

2019 Housing Design Forum

Housing Transformations: Density Done Right

Monday, May 20, 2019 | Seattle Art Museum, Plestcheeff Auditorium, 1300 1st Ave, Seattle, WA 98101

** all sessions/speakers subject to change*

MONDAY – MAY 20, 2019

8:00 – 8:30 REGISTRATION + COFFEE

Note: Food and drink are not allowed in the auditorium. Please arrive early to caffeinate!

8:30 – 8:40 WELCOME + INTRODUCTIONS

Cassie Blair | AIA Seattle, Professional Programs Manager

Renée Cheng | Dean of the College of Built Environments, University of Washington

LEARNING FROM OTHER CITIES

8:40 – 9:40 MINNEAPOLIS 2040: RACE, PLACE, AND EQUITY

Paul Mogush AICP | Manager of Community Planning, City of Minneapolis

Heather Worthington | Director of Long Range Planning, City of Minneapolis

9:40 – 10:10 PORTLAND RESIDENTIAL INFILL PROJECT

Sandra P. Wood | Principal Planner, Code Development Team | Bureau of Planning and Sustainability, City of Portland

10:10 – 10:30 BREAK

Reminder: Food and drink are not allowed in the auditorium.

LOCAL DESIGN CASE STUDIES

10:30 – 11:00 GRANNY PAD & BIG MOUTH HOUSE: NEW IDEAS AROUND DENSITY AND MULTI-GENERATIONAL LIVING

Ian Butcher AIA | Best Practice

Kailin Gregga AIA | Best Practice

11:00 – 11:30 THE ROOST: MICROHOUSING, COMMUNITY, AND CULTURAL SPACE

David Neiman AIA | Neiman Taber Architects

11:30 – 12:00 PAX FUTURA: A HIGH-PERFORMANCE COMMUNITY

Sloan Ritchie | Cascade Built

Brittany Porter | Weber Thompson (formerly NK Architects)

12:00 – 12:30 OTHELLO SQUARE: A CULTURALLY RELEVANT MASTER PLAN

Faduma Ahmed MPA | HomeSight

Carey Dagliano AIA, LEED AP BD+C | Weber Thompson

Rachael Meyer PLA, GRP, LEED AP | Weber Thompson

12:30 – 1:30 LUNCH

LIGHTNING TALKS: DENSITY DONE RIGHT

1:30 – 3:00 *A series of short presentations curated from a call for proposals*

NEIGHBORHOODS FOR ALL: A SEATTLE PLANNING COMMISSION CONVERSATION

Michael Austin | Seattle Planning Commission

THE LAST MILE: TRANSIT-ORIENTED HOUSING IN THE URBAN ENVIRONMENT

Gregory Wharton | IBI Group

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A NEW AURORA AVENUE

Ryan DiRaimo | Graphite Design Group

DON'T BE STOOP-ID: BUILDING COMMUNITY AT THE PUBLIC/PRIVATE THRESHOLD

Reed Kelly | Mithun

THICK AS A BRICK

Lauren Keene | Miller Hull Partnership

Carey Moran | BUILD LLC

ADDING DENSITY IN SEATTLE'S SINGLE FAMILY ZONES

Bradley Khouri AIA | b9 Architects

RESIDENTIAL SMALL LOT

Matt Hutchins AIA | CAST Architecture

3:00 – 3:15 BREAK

CONCLUDING KEYNOTE

3:15 – 4:20 SOCIAL OCCUPATION

Lorcan O'Herlihy FAIA | Principal, Lorcan O'Herlihy Architects (LOHA)

4:20 – 4:30 CONCLUDING REMARKS + INVITATION TO HAPPY HOUR

Cassie Blair | AIA Seattle, Professional Programs Manager

4:30 – 6:00 NETWORKING HAPPY HOUR @ 801 2nd Ave #900, Seattle, WA 98104

Sponsored by Lagunitas Brewing and hosted at Coughlin Porter Lundeen

All speakers and attendees are invited to continue the conversation. Please join us!

KEYNOTE SPEAKER



Lorcan O'Herlihy FAIA | Founding Principal, LOHA

Since founding his firm in 1994, Lorcan O'Herlihy has utilized architecture as a catalyst of change to shape and enrich the complex, urban landscape of our contemporary cities. The work of his firm, Lorcan O'Herlihy Architects (LOHA), is guided by a conscious understanding that architecture operates within a layered context of political, developmental, environmental, and social structures. With studios

in Los Angeles and Detroit, LOHA has built over 90 projects across three continents. O'Herlihy and LOHA have produced work that has been published in over 20 countries and received over 100 awards throughout the years including the AIA Los Angeles firm of the year, and the AIACC Distinguished Practice Award. In 2018, his firm was recognized as the #1 Design firm in the country by Architect Magazine's Architect 50, an annual ranking of the top architecture firms in the country. The diverse work of the firm is recognized internationally, and ranges from art galleries, bus shelters, and large-scale neighborhood plans, to mixed-use developments, affordable housing projects, and university residential complexes. Each project by LOHA reinforces O'Herlihy's belief that artistry and provocative design are key to building a vibrant, social space to elevate the human condition via the built environment.

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Paul Mogush is the Manager of Community Planning at the City of Minneapolis, where he has worked as a planner for 13 years. The Community Planning team led the development of Minneapolis 2040, the City's progressive comprehensive plan that focuses on racial equity, housing affordability, and climate change. In addition to his work at the City of Minneapolis, Paul co-chairs the Legislative and Law Committee for the Minnesota chapter of the American Planning Association and volunteers with the Minnesota Design Team. Paul holds a Master of Urban and Regional Planning degree from the University of Minnesota.



Heather Worthington was appointed to the position of Director of Long Range Planning in September, 2017. Previously she was the first Deputy County Manager appointed in Ramsey County in June 2010, where she led the Economic Growth and Community Investment service team. She was the overall project manager for the cleanup and redevelopment of the Twin Cities Army Ammunition Plant (TCAAP), the state's largest Superfund site; as well as leading the redevelopment of the former West Publishing site in downtown St. Paul. With more than 20 years of leadership in local government organizations, including City Administrator of Falcon Heights, MN and Assistant City Manager of Edina, MN, Heather is committed to seeking authentic community engagement and leading racial equity efforts to strengthen communities that have experienced disparities and disinvestment. She holds a master's degree in public administration from Hamline University, a BA in History/Historic Preservation from Michigan State University, and a certificate for the State and Local Executives Program from Harvard University's Kennedy School of Government.

Sandra P. Wood *Bio coming soon!*

LOCAL DESIGN CASE STUDIES | PRESENTERS

Ian Butcher received his Master of Architecture from the University of Washington and has a Bachelor's degree in Environmental Design from North Carolina State University. Prior to establishing Best Practice, he was a Senior Architect at Domestic Architecture, and an associate at E. Cobb Architects. He has taught design studios in the Interior design department at Cornish College of the Arts, and served as a board member for ARCADE Magazine.



Kailin Gregga received a Masters of Architecture from Parsons The New School for Design and a Bachelor of Art in Architecture from the UW. Prior to her collaborations with Best Practice, Kailin has worked at LMN architects, Diller Scofidio + Renfro and nArchitects. She is currently teaching Architectural Representation classes at the UW but mostly wants to draw pictures of junk food with legs.



David Neiman is a Principal at Neiman Taber Architects, an award winning Seattle firm specializing in urban housing with a focus on issues of livability, affordability, community, and access to housing for all. Through a combination of innovative design, involvement in public policy, and development of his own projects, he has helped to pioneer new approaches to housing in Seattle and to shape the public policy that guides its development. A 4th generation Seattleite, he holds architecture degrees from the University of Washington and the University of Pennsylvania, and is a licensed architect in the state of Washington. He was a recent member of the Mayor's Housing Affordability and Livability Agenda (HALA) Committee and the NW Design Review Board.

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Brittany Porter is a Project Designer at Weber Thompson, passionate about creating beautiful, healthy spaces for people to thrive while consuming less. During her time at NK Architects, Brittany designed Pax Futura, Seattle's first certified multifamily passive house building. She serves on the Board of Directors of Passive House Northwest and is a Certified Passive House Consultant (CPHC) through the Passive House Institute (PHI). She earned her BS in Architecture from the Georgia Institute of Technology and a Master of Architecture degree from the University of Oregon. After hours Brittany participates in the PNW lifestyle with a combination of skiing, rock climbing and hiking with her canine sidekick, Lana.



Sloan Ritchie is the founder of Cascade Built and a pioneer of Seattle's green building movement. A LEED accredited and Passive House certified builder, Sloan draws upon his understanding of building science and 15 years of experience as a green builder to construct the city's most energy-efficient, high performance and long-lasting projects. This includes his most recent, Pax Futura, a passive house apartment project located in Columbia City where we served as both developer and builder. An environmentalist at heart, Sloan sees the opportunity to curb climate change through more efficient buildings. His mission is to change the way homes are built in Seattle and the way people in these homes think about their quality of life. He seeks to educate the building industry and consumer audiences on the benefits of choosing a high performance, passive house-constructed home, and refute myths that prevent the benefit of green homes and buildings from being realized. Sloan is a graduate of Whitman College, an MBA graduate of the University of Washington, and a sustainable building advisor graduate. He speaks on the topics of green building and Passive House constructed buildings, and is featured in a myriad of publications for his projects and expertise.



Faduma Ahmed is passionate about public service and has worked in the non-profit sector for the past 10 years focusing on education, workforce, and home-ownership. She believes that effective community engagement occurs when community members are empowered as stakeholders, especially in the minority and migrant communities where there is a lack of pathways and community networks. Faduma works with the Othello Square partners and community during the programming, design, and predevelopment stage to coordinate the integration plan and methodology that will unify a variety of programs, services, and uses under one village/campus atmosphere. Faduma has Bachelors' in Economics and English from the University of Washington and a Masters' in Public Administration from Seattle University.



Carey Daghiano | With more than seventeen years of design practice, Carey Daghiano brings a dynamic range of experience including multifamily, custom residential, commercial, low-income housing and community work. At Weber Thompson, she employs her design and project management strengths to advance the design development and permitting of complex urban projects. Carey is a licensed architect in Washington and is LEED AP BD+C accredited. She also serves an appointed position on the Mayor's Design Review Board, which reviews private development projects for Seattle's Department of Planning and Development in the Southeast District. Carey is also an active member of the Beacon Hill community, working in close coordination with the North Beacon Hill Council and the Beacon Hill Merchants Association. Carey is currently Weber Thompson's Senior Project Manager on Othello Square Building C and Project Manager on Building A. The multi-phased development is currently scheduled to be complete by 2022.



Rachael Meyer is Principal of Landscape Architecture at Weber Thompson with over 15 years of experience working on a variety of residential, commercial office, mixed-use and public open space landscape designs throughout the Puget Sound region. Rachael is passionate about green roofs, urban agriculture and sustainable strategies, and integrates these passions

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into her designs. She regularly speaks and writes about her research ranging from water management practices to living landscapes. Rachael has been active with the UW Landscape PAC, Architects Without Borders, and the WASLA Executive Board. She is currently serving as Co-Chair for NAIOP-Washington's Sustainable Development Committee. A practitioner of the Pomegranate Method of facilitation, Rachael was the lead for the overall Othello Square master planning effort, focusing the process on community and stakeholder alignment. Additionally, she has led the landscape design for all four parcels of the Othello Square campus.

LIGHTNING TALKS: DENSITY DONE RIGHT | PRESENTERS

Michael Austin is a senior urban designer and campus planner with Perkins+Will—a global design practice centered around research-informed design. Michael is a coordinator for the Perkins+Will Equity Change Team, he approaches each project as an opportunity to integrate principles of inclusion, access, and cultural competency into each project. He is additionally focused on the physical impact of emerging technologies centered around mobility as a member of Perkins+Will's Mobility Lab, where he has led multiple grant-based studies around

age-friendly public space design, autonomous mobility, ground-level robotics, and freight drones. He currently serves as Chair of the Seattle Planning Commission, and previously served on the Seattle Design Review Board as a Get Engaged member.



Gregory Wharton | With more than 25 years experience as a designer and planner, Mr. Wharton is IBI Group's practice leader for mixed-use architecture and transit-oriented development in the Pacific Northwest region. The sixth largest architectural firm in the world, IBI Group is a recognized global leader in urban residential mixed-use (#1 residential high-rise firm worldwide) and TOD projects. IBI Group has been instrumental in the development of Toronto and Vancouver, BC since the 1970s, is a key partner with Microsoft in the Smart Cities Council, and has "written the book" on TOD best practices for the World Bank Global

Platform for Sustainable Cities. Among recent local projects are the Totem Lake Mall redevelopment, Onni Bellevue Towers project, and several Sound Transit Link Light Rail facilities.



Ryan DiRaimo is an architectural designer working on large mixed use projects in downtown Seattle and South Lake Union for Graphite Design Group. In addition, Ryan is a density advocate and board member for his urban village neighborhood, the Aurora Licton-Springs Urban Village (ALUV for short). Ryan has participated as a selected member of the HALA Focus Groups and leads an effort to rezone Aurora Avenue from light industrial, auto oriented zoning to residential mixed use. He works and advocates for a city his children will be able to participate in.



Reed Kelly is an architect and urban designer at Mithun. Reed is passionate about leveraging architecture, design, construction, and real estate development to create sustainable, affordable, and vibrant urban cities. He has worked on student housing, market rate housing, affordable housing, and urban design projects in Washington, Oregon and California. Reed believes in the power of integrated design to build community and make high quality design accessible and affordable. Reed has a Master of Architecture from the University of Washington and a B.A. in International Affairs and Latin American Studies

from Lewis & Clark College in Portland, OR.

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Lauren Keene is a designer at the Miller Hull Partnership and **Carey Moran** is a designer and partner at BUILD LLC. They are disciples of and advocates for the built environment.



Bradley Khouri is the Principal and founder of b9 architects inc. in Seattle, Washington. Bradley has served on the Board of Directors of AIA Seattle and Design in Public as well as on the Seattle Planning Commission. He has taught Architectural Design studios part-time at the University of Washington, College of Built Environments and serves on juries regularly. Bradley has lectured on topics including the relationship between BIM and small practice, density and housing, material sourcing and sustainability as well as community development and social connectivity in b9's work. Bradley received his Master of Architecture at Harvard University in 1996 and B.A. at Washington University in 1992. Outside of b9, Bradley spends time with family and friends, advocating for critical urban design issues and skiing whenever

there is enough powder.



Matt Hutchins is one of the founders of CAST architecture and has spent more than twenty years working to increase the vitality of the city and the environment. Through the thoughtful design of housing, vibrant urban spaces, advocacy for more open space and better density, and inclusive community design, Matt brings idealism and experience to each project. His design work integrates architecture and landscape, plans for flexible function, and builds for longevity and performance. He is pragmatic, collaborative, and always client-centered.

He advocates for abundant urban housing options, backyard cottages, sustainable building and open spaces. He serves on AIA Seattle's Housing Task Force and Housing Design Forum Committee, and the SW Design Review Board. He is a recognized expert in community design, accessory dwelling units and the low rise land use code. He is a former board member of Groundswell NW and is working to bring more mass transit and new public parks to his own neighborhood, West Seattle. Matt is a registered architect in Washington. He graduated with Honors from the University of Colorado, and Distinction from Arizona State University. He has taught design at the University of Washington and Arizona State University.