

neighborhood

Think Global – Act Local

AG applies national senior living expertise to local ideas competition



AG's design concepts for Layton Station received a Citation for Creativity & Success for meeting the objective of "Wowing the Judges!"

In spring 2007, a team of AG employees gathered to participate in a weekend charrette called "Aging in Community—A Senior Housing Ideas Competition." This event was supported by eleven Milwaukee organizations that focus on providing services for the city's senior living population. The goal of the competition was to generate ideas, ideas that go beyond addressing the supply and demand of our ever growing senior population. The design exercise aimed to generate innovative visions—visions that offer unique solutions for combining housing with support services in order to create a better sense of community. In addition, the competition was hosted to help heighten local awareness for the need for innovative senior housing and encourage local civic, religious and fraternal organizations to embrace such development efforts.

Eight teams representing local architectural firms were divided to focus on four sites in Milwaukee. The objectives were to create opportunities to age in place, strengthen links to the larger community, nurture

informal social supports, foster energy conscious and sustainable design and provide barrier free settings. The teams had the opportunity to meet with neighborhood focus groups to gather information and help generate support from the local community.

Program guidelines were kept to a minimum in an effort to promote innovative and creative thinking, but teams were encouraged to provide solutions that represent "housing plus services." The sponsors requested 83 to 124 dwelling units and 17,969 to 29,948 square feet of community space and wanted the housing components to accommodate a range of residents from those who live independently to those needing some form of assistance. In addition, they wanted the units to address flexibility in order to respond to changing needs. A range of unit density was provided for each site with a minimum parking standard of one car per unit of housing. The services portion of the guidelines was left open to the team's interpretation based on the needs of the site and surrounding community.

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ANNOUNCEMENTS

> New to the AG team

AG welcomes a new list of talent to its architecture team.

<i>Jessica Cook</i>	<i>Steve Ketterhagen</i>
<i>Mike Geske</i>	<i>Barry C. Yang, AIA</i>
<i>Ken Yeung</i>	<i>Aaron Weiland</i>
<i>Josh Wilson</i>	

Interns

<i>Jason Hartling</i>	<i>Hillary Sinkenberg</i>
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> New Projects

The Kenney, a senior living campus located in west Seattle, has selected AG Architecture to Master Plan a full repositioning of their existing facilities.

The Sisters of Mercy, working in conjunction with the Franciscan Sisters Service Corporation of Chicago, have selected AG Architecture to plan a full-service, faith-based CCRC to serve both their religious community and surrounding south side Chicago neighborhood.

Riverside Medical Center

in Kankakee, IL has selected AG Architecture to design an innovative addition to the Robert Miller Health Center focusing on enhancing the healthcare and lifestyle experience for those receiving short term rehab care.

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Visit www.agarch.com for regular updates on project work, new employees and other AG highlights.

➤ **Retirement**

After 44 years in the industry, Howard Nunnemacher retired on December 21, 2007. At a time when computer illustrations have become a norm, Howard's unique ability to animate perspectives, site plans and especially exterior elevations by hand will be missed by many. His beautifully detailed pen and ink drawings as well as his unparalleled ability to combine markers and colored pencils is a skill that reflects a personal creative touch that is fading away from our profession. The good news is he will still be available to share his model building skills. Good Luck Howard & Thank You!

➤ **AG Annual Brewer Event**



Whether listening to the games in the office or watching from the right field picnic area, AG is a strong supporter of its home team!

Community Vision *continued*



AG Architecture was assigned the Layton Boulevard Neighborhood at 27th Street and West National Avenue. Located in the heart of Milwaukee's south side, it has served Milwaukee's Polish population for more than 100 years. Recent decades however have seen a shift to serving other ethnicities which has caused tensions this plan attempts to address.

While several Merit Awards were awarded to firms for successfully addressing one of the specific project objectives, AG's design solution received a "WOW" award for meeting multiple goals—a citation for Creativity & Success in meeting the objective of Wowing the Judges!

The following illustrates AG's concept to address the unique conditions of the Layton Boulevard site.

Welcome to Layton Station

Architect's Statement: Simply stated, our goal is to provide for those with lesser means the opportunity to age with grace and dignity. The provision for a variety of housing types that reflect a mix of income levels and physical capabilities is one part of the solution. The other part is the creation of

were considered non-negotiable and served as guidelines for their design process:

- Achieve critical mass
- Maintain generational, economic and cultural diversity
- Offer a variety of services
- Create merchandising opportunities
- Promote security
- Articulate private zones vs. public zones
- Facilitate aging in place
- Encourage intergenerational and intercultural interaction
- Provide linkages to the surrounding neighborhoods

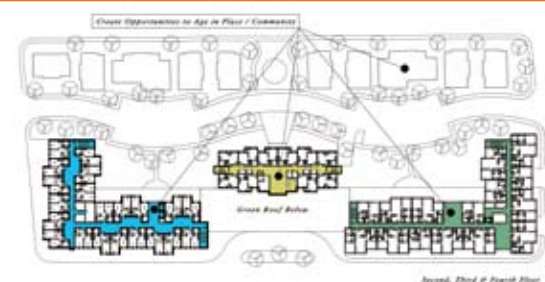
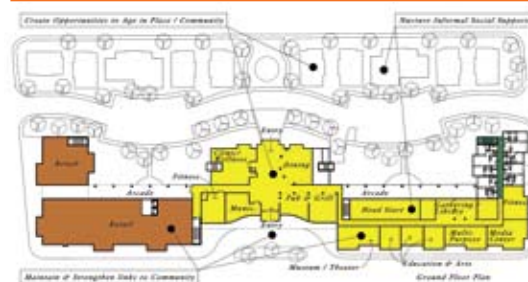
In addition, they identified key physical attributes they wanted to achieve within the community:

- Diverse housing types
- No back doors
- Usable open space
- Secure pedestrian circulation
- Easy access to all services
- Acknowledge vehicular use

With these guidelines and attributes under consideration, the following key elements shaped the solution:

Transportation Center: The historical use of the site as a streetcar station and the concerns by the local residents for security led us to integrate public transportation into our solution.

Housing: The first step was the inclusion of affordable, independent housing on the southeast corner of the site. The center building includes the assisted living component, and the structure on the northeast corner will



spaces that encourage relationships to flourish through a diversity of services and activities that promote both community and security for those living on the site as well as for those who live in the neighborhood.

As the team addressed the community building portion of the project, the following details

provide market-rate independent living for residents 55 or older. These three buildings are tied together on the first floor by a mix of community services and retail. The west side is developed as co-housing for families and reflects the architectural scale and character of the surrounding neighborhood. The end

2007 AAHSA Annual Meeting in Orlando, Florida

product has the potential to be a community of more than 180 residents.

Community Services: Community services, including a wellness clinic, municipal offices, a police sub-station and dining/kitchen spaces for a senior meal site are located off the main entry. Other community activity spaces included in the solution are a Head Start center and spaces for retail and resident-centered entrepreneurial uses.

Pedestrian Street: An internal “pedestrian” street was incorporated to promote security, service delivery and for possible public transit use.



The street promotes “no back doors” to keep the interior of the development safe and readily observable by other residents.

The team reflects on lessons learned throughout this process: According to Gene Guskowski, AIA: “We really enjoyed the opportunity to demonstrate to our own community the skills we have developed working in the larger senior



living community throughout the United States. Although the team had the opportunity to lay some ground work ahead of the actual weekend, 90% of what was produced was generated during a 48-hour period. During those two intense days, it was a joy to see our team members working closely while they

AG Architecture joined fellow senior living experts, service providers and care givers for the 2007 AAHSA Annual Meeting. Hosted at the Orlando Convention Center, this year’s meeting brought attendees to a city where the theme is all about being young at heart.

AG ANNUAL AAHSA CLIENT EVENT
Elvis Library & Hard Rock Cafe at the Universal City Walk.



AIA in partnership with American Association of Homes and Services for the Aging (AAHSA) has selected Eastcastle Place to be included as a published project in this year’s Design for Aging Review, 9th Edition. As part of this recognition, project boards were on display during the AAHSA Annual Meeting in Orlando in October and will also be part of a presentation during the AIA national convention in May 2008.

DESIGN for AGING REVIEW, 9th Edition



Eastcastle Place Milwaukee, Wisconsin



quickly translated ideas and concepts that we use in our national practice and applied them in a viable fashion to a very localized challenge.”

A special thanks to those who participated in this unique charrette experience.

Team Members:

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|-----------------------|------------------------------|
| <i>Gene Guskowski</i> | <i>Russell McLaughlin</i> |
| <i>Amber Olsen</i> | <i>Jacek Fiejsierowicz</i> |
| <i>Eric Harmann</i> | <i>Jeri McClenaghan-Ihde</i> |
| <i>Jason Harting</i> | <i>Mohammad Al-Jassar</i> |

Judges Comments: “We were searching for a category that fit this project, but really it fits into a lot of different categories. We really appreciated the fact that the architects looked back to the history of the site as a transit-oriented district and then brought that back into their solution and strengthened it with a bus stop. The scale of the project too seemed reasonable—residential yet commercial with the inclusion of assisted living located right at the center of the site.”

GETTING TO KNOW Tracey Schnick, AIA



Tracey Schnick, AIA has a Bachelor of Science in Architectural Studies from the University of Wisconsin-Milwaukee and began her career at AG in the engineering department. She grew with AG over the years to her current Senior Associate position and now has over 18 years logged with the company. When not traveling from client to client or working feverishly on her lap top, Tracey enjoys spending time with her family – husband Dan, son Danny (13) and daughter Ashley (10). As part of her family

AG Architecture offers a staff of skilled professionals that bring knowledge and experience to every project. Each employee has an interesting background that gives him or her a special place on the AG team. We want you to get to know our team.

and extracurricular activities, Tracey enjoys ATV and snowmobiling. When she thinks of retirement, some days more often than others, she looks forward to spending her carefree retiree days in a log home.

What does she want for her clients?

"To create a building residents really enjoy living in and are proud to call their home."

What is important to know about having Tracey managing your project?

"I strive to be on top of every detail, so the client doesn't need to be bothered. The client should never have to worry about the work getting done."

What do co-workers say about Tracey?

"Tracey, otherwise known as "lady boss" in the office, is a dedicated professional woman with lots of integrity. She accepts challenges on a daily basis, juggling many situations at a time and strives for perfection. She cares about her clients, strives for the best end product and is extremely conscientious about the building costs. She is scrupulous down to the smallest details and always thinks things through. She understands the needs of the people

she is serving and continues to improve the office atmosphere with her ideas. AG has benefited from having her as one of our leaders.

Ann D'Acquisto – AG Architecture

What do clients say about Tracey?

"Tracey is very pragmatic, organized and intelligent. She is a diligent worker who knows our business, and I really enjoy her ability to be frank and lay it on the line. She has literally saved our organization thousands of dollars because she holds people accountable—her own team, contractors and sub-contractors."

Matt Furno – Eastcastle Place

"Smith Village has had the opportunity to work with Tracey on two projects during its campus repositioning. Tracey has been the leader of the team from the first day of the undertaking adding experience, expertise and excellence to a complex redevelopment plan. Her guidance and wise counsel has made a difficult job a smooth transition for Smith Village."

James A. Fitch, Special Projects Manager – Smith Senior Living

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