



NW Universal Design Council

Thursday, October 15, 2009

9:30 – 11:30

Weber Thompson Offices (South Lake Union Neighborhood)

Directions: <http://www.weberthompson.com/contact.html>

225 TERRY AVE N | SUITE 200; SEATTLE, WA 98109

T. 206.344.5700

IMPORTANT: If you need to participate by phone in this meeting, please notify Margaret.casey@seattle.gov no later than Wed., Oct. 14, BEFORE 2:00 PM.

PROPOSED AGENDA

9:30: Welcome and Introductions (please sign in). As you introduce yourself, please feel free to make any brief announcements and pass out any information.

10:00: Update from Mike Vowels regarding efforts to bring universal design into the “Build Green” world.

10:20: Grace Kim will brief us on the Co-Housing Movement here in the Puget Sound Area

10:30: Update on Brochure & Web site & Dr. Hartje’s Study

Margaret Casey

10:45: Report and Discussion from the Evergreen Standards/Universal Design Work Group

Emory Baldwin

11:00: Challenges to achieve “Housing Plus Services” for those who wish to Age where they live:

- Design
- Structural
- Regulatory/Licensing
- Financing
- Affordability

**Margaret Casey
Wolf Saar**

11:20 Discuss meeting dates/places for 2010:
Third Thursday, 9:30 – 11:30:
January 21; April 15; July 15; October 21, 2010

11:30: Adjourn

Please RSVP regarding your attendance: Margaret.casey@seattle.gov



NW Universal Design Council
October 15, 2009 Meeting Notes

Agenda

- Introductions
- Updates/Info Share
 - i. Mike Vowels: Build Green & Universal Design
 - ii. Grace Kim and the regional Co-Housing efforts
- Update on the NWUDC Brochure, web site development, and Dr. Hartje's Study
- The Washington State's Evergreen Standards and incorporating Universal Design elements into the rating standards
- Challenges to achieving "Housing Plus Services" for those who wish to Age at Home
- 2010 Meeting Dates and Place(s)

Attending

[As the scribe, I apologize to participants both for inadequacies and incorrectness of your remarks.]

- Wolf Saar, Weber Thompson and Host – accepted on the National AIA Design for Aging Panel; will give quarterly updates on activities from around the nation; hopes to inspire better senior housing design
- Mary Curley, IDI –gave update on AARP bathroom design competition she is designing in Snohomish. Co.
- Tom Minty, John L Scott/Able Environments – has discovered that in the high end market, there may be an elevator but the owner/buyer may not know WHY they have one
- Art Mussman, ADS Advisory Council
- Emory Baldwin, ZAI
- Mike Vowels, Stewardship Remodeling
- Scott Starr, SMR Architects – urged voting for the Seattle Housing Levy
- Bill Morrell, Adaptive Installations – his company, especially both his CAP designation and being an assistive technology specialist, is listed as a contractor resource for many "rehab" agencies; will be a presenter at the Oct. 17 Eastside Forum: "Home is Where the Heart Is"; "a home with an elevator is 10% more valuable!"
- Breon Crowley, POE & Retirement/Rehab Design –spoke about the 12 Post Occupancy Evaluation visits
- Grace Kim, Schemata Workshop – also spoke for support of the Housing Levy; also urged us to work with builders!
- Tom Tsurumaki, Universal Design Specialist from Japan; did his graduate work on "lighting"; Japan is a world leader in universal design. Tom is looking for employment.
- Caleb Froelich, Seattle Pacific University
- Liz Taylor, Aging Deliberately – participated by phone and reminded us of her "Aging Deliberately" web site that has all of her articles posted

- Karen Braitmeyer, Studio Pacifica –why ALL units/homes should be built for accessibility: Karen related her recent experience having to rent an apartment while remodeling was being done in her home – “how bad could it be for just a short while?” She found out!
- Robin Bentley, self-employed, background in urban planning for the City of Bellevue; interested in suburban home designs
- Mark Smedley, Chair of Design for Aging AIA Seattle, and Stock & Associates -Mark highlighted the AIA Design for Aging Group’s plans for a design competition sometime in late spring 2011. Milwaukee had conducted one and seems like an excellent model. <http://www4.uwm.edu/iae/AIC.htm> Stay tuned.
- Valerie Thiel, POE – Seattle AIA – spoke about the Adult Family Homes Conference
- Randi Friedig, Communications as well as a background as a Home Economist – her interest is “education of the consumer” – related her tour of the “Landed Gentry” homes in Snohomish County <http://landedgentryhomes.com> Her discussion sparked many comments such as “if it looks accessible – you can’t sell it” and Art Mussman reminded us that universal design is not about “ugliness”
- Margaret Casey, Aging & Disability Services

Mike Vowels: Build Green & Universal Design

Mike spoke to a recent Conference on Build Green. He met Ted Clifton, a Green Builder from Skagit/ Island County Builders’ Association. Mike was invited to speak to the local group and was received with great enthusiasm. It has the potential for a great movement from the “ground up” for incorporating universal design into green building efforts.

Grace Kim and regional Co-Housing efforts

Grace Kim, aia, architect and co-founder of the [schemata workshop](#), the described what co-housing is. This transcriber uses words from http://www.cohousing.org/what_is_cohousing:

Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents also have access to extensive common facilities such as open space, courtyards, a playground and a common house.

There are many such developments here in Washington State such as Bainbridge Island; Seattle - [Jackson Place Cohousing](#); Snohomish County - [Sharingwood Cohousing](#); West Seattle - [Duwamish Cohousing](#).

Grace mentioned specifically the latest edition of the book *Senior Cohousing: A Community Approach to Independent Living, 2nd edition* by Chuck Durrett <http://seniorcohousing.com/order-the-book.htm>

Grace also mentioned the free informational Oct. 18 event @ Seattle University re cohousing. For those who are interested in the cohousing issue and events, please contact Grace: www.schemataworkshop.com

Update on the NWUDC Brochure, web site development, and Dr. Hartje’s Study

Margaret distributed the brochure designed by Jocelyn Freiling just before she moved to Edmonton, in Canada. Margaret can send the PDF to anyone who wishes to make copies of this brochure. It will be posted on the new web site when that is live.

The web site committee has spent much time putting together the content for the site. It should be up in draft form later this month. The URL is www.environmentsforall.org.

The site will be composed of four main sections:

- Home page to include brief summary of UD and its benefits – why is it important. There will also be a news/calendar section.
- About Us - brief description of the council, meeting times/dates/locations and meeting notes.

- UD Guidelines – list of the major principles (equitable use, simplicity, etc.) and links to resources and Dr. Hartje’s document.
- Home Checklist (formerly UD illustrated) – this will be a summary of the SAIL booklet with a few photos from the top three trouble spots – entrance, kitchen, bathroom. Possibly a good and a bad example.

Once all of this content is up and ready for review, the link will be sent out to the Committee. After they give it a thumbs up, we will go live by sending it out to the NWUDC listserv. We will then do some additional publicity to get the word out. Part of this release will coincide with an article by Mike Vowels in the ADS’ Seniors Digest on-line newsletter.

If anyone would like to be in on the earlier review but did not participate in the web committee, let maria.langlais@seattle.gov know.

Special thanks to the terrific staff work contributed by Maria Langlais and Jess Chow!

The Washington State’s Evergreen Standards (ES) and incorporating Universal Design elements into the rating standards

Emory Baldwin and Margaret Casey reported on the process we have initiated to develop one additional rating point within the Evergreen Standards. The ES will need to be revised in 2010 since other state standards are being changed and those changes will have a direct impact on the ES.

The initial meeting included Greg Black from the WA ST Dept. of Commerce (formerly: DCTED). The second meeting also included Sharonn Meeks from the Capital Projects wing of the WSHFC and who is directly involved with the existing ES – since the ES apply to grants that receive public funds.

After the first two meetings and the committee’s use of both Dr. Hartje’s recommendations within her work: ***Recommendations for Universal design Features and Product Characteristics in New, Single-Family Housing***, and King County’s Housing and Human Services Dept. ***Exhibit 5: Minimum Universal Design Elements Menu***, Rose Curran agreed to draft a working grid for the committee to consider at its next meeting.

The committee will meet every second Tuesday afternoon from 2:00-3:30 in Conference Room 5135 of the Seattle Municipal Tower – 5th and Columbia. **The next meeting is Tuesday, Nov. 12, 2:00.**

In the discussion of this topic, it was noted that the committee should be aware not to be redundant – since many of the U D elements may actually already be required under the Fair Housing Act and therefore included in the ES.

Challenges to achieving “Housing Plus Services” for those who wish to Age at Home

This effort began as a result of the development of the Senior Housing Report issued in Feb. 2009: ***Quiet Crisis: Age Wave Maxes Out Affordable Housing, King County 2008-2025***. Wolf Saar led the discussion of the topic. His involvement is based upon Weber Thompson’s involvement in the development of the Aljoja Thornton Place at Northgate. This senior living development has what is known as a “Flexible boarding home License” that applies to the entire building; and assisted living buildings are classified under a “boarding home” category by the State of Washington. This means that a person who may be living in an independent unit but begins to need an assisted living level of care would not have to move from their unit to another unit/floor within the complex. The flexible assisted living license is now applicable to the former “independent” unit.

Margaret will set up a tour of the Aljoja both for this working group as well as any NWUDC participants who wish to be included.

Wolf also discussed a tour the group had at the Mirabella, a high-end non-profit senior development at Fairview and Denny in Seattle. The parent company: Pacific Retirement Services (PRS) has a huge investment in affordable senior living in Oregon and California. The person in charge of this component at PRS, Dena Smith, met with the group to explain their philosophy of “housing plus services” at an affordable level. She also is part of an Oregon State effort pursuing similar goals of finding ways of affordable assisted living under the rubric of “money following the client” rather than the client having to “chase” the funding stream.

The Bailey-Bouche facility on Capitol Hill in Seattle also provides us with a housing plus services model. It is a facility for people living with terminal diseases and seems to have addressed some of these challenges.

Some of the challenges that need to be addressed as we pursue this conversation within the State of Washington regulatory and financing structures are:

- regulatory and licensing
- structural
- design
- financing
- affordability

2010 Meeting Dates and Place(s)

Wolf Saar continues to offer Weber Thompson as a meeting site. However, it was discussed that perhaps our next meeting might be at the new Bart Harvey Senior Living site in the South Lake Union area – since it is supposed to be designed as sustainable and universal – might be an excellent opportunity for our January meeting.

N.B. Our Thursday, January 21st meeting, 9:30-11:30, will be at the Bart Harvey developed by the Low Income Housing Institute (LIHI) 430 Minor Ave.N.
http://www.enterprisecommunity.org/about/media/news_releases/documents/2009/june/bart_harvey_grand_opening.pdf

The rest of the 2010 scheduled meetings dates are as follows, all from 9:30-11:30:

- April 15
- July 15
- October 21

The meeting sites are yet to be clarified.