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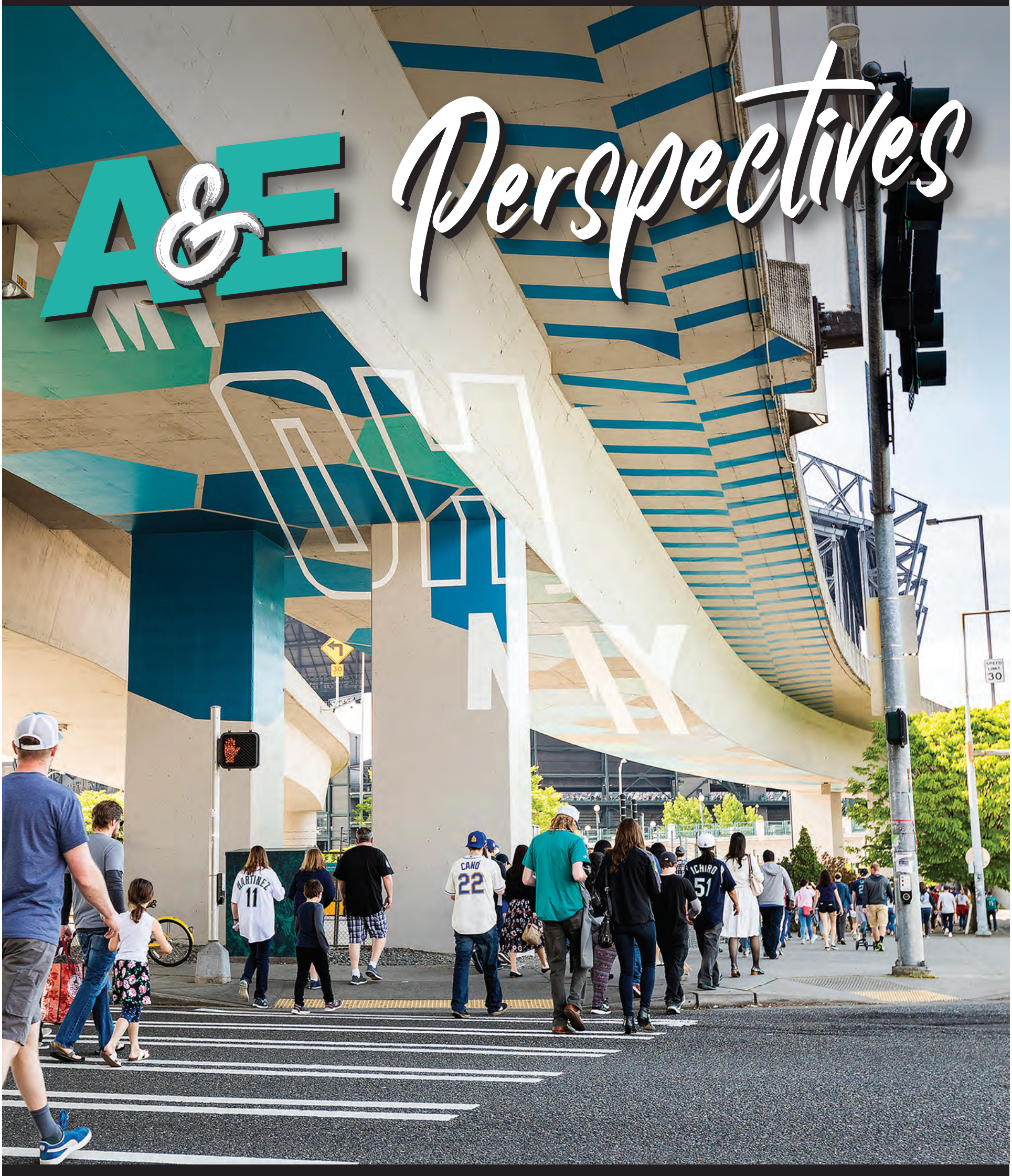

April 9, 2026

DESIGNING SO CARE AND COMMUNITY THRIVE TOGETHER

The HUB at Snoqualmie Valley offers a new vision for a medical office building, encouraging residents to visit as part of their normal routines, not just when they need health care.

BY RENÉE K. JENSEN, PJ BAUSER AND JEFF CRAWFORD
SPECIAL TO THE JOURNAL

Set within the dramatic terrain of Snoqualmie Valley, the HUB was designed to celebrate the Valley's active culture and natural beauty.

IMAGE BY NATE BURGHER PHOTOGRAPHY

Rural communities across Washington continue to face a persistent challenge: expanding healthcare access in ways that are both financially sustainable and genuinely responsive to the needs of local residents. The Snoqualmie Valley — one of the region's fastest-growing corridors — is one community meeting this challenge head-on, where Snoqualmie Valley Health, Mahlum Architects, and GLY are partnering in a deeply collaborative GC/CM delivery method to reimagine what a community health resource can be.

The result is the HUB at Snoqualmie Valley, an 80,000-square-foot health and wellness destination currently under construction, bringing together medical care, recreation, community gathering, and preventive services under one roof. The HUB is designed not only to meet rising demand for essential clinical services, but also to strengthen the valley's social, economic and physical well-being.

A NEW MODEL FOR RURAL HEALTH

With population growth in the valley exceeding 600% between 2000 and 2023, demand for services has surged well beyond what traditional clinic expansion alone could address, or fully satisfy.

The idea for the HUB emerged from a simple question: what if a healthcare building could serve people long before they needed medical care?

Planning began with conversations about gaps in local services. Residents needed greater access to family medicine, urgent care, imaging, lab services, retail pharmacy and outpatient surgery. At the same time, the community expressed interest in places to stay active, connect with neighbors, and support their overall health. In response, the team focused on creating restorative, attractive and functional spaces that encourage engagement and promote wellness beyond traditional sick care.

Early in the design process, the team used foam blocks to explore how programs could be arranged throughout the building. This exercise helped visualize how a climbing gym, medical services, and gathering spaces could coexist while maintaining a natural flow.

The program combines essential clinical services with spaces that support everyday wellness and long-term financial stability: a signature climbing gym, physical therapy center, full-service restaurant and flexible gathering spaces. The building is also designed to attract and retain top talent through a distinctive workplace with a strong connection to nature, bringing the surrounding landscape indoors to reflect the character of the Snoqualmie Valley.

The result is a new vision for a medical office building that encourages residents to visit as part of their normal routines, whether for a workout, a meal, a meeting, or an appointment.

Delivering on this bold vision required a building deeply rooted in place, reflective of both the active culture of this community and protective of the Valley's natural beauty.

BUILT FOR THE VALLEY, AND THE SITE

Set within the dramatic terrain of the Cascade foothills, the HUB is designed to respond to both its natural surroundings and the people it serves. Rather than reshaping the land, the design works with the steeply sloped site, using terraced parking levels to integrate natural vegetation and maintain a strong connection to the existing landscape.

A central breezeway draws visitors to the main entry with a clear visual connection to the forested wetlands beyond, while also serving as a gathering space where moments of respite meet the energy of the adjacent restaurant.

Inside, intuitive circulation links public and clinical spaces, with daylight improving wayfinding and creating a calm, welcoming environment. Upper floors provide patients and caregivers with biophilic connections to the landscape and views to Mount Si, while staff enjoy a break area with exterior access and views to Tiger and Cougar mountains.

The HUB's most distinctive feature is a three-story climbing gym encased in a sculptural glass enclosure that evokes the neighboring mountains, connected to physical therapy and yoga studios overlooking the breezeway. Combined with a restaurant headed by an award-winning executive chef, these amenities create an ecosystem that encourages everyday use—not just clinical visits.

Sustainability is woven throughout: rooftop solar panels support on-site energy generation, EV charging stations encourage cleaner transportation, and the building's placement protects and enhances the existing on-site wetlands.

Bringing this vision to life wasn't going to happen by accident. It required careful

The HUB's signature feature: a three-story climbing gym enclosed in sculptural glass inspired by the surrounding mountains.

RENDERINGS BY MAHLUM ARCHITECTS

planning, collaboration, and a delivery strategy built for speed and certainty.

A SMARTER PATH TO DELIVERY

From day one, the team knew they were taking on something extraordinary. Ten acres of steep terrain, sensitive wetlands, and significant stormwater needs meant designing with both urgency and restraint. With Snoqualmie's famously intense rainfall, staying ahead of the wet season wasn't simply a goal, it was the gatekeeper to the entire schedule.

The owner turned to GC/CM to meet that challenge. Architects, contractors, engineers, and the owner were no longer operating sequentially — they were aligned from the start, working shoulder to shoulder, sharing insights and solving problems in real time. Within weeks, the full team assembled for an intensive pull-planning workshop, reorganizing the entire effort into nine tightly focused design packages, each guided by a Target Value Design process that linked creativity directly to cost and constructability. Co-locating GLY's estimating and design management teams with Mahlum created a fast-moving workspace where decisions could be made in minutes instead of days.

Budget discipline required equal creativity. When GLY Chief Estimator Kevin Eng suggested a simple organizing concept— two boxes, one 'active' and one 'quiet'—it gave the entire team a common language to align on where to invest expression while protecting critical program needs. Weekly check-ins with the city of Snoqualmie kept permitting on track, clearing the way for an on-time construction start in June. By mid-October, major underground work was complete, just ahead of a winter that delivered record rainfall and regional flooding.

The HUB at Snoqualmie Valley is more than a healthcare facility. It is a demonstration of what becomes possible when a community dares to ask more of its infrastructure. By pairing clinical excellence with everyday amenities, rooting the design in the valley's natural character, and building through a process defined by trust and shared purpose, the project team has created something that transcends any single category.

When the doors open, the HUB will not simply serve the Snoqualmie Valley. It will help define it.

The community-driven restaurant aims to attract neighbors as well as patients and staff.

Renée Jensen is Chief Executive Officer of Snoqualmie Valley Health and brings more than 20 years of healthcare leadership experience driving hospital transformation and advancing community-centered care. PJ Bauser has almost 20 years of healthcare design experience and leads Mahlum's healthcare design team, passionate about creating healthful spaces for patients and caregivers. Jeff Crawford is a principal, leading GLY's healthcare and life science sector, bringing more than 20 years of experience delivering facilities that advance patient care and research.

INSIDE

ON THE COVER

Gensler designed sports district graphics to activate Royal Brougham Way for the Seattle Mariners.

PHOTO BY ALEX GRUMMER

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FROM CHEMISTRY TO CARBON: WHY HEALTHY MATERIALS MATTER

Sustainable building must include a commitment to designing equally for human, climate and ecological health.

BY HILARY NOLL, MIKE FOWLER AND ANNIE RUMMELHOFF
SPECIAL TO THE JOURNAL

Mithun's Living Building Challenge (LBC) Petal Certified office in Seattle incorporates salvaged timber and Red List Free materials.

PHOTO BY KEVIN SCOTT

Design has the profound power to shape buildings and communities, and healthy lives. Through Mithun's Design for Health commitment — from our Living Building Petal-certified Pier 56 office to our firmwide Healthy Materials Guideline to being a Salmon-Safe certified design firm — we are advancing a future where every material choice supports human and ecological well-being. As industry transparency accelerates and expectations rise, we see opportunities to align carbon and health, eliminate harmful chemicals, and design buildings that truly give back.

THE GROWING IMPERATIVE FOR HEALTHY MATERIALS

The urgency is clear. Americans spend approximately 90% of their time indoors, where pollutant concentrations are often two to five times higher than outdoor levels. Recent research shows low-income communities and social housing residents often face disproportionately higher exposure to harmful pollutants due to the use of low-cost, high-toxicity materials.

Growing awareness of these environmental health impacts, coupled with advancements in material science and transparency, is shifting industry standards. Clients and communities are increasingly demanding buildings that are not only energy-efficient but also free from harmful chemicals, supporting better indoor air quality and long-term well-being.

Mithun recently adopted a firm-wide Healthy Materials Guideline. The timing comes at a pivotal moment for industry-wide alignment. The recent launch of the Common Materials Framework (CMF) Implementation Toolkit at Greenbuild, developed by mindful MATERIALS in collaboration with the AIA, USGBC, and Living Future, signals a historic shift toward a shared language that streamlines how we as architects ask for and report on data for material health and sustainability, turning "aligned intent into aligned action."

AVOIDING CRITICAL CHEMICALS: IDENTIFICATION AND WORKFLOW

As the industry moves toward shared data, Mithun has established clear internal boundaries to guide project teams with our Healthy Materials Guideline to prioritize the avoidance of chemicals and materials known to harm human health, communities, or the environment. To start, this effort is specifically focused on addressing four critical chemical classes of concern that are frequently found in industry-standard building materials:

- **Antimicrobials:** Chemicals added to products like carpet, furniture, resilient flooring, countertops, and paint to inhibit microbe growth. Those chemicals are also linked to developmental, hormonal and reproductive problems, and lack evidence for preventing disease.
- **Flame Retardants:** Often found in insulation and furniture foam, certain halogenated and brominated types are associated with reduced cognitive ability, birth defects, and hormonal changes. These types of flame retardants offer marginal safety improvements which are outweighed and disproportionate to their known health risks.
- **Highly Fluorinated Chemicals (PFAS):** Per- and poly-fluoroalkyl substances, known as "forever chemicals," because they do not break down in the environment or human body, are widely used to make products stain-resistant, waterproof, and non-stick, but have been linked to certain cancers, thyroid disease, and weakened childhood immunity.
- **Polyvinyl Chloride (PVC):** A common building material whose lifecycle — from production to incineration — releases dioxins, which are highly toxic with no known safe exposure level for humans and other species.

This framework combines with our use of life cycle assessments (LCA) and research to reduce embodied carbon by integrating tools like Tally and EC3 into our workflow to evaluate material impacts from the very earliest stages of design. Many "Red List" chemicals, including the above four classes of concern, are derived from petroleum and the petrochemical industry, creating a direct connection between material toxicity and high embodied carbon. By prioritizing bio-based or low-carbon alternatives, we simultaneously reduce a building's Global Warming Potential (GWP) and eliminate the persistent chemicals that harm human and ecological health. At Mithun, carbon and health are treated as a unified metric of design performance.

ECOLOGICAL HEALTH AND THE FOOD CHAIN

Industry commitments should also extend beyond human occupants to the health of watersheds and wildlife. Many conventional building materials contain Persistent Organic Pollutants (POPs) and Persistent, Bioaccumulative, and Toxic (PBT) chemicals that do not degrade and can leach into the water cycle, bioaccumulating in non-human species and contributing to ecosystem decline. When "forever chemicals" such as PFAS and heavy metals like zinc or copper, leach from building enclosures, site materials, or are released during manufacturing, they enter the water cycle and bioaccumulate in

the tissue of non-human species.

Chemical load is a key driver of the current biological mass extinction, as persistent toxins disrupt the reproductive and immune functions of indicator species. For example, in urban waters like Lake Union in Seattle, stormwater runoff — often laden with toxins from the built environment — has been shown to kill up to 80% of migrating coho salmon before they spawn. To combat this, we champion programs like Salmon-Safe, prioritizing site design and exterior material selection to eliminate toxic runoff. Specifying materials that are safe for aquatic life helps ensure that our buildings support, rather than degrade, a regenerative ecosystem.

PRACTICE, ADVOCACY AND PROJECTS

Along with ten other Seattle area firms, Mithun is a proud signatory of the AIA Materials Pledge, demonstrating our commitment to reducing the health and environmental impacts of building materials. We report annually at a firm level on five critical impact areas: human health, social health and equity, ecosystem health, climate health, and acircular economy. To stay at the forefront, we strengthen our practice through training resources like the Materials Pledge Starter Guide and the AIAU Materials Certificate Program, while utilizing digital tools such as the Habitable Informed tool and the Materially Better Red2Green database to vet every specification.

Leadership extends beyond projects to include national advocacy and knowledge-sharing. Through presentations at industry conferences and recently with the Parsons Healthy Materials Lab (HML), Mithun advocates for higher material heath standards, emphasizing the critical intersection of healthy materials and equitable development — ensuring that high-quality, non-toxic environments are accessible to affordable housing and vulnerable communities.

A significant milestone embodying this commitment is our Pier 56 Office in Seattle, which recently achieved Living Building Challenge (LBC) Petal Certification, becoming the first non-pilot tenant improvement project to be certified under the LBC 4.0 framework. Focused on the Materials, Equity, and Beauty petals, the project avoided 19 Red List chemical classes known to pose serious risk to human health and the ecosystem, sent advocacy letters to request and advance material disclosure and transparency, and prioritized material reuse and regional sourcing.

LOOKING AHEAD: ITERATIVE, ACTIONABLE STEPS

As the industry continues to evolve, we are seeing a clear trend towards greater transparency, accountability, and innovation in material selection. We are excited to be at the leading edge of this movement with other leaders, demonstrating that healthy materials are not a luxury but a necessity for truly sustainable and impactful design. To move from these concerns to concrete action, Mithun strives for ten essential steps in our design and selection process:

1. **Prioritize safer alternatives**: Avoid harmful chemical classes whenever feasible.
2. **Materials library management**: Exclude known harmful materials from our office libraries.
3. **Educate**: Utilize courses and staff trainings that ele-

HEALTHY MATERIALS — PAGE 19

An interior finish material board featuring PVC-free flooring, wool acoustical wall covering and PFAS-free textiles.

PHOTO BY MITHUN

PROGRESSIVE DESIGN-BUILD SUPPORTS MODERN FIRE FACILITY DELIVERY

Early collaboration helps public owners manage cost, site risk and operational continuity while advancing firefighter health and training priorities.

BY ZUBIN RAO & GERI URBAS
SPECIAL TO THE JOURNAL

Bothell Fire Station 42 was designed to support firefighter health, operational efficiency and emergency response, and serve as a civic anchor in the city's historic downtown.

PHOTO BY BEN BENSCHNEIDER

Fire departments across the region are reevaluating the facilities that support their work. Many existing stations no longer reflect current standards for firefighter health, operational efficiency, or community engagement. At the same time, departments must respond to increasing call volumes, expanded emergency medical services, and growing populations, often within constrained public budgets and on challenging sites.

At The Miller Hull Partnership and BNBuilders, we have been exploring how Progressive Design-Build (PDB) delivery can help public owners navigate these intersecting pressures. By aligning architect, contractor and owner early in the process, PDB creates a framework for evaluating cost, scope and technical challenges before decisions become fixed. For public safety facilities, where operational continuity, specialized infrastructure and long-term durability are critical, early collaboration can meaningfully influence outcomes.

Through recent and in-process projects at Bates Technical College, the city of Bothell and Snohomish County, we have seen how this delivery model supports best-value decision-making while advancing contemporary priorities for firefighter health, training and civic presence.

MAKING AN ENGAGING TRAINING ENVIRONMENT AT BATES

At Bates Technical College, the new Fire Service Training Center brings the Fire and EMT programs up to current standards for safety, instruction and quality of space. The facility expands enrollment capacity, supports additional certifications, and strengthens ties between the college and regional fire departments seeking both new recruits and continuing education.

The project combines traditional higher education environments with highly specialized training infrastructure. Flexible drill yard areas, a dedicated live-fire training structure, simulated apparatus and fire station areas, EMT classrooms and simulation labs are integrated into a cohesive campus addition.

The live-fire training structure — including propane-fueled Class B training props, search-and-rescue maze panels, entanglement training and firefighter challenge drills simulating residential and commercial environments — presented an unusually idiosyncratic scope of work. These elements required close coordination to align with National Fire Protection Association curriculum requirements while maintaining alignment with the college's budget and long-term operational goals.

Through Progressive Design-Build, we were able to work closely with Bates and specialty consultants to evaluate the configuration of the training tower and associated training props early in the process. This collaborative structure allowed technical requirements, constructability considerations, maintenance procedures and educational priorities to be discussed concurrently, rather than sequentially, helping the college make informed decisions about scope and performance.

Through early interactions with potential training prop vendors, PDB also allowed the college's instructors to have a higher degree of control over the details of the finished product than would be possible with a traditional design-bid-build process.

The project also advances the college's sustainability commitments. With support from a Washington State Department of Commerce Decarbonization Grant funded through the Climate Commitment Act, the facility will incorporate a 265-kilowatt photovoltaic array and is on track to achieve net-zero energy performance. It will be the first all-electric facility on campus and is targeting LEED Gold certification. Integrating specialized fire training infrastructure with ambitious carbon reduction goals required coordination across disciplines, another area where early collaboration proved essential.

MAINTAINING UNINTERRUPTED SERVICE FOR THE BFD

For the city of Bothell, the central challenge was operational continuity. Voters approved funding to replace two aging stations — 42 and 45 — but both needed to be rebuilt on their existing sites while maintaining full emergency response capabilities.

Under a Progressive Design-Build structure, we were able to evaluate dozens of potential interim operating scenarios within a condensed timeframe. Architects developed test fits for temporary facilities while builders provided real-time cost modeling and phasing analysis. Owner representatives simultaneously explored property options and lease feasibility. Because these efforts occurred concurrently rather than sequentially, the city could compare scenarios based on schedule, cost and operational impact before advancing the most cost-effective design and interim operating scenario.

Beyond phasing, the new stations reflect evolving standards for firefighter health and well-being. Increased awareness of occupational cancer risks has reshaped station planning nationwide. In Bothell, we incorporated "healthy in, healthy out" principles through clearly defined decontamination zones, direct circulation from apparatus bays to wash areas, durable and easily cleanable materials, and dedicated fitness and recovery spaces. Individual bunk rooms and private showers provide more equitable accommodations for a diverse workforce.

The Fire Service Training Center at Bates Technical College integrates classrooms, simulation labs, and a live-fire training structure to support modern firefighter and EMT training.

RENDERING BY MILLER HULL

Although Station 42 sits within a historic downtown corridor and Station 45 occupies a more commercial and suburban context, we aligned systems and material strategies to streamline costs and create a cohesive identity for the department. Station 42 also supports expanded conferencing space to function as an Emergency Command Center, while Station 45 includes a satellite workspace for the police department to better serve adjacent growing communities.

In this case, Progressive Design-Build allowed us to address site constraints, interim facilities and evolving health standards within a single, integrated decision-making framework.

DESIGNING AND BUILDING ON CHALLENGING SNOHOMISH SITES

We are currently in the final stages of design and permitting for two new fire stations for Snohomish Regional Fire

FIRE FACILITY — PAGE 18

A TALE OF TWO BUILDINGS

Breathing new life into historic buildings requires balancing preservation and modern performance through innovative problem-solving.

Steel members were installed in the shape of the truss on either side of a pair of concrete columns and tied together, effectively wrapping the truss around the existing structure.

PHOTO BY SAM SCHAFER, INTEGRUS ARCHITECTURE

For many higher education campuses, legacy buildings present both intriguing opportunities and challenges. While often rich with history and architecturally significant, bringing these structures up to current codes and adapting them to new uses can require significant creativity and investment. This was true for The Evergreen State College (ESC) in Olympia, a unique institution known for its notable 1970s Brutalist architecture and unique interdisciplinary approach to education.

BY HEATHER KLINE
INTEGRUS

Evergreen was founded in 1967, with most buildings completed in the early 1970s at the height of the Brutalism period. The stark and simple structures are balanced by the natural beauty of the heavily wooded campus nestled among a sizable evergreen forest.

Our engineering team had the amazing opportunity to transform one of these buildings, constrained by its original purpose and structural layout into one that adds a thriving new center to campus.

The transformation included the addition of welcoming new mass timber entryways that add texture and warmth to the Brutalist exterior, and a seismic upgrade that elevates the building's classification to a Risk Category IV, designating it as an essential facility.

The solution that truly unlocked its potential removed eight columns within the five-story building. To fully understand this story, we need to start at the beginning, with the tale of two buildings: the one that was built and the dream building that was not.

TALE OF TWO BUILDINGS

In the early 1970s, the campus had an ambitious plan to build a large seminar facility, with several large lecture halls, classrooms and workrooms. We can only imagine the conversation going something like "While we don't have the funds to build the full seminar facility, we do have enough resources to start. Let's build a smaller support building first that will house the mechanical systems and facility offices needed for the future full seminar faculty. Creating the backbone for the larger vision to be completed when funding allows."

Then they set out to do just that.

The smaller support building was built in 1972 and is referred to today as Seminar 1. In that building, two deep basement levels housed the large mechanical and plumbing systems sized for both the support building and the unbuilt future building.

A 31-foot-tall tunnel extends 78 feet towards the unbuilt building, still waiting to make a connection that would never happen. Three stories of offices designed to support those teaching in the unbuilt building sit over the tall basement floors.

The original envisioned full seminar facility was never built and never will be. The designated space is now occupied by two smaller buildings serving other purposes.

Over the years, Seminar 1 has served the campus in various capacities, including housing, a nurse's office and student accounting department, but the building has never lived up to what it was meant to be. Eventually, the decision was made to turn the Seminar 1 building into the building that never was.

THE CONSTRAINT

The core challenge in transforming the Seminar 1 building into a thriving campus building was its concrete structural system. The occupiable portions of the building were primarily designed as office space. The 12 foot by 12 foot columns were spaced closely together, laid out along a corridor down the center of the building with offices on either side.

The layout and structure were efficient and economical for the time, but they constrained the building for years. Any attempt to revitalize Seminar 1 into an actual, useful instruction building had columns landing right in the middle of classrooms.

THE TRANSITION

Only two options were available to convert Seminar 1 into a building with suitable small and large classrooms: add on to the building or remove several concrete columns. To keep the project economical and to conserve resources, it was investigated whether any concrete columns could be removed.

The building has a flat concrete floor slab system, with a thin structural depth. This was a cost-effective strategy for the initial construction, but it made retrofits much more challenging as it left little to no room to add new beams or other framing to redistribute the loads in the ceiling space.

PROJECT TEAM

Architect and structural engineer:
Integrus

Mechanical & plumbing:
FSI Engineers

Electrical & telecom:
PAE Engineers

Construction team:
Construct Inc.

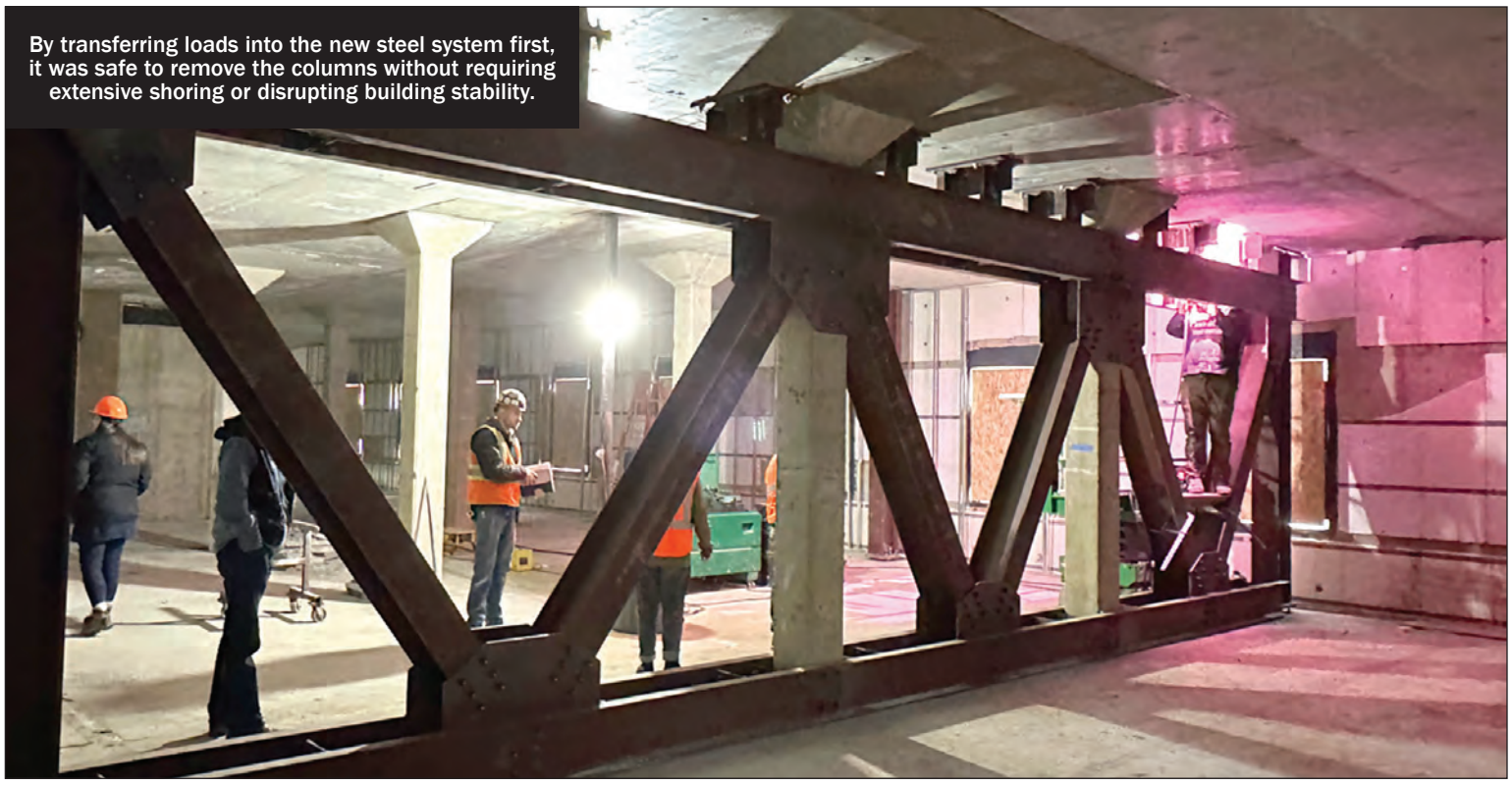
We had to think bigger and collaboratively.

Enter the full-story truss. The solution was a steel truss that extends floor-to-floor and spans almost the entire width of the building. The bottom chord of the truss supports the existing concrete floor slab below, while the top chord supports the concrete floor above. The truss is then supported by new steel columns extending down through each floor to the footings below.

With each truss installed, two columns could be removed above and below. After installing three full-story trusses and adding a big beam on top of the roof, eight concrete columns were cut out of the building, providing space for eleven classrooms, both large and small.

This truss layout staggers horizontally as it works its way up the building. Following suit, the classroom layout staggers up through the building.

Achieving this staggered layout required close coordination across the team. The project had a great team of architects, and mechanical and electrical engineers up to the task. All worked to ensure the new and old systems functioned together to allow Seminar 1 to finally live up to its potential long into the future. It's often said, but it remains true; the project team matters.



By transferring loads into the new steel system first, it was safe to remove the columns without requiring extensive shoring or disrupting building stability.

PHOTO BY SAM SCHAFER, INTEGRUS ARCHITECTURE

CONSTRUCTION EXECUTION

Every piece of steel was brought in through window openings and assembled inside the building. The steel members were installed in the shape of the truss on either side of a pair of concrete columns and then were tied together, effectively wrapping the truss around the existing structure. Once the trusses were secure, the columns above and below them were cut out and removed.

This configuration allowed the majority of the steel to be erected and engaged before any concrete was removed. By transferring loads into the new steel system first, the team was able to safely remove the columns without requiring extensive shoring, or disrupting the overall stability of the building.

Remarkably, shoring was only required on the day the concrete columns were cut out. This enabled the contractor to maintain open access to the building throughout construction, keeping the project on schedule and budget.

REACHING ITS UNIQUE POTENTIAL

Opening up larger spaces finally allows the Seminar 1 building to fulfill a purpose envisioned more than 50 years ago, providing modern large state-of-the-art classrooms and also housing the Native Pathways Program and the campus police station.

While the outcome looks different than what was originally planned and it has come decades later than expected, Seminar 1 has been transformed to fulfill the original vision of a thriving academic hub in its own unique way.

The project demonstrates how legacy buildings, even those constrained by their original design, can be successfully reimagined through creative engineering and strong collaboration. Preserving the building's distinctive Brutalist character while adapting it for modern academic use ensures it will continue serving students and the campus community for decades to come.

Heather Kline leads structural engineering efforts on a wide variety of projects ranging from K12 schools, higher education buildings to U.S. embassies worldwide.

The design team updated Evergreen's Seminar 1 building to create a thriving new campus center.

RENDERING BY INTEGRUS

AGILITY AND ADAPTATION REDEFINE THE FUTURE OF CITIES

Exploring three trends bolstering real estate value and urban resilience today.

BY BERT DEVITERBO
GENSLER

The challenges shaping our world keep evolving, and design is evolving with them. From the shifting dynamics of cities and workplaces, Gensler's Design Forecast 2026 dives into the three trends redefining how people live, work and move through their communities. So how can some of these design strategies be leveraged to help shape a more connected, resilient future for the Greater Seattle Area?

Gensler designed sports district graphics to activate Royal Brougham Way for the Seattle Mariners.

PHOTO BY ALEX GRUMMER

1 Experience Becomes The True Measure Of Real Estate Value

Immersive experiences such as sports-anchored lifestyle districts draw people because of the emotions they inspire and the stories they tell, not because of how big they are. Successful spaces deliver narrative connection, positive experiences and emotional transformation to earn attention.

Fresh off two electrifying victories (the Mariners clinching the American League Championship and the Seahawks bringing home the Super Bowl), Seattle is buzzing with energy and gearing up for an unforgettable summer as the world's largest international soccer tournament ignites the city and draws thousands of locals and visitors into the heart of downtown. With global attention focused here, Seattle has a powerful opportunity to reenergize its urban core, designing destinations that spark emotion, not just foot traffic.

Now is the moment to create places where people want to linger, connect, and immerse themselves in unforgettable shared experiences. From sports-anchored districts and a revitalized waterfront to new cultural venues and experience-driven transit hubs, Seattle is crafting an urban landscape where story, atmosphere and community fuel economic momentum.

With the newly minted waterfront, Seattle is experiencing a resurgence of tourism as supported by the reported uptick month-after-month of visitor foot traffic, and Seattle's consistent rankings as one of the best cities to visit, most notably by Travel + Leisure (included in the Most Beautiful City in the US 2025 list and ranked #8 Most Livable City in the World 2026), Conde Nast Traveler (one of the Top 10 in US), Axios (#15 World Best Cities), with Seattle hotel room bookings at 100% of pre-pandemic levels.

2 New Uses For Existing Space Types Shape A Changing Urban Blueprint

The next wave of city design blurs the boundaries between culture, commerce, infrastructure and community. Stadiums become stages for civic life, transit hubs are also exhibition spaces and entertainment venues, and retrofitted malls become universities and community hubs.

The downtown core is positioned as a place where people come together to share experiences they can't get anywhere else. Merging culture and commerce through new public spaces, retail, and arts venues, the city not only supports downtown revitalization efforts, but also attracts increased foot traffic. This includes transforming infrastructure.

The city of Seattle and Washington state are doubling down on transit and aviation. Sound Transit is making the largest light rail investment in the US. Major light rail expansions have been designed not only to improve mobility but to support community amenities and revitalized neighborhoods.

In conjunction with this, the city is layering experiences through public art, green spaces, pedestrian corri-

dors, and waterfront access improvements onto transit-connected zones. From ground to sky, SEA (SeaTac) is now the 12th busiest airport in the US, just above SFO, and Alaska Airlines is the 5th largest airline carrier in the US.

The vibrancy we're witnessing across the Greater Seattle Area is ushering in an even more desirable market for corporate growth.

Confidential retail company workspace designed to offer connectivity, collaboration and meaningful experiences.

PHOTO BY HEYWOOD CHAN

3 Welcome To The Next Workplace Revolution

With competition for talent heating up and businesses doubling down on their national footprints, organizations are taking bolder steps to evolve their workplace interiors than at any point since the pandemic. Their goal: reconnect people with purpose and deliver daily strategic value that attracts talent, drives culture, and sparks innovation.

As the Greater Seattle Area market and the Eastside, specifically Bellevue, steadily improve, we're seeing more optimism around overall growth. The AI boom is surging exponentially, mirroring the fast-tracked path we've seen across the Bay Area market, with the burgeoning development of data centers hot on its heels. The region continues to expand — projecting job and population growth through 2029 — with business developers and employers placing emphasis on spaces designed to elicit connectivity, collaboration and meaningful experiences.

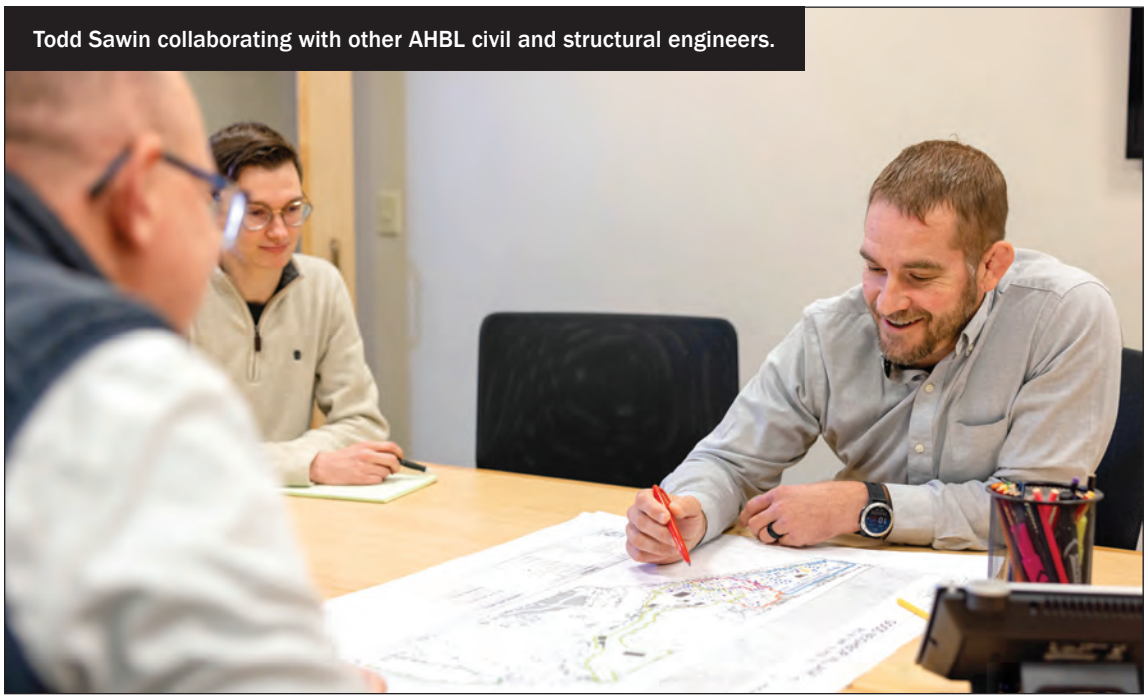
Within our workplaces, today's workforce wants more than a desk; they're seeking an experience that supports how they live and work. Whether they're at the office or out in the neighborhood, people gravitate toward environments that offer connection, choice, convenience, and genuine care.

Great workplaces aren't limited by four walls. They flow into the surrounding community, tapping into local amenities and creat-

FUTURE OF CITIES — PAGE 19

ON THE FRONT LINES OF ELECTRIFICATION: CIVIL, STRUCTURAL, AND ELECTRICAL PERSPECTIVES

Early consideration of key details and advance coordination with utilities and other stakeholders are essential in building cleaner and future-ready projects.



Todd Sawin collaborating with other AHBL civil and structural engineers.

PHOTO COURTESY OF AHBL

BY MADDIE OLSON
AHBL

Electrifying new and existing buildings is central to many jurisdictions' climate goals. It promises lower carbon emissions, cleaner indoor air, and the chance to pair buildings with renewable energy.

But on active projects, the shift is reshaping coordination, footprints and budgets. Perspectives from a civil engineer, a structural engineer and an electrical engineer help illustrate what's changing on the ground and what design teams should plan for next.

Electrification is advancing, but it's not a simple one-for-one replacement. Civil teams are solving EV stall siting, grading, and conduit conflicts; structural teams are integrating solar without compromising roofs; and electrical teams are upsizing services and rethinking transformer placement. The throughline: start coordination earlier, make room for equipment and clearances, and be transparent about cost and space impacts.

CIVIL: EV STALLS CHANGE SITE PLANNING, NOT JUST STRIPING

AHBL engineers agree that EV-ready and EV-installed stalls don't simply "drop in." They drive early site decisions, including electrical routing and ADA clearances at sidewalks.

"There are code requirements for where EV stalls need to be, but owners also want them close to existing power," said Todd Sawin civil engineer and AHBL principal. "Overlaying those goals with stall grading, clearances, and sidewalk widths can be challenging. The chargers and pedestals take more space than a typical stall, so you need to make those adjustments early."

Contractors once handled many of the conduit placements in the field, but with public bid requirements, engineers must note the conduit placement on final plan sets. "On some smaller sites, contractors still work it out during construction," Sawin said. "But on public work, we must show the conduits and all the crossings."

Another shift: civil drawings now contain more precise electrical information than they used to. "Electrical drawings can stay at 'design intent' longer," Sawin noted. "Civil engineers are taking on more exact locating of surface features and routes, and using notes to give contractors some flexibility, like calling out minimum clearances instead of fixed dimensions, so they can work around conflicts during install."

As EV adoption increases, parking lots are starting to look different. Sawin explained that in the past, parking areas could be sloped to help manage grade changes across a site — essentially using the natural incline of a parking lot to transition from one elevation to another. But EV charging spaces must be nearly level to meet accessibility requirements, and to ensure chargers function safely. "When a larger portion of parking has to meet these stricter standards, we can't rely on sloped parking to resolve grade differences anymore," he said. "That means more flat areas, more retaining or transition walls, and more effort to 'build' a flat plane on naturally sloped ground. It pushes us toward different grading solutions than we've used before."

STRUCTURAL: PV IS THE BIGGER STORY

Electrification itself hasn't radically changed structural design, according to Andrea Sauter, a structural engineer and AHBL senior associate.

"On commercial projects, we often see similar mechanical units, just a different energy source, so our loads and anchorage aren't dramatically different," she explained. "Where we do see more change is solar. PV has become one of the most economical paths to meet energy credits, so we're seeing it on nearly every project."

For owners, the critical decision is how much photovoltaic (PV) to integrate now versus leaving "solar-ready" capacity for later. "It's an owner-driven conversation," Sauter said. "Some aim to maximize generation and seek grants to cover full-roof arrays. Others see panels as a maintenance burden and opt for the minimum plus the required solar-ready set-aside."

The risk many teams underestimate isn't the weight of the panels; it's wind uplift. "People think, 'they're light; just clip them on.' But wind uplift forces often control the anchorage requirements. There are special code provisions for wind loads on PV arrays, and the focus in design is making sure panels don't get blown off the roof," Sauter said. Early design-build (DB) collaboration with PV vendors helps: "If we know the racking and attachment early, we can design our components for wind and seismic with fewer surprises."

Looking ahead, she expects more standardization. "Right now, there's no single dominant racking approach. I think certain systems, especially ones that minimize roof penetrations, will become the default. Owners hate adding hundreds of penetrations to a roof, so solutions that reduce that risk will become more prevalent."

Solar panels at the Nisqually Elders Center where AHBL provided structural engineering.

PHOTO BY DOUG WALKER

ELECTRICAL: SERVICES, TRANSFORMERS, BUDGETS

Electrification plus EV charging requirements quickly adds up at the service entrance, said Sean Roy, an electrical engineer and principal at Tres West Engineers.

"EV code percentages directly affect service size. According to the Washington Administrative Code, new construction Business occupancy buildings must provide 10% of total parking spaces with EV charging stations, 10% of total parking spaces with EV-Ready infrastructure, and 10% of total parking spaces allocated for EV-Capable stalls," Roy said.

On a new site with 100 parking stalls, you're planning for 30 chargers' worth of load, he said "At roughly 40 amps per charger, that's about 800 amps dedicated to EV capacity for 10 fully operational EV charging stations," Roy said "When designers conservatively account for future expansion or limited diversity, that load can grow quickly—driving upsizing of the switchboard, transformer, secondary conduits, and even the electrical room footprint."

Those amps translate to real dollars. "Going from a 2,000- to a 3,000-amp switchboard means more conduits to the transformer and a bigger room," Roy said

The owner pays for those secondary conduits, and adding just 50 feet can cost an additional $40–50K.

"So, generally, we push to get the transformer as close to the building as possible, while still meeting clearance and access requirements," Roy said.

Early meetings with utility companies help ensure the design is realistic. "We meet in the field before design, give them loads and site drawings, and then incorporate their engineered layout after design development. Planning transformer placement early keeps surprises down later," Roy said.

On project delivery, Roy sees advantages to Progressive DB (PDB): "With the contractor, engineers, and owner working in the model together, we can find pathway conflicts and cost drivers before bid. It keeps budgets honest and field changes down."

As for backup systems, batteries remain a tough sell.

"Grid-scale batteries are massive, expensive, and require ventilation. When owners compare costs, many still pick generators," Roy said.

He also points to funding shifts: recent changes to federal incentives have cooled parts of the residential solar, battery, and EV market. "We'll adapt as policies evolve, but for now, electrification adds load and cost that must be planned for from day one."

WHAT A/E TEAMS CAN DO NOW

- Consider EV siting during concept design. Lock down where and how chargers, pedestals, and sidewalks work together. Plan conduit crossings around utilities early.
- Right-size electrical

ELECTRIFICATION — PAGE 19

AHBL provided structural engineering design for the DSHS Clark County Solar Carports, creating steel-framed structures that support solar panels while integrating efficiently with the existing parking layout.

PHOTO COURTESY OF AHBL

DESIGNING THE NEXT CHAPTER: URBAN CONDOMINIUMS THAT TARGET DOWNSIZING HOMEOWNERS

As Baby Boomers and early Gen X homeowners transition from single-family houses, new condominium projects are prioritizing single-level homes, walkability, and acoustic and energy performance.

Across the Puget Sound region, a quiet demographic shift is beginning to reshape how urban condominiums are conceived and designed.

Many of today's condo buyers are longtime homeowners – Baby Boomers and early Generation X residents who spent decades raising families in single-family homes. Now, as children move out and lifestyles evolve, many are asking a different question: What does the next chapter of home look like?

BY NICK TOSTI
CORDILLERA HOMES

In conversations with clients, colleagues, and even within our own families, the themes are remarkably consistent. Parents who once prioritized yard space and extra bedrooms are now seeking something more intentional – a home that offers simplicity, dignity and flexibility for the years ahead.

They want the freedom to travel without worrying about maintenance. They want to walk to coffee shops, restaurants and parks. And many want to live closer to their children and grandchildren while maintaining independence and privacy.

Every Central Peak residence is configured as a single-level home, eliminating interior stairs.

PHOTOS VIA CORDILLERA HOMES

What they are not looking for is a compromise.

A November study from the National Association of REALTORS® reinforces what many developers are observing on the ground. Buyers over age 55 increasingly prioritize walkable neighborhoods, proximity to retail and dining, low-maintenance living, home security, and single-level homes when choosing their next residence. The same report found that 49% of homebuyers in 2025 were at least 60 years old, underscoring the growing influence this demographic is having on housing demand.

In supply-constrained markets like Kirkland, that demand is particularly visible. Median condominium prices in the city rose roughly 13% in 2025 to approximately $1.13 million, according to the Northwest Multiple Listing Service (NWMLS), with nearly half of those units selling at or above their list price. The numbers point to sustained demand for thoughtfully designed condominium homes located within walkable, amenity-rich neighborhoods.

Yet meeting that demand requires more than simply building smaller homes.

It requires rethinking how condominium buildings are designed from the ground up.

At the downtown Kirkland project, floors, walls, and ceiling assemblies were designed with enhanced acoustic detailing to deliver a level of quiet comparable to single-family construction.

DESIGNING FOR THE WAY PEOPLE ACTUALLY LIVE

One example of this approach is Central Peak Residences, a boutique condominium project at the corner of Central Way and Lake Street in downtown Kirkland.

The four-story building contains 26 residences within walking distance of the Lake Washington waterfront, Marina Park, neighborhood retail, and many of Kirkland's most beloved restaurants and cafés. The location allows residents to remain connected to the walkable character of downtown while still enjoying a sense of residential retreat.

From the earliest stages of planning, our team at Cordillera Homes worked with Kirkland-based Baylis Architects to shape the building around the needs of downsizing homeowners – prioritizing comfort, flexibility and long-term livability.

That thinking informed both the architecture and the homes themselves. The building's massing, façade articulation, and material palette were designed to complement Kirkland's pedestrian-oriented scale while introducing a contemporary Pacific Northwest

expression. The project's orientation also responds to its proximity to Lake Washington, maximizing natural light, territorial views, and a sense of calm within a denser urban setting.

Inside, the most defining design decision was simple: every residence is configured as a single-level home, ranging from approximately 1,150 to 2,415 square feet. Eliminating interior stairs simplifies daily living today while supporting long-term livability as needs evolve.

The homes were designed to feel spacious and adaptable – accommodating visiting family, remote work, or extended travel. Key design strategies include:

- Generously scaled, open-concept kitchens designed for entertaining, gathering
- Spa-inspired primary bathrooms
- Flexible rooms that can serve as offices, guest spaces, or hobby rooms
- Integrated storage, including walk-in closets and built-ins

Interior finishes, developed with Counterbalance Studio, reflect a Pacific Northwest sensibility, emphasizing warm materials, layered textures, and craftsmanship over short-lived trends.

Rather than overbuilding shared spaces, the project focuses on a smaller set of amenities including a rooftop common room (pictured) and a landscaped roof deck.

Kitchens, baths, millwork, and lighting were approached with the same level of care typically associated with custom single-family homes.

For many downsizing homeowners, privacy and quiet are equally important. Buyers transitioning from detached homes often cite acoustic performance as a major concern when considering condominium living. At Central Peak, intentionally enhanced acoustic detailing within floor, wall, and ceiling assemblies helps deliver a level of quiet comparable to single-family construction, while a high-performance building envelope and energy-efficient mechanical systems improve thermal comfort and long-term efficiency.

Design decisions throughout the building also reflect principles that support long-term dignity and ease of living. Internal elevator access, secure entry systems, and thoughtful space planning allow the homes to remain comfortable and functional across different life stages.

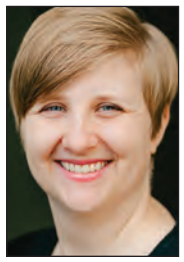
Amenities were approached with the same sense of restraint. Rather than overbuilding shared spaces, with their associated cost and maintenance, the project focuses on a smaller set of amenities that sup-

CONDOMINIUMS — PAGE 19

DESIGNING FOR DEMAND: HOW ADAPTIVE REUSE IS RESHAPING PIERCE COUNTY'S JUSTICE SYSTEM

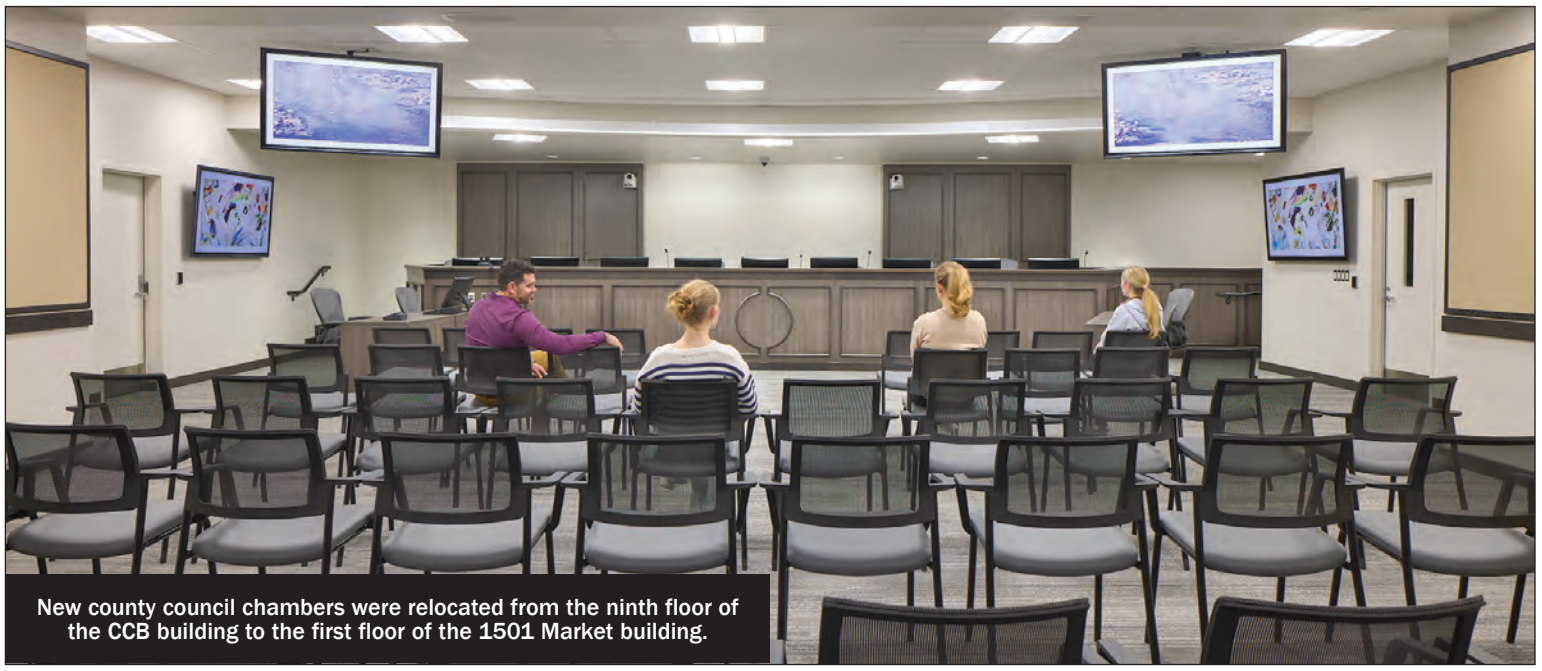
The project team focused on maximizing existing space, balancing judicial functions and upgrading security and access.

Across the country, justice systems are rethinking how and where they operate. Faced with aging facilities, evolving security standards, and constrained public funding, many jurisdictions are turning to adaptive reuse as a strategic alternative to new construction.



BY HEATHER DYSON
KMB ARCHITECTS

Rather than building from the ground up, communities are reinvesting in existing structures, modernizing them to meet today's operational, safety and public access needs. In Pierce County, this growing trend is playing out in real time through the transformation of two longstanding downtown Tacoma buildings into a reimagined Justice Center and Administration Building.



New county council chambers were relocated from the ninth floor of the CCB building to the first floor of the 1501 Market building.

PHOTOS COURTESY OF KMB ARCHITECTS

PURPOSEFUL SEPARATION OF ADMINISTRATIVE AND JUDICIAL

The Pierce County Justice Center and Administration Building project exemplifies what is possible with architectural expertise, innovation and integrity. Administrative and judicial functions had been operating under one roof, and as each department faced growth limitations, Pierce County selected KMB architects to find a viable solution.

After conducting a series of thorough needs studies and master plans, KMB and Pierce County identified that it would be best to renovate the existing building for judicial services, and move administrative departments to a different building. After KMB's research and due diligence, Pierce County purchased the 1501 Market Street building in Tacoma to serve as the Administration Building, and soon relocated all administrative, executive, and legislative operations, including finance, communications and facilities management offices. With ample space vacated, judicial services now had plenty of room to consolidate their departments and add additional courtrooms to properly meet their operational needs.

Both buildings are older and therefore come with their own set of challenges and issues. The new Market Street building was originally built in the 1990s, while the original combined building dated back to sometime in the 1950s.

Throughout the renovation of both buildings, high priority was placed on adopting a coherent visual identity for these spaces. KMB Partner Bill Valdez, who led this project, shares, "The key element we were focusing on was uniformity and consistency, since some parts of the building are over 50 years old while others have been updated within the last decade. We borrowed design vocabulary from the renovations that occurred in the last 10 years, including our District Court renovations in 2018 and 2019. This helped us create a color palette, feel, and design context that could be applied to balance the building."

MAXIMIZING EXISTING SPACE FOR SUCCESSFUL AR

The most important aspect of an adaptive reuse project such as this is working within the constraints of an existing structure, especially with a limited budget partially funded through ARPA.

A new superior court, family court hearing room and judges' chambers were constructed on the seventh floor of the CCB building, with full video court capabilities and views of the city of Tacoma.

Valdez and the KMB project team worked diligently to efficiently prioritize needs for both spaces to ensure each department would be functional after the expansion. "A big part is asking what we can do with the space that we have available," Valdez said.

Expectations were consistently managed with this perspective, supporting design decisions made three years before the project was even started. Through back-channeling with Pierce County, KMB was able to confidently proceed with stakeholder buy-in and a clear direction from involved departments to ensure everyone had a tangible takeaway.

ELEVATED FUNCTION AND SAFETY OF PUBLIC SPACES

Renamed the Justice Center, the original building benefitted from the addition of five courtrooms for the District Court and Superior Court, with special attention paid to the unique functions of these distinct judicial operations.

When KMB designed and renovated Pierce County District Courts years prior, they unknowingly set the new desired baseline for Pierce County in developing all future courts. This helped significantly in simplifying the design process by mimicking the existing courts, which allowed for more focus to be placed on the balance of the spaces to elevate the

JUSTICE SYSTEM — PAGE 19

FIRE FACILITY

CONTINUED FROM PAGE 7

and Rescue–Station 32 in Monroe and Station 81 in downtown Lake Stevens. Similar to the Bothell projects, the team had to provide a solution for interim operations at one of the stations, and incorporate healthy design features while providing a welcoming civic presence for the facilities.

The most significant challenges for these projects, however, involve poor soils and challenging groundwater conditions at both sites. PDB allowed us to engage specialty design-build ground improvement contractors much earlier in the design process than would be possible with traditional delivery methods.

Through plenty of early dialogue between BNB, the ground improvement contractor, the project structural and civil engineers, and the owner's geotech consultant, we were able to quickly arrive at the most cost-effective solutions to foundation design and stormwater management for both sites.

BNBuilders was also able to conduct much more extensive site investigations during the early phases of the project than would be typical from the information gained from an owner-retained surveyor and environmental consultant. This allowed the team to better understand the technical implications of soil and groundwater conditions before design decisions were fully established, and also identify unknown underground obstacles and unclear existing utility routing that helped inform the design approach and feasibility of our interim operating concept.

DESIGNING FOR THE FUTURE OF THE FIRE SERVICE

Fire stations and training facilities are evolving. Departments are moving away from shared bunk rooms, reconsidering hose towers and fire poles, prioritizing drive-through apparatus bays and incorporating spaces that support community engagement. Health, durability and operational clarity increasingly guide design decisions.

Progressive Design-Build does not simplify these challenges, but it creates a structure for addressing them collectively. By aligning cost modeling, technical expertise and operational input from the outset, public owners are better positioned to evaluate trade-offs and manage risk in a transparent way.

For civic facilities that must support life-saving work for decades, that early alignment can help ensure that investments are resilient, responsible and reflective of the communities they serve.

Zubin Rao is a senior associate at The Miller Hull Partnership. Geri Urbas is a project executive at BNBuilders.

JUSTICE SYSTEM

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design. Despite the constrained footprint, KMB constructed the new courtrooms and successfully integrated modern public lobbies and waiting areas to create inviting places for the public.

The Justice Center was strategically updated to address some longstanding security concerns, specifically the way people moved from place to place. Valdez says, "Security was a major driver for the judicial building since there was a need to separate three circulation paths for staff, the public and those in custody."

This aspect of the project proved challenging due to the existing layout, and KMB offered creative solutions to mindfully rearrange the spaces to better meet the needs of these three distinct groups of people. The result minimized transportation of people in-custody from the jail through public hallways, and streamlined access and workflow for staff. Further, modern security measures were put in place such as security cameras, key card access, lock-down functions and delayed egress doors, all of which contributed to a safer space for all.

THOUGHTFUL JUSTICE DESIGN THAT MAKES A DIFFERENCE

Pierce County has demonstrated a deep commitment to serving community members through their continued interest in improving public spaces and services. Terrence Bills of the KMB team supported Contract Execution for the project and shared his gratitude for the opportunity to work with Pierce County.

"Pierce County cares about its people, so being able to support them in better connecting to their community is very rewarding," Bills said. "We worked closely with various stakeholders and departments to get everyone's input, and we were able to be light on our feet to manage consistent buy-in to give Pierce County the end product they need."

The Administration Building renovations have been completed, and the updated space is currently open to the public. The Justice Center is still in its final stages of remodeling, with plans to open sometime in 2026.

Heather Dyson is the marketing coordinator for KMB Architects.

CONDOMINIUMS

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port everyday use: a rooftop common room, a landscaped roof deck with views of Lake Washington and downtown Kirkland, secure bike storage, and secure below-grade parking. At street level, neighborhood retail – including a café – activates the building edge and encourages informal interaction between residents and the surrounding community.

THE VALUE OF EARLY DEVELOPER–ARCHITECT ALIGNMENT

Projects like Central Peak highlight the importance of early and sustained alignment between the developer and architect.

When demographic trends, market realities, and long-term operational considerations are integrated into the design process from the beginning, architecture becomes a tool for responding to how people actually want to live.

For our team at Cordillera Homes, that approach reflects both professional insight and personal observation. Many of us are watching our own parents and friends begin to consider their next housing move. The conversation is rarely about square footage alone. It is about convenience, connection, independence, and the ability to remain part of the communities they love.

By combining thoughtful design, contextual architecture, and durable construction, teams can create projects tailored to life's next chapter – one that balances urban vibrancy with residential calm, and walkable convenience with the dignity of private, well-designed space.

Nick Tosti is president and principal at Cordillera Homes, with more than 15 years of experience in construction and development management in the Puget Sound region.

ELECTRIFICATION

CONTINUED FROM PAGE 13

rooms early. Service size, panel footprint, and transformer location drive budget and routing. Consult with utilities before design development.

- Treat PV as part of the structure. Coordinate racking and attachment early, and discuss roof penetrations with owners.
- Use delivery methods that minimize risk. PDB and shared models reduce clashes, cost surprises, and field changes.
- Electrification is here, and it works best when teams plan for the space, weight, and power it truly requires. The payoff is cleaner buildings and a clearer path to future-ready sites. But as the engineers doing the work point out, the details make or break the outcome: coordinate early, design precisely, and keep the conversation practical.

Maddie Olson is a marketing coordinator at AHBL, where she specializes in A/E content development and proposal coordination.

HEALTHY MATERIALS

CONTINUED FROM PAGE 5

vate material health.

4. **Align clients & contractors**: Share the value of healthier materials to align outcomes with project goals.
5. **Worker health**: Advocate for safer material handling throughout the supply chain and installation practices on project sites.
6. **Documentation**: Embed healthy materials into our specifications, and contracts.
7. **Manufacturer advocacy**: Communicate with manufacturers to prioritize and deliver safer alternatives.
8. **Transparency tools**: Utilize databases and third-party labels to verify material health.
9. **Optimize design**: Use creative strategies to meet budget and performance requirements with healthy material choices.
10. **Collaborate**: Participate in design groups to share information and in buyer groups to increase cost parity and access to safe products.

There is more work ahead, and each organization will navigate a unique journey related to sustainable design and healthy materials. We invite you to join us in building a healthier future, one material at a time.

Hilary Noll, associate principal and sustainability integration leader, is an architect and social impact designer dedicated to advancing regenerative, high-performance building and site design. Mike Fowler is an associate principal and sustainability integration leader helping teams optimize energy performance and Passive House design. Annie Rummelhoff is an associate principal who brings an interdisciplinary perspective to the creation of healthy and welcoming environments for multifamily housing, educational, workplace and civic clients.

FUTURE OF CITIES

CONTINUED FROM PAGE 11

ing an ecosystem that helps people thrive. The places that truly resonate are the ones where employees feel valued, where the setting supports not just how people work, but how they live. When organizations design for people through a holistic lens, the workplace transforms into a place where people want to be, whether for collaboration, productivity, focus time, culture, mentorship or to inspire innovation.

Our research shows that the top features people value both inside and beyond the office include: cafés and great food options; team rooms that foster collaboration and collective focus; quiet, deepwork spaces; reset and recharge zones; access to outdoor areas; easy connection to mass transit; proximity to grocery stores; nearby medical and health services; and wellbeing and fitness amenities. These aren't luxuries anymore. They're essentials for a workplace experience that keeps people engaged, energized and supported.

Seattle is rapidly evolving into a city where culture, commerce, infrastructure and everyday life flow into one another. As the city navigates this technological and environmental transformation, these design trends can serve as a roadmap for turning complexity into opportunity. From reimagined workplaces to resilient urban frameworks, they offer practical insights to help organizations design environments that thrive amid change and define the next era of human-centered innovation.

A recent transplant from Gensler's San Francisco office, Bert deViterbo now drives the vision of Gensler Seattle as managing director, with more than 20 years of leadership and technical design expertise.

Fly Fishing in Montana can be a rugged, sometimes-tiring adventure—that's why Madison Double R will be a welcome respite at the end of each day.

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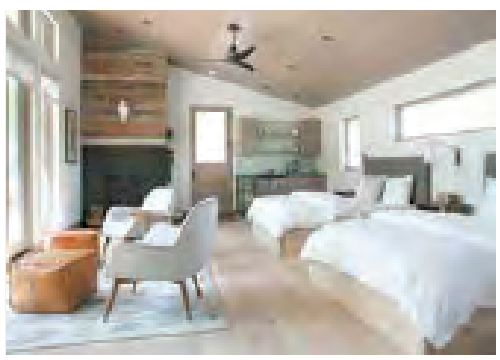

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