

KAREN BRAITMAYER

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QUALIFICATIONS Karen L. Braitmayer, FAIA

Karen L. Braitmayer, FAIA, provides the unusual combination of personal experience as a member of the disabled community and as a registered Architect. 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. She has served or is serving on numerous Boards and Committees supporting or representing people with disabilities.

LICENSING

- Registered Architect; Washington State
- NCARB Certification
- ICC registered Accessibility Plans Examiner/Building Inspector

REPRESENTATIVE PROJECTS - selected

- 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.
- 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.
- Lake City Village, Seattle, WA: Consulting services to Hewitt Architects for a new low-rise affordable multi-family housing community in Lake City. Services include quality assurance document review for compliance with the ADAAG, FHA and local code.
- Merck – Ballinger facility, Charlotte, NC: Due Diligence survey of leased office space for compliance with ADAAG.
- Sun Valley Center for the Arts, Ketchum, ID: Consultant services to Olson Sundberg Kundig Allen for a 25,000 SF performance/exhibit facility.
- 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.



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- 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 existing, 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

- Stritmatter Law, Seattle, WA: retained as expert in accessible home remodeling for injured adult, now with disability. Settled before Trial.
- Wilson Smith Cochran Dickerson, Seattle, WA: retained as expert for accessibility in temporary construction conditions. Settled before trial.
- Shadoan, Michael & Wells, Rockville, MD: retained as expert in accessible home remodeling for family with child with disability. Settled before Trial.
- Hillis Clark Martin & Peterson, Seattle, WA: retained as expert witness in claim against retailer under the ADA. Settled before trial.
- Karr Tuttle Campbell. Seattle, WA: retained as expert witness in claim against retail center developer under the ADA. Settled before trial.
- Gray, Woods & Cooper, Ashland, KY: retained as expert witness in claim against medical center and revolving door manufacturer under the ADA. Participated in deposition.
- The Mulvihill Law Firm, Lynnwood, WA: retained as expert witness in claim against local Tribe under the Codes.

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LECTURES, WORKSHOPS & PRESENTATIONS - selected

- “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.
- “Accessibility in Public Rights-of-Way”, Engineers, July 2009
- “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.

PROFESSIONAL AFFILIATIONS– selected

- AIA/Seattle Chapter, Member (Associate in 1985, Member in 1989, elevated to Fellowship in 2004)
- 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-present
- International Network of Designers with Disabilities, member, 2001- present
- Washington State Building Code Council, Member appointed to represent persons with disabilities, 1994 – 2001

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- Governor's Committee for Disability Issues and Employment, Accessibility Awareness Subcommittee, Volunteer.
- Seattle Public Library, Downtown Library: Disabled Community Advocate and reviewer
- Civic Center, City of Seattle Justice Center and City Hall: Accessibility Focus Group

PUBLICATION

- "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.
- 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 - selected

- 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.
- 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 – present
- 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

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