert Benson Photography



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury | *“Rich mixture of campus buildings resembling an Italian hill town. So impressed that at every scale it was well thought out and integrated.*
Comments | *They spent so much time on careful spaces for social engagement.”*



The new 500,000 g.s.f. residential complex provides 1,500 beds in seven new buildings for the Honors Program at this University. The project brings together all classes of students in a mix of unit types, including approximately 600 beds of singles and doubles, and 900 beds in suites and apartments.

Seven new buildings are organized around intimately scaled courtyards. The buildings step down the hillside, creating a sense of an academic village for the Honors College, with a series of open outdoor quads for students to gather. The project is LEED Silver certified.

Unlike most of the University's residential sectors, which are clustered around the edges of the main academic campus, this project sits within the boundaries of the campus core and brings together academic and residential components to create a true 'Living and Learning' community.





HOMELESS VETERANS TRANSITIONAL HOUSING, VA CAMPUS | LEO A DALY

Leo A Daly | Los Angeles, CA | [P] 213.629.0100 [E] nakatsellis@leoadaly.com [W] www.leoadaly.com

LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIORS

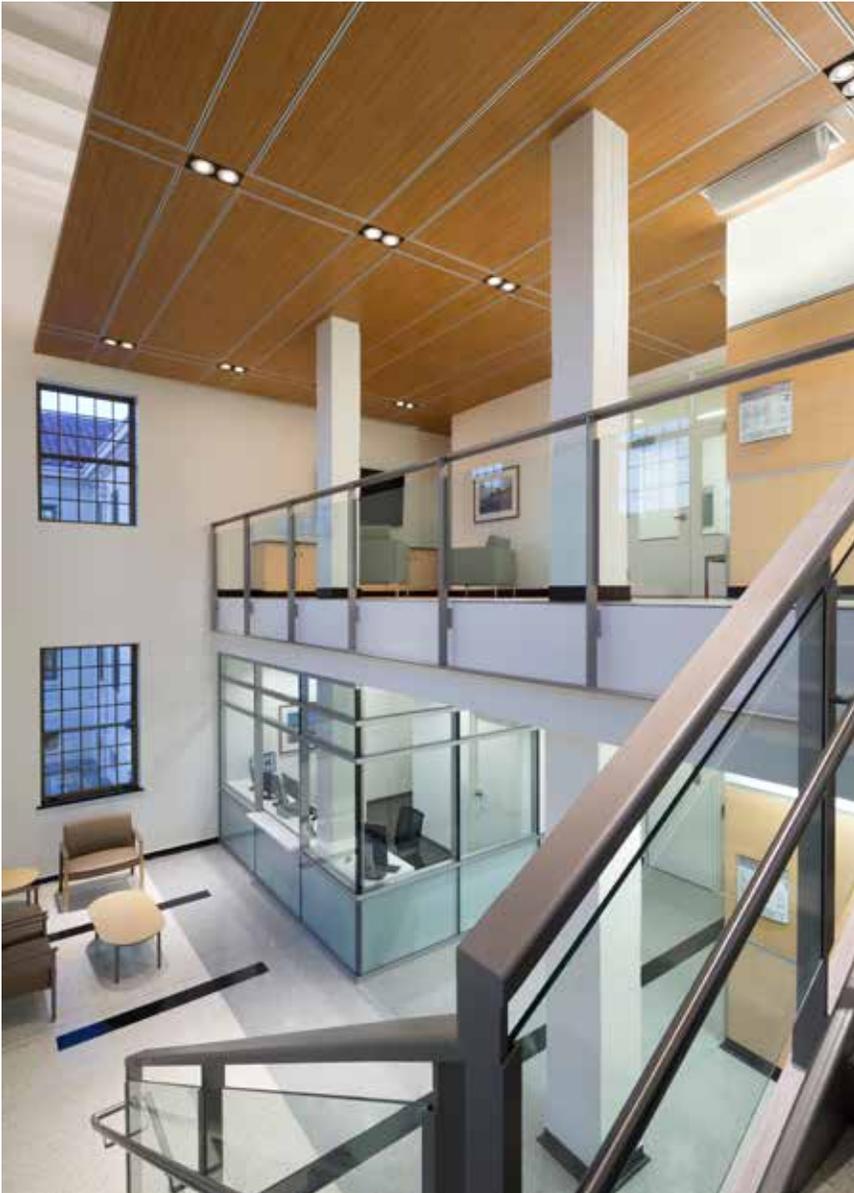
Photography: Lawrence Anderson



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury Comments

"Spaces, landscaping, and rooms afford a believable sense of importance of and gratitude towards the residents. Respectful of the original building, and respectful of the occupants on the inside. This carefully considered the specific building users and their particular therapeutic needs."



Building 209 is one of many historic buildings on the US Veterans Affairs Department's (VA) West Los Angeles healthcare campus. Vacant for decades, it was falling into decay rather than serving its original purpose of healing our nation's Veterans. Meanwhile, homelessness in Los Angeles County has become an epidemic, with 4,343 Veterans living on the streets.

As part of the VA's vanguard effort to rehabilitate the West Los Angeles campus, the design team was challenged to renovate Building 209 to serve as a prototype for therapeutic residences. It is the first permanent supportive housing project on the campus, and uses an emergent service model that has proven successful in creating lasting change while taking stress off the social-service system.

Through evidence-based design and close collaboration with formerly homeless Veterans, Building 209 has been fully restored and transformed into therapeutic housing for 65 homeless men and women. The three-level structure supports an entirely new functional program of specialized accommodations. Fifty-five apartments (45 single, 10 double) provide residents with stable housing and all of the services needed to facilitate their recovery.

After decades of neglect, Building 209 now provides long-term therapeutic housing for individuals whose previous recovery attempts have failed, helping build the skills they need to participate in society, care for themselves, and reach their life goals.





WHITETAIL WOODS REGIONAL PARK CAMPER CABINS | HGA

HGA Architects and Engineers | Minneapolis, MN | [P] 612.758.4553 [E] jsoranno@hga.com [W] www.hga.com



Photography: Paul Crosby and Peter VonDeLinde



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury Comments | *"Beautiful simplicity. Colors, materials, and textures reinforce the undisturbed natural habitat. The light footprint is lovely and the low impact on the environment is wonderful."*



The Camper Cabins in the newly constructed Whitetail Woods Regional Park are a hallmark feature intended to create extended patron experiences within the park. The user's brief discussed numerous options for cabins, including a tree-house. Early community engagement validated the proposed concept based on the idea of touching the earth lightly like a tree-house, but accessible to all. In the park, three camper cabins reimagine the classic tree-house as a "house in the trees" supported by a bath-house a short distance away. Constructed through a local high school construction trades program with supervision from county workers to minimize cost, the cabins are the first three of 20 to be constructed in the parks master plan. As they were planned, the cabins have become a key feature and a community highlight.

As a camper cabin, the structures are simple, efficient and perfectly aligned with the camping experience. The cabins have been designed to utilize the natural environment. Because each cabin is situated in the solar sheltered woods, mechanical cooling has been eliminated and each cabin uses natural ventilation to handle building comfort. Building heating has been minimized by improved insulation for the cabin.





DISASTER RECOVERY ROUND 2 (DR2) | BUILDING COMMUNITY WORKSHOP

buildingcommunityWORKSHOP | Dallas, TX | [P] 214.252.2900 [E] inform@bcworkshop.org [W] www.bcworkshop.org



Photography: buildingcommunityWORKSHOP



AIA/HUD SECRETARY'S AWARDS | COMMUNITY INFORMED DESIGN

Housing Jury Comments

"The scale of this is very impressive, and the approach monumental in terms of community engagement. This project focused on the needs, desires, and cultural memory of the residents while utilizing a participatory design process. Due to the size and amount of community input this is no doubt a model process to follow with incredible design. You can sense the DNA of the community through it."

Disaster Recovery Round 2 (DR2) launched five years after Hurricane Ike devastated the Texas Gulf Coast. The DR2 program sought to fill the remaining gap in home repair and replacement while offering homeowners choice in their disaster recovery experience.

DR2 was designed to bring together the expertise of local design architects and insight from residents directly affected by the storm to build single-family high-quality cost-effective sustainable designs that respects the communities' interests and character. Six target neighborhoods (called CRA & Outreach Areas) in the City of Houston were engaged through several public events. These events create opportunities for a diverse group of residents, community leaders, city staff and local designers to provide direct input.

The design team gathered contextual information for each neighborhood - demographic research and documentation of neighborhood form and character. Following initial research, engagement events included a workshop, focus group, and gallery shows that collected input from 300+ neighborhood residents.

On February 1, 2014, the Community Workshop brought together over 70 participants to advance the housing interests of the six target neighborhoods. Workshop activities were designed to set the contextual and programmatic design preferences for each neighborhood, that would be used to inform schematic home designs.

Two weeks later, 15 select participants from each of the six neighborhoods attended a Focus Group session. This provided residents a small forum to discuss the home designs, design features, rooms, adjacencies and site relationships with the local design architects to identify the qualities they would most like to see in their neighborhood, and that supported their daily living and family routines.

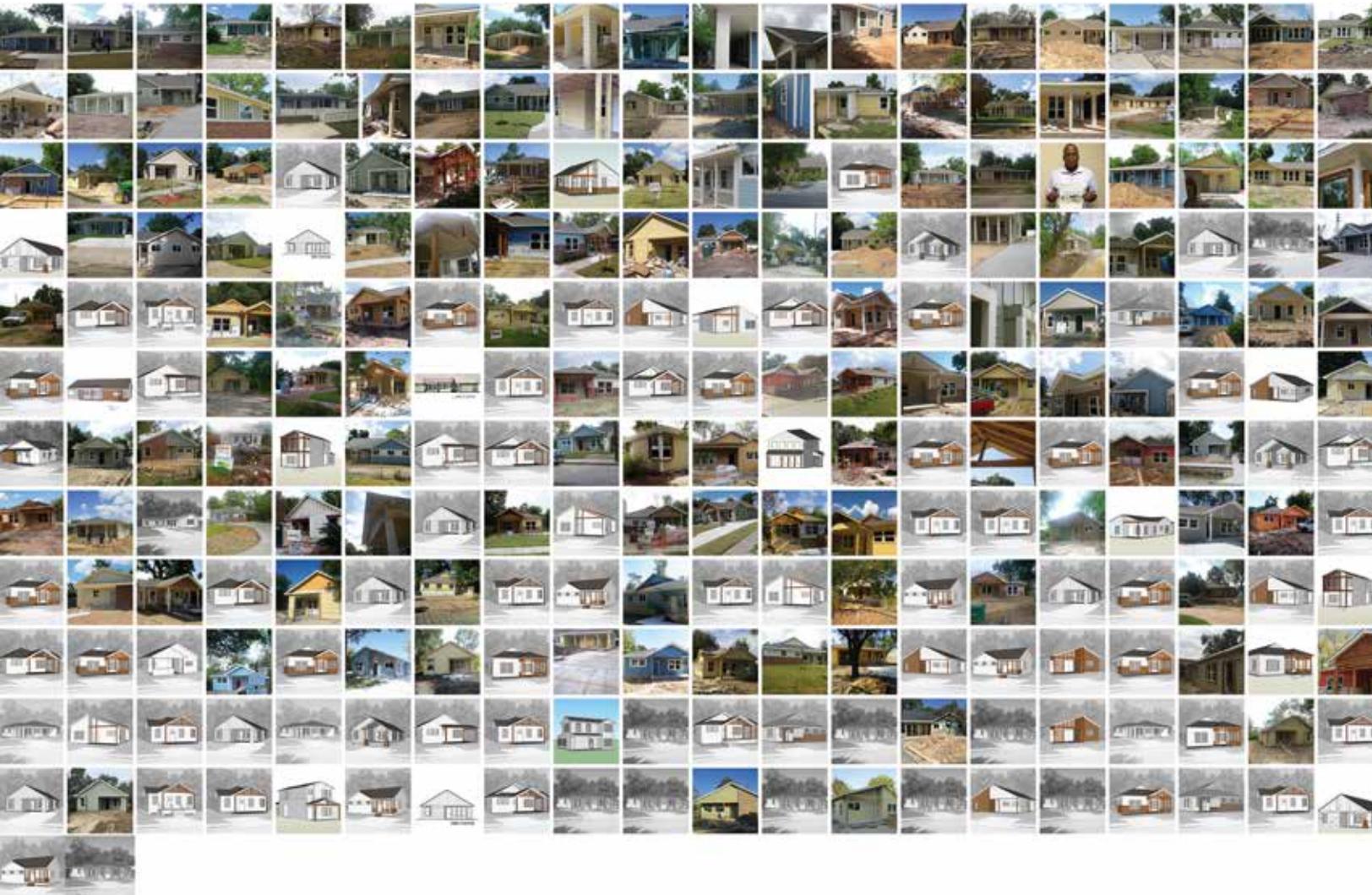
On February 27th, completed schematic designs were exhibited to an audience of 215 people during the two Home Design Gallery Shows. Each Gallery Show was an informal event, designed for participants from the six neighborhoods to explore, review, comment and vote on the displayed home designs. Votes were compiled based on overall designs and neighborhood approval.

Each of these engagements generated a report of resident commentary, activity results, and analysis that provided guidelines for local design architects to refine their home designs. To address the housing needs on a multi-neighborhood scale, the vetted home designs were compiled into a catalogue to provide options for family based design development and construction.

Home designs were then approved and permitted by the City, and individual homeowners were scheduled to meet with design team representatives. Homeowners were provided a selection of catalogue designs based on neighborhood preferences and site considerations. They were then walked through each of the design options to help them select a house that met their needs and preferences. To date, over 260 homeowners have met with the design team to select a home from the catalogue.

The approach to DR2 created a collaborative relationship with the city, residents, and local designers. This ensured the process supported local professionals as well as benefited residents, and home designs were appropriate to the communities in which they are placed and have the versatility to meet the needs of their residents.





DORCHESTER ART + HOUSING COLLABORATIVE | LANDON BONE BAKER ARCHITECTS

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Photography: Barry Rustin, Mark Ballogg, and Sara Pooley

LANDON BONE BAKER ARCHITECTS



AIA/HUD SECRETARY'S AWARDS | CREATING COMMUNITY CONNECTION

Housing Jury Comments

"The community building/art building does a remarkable job of transforming very generic public housing into handsome structures with landscaping. This is a strong example of something very large and momentous happening in Chicago right now of employing renovation versus obliteration in an existing neighborhood fabric. Well done surgery on an old failed project converting the original brutal and inhuman facades into softer, more human scaled environments. Selectively removing several units in the middle of the block for shared community art and meeting space that is well designed makes this project especially notable and successful."



A Chicago Housing Authority project built in the early 1980's and vacated in 2007, Dante Harper townhouses have been transformed from an unused, neglected block into the Dorchester Art + Housing Collaborative (DA+HC), a vibrant arts and cultural hub for Chicago's Greater Grand Crossing neighborhood. The project embodies a successful collaboration between private, public, and non-profit sectors committed to transforming the Greater Grand Crossing neighborhood into a cultural incubator through the reactivation of abandoned buildings and cultural foundations in the under-invested neighborhood.

The cornerstone project to this vision, DA+HC features a rehabilitated block of 32 of the original 36 two- and three-bedroom townhouse units that now provide mixed-income housing. Four of the center units were removed to create the focus of the development—a 2200 SF Arts Center complete with a dance studio, work and tech shops, and public meeting space, offering arts creation, education, performance, and display space for people of all ages.

Envisioned as a space open and available to everyone, the Arts Center and adjacent landscaped courtyard functions as a community hub and supports a variety of programs, including a life-planning class, a neighborhood ensemble band, and a weekly gathering of residents to brainstorm strategies for improving the area.

With an even distribution of low-income, affordable, and market rate units, 72% of the occupants are at or below 80% AMI. To foster dialogue and collaboration between artists and community members, DA+HC is the first in the nation to provide artist residences in public housing. A committee of neighbors and Rebuild staff review artist portfolios and are active in the selection of the artists-in-residence. While living on site, the artists volunteer their time to develop Rebuild's programming and further catalyze neighborhood revitalization through artistic practice, individual empowerment, and community engagement.

To bring the project into accessibility compliance, four units were gutted and converted into flat configurations. The renovation was designed to Energy Star standards with a large focus on energy-efficient windows, doors, lighting, and appliances, a super-insulated building shell, and air quality and resource conservation. Stormwater is stored on-site by way of green roofs, rain gardens, and permeable pavers. And when able, materials were reused from the original building and incorporated into railings and cabinetry.

With an 18% unemployment rate, 25% of the population below the poverty line, and ranked 5th among violent crimes in Chicago neighborhoods, the project endeavors to incite a community revitalization that is culture-based, artist-led, and neighborhood-driven.





LAKESIDE SENIOR APARTMENTS | DAVID BAKER ARCHITECTS

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Photography: Bruce Bamonte



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

Housing Jury Comments

"This project brings dignity and beauty to people in their twilight years, most of whom who have had very difficult and stressful lives. The Penthouse Community room has rewarding views of the city and waterfront. The materials are very well managed in a quiet, restrained way, making it a wonderful respite for seniors. Very light and airy, which is really nice and is echoed throughout the building."



Located in a prime neighborhood on the banks of Oakland's Lake Merritt, this building is now home to 91 very-low-income and special-needs homeless seniors, many of whom have been displaced with the Bay Area's rapidly rising housing costs. The building has extensive on-site services and is designed to support independent living, with strong transit connections to downtown Oakland and San Francisco and access to amenities, including a pharmacy and grocery.

The high-density housing—138 units per acre—provides indoor and outdoor community spaces at both the ground floor and upper levels. The central west-facing main courtyard opens visually toward the street and is warmed by afternoon sun. A rooftop suite of community spaces overlooks the lake, maximizing views for the most users. Designed with a complementary series of sustainable strategies, the building is pending LEED for Homes Mid-Rise Platinum Certification.

The massing of the mid-size building is broken into two volumes that step down toward the lake, creating a transition between the existing mid-rises and low-scale residences. The design is responsive to neighborhood feedback, and care was taken with the profile to protect light and views enjoyed by adjacent buildings. The building's active edges enhance the neighborhood with upgraded street plantings, gracious sidewalks, and private balconies and stoops that provide direct connection to the street.

A main entrance at the southern corner connects with service offices and multi-use community rooms. The capacious lobby and corridors are designed to ease mobility, accommodating wheelchairs and walkers. Corridors feature handrails to offer stability.

The ground-floor community room includes a kitchen and TV lounge as well as space for activities—from art programs to monthly resident “town hall” meetings. This community space opens widely to the courtyard, creating a flexible indoor-outdoor plaza. The west-facing courtyard overlooks the street and is warmed by afternoon sun. The private space offers views to the neighborhood and is visible to passersby, balancing security and transparency and connecting the building to the life of the larger neighborhood. The two building masses connect across the courtyard at the upper levels via sunny bridges with neighborhood and lake views. A fifth-floor suite of community spaces includes rooftop garden plots for residents, a community room and kitchen, outdoor decks, and a wellness studio—used for stretching and tai chi sessions. This suite overlooks the lake, maximizing views for the greatest number of users.

The in-progress art program is a partnership with a local non-profit gallery that supports developmentally disabled artists. Artworks are licensed and reproduced at a large scale, creating pieces that are appropriate to the large common areas on an accessible budget.





PORT TOWNSEND RESIDENCE | FABCAB

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Photography: Dale Lang



AIA/HUD SECRETARY'S AWARDS | HOUSING ACCESSIBILITY | ALAN J. ROTHMAN AWARD

Housing Jury Comments

"Great attention to detail for and the specific user needs are evident. It is serving as a good neighbor, respecting the scale and materiality of its neighbors. They have successfully edited simple interiors that invite resident personalization. This project sits well in its context and is nicely designed."



The objective of the clients, a couple, was to build a home that is accommodating to them both. He uses a power wheelchair, whereas she does not. Their budget was modest. They purchased a small level lot in a small seven-lot community arranged around a common garden space.

The house was planned to offer a continuous accessible route from the street through the house to the terrace and on to the common garden space, to expand the effective living space and to facilitate daily strolls together in the neighborhood. For longer trips, the husband uses an accessible van. The attached carport accommodates the van with its ramp, creating a covered accessible route from the front entrance into the van.

The house is planned with careful attention to the circulation path requirements of a power wheelchair. An open plan facilitates circulation within a modest footprint. The telescoping doors to the bedrooms also allow the owners choice in how to use the rooms and how connected they are to the living spaces. To facilitate use with limited dexterity, pocket doors have large panel-mounted handles and do not disappear entirely into the wall. Tall room volumes create a sense of spaciousness within a small footprint.

On the south side of the house, tall windows gather passive solar energy. The windows are slotted directly into the timber frame for a clean appearance, and this 'window wall' affords a connection to the outdoor greenery and wildlife. The entry door and sidelight feature vertical glazing to allow viewing of the external approach from any height.

The kitchen is designed to facilitate use from both a standing position and from a wheelchair. Knee space is provided beneath the sink (but not beneath the cooktop, for safety reasons). A pot filler is provided at the cooktop to reduce the need to carry heavy pots. A wall oven and a wall-mounted microwave oven keep the oven racks within the proper reach range. Base cabinets fitted with drawers and a floor-to-ceiling cupboard maximizes shelving within the reach range of a wheelchair user.

The bathrooms are designed with knee space beneath the vanity. A Universal-height toilet serves both users. Towel bars and the adjustable shower head bar are built and anchored as grab bars, so that any of them can be relied upon in a fall. Two sets of shower valves and heads in each shower allow use by both owners without readjustment. Wire baskets, rather than recesses, are provided to restrain shampoo bottles and soap from falling until they can be securely grasped.





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