

Bold designs distinguish NAHB-honored projects

Washington, D.C. – A few years ago, high-end design and fancy amenities were not high priorities for projects aimed at seniors. But judging from the projects honored by the National Association of Home Builders (NAHB) earlier this year, they are rapidly becoming more important.

The NAHB Seniors Housing Council recognized 24 projects in 14 categories that are catering to the seniors market.

An 11-member panel of architects, designers and builders chose the winners according to how they tackled the needs of the market and addressed issues such as marketability, budget, challenging sites and diverse programs.

A number of developments in the “active adult” category focused on country club and resort-style living, offering recreational facilities such as fitness centers, indoor and outdoor pools, and golf courses as well as fine arts studios, ballrooms and computer rooms.

This year's winners also included several apartment projects designed to allow residents to “age in place.” Distinguished by innovative architecture or interior designs, many of the projects were historic renovations or part of community revitalization efforts, and offered features such as media rooms, country stores and nutritional centers.

Winning projects in the categories of continuing care retirement/congregate care communities and service-enriched communities were selected for creating environments that were sensitive to residents' physical needs. Developments included handrails, on-site ramps, and elevators to accommodate the limitations of some residents, while offering active lifestyle amenities such as pools, fitness centers and wellness centers.

The **Jurors' Innovation Award**, sponsored by Villas of America, was given to **Seasons at The Hoover**, which was also honored as a Gold Winner in

the Affordable Seniors Apartment category.

The project, by LINC Housing Corp. (Whittier, Calif.), involved renovation of a historic 100-room hotel into a 50-unit apartment complex for low-income seniors. The development was recognized for preserving the building's heritage, sensitively combining the 1920s-style interior with contemporary motifs, and for providing overall affordability.

Individual dwelling units were demolished, and new one-bedroom

Calif., this project serves low- to moderate-income seniors and supports Los Angeles' efforts to revitalize the neighborhood with market-rate apartment communities. The development promotes aging-in-place by providing amenities such as a two-story clubhouse with full kitchen, billiards room, library, computer learning center, dance floor, beauty salon and pool/spa. Jurors selected the development for its people-friendly site planning, well-detailed regional architecture and resort-like facility layout that encourages resident



Park Plaza, a 203-unit community in North Hollywood, Calif., features a wide array of More Than Shelter For Seniors® programs including Tai Chi, writing classes, computer classes, physical education classes, film and drama appreciation. (Photo: Wayne Thom)

units were constructed within the existing structure. Jurors selected the development based on its adaptation of an old hotel into affordable seniors housing and the high-quality interiors of the building.

Owner: Seasons Uptown Whittier, LP; Builder: J. Dreyfuss & Associates; Developer: Vista Communities; Architect: Killefer, Flamang, Purtill Architects.

Affordable Seniors Apartments

Gold Winner: Park Plaza Senior Apartments

Located in North Hollywood,

interaction.

Owner: Foundation for Affordable Housing; Builder: Cobalt Construction; Developer: Meta Housing Corp.; Architect: John Cotton Architects.

Seniors Apartments

Gold Winner: The Terrace at First Colony

Based in Sugar Land, Texas, the Terrace at First Colony incorporates colors and materials that blend with the surrounding master-planned community. Designed for active retirees, the resort feel of the development was created with

a large grand entry with porte-cochere, three-story atrium and fountain. Residential units are located around the dining room, activity rooms and four courtyards, and amenities include a pool and spa, lagoons, gazebos, waterfalls, rose gardens and putting green.

Owner/developer: Metro National Corp.; Builder: Tellepsen Corp.; Architect: Kaufman Meeks + Partners.

Large Continuing Care Retirement Community and Congregate Care Community

Gold Winner: Sun City Machida

This winner, selected from Tokyo, Japan, is a hilltop campus of buildings that met the client's requirement that all units have either an east or south-southwest orientation. This development incorporates Western senior-friendly lifestyle amenities as well as designs that blend Eastern and Western aesthetics. Jurors selected the development because the units provided strong cultural affirmation and offered abundant natural light, subtle color variations and accessible common areas.

Owner: Half Century More Co., Ltd.; Contractor: Nippon Kokudo; Architects: Dennis Cope Architect and Hellmuth, Obata & Kassabaum; Associate architect: JDC Corp.

Small and Midsize Continuing Care Retirement Community and Congregate Care Community

Gold Winner: Vernon Woods Retirement Community

Located in LaGrange, Ga., Vernon Woods extends the fabric of its Southern small town by organizing its independent and assisted-living units into small-

For more information

- A complete list of winners is available from the NAHB at (800) 368-5242, ext. 8220.

scale neighborhoods linked by shared spaces. Outdoor courtyards, interstitial gardens, and dining and activity rooms connect the levels of care. Details like Arts and Crafts handrails accommodate physical limitations of aging residents. Jurors selected the development for its architectural design elements and non-institutional atmosphere.

Owner: West Georgia Health System Inc.; Builder: Batson-Cook; Architect: Perkins & Will.

Renovated Service-Enriched Seniors Housing

Gold Winner: The Fountains at Logan Square East

Despite its welcoming location and initial success, the high-rise known as the Fountains at Logan Square East in Philadelphia was an aging CCRC in need of redevelopment. Builders redeveloped the CCRC by reconfiguring the development's existing public spaces and creating a more traditionally designed main building that introduced millwork, finished details, strong wall colors mixed with accented trims and new light fixtures. Jurors selected the development for its well-detailed interiors and architectural touches that created warmth and charm while reducing large spaces to a more human scale.

Owner: The Fountains at Logan Square East, LLC; Builder: Uniwest Construction; Architect: Partridge Tackett Architects.

"On the Boards" Service-Enriched Seniors Housing

Gold Winner: Kokoro Assisted Living Facility

Based in San Francisco, this project will incorporate an existing historic structure built in 1895 into the design of an adult day-care facility and assisted-living residences. A newly built structure for the 54 assisted-living residences includes balconies that break up the façade to blend into the scale and texture of the adjacent residential street. To create pleasant interior units and open space, the new building is designed around a courtyard. The historic building's vaulted interior is currently being restored, with a library and smaller gathering spaces on the mezzanine overlooking the lounge and dining areas. Jurors honored this development as an excellent example of urban infill that fits well into the neighborhood and successfully protects the original building's character.

Owner/developer: Kokoro Assisted Living; Builder: Roberts-Obayashi Corp.; Architect: KodamaDiseno.

Gold Winner: La Costa Glen

Based in Carlsbad, Calif., this 400-unit CCRC development will include private single-family homes, duplexes, apartments, assisted-living and nursing facilities. The development uses local Spanish Colonial Revival architecture throughout the site.

Owner and developer: Continuing Life Communities, LLC; Builder: Koll Construction; Architect: KTGy Group, Inc.; Interior designer: Cole Martinez Curtis. ■

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