

One  
Fell  
Swoop

IST

2025

NEW YORK  
PROVIDENCE

8 - 18 SEPTEMBER  
2025

BOSTON  
SEATTLE

[ONEFELLSWOOP.COM.AU/IST2025](https://onefellswoop.com.au/ist2025)





# IT'S ON!

Experience the latest innovations in retirement living, assisted living and care with One Fell Swoop's International Study Tour 2025 to the United States of America.

This year, we'll visit New York, Providence, Boston and Seattle to tour best-in-class retirement and care communities.

We'll learn about the American seniors living sector, tour communities and hear from experts in their field ranging from operations, marketing and sales, customer experience, technology and design. All of this while staying in high-end hotels and dining at celebrated restaurants.

Following many successful tours, IST2025 promises to deliver cutting-edge knowledge, first-hand experiences and valuable connections with the industry's most progressive leaders and thinkers. [It's time to get on board IST2025.](#)

## Ten reasons to tour with us:

1. Understand the American seniors' living landscape
2. Visit award-winning communities
3. Explore different financial models and contracts
4. Discover the latest design trends
5. Experience intergenerational and integrated precincts
6. Learn about the world of Naturally Occurring Retirement Communities (NORC)
7. Delve into technology innovation
8. Understand customer motivations and market trends
9. Immerse yourself in American service culture – and how it applies to senior's living communities
10. Make new connections through networking

Take these valuable insights and innovative approaches back to your own communities, applying them to enhance existing offerings and shape the future of new developments.

# U.S.A.





## D.01

Monday 8 September  
New York

### Welcome to the Big Apple!

Our 10-day tour begins in vibrant New York City, home to iconic landmarks, world-class museums, bustling markets, luxury shopping, and an electrifying cultural scene. Settle into your stylish room at Public Hotel, or start exploring.

We're curating an optional tour schedule for your first day, giving you the chance to explore the city's iconic landmarks and immerse yourself in its vibrant culture before the main program begins.

In the evening, we meet at Public Hotel, which is where we're staying. An iconic Ian Schrager, founder of original *Studio 54*, creation in the vibrant Lower East Side, its glowing, futuristic aesthetic and sleek, stylish design, sets the perfect tone for our time in New York. Join us for welcome drinks on the rooftop, where you can soak in breathtaking views of the New York City skyline while meeting fellow delegates over delicious cocktails and sumptuous nibbles. It's the perfect way to start our journey together!

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**VISIT** Optional program in development

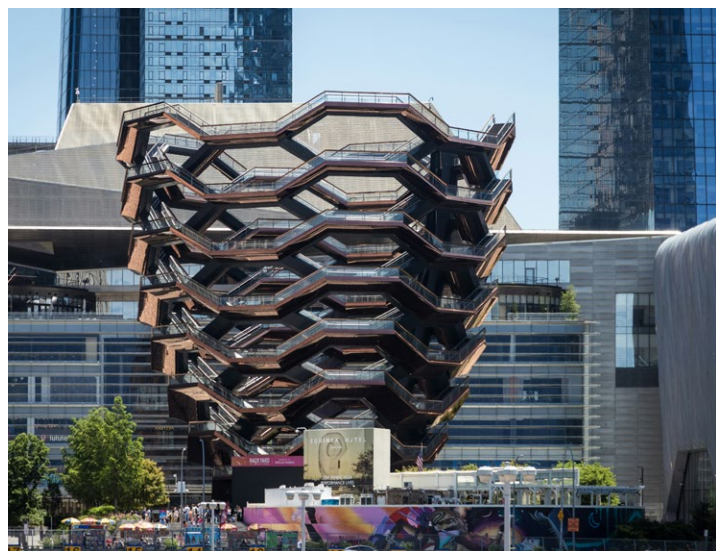
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**EAT** Public Hotel – welcome cocktail party

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**SLEEP** Public Hotel

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## D.02

Tuesday 9 September  
New York

### Exploring luxury senior living and ageing trends in New York

Today, we take a deep dive into senior living innovation in New York City, exploring how one operator, Sunrise Living, adapts its model across different communities. Our morning begins with an exclusive tour of The Apsley, a newly developed luxury senior living community, where we'll experience its high-end design, premium lifestyle offerings, and tailored contract options.

In contrast, we'll also visit Battery Park, an established Sunrise Living community, to see how a well-loved, older residence continues to deliver quality care and hospitality in an urban setting. By showcasing both the new and the established within the same operator, we'll explore strategic approaches to managing a diverse portfolio—an insight that directly applies to those navigating mixed stock within their own communities.

To set the scene for our visits, we'll also hear from the American Seniors Housing Association, gaining a valuable overview of the U.S. senior living landscape, key market trends, and the factors shaping the industry's future.

We also have the opportunity to meet with the New York Department for the Aging to learn about Naturally Occurring Retirement Communities (NORCs). This session will provide a valuable overview of the key trends, challenges, and policy approaches shaping senior living in New York.

It's an eye-opening day of learning, inspiration, and industry insights!

In the evening, we'll have a choice of optional events to join or feel free to explore the neon lit concrete jungle on your own.

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**VISIT** [American Senior's Housing Association](#)  
[The Apsley](#)  
[Battery Park](#)  
[New York Department for the Aging](#)

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**EAT** Optional group dinner – Broadway Theatre options to follow

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**SLEEP** [Public Hotel](#)

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Jefferson's Ferry

## D.03

Wednesday 10 September

New York

### Exploring senior living on Long Island

Today, we venture beyond the city to explore two distinct senior living communities on Long Island.

We begin the day with a breakfast presentation from Perkins Eastman Architects, where we'll dive into the latest design trends shaping senior living communities. Their insights will provide valuable context for the communities we visit, highlighting how thoughtful design enhances both lifestyle and care.

Our next stop is Sutton Landing, a luxury rental community offering elegant villas designed for active seniors. Ideally located near major roadways, top-tier shopping, universities, and medical centres, Sutton Landing provides a unique blend of convenience and upscale living.

In the afternoon, we visit Jefferson's Ferry, a Life Plan Community with a fresh approach to contracts and long-term care. We'll gain insights into their financial model and explore their newly developed memory support neighbourhood, designed to provide specialised care in a thoughtfully crafted environment.

Through these visits, we'll compare different senior living models and gather inspiration for the evolving landscape of retirement communities.

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**VISIT** [Perkins Eastman Architects](#)  
[Sutton Landing](#)  
[Jefferson's Ferry](#)

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**EAT** Group dinner – venue TBC

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**SLEEP** [Public Hotel](#)

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Sutton Landing at Cammock





Rhode Island in autumn

## D.04

Thursday 11 September  
New York to Providence

### Travel, design and home care innovation

Today, we travel from New York to Providence by bus, making key stops along the way to explore senior living design and home care integration - all while enjoying the scenic coastline route.

We meet with Bayada Home Health to learn how they seamlessly integrate home care services into senior living communities. Their team will also share strategies for addressing workforce challenges and ensuring high-quality care delivery.

Our next stop is at StoneRidge Senior Living. StoneRidge offers assistance-in-living, assisted living, memory care, skilled nursing and rehabilitation in one of the most attractive spots on the Connecticut coast.

Upon arrival in Providence, we'll check into The Beatrice Hotel, offering a luxurious retreat after a full day. In the evening, delegates can join an optional group dinner or explore the city's dining scene at their own pace.

A day of discovery, inspiration, and meaningful connections awaits!

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**VISIT** [Bayada Home Health](#)  
[StoneRidge Senior Living](#)

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**EAT** Optional group dinner –  
venue TBC

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**SLEEP** [The Beatrice Hotel](#)

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StoneRidge Senior Living







Brookdale Sakonnet Bay

## D.05

Friday 12 September  
Providence

### Award-winning senior living and lifecare communities

Brookdale Senior Living is one of America's largest operators. We'll visit their Sakonnet Bay community and also gain insights about their approach to workforce recruitment, training and retention.

Next, we visit New Pond Village, a Type A Lifecare Community that offers a unique approach to senior living. Here, we'll explore how they provide priority access to a continuum of care, as well as the potential tax benefits and asset protection advantages of their model. This visit will provide a deeper understanding of financial and operational strategies in the senior living sector.

To conclude the day, we'll gather for a fine dining experience, offering the perfect opportunity to reflect, connect, and discuss key takeaways from our visits.

A deep dive into senior living innovation, from workforce strategies to financial models, capped off with an evening of fine dining and reflection awaits.

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**VISIT** [Brookdale Sakonnet Bay](#)  
[New Pond Village](#)

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**EAT** Group dinner — venue TBC

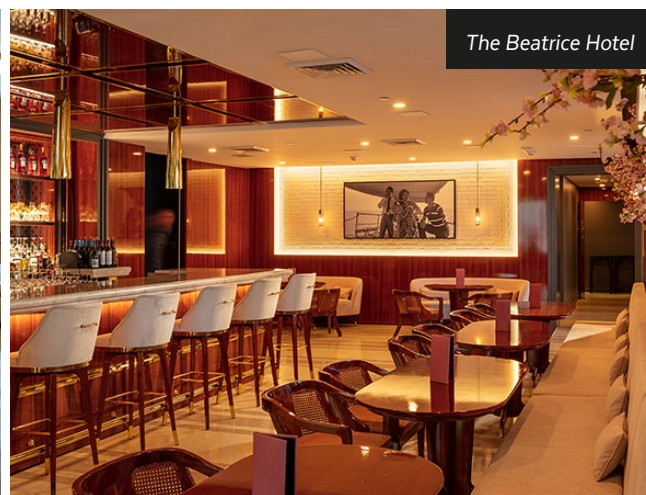
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**SLEEP** [The Beatrice Hotel](#)

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New Pond Village



The Beatrice Hotel



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## D.06

Saturday 13 September  
 Providence to Boston

### Historic elegance and the journey to Boston

After a busy few days, you have a free morning to explore Providence at your own pace—whether that means visiting local attractions, enjoying a leisurely breakfast, or taking in the charm of this historic city.

We'll then board the bus to Boston, with a special stop to experience one of Newport's most iconic landmarks—The Breakers. This grand mansion, once the summer retreat of the Vanderbilt family, offers a fascinating glimpse into Gilded Age luxury and architectural splendour. As we explore its opulent interiors and stunning oceanfront grounds, we'll reflect on the evolution of luxury living—both past and present—and how it continues to shape high-end senior living today.

After our visit, we continue on to Boston via the scenic route enjoying the colours of the changing seasons. We'll settle into our accommodation at The Newbury Boston, and delegates can choose to join an optional group dinner or enjoy a free night to explore the city's rich history and renowned dining scene at their leisure.

A day of travel, culture, and inspiration as we transition to the next stage of our journey!

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**VISIT** [The Breakers](#)

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**EAT** Optional group dinner – venue TBC

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**SLEEP** [The Newbury Boston](#)

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## D.07

Sunday 14 September  
Boston

### Rest, explore and experience Boston

Today is all about rest, exploration, and soaking in the best of Boston at your own pace.

The Newbury Boston is a beautifully restored and reimagined luxury hotel at the intersection of Newbury and Arlington Streets, where the bustle of the Back Bay is your playground. A popular shopping, dining and entertainment district, Newbury Street's beautiful 19th century brownstones are home to hundreds of retail locations and eateries.

Take the morning to relax and recharge, or venture out to explore the city's rich history and culture. Enjoy a self-guided tour of Harvard, wander through the world-class Museum of Fine Arts, or, for sports fans, experience the thrill of a baseball game at Fenway Park.



*The Newbury*

Whether you choose to unwind or dive into the city's iconic sights, today is a chance to enjoy Boston on your terms before the next exciting leg of our study tour!

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**VISIT** Your choice!

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**EAT** Group dinner – venue TBC

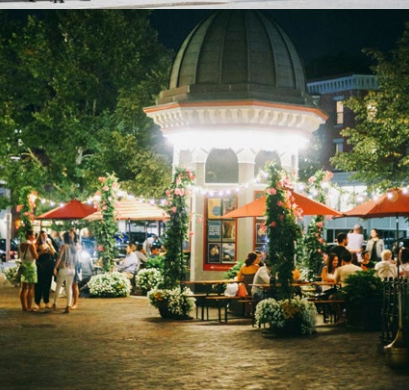
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**SLEEP** The Newbury Boston

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Boston, MA







NewBridge on the Charles

## D.08

Monday 15 September  
Boston

### Innovation and community in ageing

We explore forward-thinking approaches to aging, community living, and sustainability. Our first stop is NewBridge on the Charles, a pioneering intergenerational campus where older adults, kindergarteners, and school-aged children share meaningful connections. We'll gain insight into their sustainability initiatives and how they foster a dynamic, inclusive environment.

Next, we visit Beacon Hill Village, a trailblazer in the "ageing in place" movement. Their virtual lifestyle program empowers older adults to remain independent while staying socially engaged and supported within their communities.

Finally, we'll engage with experts at the MIT AgeLab, where cutting-edge research is shaping the future of caregiving, well-being, retirement, and longevity planning. Expect thought-provoking discussions on how innovation can enhance aging experiences worldwide.

We'll recap on the day with a group dinner at a fine dining establishment.

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**VISIT** [NewBridge on the Charles](#)  
[Beacon Hill Village](#)  
[MIT AgeLab](#)

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**EAT** Group dinner – venue TBC

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**SLEEP** [The Newbury Boston](#)

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MIT AgeLab Innovation Studio





Seattle, WA

## D.09

Tuesday 16 September  
Boston to Seattle

### Cross-country journey to Seattle

Today, we leave the historic streets of Boston and set our sights on the vibrant Pacific Northwest. A cross-country flight will take us to Seattle, a city known for its innovation, stunning waterfront, and rich cultural scene.

Upon arrival, settle into your room at 1 Hotel Seattle and then we'll regroup to hear from Concierge Care Advisors prior to enjoying a group dinner. Concierge Care Advisors support over 2,000 seniors across Washington state. They'll provide valuable perspectives on navigating senior living options and the role of technology in enhancing care and independence.

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**VISIT** [Concierge Care Advisors](#)

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**EAT** Optional group dinner – venue TBC

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**SLEEP** [1 Hotel Seattle](#)

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1 Hotel Seattle



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## D.10

Wednesday 17 September  
 Seattle

### Community, innovation and celebration

Today we visit Bayview Seattle, a dynamic senior living community. We'll start with a panel discussion featuring the leadership team, offering insights into their approach to aging, innovation, and resident engagement. Then, Bayview residents will guide us on tours, sharing firsthand experiences of life in this thriving community.

Next, we visit we visit Era Living's Aljoya Thornton Place, a vibrant community where village charm meets contemporary living. Known for its focus on joy and wellbeing, Aljoya offers beautifully designed residences, excellent dining, and a range of services, all set within the thriving urban village of Thornton Creek. With easy access to restaurants, shops, theaters, and nature trails, it's the perfect example of blending city energy with a peaceful, community-oriented lifestyle.

We will also visit Aegis Madison. While not a new project, it showcases innovative thinking around Memory Care and has a great Sky Lounge.

In the evening, we'll come together for a memorable farewell dinner, celebrating the friendships, insights, and inspiration gained throughout this journey.

Tomorrow, delegates can depart from Seattle or extend their stay to explore the city at their leisure. Safe travels!

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**VISIT** [Bayview Seattle](#)  
[Aegis Madison](#)  
[Aljoya Thornton Place](#)

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**EAT** Final group dinner —  
 venue TBC

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**SLEEP** [1 Hotel Seattle](#)

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Bayview Seattle - External



Bayview Seattle -Dining Room





# GET ON BOARD

## IST2025

### How much will IST2025 cost?

Our 10 day Study Tour includes accommodation (11 nights), internal flights, transfers, most meals and activities. Places are limited, be quick to secure your spot.

\$19,925 \*

[Click here to book now!](#)

*\* Does not include international flights to and from the USA (or wherever you chose to leave from) or optional extras. All prices are in Australian dollars.*

### Optional extras

TBC

### Payment terms

- 50% payable by 30 April 2025
- 50% payable by 30 June 2025

Please note these payments are non-refundable.

### Your hosts

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**One  
Fell  
Swoop**

*Please note: This is a preliminary program and may be subject to change as details are finalised. We appreciate your flexibility and will have the finalised program by 31 March 2025*





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