

HOUSING INNOVATION IN THE 15-MINUTE CITY | PROGRAM SCHEDULE

MON, JUNE 7

10:30 - 11:30am PT

15-MINUTE CITIES FOR PEOPLE

Opening Keynote featuring:

Kristian Skovbakke Villadsen | Partner, Director, Gehl

TUES, JUNE 8

10:30am - 12:30pm PT

HOUSING DENSITY IN THE 15-MINUTE CITY: POLICY AND PURPOSE

Panel Discussion featuring:

Moderator: **Matt Hutchins AIA CPHD** | Principal, CAST Architecture

A-P Hurd | President, SkipStone

Jaebadiah S. Gardner | Founder & CEO, GardnerGlobal, Inc

Michael Eliason | Project Manager, EHDD

Shane Phillips | UCLA Housing Initiative Manager, Author

HOUSING INNOVATION IN THE 15-MINUTE CITY | SPEAKER BIOS

15-MINUTE CITIES FOR PEOPLE | KEYNOTE PRESENTER



Kristian Skovbakke Villadsen, Partner, Director, Gehl | Kristian Skovbakke Villadsen is Partner and Director at Gehl. Kristian works every single day to identify the potentials that can solve our cities' challenges on the road to a more humane and sustainable future - towards cities that invite for sustainable behavior. Kristian lives in one - and promotes 15-minute cities. Kristian led the strategy for Shanghai's riverfront development, and has also co-authored the first Chinese "Street design guideline" in Shanghai. He is at the forefront of a number of masterplans urban development and urban revitalization projects across Northern Europe and acts as a trusted advisor to a number of developers and cities. Kristian is in an ongoing dialogue with cities, car manufacturers, micro-mobility providers and public transport providers reflecting on and strategizing future of mobility. In addition, he sits on an

Advisory Board for IBA Stuttgart 2027 and he teaches urban development. In 2018, Kristian received the Shanghai Magnolia Award for his "outstanding contributions to Shanghai's economic construction, social development and foreign exchanges."

HOUSING DENSITY IN THE 15-MINUTE CITY: POLICY AND PURPOSE | PRESENTERS



Moderator: Matt Hutchins AIA CPHD, Principal, CAST Architecture | As a founder of CAST architecture, Matt has spent more than twenty years working to increase the vitality of cities and protect the environment. Through his design and policy work, Matt is an advocate for better density, abundant housing options, vibrant urban spaces, open space, and sustainable building. Matt is a Seattle Planning Commissioner, and former Design Review Board Member. For AIA Seattle, he has served on the Housing Task Force, the Residential Design Forum and Public Policy Board, and was honored as Volunteer of the Year in 2020. He co-founded the grassroots group MOAR (More Options for Accessory Residences) to support zoning reform for accessory dwellings in Seattle and in 2019 was named one of 35 Most

Influential People by Seattle Magazine. He is a Certified Passive House Designer.



A-P Hurd, President, SkipStone | A-P Hurd's 20-year career spans real estate, finance and technology. Her experience running a real estate company and developing nearly \$2B of new buildings in Seattle has made her a strong investment and risk manager—in addition to having a deep understanding of how her supply chain comes together to create value. A-P is known for her ability to innovate in a highly regulated industry and think strategically about how public policy and technology are shaping her sector. In 2017, A-P founded—Skipstone—which provides real estate and strategic consulting services. A-P joined the board of CityBldr in 2017, a technology company focused on unlocking value through assemblages of land in transitioning neighborhoods. A-P is also on the boards of Blueline Group (an engineering firm

in the Seattle area) and OAC Services (a national project management firm). She also serves on the board of the Pacific Real Estate Institute (PREI), the Downtown Seattle Association and is a member of the Community Development Roundtable (CDRT). A-P has served on many other non-profit and industry boards including the Seattle Chamber, as Chapter President for NAIOP Washington—the industry association for the commercial real estate industry, and the board treasurer at Forterra. A-P is a Runstad Fellow in the College of Built Environments at the University of Washington, where she has taught for many years in urban design, land use economics and public policy. She frequently speaks and publishes on economic and regulatory issues and in 2012, she published *The Carbon-Efficient City* with the University of Washington Press.



Jaebadiah S. Gardner, Founder & CEO, GardnerGlobal, Inc | Jaebadiah Gardner is a real estate developer focused on market rate, workforce and affordable housing. He is the founder & CEO of GardnerGlobal. Jaebadiah earned a bachelor's degree from the University of Washington and later earned a Juris Doctor (J.D.) degree from Western Michigan Law School. Prior to real estate development, Jaebadiah worked for Turner Construction building commercial high-rises in downtown Seattle. Later he assisted in co-developing a \$33M 115-unit affordable housing project in Seattle, WA. Currently, Jaebadiah and his team are developing 430 units of mixed income housing in the Central District and South End neighborhoods of Seattle with a total development costs of \$90M. He is the current President of the University of Washington's Alumni Association's

Multicultural Alumni Partnership (MAP) and a board of trustee at the Seattle Chamber of commerce. Jaebadiah is a public speaker and author. He recently published his first book, "Believe In Yourself: Business Essentials for the Millennial Entrepreneur."



Michael Eliason, Project Manager, EHDD | Michael Eliason is a registered architect with sixteen years of international experience, across a variety of sectors, and is a Project Manager with EHDD. He is a prolific writer who has dedicated his career to advancing innovation and broadening the discourse on decarbonized buildings, ecodistricts, Passivhaus, community housing strategies, offsite construction/DfMA, and Mass Timber. His experiences working in Germany and the Pacific Northwest have allowed him the opportunity to collaborate with amazing teams and work on diverse and incredible projects. Michael's recently completed projects in the U.S. include Western Yacht Harbor, the first building in Washington to incorporate Dowel Laminated Timber, and the award-winning Goldendale Observatory State Park Remodel. Current projects consist of several public works, including a mass timber school addition, and Passivhaus multifamily housing.

Michael is also a cargo-bike enthusiast, father of two - and an activist for dense, car-free, bike-friendly, livable, healthy, affordable, and sustainable communities.



Shane Phillips, UCLA Housing Initiative Manager, Author | Shane Phillips is an urban planner and housing policy expert based in Los Angeles. He currently manages the UCLA Lewis Center Housing Initiative and has recently taught public policy as an adjunct instructor at the University of Southern California. His research and advocacy take a "yes-and" approach to housing, with the belief that there's no single solution to the housing crisis -- and in his book, [The Affordable City](#), he reviews more than 50 policy options for making cities more affordable and accessible. Originally from Seattle, Shane got his bachelor's degree in biochemistry at the University of Washington before moving to LA for grad school at USC, and he writes about housing and transportation policy at his blog, [Better Institutions](#).