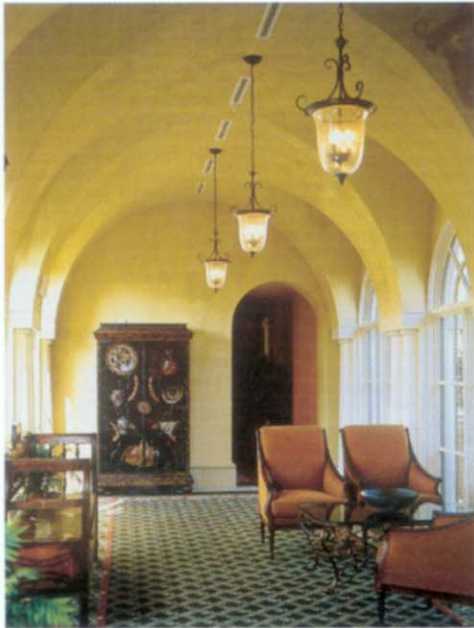


by BRYCE WEIGAND, FAIA



Reminiscent of the Tuscan countryside, the buildings are enveloped by lushly landscaped courtyards; (above, left) The common areas are accented by antiques and fine artwork adding an instant history to the community.

More resort
than
retirement
community,
Edgemere
offers
the finest
for retirees.

Lush Life

More indicative of a fine resort, the dining area exudes comfort, confidence, and a sense of well-being.



PROJECT Edgemere, Dallas
CLIENT Northwest Senior Housing Corporation and Greystone Communities
ARCHITECT Three Architecture
CONTRACTOR Andres Construction Services
CONSULTANTS L.A. Fuess Partners (structural); CCRD Partners (MEP); Huitt-Zollars (civil); Enviro Design (landscape); Bridget Bohacz & Associates (interiors)
PHOTOGRAPHER Grant Warner

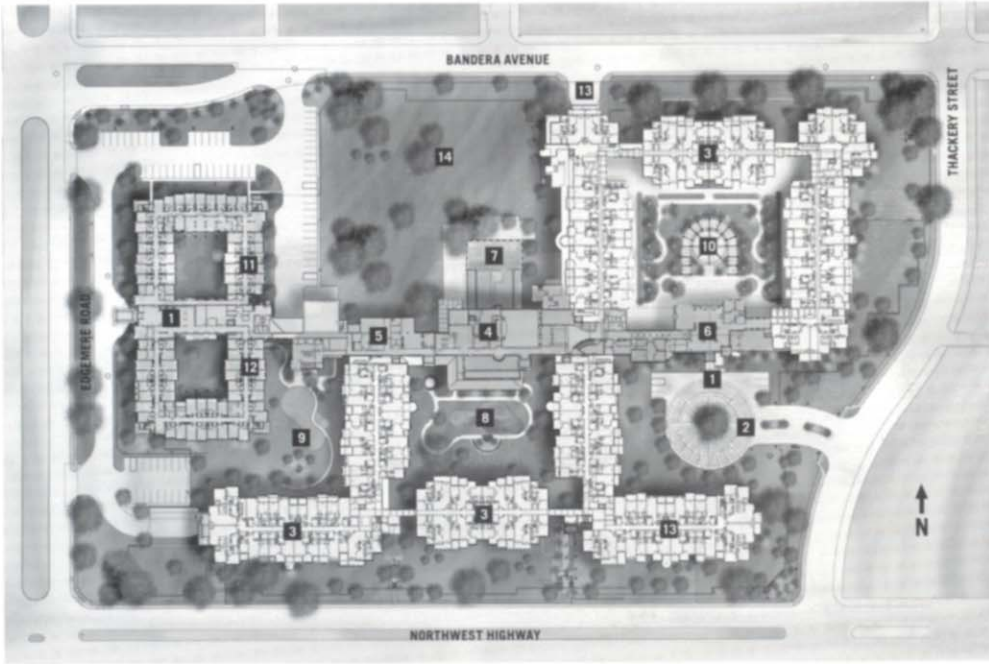
AH, RETIREMENT! It should be as sweet for each of us. Edgemere is a five-star continuing-care, retirement community (CCRC) catering to retirees from the surrounding communities in near North Dallas. Perched on the edge of University Park and Highland Park on the south and the Preston Hollow area on the north, Edgemere's 16-acres of prime real estate faces Northwest Highway between Preston Road and Hillcrest Avenue.

Edgemere was created for the Northwest Senior Housing Corporation in conjunction with Greystone Communities of Irving. Three Architecture brought the vision of an Old World village to life in the multi-building complex of 696,000 square feet. Designed as a village reminiscent of the Tuscan countryside, 10 building blocks create lushly landscaped courtyards of intimate character. Building blocks were sited to save many existing trees on this mature infill site. The two- and three-story buildings provide variety in scale, form, and massing, and connect the ground with loggias, arcades, and shady spaces. Its Mediterranean Revivalist style would make Addison Mizner smile.

Taking cues also from Highland Park Village in texture, surface treatments, and proportions, Edgemere is intended to have an instant patina — an aged and overgrown look — as if it had devel-

oped over a long period of time. Overgrown, but certainly not unkempt, the effect is instant and easily recognized. More indicative of a fine resort than a retirement home, Edgemere exudes comfort, confidence, and a sense of well-being.

The instant history is achieved in a modern construction through thickened walls by the use of six-inch metal studs, deeply recessed windows, and an apparent lack of control joints in the three-step true stucco walls. Three Architecture worked closely with the contractor to create the mottled and handcrafted plaster finish. The light colors of the stucco vary slightly (buff tan, pale ochre, and off-white, with terracotta accents) and enhance the shade and shadow play on the walls as the day progresses. In fact, the control joints, so necessary for proper stucco construction, are skillfully placed in horizontal layers and only as required and are therefore minimized visually. Continuing the lath



SITE PLAN

- | | |
|----------------------|---------------------|
| 1 ENTRANCE | 8 DINING COURT |
| 2 AUTO COURT | 9 PUTTING GREEN |
| 3 INDEPENDENT LIVING | 10 SCULPTURE COURT |
| 4 CENTRAL COMMONS | 11 ALZHEIMERS COURT |
| 5 WEST COMMONS | 12 MEDITATION COURT |
| 6 EAST COMMONS | 13 GARAGE ENTRANCE |
| 7 INDOOR POOL | 14 FUTURE EXPANSION |

around corners also softened the edges and amplified the worn look. Milsap stone bases help transition the walls to ground with earthy texture.

In addition to stucco, the dominate building material, limestone is introduced at the entry tower, loggia columns, and garden features. Placing the stone in approachable areas provides an additional sense of permanence and texture, further enhancing the tactile quality of this fine development. Low-sloping clay tile roofs amplify the Tuscan stylistic treatment and appropriately unify the varying forms.

As a continuous care facility, Edgemere's 423-unit capacity is predominately independent living (259 units), assisted living (60 units) with skilled nursing care and an Alzheimer's wing of 52 units each. The units are linked through common areas organized along a major spine artfully housing three dining rooms, a library, a coffee shop, fitness and spa area, a business center, and a cigar lounge. A stroll through the commons, decorated with antiques and wall hangings accented by fine artwork, gives community living a real sense of living. Asymmetry in the design promotes the concept of the facility's having evolved as buildings were added, and lends charm and excitement to the most casual stroll to dinner. Along with deeply arched ceiling and alcove dining, sections of clay tile roof emerge inside, enhancing the effect of an assemblage created over time.

Of particular note in the development is the apparent absence of automobiles. An auto court welcomes guests in a well-landscaped, firm-edged entrance, but the bulk of the parking (240 underground spaces) is gracefully tucked under the complex. This deft move obviously left several acres available for exquisitely landscaped grounds. In addition to the courtyard and gardens previously mentioned, a putting green was inaugurated by Dallas' own PGA golfer, Justin Leonard.

Ah, retirement—putting outside the billards room with brandy in hand! ■

Bryce Weigand, FAIA, is a principal of Good Fulton Farrell in Dallas.

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