

National AIA and HUD Secretary Recognize Greenbridge with Prestigious Design Award

Community-informed design bridges different cultures, generations, and income levels

SEATTLE – Greenbridge, a new mixed-income, sustainable community in White Center near Seattle, is being recognized by the National American Institute of Architects (AIA) and the Secretary of Housing and Urban Development (HUD) for its empowering design approach that creatively engaged local residents and stakeholders in transforming a World War II-era public housing project into a colorful, vibrant, and thriving community.



The AIA/HUD Secretary's award recognizes Greenbridge both for its inclusive planning process and the resulting environmentally-friendly neighborhood design that offers a mix of housing types, an impressive network of parks and trails, extensive art, and a community hub with a new elementary school, early learning center, renovated community center, public library, and retail shops.

The King County Housing Authority (KCHA) developed this ground-breaking affordable housing and mixed-use project, using a HOPE VI grant from the U.S. Department of HUD to catalyze revitalization of White Center, King County's poorest neighborhood. GGLO led the master planning and design team responsible for the complex redevelopment plan.

GGLO and KCHA worked closely with residents, a community task force, business leaders, local government, and other stakeholders to develop the project's vision and goals of sustainability, community, and diversity. The intensive public participation process included more than 130 meetings to build consensus around the site's design. Key meetings were facilitated with simultaneous translation into multiple languages to address the needs of resident groups. Regular newsletters and a project web site communicated progress to the community.

"Greenbridge is a transformational place," says GGLO's Jeff Foster, principal architect of the project. "Through a collaborative design process, we've realized the community's goals and created a safe, healthy, and inviting place with parks and open space, colorful homes and buildings, lots of art, and a neighborhood center that has led to a renewed sense of community pride."

The 100-acre redevelopment replaces 569 public housing units with a mix of 900 to 1,000 brightly-colored townhomes, cottages, small-scale apartments and single-family homes that cater to the needs of the different cultures, generations, and income levels. All homes include green features that reduce energy and maintenance costs and provide a healthy living environment.

"Our residents and community partners knew what it would take to create a strong community and their ideas were incorporated into the design of Greenbridge," says KCHA Executive Director Stephen Norman. "We're thrilled that the AIA and HUD agree. With 98 percent of the first two phases now occupied by returning residents, it's clear that our multi-lingual, multi-ethnic, multi-generational design process is creating a community that reflects the diversity and vibrancy of our residents."

Anchored by a new White Center Heights Elementary School and a dramatically renovated Jim Wiley Community Center, Greenbridge has an expanded array of community services. An extensive network of open spaces and parks provides residents with varied opportunities for interaction and play. New and improved pedestrian paths and trails link residents to the community center and White Center commercial core. With an emphasis on "discovering art," Greenbridge incorporates more than 50 different art pieces that celebrate the diverse age, race, and cultures of the community—art embellishes downspouts, balconies, benches, parks, and other neighborhood fixtures.

Greenbridge was designed to improve the local environment, conserve natural resources, and reduce energy consumption. Sustainable features include an innovative stormwater management and drainage system that uses a series of bio-filtration swales to clean and filter runoff. A demonstration ordinance for low-impact development allowed for reduced road widths, sidewalks, driveways, and parking areas that decreased impervious surface requirements by approximately 20 percent. The community center boasts a 5 kilowatt solar electric installation, and other buildings are designed to be solar ready.



Indicative of its success, Greenbridge also has received the Governor's Legacy of Livable Communities Award, the National Association of Housing and Redevelopment Officials' (NAHRO) National Award of Merit in Program Innovation-Community Revitalization, and the Washington Chapter of the American Society of Landscape Architects (WASLA) Award for Social Response.

About GGLO

Guided by their commitment to community, GGLO designs mixed-use developments; multi-family housing; hospitality, commercial, and retail projects; and public spaces and parks that elevate the quality and spirit of life. The firm integrates architects, interior designers, landscape architects, and urban planners to offer clients complete design services. Founded in 1986, GGLO has earned a reputation for high quality design and for creating places that are economically, socially, and environmentally sustainable. For more information, please visit www.gglo.com.

About King County Housing Authority

KCHA is an active developer of affordable housing and presently owns and manages some 8,000 units of housing in the Puget Sound region. In combination with its rental subsidy programs, KCHA serves more than 17,000 households daily.

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