FountainView Healthy Aging Campus

Playa Vista, CA

For the Seniors in the Playa Vista community, the new FountainView Healthy Aging Campus at Gonda Westside offers an upscale wellness-hospitality environment.

Health and wellness are emphasized and supported in every aspect of this new senior living community in Playa Vista. Planned for aging in place, the wellness-hospitality environment is organized to take advantage of the temperate climate and the beauty of the California coastal palette. Generous courtyards offer a flexible platform for both social activities and individual enjoyment. The west-facing spaces feature lush-layered planting containers, paired with long basins of water that helps to lower ambient temperature. The courtyards are filled with gentle movement of small-leafed trees and grasses, fragrant perennials and the soothing sound of water flowing. Generous shaded balconies overlook the courtyards, while the rooftop is another planted oasis. Amenities include a pool and wellness pavilion, a large outdoor roof garden and numerous lounging spaces. Taken together, the spaces create a three-dimensional public realm that encourage outdoor activity and physical and mental wellness.

Client

Los Angeles Jewish Home

Dates

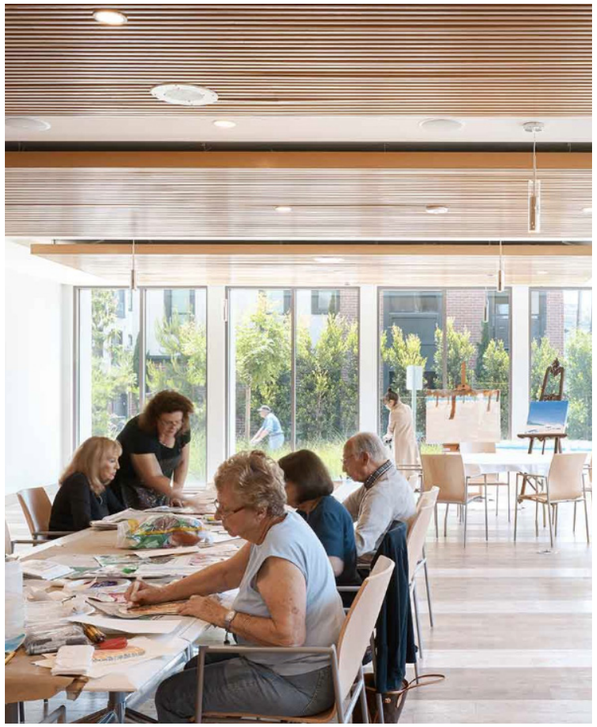
2012 - 2014

Size

2.5 acres

Team

Architect: Gensler
Irrigation: Sweeney & Associates
Water Feature: Fountain Source



The interior-exterior connection maximizes daylight, ventilation, and the wellness benefits associated with being outdoors.

Sustainability

The campus integrates numerous courtyards, creating a strong connection with nature, the outdoors, and the community.

LAND

The project provided 14,293 SF of planted area to the available 43,970 SF of site. This was a 33% increase in green surface.

Plants were selected for root stability as an erosion control strategy.

A predesign site assessment was conducted allowing for the conservation of healthy soils and the amendment of others. This involved the testing of soils, multiple soil labs, pre- and post-verification to meet soil lab specifications.

SOCIAL

The project provides optimum site accessibility, safety and wayfinding. With 175-units for independent seniors and 24 units for assisted living and memory use, the design provided lots of little courtyards for intimate usage. Routes were designed for clear access and to be walked around in a repetitive way for exercise.

The Collective at Playa Vista is part of a greater community, designed to tie into the ecosystem and native habitat. Regional trails and social spaces are easy for pedestrian connections. Located adjacent to the park, an extra amenity is available to the residents at Fountainview.

Users and stakeholders were engaged. Prior to opening, the campus residences were 100% reserved.

WATER

Water is reused for landscape irrigation.

The design reduces outdoor water usage by using low water usage plants.

Vegetated bio-swales capture stormwater runoff pollutants along the pedestrian sidewalks.

PLANTING

105 trees were planted, including long leafed yellow wood, white crape myrtle, ginkgo trees, chinese pistache, madrone, drake elm, canary island pine and golden rain trees.

Courtyard planting was chosen with seasonal color change in mind. This supports the mental clarity and wellbeing of those with Alzheimer's.

Native plant types were used.

Annual planting was avoided.

The planting design reflects the foothill landscape of Southern California, by adding mounds and native flora.

CARBON, ENERGY & AIR

The project uses planting to minimize building energy use and temperatures in urban areas.

A water feature is introduced to reduce temperatures and provide a relaxing ambiance for the residents.

The trees sequester 52,200 pounds of carbon annually, which is the equivalent to a standard car driving 71,009 miles. **

*The tree average for water interception is 500 gallons. American's use an average of 100 gallons of water per day (EPA's water trivia facts).

**120 pounds of CO2 per tree annually (This number is based on an average from the National Tree Benefits Calculator) One car produces an average of 8,320 pounds of CO2 per year (The Code of Federal Regulations - 40 CFR 600.113).