

2025 AIA NORTHWEST WASHINGTON DESIGN AWARDS

OCTOBER 2, 2025
MOUNT VERNON LIBRARY COMMONS

AIA Northwest Washington

5:30 - 6:00PM Networking

6:00 - 6:05PM Opening Remarks

6:05 - 6:10PM Scholarship

6:10 - 6:15PM Introduction of Jurors

6:15 - 6:45PM Panel Discussion: **AFFORDABLE HOUSING**

6:45 - 7:25PM Awards and Commentary

7:25 - 7:30PM Closing

2025 AIA NORTHWEST WASHINGTON DESIGN AWARDS SPONORS

FRANK LLOYD WRIGHT LEVEL SPONSORS















ALVAR AALTO LEVEL SPONSORS













2025 AIA NORTHWEST WASHINGTON SCHOLARSHIP RECIPIENTS



AUDREY
BYLUND
UNIVERSITY OF
WASHINGTON



CALUM
MANNION
UNIVERSITY OF
SOUTHERN CALIFORNIA



KARLY
BUNDY
WASHINGTON
STATE UNIVERSITY



EMMA
BALOGH
ILLINOIS INSTITUTE
OF TECHNOLOGY

JURORS



TINA TATE

CEO OF SKAGIT HABITAT FOR **HUMANITY**



KAITLIN BOYCE

PRINCIPAL OF SPECTRUM **DEVELOPMENT SOLUTIONS**



HAFTHOR YNGVASON

FORMER DIRECTOR OF THE WESTERN GALLERY AND SCULPTURE COLLECTION AT WESTERN WASHINGTON UNIVERSITY

PANEL DISCUSSION: AFFORDABLE HOUSING

DEFINITIONS

AFFORDABLE HOUSING

RESIDENTIAL HOUSING FOR RENTAL OCCUPANCY WHICH, AS LONG AS THE SAME IS OCCUPIED BY LOW-INCOME HOUSEHOLDS, REQUIRES PAYMENT OF MONTHLY HOUSING COSTS, INCLUDING UTILITIES OTHER THAN TELEPHONE, OF NO MORE THAN THIRTY PERCENT OF THE HOUSEHOLD'S INCOME. THE DEPARTMENT MUST ADOPT POLICIES FOR RESIDENTIAL HOMEOWNERSHIP HOUSING, OCCUPIED BY LOW-INCOME HOUSEHOLDS, WHICH SPECIFY THE PERCENTAGE OF FAMILY INCOME THAT MAY BE SPENT ON MONTHLY HOUSING COSTS, INCLUDING UTILITIES OTHER THAN TELEPHONE, TO QUALIFY AS AFFORDABLE HOUSING. [RCW 43.185A.010]

AREA MEDIAN INCOME (AMI)

THE MIDPOINT OF A REGION'S INCOME DISTRIBUTION, MEANING THAT HALF OF THE HOUSEHOLDS IN A REGION EARN MORE THAN THE MEDIAN AND HALF EARN LESS THAN THE MEDIAN. THIS MEASURE PROVIDES REALISTIC INSIGHT ABOUT "TYPICAL" EARNINGS AND IS OFTEN USED TO DETERMINE ELIGIBILITY FOR VARIOUS HOUSING ASSISTANCE PROGRAMS AND OTHER BENEFITS.

LOW INCOME HOUSEHOLD

A SINGLE PERSON, FAMILY OR UNRELATED PERSONS LIVING TOGETHER WHOSE ADJUSTED INCOME IS LESS THAN EIGHTY PERCENT OF THE MEDIAN FAMILY INCOME, ADJUSTED FOR HOUSEHOLD SIZE, FOR THE COUNTY WHERE THE PROJECT IS LOCATED. [RCW 43.185A.010]

MARKET RATE HOUSING

NON-SUBSIDIZED PROPERTIES THAT ARE RENTED OR OWNED BY THOSE WHO PAY MARKET-RATE RENTS OR WHO PAID MARKET VALUE TO PURCHASE THE PROPERTY. UNLIKE SUBSIDIZED AFFORDABLE HOUSING, MARKET-RATE HOUSING DOES NOT CONFER SPECIAL GOVERNMENT BENEFITS.

MISSING MIDDLE HOUSING

A RANGE OF HOUSE-SCALE BUILDINGS WITH MULTIPLE UNITS—COMPATIBLE IN SCALE AND FORM WITH DETACHED SINGLE-FAMILY HOMES—LOCATED IN A WALKABLE NEIGHBORHOOD [MISSINGMIDDLEHOUSING.COM]

ALICE

STANDS FOR ASSET LIMITED, INCOME CONSTRAINED, EMPLOYED AND REFERS TO HOUSEHOLDS THAT EARN ABOVE THE FEDERAL POVERTY LEVEL BUT STILL STRUGGLE TO AFFORD BASIC NECESSITIES LIKE HOUSING, FOOD, CHILDCARE, AND TRANSPORTATION. THESE HOUSEHOLDS ARE OFTEN EMPLOYED, SOMETIMES WORKING MULTIPLE JOBS, YET LIVE PAYCHECK-TO-PAYCHECK AND ARE FORCED TO MAKE DIFFICULT CHOICES BETWEEN ESSENTIAL EXPENSES, HIGHLIGHTING A DIFFERENT FORM OF FINANCIAL HARDSHIP THAN TRADITIONAL POVERTY. 80%-120% AMI

COST BURDENED

MONTHLY HOUSING COSTS (INCLUDING UTILITIES) EXCEEDING 30% OF MONTHLY INCOME.

SEVERELY COST BURDENED

MONTHLY HOUSING COSTS (INCLUDING UTILITIES) EXCEEDING 50% OF MONTHLY INCOME.

FACTS

MEDIAN HOUSEHOLD INCOME

County	Median Household	
-	Income	
Island	\$87,695	
San Juan	\$83,682	
Skagit	\$91,204	
Whatcom	\$86,162	

MEDIAN HOUSEHOLD INCOME

County	Median Household Income	80% of Median	30% of Income	Housing Cost Per Month
Island	\$87,695	\$70,156	\$21,047	\$1,754
San Juan	\$83,682	\$66,946	\$20,084	\$1,674
Skagit	\$91,204	\$72,963	\$21,889	\$1,824
Whatcom	\$86,162	\$68,930	\$20,679	\$1,723

MEDIAN HOUSEHOLD INCOME

County	Median Household Income	30% of Median	30% of Income	Housing Cost Per Month
Island	\$87,695	\$26,309	\$7,893	\$658
San Juan	\$83,682	\$25,105	\$7,531	\$628
Skagit	\$91,204	\$27,361	\$8,208	\$684
Whatcom	\$86,162	\$25,849	\$7,755	\$646

COST BURDEN BY COUNTY

County	TOTAL #	COST	# COST BURDENED
County	HOUSEHOLDS	BURDENED	HOUSEHOLDS
Island	37,042	27.8%	10,298
San Juan	8,934	27.9%	2,493
Skagit	53,859	26.1%	14,057
Whatcom	97,076	31.3%	30,385

MEDIAN HOUSEHOLD INCOME - SKAGIT COUNTY 2025

		Area Median Income (AMI)			
		30%	50%	80%	100%
	1	\$22,974	\$38,290	\$61,250	\$78,120
Size	2	\$26,256	\$43,760	\$70,000	\$89,280
plo	3	\$29,538	\$49,230	\$78,751	\$100,441
sehold	4	\$32,820	\$54,700	\$87,500	\$111,600
Hon	5	\$35,445	\$59,076	\$94,500	\$120,528
	6	\$38,071	\$63,452	\$101,500	\$129,456

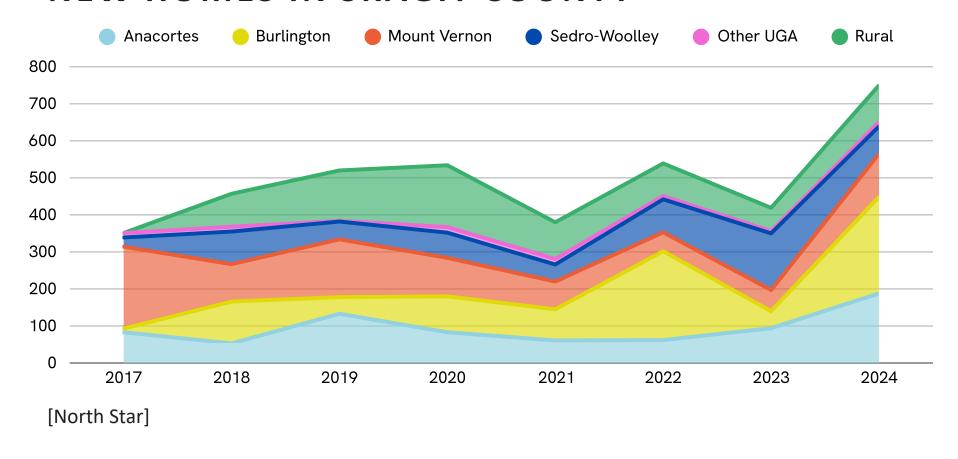
[HUD]

HOUSING COST & INCOME CHANGES - SKAGIT COUNTY

	2015	2024	CHANGE
Median Home Price	\$281,000	\$579,900	105.37%
\$ Average Rent for 2 Bedroom Apartment	\$988/mo	\$1,657/mo	67.71%
Income Required for 2 Bedroom Apartment (fair market rent)	\$39,520	\$68,040	72.17%
Median Annual Income	\$68,200	\$102,800	50.73%

[North Star]

NEW HOMES IN SKAGIT COUNTY



PANEL QUESTIONS

WHAT CURRENT AFFORDABLE HOUSING PROJECTS IS HABITAT CURRENTLY WORKING ON?

WHAT CURRENT AFFORDABLE HOUSING PROJECTS IS HABITAT CURRENTLY WORKING ON?

WHAT IS THE COST FOR HABITAT FOR HUMANITY TO BUILD A SINGLE-FAMILY HOME AND MULTI-FAMILY UNIT WITH TODAY'S MARKET CONDITIONS AND BUILDING CODE?

WHAT FUNDING SOURCES ARE TYPICALLY SOUGHT AFTER FOR AFFORDABLE HOUSING PROJECTS? WHY?

HOW HAVE YOU SEEN THE APPROACH TO AFFORDABLE HOUSING PROJECTS CHANGE IN THE LAST DECADE?

WHAT ROLE DOES ART PLAY IN AFFORDABLE HOUSING?

HOW HAVE YOU SEEN ART CELEBRATED IN HOUSING DEVELOPMENTS IN OTHER **COMMUNITIES?**

TURNAROUND/SURROUND BY MIERLE
LADERMAN UKELES, DANEHY PARK, 1993–2004
ALUMINUM, CAST STONE, ASPHALT
WITH RECYCLED GLASS, RUBBER,
GRANITE, PLANTS



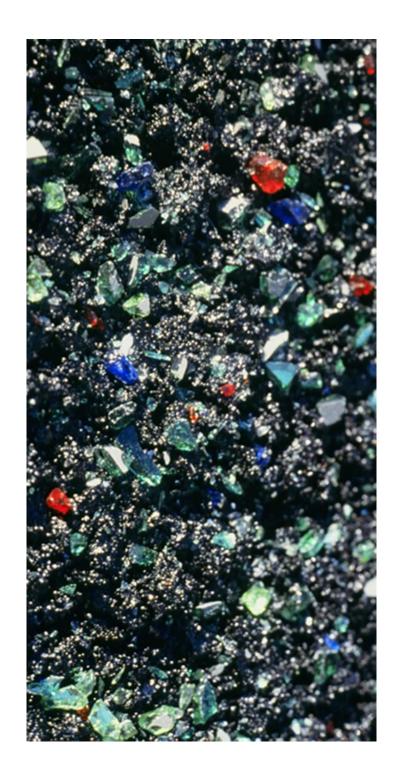








Half mile long accessible "glassphalt path" to the top of the hill made of 22 tons of recycled glass and mirror collected through the city's recycling program and mixed color glass donated by Spectrum Glass Company in Woodinville, Washington.











Community implants

Objects donated from the 56 cultures in the Danehy neighborhood were implanted in the hill as a symbolic act evoking the community's diversity and common space.

WHAT ROLE DO YOU FEEL THAT THE "MISSING MIDDLE" TYPOLOGY PLAYS IN CREATING VIBRANT COMMUNITIES WITH AFFORDABLE HOUSING?

WHAT OPPORTUNITIES ARE THERE FOR THOSE THAT MAY MAKE MORE THAN THE 80% AMI BUT STILL STRUGGLE TO AFFORD HOUSING? THOSE THAT FALL WITHIN THE "ALICE"?

HOW CAN CITIES ENCOURAGE DIVERSITY AND AFFORDABLE HOUSING IN NEW **DEVELOPMENTS?**

WHAT IS BEING DONE IN OTHER COMMUNITIES THAT YOU THINK COULD BENEFIT OUR **COMMUNITIES IN TERMS OF AFFORDABLE** HOUSING?

WHAT ROLE DO YOU THINK ARCHITECTS, ENGINEERS, AND CONTRACTORS HAVE IN THE PURSUIT OF AFFORDABLE HOUSING?

AWARDS

CITATION AWARD

Elements of the project are worth of study.

MERIT AWARD

An outstanding example worthy of study on a regional basis.

HONOR AWARD

Outstanding example of architecture worthy of study by the entire profession.

CITATION AWARD

Elements of the project are worthy of study.



Housing Hope - Madrona Highlands Edmonds, Washington

Designs Northwest Architects in collaborations with ARC Architects

Housing Hope Madrona Highlands

Edmonds, Washington
Designs Northwest Architects in collaboration with ARC Architects

Collaborator Credits:

Design Team:



Designs Northwest Architects

Dan Nelson, Principal Architect Kim Williams, Project Manager



ARC Architects

Paul Curtis, Principal Architect Ryan Boone, Architect Andrew Miller, Designer

Project Collaborators:

- Housing Hope, Developer
- Beacon Development Group,
 Construction Manager
- Kirtley-Cole Associates LLC, General Contractor
- Harmsen, LLC, Survey/Civil Engineering
- MIG, Inc., Landscape Architect
- Swift Studio, Photographer

- Swenson Say Faget, Structural Engineering
- Depew, Inc., Building Envelope / Waterproofing
- Ecotope, Inc., Mechanical/ Plumbing Engineering
- TFWB Electrical Engineers, Inc.,
 Electrical Engineering

























Bayshore Drive Residence Camano Island, Washington Designs Northwest Architects

Bayshore Drive Residence

Camano Island, Washington Designs Northwest Architects

Collaborator Credits:

Design Team:

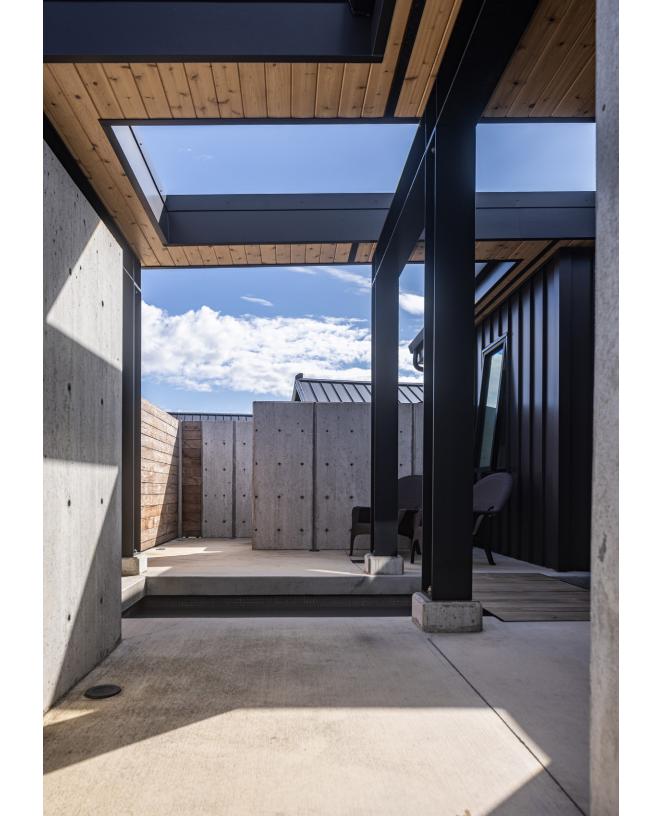


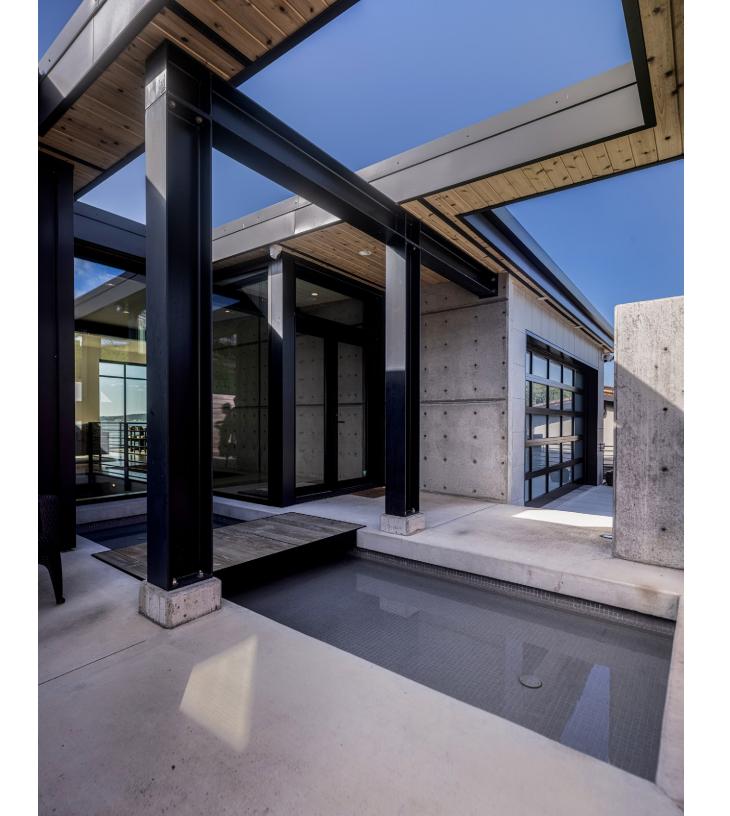
Designs Northwest Architects

Dan Nelson, Principal Architect Jorge Garcia, Project Designer

Project Collaborators:

- Old World Home and Garden LLC, General Contractor
- Equilibria Structural Engineering, Structural Engineer
- S. Brousseau Photography, Photographer



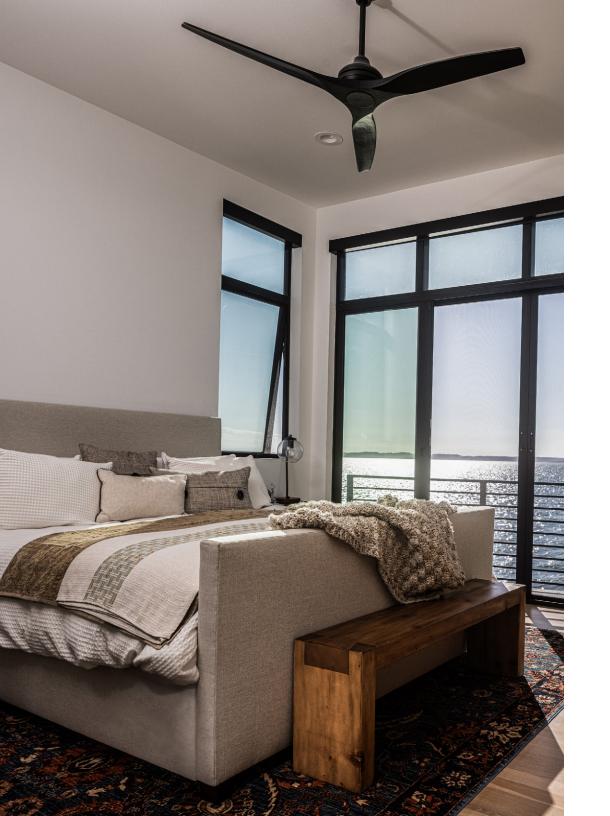


















BOATHOUSE SAN JUAN ISLANDS, WA PBW ARCHITECTS

ARCHITECT: PBW Architects

Dan Wickline Philip Burkhardt Kelby Riegsecker

CONTRACTOR Dalgarno Construction

STRUCTURAL ENGINEER Harriott Valentine Engineers

PROJECT MANAGEMENT Bonewitz LLC

LANDSCAPE Green Man Landscaping

ENVIRONMENTAL Jen-Jay, Inc.

PERMIT SPECIALIST Otis Landuse Consulting

PHOTOGRAPHY Andrew Pogue Photography & Taj Howe Photography





















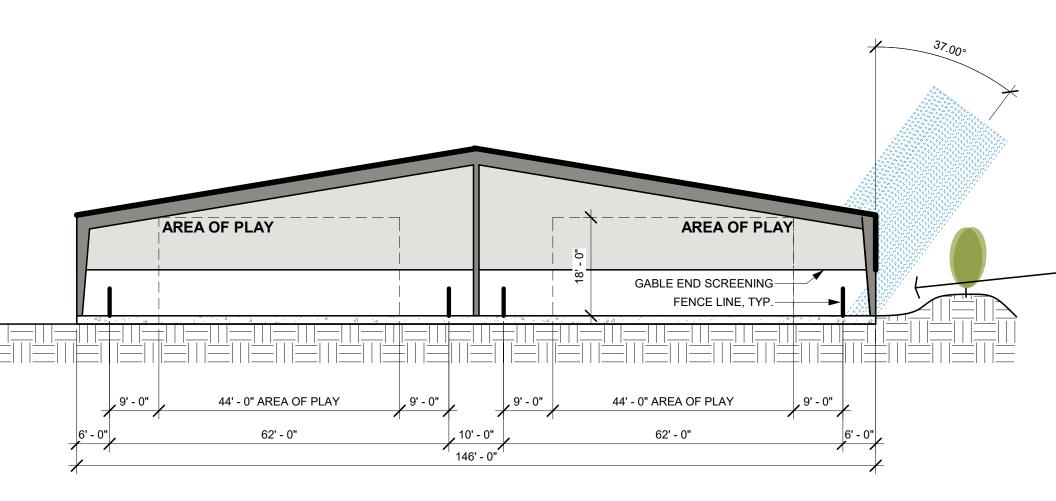
SKAGIT VALLEY COLLEGE BLACKBURN PICKLEBALL PAVILION MOUNT VERNON, WA HKP ARCHITECTS

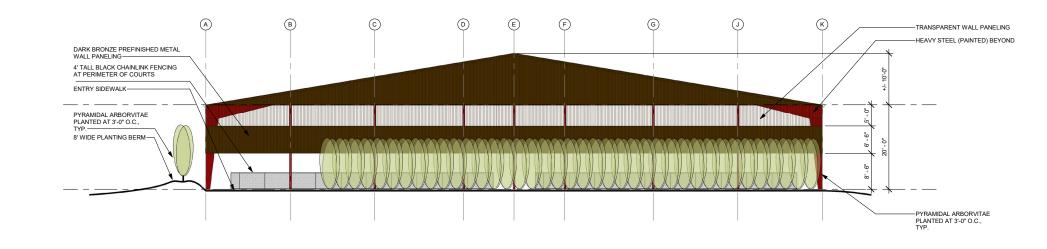
CIVIL ENGINEER: Coughlin Porter Lundeen

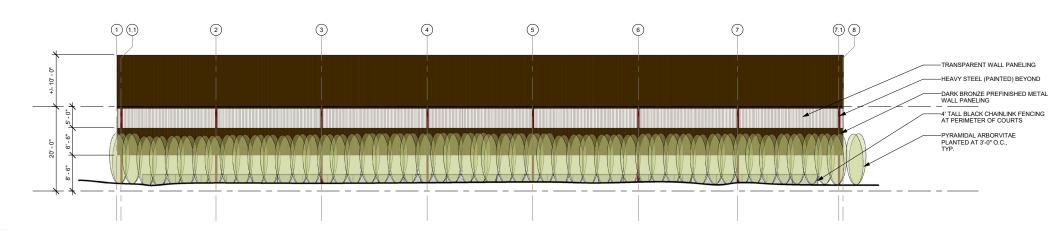
STRUCTURAL ENGINEER: Facet

GENERAL CONTRACTOR: Trico Companies, LLC

STEEL BUILDING MANUFACTURER: Varco Pruden Buildings























MERIT AWARD

An outstanding example worthy of study on a regional basis.



ARCHITECT: PBW Architects
Dan Wickline
James Efstathiou

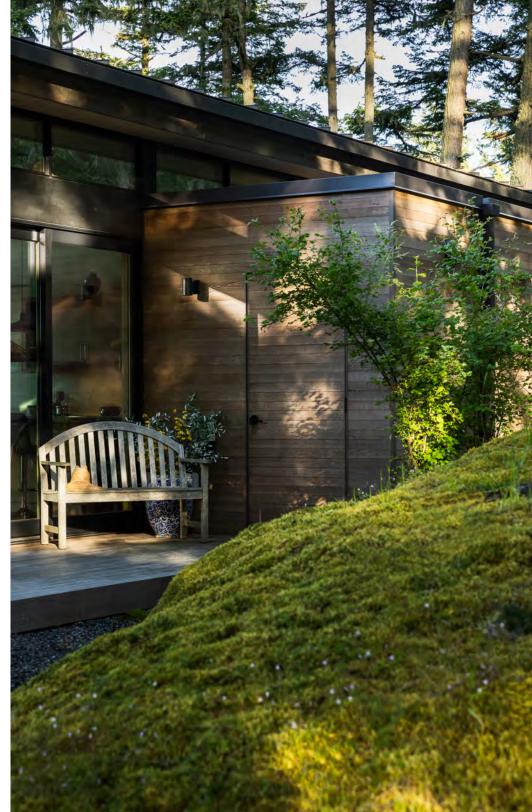
CONTRACTOR Craig Youngquist Construction LLC

STRUCTURAL ENGINEER Evergreen Engineering

PHOTOGRAPHY Taj Howe Photography



















Town & Country Motorcoach & RV Resort

MOUNT VERNON, WASHINGTON

ARCHITECT

CHRISTENSE DESIGN MANAGEMENT
David E. Christensen AIA LEEDap, Istvan Harsanyi, Csaba Nyitrai

COLLABORATORS:

Owner: MV28 LLC

General Contractor: Ram Construction Structural Engineer: Jones Engineering / Ryan Long PE Civil Engineering: Sound Development Group / Pat Severin PE

Landscape Architecture: EccosDesign LLC / Patrik Dylan PLA













ARCHITECT: PBW Architects

Dan Wickline
Philip Burkhardt
Christine Dennet
Brian Watzin

CONTRACTOR Dalgarno Construction

STRUCTURAL ENGINEER Evergreen Engineering

LANDSCAPE Kenneth Philp Landscape Architects

PHOTOGRAPHY Andrew Pogue Photography

















HONOR AWARD

Outstanding example of architecture worthy of study by the entire profession.

DISTRICT OFFICE

1985 BARKLEY BOULEVARD BELLINGHAM, WASHINGTON





BELLINGHAM PUBLIC SCHOOLS

DISTRICT OFFICE

PROJECT TEAM

Architect RMC Architects

Interiors Walker Group NW

Structural DCI Engineers

Mechanical Metrix Engineers

Electrical TFWB Engineers

Civil Freeland & Associates

Landscape Fora Landscape Architects

Kitchen Design JLR Design Group

Acoustics Coffman Engineers

Graphics Dykeman Architects

Cost Est. DCW Cost Management

Surveyor Pacific Survey & Eng.

Geotechnical GeoEngineers

Owner's Rep. OAC Services

Contractor Dawson Construction

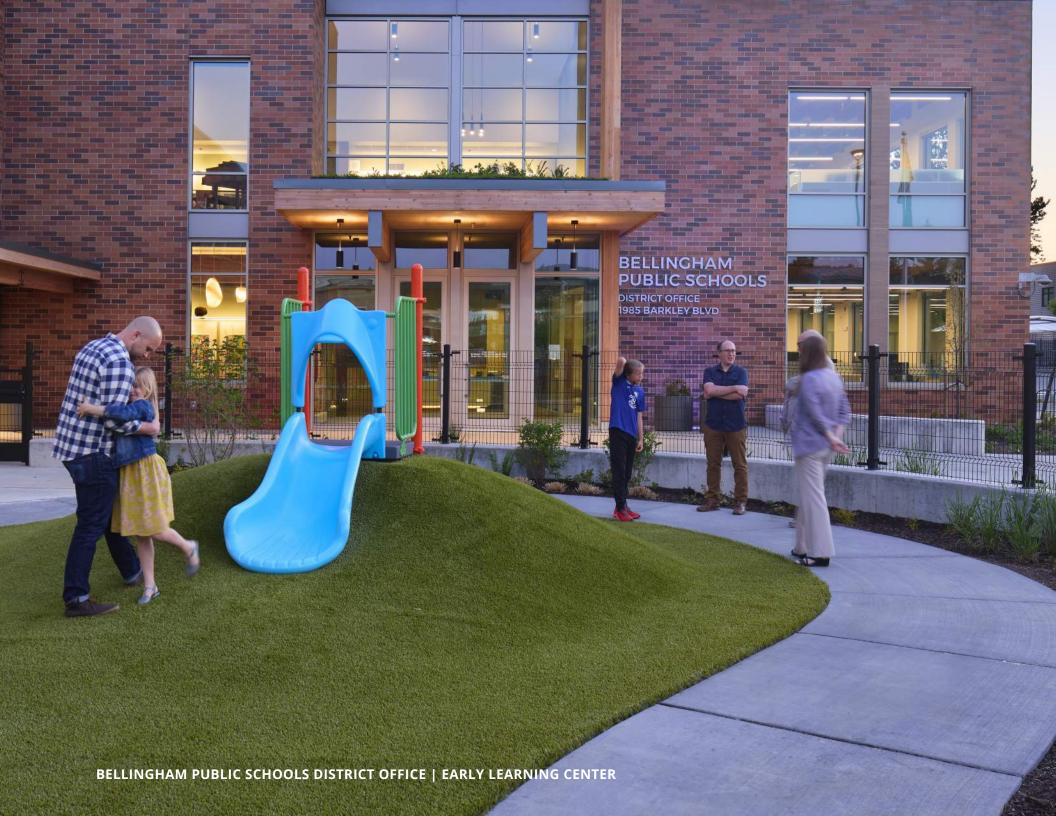






















Rammed Earth House Skagit Valley, Washington Designs Northwest Architects

Rammed Earth House

Skagit Valley, Washington Designs Northwest Architects

Collaborator Credits:

Design Team:



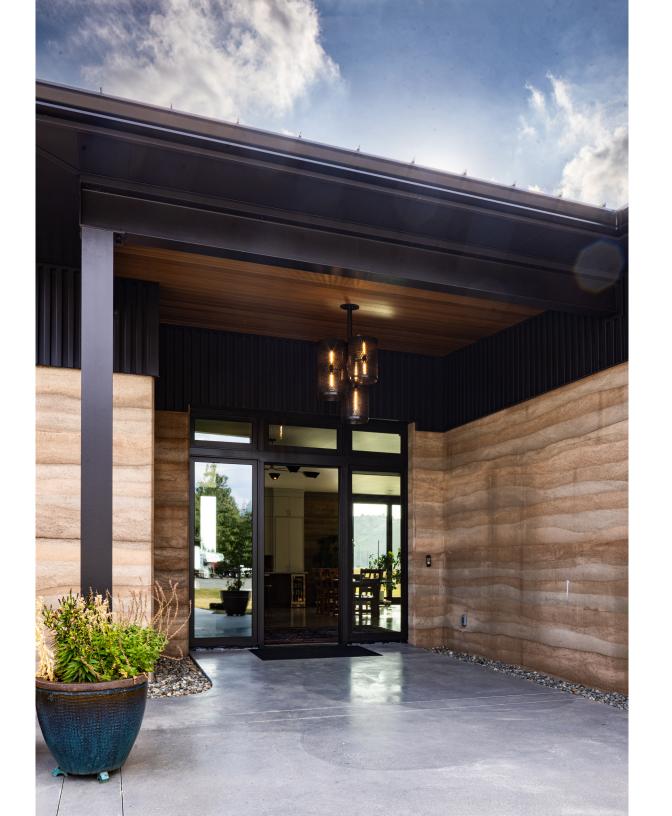
Designs Northwest Architects

Dan Nelson, Principal Architect Russ Weiser, Project Architect

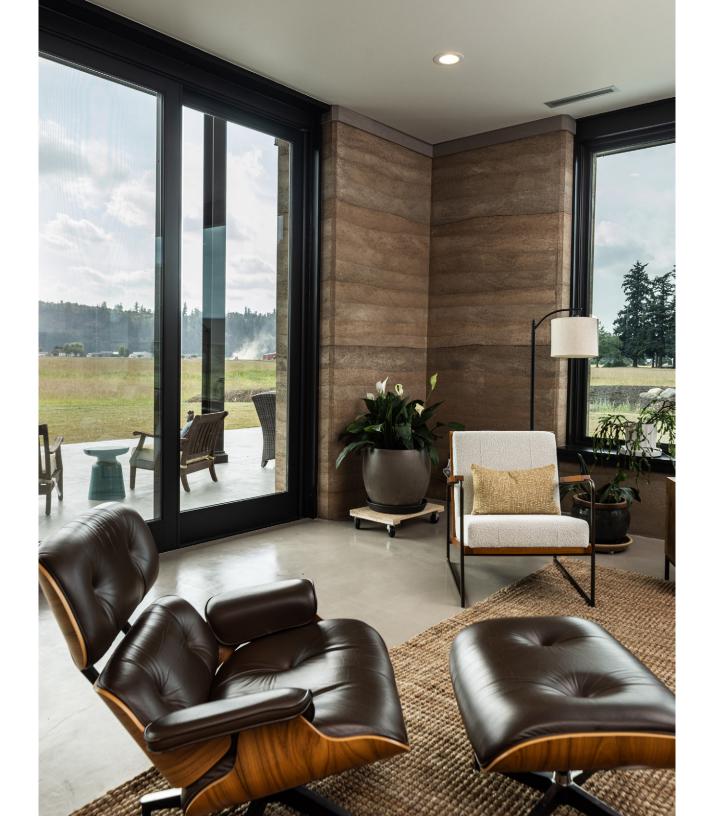
Project Collaborators:

- Homeowner, General Contractor
- Earth House Holdings, Rammed Earth Consultant
- Davido Consulting Group Inc, Structural Engineer
- S. Brousseau Photography, Photographer











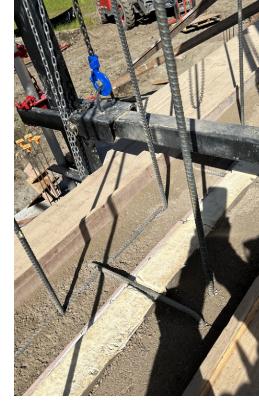




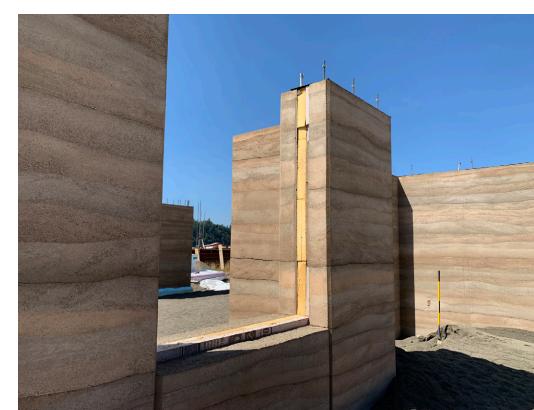














Collaborator Credits:

General Contractor - Dawson Construction

Civil Engineering – Freeland & Associates

Structural Engineering - Kingworks Structural Engineers

Electrical Engineering - RYR Electrical Consultants

Mechanical Engineering - Bogard Pascua Engineers

Landscape Architect - Cascade Design Group

Food Service Consultant - JLR Design Group

Photographer – Benjamin Benschneider

Dawson























MOUNT VERNON LIBRARY COMMONS MOUNT VERNON, WA HKP ARCHITECTS

CIVIL & STRUCTURAL ENGINEER KPFF

MECHANICAL ENGINEER FSi Engineers

ELECTRICAL ENGINEER TFWB

ACOUSTICAL, AV, & ELEVATOR Greenbusch Group

LIGHTING DESIGN Dark Light Design

SUSTAINABILITY Kriegh Architecture Studios

LANDSCAPE ARCHITECT Swift Company

COST ESTIMATING DCW Cost Management

ENVIRONMENTAL GRAPHICS BrandQuery

ACCESSIBILITY Studio Pacifica

GEOTECHNICAL GeoEngineers

SURVEYING Pacific Surveying & Engineering

PHIUS THIRD-PARTY RATER Balderston Associates

DAYLIGHTING & SOLAR OPTIMIZATION Integrated Design Lab

OWNER'S REPRESENTATIVE OAC Services

GENERAL CONTRACTOR Lydig Construction



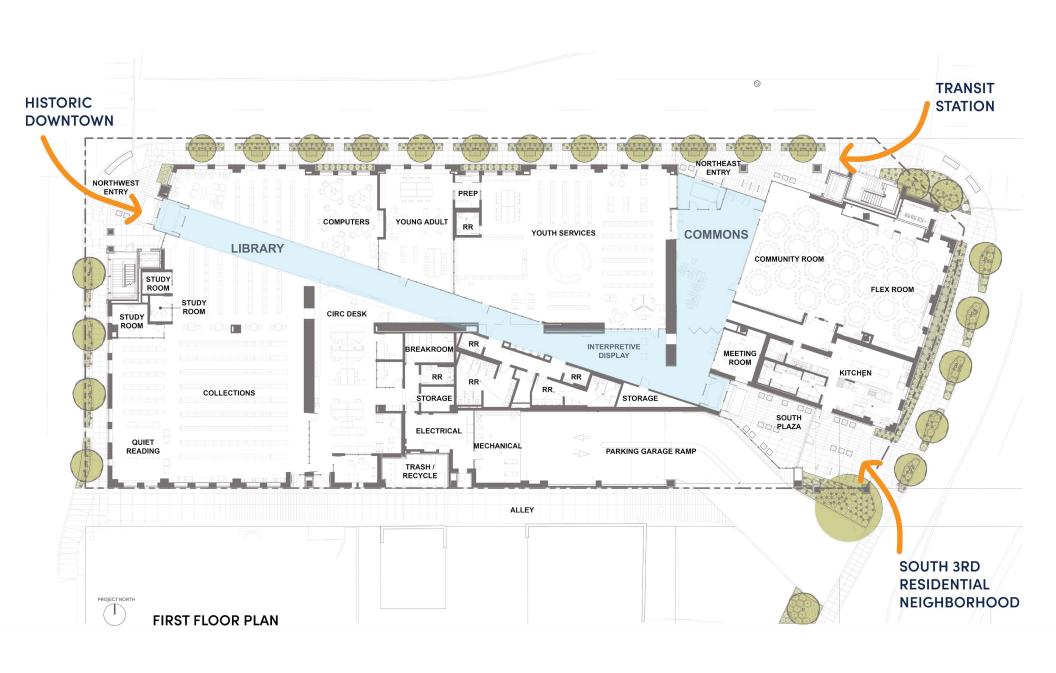


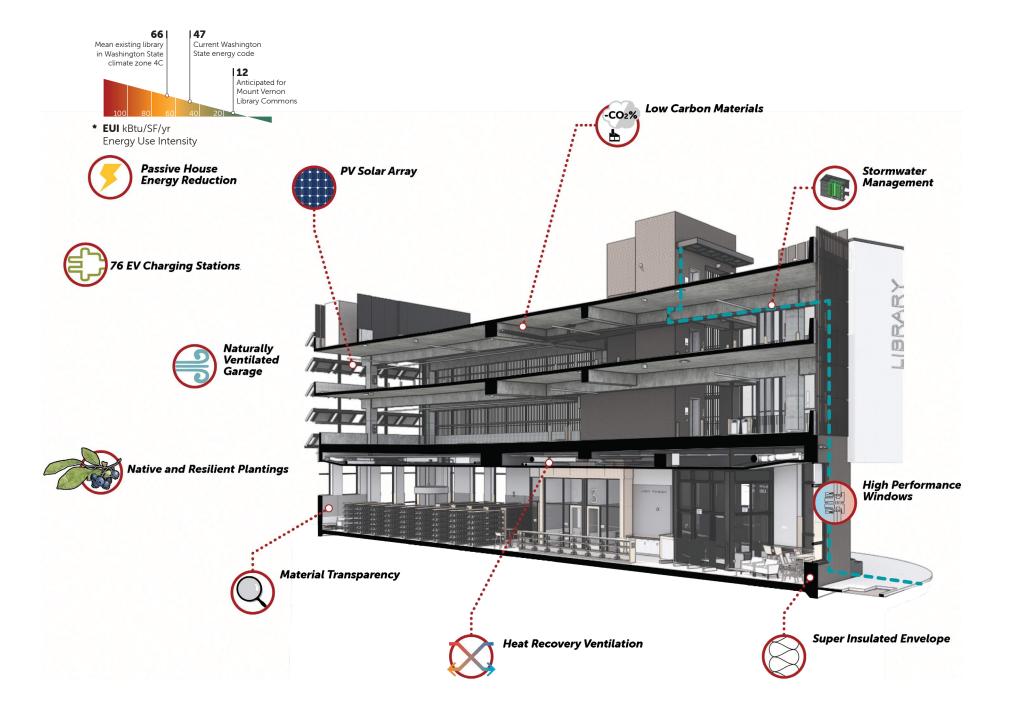










































THANK YOU FOR JOINING US FOR THE

2025 AIA NORTHWEST WASHINGTON DESIGN AWARDS

2025 AIA NORTHWEST WASHINGTON DESIGN AWARDS SPONORS

FRANK LLOYD WRIGHT LEVEL SPONSORS















ALVAR AALTO LEVEL SPONSORS











