

Delivering medium density that works well

2015 Study Tour

to

Vancouver, Seattle and Portland



20-31 July 2015

Back by popular demand! After repeated requests from those who weren't able to go or who were inspired by our presentations, we're revisiting the best of the developments we saw in Seattle and Portland in 2013, plus we've added Vancouver to the itinerary. We're going to some inspiring new sites, and we'll be meeting with some great people who will tell us about their experiences creating, managing and living in high performing medium density homes and neighbourhoods.

The tour focuses on:

- Successful medium density housing developments in both suburban and inner city settings.
- Understanding ways to increase density in existing neighbourhoods through smart subdivisions and neighbourhood redevelopment – see invisible densification options such as laneway houses, secondary suites and adding to existing commercial buildings.
- Addressing seismic challenges and the opportunities this brings for revitalisation and densification – relevant to New Zealand as we seek resilience for our housing.
- Innovative social housing developments – providing social housing alongside mixed use and mixed tenure developments.
- Insights into funding options to encourage more housing, better communities, and better outcomes.
- How to achieve a vibrant inner city – mixed use, community involvement and activism.

Beacon has a track record in organising and leading quality study tours aimed at bringing overseas learnings back to New Zealand and stimulating discussion. Our 2008 UK tour brought together policy makers and building industry professionals to look at the Code for Sustainable Homes. The outcome? Joint work commenced on developing New Zealand's own residential rating system, resulting in Homestar™.

This 2015 tour shares the highlights of the 2013 tour, plus we offer not only a new city to learn from, but a broadening of sites and organisations willing to engage and host us. Our long term trusting relationships with organisations and people in these cities will provide unique insights for participants as our hosts are willing to share more of their journey as well as success stories.

Why come along?

- Talk with local housing leaders, designers, developers, funders and managers from a range of organisations as well as local residents and community members.
- Visit inspiring exemplars and case studies of more sustainable medium density developments.
- Particularly relevant for the rebuilding of Christchurch and the need to deliver more affordable, better functioning medium density housing in cities facing significant growth such as Auckland.
- Make international connections to relevant government and industry professionals which may result in cross-fertilisation of ideas, approaches, products and services between New Zealand and North America.
- Make connections with other building industry professionals, government decision makers, community changemakers and researchers who share a similar interest in delivering quality medium density in New Zealand.

Dates

The tour is planned for 20-31 July 2015 when the weather is settled and avoiding peak holiday time.

Tour price

The price, including 3 star accommodation (separate rooms), transfers and associated tour costs is \$9500 +GST excluding international airfares. Price includes food and other subsistence costs. Beacon Pathway reserves the right to withdraw the tour offer if minimum numbers are not met 30 days before leaving.

If you are interested in coming along on the tour, please register your interest with Denise Bijoux deniseb@beaconpathway.co.nz. Places are limited - registering your interest keeps you up to date with any proposed changes and carries no obligation.

Confirmation of participation needs to be received by **30 April 2015**. Places are secured by full payment before **30 June 2015**.

Indicative itinerary

<p>Day 1 Mon 20 July Vancouver</p>	<ul style="list-style-type: none"> ■ Overview of City/Region with Vancouver City staff, VIA Architects, Canada Mortgage and Housing Corporation and representatives from key property and neighbourhood developers and social housing providers. Includes presentation on Downtown Eastside Neighbourhood Planning Process: The goal of the Downtown Eastside local area plan is to create a vision and plan for the Downtown Eastside that will focus on ways to improve the lives of low-income residents and community members. Includes micro units. ■ Northeast False Creek is one of the largest undeveloped areas in the downtown peninsula. In 2009, Council approved land use policies to create a vibrant and mixed-use waterfront district. This work is now in the final phase. Removing the viaducts and realigning the road network will maintain the essential movement of goods and services to and from Downtown, and allow for: <ul style="list-style-type: none"> – Improved connections between Vancouver's historic neighbourhoods and False Creek – More park space on the False Creek waterfront – Development of the vacant City-owned blocks on either side of Main Street – New housing opportunities, including affordable housing ■ Walking Tour –Strathcona, Gastown, Downtown Eastside ■ The goal of the Downtown Eastside local area plan is to create a vision and plan for the Downtown Eastside that will focus on ways to improve the lives of low-income DTES residents and community members. Includes micro units.
<p>Day 2 Tues 21 July Vancouver</p>	<ul style="list-style-type: none"> ■ Presentation - City of Vancouver <ul style="list-style-type: none"> – The Cambie Corridor Plan: The Cambie Corridor Plan is a land use policy which will guide future development along Cambie Street from 16th Avenue to the Fraser River between Heather and Manitoba Streets. The plan focuses on integrating development with transit and enhancing the existing neighbourhoods along the Corridor while supporting the City's goals of environmental sustainability, liveability, and affordability ■ Transit tour of inner suburbs - neighbourhood development, heritage preservation, community gardens, transit development and densification: <ul style="list-style-type: none"> – Yaletown Station. High density – high rise model – Olympic Village Station. South East False Creek planning process. High density – mid rise model. Co-op housing – Southeast False Creek is designed as a mixed-use community with a total population of 11,000 – 13,000 people, with a focus on residential housing. Southeast False Creek committed to meeting the LEED (Leadership in Energy and Environmental Design) silver standard, with the goal of meeting the gold standard. The development surpassed this goal by becoming the second neighbourhood in the world to meet the platinum standard in 2011. – Oakridge – Marine Gateway. Transit Oriented Development

Day 3 Weds 22 July Vancouver	<ul style="list-style-type: none"> ■ Walking tour from King George station to the civic centre, through Holland Park, SFU-Surrey/Central City, the Central Library and the new City Hall. Topics would include transit planning, high-density residential development, parks development and place-making. ■ City of Surrey - Presentation on the development of the City Centre, including social planning and social housing aspects. Surrey's approach to neighbourhood planning including laneway housing, row housing ■ Expo Line Tour <ul style="list-style-type: none"> – New Westminster – Metrotown / Commercial Drive areas looking at transit-oriented development at these centres.
Day 4 Thurs 23 July Seattle	<ul style="list-style-type: none"> ■ Optional monorail, Seattle Center, EMP, Space Needle, the Chihuly Museum, the Olympic Sculpture Garden, and the Gates Foundation and self-directed Up Garden walking tour. Costs not included ■ Optional self-directed tour of Capitol Hill EcoDistrict - home to 12th Avenue Arts (Capitol Hill Housing just completed this development that includes affordable apartments over retail and performing arts space) and book a tour of the Bullitt Center – the greenest commercial building in the world. Costs not included.
Day 5 Fri 24 July Seattle	<ul style="list-style-type: none"> ■ 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. ■ Pike Place Market has four affordable housing buildings and three market rate buildings located directly within the Pike Place Market. Pike Place Market also has a foundation which was founded in 1982 and works to support the Market's human service agencies and preserve the traditions and diversity of the Pike Place Market neighbourhood. ■ 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. Almost 130,000 square feet of permanently affordable space for the arts has been secured, and by preserving these two historic buildings for artists and arts-friendly organizations they have helped maintain Pioneer Square's distinctive character. ■ SCIDPDA 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.
Day 6 Sat 25 July Seattle	<ul style="list-style-type: none"> ■ Pocket neighbourhoods - Langley on Whidbey Island. Visit the Third Street Cottages and the Fifth Street Commons. Discuss elements of pocket neighborhoods and community, along with a Q&A session with Ross Chapin.

	<ul style="list-style-type: none"> ■ Drive by Greenwood Avenue Cottages in Shoreline. Eight small houses that enclose a shared community green. Each dwelling has its own private yard, surrounded by a low fence and garden gate. Garages and parking are clustered off to the side — a design feature that has residents walking through the commons as a way of fostering a strong sense of community. This project was a joint venture with the Cottage Company and was developed under the City of Shoreline's new Cottage Housing Development (CHD) code. The cottages range in size from 768 to 998 square feet. ■ Low Income Housing Institute properties in Greenwood. Founded in 1991, LIHI has grown to be one of the most productive affordable housing developers in the Northwest. LIHI owns and/or manages over 1,700 housing units at 50 sites in six counties throughout the Puget Sound region. Eighty percent of LIHI housing is reserved for households earning less than 30 percent of the area median household income ■ Northgate and/or Ravenna cottages and/or Ashworth cottages
Day 7 Seattle	<ul style="list-style-type: none"> ■ Free day
Day 8 Mon 27 July Seattle	<ul style="list-style-type: none"> ■ Youngstown provides 36 live-work spaces in a converted former school building 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. Includes single-family homes, townhomes and apartments ■ Croft Place features one, two, three and four bedroom apartment homes. There is also a community building that contains: laundry facilities, resident technology center, after school youth development program, and a community room with a kitchenette which is available for use by all residents. Built in 2005 Croft Place includes a mutual housing component and there is also a demonstration solar panel, energy conserving windows and extra insulation to keep heating bills low.
Day 9 Tues 28 July Seattle	<ul style="list-style-type: none"> ■ Mt. Baker Lofts - Artspace project intended to make this auto-oriented corridor much more pedestrian oriented. ■ Ranier Vista is located in one of the most culturally diverse communities in the country with 59 different languages spoken in the district. The redevelopment that has taken place in the neighborhood builds on that rich diversity and will eventually be home to approximately 895 households across all income levels, including senior housing. On-site community services such as the Boys and Girls Club, Neighborhood House, community parks and p-patch program; proximity to the area's new light rail line; and

	<p>location near the shops and services of Columbia City are helping make it one of the most desirable new neighborhoods in Seattle in which to live. To date, 739 rental and homeownership units have been created within Rainier Vista. Another 156 units will be completed in the upcoming four years. See also http://www.rainiervista.org/</p> <ul style="list-style-type: none"> ■ HomeSight is a not for profit developer of homes for first home buyers. We will visit Pontedera Condominiums, and a selection of Noji Gardens, Heiwa Commons or Antonio M. Terry Estates.
Day 10 Weds 29 July Portland	Travel to Portland
Day 11 Thurs 30 July Portland	<ul style="list-style-type: none"> ■ Place Studio ■ Tour including: <ul style="list-style-type: none"> – 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 – Dignity village
Day 11 Fri 31 July Portland	<ul style="list-style-type: none"> ■ South Waterfront development. ■ 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. ■ 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 Jamison Square and adjacent condos/housing and Tanner Springs. ■ Bike-Oriented development on N. Williams

For further inquiries, contact Denise Bijoux deniseb@beaconpathway.co.nz