

EXPAND

KTGY
THOUGHT
DESIGN
INSPIRATION
2018 | NO. 1



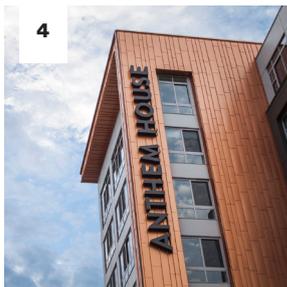
The Way We Live Now

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EXPAND

In This Issue



3 **The Way We Live Now**

4 **MIXED-USE COMMUNITY**

Anthem House

Transforming an Industrial Waterfront

14 **Q+A**

Planning for Wellness

By Johanna Crooker

18 **R+D**

The Patch

Cultivating Community Through Infill Farming

26 **ON THE BOARDS**

The Homes at Deer Hill

Luxury Materials and Open Spaces

34 **ESSAY**

If I Live to Be 150

By Ben Seager

36 **R+D**

Next Steps

An Urban Mixed-Use Concept for Senior Living

44 **MULTIFAMILY COMMUNITY**

Vu at MacDonald Highlands

52 **ON THE BOARDS**

Pine Avenue

1920s Art Deco Inspires a Contemporary Neighbor

58 **LAST SHOT**

The June Street Collection



The Way We Live Now

There is no one way we live today. Gone are the days of the seemingly mandatory move to the suburbs to raise the kids. The days of banishment to a dreary retirement home are also past. At KTG, we take so much joy in creating the places where people not only rest their heads, but where they live their best lives, that we are dedicating this issue of *Expand* to the many ways we live today. Come along with us as we explore a variety of solutions for modern living.

ANTHEM HOUSE

Baltimore, Maryland

TRANSFORMING AN INDUSTRIAL WATERFRONT



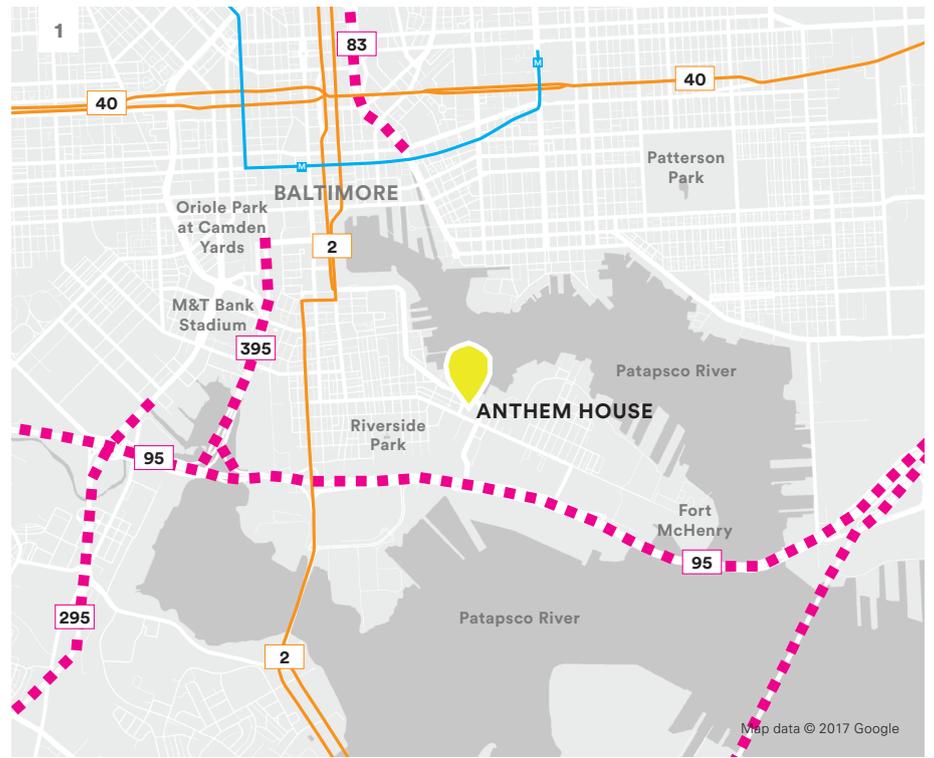


Not content to simply maximize the waterfront location and great views of Baltimore's skyline, development partners Bozzuto, War Horse Cities and Solstice Partners built on the energy of the Locust Point peninsula, offering a market-defining residential enclave of 292 modern apartments with retail shops and outstanding amenities.

The \$100-million redevelopment of a former GE site at 900 E. Fort Avenue in Locust Point was planned for those who want to be part of a rich city atmosphere. Anthem House draws inspiration from neighborhood icons located less than a mile away: the Under Armour headquarters, located in the former Proctor & Gamble soap factory and Fort McHenry, where the valiant defense of the fort compelled Francis Scott Key to write "The Star-Spangled Banner" in 1814.

The architectural solution maximizes the great 360-degree views of the city and the water, as well as positions the property to enhance the view from the city across the harbor.

Seven-foot rooftop letters announce the location of Anthem House, referencing nearby historic skyline markers.



1 | Located on a former industrial site on Baltimore's Inner Harbor, Anthem House is accessible to the city and greater region with nearby highways, airport and public transportation.

2 | The building is positioned to maximize natural light for the residences and to offer expansive harbor and city skyline views from residences and common areas.

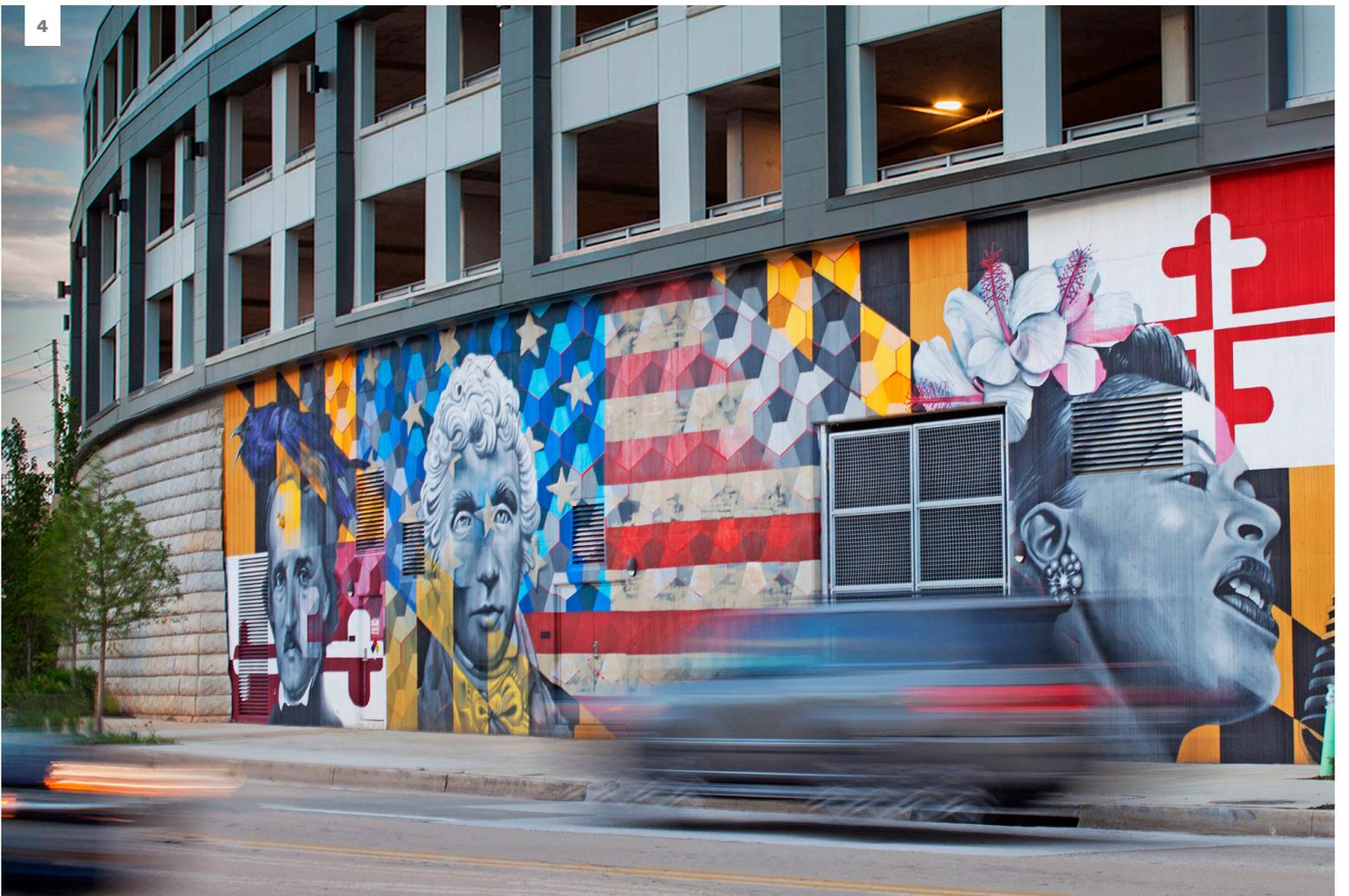




ANTHEM HOUSE

900 EAST

Bronze-hued standing seam metal shingles capture ambient light.





The architecture of the LEED Silver® certified, nine-story building complements the recent industrial nature of the site. A grid overlay on the facade is reminiscent of the steel girders in a raw industrial space. KTG Architecture + Planning created the three-dimensional folded plane elements that highlight the building's entrance, office penthouse and harbor penthouse units, and become the project's striking architectural markers. This effect was achieved by arranging bronze-hued standing seam metal tiles in random patterns, a classic technique that has been incorporated in architectural landmarks including the Chrysler Building in New York City.

The parking garage was initially specified as a separate element due to the challenges of the former industrial site, which precluded the development of underground parking. KTG provided a design to integrate the parking to create a more seamless profile, programming the garage into the middle grid of the building, offering 433 parking spaces for residents.

3 | Indoor lounge areas flow intuitively and include the building's own coffee to cocktails café.

4 | A mural by Annapolis-based artist Jeff Huntington pays homage to notable Baltimoreans Edgar Allen Poe, Francis Scott Key and Billie Holiday.

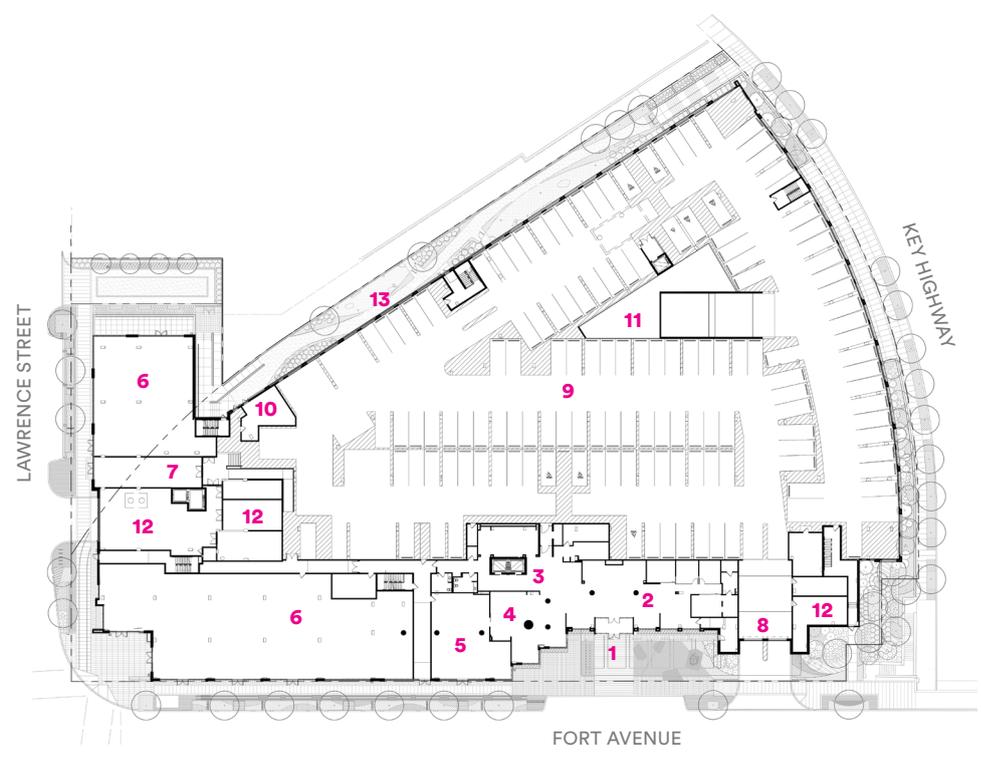
5 | A grid overlay on the facade is reminiscent of the steel girders in a raw industrial space, embracing the history of the site in a dramatic, oversized pattern.







- 1 ENTRY PLAZA
- 2 LEASING
- 3 RESIDENTIAL LOBBY
- 4 LOUNGE
- 5 COFFEE BAR
- 6 RETAIL
- 7 RETAIL LOBBY
- 8 PARKING GARAGE ENTRY
- 9 PARKING GARAGE
- 10 PET WASH
- 11 BIKE STORAGE
- 12 SERVICE / UTILITY
- 13 AMENITY SPACE
- 14 4TH FLOOR COURTYARD
- 15 3RD FLOOR COURTYARD



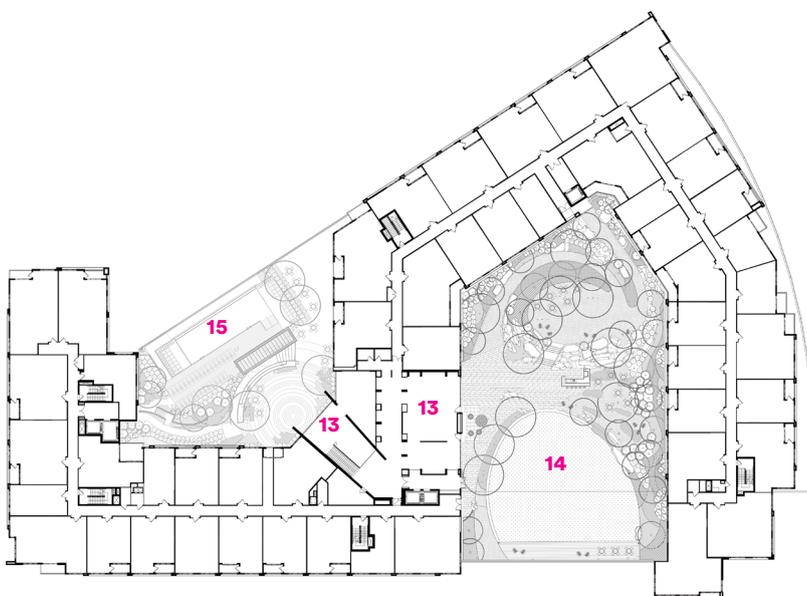
GROUND FLOOR



When conceptualizing the design for Anthem House, KTGy took into consideration the area's Key Highway South Urban Renewal Plan, which calls for a vibrant mix of uses, street-level activation and multi-modal linkages to establish the property as a gateway to Locus Point and Ft. McHenry, as well as to the surrounding waterfront and neighborhood.

Designed around a fitness-based lifestyle, and with outdoor enthusiasts in mind, Anthem House offers residents two elevated courtyards with an acre of green space, as well as a 3,800-square-foot, two-story fitness center. KTGy's design studio drew inspiration for the fitness center plan from the gym at the nearby Under Armour headquarters. Seamless indoor/outdoor transitions and an integrated outdoor activity space includes oversized sliding panel doors that lead to an adjacent outdoor deck, linking the amenity with the south-facing courtyard. The expansive space was configured to accommodate various forms of exercise. The gym at Anthem House offers everything from tranquil yoga classes to intense P90X courses. An adjacent lounge puts an emphasis on communal gathering, while the entire space was intentionally placed at the center of the community to establish it as the focal point of the property. ◀

6 | The S-shaped design of Anthem House boldly takes advantage of an unusual site that slopes down toward the waterfront.



FOURTH FLOOR

PROJECT TEAM

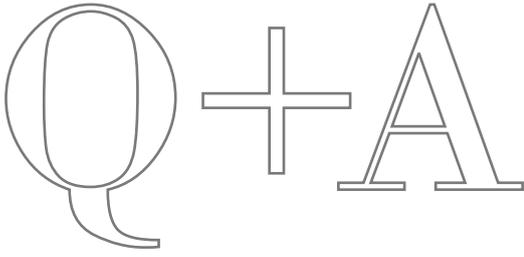
Development Partners: Bozzuto Development Company, War Horse Cities and Solstice Partners
Architect: KTGy Architecture + Planning
Interior Designer: RD Jones & Associates
Landscape Architect: Mahan Rykiel Associates Inc.
Civil: Whitman, Requardt & Associates, LLP
Structural: Smislova, Kehnemui & Associates, PA
Mechanical & Plumbing: IDS Group
Signage: Younts Design Inc.
Photography: Ray Cavicchio (pages 6, 8 top, 9, 10 & 11), John Bare (pages 4, 5, 12 & 13), Younts Design Inc. (pages 7 & 8 bottom)

TYPOLOGY

Mixed-Use Podium
 Apartments | Retail

FACTS

Density: 109.4 du/ac
Unit Plan Sizes: 540 - 2,107 sq. ft.
Number of Units: 292 du
Site Area: 2.67 ac
Retail: 19,200 sq. ft.
Number of Stories: 9
Parking: 449 spaces (1.54 sp./unit)
Construction Type: II



Planning for Wellness

By Johanna Crooker



What is the definition of wellness with regard to architecture and planning?

Johanna Crooker In the early 1900s, urban planning in the United States was strongly tied to public health in response to diseases and safety issues that emerged from the substandard working and living conditions in factories and overcrowded cities. As these issues disappeared the two disciplines began to slowly diverge. Today, a renewed partnership between public health and planning has emerged as society grapples with a new set of health concerns related to segregated land uses and sprawl, long commutes, air pollution, extended hours inside and behind a computer, and overly processed food. These new patterns of development and behaviors have resulted in a new set of ailments associated with a sedentary lifestyle, high levels of stress, poor diet, and a lack of fresh air and sunshine. Modern-day planning is now trying to find ways to improve public health through land use patterns, site planning and architectural designs focused on promoting health and wellness. This is being supported through socioeconomic shifts in the market and the media as consumers continually demand a new way to be healthy and happy. The shift toward experiential retail and the farm-to-table movement are expressions of this changing paradigm, and directly impact how we plan and design new communities.

Are there guiding principles for planning a community that will serve the health of the community?

JC While each community is unique, there are universal concepts that should be considered when planning for wellness. The most obvious include features that encourage physical health such as designing healthy and comfortable buildings with access to natural light and fresh air; protecting air and water resources; encouraging walking and other physical activity through trails, sidewalks and parks; providing access to healthy food; and making better land use choices that enable people to live closer to their work and daily needs to reduce commute times and vehicle emissions. However, physical health is only part of the equation. Studies show that mental health is equally important to physical health. A healthy lifestyle also requires strong social and family connections, as well as stress reducing activities such as happy hour, quiet reflection and meditation, or participation in various hobbies. All of these are supported through strong placemaking and multigenerational design. New communities should consider how they can plan for all ages, people and household types, and offer creative and thoughtful ways for people to interact, support one another, and reduce stress. It is interesting to note that these same timeless concerns for wellness and lifestyle (conditions of cities, use of leisure time and social participation) were also identified and addressed through the planning efforts of ancient Greeks, Romans and other early societies, and can be seen in the thriving cities along the Mediterranean coast.

Are principles of planning for wellness different in the city, the suburb or even the exurb?

JC The principles are the same but the application of those principles may look very different based upon the context of the community. For example, providing healthy food in the city may involve the creation of a small rooftop garden while in the suburbs, it might consist of a fully functioning organic farm. With today's emerging technologies, we have new opportunities to provide a healthy lifestyle in a variety of settings so people have broader choices to suit their individual or collective needs and preferences.

What is the role of the agrihood?

JC Agrihoods provide more than just healthy food; they provide an ideal venue for people to develop strong social connections. Activities that center around food, such as cooking classes, dinners, farmer's markets, or other group activities, serve as a catalyst for community interaction. The agrihood also provides opportunities to be physically active in new ways by participating in gardening and harvesting, which have been proven to have therapeutic benefits including stress reduction. Lastly, agrihoods provide opportunities to educate people about healthy eating and living by reconnecting people with natural, unprocessed food.

What are the top things to take into consideration when planning an agrihood?

JC Agricultural amenities should be viewed as an amenity similar to a pool or clubhouse. Although they produce food, they typically do not generate revenues significant enough to cover operational costs and will likely need to be subsidized. Don't expect all your residents to participate in the operations of the farm or garden either. Many residents may like the idea, be excited to participate in the activities or enjoy the harvest, but many will not want to get their hands dirty. Lastly, and most importantly, gardening and farming can be a messy business. Local jurisdictions will want assurances that the operation will not become a nuisance. A professional manager is critical to ensuring the operation remains productive and healthy, free of vermin and disease, and aesthetically pleasing. This should not be left to a homeowners association who generally have very little experience or understanding of proper maintenance.

OPPOSITE | The Urban Farm at Meritage Homes' Mission Crossings townhome community in Hayward, California, offers residents access to fresh, organically grown food in a walkable, urban setting.

Tell us about both the popular wellness amenities and some of the more unusual ideas in this area.

JC Some of the more innovative ideas include communal craft spaces, driverless shuttles that allow people to rely less on their car, cycling tracks and bike stations that promote bicycling, community-based smart-phone apps that help people connect, co-working spaces for telecommuters and free bikes or vouchers for electric cars.

With people living longer, what considerations are given for aging and wellness?

JC Today's "seniors" are not what you would typically envision. They are more active and healthier than ever, and the last thing they want is to be considered "old" or called "senior." My mom is the perfect example. At age 68, she no longer takes backpacking trips into the

Sierras but she still hikes in the hills near her house nearly every day. The baby boomer generation, specifically, still see themselves as active, young and they "want it all." The ability for them to remain active and participate in activities that they have always enjoyed is key when planning for aging. No shuffleboard, please! It is important, however, to still incorporate subtle amenities, such as benches along trails, for those who may not be as mobile as they used to be. Another consideration is providing opportunities for connecting with others. Many older adults outlive spouses and friends and need community support so they don't feel isolated. Providing gathering spaces and social networking opportunities with all age-groups, not just other people their age, helps them find and build those relationships and feel like they are part of a larger community. Providing low-maintenance, high-quality, single-level



living also allows them to travel and enjoy retirement but also age-in-place so they can maintain these community connections when they need them most.

How does technology play a role in planning and wellness?

JC Technology offers both opportunities and challenges for wellness. Social media, cloud commuting and online shopping have changed the way we live and interact with one another. In many ways, these technologies have made society more connected than ever but at the same time they have limited our ability to connect on a more personal level. We are no longer forced to get off the couch, venture outside, interact with one another face-to-face and experience fresh air and sunshine. It is also changing land use patterns and how our public spaces look and feel, particularly our downtowns and business districts where the physical

design of retail and office space play an important role in defining the fabric of the city. Other technologies such as driverless cars, delivery drones and robots are anticipated to solve many of our traffic and air quality issues but may also support an even more isolated and sedentary lifestyle. Although the full impact of these emerging technologies remains to be seen, the design of new communities should consider how they can be integrated to further the goal of healthy and connected living. ◀

BELOW | Farms can be easily integrated with outdoor kitchens, playgrounds and other common amenities to create a central gathering space and a focal point that brings the community together.





THE PATCH

CULTIVATING COMMUNITY THROUGH INFILL FARMING



A Growing Culture of Healthy Living

The United States is experiencing an increasing awareness to live a healthy lifestyle, and a major part of this cultural shift is eating healthy. There has been a steady increase in demand for organic foods. Studies show a majority of U.S. adults are buying locally grown fruits, vegetables and organic foods of some kind because of health concerns. The country's inadequate access to fresh, affordable food has sparked a movement of urban farming called "agrihoods," where people are embracing the idea of growing food locally.

In addition to contributing to a healthy diet, locally grown food is healthy for local economies, reduces pollution by decreasing the travel distance from farm to plate, and reduces food safety risks associated with food transport. The food is also fresher and tastes better.

Access to affordable, healthy, fresh food is lacking in many parts of the country. The U.S. Department of Agriculture reports 25 - 30 million Americans live in these food deserts.

The local food movement is spreading quickly. The USDA has reported an increase in farmers markets listed in the National Farmers Market Directory going from about 6,100 farmers markets in 2010 to more than 8,600 today. This shows an increasing demand for local produce in communities across the nation.

Another aspect of living a healthy lifestyle is living in a healthy community. Historically, food has been a way to bring people and communities together, so designing a food-centered residential community seems to be a natural next step.

Developing a community that appeals to people with an excitement for locally grown, fresh, healthy food is one solution that serves a segment of the population. Could the design solution also serve the surrounding neighborhood by providing a much needed convenience while fostering relationships throughout the community?



Agrihood

A neighborhood designed around a working farm to provide a sustainable food system for the residents and surrounding community.



Farm-to-Table

A social movement supporting locally grown produce through direct acquisition from the grower by the consumer, local distributor or restaurateur.



Food Desert

An urban or rural community where the availability of fresh, healthy, affordable food is limited.

1,500
the estimated number of miles
an average American meal
travels from farm to plate.

Farm Models

These models create a relationship between the farmer and the community, and support a sustainable food system that promotes healthy eating and healthy communities.

Community Supported Agriculture:

Consumers subscribe to a harvest of a certain farm or group of farms and in return receive a box of produce or other farm goods on a weekly or bi-weekly schedule.

Urban Farming Venture:

A third-party organization designs, installs and maintains the urban farm. Scheduled farming service includes pest and disease control, and harvesting. Hands-on educational programs can also be provided for the surrounding community.

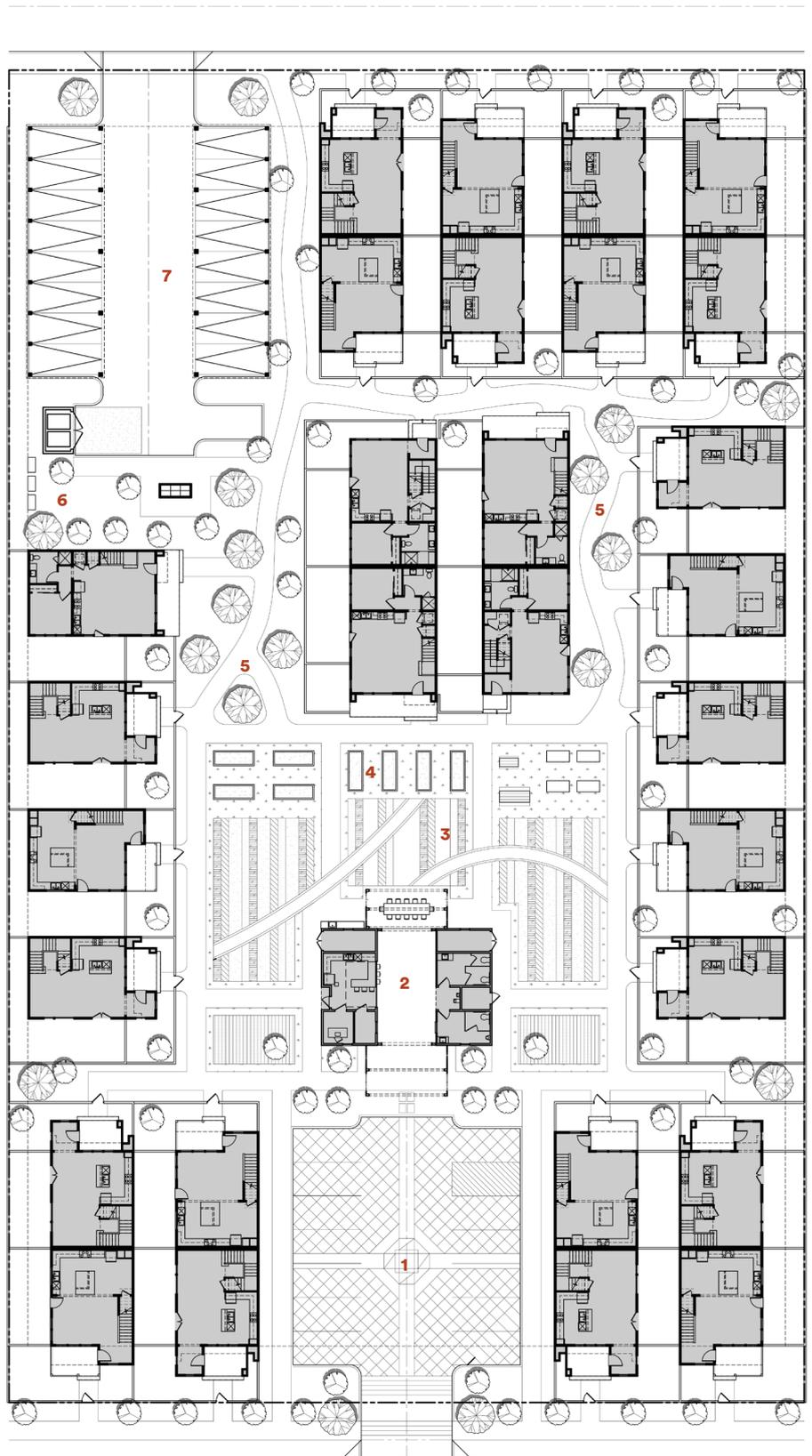
SITE SUMMARY

SITE AREA:	1.71 AC
DWELLING UNITS:	29 DU
DENSITY:	17.0 DU/AC
FARM AREA:	0.08 AC

PARKING SUMMARY

RESIDENT:	30 SPACES
	[VIA 2 LEVEL PARKING LIFT]
GUEST TOTAL:	19 SPACES
ON-SITE:	13 SPACES
STREET:	6 SPACES
TOTAL:	49 SPACES (1.6 SP/DU)

- 1 ENTRY COURT
- 2 COMMONS BUILDING
- 3 COMMUNITY FARM
- 4 KIDS GARDEN
- 5 EDIBLE PASEO
- 6 COMPOST BINS
- 7 RESIDENT PARKING LIFTS



Small Home Design

Efficiency is key in designing homes with small square footages to maintain the functionality and livability. Living spaces are kept to a modest size and plumbing fixtures are kept to a minimum to help lower building costs. The homes also offer a variety of floor plan designs to meet the different needs of potential home buyers.

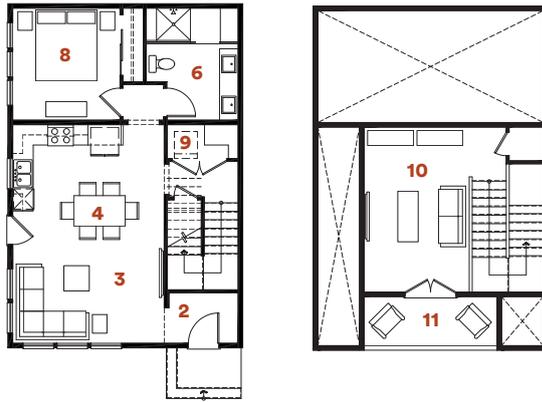


How Can Food Inspire Future Communities?

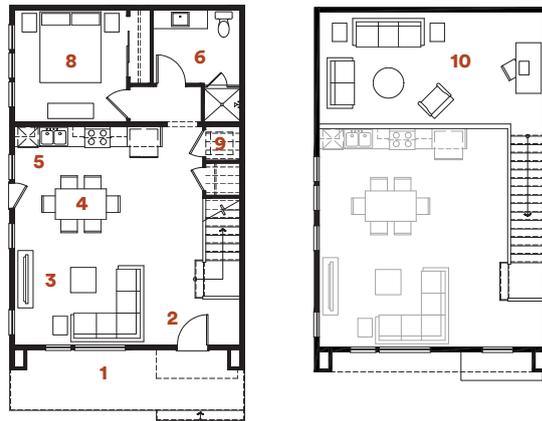
To create enough open space for a small working farm on an infill site, clustered homes with a modest footprint preserve enough land for farming, common open space and private yards. These smaller, efficiently designed homes also hold a lower price point to help chip away at the missing middle of housing.

Detached parking is concentrated in two areas of the site to minimize vehicular pathways and reinforce the walkability of the neighborhood. Landscape design is a key element to create a pleasant walking experience, and aims to promote interaction among neighbors and foster a strong sense of community.

PLAN 1-A | 1,010 SQ. FT.
1 Bedroom + 1 Bath + Loft



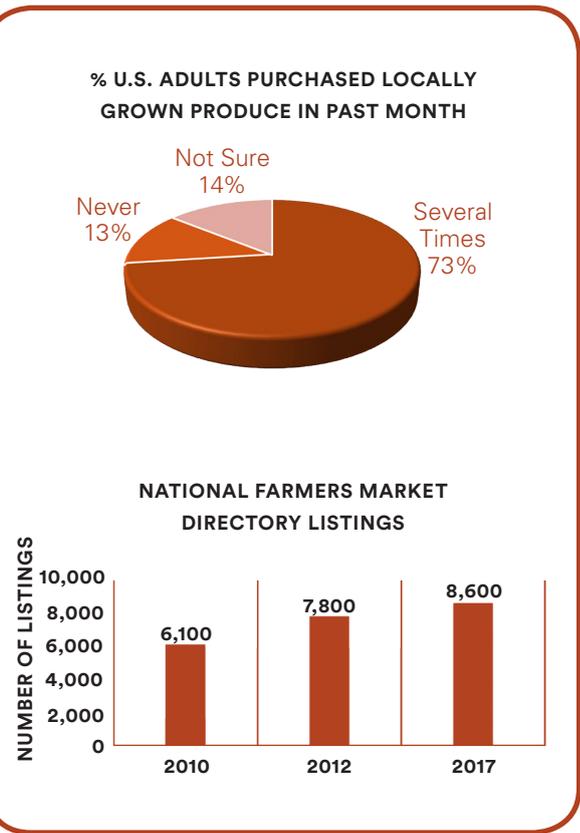
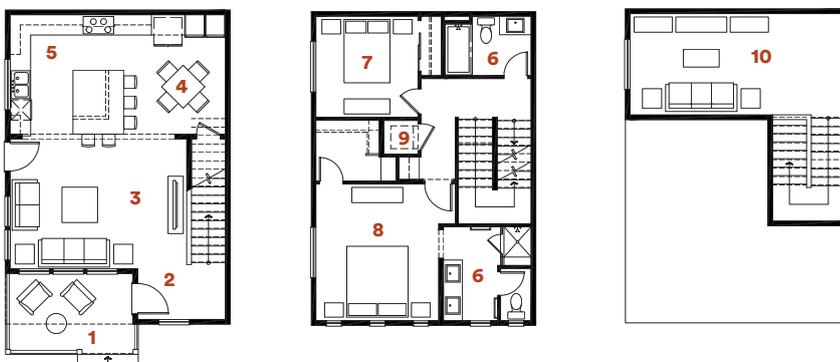
PLAN 1-B | 1,070 SQ. FT.
1 Bedroom + 1 Bath + Loft



PLAN 2 | 1,165 SQ. FT.
2 Bedroom + 2 Bath



PLAN 3 | 1,540 SQ. FT.
2 Bedroom + 2 Bath + Loft / Opt Bedroom 3



- 1 PORCH
- 2 ENTRY
- 3 LIVING ROOM
- 4 DINING ROOM
- 5 KITCHEN
- 6 BATHROOM
- 7 BEDROOM
- 8 MASTER BEDROOM
- 9 WASHER/DRYER
- 10 LOFT
- 11 BALCONY



FOOD-ORIENTED COMMUNITY

Exploring an infill version of the agrihood concept as a solution for residential developments that supports sustainable food systems, promotes a healthy lifestyle and fosters relationships between members of the community.



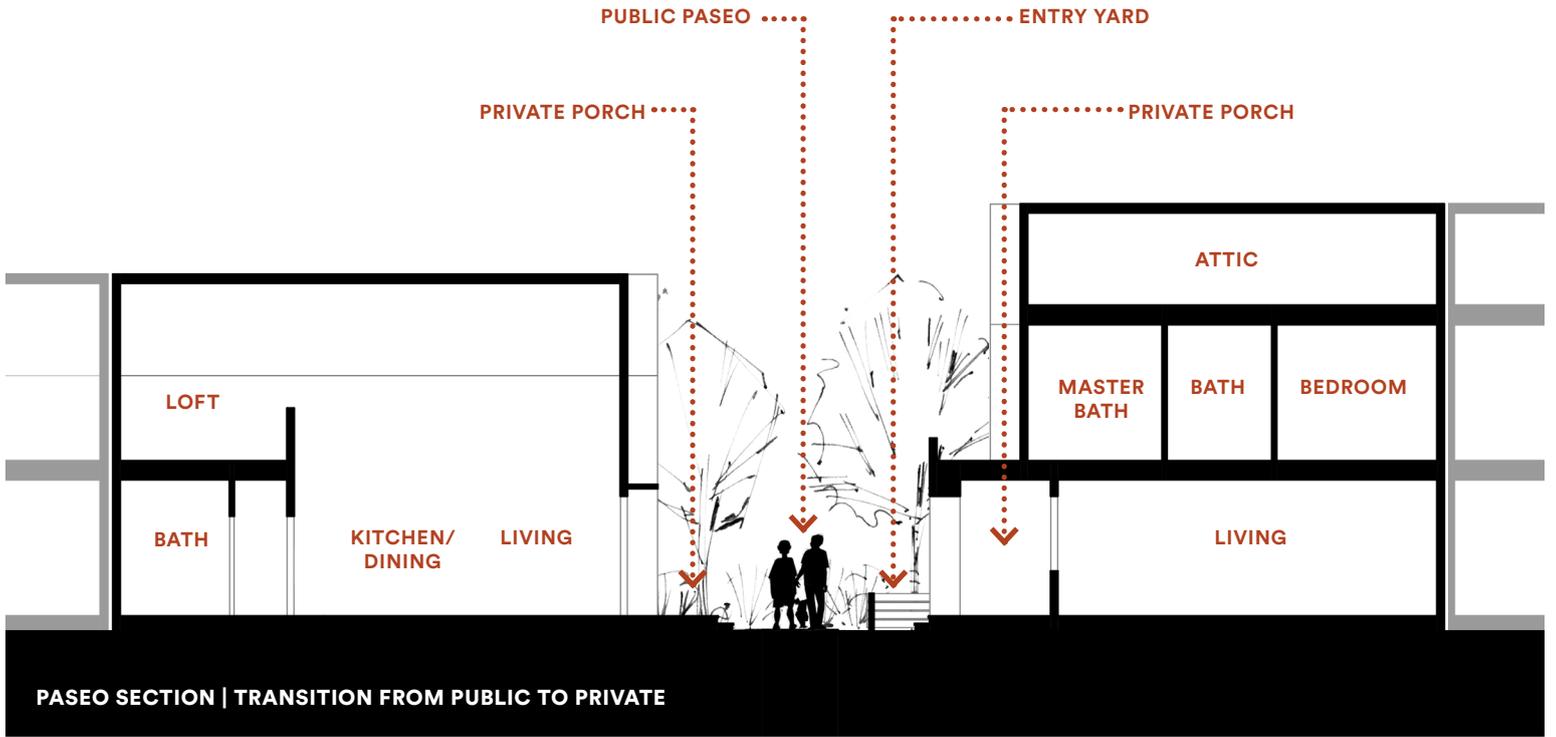


NEIGHBORHOOD INTERACTION

1 | The Commons building serves as a central hub for neighbors, and provides many functions for the community, including farm tool storage, community kitchen and neighborhood gathering space.

2 | The community farm provides residents with fresh, healthy food while also creating an opportunity to educate the community about sustainable food systems and the benefits of a healthy diet.

3 | Resident parking is consolidated in one corner of the site to minimize vehicular paths. A series of edible paseos, lined with fruit trees, edible flowers and berries, weave between the homes. Landscape markers reinforce food education.



3





THE HOMES at Deer Hill

Lafayette, California

LUXURY MATERIALS AND OPEN SPACES



The Homes at Deer Hill transform an old rock quarry into a thoughtfully designed neighborhood featuring 44 single-family homes and community open space. Developer O'Brien Homes and KTG Architecture + Planning worked closely with the local community to create a neighborhood unique to its setting. The site's topography and natural environment, along with the community's desire for green open spaces, inspired the entire team to think differently about how people live and play. After countless meetings and study sessions, the design gained unanimous approval by the City of Lafayette's Planning Commission.

Early in the process, KTG worked with the community and city to develop a list of priorities that would determine the placement of each home on the site. Minimizing off-site views was the most important goal and it influenced the individual massing of each home. The new development features a single-story plan, a mostly single-story plan and a traditional two-story plan. These varied height homes were strategically laid out across the site to reduce sight-lines from various vantage points around the site.

TOP | High-quality, honest materials set the tone for luxury – metal roofs and large, picturesque windows, cedar siding and PV solar panels.

1 | Homes were designed to blend in with the natural surroundings.



1

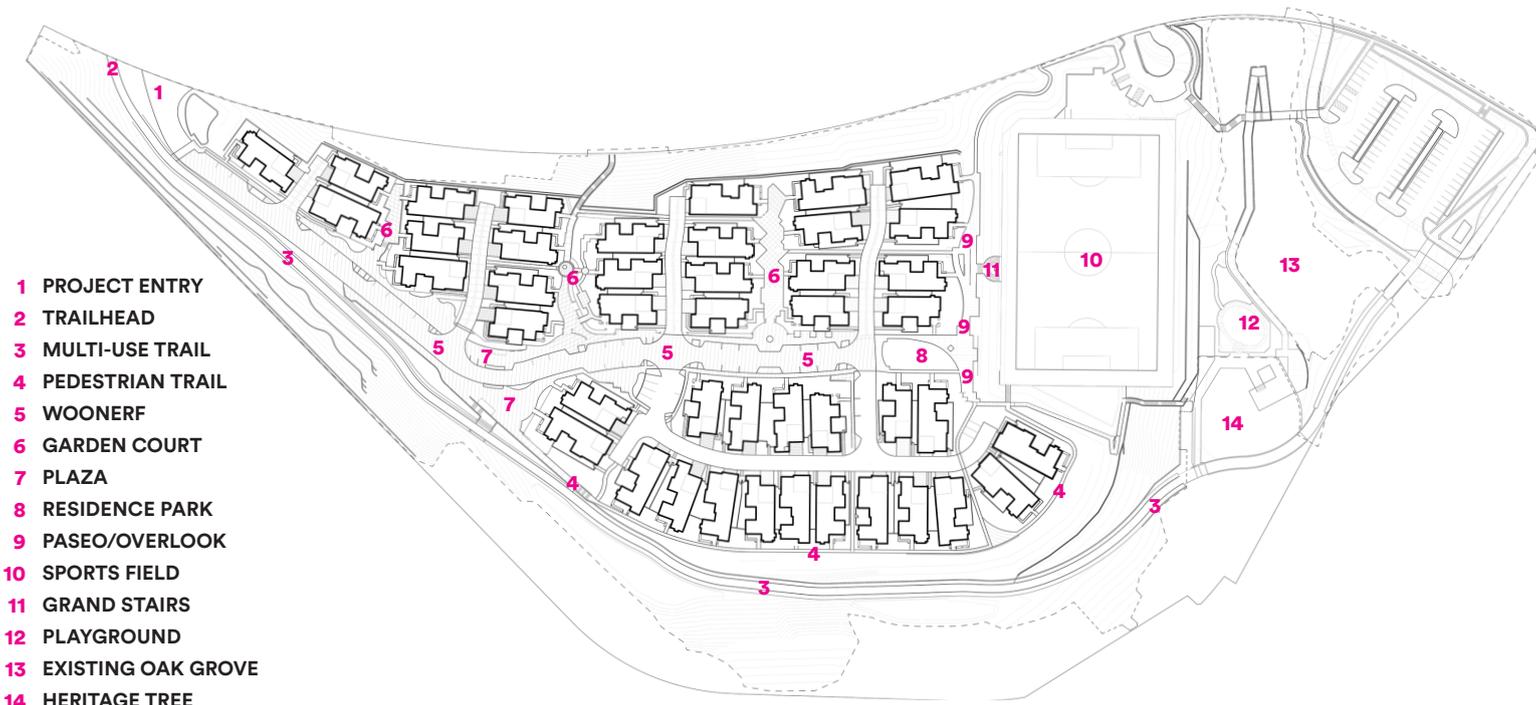


2 | The walkable, transit-oriented community is conveniently located close to downtown, public transit (two BART stations and a bus route), shopping, schools and public facilities, access to highway 24 and I-680—and all the business centers along these corridors.

3 | The details and personality of each home have been thoughtfully considered, but not at the expense of the larger cohesive communal goal.

SITE PLAN | Public amenities planned include a 10-acre city park featuring a multi-sport field with a terraced seating wall, restrooms, children's play park and sitting areas with shade structures. Across the street, a 2.9-acre dog park will offer water fountains for both people and dogs.





- 1 PROJECT ENTRY
- 2 TRAILHEAD
- 3 MULTI-USE TRAIL
- 4 PEDESTRIAN TRAIL
- 5 WOONERF
- 6 GARDEN COURT
- 7 PLAZA
- 8 RESIDENCE PARK
- 9 PASEO/OVERLOOK
- 10 SPORTS FIELD
- 11 GRAND STAIRS
- 12 PLAYGROUND
- 13 EXISTING OAK GROVE
- 14 HERITAGE TREE





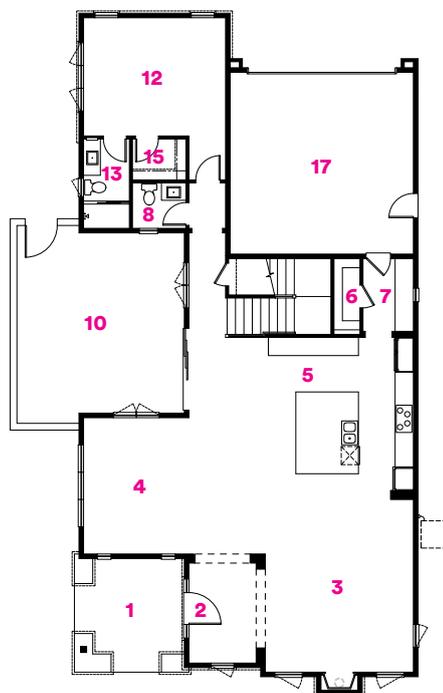
Design considerations included site porosity, restoration of areas degraded during the previous quarry operations, solar access, wayfinding and an overall architectural cohesiveness. The design prioritizes the greater whole, making an intimate community of beautiful homes. The quality of the environment introduces a new way of living as a community.

Three and four bedroom homes range from 2,320 square feet to 3,246 square feet, this lot size and lot layout are not found elsewhere in Lafayette, which is typically a community of very large homes on very large lots. The Homes at Deer Hill will offer something different—serving both the move-down buyer as well as young professionals looking for great San Francisco access without living in the city.

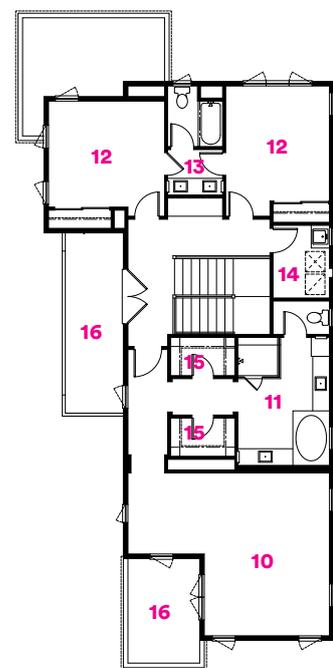
The Homes at Deer Hill will be one of the greenest communities in the greater San Francisco area. Homes are planned to be equipped with solar panels upon move-in. The homes are designed to be GreenPoint Rated by Build It Green. This means lower energy bills and living environments that promote comfort and well-being. Build It Green is a third-party verification system that ensures high standards for sustainability are met, resulting in greater energy efficiency and a healthier living environment. ◀



- 1 FRONT PORCH
- 2 ENTRY
- 3 GREAT ROOM
- 4 DINING ROOM
- 5 KITCHEN
- 6 PANTRY
- 7 DROP ZONE | MUD ROOM
- 8 POWDER ROOM
- 9 COURTYARD
- 10 MASTER BEDROOM
- 11 MASTER BATHROOM
- 12 BEDROOM
- 13 BATHROOM
- 14 LAUNDRY
- 15 WALK-IN CLOSET
- 16 DECK
- 17 TWO-CAR GARAGE



PLAN 3: FIRST FLOOR



PLAN 3: SECOND FLOOR



**MORE THAN 700 NEW TREES WILL BE PLANTED
ACROSS THE RESIDENTIAL AND COMMUNITY
AREAS. A HERITAGE TREE PRESERVED
FROM THE SITE WILL SERVE AS A CENTRAL
GATHERING POINT.**

PROJECT TEAM

Owner | Builder | Developer: O'Brien Homes
Architect | Site Planner: KTG Architecture + Planning
Landscape Architect: Gates + Associates
Civil: BKF
Structural & Mechanical & Plumbing: Harris & Sloan
Electrical: Esfahani Consulting Engineers
Geotechnical, Geological & Environmental: ENGEO Incorporated

TYOLOGY

Single-Family Detached

FACTS

Gross Density: 2 du/ac
Net Density: 5 du/ac
Unit Plan Sizes: 2,320 - 3,246 sq. ft.
Number of Units: 44 du
Lot Size: 45'x100'
Site Area: 8.8 ac
Lot Configuration: Alley Loaded
Plotting: Green Court



If I Live to Be 150

By Ben Seager

Everyone knows the average lifespan is getting longer, and it doesn't take much more than a quick Google search to see that some experts think the first human to live to 150 years has already been born. Combine this with a recent Gallup Poll that finds the average retirement age is 62, and it's clear that the golden years have become the golden decades. If you're anything like me this is exciting, but also gives you cause for trepidation. Andy Rooney perfectly summed it up when he said, "It's paradoxical, that the idea of living a long life appeals to everyone; but the idea of getting old doesn't appeal to anyone." What I wonder is: If I live to be 150, how can this be a great 150 years? What can we do to make quality of life better when 100 is the new 50? In a world where most people will be retired for more than half their lives, how can we design in such a way that the idea of getting old can be appealing?

The Life Plan Community (LPC), formerly called a CCRC, evolved out of nursing homes and has been around for more than a century. It wasn't until the 1960s and 1970s that this arrangement gained popularity. Unfortunately, LPCs have been designed similarly for the last 50 years with little innovation other than what is required by building code and licensing requirements. It typically includes independent living clustered around a main central amenity area with food service. Tucked away in the corner somewhere is a health center that may include skilled nursing, assisted living and memory care. However, we can make a few changes to the current LPC model and design a different, more exciting type of senior community.

The first of these changes is what I call "Residential Hospitality." Most LPCs have trouble finding the balance between being a resort hotel and a typical apartment project. The main amenity core and restaurants should be designed like a hotel. This includes adjacencies, proportions, uses and finishes. But, it should stop there. The rest of the community must feel strictly residential. Most residents don't mind coming to a "resort" a couple times a day, but they don't want to live in one, especially for decades. They still want to live somewhere that has the residential charm of the house where they previously lived. We need to design in such a way that gives them the best of both worlds: a luxury resort and home sweet home.

We should also think about accessibility, but always with an eye on aesthetics. Building code will now require most living arrangements in LPCs to have full accessibility within the residences. Although common sense would dictate we should go above and beyond the code, many architects are concerned about the aesthetic impact of adding these elements. The last thing we want are grab bars around the toilet and fold down seats and grab bars in the shower. Residents

don't want their master bathroom to feel like it's in a hospital, even if they need some of the convenience. We need to look outside the ADA compliant hardware to more design-oriented solutions. This is especially true if residents will be living there for decades. For example, rather than have a 1 ¼" diameter by 42" grab bar next to the toilet there could be a strategically placed 7/8" by 18" grab bar that matches the finishes of all the other bathroom hardware. These types of tricks can give residents the function without the ugly aesthetic.

The number one rule of real estate is location, location, location. This is especially true for LPCs. Gone are the days of putting these communities out in the middle of nowhere. Although residents don't need to leave the community for anything, they want the freedom to try new experiences. This next generation of retirees will be living here for decades and easy access to dining, shopping and entertainment is a must. It is also a plus to locate these in greater communities with a mix of ages. Residents don't want to be siloed in a part of town with a bunch of old people, but would rather have youth injected into their daily lives. The last thing most of us want is to be bored during the golden decades.

We also need to blur the line between institutional and residential use. We've all been in a traditional nursing home and most of us get depressed just walking in the front door. It feels like a place where people are put in rooms to live out their last days. LPC architects need to think differently about these buildings, about how they can have the functionality of the institutional use, but maintain the feeling of a residential building. This can be accomplished by paying attention to the little things, such as providing enough storage for carts to be put away and not left in the hallways or decentralizing nursing stations, so they are provided through a series of smaller alcoves. But more importantly are the bigger space planning issues. One idea is to put units in pods around shared living rooms. Not only does this diminish the institutional corridor feel, but it also gives residents a smaller "family unit" to socialize with. This is one example of many, and it is up to designers and architects to think creatively and come up with solutions.

Lastly, we need to think about designing these communities to be a cohesive campus. Unfortunately, the most common way of planning these large sites is to focus on the amenities and independent living, then put the health center in some left-over part of the site. Although the health center needs its own access for visitors, ambulances and service, it should not be tucked away on its own. One of the most attractive aspects of an LPC is that the enhanced care options are onsite. With lifespans getting longer, there is a good chance residents



Including senior living as part of the mix of uses in a vibrant community contributes to the quality of life for the entire neighborhood.

will go back and forth between the health center and their independent living home multiple times based on their need. These two parts of the site should be closely related so that the spouse and friends can easily come visit. However, special care should be taken to ensure this building isn't front and center. Most residents don't want to be reminded daily of their potential future.

I have three kids age 10 and under. I may not live to be 150, but who knows, maybe one of them will. With a few of these minor changes to the current LPC model, they will be able to thrive in their golden decades. Only then will they be able to say, "The idea of living a long life and the idea of getting old appeals to everyone." ◀



NEXT STEPS

AN URBAN MIXED-USE CONCEPT FOR SENIOR LIVING



The Boomer Generation is Redefining Retirement and Senior Lifestyle.

The boomer generation is one of the largest living generations in America, second only recently to millennials. They are a substantial part of the population with a significant influence on the housing market.

As this generation continues to move into the next chapter of life, there is an increasing need for senior living communities, and traditional views of senior community design are being challenged and pushed outside their comfort zone. This shift in perspective is coming from the older generation itself, and while current retirement communities are slow to change, the industry is

already noticing new demands in senior living. Developers are seeing a desire for walkable communities that offer a variety of experiences, social and intergenerational interaction, choices and flexibility.

The boomer generation is redefining retirement and senior lifestyle. They see retirement as a new adventure and a time to explore their passions. A growing portion of the nearly 80 million boomers in the U.S. look to enhance their retirement years by living the urban lifestyle. This can be seen in an increase of older urban renters wanting a similar lifestyle associated with the millennial generation.

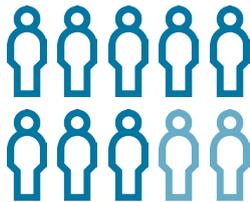
By integrating senior living communities into existing urban neighborhoods, many everyday needs are located within walking distance or easily accessible by public transportation. Pedestrian-friendly communities also promote a healthy lifestyle and social interaction. The urban lifestyle also provides the vibrant, variety of experiences boomers want in retirement, which are not easily found in quiet suburban areas.

With the future needs of the boomer generation in mind, KTGy's R+D Studio explores a mixed-use solution for senior living that takes advantage of the benefits of the urban community.



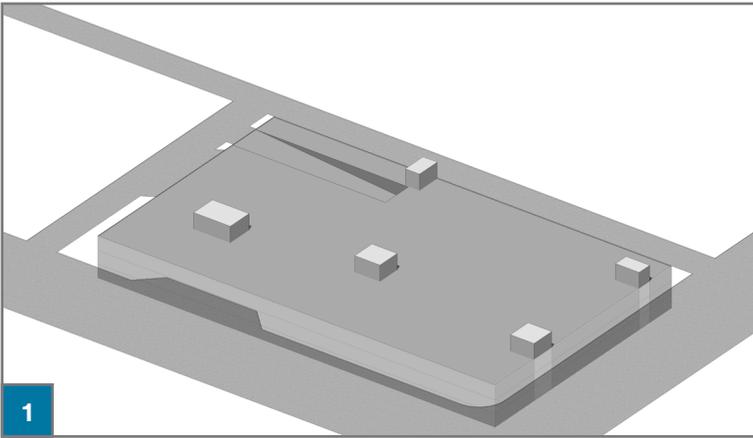
Boomer Generation:
Americans born between 1946 and 1964.
U.S. Census Bureau

10,000
The number of boomers who turn 65
everyday until the year 2030.
Pew Research Center

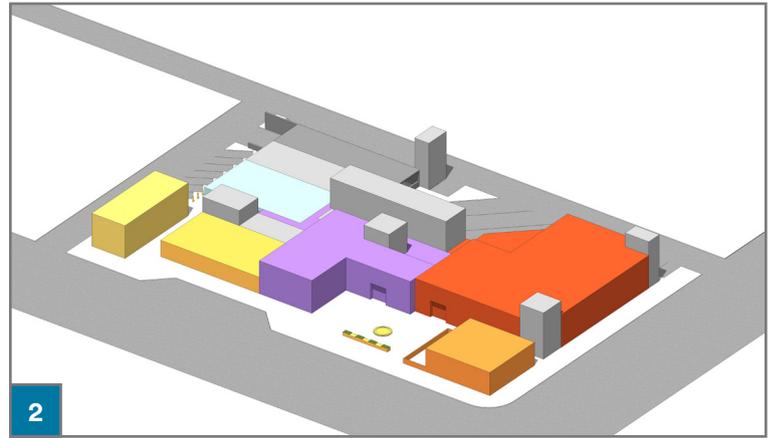

8 out of 10
Boomer city dwellers
want to live in their same big
city when they are 80+ years old.
2017 Aging in Cities Survey

Urban Lifestyle Benefits

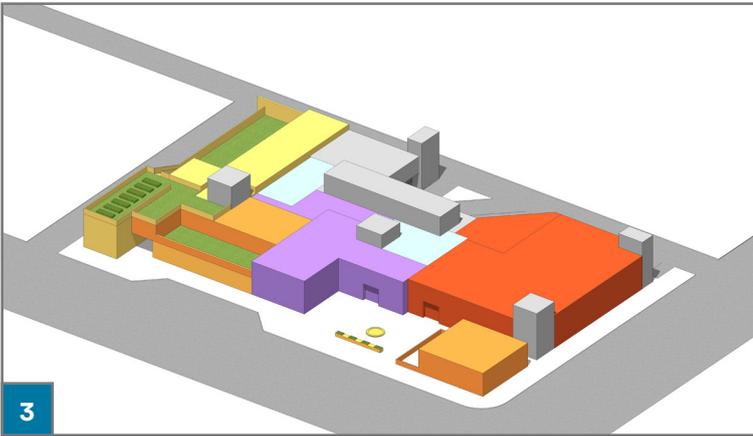
- Walkable Neighborhoods
- Car Independence
- Access to Public Transportation
- Proximity to Entertainment and Culture
- Dining
- Shopping
- Access to Quality Healthcare
- Recreational Amenities
- Less Property Maintenance
- Near Family and Friends
- Community Involvement Opportunities



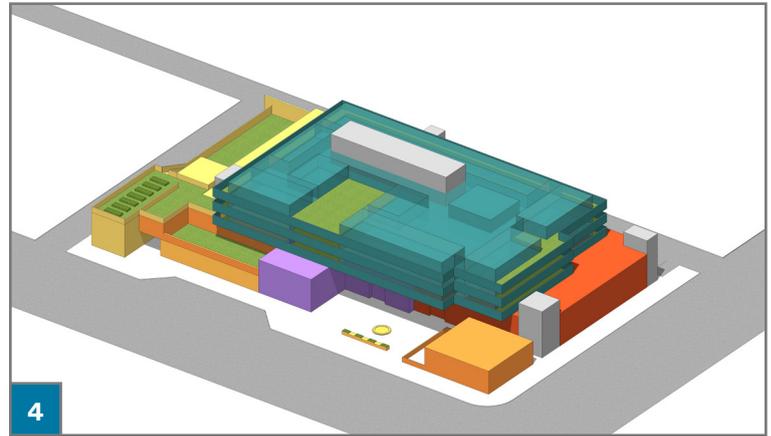
1
PARKING | SUBTERRANEAN LEVELS
 Residential Lobby Elevator | Retail Elevator | Garage Exit Stair |
 Ramp Down to Subterranean Parking



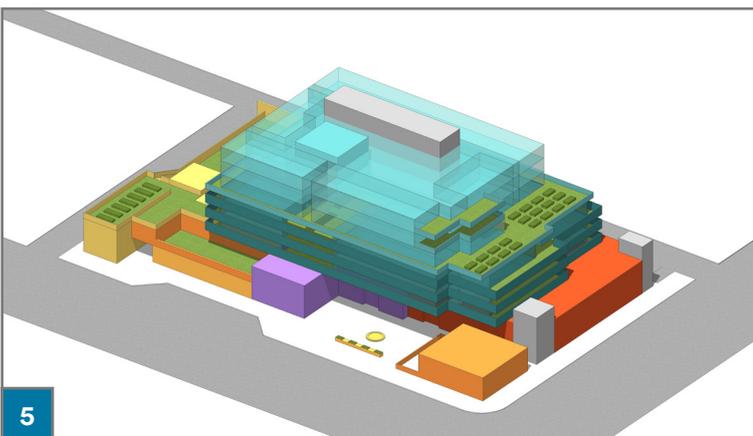
2
RETAIL | STREET LEVEL
 Restaurant | Grocery | Residential Lobby + Leasing |
 Community Interaction Space | Daycare Lobby



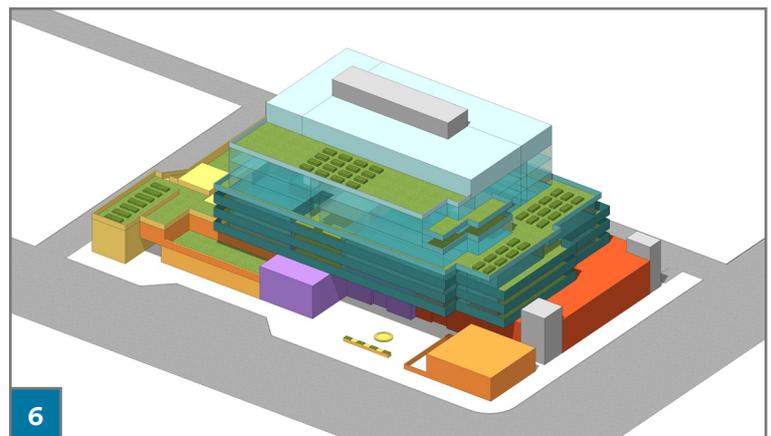
3
RETAIL | LEVEL 2
 Daycare + Garden | Pet Spa + Resort | Residential Amenities



4
MEMORY CARE | LEVELS 3 - 5
 Memory Care Units | Common Living Room | Nurses' Station



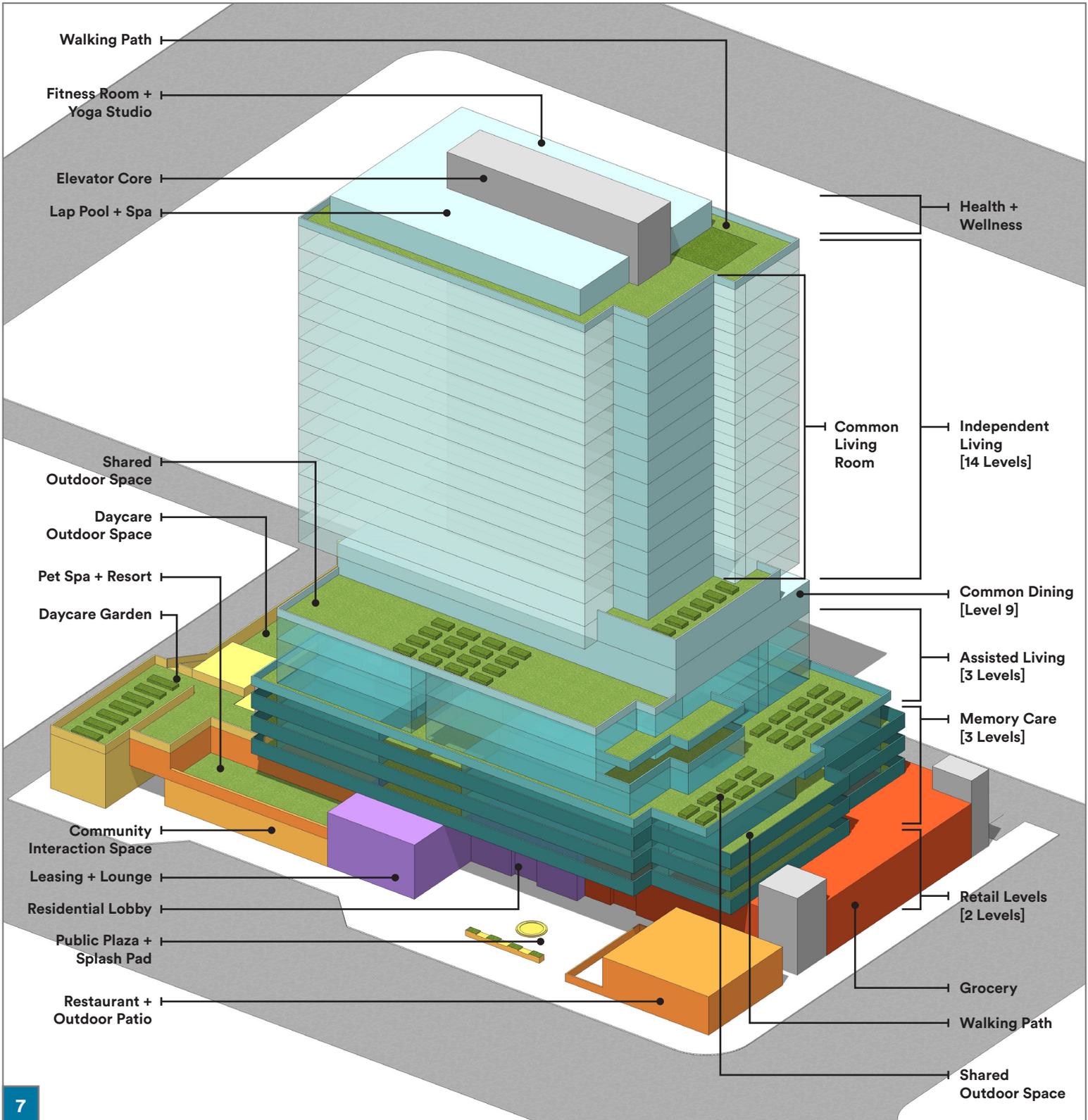
5
ASSISTED LIVING | LEVELS 6 - 8
 Assisted Living Units | Common Living Room | Nurses' Station



6
COMMON DINING | LEVEL 9
 Dining Room Serving Independent + Assisted Living | Industrial Kitchen |
 Multi-Purpose Room

Next-Generation Senior Living

Next Steps is an urban high-rise development, serving the wide range of needs of older adults. 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. With facilities providing options for independent living, assisted living and memory care, Next Steps enable seniors to remain in their community, remain close to friends and family and live in a walkable neighborhood through life's changes.



INDEPENDENT LIVING | LEVELS 10-23

Independent Living Units | Multi-gen Suites | Common Living Room



Connection to Community

Studies show that older people benefit from social and intergenerational interaction. Community engagement is healthy for both the younger and older generations. By design, Next Steps aims to provide the opportunities for community interaction in the public plaza and other retail uses. Includes space for a children's daycare and a community interaction area, such as a makerspace, allows residents to participate in programs and activities to further encourage social interaction. The daycare could offer volunteer programs, which might include an art class or gardening day where residents work alongside

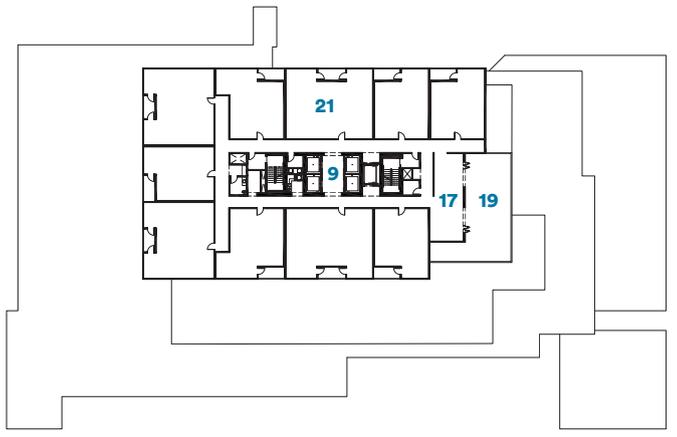
the children and teachers. The street level makerspace offers a convenient place for a variety of resident and community activities. It can be a place for residents to share their talents with the local neighborhood through classes and workshops. It can also be a meeting place for residents to tutor and mentor children, teens and adults. Spaces like these can make a meaningful impact on the residents and the surrounding community. Fostering intergenerational and social relationships benefits the physical and cognitive health of older adults and allows them to contribute to their neighborhood in a positive way.



SUPPORTIVE MIXED-USE

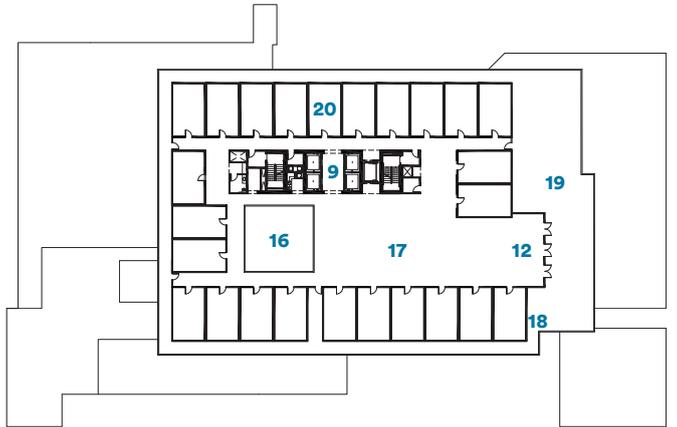
Next Steps accommodates two levels of curated retail and commercial uses to support residents' needs. With more than half of boomers being pet owners, the building includes a conveniently accessible pet resort for grooming and boarding. A children's daycare and community makerspace promote social interaction among residents and the local neighborhood.

- 1 GARAGE ENTRY
- 2 LOADING ZONE
- 3 GROCERY BACK OF HOUSE
- 4 GROCERY
- 5 ELEVATORS TO RETAIL
- 6 RESTAURANT
- 7 PUBLIC PLAZA
- 8 RESIDENTIAL LOBBY | LEASING
- 9 RESIDENTIAL CORE
- 10 COMMUNITY MAKERSPACE
- 11 CHILDREN'S DAYCARE
- 12 AMENITIES
- 13 SERVICE
- 14 DAYCARE SHORT-TERM PARKING
- 15 MEMORY CARE UNITS
- 16 NURSES' STATION
- 17 COMMON LIVING ROOM
- 18 WALKING PATH
- 19 SHARED OUTDOOR SPACE
- 20 ASSISTED LIVING UNITS
- 21 INDEPENDENT LIVING UNITS



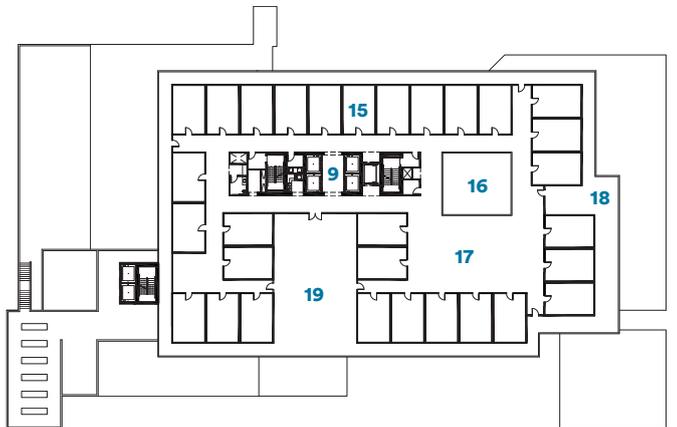
INDEPENDENT LIVING

Levels 10 - 23



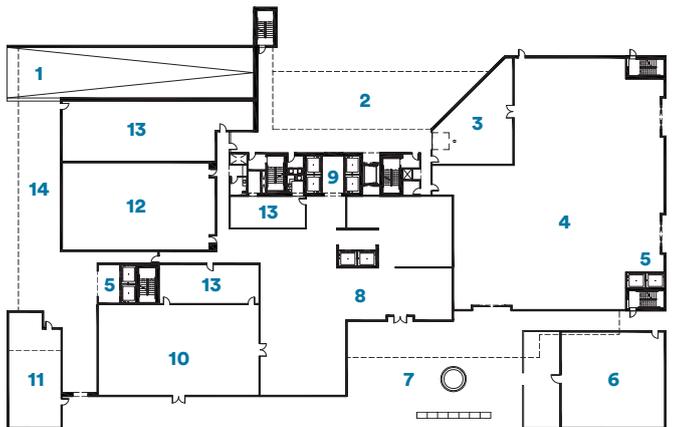
ASSISTED LIVING

Levels 6 - 8

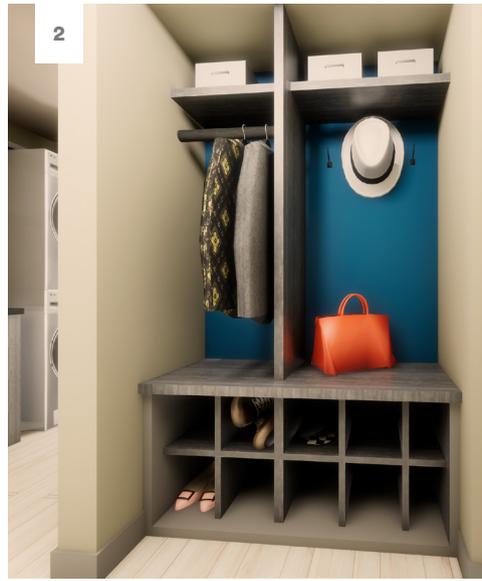


MEMORY CARE

Levels 3 - 5



STREET-LEVEL RETAIL



AGING IN PLACE

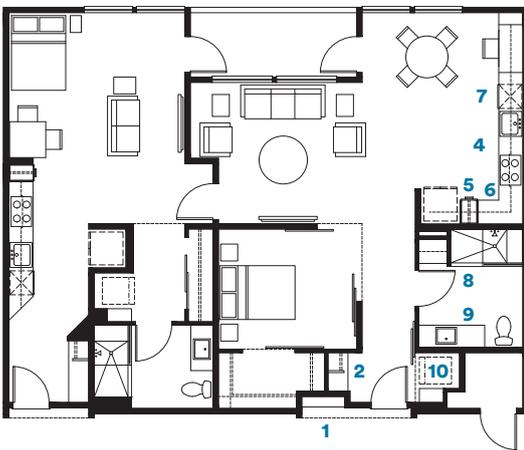
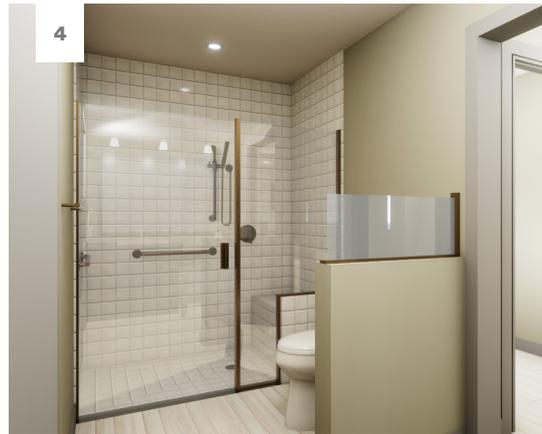
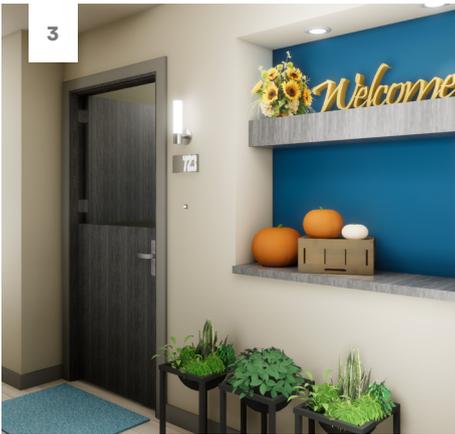
1 | Kitchens incorporate universal design elements such as adjustable countertops, raised dishwashers, roll-out pantries and pull-down shelves.

2 | Entry Drop Zone

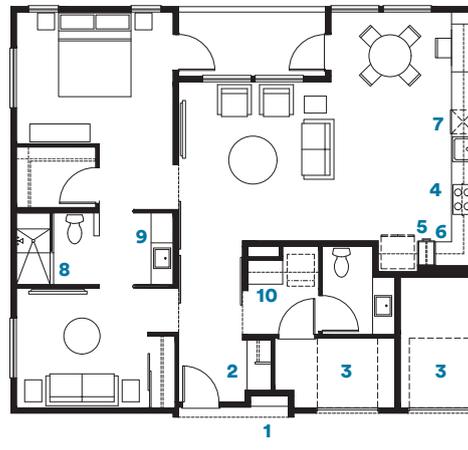
3 | Personalized Entry Porch

4 | Walk-In Shower

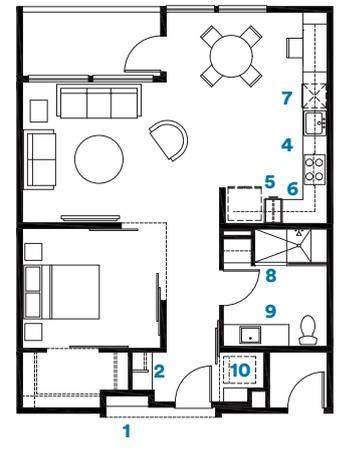
5 | Open Undercounter Vanity



MULTI-GEN SUITE | 1,280 SQ. FT.



1 BEDROOM + FLEX | 1,030 SQ. FT.



STUDIO | 720 SQ. FT.

Choice and Flexibility

The ability to age in place is an important aspect of senior living as is having choices and flexibility. Independent Living floor plans were created with universal design elements in mind. Kitchens include adjustable countertops, a roll-out pantry, pull-down shelving and a raised dishwasher. Other elements include bathrooms with walk-in showers, open under counter vanities and open laundry areas. Each unit also has an entry niche on the common corridor side that can be personalized. Additionally,

each entryway has a convenient drop zone for shoes, coats and bags. The Independent Living floors also include multi-gen suites for residents who may have a relative or caretaker who lives with them. This suite was inspired by single-family multi-gen suites and is designed for the resident and caretaker to have, essentially, separate living areas with separate entrances while still being able to move through both spaces as a single unit. ◀

- 1 PERSONALIZED ENTRY PORCH
- 2 ENTRY DROP ZONE
- 3 STORAGE: ROLL-UP DOOR ACCESS
- 4 ADJUSTABLE COUNTERTOPS
- 5 ROLL-OUT PANTRY
- 6 PULL-DOWN SHELVING
- 7 RAISED DISHWASHER
- 8 WALK-IN SHOWER
- 9 OPEN UNDER COUNTER VANITY
- 10 OPEN LAUNDRY

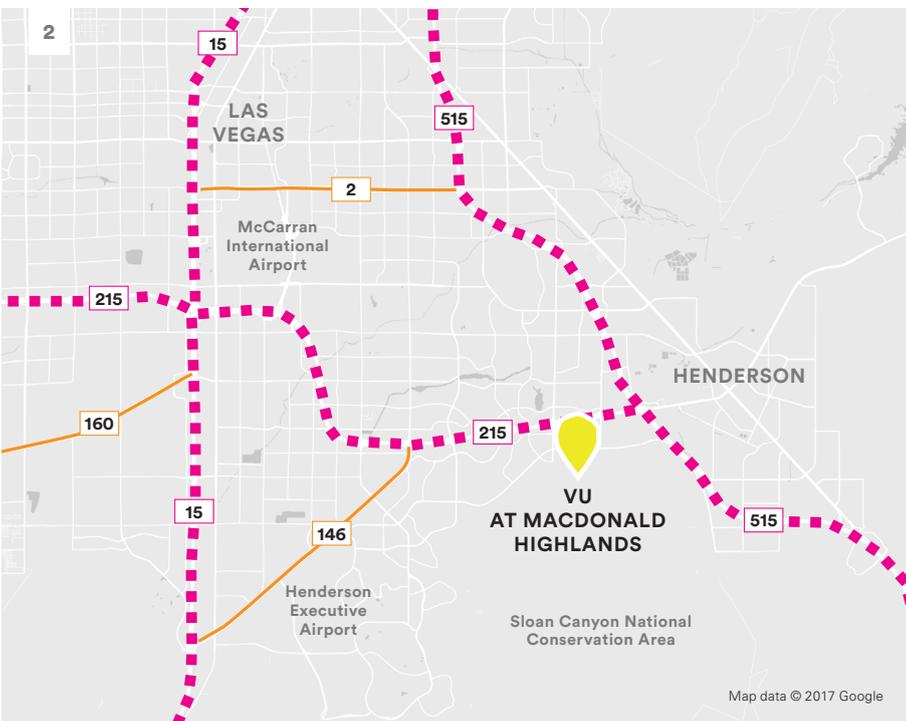
Outdoor Living

Outdoor space is an important amenity in senior living communities. The stepped building diagram allows for generous outdoor areas at key residential levels. Each level of care has its own exclusive outdoor amenity, which includes a walking path. Independent living units have private decks.



VU

at MacDonald Highlands
Henderson, Nevada



Creating a new hillside community within MacDonald Highlands, one of the top luxury communities in Las Vegas, called for careful consideration in home placement. The design solution was to terrace the streets down the hillside, and place the multi-level homes on the uphill side of the street and the single-level homes on the downhill side of the street. This way every home enjoys unobstructed views over the valley below. Sweeping views of city lights, the Las Vegas Strip, Dragon Ridge Country Club and the surrounding mountains from every home are enhanced with an abundance of windows and multiple outdoor spaces oriented toward the city.

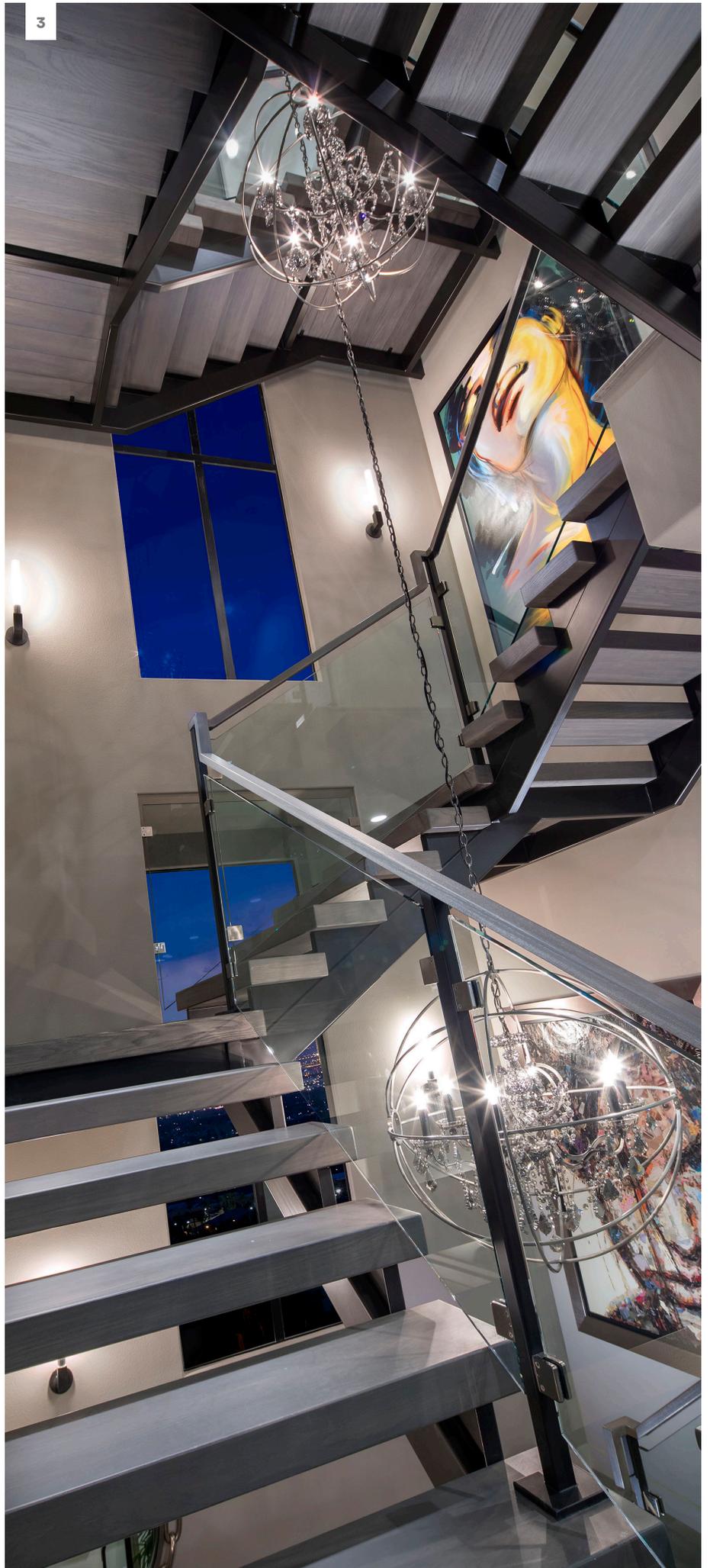
OPPOSITE | Pulling inspiration from the Greek island of Santorini, these townhomes are designed with simple forms, clean lines and a cool color palette of whites, creams and blues.

1 | Sweeping views of the Las Vegas strip from every home are the result of careful planning.

2 | Vu is located off the 215 Beltway with convenient access to the strip, downtown, shopping and McCarran International Airport.

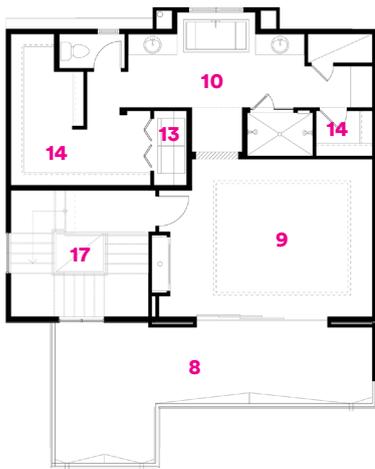
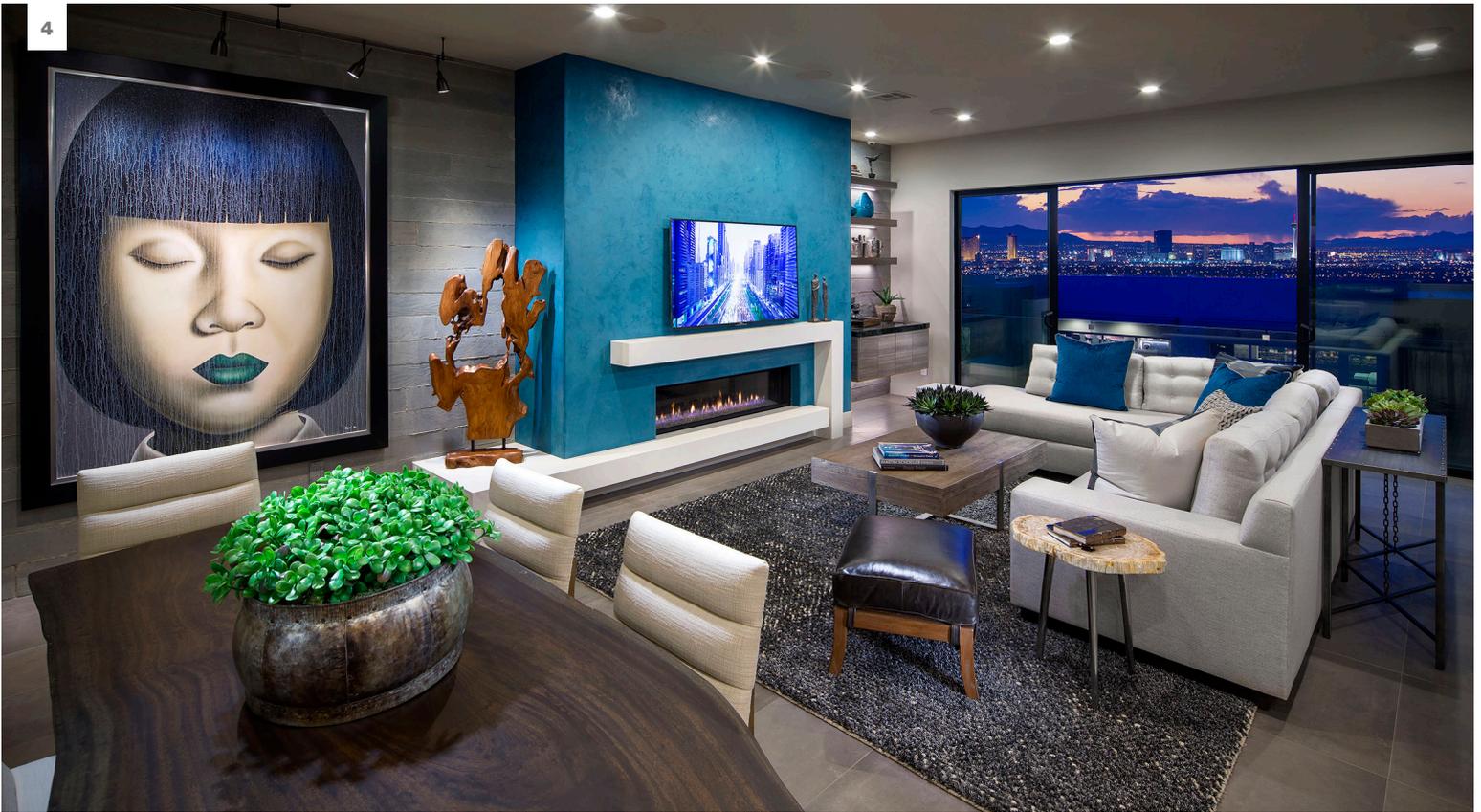
Christopher Homes, with an established reputation as one of the nation's most noted luxury home builders, put a priority on creating a feeling of real exclusivity while creating a community designed for move-up young professionals and move-down empty-nesters. The floor plans range from single-level living to multi-level townhomes providing a variety of price points and options to reach a larger number of discerning buyers. The homes at Vu are essentially paired single-family homes attached by one wall and have the feel of a single-family home with private courtyards, covered patios, terraces or decks and two-car garages. Optimizing the views and providing both indoor and outdoor spaces to enjoy them was a priority when designing these homes.

KTGY designed four customizable floor plans, two single-level floor plans that range in size from 2,841 square feet to more than 3,000 square feet with the options, and two multi-level plans that range from 2,639 square feet with options for more than 3,600 square feet. Some of the features of the various plans include an entertaining kitchen, dual master suites, a large great room, den, office, game room, courtyard, covered patio and multiple decks.



3 | Multi-level plans range from 2,639 square feet with options for more than 3,600 square feet.

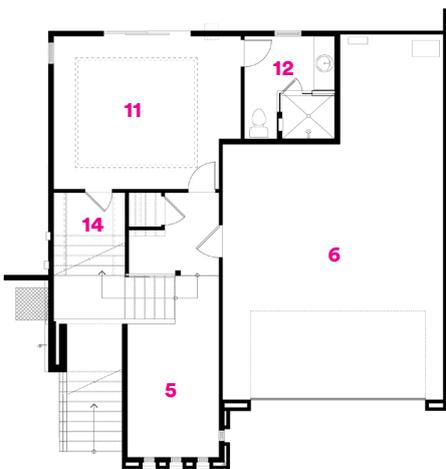
4 | To enhance the views from inside the home, the design features spacious, open floor plans with expansive floor-to-ceiling windows and multiple outdoor spaces oriented toward the city view.



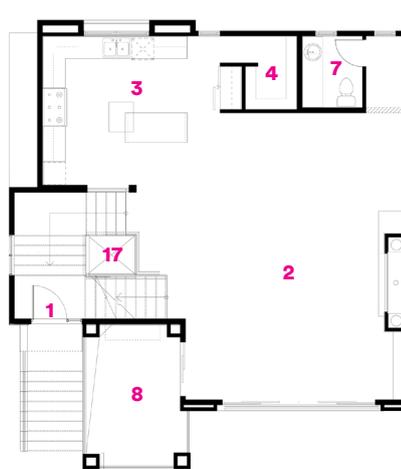
PLAN 3: THIRD FLOOR



PLAN 3: FOURTH FLOOR

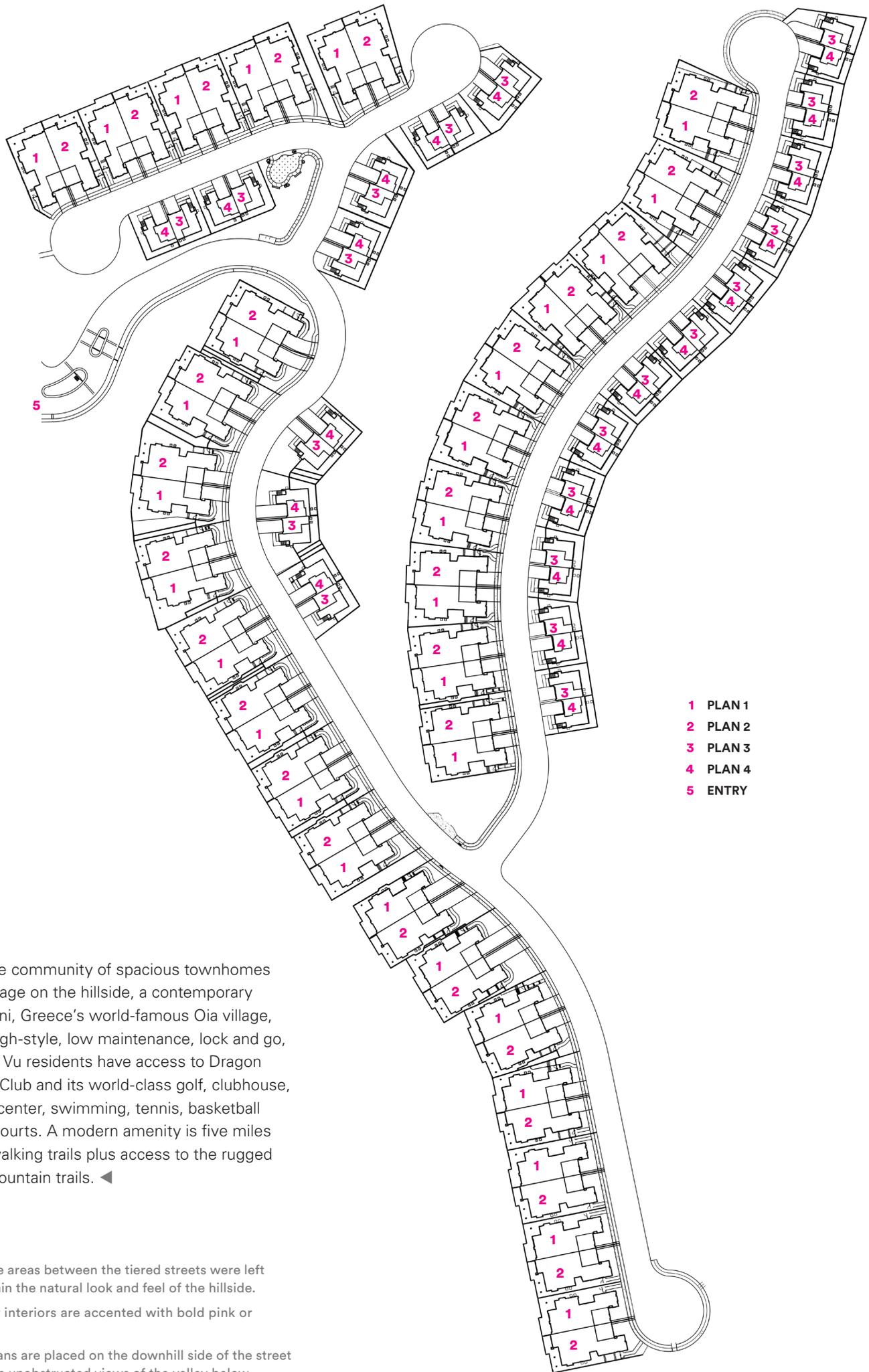


PLAN 3: FIRST FLOOR



PLAN 3: SECOND FLOOR

- 1 ENTRY
- 2 GREAT ROOM
- 3 KITCHEN
- 4 PANTRY
- 5 OFFICE
- 6 GARAGE
- 7 POWDER ROOM
- 8 DECK
- 9 MASTER SUITE
- 10 MASTER BATHROOM
- 11 BEDROOM
- 12 BATHROOM
- 13 LAUNDRY
- 14 WALK-IN CLOSET
- 15 GAME ROOM
- 16 WET BAR
- 17 OPEN TO BELOW



The exclusive community of spacious townhomes is a modern village on the hillside, a contemporary take on Santorini, Greece’s world-famous Oia village, resulting in a high-style, low maintenance, lock and go, active lifestyle. Vu residents have access to Dragon Ridge Country Club and its world-class golf, clubhouse, dining, fitness center, swimming, tennis, basketball and volleyball courts. A modern amenity is five miles of residential walking trails plus access to the rugged McCullough Mountain trails. ◀

SITE PLAN | Large areas between the tiered streets were left untouched to retain the natural look and feel of the hillside.

5 | Contemporary interiors are accented with bold pink or blue accents.

6 | Single-level plans are placed on the downhill side of the street allowing all homes unobstructed views of the valley below.



PROJECT TEAM

Owner | Developer: Christopher Homes
Architect: KTG Architecture + Planning
Interior Designer: Design Tec
Landscape Architect: NUVIS Landscape Architecture
Civil: L. R. Nelson Consulting Engineers, Inc.
Structural: Mor Engineers
Mechanical & Plumbing: Mor Engineers
Photography: Studio J Inc.

TYOLOGY
Townhomes

FACTS

Unit Plan Sizes: 2,827 - 3,652 sq. ft.
Number of Units: 120 du
Site Area: ±40 ac
Number of Stories: 1 - 4
Parking: 2.0 sp./unit
Construction Type: V





PINE AVENUE

LONG BEACH, CALIFORNIA

1920s ART DECO INSPIRES A CONTEMPORARY NEIGHBOR



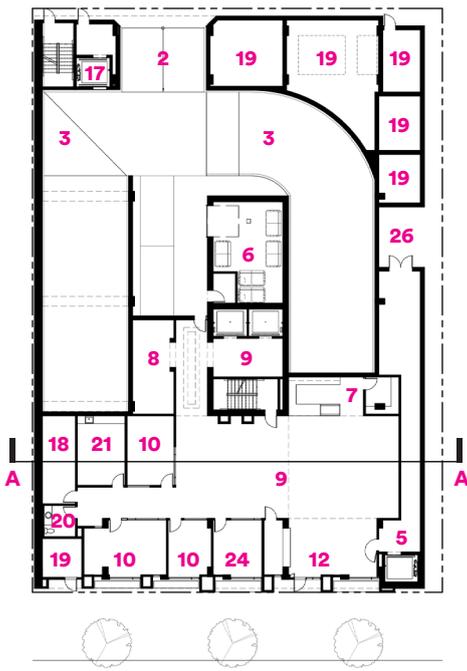


With a seaside location rich with history and culture, the City of Long Beach is continually reimagining itself. Throughout the years one vision has remained consistent, Long Beach is a city where livability is emphasized, and residents are full of pride and community spirit.

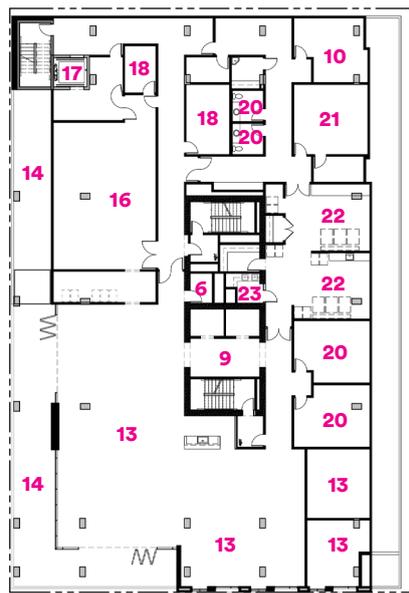
Global Premier Development's renovation of an existing 1929 Art Deco building and their establishment of a new, modern building on the underused adjacent parking lot is further invigorating Long Beach's Pine Avenue thoroughfare. Walkable to the beach, restaurants and public transportation, the new companion buildings will offer city living for seniors with a continuum of care, ranging from independent living to assisted living and memory care.

When conceptualizing the contemporary independent living tower next to the existing Art Deco building, rather than trying to recreate another structure that appeared to be built in the 1920s, KTG Architecture + Planning was inspired by the line, scale and massing, resulting in a modern building that resonates with but does not copy its neighbor.

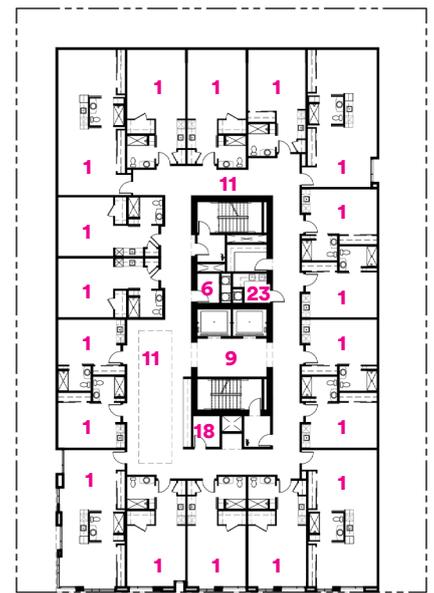




GROUND FLOOR



THIRD FLOOR



FIFTH FLOOR

810 PINE AVENUE

- | | |
|--------------------|--------------------------------|
| 1 UNITS | 15 PANTRY |
| 2 GARAGE ENTRY | 16 KITCHEN |
| 3 RAMP TO PARKING | 17 SERVICE ELEVATOR |
| 4 PARKING | 18 STORAGE |
| 5 PARKING ELEVATOR | 19 UTILITIES |
| 6 TRASH ROOM | 20 RESTROOM |
| 7 CAFE | 21 STAFF LOUNGE |
| 8 MAIL | 22 LAUNDRY |
| 9 LOBBY | 23 SOILED LINEN CHUTE |
| 10 OFFICE | 24 AMENITY |
| 11 CORRIDOR | 25 ROOF DECK |
| 12 RECEPTION | 26 CONNECTION TO REGENCY PALMS |
| 13 DINING | 27 REGENCY PALMS |
| 14 TERRACE | |

At 810 Pine Avenue, the new construction references the materials and geometry of the old craftsmanship in a modern metal-clad facade with perforated panels. The use of glazing is more extensive as is appropriate for the contemporary design, and creates a light-filled atmosphere. The building engages the city in three distinct expressions: a grand lobby at the street level, the second level terrace which serves as the building's front porch, and a rooftop garden and terrace with long views to the ocean.

These new senior communities are planned so residents have vibrant common living areas that combine with the retreat of private rooms to make a home. The walkable neighborhood and its location next to the Los Angeles Metro's Blue Line connects residents to Downtown Los Angeles and the greater region. ◀

810 PINE AVENUE | PROJECT TEAM

Development Partners: Global Premier Development
Architect: KTG Architecture + Planning
Civil: BKF

TYPOLGY
 Assisted Living

FACTS
Unit Plan Sizes: 300 - 600 sq. ft.
Number of Units: 78 du
Site Area: 0.36 ac
Number of Stories: 10
Parking: 70 spaces
Construction Type: I

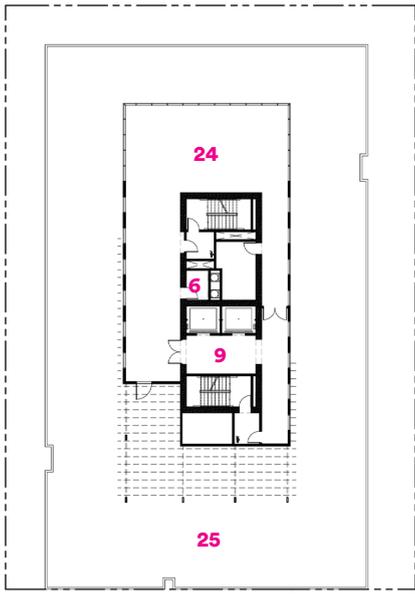
REGENCY PALMS | PROJECT TEAM

Development Partners: Global Premier Development, Urban Community Builders, LLC
Architect: KTG Architecture + Planning
Interior Designer: Studio SIX5
Landscape Architect: Vella and Associates
Structural: Critical Structures
Mechanical & Plumbing: GMPE Engineers

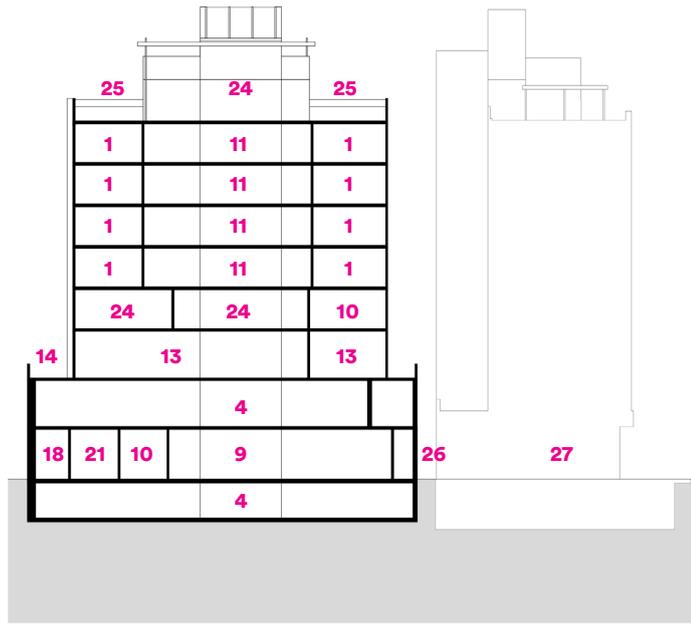
TYPOLGY
 Mixed-Use Service Enriched
 ALMC | Medical | Retail

FACTS
Unit Plan Sizes: 263 - 593 sq. ft.
Number of Units: 21 du
Number of Beds: 91
Site Area: 0.53 ac
Retail & Medical: 7,173 sq. ft.
Number of Stories: 9
Parking: 46 spaces
Construction Type: I

OPPOSITE | A two-story common area is a sunlit-filled front porch, with indoor and outdoor dining, a fitness center, beauty salon and lounge area.



ROOF DECK



SECTION AA





LAST SHOT:

The June Street Collection

Hollywood, California

Canfield Development, Inc.

New construction small-lot homes in Hollywood honor the character of the neighborhood with materials such as terra-cotta Saltillo tiles and custom, wood-clad windows.



EXPAND
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