DFAR 16

PANELISTS

J. Marc Tolson, AIA - Moderator

David Pollak, AIA, LEED AP BD+C

Cynthia Shonaiya, AIA

Mohammed Lawal, FAIA

DATE | TIME

December 5th , 2022

2:00 – 3:00 pm EST

TITLE

Design for Aging

Webinar

Continuing education credits

Earn 1 AIA LU/HSW

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LEARNING OBJECTIVES…

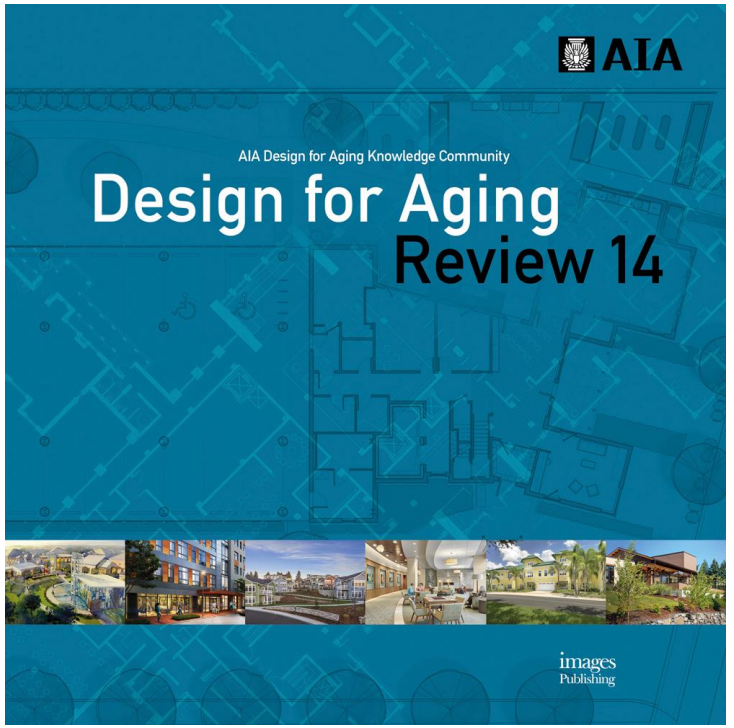
- Investigate the AIA **Design for Aging** Review Awards and the criteria used by the jury to determine award winners and what make the award-winning projects stand out.
- Discuss eight separate project case-studies in senior communities focused on the design team's response to programming, planning and design.
- Explore how these projects improved the physical, emotional and social well-being of their residents.
- Identify how these projects were designed to the AIA's Framework for Design Excellence Guideline and Requirement's.

AIA'S DESIGN FOR AGING REVIEW AWARDS

Design for Aging Review, Cycle 16

The *Design for Aging Review* includes a juried exhibition, a book, access to digital content, and educational programs that showcase communities 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.

This competition furnishes architects and their teams the opportunity to demonstrate innovative solutions that improve the quality of life within specific project constraints.



AIA'S DESIGN FOR AGING REVIEW AWARDS

•**Built projects**: The built form(s) and related site work, whether it is an entire campus or a wing of a building.

•**Small Projects: Built or Unbuilt ($3 million construction cost or less):** Supportive elements of the built environment, either as small stand-alone projects or as a part of larger projects, including interior and/or outdoor spaces.

•**Affordable Projects:** Residents can obtain housing with a mix of income from 30-60% average median income (AMI) and should also meet Inclusionary Zoning needs. Housing types should be for independent senior and assisted living. Mixed income can include a mixture of affordable and market rate units within the project.

•**Unbuilt Projects**: Projects may be in the planning phase only, with the intention to build. They could be community or campus plans, master plans or re-positioning plans. Also, building projects that are currently in early stages of design, which demonstrate significant ideas or innovations, should be submitted in this category.

AIA'S DESIGN FOR AGING JURY

2021

John (Marc) Tolson, AIA, Chair, Arrive Architecture Group, LLC, Bedford, Texas

Fadzai Pasikwababiri, Frontier Management, LLC, Portland, Ore.

Mohammed Lawal, LSE Architects, Minneapolis

Connie Fan, ASLA, PLA, LEED AP, LSG Landscape Architecture, McLean, Va.

Melissa Spaeth Banko, Banko Design, Marietta, Ga.

AIA's Framework for Design Excellence

The Framework for Design Excellence represents the defining principles of good design in the 21st century.

Comprised of 10 principles and accompanied by searching questions, the Framework seeks to inform progress toward a zero-carbon, equitable, resilient, and healthy built environment. These are to be thoughtfully considered by designer and client at the initiation of every project and incorporated into the work as appropriate to the project scope.

The Framework for Design Excellence challenges architects with a vision of what the profession strives to achieve, the toolkit provides practical resources to help all architects achieve the vision.

AIA Design for Aging Review Awards

https://www.aia.org/awards

MERIT

MARAVILLA AT THE DOMAIN

- Project Location: Austin, Texas
- Architect/Firm: Perkins Eastman
- Category: Merit

MARAVILLA AT THE DOMAIN

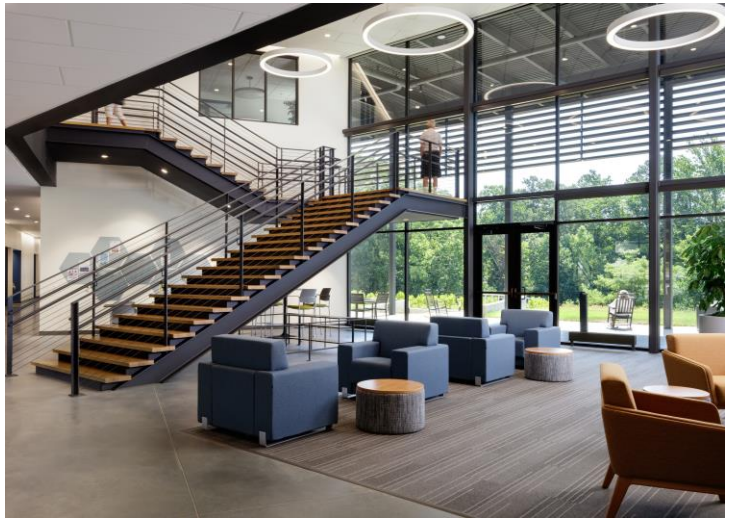
WEINBERG HOUSE

- Project Location: Boston, Massachusetts
- Architect/Firm: Abacus Architects and Planners
- Category: Merit

THE CENTER AT BELVEDERE

- Project Location: Charlottesville, Virginia
- Architect/Firm: Bushman Dreyfus Architects
- Category: Merit

THE CENTER AT BELVEDERE

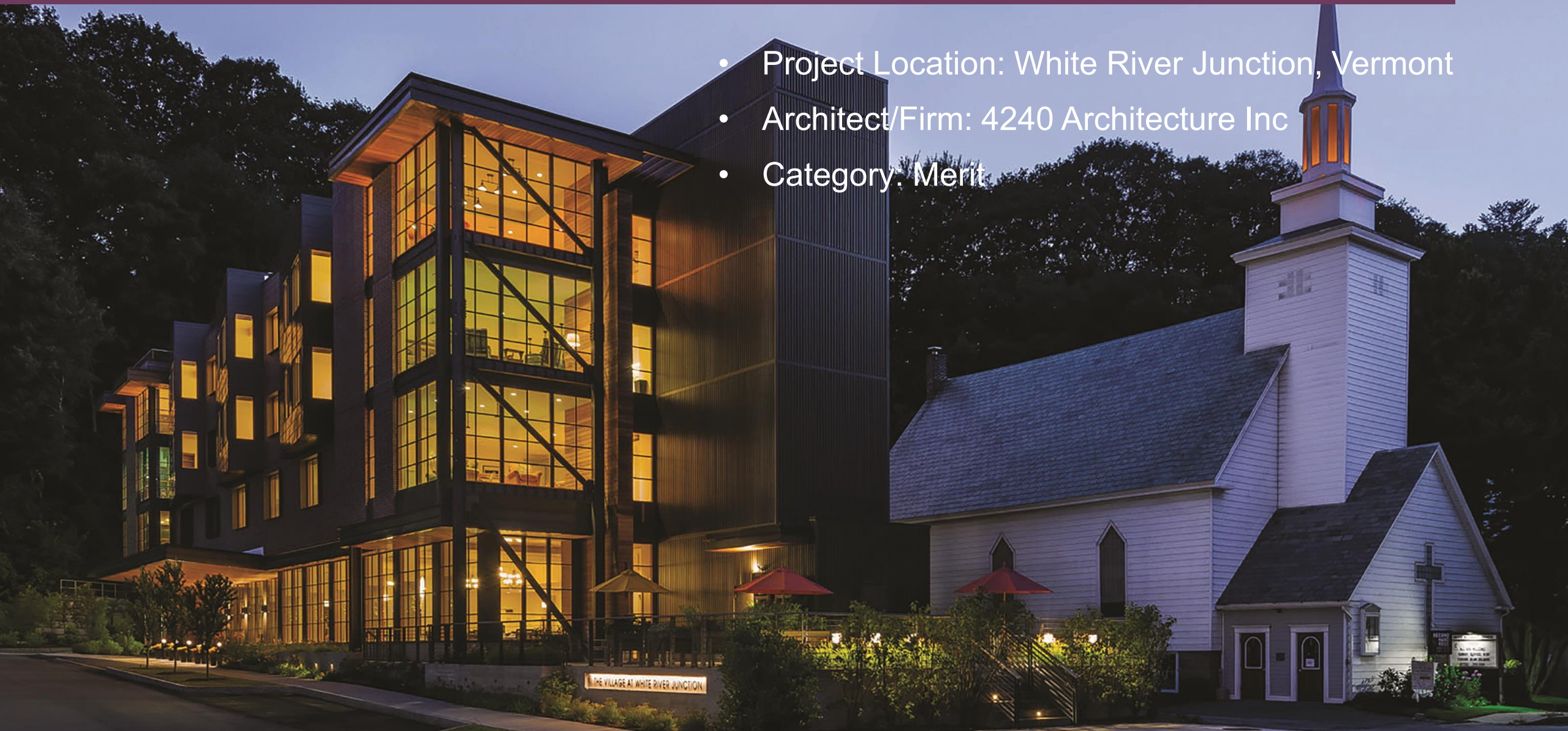


SOUTHINGTON CARE CENTER
Memory Care Renovations

- Project Location: Southington, Connecticut
- Architect/Firm: Amenta Emma Architects
- Category: Merit

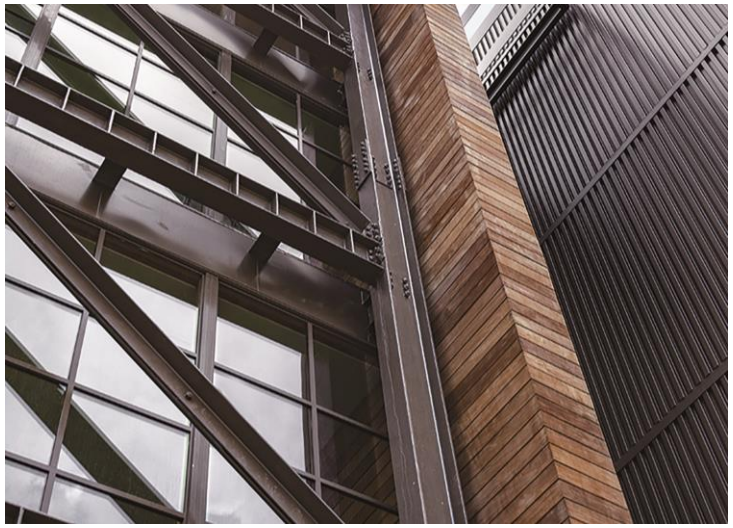
SOUTHINGTON CARE CENTER
Memory Care Renovations

THE VILLAGE AT WHITE RIVER JUNCTION



- Project Location: White River Junction, Vermont
- Architect/Firm: 4240 Architecture Inc
- Category: Merit

THE VILLAGE AT WHITE RIVER JUNCTION



SPECIAL RECOGNITION

BRIGHTVIEW GROSVENOR

- Project Location: North Bethesda, Maryland
- Architect/Firm: Hord Coplan Macht
- Category: Special Recognition

GARDEN SPOT COMMUNITIES
Sycamore Springs

- Project Location: New Holland, Pennsylvania
- Architect/Firm: SFCS Architects
- Category: Special Recognition

GARDEN SPOT COMMUNITIES
Sycamore Springs

PETER BULKELEY TERRACE

Affordable Senior Housing

- Project Location: Concord, Massachusetts
- Architect/Firm: Abacus Architects and Partners
- Category: Special Recognition

ABACUS [ARCHITECTS + PLANNERS]

Weinberg House

ABACUS | ARCHITECTS + PLANNERS
OPPORTUNITY
A tax default lot ends
50 years of isolation.

CONNECTION

A campus of 900 seniors joins the surrounding city.

ABACUS [ARCHITECTS + PLANNERS]

CONNECTION

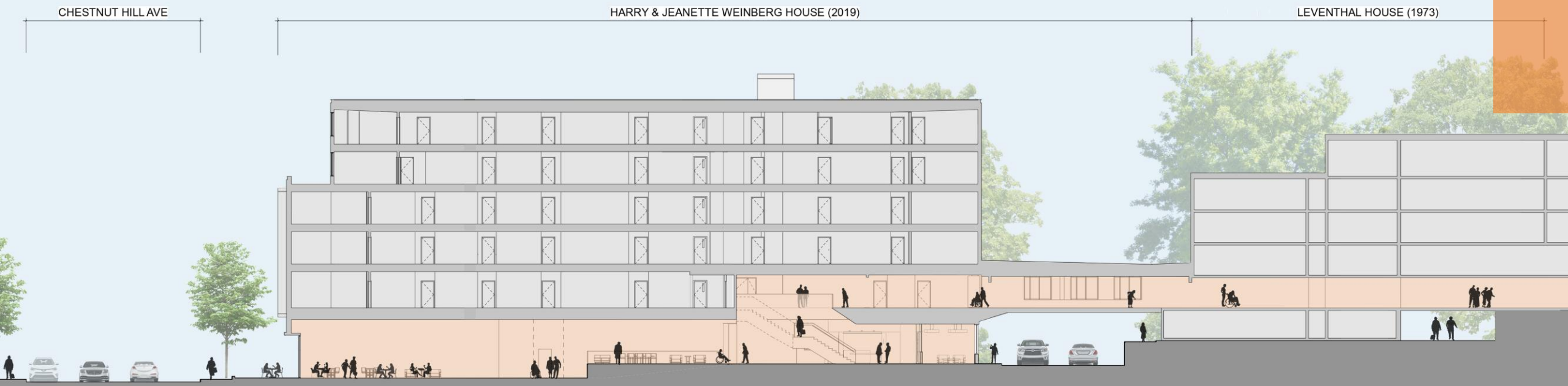
Public spaces connect residents with the city and surrounding community.

ABACUS [ARCHITECTS + PLANNERS]

CONNECTION

Double-height atrium, stair and bridge extend the public connection .

SECTION



Numerous points of interest organize and animate the 16’ of grade change.

Scale, material and detail are fine-tuned to the neighborhood context

ABACUS [ARCHITECTS + PLANNERS]

LEGIBILITY

Glass-front café and covered walkway are invitations into building and site.

ABACUS [ARCHITECTS + PLANNERS]

CIRCULATION

The simple building form is adapted for vehicular and pedestrian circulation.

ABACUS [ARCHITECTS + PLANNERS]

ANIMATION

Shape, color and texture provide human scale and enhance wayfinding, comfort and enjoyment.

ECONOMY

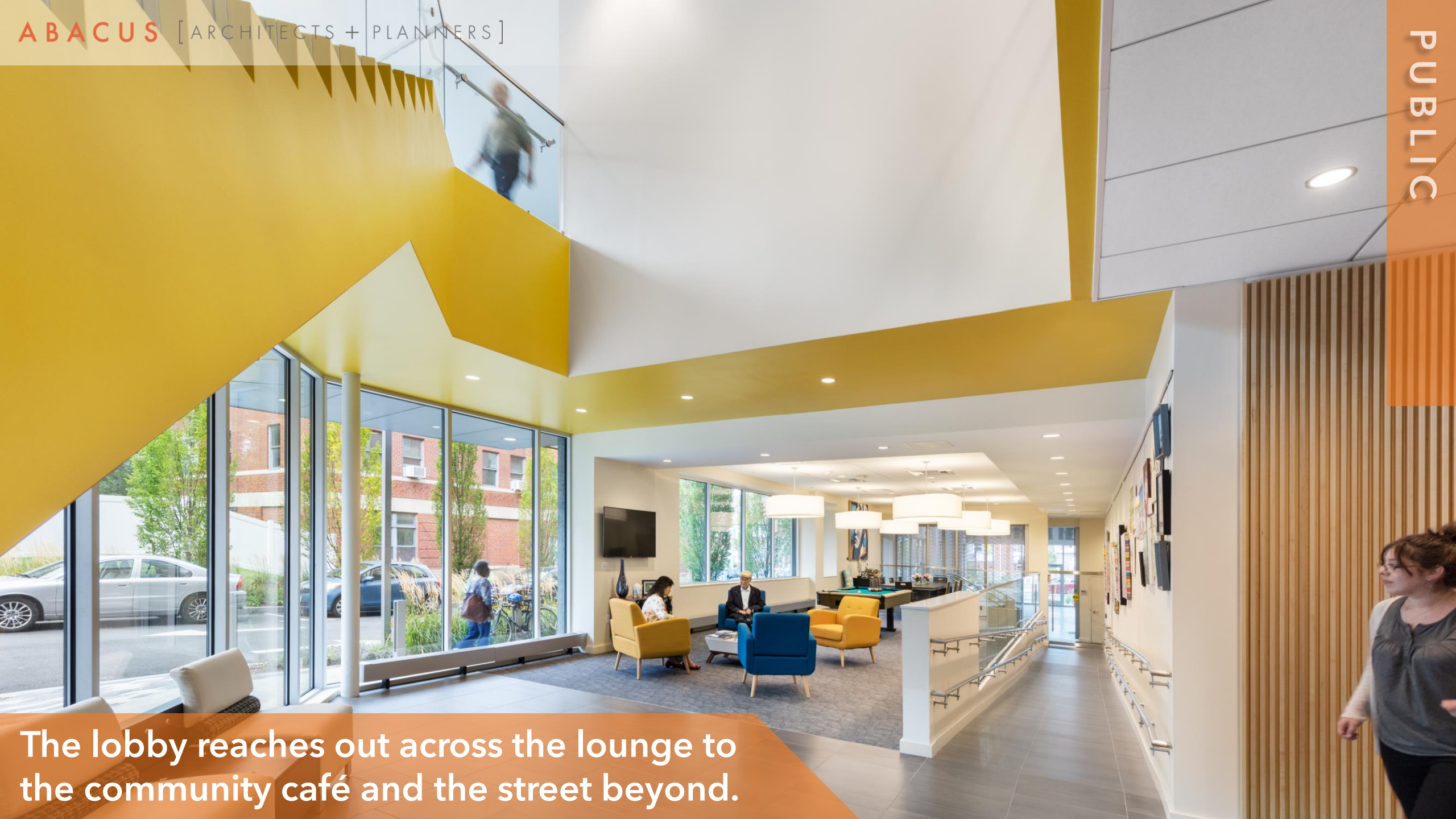
Careful composition and detailing of ordinary materials leads to extraordinary results.

Indoors and outdoors are carefully woven to maximize the year-round experience of nature

Views are arranged to take advantage of the site's natural features.

CONNECTION

Reception, lobby and office sit at the crossroads of interior, exterior, horizontal and vertical circulation.



PUBLIC

The lobby reaches out across the lounge to the community café and the street beyond.

A joyful stair connects to community spaces on the second floor, the bridge, and center of campus.

ENGAGEMENT

Overlooks encourage exploration and engagement.

Clear vistas clarify building and site organization, orientation and wayfinding.

ABACUS ARCHITECTS + PLANNERS

ACCESS

Universal Design eases and encourages mobility for all, optimized for access, safety and comfort.

PERSONALIZATION

Individual “front porches” and floor-specific color palettes enhance dignity and community

Generous open kitchens are designed for ease of use and aging in place.

COMFORT

Open plans, wide windows and private bedrooms make the most of 600 SF.

Brightview Grosvenor

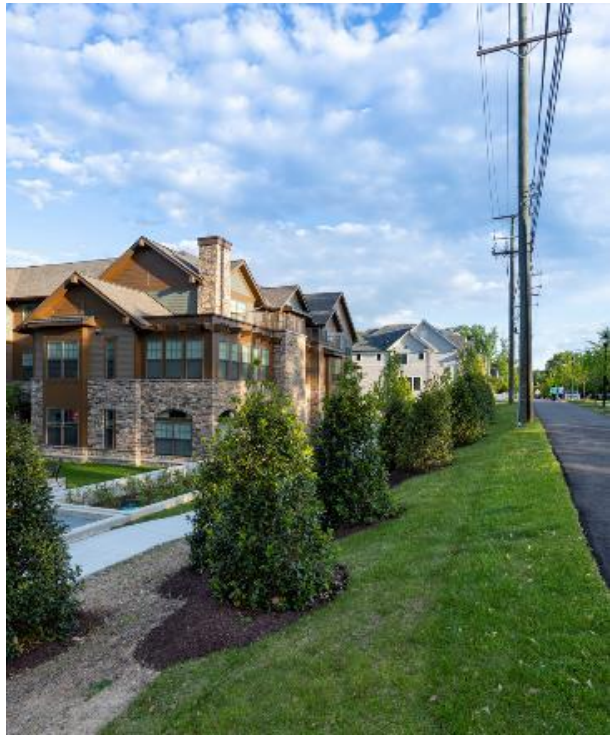
hord | coplan | macht

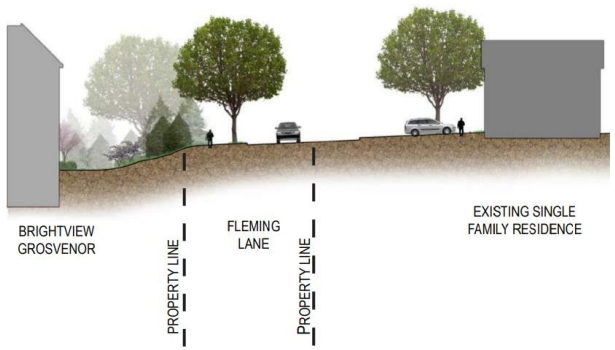
Presented by Cynthia Shonaiya

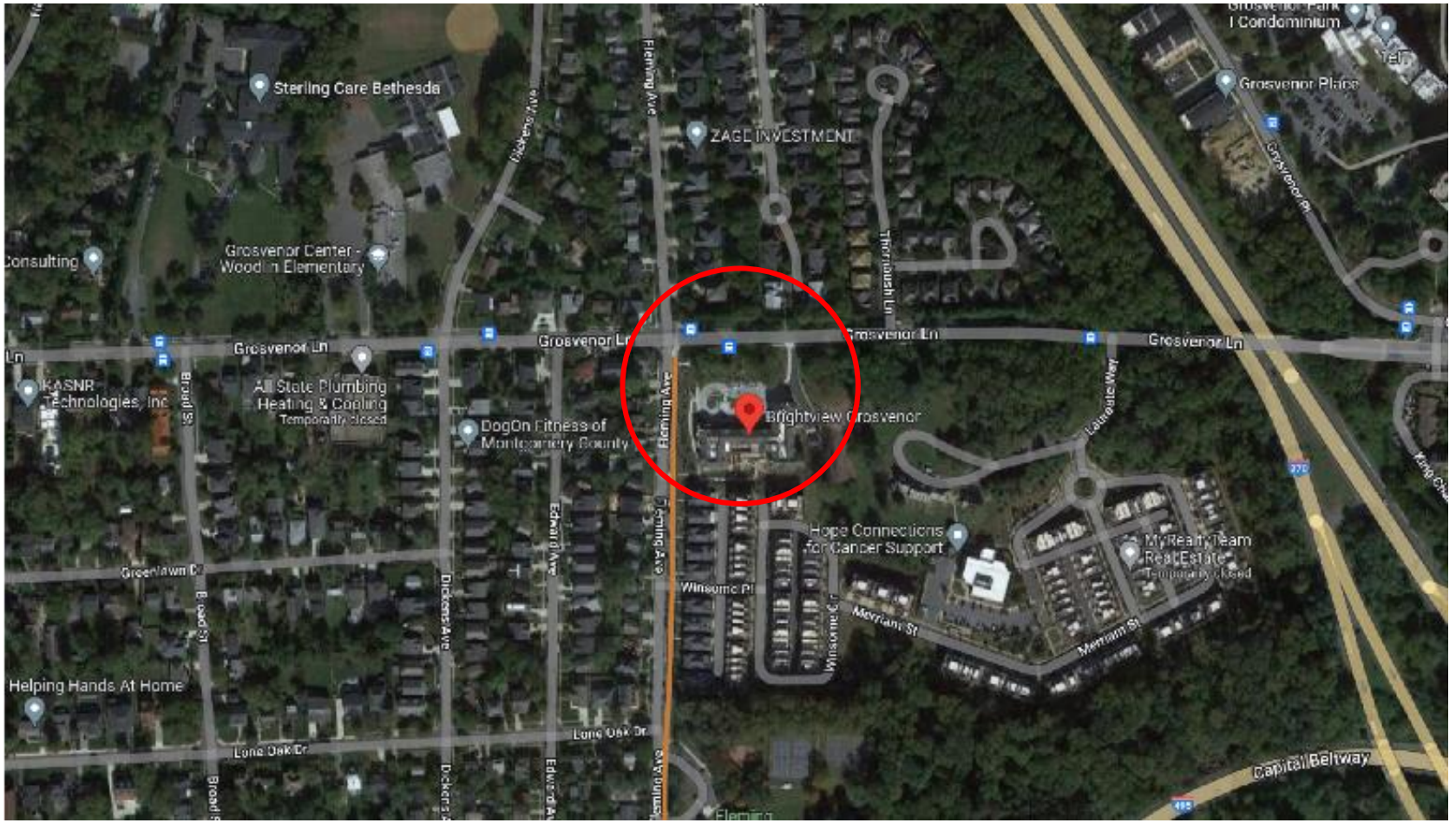
Aumen Asner Associates
Floura Teeter Landscape Architects
Morabito Consultants
Bowman Consulting Group

The Historic Grosvenor Mansion (Wild Acres): - Architecture and Landscape Context

A Community That Enhances The Entire Neighborhood







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A Community Integrated With Its Site

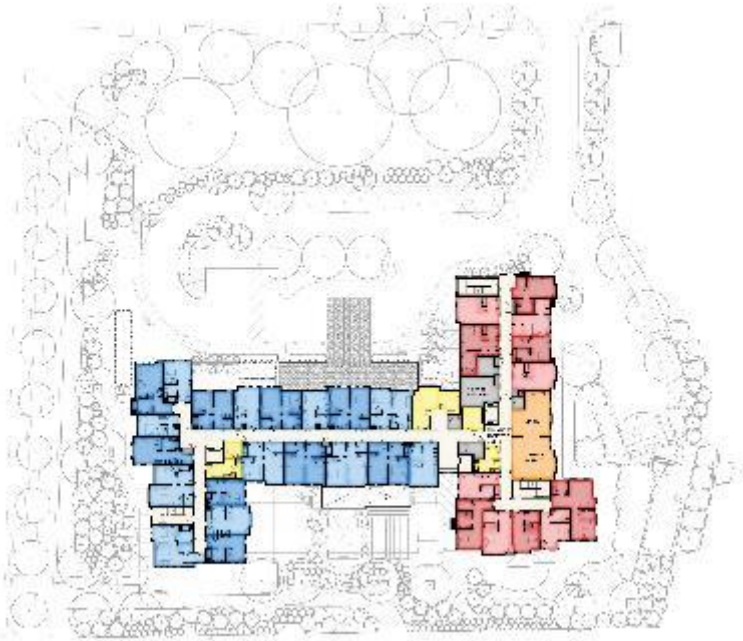
A Special Context Translates to a Unique Community

A Good Neighbor

Careful Design Creates Value

Terrace

Entry Level



Level 2

Level 3

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Sustainability as a Fundamental Value

LEED GOLD
CERTIFIED

Sustainability as a Fundamental Value

1. 49% of the plants and trees are **native to the area**, which means they require less care and water

2. 44% **indoor water** use reduction.
61% **outdoor water** use reduction.
63% **open space** for recreational use.
24% **energy** use reduction

3. Low -emitting **paints coatings, floorings, ceiling** and **insulation** used throughout.

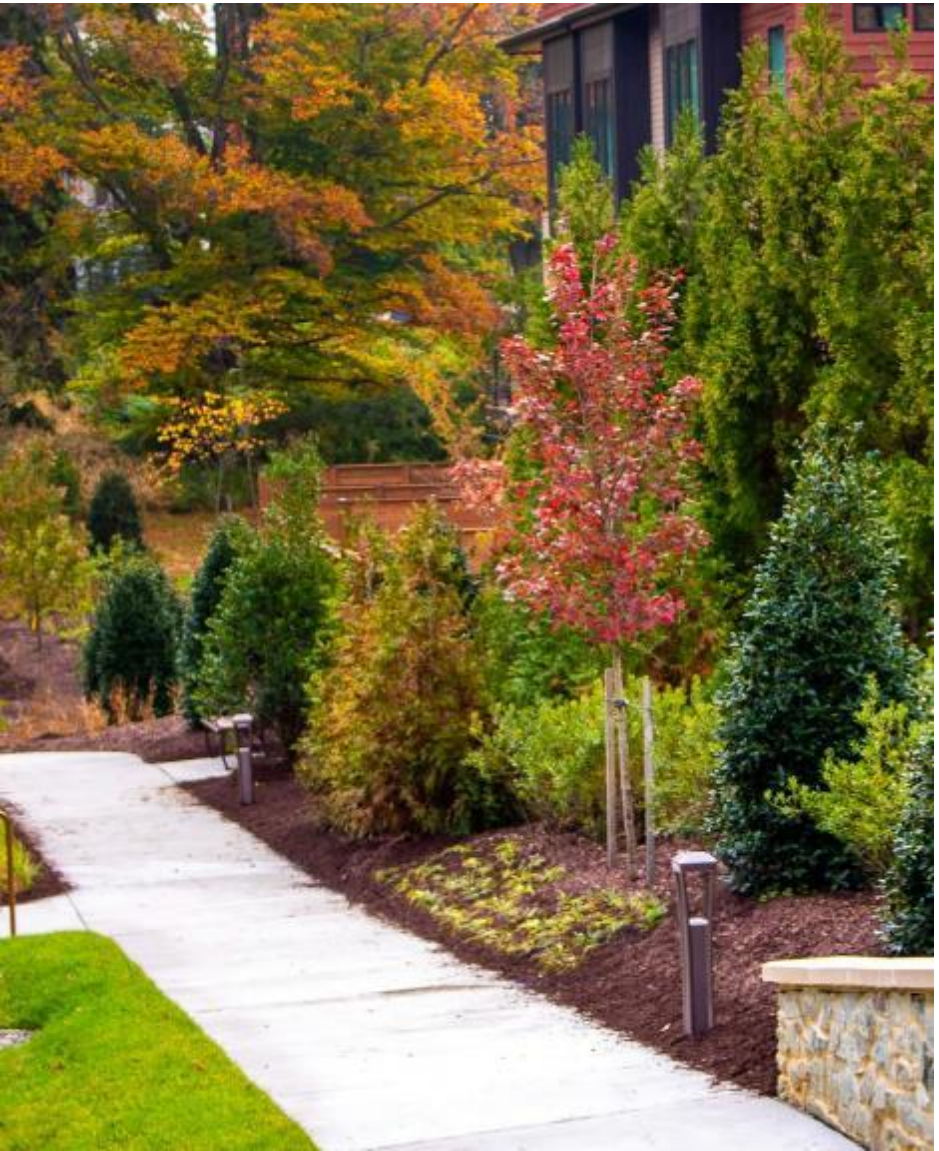
4. Bird sanctuary has a wide variety of **bird feeders** throughout, and other **bird-friendly features** such as accessible water and native plants.

5. Green Building education and signage helps residents, staff, and visitors understand the **positive impact of green design.**

Affordable High-Quality Design – Meets Middle Market Demand

Penthouse Level Memory Care Terrace
Designed for Easy Access & Security

Sensitivity to Nature and Sustainability



Maximized Outdoor Amenities on a Very Tight Lot

What sets this communities' design features apart from other senior living communities?

1. Draws on specific **local influences**, freely sculpting the building to work with specific **site conditions**
2. Provides **attractive, secure, home-like** amenities
3. Exterior spaces are **activated and engaging**
4. Multiple **covered porches** available including at the Memory Care roof garden
5. Terrace level facilitates **indoor and outdoor dining**, and community connectivity
6. The project is carefully designed and landscaped, with **sustainability** at its core

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ABACUS [ARCHITECTS + PLANNERS]

Peter Bulkeley Terrace

AFFORDABLE SENIOR HOUSING

ABACUS [ARCHITECTS + PLANNERS]

"Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

Secretary of the Interior's Guidelines for Rehabilitation of Historic Buildings

Peter Bulkeley Terrace

AFFORDABLE SENIOR HOUSING

ABACUS [ARCHITECTS + PLANNERS]

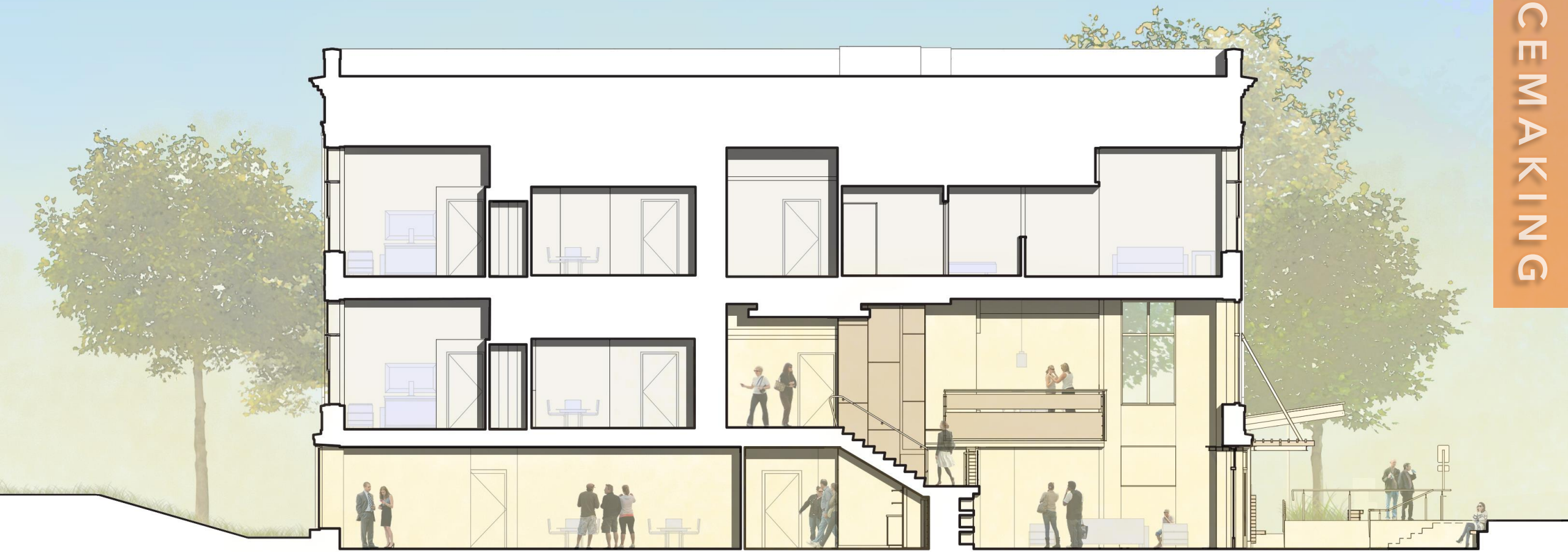
"The new work shall be *differentiated* from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Secretary of the Interior's Guidelines for Rehabilitation of Historic Buildings

Peter Bulkeley Terrace

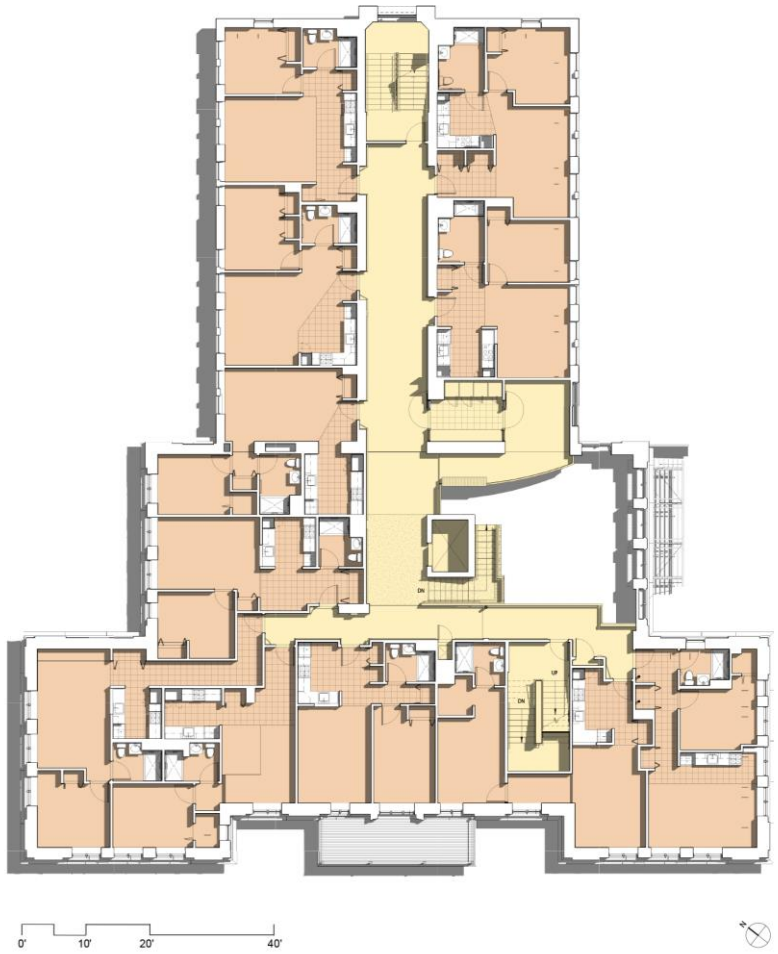
AFFORDABLE SENIOR HOUSING

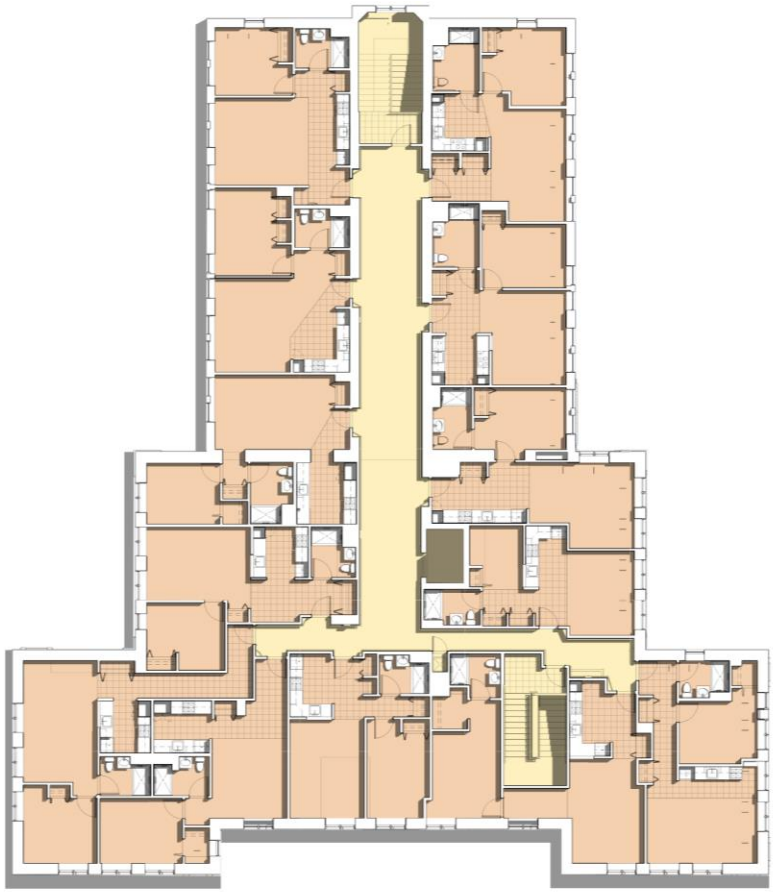
The ground floor is opened up as the center of indoor and outdoor community life.



The site is dug away, transforming a dark unfinished basement into a light-filled garden level.

Cutting away the floor of a classroom creates the central double-height living room.





Former classrooms are well suited to one-bedroom senior living.

ABACUS [ARCHITECTS + PLANNERS]

TRANSFORMATION

A sweeping canopy and glass vestibule provide a welcoming entry to the former basement.

Generous terrace, stepped gardens, seating and circulation establish the entry level as the main floor.

Indoor and outdoor living rooms are unified by large glass openings, pergola and paving.

Underpinning and steel are required to support the unreinforced masonry walls and foundations.

More steel reinforcing wraps the masonry piers, and concrete is cast onto the face of rubble foundations.

The double height wall of glass looks out to the terrace, gardens, and trees beyond.

ABACUS [ARCHITECTS + PLANNERS]
COHERENCE
Programming, planning, detailing and furnishing bring residents together in community.
LEADINGAGE
Annual Meeting + EXPO

The living room provides a calm center with other uses, spaces and circulation organized around it.

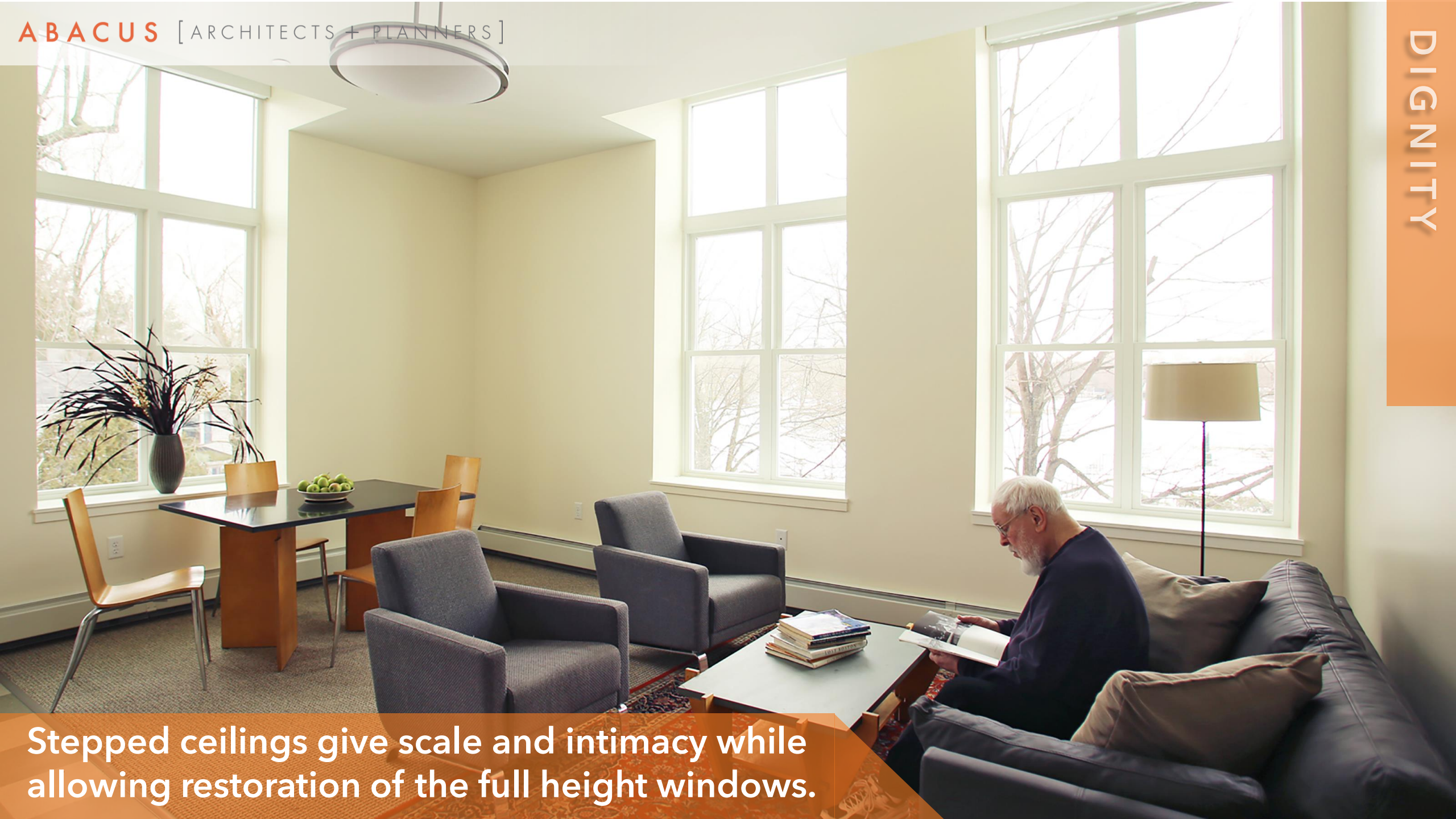
There are always a few surprises when renovating old buildings.

SURPRISES

Power washing revealed more extensive issues than were anticipated.

Deteriorated sections were removed and replaced with new castings, carefully matched in color and form.

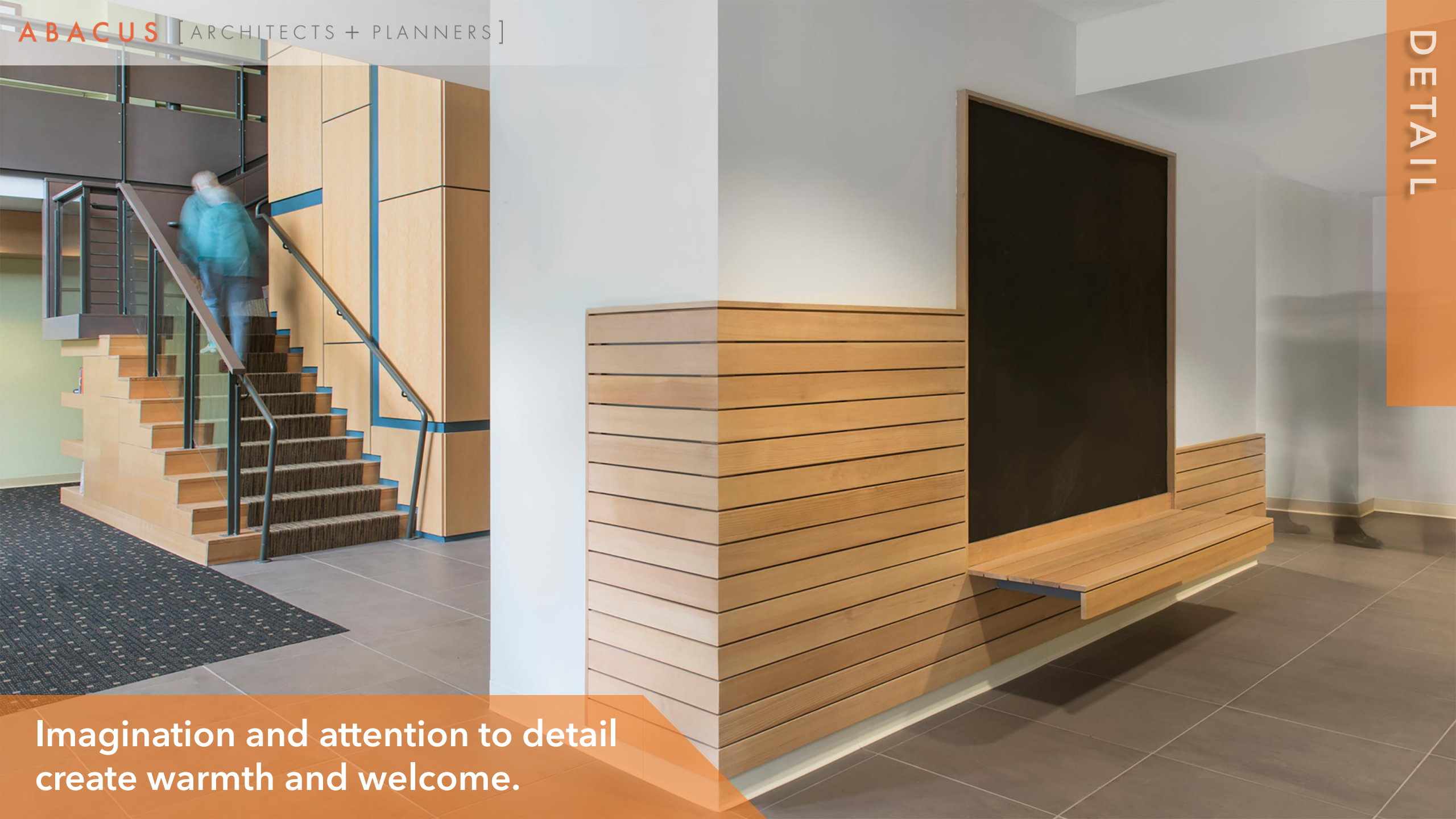
Apartment entries evoke front porches, enhancing individual identity and dignity.



Stepped ceilings give scale and intimacy while allowing restoration of the full height windows.

ABACUS [ARCHITECTS + PLANNERS]

DETAIL



Imagination and attention to detail
create warmth and welcome.

PLACEMAKING

The post office brings residents together in the community living room.

Wood trellises bring inside and outside together.

Things That Stand Out – (M)

The Center at Belvedere

- Breaks stereotypes of "senior-living of old"
- Super cool, robust offering of activities
- Minimalistic interiors

Things That Stand Out – (M)

Maravilla at the Domain

- Fabulous integration of daylight
- Simple and straight forward
- Thoughtful interiors
- Ample green space
- LEED Platinum

Things That Stand Out – (M)

Weinberg House

- Fresh, bright colors
- Main floor amenities connected to street
- Use of found space

Things That Stand Out – (M)

The Village at White River Junction

- Warm and inviting
- A village-within-a-village
- Great walkability and location
- Modern and clean

Takeaways

Things That Stand Out – (M)

Southington Care Center Memory Care Renovations

- Details, details, details
- Small space, big impact
- Connection to outdoors

Things That Stand Out – (M)

Southington Care Center Memory Care Renovations

- Tactile

Things That Stand Out – (SR)

- Approachable exterior
- Awesome outdoor spaces
- Comfortable place
- Large open-air terrace
- LEED Gold

Things That Stand Out – (SR)

- Multi-generational
- Building a senior neighborhood
- Unique units and cottage plans

Things That Stand Out – (SR)

Peter Bulkeley Terrace Affordable Senior Housing

- New life to a 1912 ‘aging’ facility
- Fresh take, affordable senior living
- Warmth and visual

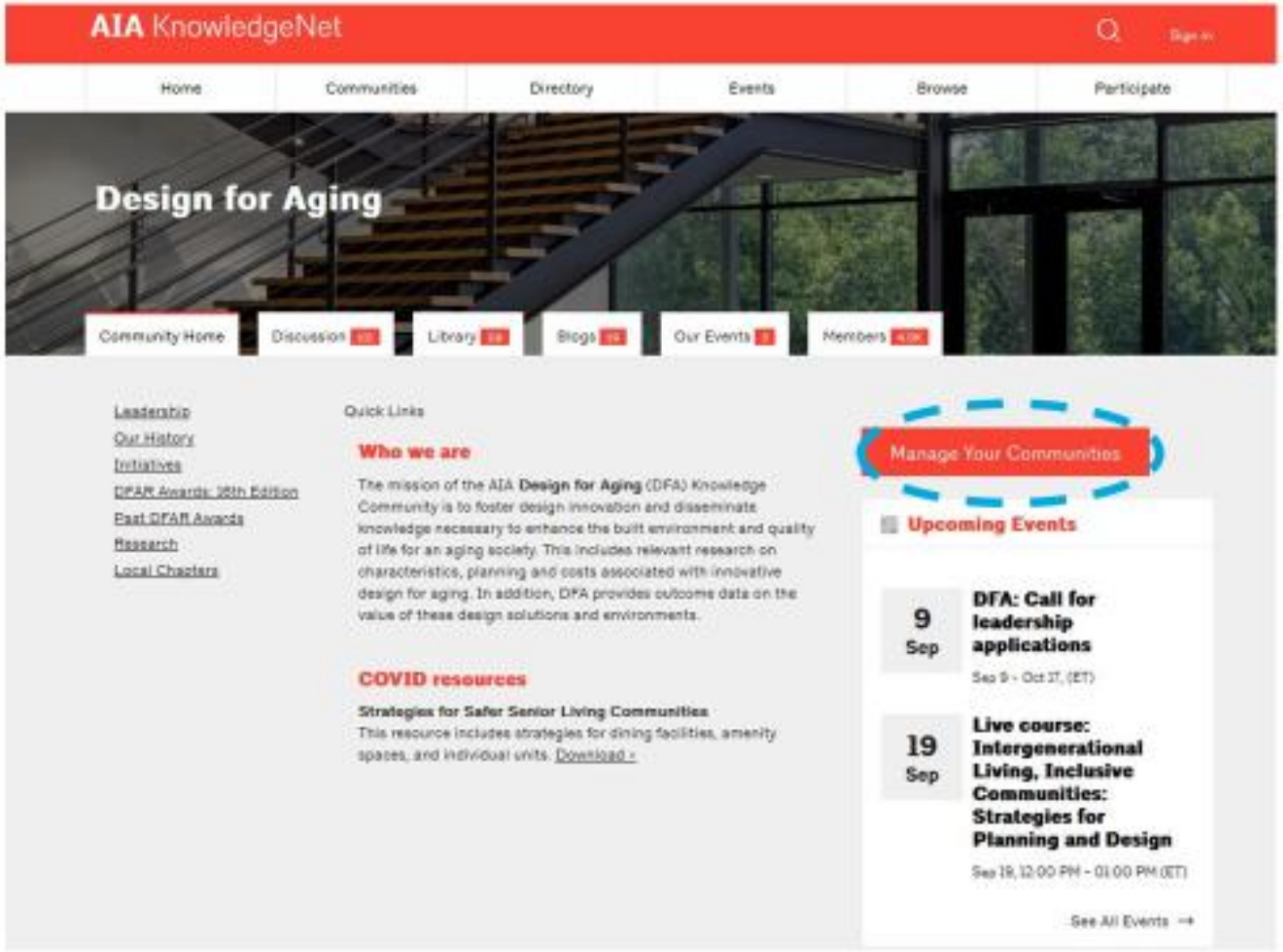
Design for Aging

AIA Knowledge Community

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.

Join DFA

aia.org/dfa



QUESTIONS?

Feedback Survey

We encourage all attendees to complete the post course survey at https://www.research.net/r/3NSQ6CB by Friday December 9, 2022, at 5pm ET.

Please email knowledgecommunities@aia.org if you have any questions.

Thank You!

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