

# Design for Aging Review Awards

## 16th Edition Supplement

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APRIL 2022

# Design for Aging

AIA Knowledge Community

OFFICIAL PUBLICATION OF AIA DESIGN FOR AGING

Project: Maravilla at The Domain, Austin, Texas | Architect: Perkins Eastman | Image credit: Brandon Barré

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Learn more and join the AIA Design for Aging (DFA) Knowledge Community at [aia.org/dfa](http://aia.org/dfa).

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## DFA 2022 leadership group

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Middleburg, Virginia

Greg Hunteman, AIA  
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Baltimore, Maryland

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Healthcare Garden Designer  
LSG Landscape Architecture  
Tysons, Virginia

Siobhan Farvardin, AIA, LEED AP  
HKS  
Dallas, Texas

# The Design for Aging Review Awards, 16th Edition

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 unique and trend setting in 2021. The jury was diverse in representing architecture, interior design, landscape architecture, and operations. The selected projects reflect harmony and synchronization of all four areas. Additionally, in response to the growing housing crisis for elders, there was a new category for affordable projects. The jury thought the submitted projects pushed architectural aesthetics and function, while creating memorable and important places for their communities. Exceptional exterior spaces and their integration with the interior was a consistent theme. All projects met and exceeded the goals of the AIA's Framework for Design Excellence which represents the defining principles of good design in the 21st century, including sustainability.

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

# MARAVILLA AT THE DOMAIN

Austin, Texas | Perkins Eastman



**ARCHITECT**  
Perkins Eastman

**OWNER/CLIENT**  
Senior Resource Group

**PHOTOGRAPHS/ILLUSTRATIONS**  
Brandon Barré / Perkins Eastman

**MEP ENGINEER**  
Glumac

**STRUCTURAL ENGINEER**  
Thornton Tomasetti

**CIVIL ENGINEER**  
WGI

**LANDSCAPE ARCHITECT**  
DWG

**GENERAL CONTRACTOR**  
JE Dunn Construction Group, Inc.

**GSF OF NEW CONSTRUCTION**  
370,000 sq. ft.

**DATE OF COMPLETION**  
July 2020

Weaving together wellness programming, attentive service, and imaginative cuisine, the LEED Silver-certified Maravilla at The Domain is a walkable and connected community for aging adults. Residents enjoy a stylish setting in one of Austin's vibrant shopping and lifestyle districts. The project features three mid-rise towers that provide independent living, assisted living, and memory support. They are organized around four different courtyards that are all connected by a first-floor center for healthy living. To better support memory care residents, the team was challenged to create a more emotionally and cognitively supportive environment. Maravilla has two dedicated memory care floors with 17 apartments that foster an intimate living experience within a secure environment. The staff works closely with residents and their families to create highly individualized and innovative programs that, while stimulating and engaging, remain as stress-free as possible for the resident.

## FROM THE JURY

“The building’s layout in three linear towers maximizes daylight and is a great solution to break down its large mass.”

# SOUTHINGTON CARE CENTER MEMORY CARE RENOVATIONS

Southington, Connecticut | Amenta Emma Architects



This project demonstrates that even small renovations can result in serious impact, especially when designing for seniors. Though just 1,620 square feet in size, the Southington Care Center's nurses' station has been transformed into an effective and stimulating environment for the center's residents and staff. Southington Care Center is a nonprofit 130-bed skilled rehabilitation and long-term nursing facility. It is home to about 65 residents who are living with different stages of dementia. The design team was challenged to re-envision the space as a place for resident engagement. To do so, it opened the space up and inserted a series of cascading areas, including a smaller and friendlier nurses' station, an activity room with a fireplace and large-screen television, and an outdoor terrace that floods the space with natural light. The nurses' station, now disguised behind a custom CNC-milled privacy panel, still allows staff to keep an eye on residents. Natural light is supplemented with wraparound LED fixtures. The team also tucked lighting into the handrails that run through the space, creating higher contrast for residents and imbuing the corridor with pleasant illumination.

**ARCHITECT**  
Amenta Emma Architects

**OWNER/CLIENT**  
Southington Care Center / Hartford  
Healthcare Senior Services

**PHOTOGRAPHS/ILLUSTRATIONS**  
Robert Benson Photography

**GENERAL CONTRACTOR**  
CE Floyd

**GSF OF RENOVATION/  
MODERNIZATION:**  
2,560 sq. ft.

**COMPLETION DATE**  
June 2019

## FROM THE JURY

“Details within the space promote socialization, therapy, and thoughtful interaction not only with each other but the space itself.”

# THE CENTER AT BELVEDERE

Charlottesville, Virginia | Bushman Dreyfus Architects



**ARCHITECT**  
Bushman Dreyfus Architects

**OWNER/CLIENT**  
Senior Center, Inc.

**PHOTOGRAPHS/ILLUSTRATIONS**  
Virginia Hamrick Photography / Bushman Dreyfus Architects

**MEP ENGINEER**  
Staengl Engineering

**STRUCTURAL ENGINEER**  
Dunbar Milby Williams Pittman & Vaughan

**CIVIL ENGINEER**  
Timmons Group, Inc.

**LANDSCAPE ARCHITECT**  
Pray Design Associates

**GENERAL CONTRACTOR**  
Barton Malow Builders

**AGING CONSULTANT**  
Lifespan Design Studio, LLC

**INTERIOR DESIGNER**  
Circle Design Studio

**LIGHTING DESIGNER**  
Randy Burkett Lighting Design

**OWNER'S REPRESENTATIVE**  
Matthews Development Company, LLC

**ENVIRONMENTAL GRAPHICS**  
Iconograph, LLC

**GSF OF NEW CONSTRUCTION**  
47,155 sq. ft.

**COMPLETION DATE**  
March 2020

## FROM THE JURY

“Every aspect of the site, program, and building reflects a strong desire to be comfortable, safe, and life-enriching for its users. This building is not a classic senior environment and works hard to break stereotypes for an older adult-use building.”

In Charlottesville, Virginia, the 47,000-square-foot Center at Belvedere stands as the physical representation of a nonprofit’s 60 years of work empowering seniors and setting them up for successful, independent aging. From its perch on a hillside, the forward-thinking center welcomes members into 100 weekly programs, including classes and symposia focused on the visual and performing arts, health and fitness, and travel. As a vital community resource built through significant stakeholder input, the center is a sustainable model for healthy aging that can be replicated across all communities. To broaden its impact, the client launched a campaign in 2009 to build a new center, hoping to reframe the discussion around “normal aging.” The new center’s design and construction effort spanned a decade and was steeped in community engagement. The new center welcomes members and guests through its two-story portico. Its layout, with two wings that radiate outward, is easily understood as they move into an atrium that serves as the building’s social hub. It features informal seating options, a travel office, and a coffee shop that invites members and guests to pick up light dining options and cocktails to enjoy on the center’s shaded back porch. As a new prototype that demonstrates how similar centers could better serve members and the larger community, the center accommodates all dimensions of wellness.

# THE VILLAGE AT WHITE RIVER JUNCTION

White River Junction, Vermont | 4240 Architecture, Inc.



This five-story, 80-unit assisted living facility in White River Junction, Vermont, was developed to seamlessly join the surrounding community. Its intentional position at a historic intersection on Main Street allows it to take advantage of the confluence of a vibrant neighborhood and Vermont's verdant landscape. The developer, a local resident, and his business partner have significant experience in the arts and community building; they selected the site to upend the traditional model of senior living. Perhaps the most novel aspect of the project is that it exists as a village within a village. Its overall design encourages easy movement throughout all five floors as well as access to thoughtfully designed amenities. Residents regularly explore White River Junction's lively downtown Main Street, which is just steps away from the community. In addition to its location, the developer was inspired by the idea that senior living can be much more than a place where residents wait out the rest of their lives. As the design team began to program and envision the building on its awkwardly shaped site, it prioritized the massing, architecture, and interiors to draw the community in while extending the residents' experience out into the walkable neighborhood.

**ARCHITECT**  
4240 Architecture, Inc.

**OWNER/CLIENT**  
Gates & Dickson (Byron Hathorn/Brooke Ciardelli)

**PHOTOGRAPHS/ILLUSTRATIONS**  
Rob Karosis

**MEP ENGINEER**  
IMEG

**STRUCTURAL ENGINEER**  
Thornton Tomasetti

**CIVIL ENGINEER**  
Advanced Geomatics & Design

**LANDSCAPE ARCHITECT**  
Wagner Hodgson

**GENERAL CONTRACTOR**  
Estes & Gallup

**ENVELOPE CONSULTANT**  
TechniScan

**INTERIOR DESIGN**  
DPF Design Inc.

**FOOD SERVICE**  
Ricca Design Studios

**LIGHTING DESIGN**  
LS Group

**GSF OF NEW CONSTRUCTION**  
86,271 sq. ft.

**DATE OF COMPLETION**  
December 2018

## FROM THE JURY

“The exterior detailing and freshness remind one of an industrial artist loft, yet they have the warmth and softness that contribute to a healthy senior facility.”

# WEINBERG HOUSE

Boston, Massachusetts | Abacus Architects + Planners



## ARCHITECT

Abacus Architects + Planners

## OWNER/CLIENT

2Life Communities

## PHOTOGRAPHS/ILLUSTRATIONS

Chuck Choi Photography and Ken Marcou Photography

## MPFP ENGINEER

Engineered Systems

## STRUCTURAL ENGINEER

Souza, True & Partners

## CIVIL & GEOTECH ENGINEER

Stantec

## ELECTRICAL ENGINEER

Vincent A. Dilorio Inc.

## LANDSCAPE ARCHITECT

Stantec

## GENERAL CONTRACTOR

Dellbrook JKS

## SUSTAINABILITY CONSULTANT

New Ecology

## GSF OF NEW CONSTRUCTION

54,700 sq. ft.

## DATE OF COMPLETION

September 2019

## FROM THE JURY

“The inclusion of the landscaped ‘hidden drive’ creates and adds much to the delight of this facility that connects to an existing larger senior campus. A very fresh and colorful appeal and look to senior housing.”

The idea for Weinberg House originated when the City of Boston offered its owners and operators an underused half-acre piece of land that adjoined an existing affordable senior housing development. The new building is a distinct counterpoint to the 790-apartment campus originally designed by José Luis Sert in the early 1970s, providing a sense of warmth and openness that the existing Brutalist structure fails to convey. Weinberg House was developed by a nonprofit with a stellar reputation for affordable senior housing that provides a wide range of services for residents. This was a much-needed project; many residents who have lived their whole lives in the surrounding neighborhood found themselves priced out as they aged. All of them require affordable housing to remain in the area, and Weinberg House allows them to maintain their existing connections to the neighborhood while forming new bonds with fellow residents. The new building’s spatial structure supports that, fostering an environment where everyone is part of the same “household.”

# Design for Aging Review Awards Jury



## J. Marc Tolson, AIA, NCARB (Chair)

Marc Tolson leads Arrive Architecture Group as founder, president, and managing partner. While heading Arrive's pre-design studio and firm-wide marketing, he continues to build on more than 23 years of experience in architectural management and design. Tolson champions a laser focus and expertise in housing for seniors and families. Working hands-on within the firm, he actively creates each building's design concept. His experience comprises nearly 300 projects across 19 states and over 20 design awards. He holds a Bachelor of Environmental Design in Architecture from North Carolina State University and an M.Arch degree from the University of Florida. Tolson serves on the AIA's Design for Aging Knowledge Community Leadership Group and chaired the Design for Aging Review Awards Jury in 2021. He lives in the Dallas/Fort Worth metroplex with his wife of 20 years and their three sons.



## Fadzai Pasikwababiri

For 14 years, Fadzai Pasikwababiri has been working with seniors to provide a solution. What started out as a part time job while she was in seminary school turned into a passion. Pasikwababiri recently started a new chapter with Bravo Results Marketing and works with a group of seasoned marketing, sales, and advertising experts who provide fundamental and advanced services necessary to improve occupancy rates for businesses in the senior living and multi-family industry.



## Mohammed Lawal, FAIA

Mohammed Lawal, FAIA, has built a distinctive practice that brings award-winning architecture to communities large and small, expanding the impact of the profession. Throughout his career, he has been a design leader at major Minnesota firms, working locally and nationally. Ten years ago, he co-founded Lawal Scott Erickson Architects, the largest Black-owned architecture firm in Minnesota. He has had remarkable impact in such a short time to raise the profession's tangible diversity and relevance for new audiences. Moving forward, Lawal remains focused on developing a successful practice for change, with a deeper approach to listening while continuing to mentor and diversify the profession.



## Connie Fan, ASLA, PLA, LEED AP

Trained both in architecture and landscape architecture, Connie Fan's design work focuses on placemaking that reflects the cultural, environmental, and architectural surroundings for the land. A frequent recipient of American Society of Landscape Architects awards, her designs create beautiful memorable places while enhancing real estate values. Her work includes a wide variety of projects, ranging from commercial, institutional, and planning projects to public streetscape revitalization. She brings energy and enthusiasm to all phases of every project, a dedicated approach with extensive benefits to the client. Fan is a LEED Accredited Professional with a focus on sustainable site initiatives and smart growth. She leads sustainable design efforts at LSG.

Fan leads the firm's Hospital, Continuing Care Retirement Communities (CCRC), and Assisted Living practice. Certified by the Chicago Botanic Garden in Healthcare Garden Design, she is passionate about creating wellness-enhancing amenity-rich environments for seniors. She has worked on several CCRC campuses (Erickson, Sunrise, BrightView, etc.), four out of the five INOVA hospitals, and Sibley Hospital. Fan also serves as an associate consultant for the Hong Kong Association of Therapeutic Horticulture.



## Melissa Banko

Melissa Banko is founding principal of Banko Design, a full-service interior design and fixtures, furniture, and equipment (FF&E) procurement firm located in Marietta, Georgia, with additional offices in San Mateo, Calif.; Minneapolis; Amelia Island, Fla.; and Austin, Texas, that partners with senior living, multifamily, and boutique hospitality developers and operators. As founding principal, Banko oversees the day-to-day operations of a 50-person team of designers, interior architects, purchasing agents, warehouse staff, and office personnel. Under Banko's guidance, Banko Design provides an unparalleled level of design, service, and efficiency for clients. Banko's passion for design has distinguished her as an industry expert and advocate. She mentors interns and serves as an advisor and juror for interior design students at various universities. Banko is a graduate of The Art Institute of Atlanta, where she earned a Bachelor of Fine Arts in Interior Design. Prior to founding Banko Design, she worked in the interiors department at two prominent firms, Rule Joy Trammell + Rubio and tvsdesign.

# Design for Aging Review publication

The Design for Aging Review 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.

Online copies will be available by fall 2023.

# Design for Seniors Fellowship

The AIA Design for Aging Knowledge Community Fellowship inspires a younger generation to focus on senior-specific topics and promotes rigorous academic research in design for older adults. The eventual goal is that this research can then be readily applied to improve work across the sector. Eligibility for Fellowships are for rising seniors in undergrad programs and post graduate studies. Fellowships are awarded on an annual basis from submissions that are requested in the spring of each year.

## 2021-2022 RECIPIENTS



**Drew Roskos, AIA, LEED AP | Senior Project Designer,  
Ryan Architecture & Design**

Studies involving older adults have shown that physical and cognitive health benefits can result from a connection to nature. Additionally, studies have suggested that the quantity and quality of social relationships are connected to the mental and physical health of an individual, and that a person's social interactions can promote emotional wellbeing. This research project seeks to understand if there is a relationship between biophilic design features in the built environment and social participation of older adults in senior living communities.



**Widya Ramadhani, M.Arch., EDAC. | Architecture PhD  
candidate, University of Illinois Urbana-Champaign**

Widya Ramadhani's dissertation research examines the adaptation strategies of older Indonesian women to maintain their independence when conducting food-related activities at home. Ramadhani hopes that findings from her research can be used as the foundation for developing future house designs, intervention programs, and policies that can better support older women's health and independence, hence aging in place successfully.

## 2020-2021 RECIPIENT

### **Taylor Greenberg Goldy | Masters of Design Engineering, Harvard University**

To address the challenges of caregiving in a world of greater social isolation among the elderly and empower the families who care for them, Taylor worked alongside other Harvard graduate students to design a new social technology platform called Gem. Gem enables family caregivers to provide companionship for the elderly in their families through cognitive-behavioral therapies. Gem's design draws from the well-established practice of reminiscence therapy, in which photos, favorite songs, and other treasured objects are used to help individuals recall their personal histories.

## 2019-2020 RECIPIENTS

### **April Ward | Assistant Professor of Architecture, Prairie View A&M University**

Hurricane Harvey hit Houston, Texas during Hurricane season, August 2017, and left behind compounded devastation in the neighborhoods historically the most impacted by natural disasters and environmental injustice. The post-disaster landscape uniquely burdens African American seniors who are aging in place, in neighborhoods that have been historically segregated, disinvested, and reterritorialized through gentrification. Stories were collected in the identified markers to better understand how aging in place is a major concern for Houston's low-income seniors.

### **Sinan Zhong and Chanam Lee | Master of Landscape Architecture, Texas A&M University**

The purpose of Sinan and Chanam's study was to identify the defining characteristics of an intergenerational community, in terms of social environments, physical environments, and neighborhood age composition, as well as justify the proposed definition of the intergenerational community through examining influences of the three main components of an intergenerational community on older adults' intergenerational interactions and walking.

### **Miao Jia | Masters of Design for Special Populations, Design and Environmental Analysis, Cornell University**

Miao Jia conducted a study in several long-term care communities in upstate New York in 2019 to explore what environmental factors would facilitate or hinder the occurrences of social interactions. Her study aimed to identify important environmental factors that encourage social interactions and therefore inform the future design of aging communities to be more socialization friendly. The deployed methods helped collect both visual and verbal data so researchers can better explore and understand the viewpoints of participants despite possible barriers such as cognition and memory decline.

# Design for Aging webinars

Within the last few years, Design for Aging started hosting live sessions again to share knowledge, education, and best practices with the senior living design industry. In case you missed any, these webinars are now available on-demand on DFA's Vimeo channel. Topics range from dining experiences, co-housing, new design directions since COVID19, and how to incorporate technology in senior living communities. There's something for everyone!

Watch the recordings at [vimeo.com/channels/DFA](https://vimeo.com/channels/DFA)

Please note that continuing education credits are not available for these on-demand sessions.

# Award call for submissions

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

**Submissions open in spring 2023.**

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

