

SENIOR LIVING

Service-Enriched
Communities

THOUGHT
DESIGN
INSPIRATION
ARCHITECTURE
PLANNING

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Service-Enriched Senior Living

KTGY's commitment to senior living environments includes a full continuum of care from age-targeted to independent living, assisted living, memory care and skilled nursing.

Our work promotes independence through universal design and wellness and focuses on building a community environment on site and within the greater area.

From affordable to luxury developments, KTGY provides architecture and planning for all parts of the economic spectrum of this large demographic. Our architects are constantly innovating with new site plans, timeless architecture and amenities that keep pace with the ever-shifting stride of this market.



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RESORT-STYLE Living

Reata Glen | San Juan Capistrano, CA
60-ACRE LIFE PLAN COMMUNITY (CCRC)
SPIEKER SENIOR DEVELOPMENT

Located in the highly sought-after community of Rancho Mission Viejo, Reata Glen offers a rich array of living arrangements and resort-style amenities in a community that offers a health center with an assisted living facility, memory care and a skilled nursing facility. As part of Rancho Mission Viejo, Reata Glen is a haven within a vibrant neighborhood of single-family and multifamily living, close to shops and restaurants, culture and recreation. The location creates the possibility of living in style near to family and friends of all ages.

SEASIDE City Living

Pine Avenue | Long Beach, CA
INDEPENDENT LIVING TO ALMC IN NEIGHBORING
URBAN TOWERS
GLOBAL PREMIER DEVELOPMENT

Located in walkable downtown Long Beach, two new developments are planned for this site. The first is a renovation of an existing historic office building into an eight-story, 91-bed assisted living and memory care residence with rooftop deck. Next door, a new contemporary residential tower will offer assisted living, providing residents with views, food service and community amenities.



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HWY 26

N PLATTE RIVER

RIVER-FRONT TRAIL

COMMUNITY PARK

KING BLVD

SENIOR VILLAS

INDEPENDENT LIVING

SENIOR VILLAS

ASSISTED LIVING

W 13TH ST



REIMAGINING a Riverfront

Platte River Commons | Casper, WY
78-ACRE MASTER PLAN REINVENTS A RIVERFRONT
REFINED PROPERTIES

This visioning project addresses a 20-year plan for future growth, attracting new and exciting development to the city of Casper. Public amenities are planned to include an expansive riverfront trail, community park, 110,000 square feet of retail and dining, that will draw visitors from new creative office, hospitality and senior living communities in the area, as well as the existing golf course.

LIFE PLAN Enclave

The Glen at Scripps Ranch | San Diego, CA
53-ACRE LIFE PLAN COMMUNITY (CCRC)
SPEIKER DEVELOPMENT

An amenity-rich community with three residential types: three-story stacked-flat courtyard apartments offer views; two-story garden terraces are two-story stacked flats that offer a bit more privacy; and villas, single-family homes and duplexes that function similarly to a traditional single-family neighborhood. Amenities include restaurants, game rooms, movie theater, library, nail and hair salon, a massage room, performing arts theater, tech center, swimming pool and tennis court. The Glen at Scripps Ranch also offers a health center with an assisted living facility, memory care and a skilled nursing facility.





DESIGN for Wellness

Harper Road | Albuquerque, NM 14.14-ACRE LIFE PLAN COMMUNITY (CCRC) SENIOR RESOURCE GROUP

A curved building façade and stepped site planning maximizes views of the valley and mountains surrounding the property. Spanish style means earth tones, stone accents, dark wood trim and tiled roof. The community is divided into three distinct living areas that step down the sloped site: independent living, assisted living and memory care, each with their own central courtyard, and are joined by one large kitchen near the center of the community. Units feature universal design principles: wider hallways, fully accessible bathrooms and more. Adjacent neighborhoods consist mostly of single-family homes, providing an opportunity to live near to family and friends.

ADDING RESIDENTIAL to Existing Retail

Griffin Plaza | Simi Valley, CA

10.71-ACRE MIXED-USE ASSISTED LIVING | MEMORY CARE

GRIFFIN FINE LIVING, LLC

Adding a residential community to an existing shopping plaza created a catalyst to enhance the property with new restaurants and shops, a grocery store and pharmacy as well as a turtle pond and outdoor seating. Residential amenities include dining rooms, family lounges, fitness center, beauty salon, library, game room, TV room and rooftop terrace with outdoor bar and kitchen.





MULTIGENERATIONAL Community

Carmichael Seniors | Sacramento, CA
15.13-ACRE LIFE PLAN COMMUNITY (CCRC)
GENERATIONS CONSTRUCTION, LLC

A high-end CCRC nestled into an established neighborhood offers a contemporary design that takes cues from adjacent mid-century modern homes. Located immediately next door to a K-12 private school, the community boundaries are designed to be as porous as possible while maintaining a required level of security. Planned programs allow residents to volunteer at the school and students to volunteer at Carmichael Seniors. The community has convenient access to the Village Square, a hub of activity and shopping.

DESIGN for Connectivity

The Crossings Medical Campus | Las Vegas, NV
**9.75-ACRE 132-BED ALMC AND 126-BED SKILLED NURSING IN A
SEPARATE, DEDICATED BUILDING**
THE CALIDA GROUP

Private and semi-private rooms with a dedicated building for high-acuity memory care, surround courtyards that offer active and passive uses such as a yoga platform and water wall, creating a calming environment and supporting wellness. Dining areas and living rooms are connected to outdoor courtyards with lit pathways and gathering spaces ideal for promoting community and connectivity.





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COMFORT and Service

The Georgian Lakeside | Roswell, GA
3-ACRE SERVICE-ENRICHED COMMUNITY
GRIFFIN FINE LIVING, LLC

A new residential community seamlessly integrates wellness through a variety of amenities that support physical, social, spiritual, emotional, intellectual and environmental health. The Colonial design and well-appointed residences cater to a discerning market. The porte-cochère creates a grand arrival, while the impressive lobby opens to the two-story dining room and takes advantage of beautiful lake views.

INTEGRATING into Urban Neighborhoods

Next Steps | R+D Studio AN URBAN MIXED-USE CONCEPT FOR SENIOR LIVING

KTGY's R+D Studio explores a senior living high-rise concept that takes advantage of the benefits of an urban lifestyle and serves the wide range of needs of older adults. Next Steps offers a variety of housing options, supportive mixed-use, and encourages social interaction and community engagement.

By integrating luxury amenities and convenience retail, seniors can have everything they need in close proximity. A pet spa, makerspace, and children's daycare at the street level encourages residents to stay connected with their community. Options for independent living, assisted living, and memory care allow seniors to remain close to friends and family, and live in a walkable neighborhood.





Next Steps | R+D Studio
AN URBAN MIXED-USE CONCEPT
FOR SENIOR LIVING



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