

QUALIFICATIONS Karen L. Braitmayer, FAIA

Karen L. Braitmayer, FAIA is the founder and managing principal of Studio Pacifica. She provides the unusual combination of personal experience as a registered Architect and a member of the disabled community. She has made accessibility consulting and design services her focus area since 1990. She provides consulting services to local governments, school districts, architects, engineers, companies and individuals concerned with complying with Federal laws and State codes, as well as simply creating spaces that work for the unique needs of individual users.

LICENSING

- Registered Architect; Washington State #5245, Oregon State #ARI-12538
- NCARB Certification
- ICC registered Accessibility Plans Examiner/Building Inspector

REPRESENTATIVE PROJECTS – selected

- The Century Project for the Space Needle, Seattle, WA: Consultant to Olson Kundig for the dramatic alterations to the iconic tower, Studio Pacifica provided accessibility consulting to support the new observation deck and restaurant improvements.
- Central Waterfront Seattle, Seattle WA: Consultant services to CH2M for accessibility study regarding standardization and opportunities for increased accessibility in design of revitalized waterfront public spaces. Ongoing.
- Amazon Spheres Understory, Seattle, WA: Consultant to Graham Baba for the visitor's center and exhibit space for the Amazon Headquarters.
- Green Lake Small Craft Center, Seattle, WA: Consultant to Schacht Aslani for a new 11,000SF 2-story boathouse and the renovation of the Shellhouse/restroom building. Assessed the existing Aquatheater and site to improve access and coordination with existing utilities, path and the park.
- Seattle Center, Seattle, WA: Providing consulting services to SRG Partnership for the Century 21 Master Plan for Seattle Center, including the Theater Commons parking improvements and upgrades to the Center House structure.
- Deep Dive, Seattle, WA: Consultant to Graham Baba for the restaurant/bar located below the Amazon Spheres.
- The Whidbey Institute, Clinton, WA Consulting services for a 106-acre conservation forest campus with integrated gardens and a four-mile trail network. Surveyed select existing areas for barrier removal and will consult on new construction in the future.
- Pierce College Campuses, Tacoma and Puyallup, WA – Provided consulting services to McGranahan Architects to survey selected buildings and the accessible routes in between buildings.
- Fourth & Montgomery, Portland, OR: Consultants to SRG Partnership for a 7-story mixed use building. The 171,000 SF building will house the PSU Graduate School of Education, OHSU/PSU School of Public Health, PCC Dental Programs, the City of Portland Bureau of Planning and Sustainability, and retail space.



- OSU Cascades Campus, Bend, OR: Third-party accessibility consultant to Oregon State University. The Project is a 10.44-acre campus with new parking, sidewalks and plazas and a new 45,400 SF academic building with classrooms, labs, office and shared campus amenities.
- Grant High School, Portland, OR: Consultant to Mahlum Architects. The Project is an existing 1924 building with three additions, all prior to 1991 and the passage of the ADA. The project anticipates to tear down and reconstruction 20-30% of the existing building and remodel the remaining. The building is considered historically significant by the community (not on the Historic Register) and will require careful integration of new accessibility features to compliment the design aesthetics of the building. On-going.
- Bay Terrace Phase 2, Tacoma, WA Consultant to GGLO Architects. The Project is 80,000 SF of residential in three buildings – 2 townhouse buildings and one mid-rise with 67 flats. The property includes 33 parking spaces and 5,400 SF of common use amenities and exterior courtyard space.
- AvalonBay Newcastle, Newcastle, WA Consultant to GGLO Architects. The Project is on 53 acres and includes 563 flats in multiple 4 and 5 story buildings and 79 stand-alone town homes. The site also includes retails space, a pool, two playgrounds, multiple parks and trails.
- Yesler Terrace Redevelopment Phase IIa, Seattle WA: Consultant to Weber Thompson. Client: Seattle Housing Authority. New mixed-use 5-over-1 building with roughly 100 multi-family housing units over one floor podium of parking and 10,000 SF of retail and common use amenities. Ongoing
- Hermes Bravern, Bellevue, WA: Provided consulting services to Montes Laudano Architects of Buenos Aires on the design for Hermes, a new 777 square meters, (8364 SF), three-level build out in an existing retail center.
- Tacoma Art Museum – Haub Gallery, Tacoma, WA: Consultant to Olson Kundig for document peer review services for compliance with local code and the 2010 ADA for a 16,00 SF addition to an existing museum.
- Paradise Road Housing, Smith College, Northampton, MA: Consultant to Olson Kundig for this apartment-style student housing on the college campus. Services provided include code review under state and federal regulations.
- Oregon State University Classroom Building, Corvallis, OR: Consultant to OR State Board of Higher Education to provide document peer review and onsite observation services during construction for compliance with OR codes and 2010 ADA.
- Honolulu Rail Transit Project, Honolulu, HI: Consultant to Perkins + Will Seattle for 8 Station and platform designs for compliance with code and 2010 ADA. On-going.
- Cornish College Student Housing, Seattle, WA: Consultant to Ankrom Moisan for this 20 story building housing 400 students in singles, doubles and triples. Classroom space, common areas and below-grade parking are also included.
- Seattle Repertory Theater Facility Assessment, Seattle WA: Consultant services to Owen Richards Architects, for review of existing conditions to develop a list of critical issues and areas for further study.
- Yosemite Mariposa Grove, Yosemite, CA: Consulting services to David Evans & Associates. Review existing and develop report on the accessibility barriers encountered at Mariposa Grove of Giant Sequoias. Review and comment on renovation plans for visitor transit, staging and pedestrian routes for the Grove.
- Everett School District, Everett, WA – Existing facility survey for 29 district buildings including elementary, middle and high schools for compliance with the ADA.



- University of Washington Dorms, 4 Sites, Seattle, WA: Consulting services to Mahlum Architects for 4 new dormitory housing facilities on the UW campus. Services include quality assurance document review for compliance with the ADAAG, FHA, UFAS and local code.
- Sound Transit South Link team, Seattle region, WA: Consulting services to Huitt-Zollars team, including design review, standards review and updates.
- Lake City Court, Seattle, WA: Consulting services to Hewitt Architects. Client: Seattle Housing Authority. New low-rise affordable 86 unit multi-family housing community in Lake City. Services include quality assurance document review for compliance with the ADAAG, FHA and local code. Project was found to be “exceptionally usable for persons with physical disabilities to include access to the children’s playground” by HUD staff after informal visit to facility. Completed 2012.
- Merck – Ballinger facility, Charlotte, NC: Due Diligence survey of leased office space for compliance with ADAAG.
- Whatcom Museum, Bellingham, WA: Consultant to Olson Sundberg Kundig Allen for a \$11 million museum designed to LEED Silver level.
- Lake Washington High Modernization, Kirkland, WA: Consultant services to Lake Washington School District for accessibility review of new and remodeled school building at three phases of the project, including document review, on-site construction review and review upon move-in.
- Alexan Green Lake, Seattle, WA: Consultant to Trammell Crow Residential for quality assurance document review for compliance with the ADAAG, FHA and local code in this mixed-use development of 300 apartment units.
- The Towers at Bravern, Bellevue, WA: Consultant to NBBJ for quality assurance document review for compliance with the ADAAG, FHA and local code in this condo tower development.
- Group Health Capital Hill Campus Building Assessment Project, Seattle, WA: Consultant to McKinstry for accessibility assessment on seven occupied medical office and hospital buildings, their clinics and surrounding site connections/parking.
- Avalon Towers Bellevue, Bellevue, WA: Consultant to Avalon Bay for quality assurance document review for compliance with the ADAAG, FHA and local code in this mixed-use development of 400 apartment units.
- Group Health Clinics, Puget Sound Region, WA: Accessibility survey and design solution for barrier removal on 16 regional medical care facilities for compliance with the ADAAG.
- Alexan Kirkland/Cascade, Kirkland/Seattle, WA: Consultant to Trammell Crow Residential and Weber Thompson Architects for quality assurance document review for compliance with the ADAAG and local code in these 100+ unit mixed use developments.
- REI Stores, Puget Sound region, WA: Accessibility surveys of local area retail facilities for compliance with the ADAAG and local code.
- Stadium High School, Tacoma, WA: Consultant to Merritt Pardini for quality assurance document review of barrier free design in this renovation to a historically significant High School building and new addition.
- Key Tower ADA Compliance Survey, Seattle, WA: Compliance survey of 62-story high-rise office building owned by the City of Seattle.
- Bellingham Technical College Auto-Body Repair/Welding Building, Bellingham, WA: Accessibility consultant to HKP Architects for the document review and post-construction review of accessibility issues for this community college building.



- Lake Washington School District #414, Redmond, WA: Consultant services for accessibility review of various school projects within the District at three phases of the project, including document review, on-site construction review and review upon move-in.
- Sound Transit Accessibility Consulting, Puget Sound Region, WA: Consultant services to review station design, way-finding, accessible circulation paths and other issues for major area transportation agency. Transportation types include: bus, light rail and rail.

EXPERT WITNESS SERVICES provided upon request

LECTURES, WORKSHOPS & PRESENTATIONS

- “Putting out the Welcome Mat: Accessible Hotels & Restaurants” presented at the Monterey Design Conference, October 2019
- Microsoft Disability Employment Symposium, Keynote Speaker, October 2019
- “Get in, Get Out: Accessibility, Egress and the Human Experience” presented at AIA/Seattle December 2017 and at AIA National Conference in NYC, June 2018
- “Common Errors in Multi-Family Housing” presented at numerous Architecture and Construction companies in the Seattle area, qualifies for AIA CE credit, 2016 - present
- IDEA 2015/2016, Juror for Industrial Designers Society of America International Design Excellence competition, June 2015/June 2016
- “Common errors in Transient Lodging: Hotels, Motels, Extended Stay and Dorms”, presented to ABX2014 for Architecture Boston Expo, October 2014
- “Great Design for Everyone”, presented at Dwell on Design, Los Angeles, June 2014
- “Why are ADA compliant Toilet, Bathing, Dressing and Locker Rooms so tricky?”, presented to the AIA National Conference in Chicago, June 2014
- “The New Sustain-Ability: Design for All Abilities”, presented to Greenbuild, Philadelphia, PA, November 2013
- “Prevent the most common accessibility errors in multi-family housing under FHA, ICC and CBC” presented to the AIA National Conference in Denver, CO, June, 2013
- “Housing for everyone: Promoting Universal Design in Residential Environments”, presented to NW Association of College and University Housing Officers, Tacoma WA, 2013.
- “Accessibility: Existing Buildings” and “Accessibility: Multi-family Buildings”. Developed and presented webinars for Continuing Education Credits through AECKnowledge.com. Live in 2012.
- “An Enjoyable Home” presented to the National Kitchen & Bath Association Focus on Design conference, Seattle, WA, 2011
- “Patient-centered healthcare design: Comfort, confidence and a sense of control” Build Boston, 2011
- IDEAS Competition 2011, presented by American Institute of Architects, Young Architects Forum and The Committee on Design. Juror.
- “Acoustics in the Classroom”, Training for AIA Seattle with Dan Bruck. November 2009
- “Beyond the Code: Design for All” training on benefits of accessibility to University of Washington Facilities and Maintenance staff, October 2009
- “Non-Residential Requirements in ICC/ANSI and ADA”, Clover Park Community College, July 2009, 2010.



- “Universal Design and Public Open Space”, a briefing for the Seattle Design Commission, July 2009
- “Investigating Entries”, a workshop introducing Accessibility and Design to participants at DO-IT (Disabilities, Opportunities, Internetworking & Technology) program supporting college-bound high school students with disabilities at the University of Washington, July 2009
- “Designing for Everyone: Universal Design’s Importance in a Socially Responsible Practice”, panel discussion at 2009 AIA National Conference, April 2009.
- “Designers with Disabilities at Work: Sustainability and Social Justice:”, panel discussion at 2009 AIA National Conference, April 2009
- “Beyond Form and Function: the Beauty of Inclusion”, Keynote presentation, Hawaii Disability and Communication Access Board (DCAB) DESIGN FOR ALL conference, October 17, 2008
- “Non-Residential Accessibility Regulations”, Break-out session for DCAB DESIGN FOR ALL conference, October 17, 2008.
- “Universal Design in the School Environment”, Seattle School District, February 2008
- “Home Modifications” and “Multi-family Housing Units”, trainings videotaped for The Washington Institute for Mental Illness Research and Training, series on Disability Awareness, September 2007.
- “Type A and B Dwelling units: an Analysis of the new Codes for 2004” and “Accessibility in WA: an Analysis of the new Codes for 2004”, Presented to: City of Seattle Plans Examiners, Eastside Building Officials, King County Building Officials, AIA Small Firm Roundtable, WA State GA Project Managers, and numerous Architecture firms, June 2004 to present.
- “ADA Requirements in Hospitality Design”, co-presenter with Jim Bostrom of DOJ Office of Civil Rights, to NW Chapter of NEWH (Network of Executive Women in Hospitality), November 2004.

HONORS

- 2019 AIA/Whitney M. Young Jr. Award, distinguishes an architect that embodies social responsibility and actively addresses a relevant issues such and inclusiveness or universal access.
- 2019 Person of the Year by New Mobility Magazine.
- 2019 CREW/Elevate Industry Impact Award, “Honoring Diversity and Women’s Leadership in Commercial Real Estate”
- 2011 AIA/HUD Secretary’s Alan J. Rothmans Housing Accessibility Award, to Magnolia Mid-Mod.
- DO-IT Trailblazer Award, recognizes individuals that have “forged new pathways that will benefit others.” 2005

PROFESSIONAL AFFILIATIONS

- Presidential Appointee, U.S Access Board – an independent Federal agency that promotes equality for people with disabilities through leadership in accessible design, September 2010 – present. Vice Chair: 2012-2013. Chair: 2013-2014
- AIA/Seattle Chapter, Member (Associate in 1985, Member in 1989, elevated to Fellowship in 2004)
- AIA (national) CE Committee, member 2018 to present
- AIA/Seattle, Professional Practice Steering Committee, 2018 to present
- International Code Council, Member, 2008 to present



- Association for Women in Architecture, Seattle – Member 1998-present, Vice-President 1989, co-author of annual Mock Design exam 1990-96
- Access to Design Professions, “Building Careers in Design”, mentor to vocational rehab professionals increasing their awareness of opportunities for people with disabilities in the design professions, 2003-2012
- International Network of Designers with Disabilities, member, 2001- present
- Governor Appointee, Washington State Building Code Council, Member appointed to represent persons with disabilities, 1994 – 2001
- Governor’s Committee for Disability Issues and Employment, Accessibility Awareness Subcommittee, Volunteer.

PRO BONO SERVICES

- The Center for Wooden Boats, Seattle, WA: various review services for docks, gangways, new education and shop building
- Sullivan Residence, consulting on alterations to Master bath and entrance to accommodate child with disability, 2015
- Beck Residence, consulting on alterations to single family bathroom to accommodate power wheelchair user and shower gurney, 2009
- Seattle Academy of Arts and Sciences: review of plans for new STREAM building
- Seattle Public Library, Downtown Library: Disabled Community Advocate and reviewer
- Civic Center, City of Seattle Justice Center and City Hall: Accessibility Focus Group



PUBLICATION

- Reggev, Kate. “Just How Inclusive is Accessible Design?”
Dwell.com, July 21, 2020
<https://www.dwell.com/article/americans-with-disabilities-act-accessible-home-design-6101ba1b>
- “The Pandemic is a Portal: Inclusivity Webinar”
Metropolis Magazine, July 21st, 2020
<https://www.metropolismag.com/webinars/metropolis-the-pandemic-is-a-portal-inclusivity/>
- Zappia, Anna. “Karen Braitmayer, Founder of Studio Pacifica, Weighs in on Accessible Design”
Metropolis Magazine, July 21, 2020
<https://www.metropolismag.com/architecture/studio-pacifica-ada-at-30/>
- Kimmelman, Michael. “Building Accessibility into America, Literally”
The New York Times, July 20, 2020
<https://www.nytimes.com/2020/07/20/arts/disabilities-architecture-design.html?searchResultPosition=9>
- Williamson, Bess. “Why are There So Few Great Accessible Buildings?”
Metropolis Magazine, May 22, 2020
<https://www.metropolismag.com/architecture/why-are-there-so-few-great-accessible-buildings/>
- McBride, Seth. “2019 New Mobility Person of the Year: Karen Braitmayer”.
New Mobility Magazine, January 2020
<https://www.newmobility.com/2020/01/karen-braitmayer/>
- Sickler-Voigt, Debrah. “Artists’ Lessons to Thrive! 17.1 Karen L. Braitmayer: Invisible Accessible Design”. *Teaching and Learning in Art Education*. 2020, pages 327-328
<https://www.routledge.com/Teaching-and-Learning-in-Art-Education-Cultivating-Students-Potential/Sickler-Voigt/p/book/9781138549326>
- Lau, Wanda. “The Need for Architecture that Enables, Not Disables”
Architect Magazine, October 25, 2019
https://www.architectmagazine.com/practice/the-need-for-architecture-that-enables-not-disables_o
- Deneau Dunham, Sandy. “Building Equity”
The Seattle Times Pacific NW Magazine, Architecture For All Edition, September 2019
- “Accessibility is Beautiful”
Cerebral Palsy Foundation Look Book on Universal Homes, 2019
- McBride, Seth. “Make Access Accessible”
New Mobility Magazine, September 2019, Pages 32-34
- “Opinion: Yes, People with Disabilities as Architects”
Architect Magazine. July 2019, Page 36
https://www.architectmagazine.com/practice/karen-braitmayer-yes-people-with-disabilities-as-architects_o
- Alexis, Paige and Miller, Grace. “31 Visionary Projects Proudly Designed by Women”
Dwell.com, March 8, 2017
<https://www.dwell.com/article/dwell-homes-designed-by-women-architects-0d0c3203>
- Burke, Greg AIA. “Celebrating architects who overcame disabilities”
Website: The American Institute of Architects. July 2016



<http://new.aia.org/articles/14786-celebrating-architects-who-overcame-disabilities>

- “The IDEA 2015 Jury”, *Innovation*, Fall 2015, page 32-33
- “Great Ideas, ingenious solutions to common design problems/Grab bar for accessibility”, *Fine Homebuilding*, Fall/Winter 2013, page 23
- “People in the News: Karen Braitmayer”, *New Mobility*, May 2013, page 8
- “The power of inclusion: Updates on universal design in landscape”, *Sitelines* (Journal of the BC Landscape Architects), August 2012, page 5-7.
- Moses, Nalina. “2011 Ideas Competition Calls for Housing with Universal Appeal”. Website: The American Institute of Architects. June 10, 2011.
<http://www.aia.org/practicing/AIAB089817?dvid=&recspec=AIAB089817>
- Teagarden, Rebecca. “Accessibly Beautiful”. *Seattle Times Pacific Magazine*, May 14, 2011.
http://seattletimes.nwsourc.com/html/pacificnw/2014961906_pacificpnw15.html
- Porter, Lynn. “Architect tests universal design ideas in remodeling her house”. *Daily Journal of Commerce*, March 9, 2011.
- Fulton “Tony” Gale III FAIA and Karen Braitmayer FAIA, “Justice in the Heart of Practice”, *AIA/Seattle Forum Magazine*, November 2009, page 14-15.
- Heet, Erika. “Highly Accessible”. Dwell.com. <http://www.dwell.com/slideshows/highly-accessible.html>
- Masi, Kenneth. “All Aboard: Customization keeps the cruising dream alive for those with mobility issues.” *Southern Boating*, 02/08: 120-127.
- Salant, Katherine. “When Building a House, Plan Ahead for Residents’ Long-Term Mobility”, *The Washington Post*, December 3, 2005 <http://www.katherinesalant.com/columns/column146.html>
- Klara, Robert. “The Director’s Chair”, *Architecture*, 09/05: 31-32.
- Olson, Sheri. “An architect with disabilities champions public accessibility for all”, *Seattle Post-Intelligencer*, March 8, 2004 http://seattlepi.nwsourc.com/visualart/163492_architecture08.html

COMMUNITY AFFILIATIONS & LEADERSHIP

- AIA/Seattle and City of Seattle Office of Planning and Development, *Imagine Greater Downtown* Charrette to brainstorm new urban vision for Seattle. Invited participant. September 2018
- City of Seattle ADA Transition Plan, Outreach meeting to the Disability Community, Moderator, September 2017
- City of Seattle Arena Accessibility Listening session, Moderator, August 2018
- City of Seattle Mayor’s commission on Disability Issues City Candidates Forum, Moderator, October 2017
- Seattle Pedestrian Advisory Board, SDOT, member 2017 to present
- Westlake Cycle Track Design Advisory Committee, Member representing local business, 2014
- Wheeled Mobility Task Force, International Code Council A117.1 committee, member, 2012-2013
- IDSA (Industrial Design Society of America) IDEA Jury member, 2015-present
- DBTAC (Disability Business Technical Assistance Center) Northwest Regional Advisory Committee, member, 2006 – present
- WA State Department of Social and Health Services, Disability Initiative Advisory Committee, member, 2006 – 2014



- USGBC LEED “Social Equity” Task Force, member, 2007-2008
- Northwest Center (organization supports persons with developmental disabilities), Board member, July 2001 to 2007, Vice-Chair 2002-2004.
- WA State Arts Commission, Wallace Arts Participation Initiative review panelist representing persons with disabilities, 2002, 2005
- DO-IT (Disabilities, Opportunities, Internetworking & Technology) program at the University of Washington, mentor to college-bound high school students with disabilities, 1999 to present

EDUCATION

- University of Houston, Houston, Texas: Master of Architecture; 1985
- Rice University, Houston, Texas: Bachelor of Arts, Behavioral Science; 1981