

Itinerary

Delivering medium density that works

North American study tour 16-25 May 2013

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Introduction

New Zealand faces some significant challenges in delivering higher density neighbourhoods that work well for the people who choose to live there and the environment that supports them. This document puts forward a proposal for a study tour to North America to inspire New Zealand business leaders and government decision makers to move beyond incremental change toward more sustainable medium density solutions that deliver positive outcomes for all.

Tour aims

The proposed tour has a number of linked aims and objectives:

- To introduce and inspire a group of building industry professionals, government decision makers and researchers to the potential for higher densities and delivering successful neighbourhood outcomes.
- To look at successful examples of more sustainable medium density developments – with particular relevance for the rebuilding of Christchurch and the requirements of delivering more affordable, better functioning medium density housing solutions in the New Zealand market (especially Auckland and Wellington).
- To highlight to the group the market transformation success that has been experienced in some parts of North America from the construction and set up of showcase sustainable medium density developments
- To provide the opportunity for experiential learning for participants in order that they can bring back case study information and new ideas to catalyse medium density solutions and transform the market back in New Zealand.
- To provide an opportunity for the group to make international connections to relevant government and industry professionals who may be able to assist New Zealand in the move to a more sustainable residential built environment - including the development of longer term links which may result in cross fertilisation of ideas, approaches, products and services between New Zealand and North America.
- To attend and learn from the Living Future conference and trade show being run in Seattle May 15 – 17, focussing on resilience and regeneration.

Tour details

The goal is to experience successful and more sustainable medium density housing and neighbourhoods in both suburban and inner city settings. Talk with local housing leaders and residents. Visit inspiring exemplars from eco-districts through to pocket neighbourhoods and innovative social housing - all whilst traveling alongside other NZ housing sector leaders and innovators involved in the discussion and debate about the future of our homes and neighbourhoods.

Living Future Conference - 15 – 17 May 2013

Theme — Resilience & Regeneration

Keynote Speakers David Suzuki, Jason F. McLennan and Paul Hawken

The International Living Future Institute administers the Living Building Challenge™ (for more information please see <http://living-future.org/lbc/about>), the built environment's most rigorous and ambitious performance standard. The International Living Future Institute is hosting its seventh annual conference, Living Future 2013, in downtown Seattle, Washington. Living Future is the forum for leading minds in the green building movement seeking solutions to the most daunting global issues of our time. Out-of-the-ordinary learning and networking formats provide innovative design strategies, cutting-edge technical information, and the inspiration needed to achieve significant progress toward a truly living future. This year's educational program theme is "Resilience & Regeneration". The Living Future conference and trade show tackles the planet's ecologic, economic and social challenges, and offers solutions addressing these challenges at the building and city scale.

Victoria BC

- Overview of City/Region with City / Regional District staff
- Downtown heritage revitalization walking tour
- Selkirk - <http://www.selkirkwaterfront.com/index.html> - redevelopment of old lumber site, higher green quotient, mixed office and residential, school, restaurants, rowing facility.
- Loreen Place - redevelopment of old motel site for affordable rental housing - <http://www.loreenplace.com/building>. It adds another 15-30 minutes of walking, but might be able to carve 15 minutes off with special harbour ferry stop . Is not a super fantastic building but an interesting development. partnership model.
- Railyards - <http://www.therailyards.ca/> townhouse/apartment redevelopment of old industrial lands
- Organised tour of recent Dockside Green Development. Dockside Green is a new-generation, master-planned waterfront community designed to reflect a more responsible approach to the environment. It aims to set the benchmark as the future of sustainable harbour front communities. For more information see <http://www.docksidegreen.com/>
- Bus tour through James Bay to see density through the decades. James Bay is highest density part of Victoria with mix of single family homes, duplexes, townhouses, small

apartments, large apartments, senior housing and conversions –older buildings converted into multiple units either for rental or sale. Stop at a conversion example.

- Camas Gardens is a LEED Gold building designed and constructed by Pacifica Housing. It includes 44 self-contained bachelor and one-bedroom supportive housing apartments for individuals who are homeless or at risk of homelessness including individuals who may be facing challenges such as mental health or addiction.
- Garden Suites – also called coach houses or laneway houses – are detached, rear yard, dwelling units. This is one of the first units constructed in the Victoria area under the City of Victoria’s Garden Suite Policy which permits rear yard, rental-only, small, detached units.
- The Fernwood Neighbourhood Resource Group Society (Fernwood NRG) has been around since 1979. In 2005 the group quietly bought a boarded up building, and with the help of neighbourhood residents, supporters, and funders, renovated the retail spaces and apartments above to provide affordable housing to 4 families and bringing children and families back to the heart of the neighbourhood (Cornerstone Apartments). Since then a whole more has happened including six affordable units in 2008 at the Park Place Apartments on Yukon Street.
- Mount View Heights – a former school site now owned by the Capital Regional Hospital District, is an 8 acre land assembly. Following a comprehensive rezoning process, a plan has been developed for the site that addresses three key regional priorities—a 'Campus of Care' for seniors, housing for the homeless, and affordable family housing operated and developed by a variety of partners. The overall development will be "green", incorporating sustainable elements, and all buildings designed to qualify for LEED status. A Transportation Demand Management (TDM) plan will encourage use of public transit via the new transit interchange at the Uptown Shopping Centre.
- Vantage townhomes are example of some infill density being added within the Town of View Royal, a predominantly residential suburb of Victoria. The first phase of this small mixed-use project is complete and the first development to be an Energy Star qualified home on Vancouver Island. Energy Star qualified homes aim to be at least 20% more energy efficient than standard code construction.
- The City of Langford is a suburb of Victoria home to a population of approximately 30,000. Langford has been transforming what was mostly single family homes and single-storey strip malls into a mixed-use community with medium-density and higher-density housing forms gradually transforming their City Centre.
- Visit with developer of Mariners Village – a project within the Sooke Town Centre combining apartment, townhouse and commercial space. Sooke is a small town within the Victoria commuter-shed, but also very much its own community and is located in a very picturesque setting.

Seattle

- Briefing session/Learning exchange to share key information and set scene for housing development in Seattle over past 20 years in advance of tours over next 2 days. This will be a co-hosted session run by Jim Diers and Harry Hoffman (HDC <http://www.housingconsortium.org/>) and/or Chief Seattle Planner Diane Sugimura
- Tour of Bullitt Centre – the greenest commercial building in the world - with Denis Hayes, President and CEO of the Bullitt Foundation.
- Pike Place Market is iconic and also runs the Pike Place Market Preservation and Development Authority (PDA). This has four affordable housing buildings and three market rate buildings located directly within the Pike Place Market.
http://pikeplacemarket.org/applications_permits/live_in_the_market.
- Tashiro Kaplan: In the 1990s, market forces began driving artists out of the artistic areas of Pioneer Square so the Pioneer Square Community Development Organization invited Artspace to create the mostly residential Tashiro Kaplan Artist Lofts using 2 existing buildings: 50 affordable live/work apartments, each with 800 to 1,800 square feet, plentiful light and flexible floor plans to accommodate artists of many disciplines; and 15 independent galleries, a coffee shop and several studios for individual artists.
- SCIDPDA (<http://www.scidpda.org/>) is the Seattle Chinatown International District Preservation and Development Authority. Developed ID Village Square, the block-long development that includes assisted-living, family housing and childcare above retail space, library, community centre, health clinic and other services.
- InterIm (a Community Development Corporation)
http://www.interimicda.org/index.php?real_estate_development/affordable_housing/. Provides housing as well as a community garden and involved in neighbourhood planning.
- Hiawatha Lofts: a 61-unit building in the Jackson Place neighbourhood on the southern fringe of downtown Seattle, a block from the light rail line. Built at a cost of \$17.1 million, the Hiawatha is a four-storey building with an expansive exterior courtyard and a large community room that accommodates a variety of uses, including performances and lecture/demonstrations by Hiawatha tenants.
- Jackson Place Co-housing: A 3.25 acre site was divided into areas of different zoning to include cohousing, artist live/work space and market-rate housing.
<http://www.seattlecohousing.org/>
- HomeSight is a not for profit developer of homes for first home buyers. Tony To is the ED. We will visit Pontedera Condominiums, and a selection of Noji Gardens, Heiwa Commons or Antonio M. Terry Estates.
- Youngstown provides 36 live-work spaces for low-income artists of all disciplines who contribute to the running of classes in the facilities below their lofts.
- Delridge library and Vivian McLean Place apartments opened June 29, 2002 as a partnership with the Delridge Neighborhoods Development Association and City Hall. The branch anchors the first floor of a three-story building that includes 19 apartments on the top two floors. Built in 2002 with energy conserving windows and extra insulation to keep heating bills low. Water, sewer, garbage, and recycling are included in the rent

- High Point is a masterplanned new community made for meeting neighbours and committed to a green and sustainable lifestyle and variety of sized homes.
- Croft Place features one, two, three and four bedroom apartment homes. There is also a community building that contains: laundry facilities, resident technology centre, after school youth development program, and a community room with a kitchenette which is available for use by all residents. There is also a demonstration solar panel on the roof of the community building. Built in 2005 with energy conserving windows and extra insulation to keep heating bills low
- Danielson Grove: Built under the City of Kirkland's Innovative Housing Demonstration Project and located on a quiet neighbourhood street in Kirkland, Washington, this award-winning pocket neighbourhood offers a mix of sixteen one-, two-, and three-bedroom compact homes. Each home is on a private lot, sensitively arranged around lush garden courtyards. All are Built Green 4-Star and Energy Star Certified and Danielson Grove subscribes to King County's Natural Yard Care neighbourhood program.
- Conovor Commons: each highly detailed two-bedroom, two-bath 1,000 square-foot home, designed with community in mind, is surrounded by a small, fenced private yard and sensitively arranged around hallmark, garden courtyards rich in native plantings. All are BuiltGreen Certified and include a Commons building (for parties, potlucks, meetings, and personal projects), 'lookout' exercise room, decks, and viewing platform overlooking a Native Growth Protection Area. Conover Commons Cottages is the first new community in Redmond to participate in King County's Natural Yard Care program.
- Lorig Associates is a developer and real estate services company engaging in dynamic partnerships to create special places to live, shop, learn and recreate. The firm is best known in the region for developing award-winning projects often completed under challenging market and regulatory conditions. <http://www.lorig.com/history/#>

Portland

- Sabin Green- 4 single family residences on one lot
- Pardee Green- low income project with shared green. 5 single family residences and, 4 plex and duplex
- Peninsula Park - 3 units and common unit added to existing 7 with shared court
- Woolsey Court - 9 units w/common room:
- Cully Grove - 16 units co-housing development:
- Ruth's Village - stand alone bedroom units added to main house
- Tour CDC's Gray's Landing - a state-of-the-art affordable housing project in Portland's newest neighbourhood. Aerial tram to top of Oregon Health Sciences University. Pedestrian tour of S Waterfront and hi-rise neighbourhood.
- Indigo 12 West. Meet developer Gerding Edlen - tour units, amenities
- Tour Pearl District, meet with architecture firm GBD Architects; tour signature project - the Brewery Blocks, including the Gerding Theater. All buildings are LEED certified, and share district cooling system.
- Tour Belmont Dairy project, compact residential design, public-private partnership with developers and Portland Development Commission.