



Avenues of Exchange: Ecology & Equity

Professionals, Educators, and Communities

Building Equitable, Healthy, and Resilient Cities

Sponsor: AIA Housing & Community Development Network

About the Workshop

Increasingly, cities are challenged with ensuring equitable growth and ecological health in the face of redevelopment. Architecture and community development professionals are at the forefront of this effort. Using Denver as a springboard, educators and practitioners will gather to learn more about housing and community development projects and practices that promote equity and ecology in the built environment. Panel sessions will focus on The Denver Story, exploring successes and lessons learned from mixed-income multifamily developments in the fast-growing city, and a discussion on maintaining affordability and preventing displacement nationwide. Workshop participants will also hear from a national leader in development that promotes healthy neighborhoods that are responsive to both community and environmental priorities and tour the recently completed Mariposa District, among other Denver sites.

SCHEDULE Sheraton Denver Downtown Hotel

09:00-10:00

Urban Investigation as a Way to Teach Architecture

Moderator: Anne-Marie Lubenau, Bruner Foundation
Drawing on lessons learned from working alongside community organizers and popular educators, Damon Rich will share methods to bring together architectural education and place-based politics in order to challenge the presuppositions of both.

- Damon Rich, Columbia University

10:30-12:00

The Denver Story – Case Study

Moderator: John Yonushewski, Stantec Architecture
Denver and the Rocky Mountain Region was one of the first markets to recover from the Great Recession. With its quick recovery, Denver also found itself dealing with substantial increases in the cost of land, construction and housing. On top of skyrocketing costs, Denver experienced a large in-migration of millennials that drove demand and costs in the urban areas even higher. However, prior to this recovery the Denver Housing Authority had the vision to focus not just on affordable housing as a single project or building but to re-create a community. This panel will focus on the crafting of a thriving mixed income community, as well as larger Denver trends in community development and affordable housing.

- Renee Martinez-Stone, West Denver Renaissance Collaborative
- Chris Parr, Sun Valley EcoDistrict Trust
- Brad Buchanan, City of Denver

12:00-12:30

Transportation to Miraposa

12:30-01:30

Lunch @ Osage Cafe (1099 Osage Street)

01:30-02:30

Mariposa Discussion & Tour

Peter Park will discuss the opportunities and challenges associated with managing growth in cities like Denver, including increased attention on equity, environmental sustainability, and resilience. Examples of initiatives and projects from other cities will provide food for thought for how Denver and other places might respond.

- Peter Park, Peter J. Park, LLC & University of Colorado-Denver

Mariposa Tour

The tour of Mariposa will provide a boots on the ground look at the redevelopment of a formerly distressed public housing development site into a highly successful mixed income project with more than 500 additional units. The project sits adjacent to a rail line with easy access to downtown and is in alignment with the city's TOD plan.

- Chris Spelke, Denver Housing Authority

02:30-03:00

Transportation to Stantec Architecture Inc. (1050 17TH STREET SUITE A200)

3:00-4:00

Development w/o Displacement in Denver & Beyond

Moderator: Karen Kubey, Pratt Institute
Denver, along with cities across the country, is confronting the challenge of how to develop and improve neighborhoods without displacing existing residents. Bringing together national leaders from academia and practice, this panel will present work exploring: built affordable housing and community development case studies taking on this issue; specific strategies for teaching this critical topic; and productive synergies between academia and practice, toward equitable development.

- Christina Bollo, University of Illinois at Urbana-Champaign
- Daniel Simons, David Baker Architects
- Christopher Koziol, Colorado Center for Community Development & University of Colorado Denver

4:00-5:00

Closing Discussion: Lessons Learned

- Kathleen Dorgan, Dorgan Architecture

5:00-6:00

Reception



Association of Collegiate
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Institute
of Architects

The ACSA Board of Directors & staff would like to **THANK** the planning committee for the Avenues of Exchange Workshop. Your hard work helped create an inclusive, stimulating program, that continues to connect educators & practitioners.

Denver Leaders: John Yonushewski, Stantec & Jody Beck, University of Colorado Denver

AIA Housing and Community Development Network/Planning Team: Kathy Dorgan, Dorgan Architects; Karen Kubey, Pratt Institute; Anne-Marie Lubenau, Bruner Foundation; Ceara O'Leary, Detroit Collaborative Design Center; & ETTY Padmodipoetro, Urban Idea Lab

About the Speakers

DAMON RICH, AICP, is Adjunct Associate Professor at Columbia GSAPP and partner at Hector, an urban design, planning and civic arts practice. The firm's recent work include designing a riverfront park, writing citywide zoning and land use regulations, and creating a memorial for eco-feminist Sister Carol Johnston. Damon's work has been exhibited at venues including the Museum of Modern Art, Netherlands Architecture Institute, and the US Pavilion at the 11th International Architecture Exhibition in Venice. His projects have been recognized by the APA National Planning Award, Cooper Hewitt National Design Award, Harvard Loeb Fellowship, the MacDowell Colony Fellowship, and the MIT Center for Advanced Visual Studies. Damon has taught architecture and planning at Harvard, Barnard College, Cooper Union, and Syracuse University, and written for *Perspecta*, *Domus*, and the *Village Voice*. He previously served as Planning Director and Chief Urban Designer for Newark, Chief of Staff for Capital Projects for New York City Parks, and is the founder of the Center for Urban Pedagogy.

ANNE-MARIE LUBENAU, FAIA, is dedicated to expanding the role of architects in shaping cities by engaging people in the process of design and increasing understanding of the built environment and its impact on our lives. Her practice includes experience working within small and large architectural firms, academic institutions, nonprofits, and philanthropy. As director of the Rudy Bruner Award for Urban Excellence, Anne-Marie oversees a national design award program that recognizes transformative places that contribute to the economic, environmental, and social vitality of American cities. Anne-Marie regularly contributes to national and international forums and publications on design including *Metropolis*. She holds a Bachelor of Architecture degree from Carnegie Mellon and was a 2012 Loeb Fellow at the Harvard.

BRAD BUCHANAN, FAIA, is the executive director of Denver Community Planning and Development. In this role, he is responsible for visionary city planning and ensuring safe, responsible, sustainable building throughout Denver. Before joining the city, Brad was a principal and board member at RNL, a full-service design firm specializing in sustainable, integrated design. He is a past chair of the Denver Planning Board and past chair of the Downtown Denver Partnership. Brad graduated with a bachelor's degree in Environmental Design from Miami University in Oxford, Ohio. He and wife Margaret have two children, Grace and Will.

RENEE MARTINEZ-STONE is the Director of the West Denver Renaissance Collaborative (WDRCC), an initiative of DHA, the City & County of Denver, and several local non-governmental organizations. Renee's current work includes the West Denver Single Family Plus (WDSF+) initiative, a homeowner education and ADU development program that will stabilize low-income homeowners, identify infill housing opportunities, and help to minimize involuntary displacement in West Denver. For 20 plus years Renee has played a critical role in many Denver metro redevelopment and affordable housing projects providing planning, design, and community engagement. Ms. Martinez-Stone is recognized for her "community-based" approach that creatively incorporates community priorities and innovative design solutions to achieve award-winning built projects.

CHRIS PARR serves as the Director of the Sun Valley EcoDistrict Trust (SVED), a newly formed 501c3 established to lead the master development activity for the Sun Valley Neighborhood in Denver. This initiative has been undertaken to create and administer the vision for the revitalization of Sun Valley and its district based solution structure. Significant planning has been completed in this important area of west Denver. This work established the catalyst for launching a large scale effort to seek alternative financing and district based solutions that could extend beyond the traditional limits of government funded initiatives. SVED exists to address this need. For twelve years prior to the launch of the SVED Chris served as the Director of Development for DHA after assisting in forming the department formally in 2004. Under his guidance the Development Department financed and managed the construction or rehabilitation of over 2,600 units of housing and several community revitalization initiatives.

JOHN YONUSHEWSKI, FAIA, has experienced a broad range of commercial product throughout his 40-year career with a specialty in residential mixed use as well as hospitality. John has dedicated his career to bringing residential development to the core of downtown Denver for the past 25 years. His projects emphasize placemaking and neighborhood as key ingredients to successful residential infill. He has not only designed several thousand units in the Denver metropolitan area but as an architect led contractor has built over 1,000 units and a percentage of that he has developed. For his many successes, John has been the recipient of a variety of design and construction awards including an award from the Downtown Denver Partnership and is a fellow in the American Institute of Architects.

PETER J. PARK is a city planner and educator with over 25 years experience in private and public sectors. He is Director and Owner of Peter J. Park, LLC, a city planning and design consultancy. Peter previously served as Planning Director for Denver and Milwaukee and is internationally recognized for leading innovation in transportation and land use planning practice. Peter's integrated approach to comprehensive planning, urban design, and development review has created clear visions for sustainable urban development, high quality design, and streamlined permitting systems. His focus on the linkage between innovative planning and practical implementation strategies has delivered lasting improvements in communities. Throughout his career, Peter has focused on integrating teaching and practice and is Associate Professor Adjunct of Urban Design at University of Colorado-Denver. Previously, he taught at University of Wisconsin-Milwaukee and coordinated the Joint Master of Architecture/Master of Urban Planning program.

CHRIS SPELKE is the Senior Development Program Manager for the Denver Housing Authority. Prior to his current role at DHA, Chris gained valuable experience working on two large scale master-planned redevelopments, Aria Denver (while at Perry Rose) and South Lincoln Homes HOPE VI (when first at DHA). Chris has a wealth of knowledge and experience in planning and developing complex mixed-income and mixed-use communities. He is a graduate of the University of Colorado LEEDS School of Business with degrees in Finance and Political Science. He is a Colorado native and served as the Executive Co-Chair for ULI Colorado's Young Leaders and CHFA's Tax Credit Advisory Committee.

CHRISTINA BOLLO, PHD, is an architect, educator and researcher. Her work is focused on the social ramifications of housing design decisions. She is committed to mitigating the built environment's role in climate change by designing and retrofitting energy-efficient housing that people will choose to live in, collaboratively sited in communities dense enough for walking, biking and public transportation. Christina is currently a Visiting Assistant Professor at the University of Illinois School of Architecture, where she teaches design studios and housing theory seminars.

CHRISTOPHER KOZIOL, PHD, AIA, is a licensed architect and passionate urbanist with a specific commitment to enriching the civic experience for those whom are often underserved by the architectural profession. His approach to design integrates an empirical understanding of current conditions and attentive listening for future aspirations of stakeholders, with a grounding in an understanding of the historical circumstances underlying the present. Firmly believing that the public interest can be served by high quality design, he works at the intersection of public policy and architecture. As a scholar and teacher, he researches the history of design in civic advancement while working with students to influence contemporary practices. Chris directs the Master of Science in Historic Preservation Program at the University of Colorado, Denver College of Architecture and Planning and is the director of the Colorado Center for Community Development.

DANIEL SIMONS, AIA, LEED AP, is a principal at David Baker Architects (DBA), a progressive architecture firm based in the San Francisco Bay Area and Birmingham, Alabama, that creates acclaimed buildings and communities in diverse environments. Formed in 1982, DBA is known for innovative housing, creative site strategies, healthy design, and integrating new construction into the urban realm. For more than two decades, Daniel has focused on the field of sustainable multifamily housing and uses his extensive knowledge of green-building practices and city planning to minimize buildings' environmental impact while improving quality of life for residents. Some of his recent projects include Lakeside Senior Housing—affordable housing for low-income and homeless seniors in Oakland, which won a national AIA/ HUD Secretary's Award for Excellence in Affordable Housing Design—and 222 Taylor—a new mixed-use mid-rise bringing 113 affordable family homes and a local grocery to one of San Francisco's most underserved neighborhoods.

KAREN KUBEY is an urbanist and architectural educator specializing in housing and health. She co-founded both the Architecture for Humanity New York chapter (now Open Architecture/New York) and New Housing New York, and was the first executive director of the Institute for Public Architecture. Karen is at work on the upcoming housing issue of *Architectural Design* (AD), "Housing as Intervention: Architecture towards Social Equity," and has recently collaborated with the New York City Department of Health and Mental Hygiene and the New York City Housing Authority. Trained as an architect at the University of California, Berkeley, and Columbia University, Karen began her career in affordable housing design.

KATHLEEN DORGAN is an architect and urban planner who specializes in sustainable participatory community design and development. Her work includes arts-based placemaking, design of high-performance housing, main street revitalization, structuring green initiatives, resilience, and technical assistance to not-for-profit organizations and public agencies. She received a Harvard Loeb Fellowship and is a past chair of the AIA Housing Knowledge Community, the Association for Community Design, and the AIA Housing and HUD Secretary's Awards Juries. She