



## 2024 Housing Design Forum | *Housing: A Stage for Life*

June 17, 2024 | 415 Westlake Ave N, Seattle, WA 98109 \* *all sessions/speakers subject to change*

### PROGRAM SCHEDULE

#### MONDAY, JUNE 17, 2024

- 8:30–9:00 AM**      **REGISTRATION + CHECK-IN**  
*Coffee, tea, and light breakfast available*
- 9:00–9:15 AM**      **WELCOME + INTRODUCTIONS**  
*Staff Welcome by Zoe Guckenheimer | AIA Seattle*  
*Program Introduction by Task Force Members*
- 9:15–10:30 AM**      **SESSION 1 | COMING DOWN THE PIKE: NAVIGATING CITY & STATE POLICY CHANGES**  
*Moderator: Patrick Taylor* Assoc. AIA, Associate | Neiman Taber Architects  
**Matt Hutchins** AIA, CPHD, Principal | CAST Architecture  
**Rico Quirindongo** AIA, Director | Office of Planning and Community Development, City of Seattle  
**Tiernan Martin**, Director of Research | Futurewise
- This session will delve into the latest developments in housing policy and legislative updates in Seattle and Washington State. Panelists will discuss where we're headed and how to get engaged following the release of the draft [One Seattle Plan](#) and statewide changes like HB1110. Matt Hutchins will present [Spokane Six](#) as a case study example of the type of missing middle infill generating interest in Seattle.*
- 10:30–10:45 AM**      **SHORT BREAK**
- 10:45–12:00 PM**      **SESSION 2 | LIVING IN SEATTLE: COMMUNITY PERSPECTIVES ON HOUSING**  
*Moderator: Grace H. Kim* FAIA, NOMA, Co-Founding Principal | Schemata Workshop  
**Audrey Watson**, Resident | Capitol Hill Urban Co-Housing  
**Elisheba Johnson**, Co-Executive Director | Wa Na Wari  
**Ginger Kwan**, Executive Director | Open Doors for Multicultural Families  
**Lani Nguyen** | Awaiting Move into Corvidae Co-op
- While those designing housing might receive input from their clients...The vast majority of architects making design decisions about the housing in our city do not live in multifamily housing, nor do they have much opportunity to hear from the people who will live in the homes they design. This panel session will highlight the diverse experiences and stories of individuals living in Seattle with the intention to inform how architects approach future housing projects.*
- 12:00–1:00 PM**      **LUNCH + NETWORKING HOUR**
- 1:00–3:00 PM**      **SESSION 3 | CASE STUDIES IN RESPONSIVE HOUSING DESIGN**  
**Aaron Thornton** AIA, Principal | Leddy Maytum Stacy Architects  
**Brian Carleton** AIA, Principal | Carleton Hart Architects  
**Jhoana Avante**, Project Manager + Architectural Designer | Hybrid Architecture  
**Whitney Lewis** AIA, NOMA, SEED AP, Associate | GGLO



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*This session will explore innovative project case studies that demonstrate how housing can respond directly to the needs of specific community groups in design and process. Whether exploring flexibility of use, deep community engagement, adaptive design decisions, and/or innovative living models, speakers will share opportunities in housing across a variety of scales. Specific project examples include [Flex House](#) (Hybrid), [Africatown Plaza](#) (GGLO + David Baker Architects), [Sweetwater Spectrum Community](#) (LMS Architects), and [Bridge Meadows + Dorothy Lemelson House](#) (Carleton Hart Architecture).*

**3:00–3:15 PM            SHORT BREAK**

**3:15–4:30 PM            CLOSING KEYNOTE | A HOLISTIC APPROACH TO HOUSING**

Kevin Daly FAIA, Principal | kevin daly Architects

*Kevin Daly's keynote presentation will survey a range of projects from the practice designed ostensibly for focused age groups: housing for transitional aged youth, campus student housing, workforce and artist housing, and senior affordable, supportive housing. We routinely accept this type of categorization but should recognize these distinctions for what they are: funding and regulatory constructs that, however well intentioned, impose disciplinary and conceptual limits on the design of housing. We seek to identify the opportunities and the limitations of the multivariable problem of housing design and look to identify solutions that reflect holistic architectural approaches as we collectively find the form of the future of housing in our cities.*

**4:30–4:45 PM            CONCLUDING REMARKS + INVITATION TO HAPPY HOUR**

**4:45–6:00 PM            NETWORKING HAPPY HOUR ON-SITE**

## SPEAKER BIOS

### SESSION 1 | COMING DOWN THE PIKE: NAVIGATING CITY & STATE POLICY CHANGES



**Moderator: Patrick Taylor Assoc. AIA, Associate, Neiman Taber Architects** | Patrick Taylor is a project manager at Neiman Taber Architects with over ten years of experience designing and entitling housing projects including single family houses, townhouses, micro-housing, and mid-rise mixed use buildings. He is committed to community service and is currently board vice-president and occasional writer at The Urbanist and co-chair of the Seattle AIA Housing Task Force. In a previous career he worked in outdoor recreation, field biology, and ecological restoration through the PNW. He currently lives with his wife and son in Seattle's North Beacon Hill neighborhood. And while he grew up a ferry ride away, he is the fourth generation of his family to live in Seattle.



**Matt Hutchins AIA, CPHD, Principal, CAST Architecture** | Matt Hutchins, AIA CPHD is a founding principal at CAST architecture, housing advocate, Seattle Planning Commissioner, Passive House designer, policy wonk, zoning hacker, occasional professor, former design-builder and first-time developer. He is focused on abundant housing, climate action through sustainable building and green zoning, and making cities great places for the people who live there. His Spokane Six project is proof-of-concept for stacked flats as infill middle housing in low-density neighborhoods. Matt is AIA Seattle's President-Elect, and was named one of Seattle's Most Influential People by Seattle Magazine in 2019.



**Rico Quirindongo AIA, Director, Office of Planning and Community Development, City of Seattle** Rico is the Director of Seattle's Office of Planning & Community Development. Rico was a mayoral appointee to the Historic Seattle Council for six years, was a founding member of the National Organization of Minority Architects Northwest Chapter and Rico sat on the AIA+2030 national steering committee, helping 24 cities nationally provide curriculum to meet the 2030 Challenge. Rico was chair of the Pike Place Market Preservation and Development Authority Council, was a Downtown Seattle Association board member, and was AIA Seattle President in 2012-13. Rico's first Ted talk is called Transforming Communities Through Architecture. In 2020, Rico was recognized by AIA as a Citizen Architect and was a Northwest & Pacific Regional Representative on the AIA Strategic Council. He was awarded the Jennie Sue Brown Lifetime Achievement Award by the AIA Washington Council in 2022 and the UW College of the Built Environment Architecture Distinguished Alumni Award in 2023.



**Tiernan Martin, Director of Research, Futurewise** | Tiernan Martin leads the land use planning research program at Futurewise. His work focuses on promoting healthy, affordable, and vibrant urban neighborhoods in the Puget Sound region. He also co-chairs the Complete Communities Coalition, formed in 2022 with a diverse group of local partners, to advocate for a bold growth vision for Seattle. Tiernan is deeply committed to housing affordability, serving on boards and committees such as the PSRC Regional Transit-Oriented Development Committee and the Seattle Chinatown-International District PDA Board of Directors. He lives with his family in Seattle, Washington, where he enjoys visiting the aquarium and taking ferry rides around Puget Sound.

### SESSION 2 | LIVING IN SEATTLE: COMMUNITY PERSPECTIVES ON HOUSING



**Moderator: Grace H. Kim, FAIA, NOMA, Co-Founding Principal, Schemata Workshop** | Grace H. Kim, FAIA is an architect and co-founding principal of Schemata Workshop, a Seattle-based architectural practice with a keen focus on community, social equity and sustainability. Her firm works on projects that shape Seattle and guide regional growth. Her co-design process engages not only her client and consultants, but also the surrounding community stakeholders. Grace is also the founder of Capitol Hill Urban Cohousing, a collaborative residential community which includes her street level office and a rooftop urban farm. Grace provides strategic leadership at all levels related to city planning, affordable housing, and community-led design. Grace served for 8 years on the Seattle Planning Commission (2 years as the Chair) and currently serves as the Vice President of the Board of Directors for the Housing Development Consortium of Seattle/King County (an affordable housing advocacy organization).



**Audrey Watson, Resident, Capitol Hill Urban Co-Housing** | Audrey Watson has lived in two different cohousing communities - first at Winslow Cohousing on Bainbridge island where she raised her kids, and now at Capitol Hill Urban Cohousing, a more urban setting close to the cultural institutions of Seattle. She is a senior living on a fixed income and resides in one of our two MFTE units. Prior to retirement, she worked as the Director of Finance at Yes! Magazine.



**Elisheba Johnson, Co-Executive Director, Wa Na Wari** | Elisheba Johnson is a curator, public artist, administrator, and disruptor. Feeling left out of the traditional art world, Johnson has dedicated her career to building bridges for artists of color to grow and thrive in our local arts community. Johnson, who has a BFA from Cornish College of the Arts, was the owner of Faire Gallery Café, a multi-use art space that held art exhibitions, music shows, poetry readings and creative gatherings. After closing Faire, Johnson went on to work at the Seattle Office of Arts & Culture on capacity building initiatives and racial equity in public art. Johnson currently co-manages Wa Na Wari, a Black art center in Seattle's Central Area that uses the arts to build community and resist displacement. Johnson's personal art practice examines the beauty and triumph of Black life in America through mixed media and poetry. *Headshot Photo Credit: Inye Wokoma*



**Ginger Kwan, Executive Director, Open Doors for Multicultural Families** | Ginger Kwan is the Executive Director of Open Doors for Multicultural Families (ODMF), a nonprofit, grass root family support organization. Open Doors envision that "All culturally and linguistically diverse individuals with developmental/intellectual disabilities, and their families thrive in an inclusive society of their design." Ginger is also a parent of three children, one of which is a happy young adult with autism. She is a Chinese immigrant from Taiwan, fluent in both spoken and written Taiwanese, Mandarin, and English. Ginger Kwan has 20+ years' progressive working experiences in the field of developmental disabilities as a helping parent, ethnic outreach specialist, project coordinator, program developer, cultural competence trainer and the Executive Director of ODMF. She dedicates both her professional work and personal life to serve diverse families of children with developmental/intellectual disabilities and advocate for equity and social justice. Ginger believes that systems have responsibilities to be culturally and linguistically responsive to the needs of communities. Through family engagement, and partnership with community based organizations (CBOs), together we can transform lives for people with intellectual and developmental disabilities and their families.



**Lani Nguyen, Awaiting Move into Corvidae Co-op** | Lani Nguyen is Samoan-American. She has lived in a variety of community-oriented settings. She served in the United States Air Force and has lived in numerous states. She and her teenage daughter moved to Seattle in 2021 to live in co-housing. Their experience moved them to join the newly constructed Corvidae Co-op. She works as an administrative assistant and enjoys the 1980s tv show, Gummi Bears, and book clubs.

### SESSION 3 | CASE STUDIES IN RESPONSIVE HOUSING DESIGN



**Aaron Thornton AIA, Principal, Leddy Maytum Stacy Architects** | Aaron Thornton, AIA, is a Principal of Leddy Maytum Stacy Architects (LMSA) with over 25 years of professional experience and a well-rounded skill set in design, planning, detailing, and project leadership. Aaron divides his time between education and affordable housing projects throughout the Bay Area. He is currently leading the design and construction of a new net-zero energy school for San Francisco University High School at their California Campus. He enjoys working through complex challenges: communicating with multiple stakeholders on tight urban sites to create sustainable structures reflecting their communities and context. A licensed architect in California, he received his Master of Architecture from University of California, Berkeley, and his Bachelor of Science from University of Wisconsin, Milwaukee.



**Brian Carleton AIA, Principal, Carleton Hart Architects** | Brian founded Carleton Hart Architecture 30 years ago with the intent of dedicating the firm's work to building stronger, more vibrant communities by working directly with the people who will inhabit the buildings they design. He brings a passion for collaboration and facilitation in developing community-based solutions to their design challenges. He is skilled at bringing together complex stakeholder groups and moving them towards a common vision. Brian brings an empathy to his work that allows him to see the project through the eyes of each team member, understanding their history, perspective, and ideal for success. Brian has traveled throughout the Pacific Northwest to participate in the creation of intentional and supportive communities. His work has served marginalized people through affordable and supportive housing, intergenerational living, and inclusive communities that recognize people with varying physical and intellectual abilities. He has served culturally specific communities to create designs that celebrate the history, traditions, norms, and beauty of their culture.



**Jhoana Avante, Project Manager + Architectural Designer, Hybrid Architecture** | Jhoana Avante, a member of Hybrid Architects, serves as both project manager and designer for multiple co-housing projects currently undergoing permitting processes. Hybrid's projects aim to address Seattle's housing affordability challenges and implement innovative building typologies that adapt to evolving community needs. Jhoana earned her Master of Architecture degree from Washington State University, she has been a member of Hybrid since 2022. At Hybrid, sustainable and community-centric design solutions are the focus. Jhoana's previous outstanding contributions have garnered recognition, including a prestigious Citation Award from The American Institute of Architects Northwest and Pacific Region for the ingenuity and thematic consistency of her thesis project. With a passion for creating spaces that foster inclusivity and sustainability, Jhoana at Hybrid continues to push the boundaries of architectural innovation, leaving a lasting impact on the built environment.



**Whitney Lewis AIA, NOMA, SEED AP, Associate, GGLO** | Whitney Lewis is an associate and designer at GGLO. She has over a decade of experience in multi-family development and commercial tenant improvement projects, specifically affordable and market rate housing. She is a former Board Member with AIA Seattle, a former chair and member of Diversity Roundtable and both membership and professional practice steering committees respectively. She is a member of ULI Pacific Northwest's Affordable and Workforce Housing Product Council and an advisor to the AIA's Women Leadership Summit which seeks to support and empower women on their leadership journeys. In 2018, Whitney began working on Africatown Plaza, a 126-unit affordable housing project in Seattle's Central Area for which GGLO is the architect of record. The project had a robust design strategy and an integral community engagement process that included stakeholder involvement from members of the community and the client, Africatown Community Land Trust. Whitney has been part of the project from feasibility to construction administration serving as the design team's point of contact which consisted of design architect, David Baker Architects, Site Workshop, PCS Structural Solutions and Coterra. Both Absher Construction and MAD Construction served as the general contractors.

### CLOSING KEYNOTE | A HOLISTIC APPROACH TO HOUSING



**Kevin Daly, FAIA, Principal, kevin daly Architects** | Over his thirty-year career, Kevin Daly has defined a design process that upholds the practical magic of architecture – an alchemical conjunction of craft, materials, and form. Bolstered by abundant research, he has demonstrated the benefits of advanced, unconventional building technology in works that are consistently recognized in publications and awards, and range from public schools and custom residences to university buildings, workplaces, and affordable housing. Daly is particularly recognized for reclaiming and transforming sites characteristic of the postwar city, turning generic background buildings into models of community identity. Daly has established a critical practice that is nationally recognized and simultaneously engages the profession as well as the local community. Almost every project has been published nationally or received awards for design excellence. He has served on numerous AIA awards juries, won the first AIA/LA Firm of the Year Award, held distinguished university chairs at Berkeley and Michigan, and is a regular faculty member at UCLA. Through his teaching experience he fosters a next generation of architects across the country.

### HOUSING DESIGN FORUM PLANNING TASK FORCE



**Alemseged Bishu AIA, Tibeb.Space** | Alemseged Bishu, Architect, is Founding Principal at the Seattle-based architecture practice Tibeb.Space established in 2019. He holds a Master of Architecture degree from the University of Washington, College of Built Environments and a Bachelor of Science in Architecture and Urban Planning degree from Addis Ababa University in Ethiopia. He has previously worked in offices in Addis Ababa, New York, and Seattle on projects ranging from multi-family residential and single-family homes to high-end retail stores.



**Ellen Malmon AIA, Senior Architect, Schemata Workshop** | Ellen Malmon AIA is a Senior Architect at Schemata Workshop, a mission-driven practice that seeks to empower people and their communities. Ellen's commitment to creative problem-solving, urban renewal, and design excellence led her to Schemata, where she is working on a wide variety of projects focusing on affordable housing and community development. Before moving to Seattle, Ellen worked in Chicago and Connecticut on a broad range of projects including single-family, multi-family, mixed-use, transit, and commercial projects. While involved in the successful revitalization of the Reed-Putnam "SoNo" District in South Norwalk, Connecticut, she witnessed first-hand how design can transform a community. The devastation of Hurricanes Rita and Sandy inspired her to explore how planning and design can contribute to community resiliency, and she became a certified Post-Disaster Safety Assessment Evaluator. Out of the office she is a committed volleyball mom, knitter and bicycle commuter.



**Karen DeLucas AIA, Karen DeLucas Architecture** | Karen DeLucas is an architect and owner of Karen DeLucas Architecture, a full-service architectural firm based in Seattle and specializing in custom residential design. Working collaboratively with her clients, she creates designs that weave their personal vision of home with the practicalities of budget and construction. Karen and her husband, Neil Chapman of Brixton Builders, designed and built 3 houses including their current home. Having this personal experience has given her a unique insight into living in spaces that she has designed. Recent projects range from DADUs to three custom family homes to a 22-unit cottage development in Magnuson Park for Low Income Housing Institute. Karen has been a member of AIA Seattle since 1998 and was honored in 2019 as Volunteer of the Year for her work on various committees. She is currently cochair of AIA Seattle's Housing Task Force including the subgroup Comp Plan Work Group and co-chair of Sole Practitioners Roundtable (SPRouT).



**Liz Pisciotto AIA, Partner, Neiman Taber Architects** | Liz Pisciotto, AIA is a licensed architect and partner at Neiman Taber Architects. Her practice and volunteer work is animated by the belief that all users deserve to feel pride in their spaces, no matter the budget. In school and in practice, Liz has consistently employed an interdisciplinary approach, integrating anthropology, art, urban design, interior design and architecture. She has applied this diverse training across scales and typologies, including retail, commercial, and institutional projects, in addition to the residential design that is central to Neiman Taber's work. Liz is attracted to designing third places, the social spaces that are distinct from work and home — and also the effective blending of all three together.

When Liz is designing, "I imagine the stories of the people that will eventually inhabit these spaces...Who will they say 'hi' to, what will they be carrying and how can I support that?" Recent projects have received accolades from the AIA Seattle Honor Awards and IIDA InAwards. Liz has served on the AIA Seattle Housing Design Forum Task Force since 2021. Liz is also passionate about volunteering for the Friends of Hawthorne Elementary School PTA and was recently the president for several years of the Columbia City neighborhood mutual aid group, Good Friends childcare co-op. She lives in Columbia City with her husband, two daughters and their pug.



**Tom Lawrence AIA, Lawrence Architecture** | I've lived in Seattle for over 40 years working primarily on small-scale residential projects. Prior to starting my own practice in 1995, I worked for some great firms in Seattle, North Carolina, Maryland, and Florida before, during, and after study at NC State University and the UW. I'm fortunate to have been involved with the Housing Forum since its inception in 2002, serving as chair of the planning task force for several years. I currently serve on the board of the National AIA Small Firm Exchange working to facilitate the flow of information between small firms in all the AIA chapters. I live in a 100-year-old home on Phinney Ridge that my

architect/partner/wife and I remodeled twenty years ago.