

H O L S T

CITY OF KETCHUM, IDAHO

*Feasibility Analysis for the  
Development of Community Housing  
on Publicly-owned Properties*

*November 18, 2022*







11.18.2022

ALY SWINDLEY  
CITY OF KETCHUM

Dear Aly and members of the selection committee,

Our team is excited about the opportunity to be your partner in the feasibility analysis for Ketchum's development of community housing. We are inspired by the Ketchum Housing Action Plan and the City's commitment to addressing the shortage of affordable housing for local residents.

The Right Fit: A women-owned firm with a staff of over 50, Holst's designers and architects provide the right balance of scale and specificity. We design every project from scratch and tailor our details to its specific conditions, balancing our experience and capacity to handle early concepts and feasibility analysis, with the foresight to predict and mitigate potential pitfalls that could impact your five sites as you embark on the design and construction of workforce housing.

Your project comes at a perfect time for Holst, as several of our projects that involve the proposed team are at stages where we can dedicate our efforts to you for the duration of the feasibility analysis without compromise.

Affordable Housing Experts: Holst has been a leader in creating some of the most innovative multi-family housing for the last two decades. From groundbreaking condominium projects to multi-family housing that has raised the bar, we use our specific knowledge to balance the typically narrow margins of this typology, ensuring we meet your budget and schedule while squeezing every inch of design out of each opportunity. Because Holst works with both market-rate and affordable housing developers on a regular basis, we can leverage our varied experience to bring together the best of both worlds, making the ordinary extraordinary. We have designed and built over 1,100 units of affordable and student housing over the past 10 years, with nearly 1,000 more currently in design or under construction.

Regional Design: Holst has been working in Idaho for the past eight years. We have delivered 870 units of much needed housing to Boise and the surrounding Treasure Valley, and have helped shape new neighborhoods across the state and region. Traveling to Idaho has become part of our regular workflow and something our team enjoys. We're excited to explore the natural beauty of Ketchum as we get to know your community and project sites.

Sincerely,

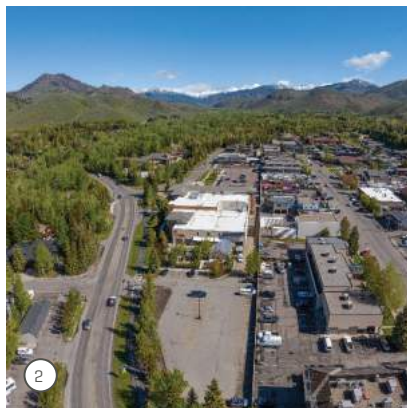


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# APPROACH AND TIMELINE



## KETCHUM SITES

1. YMCA North Lot
2. YMCA South Lot
3. Lewis Street Lot
4. 6th & Leadville Lot
5. Lift Tower Lodge

## ADDRESSING AN URGENT NEED

We understand that the work of this feasibility analysis is part of a larger, urgent need to honor and maintain the soul of Ketchum—its community. To do that, we need to address the massive shortage of affordable homes for residents. Knowing that housing is influenced by multiple factors, including social, land-use, economic, and population changes, we will engage in this feasibility analysis as a true partner and collaborator in the nuanced discovery process and distillation of solutions.

## OUR PATH FORWARD

To get there, we start by centering design justice and fostering collaborative relationships with the entire team. We value the wide variety of perspectives your staff, subject matter experts, and community members will provide throughout our work together. With sustainability and equity at the forefront of our process, we are confident that we can create a feasibility

study that will be an invaluable asset to your team as you embark on developing five sites with housing to support Ketchum residents.

Knowing that this feasibility analysis will help chart your path forward into the design and construction process, it is our job to ensure that we provide you accurate data to understand costs and implications of each decision. We always begin with the end in mind and will work with the City of Ketchum each step of the way, navigating the project toward the best possible outcome within the available means.

*“[...] the pursuit of accessible community housing represents more than a roof over community members’ heads – it’s a quest to maintain the “soul” of the community”*

- KETCHUM HOUSING ACTION PLAN

## COMMUNITY ENGAGEMENT

We are so glad that your Housing Action Plan underscores the importance of truly partnering with community members to engage, learn, and act together. We align with you on this and believe that the feasibility analysis won't be a success unless it centers your people and community—creating opportunities for both to thrive.

Community engagement is at the core of our work and our culture at Holst. On our team, we have included Hannah Silver as Inclusive Design Facilitator. This is her full-time role at Holst, and is an investment in our conscientious design education and intentional goal-setting—and we're even more excited to share her wealth of knowledge with clients and community.

## PROJECT TIMELINE

The timeline outlined in your RFP aligns with our understanding of the work and our capacity to deliver this comprehensive feasibility study.

In the Housing Action Plan, you stated that agreement on – and use of – common data that is updated regularly to clarify communication is particularly important. We'll start the process by digging into community studies and doing a deep dive into the City of Ketchum Comprehensive Plan and codes to make sure that we're all working from the same foundation.

During the month of January, we will kick off a robust and engaging process by conducting thorough research and working directly with Ketchum's stakeholders and community members to start finding the big ideas and common themes we all believe in. When done right, design can unify people behind a common goal. Doing this requires taking all the disparate needs, individual desires, conflicting opinions, and varied perspectives as raw ingredients that we distill into a unifying feasibility study that transcends differences and binds us as a community.

In February and March, we will continue our analysis of the opportunities on the five sites. On the pages that follow, we have broken down our feasibility analysis process into individual steps and deliverables. Although the sites could be studied concurrently or consecutively within that time period, we recommend performing the steps for all sites concurrently to better leverage and cross reference data.

## CITY OF KETCHUM'S SIX PRINCIPLES TO APPROACH THE PROJECT

1. Housing solutions must be cross sectional and layered to have real impact.
2. Coordination around a shared vision is imperative.
3. Ketchum's housing solutions should encourage and be consistent with regional collaboration efforts while also being specific and actionable for Ketchum.
4. A healthy, vibrant community relies on local housing for a range of income levels.
5. Communication, collaboration and accountability build trust and a more activated, informed, and supportive community.
6. Working to create effective housing solutions is a continual, iterative process.



## STEP 1: UNDERSTAND THE SITE, CONTEXT, & COMMUNITY NEEDS



### WHAT WE DO IN STEP 1:

- Review all applicable community studies and the Ketchum Comprehensive Plan.
- Community engagement—our team will be a resource on affordable housing and inclusive design for the City-led effort.
- Analyze local and site-specific information, such as adjacencies, orientation, and access.

### WHAT WE DO IN STEP 2:

- Thorough land use and zoning code analysis.
- Review of applicable regulatory requirements, easements, and utilities.

## STEP 2: PERFORM CODE ANALYSIS



1. Site

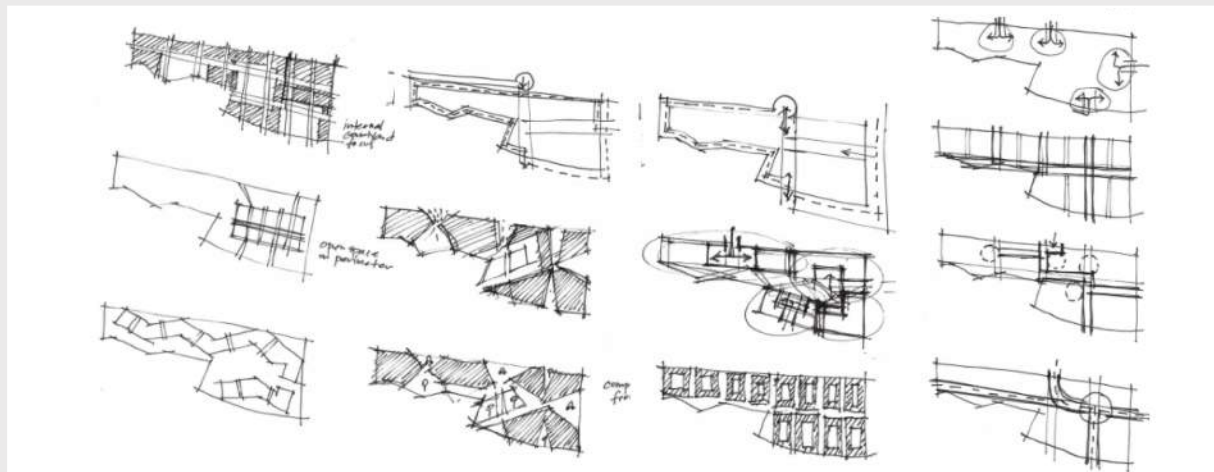


2. Base FAR



3. Base FAR + Maximum (3:1) Transfer

## STEP 3: EXPLORE SITE OPPORTUNITIES



### WHAT WE DO IN STEP 3:

Conduct yield studies, explore massing options, FAR, site layout, and parking strategies.

### WHAT WE DO IN STEP 4:

- Work with stakeholders to evaluate and refine feasibility concepts.
- Create a final presentation package of concept diagrams and metrics for each site.

## STEP 4: PRESENT FEASIBILITY OPTIONS

### OPTION SUMMARY

#### OPTION 01 - "H"

UNITS	
STUDIOS	96 UNITS
2-BEDS	92 UNITS
DAYCARE	10,000 SF
TOTAL UNITS	188 UNITS
TOTAL REQ'D PARKING	194 STALLS
(INCL. GUEST & DAYCARE)	

**PROVIDED PARKING**  
STRUCTURED PARKING 120 STALLS

**STRUCTURED PARKING EFFICIENCY**  
1 STALL : 366 SF

**MAX. WALKING DISTANCE**  
455 FT

#### OPTION 02 - PINWHEEL

UNITS	
STUDIOS	115 UNITS
2-BEDS	80 UNITS
DAYCARE	10,000 SF
TOTAL UNITS	195 UNITS
TOTAL REQ'D PARKING	217 STALLS
(INCL. GUEST & DAYCARE)	

**PROVIDED PARKING**  
STRUCTURED PARKING 188 STALLS

**STRUCTURED PARKING EFFICIENCY**  
1 STALL : 228 SF

**MAX. WALKING DISTANCE**  
450 FT

#### OPTION 03 - TWO BAR UNIT BRIDGE

UNITS	
STUDIOS	90 UNITS
2-BEDS	80 UNITS
DAYCARE	10,000 SF
TOTAL UNITS	170 UNITS
TOTAL REQ'D PARKING	195 STALLS
(INCL. GUEST & DAYCARE)	

**PROVIDED PARKING**  
STRUCTURED PARKING 181 STALLS

**STRUCTURED PARKING EFFICIENCY**  
1 STALL : 200 SF

**MAX. WALKING DISTANCE**  
465 FT

#### OPTION 03 - TWO BAR BRIDGE

UNITS	
STUDIOS	85 UNITS
2-BEDS	70 UNITS
DAYCARE	10,000 SF
TOTAL UNITS	155 UNITS
TOTAL REQ'D PARKING	177 STALLS
(INCL. GUEST & DAYCARE)	

**PROVIDED PARKING**  
STRUCTURED PARKING 181 STALLS

**STRUCTURED PARKING EFFICIENCY**  
1 STALL : 200 SF

**MAX. WALKING DISTANCE**  
440 FT

#### OPTION 03 - TWO BAR

UNITS	
STUDIOS	90 UNITS
2-BEDS	70 UNITS
DAYCARE	10,000 SF
TOTAL UNITS	160 UNITS
TOTAL REQ'D PARKING	181 STALLS
(INCL. GUEST & DAYCARE)	

**PROVIDED PARKING**  
STRUCTURED PARKING 181 STALLS

**STRUCTURED PARKING EFFICIENCY**  
1 STALL : 200 SF

**MAX. WALKING DISTANCE**  
440 FT



# ABOUT HOLST



## WHO WE ARE

Holst is an award-winning, women-owned architecture firm of more than 50 professionals based in Portland, Oregon, and led by partners Renée Strand, Kim Wilson, Kevin Valk, and Dave Otte. Our reputation in the community and among our peers is founded on a process of inquiry and iteration that instills design excellence from the big idea through the execution of each crafted detail.

For 30 years, a clearly defined value system and an open and collaborative approach has governed our design methodology. We design for experience, always aiming to turn the ordinary into extraordinary. From conception to completion, we oversee all aspects of the planning, design, and construction processes to ensure that our projects are functional, efficient, financially responsible, and a source of inspiration.

We believe that everyone deserves good design, and we strive to make a social impact with every space we create. We create healthy, functional spaces built for all people, built to last, supportive of social justice, and respectful of the environment. We engage communities and expertise beyond our own to strengthen and improve our design process. We are easy to work with because of our willingness to learn; our openness enables innovation in all facets of our work.

Holst's projects for commercial, residential, education, hospitality, and nonprofit organizations have been widely published and recognized with over 60 design awards in the last 10 years. In 2020, we were named the AIA Northwest and Pacific Region's Firm of the Year for outstanding contributions to the profession of architecture through our commitment to excellence in design and elevating the quality of the built environment.

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HOLSTARC.COM

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WA: #604480965

IDAHO BUSINESS LICENSE:  
4534612

IDAHO ARCHITECTURE  
LICENSE: AR-986162





# RENÉE STRAND

PRINCIPAL IN CHARGE

HOLST ARCHITECTURE | PRINCIPAL / OWNER

## BIO

As an Owner, Principal, and Managing Director at Holst, Renée's leadership and vision have been instrumental to maintaining Holst's high standards through significant growth, while tirelessly advocating for equity in architecture.

Renée started her career working in custom residential and luxury resort projects and she now regularly works in affordable housing—enabling her to bring the highest level of quality, craftsmanship and style to her current work. Renée's extensive portfolio includes mixed-use housing, higher education, hospitality, retail, complex interior renovations, and single-family residences. An exceptional communicator, she brings an ability to clarify sophisticated design strategies to her clients and build consensus. These skills have also served her well in navigating permitting processes in more than sixty cities and counties nationwide.

An active member of her community, Renée has volunteered for the Caldera Arts Program, Architecture Foundation of Oregon's Architects in Schools program, Portland Institute of Contemporary Art (PICA), and Habitat for Humanity, in addition to providing pro bono design work to local nonprofits. Last year, Renée co-taught a University of Oregon School of Architecture housing studio that focused on affordable housing.

## SELECTED PROJECTS

### *Housing*

Human Solutions The Aurora Affordable Housing | Portland, OR

CDP Julia West Permanent Supportive Housing | Portland, OR

Roundhouse The Avens Apartments | Boise, ID

Roundhouse Hearth Apartments | Boise, ID

Roundhouse The Clara Apartments | Eagle, ID

Roundhouse The Fowler Apartments | Boise, ID

Visum Development Vanguard Apartments | Boise, ID

Home Forward Dekum Court Feasibility Study | Portland, OR

Coho Collaborative Passive House Multi-family | Seattle, WA

Archipelago Olympia Place Student Housing | Amherst, MA

Fore Property Northpointe Apartments | Portland, OR

## EDUCATION

Master of Architecture,  
University of Oregon, 2004

Bachelor of Science in Architecture,  
University of Michigan, 2000

## CERTIFICATIONS

Architect | Idaho, Oregon, Washington,  
and Montana

National Council of Architectural  
Registration Boards (NCARB) Certified

LEED Accredited Professional

## AFFILIATIONS, AWARDS & APPOINTMENTS

Adjunct Faculty, University of Oregon,  
2021 - present

Holst American Institute of Architects  
(AIA) Northwest & Pacific Region  
(NWPR) Firm of the Year, 2020

National Organization of Minority  
Architects (NOMA) Portland Chapter

American Institute of Architects (AIA)

Women In Architecture, presenter, 2021

Architects in Schools, 2004 - present

University of Oregon, Guest Critic,  
2005 - present

American Institute of Architects (AIA)  
San Antonio Awards, Jury Member, 2017

Oregon Daily Journal of Commerce,  
Woman of Vision, 2016

Marysville School, Advisory Council,  
2006 - 2015

Kendall College of Art & Design,  
Adjunct Faculty, 2005 - 2006

University of Oregon, Graduate Teaching  
Fellow, 2002



# LEE SHRADAR

PROJECT DESIGNER

HOLST ARCHITECTURE | SENIOR ASSOCIATE

## BIO

Lee joined Holst in 2005 and has been a key member of the Holst team, with his broad experience, enabling him to successfully contribute to every project phase. His diverse design portfolio includes commercial office, multi-family, educational, and single-family residential markets. From the initial conception of projects through design review, permitting, pricing, and construction, Lee is involved at every stage of design and project coordination.

From actively listening to his clients' visions from feasibility through construction administration, Lee's strong communication skills are invaluable. His proficiency with 3D visualization, conceptualization, and code and constructibility issues enable design concepts and creative solutions to be implemented efficiently. Throughout a project, he excels at consultant coordination, working collaboratively with consultants and subs to create efficient processes and the smartest solutions.

Lee focuses on front-end design and establishes concepts and guidelines that flow throughout the subsequent phases. Due to his extensive experience with developer projects, Lee deeply understands the necessary balance between budgets, design decisions, and constructibility issues, all while maintaining a clear architectural expression.

## SELECTED PROJECTS

### *Housing*

Roundhouse Hearth Apartments | Boise, ID

Roundhouse The Clara Apartments | Eagle, ID

Roundhouse The Avens Apartments | Boise, ID

Killian Pacific Ninebark Apartments | Washougal, WA

Fore Property Northpointe Apartments | Portland, OR

Fore Property Revere Apartments | Portland, OR

Archipelago One East Pleasant Student Housing | Amherst, MA

Archipelago Kendrick Place Student Housing | Amherst, MA

Archipelago Olympia Place Student Housing | Amherst, MA

LL Hawkins Apartments | Portland, OR

Sawyer's Row Apartments | Portland, OR

## EDUCATION

Bachelor of Architecture,  
University of Kansas, 2005

## CERTIFICATIONS

LEED Accredited Professional

## AFFILIATIONS & APPOINTMENTS

University of Oregon School of  
Architecture Guest Critic, 2005 - 2022





# HANNAH SILVER

INCLUSIVE DESIGN FACILITATOR

HOLST ARCHITECTURE

## BIO

With a background in architecture and urban planning, Hannah Silver brings a broad understanding of health, equity, and sustainable design best practices to her engaging community outreach and workshop facilitation. Hannah is committed to centering the experiences of spatially marginalized people, highlighting intersectional needs, and emphasizing practical strategies for making good design happen.

Most recently, Hannah worked in consulting as the founder of Informal / Function (I/F), providing accessible and engaging education about inclusive design to building project teams.

## EDUCATION

Master of Urban and Regional Planning,  
Portland State University, 2015

Bachelor of Science in Architecture,  
University of Virginia, 2012

## CERTIFICATIONS

WELL Accredited Professional

LEED Accredited Professional

Fitwel Ambassador

EcoDistricts Accredited Professional

## SELECTED PROJECTS

*Community Engagement, Inclusive Design Consultation & Design Team Education*  
73Foster Affordable Housing | Portland, OR

East County Flagship Library | Gresham OR

Holgate Library Renovation with Bora Architects and Colloqate \*

Midland Library Renovation with Bora Architects and Colloqate \*

Portland State University's Science Building 1 Renovation \*

8 Ways to Design for Disabled Joy, independent research project & outreach \*

Fat-Friendly Design with AllGo, AIA / IIDA of Oregon trainings and informational video \*

WITH Sacramento project with PSU's Center for Public Interest Design, conducted small-scale engagement with formerly unhoused individuals \*

\* Denotes work done while employed at other firms

# ABOUT T-O ENGINEERING



## FIRM PROFILE

T-O Engineers is a leading Northwest consulting, engineering and planning firm providing expertise in civil engineering, surveying, landscape architecture and construction administrative services. They have experience working with local, state and federal agencies as well as private companies and individuals. They strive to provide their clients with responsive service and build long-term relationships to help them achieve their project goals.

T-O proudly employs more than 180 professionals and has built the company around specialized engineers and their supporting staff. Over the past 10 years, T-O has performed survey and engineering services in collaboration with the proposed team. Projects with Holst include The Fowler, The Avens, and Hearth apartment buildings in downtown Boise.

For more than 30 years, T-O Engineers has provided civil engineering and surveying services for land development clients, building their reputation as a responsive firm with the ability to tackle the toughest issues from foothills to floodways.

T-O has completed numerous affordable housing projects in many configurations ranging from single family subdivisions, apartment complexes, and cottage-style facilities. From large planned communities down to smaller infill sites with complex entitlement issues, their local experience with city codes and planning ordinances, as well as their relationships with regulatory agencies allows them to keep projects moving smoothly through the development process.

T-O Engineers' knowledge, experience, and attention to detail will be invaluable when it comes to studying Ketchum's five sites.

**T-O OFFICES:**  
BOISE  
CHEYENNE  
CODY  
COEUR D'ALENE  
HEBER CITY  
MERIDIAN  
NAMPA  
SPOKANE  
WENATCHEE

[TO-ENGINEERS.COM](http://TO-ENGINEERS.COM)





# BRENDAN DANIELS

CIVIL ENGINEERING PROJECT MANAGER

T-O ENGINEERS

## BIO

Brendon is a Project Manager with over 10 years of experience in local agency coordination, design, and construction engineering and inspection. He has been involved in a large variety of projects across the public and private sectors. Brendon has a solid foundation as a design engineer; utilizing his knowledge and innovation from the private sector to help municipalities meet both their short term design needs and long term planning for facilities.

Brendon has repeatedly worked with clients who appreciate his responsiveness and attention to detail. He has been involved in successful design projects with extensive analysis of vehicle movements and large site layouts. Many of Brendon's projects include large design teams with Architectural, structural, and MEP teams where T-O works as both a prime and subconsultant. He is well versed in the coordination and required to make these multi-firm projects efficient and successful.

## SELECTED PROJECTS

### *The Avens Mixed-Use Development / Boise, ID [with Holst]*

In coordination with ACHD, ITD, CCDC and City of Boise, T-O provided topographic survey, site design, grading, stormwater design with green infrastructure storage, utility connections, right of way detailing and well fulldesign services for the new 28th Street improvements.

### *The Fowler Mixed-Use Development / Boise, ID [with Holst]*

In coordination with ACHD, ITD, CCDC and City of Boise, T-O provided topographic survey, site design, grading, stormwater design with green infrastructure storage, utility connections and frontage improvements.

### *Hearth Mixed-Use Development / Boise, ID [with Holst]*

In coordination with ACHD, ITD, CCDC and City of Boise, T-O provided topographic survey, site design, grading, stormwater design with green infrastructure storage, utility connections and frontage improvements.

### *11th and Lee Mixed Use / Boise, ID*

Beginning in March 2022, this project includes topographic survey, site design, grading, utility connections and stormwater design utilizing permeable paver systems. It also includes inter-agency coordination with CCDC on the development of enhanced pedestrian / bicycle facilities along the project frontage.

### *HOPE Plaza Apartments / Caldwell, ID*

Developed by New Beginnings Housing, T-O provided civil design including water, sewer main line extensions, multi-phase site grading and drainage design. The project required design elements dealing with high ground water impacting both grading and stormwater options.

## EDUCATION

Gonzaga University  
Bachelor of Science, Civil  
Engineering

## CERTIFICATIONS

Licensed Professional Engineer

ID #17135

NV #024214

## SIMILAR PROJECT EXPERIENCE



## HOLST'S DIVERSE PORTFOLIO

Our qualifications include a range of projects that all relate closely to the characteristics of the five sites outlined in the RFP. These include contemporary infill housing in historic districts, experience in a destination town that welcomes outdoor tourism and adventurers, highly sustainable and resource-conscious designs, as well as multi-family developments that set the bar, acting as a catalyst for the growth of vibrant new neighborhoods. These examples demonstrate our diverse experience, which will be necessary to deliver feasibility studies that consider not only the early research and analysis of your sites, but also how they will live, evolve, and contribute to the City of Ketchum for decades to come. Although you'll see images of beautiful completed projects, it's important to note that each of these

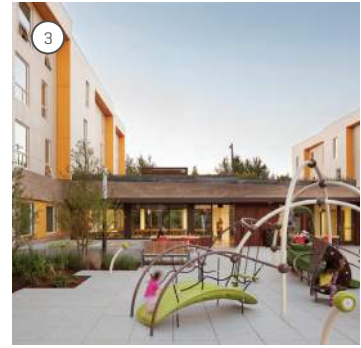
projects began with early studies that charted its path forward. Our perspective and fresh eyes will ensure each of your sites are functional, sustainable, and a source of inspiration to the residents of Ketchum and visitors alike.

## A REGIONAL ARCHITECT

While Holst is based in Portland, approximately 50% of our current work is in jurisdictions outside the city. We have recently completed projects in Seattle, Bend, Seaside, and Corvallis, as well as a project that recently completed construction in Bhutan. Principal in Charge Renée Strand is a licensed architect in the State of Idaho, having completed four housing projects in the Treasure Valley, with a fifth about to enter construction.



# AFFORDABLE, WORKFORCE, AND STUDENT HOUSING



Holst's award-winning, 50-person studio strives to make a social impact with every space we design, and our portfolio includes many of the region's most significant affordable and supportive housing developments. We have designed / renovated and built over 1,100 units of affordable and student housing over the past 10 years, with nearly 1,000 more currently in design or under construction.

## 1,106 AFFORDABLE, WORKFORCE, AND STUDENT HOUSING UNITS

1. Bud Clark Commons - 130 affordable units
2. Olympia Place - 73 student housing units
3. Lifeworks Beech Street - 48 affordable units
4. Kendrick Place - 36 student housing units
5. Argyle Gardens - 42 affordable units
6. Home Forward Renovations - 435 affordable units
7. One East Pleasant - 134 student housing units
8. 72Foster - 101 affordable units
9. Nick Fish- 40 affordable units
10. Glisan Commons - 67 affordable units

## WORK IN IDAHO AND ACROSS THE REGION



### 868 HOUSING UNITS IN IDAHO

1. *The Avens* - 196 units / Boise
2. *The Fowler* - 159 units / Boise
3. *Hearth* - 161 units / Boise
4. *Vanguard* - 75 units / Boise
5. *The Clara* - 277 units / Eagle

Holst has been working in Idaho for the past eight years—traveling has become part of our regular workflow and a source of excitement for our team. We are on our way to delivering 870 units of much needed housing to Boise and the surrounding Treasure Valley, and have a new housing project breaking ground in Boise in March 2023. Given that Portland is only 3.5 hours away by plane, we can easily make trips to Ketchum, and we're also happy to coordinate visits to Ketchum that coincide with our regularly scheduled trips to Boise and pass those savings on to the City of Ketchum. Being mindful of our impact on the environment, we purchase carbon offset credits for all of our business travel.



# CURRENT AFFORDABLE HOUSING PROJECTS



In addition to Holst's portfolio of completed affordable housing projects, we currently have eight projects currently in design or under construction, totaling nearly 1,000 units.

Given the shortage of affordable housing across our region, we are proud to specialize in creating high quality, beautiful, affordable housing that integrates seamlessly into the fabric of the community.

## 970 AFFORDABLE UNITS IN PROGRESS

1. 74th & Glisan - 137 units
2. 3000 Powell - 206 units
3. The Aurora - 93 units
4. Francis & Clare Place - 61 units
5. 73Foster - 64 units
6. Grace Peck Terrace - 95 units
7. hollywoodHUB - 224 units
8. Julia West - 90 units



# 310 OAK STREET

HOOD RIVER, OR



## SUMMARY

Located in downtown Hood River, Oregon, Holst designed a four-story mixed-use building that is modern in detail, scale, and function, nestled favorably within an historic context. Traditional materials of brick and wood are used to complement the modern expression of the concrete structure, as the building mass steps back to form an adjacent outdoor plaza.

Access to light and views was achieved by creating an intimate public courtyard between buildings, which also supports the retail tenants by offering outdoor spaces that are protected from the notorious Columbia River Gorge winds. The loft-style units have expansive floor-to-ceiling windows with panoramic views of the Gorge and Mount Adams. Cherry is used throughout, from the custom-designed fireplace to the reading nook's built-in couch and shelves. Floors are concrete slab with radiant heating.

Ground floor retail and a cafe contribute to a lively street presence and share the multi-purpose outdoor space for performances and a farmer's market. The pedestrian corridor respects Hood River's walkability and the building's prime location in the heart of the town's retail district.

## BRIEF

Mixed-use condominium building with high-profile retail on ground floor

## PROJECT RELEVANCY

Similar to your 6th & Leadville Lot, 310 Oak is located in downtown Hood River—a small but vibrant town near Mt. Hood and the Columbia Gorge that welcomes outdoor adventurers and tourism.

## SITE SIZE

0.73 acres

## SIZE

32,000 sq. ft.

## COMPLETION

2006

## CLIENT

Smart Development





# 72FOSTER

PORTLAND, OR



## SUMMARY

Designed for REACH Community Development, 72Foster contains 101 units of affordable housing tailored to intergenerational families in SE Portland—the first of its kind in the city. The intergenerational focus informs the building's close proximity to transit, the mix of studio to three-bedroom units, and the project's sustainability and affordability goals.

The building's angled shape respects the existing neighborhood scale, provides a new courtyard as a public amenity, and acts as a buffer from bustling Foster Road. An open breezeway maintains the connection from the residential neighborhood to the popular Portland Mercado across the street.

The building's exterior alternates brick and Hardieplank for texture and variation without sacrificing durability and affordability. A strategic use of cedar surrounding the entrance and breezeway brings visual warmth at the human scale. A clean, calm interior palette enables lively artist-painted murals to lead visitors through the lobby and into the ground floor community room.

On the roof, an expansive 106.5 kW solar array offsets utility costs for common space areas of the building. The building skin features two inches of continuous insulation, and the solar array's energy production is tracked through a building management system with data publicly displayed on a screen in the lobby.

To meet the needs of seniors and families, each apartment unit features comfortable room proportions, large windows, ceiling fans in every room, and generously sized kitchens with mechanically ventilated range hoods. Onsite programs and services will be provided through a partnership with the Asian Health & Service Center.

## BRIEF

Affordable housing and resource center tailored for intergenerational families

## PROJECT RELEVANCY

Similar to your YMCA South Lot, 72Foster has created a vibrant affordable community outside of Portland's downtown core. The project was part of the revitalization of the neighborhood, paving the way for further development.

## SITE SIZE

0.87 acres

## SIZE

79,600 sq. ft.

101 units

## COMPLETION

2019

## CLIENT

REACH Community Development

## SELECTED AWARDS

2020 AIA Oregon Architecture Award of Merit

2019 AIA Northwest and Pacific Region Design Award of Merit

2019 Multi-Housing News Award of Excellence, Design + Development, Bronze Award

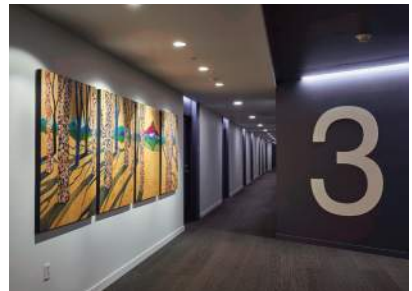




“When we saw this project come up, we were practically cheering because you’re doing everything right here...This is a great project.”

Carlotta Collette  
METRO COUNCILOR











# LL HAWKINS

PORTLAND, OR



## SUMMARY

The first project in the recently masterplanned Conway site in NW Portland, LL Hawkins and Slabtown Marketplace will serve as a catalyst for future development and revitalization in the area. The 92,000 sq. ft. mixed-use development in NW Portland provides market-rate apartments, retail, a grocery store, parking, and a new pedestrian accessway.

The western half of the site includes the redevelopment of a 36,000 sq. ft. warehouse called Slabtown Marketplace. New Seasons Market, a local grocery store, is the building's anchor tenant, and there are two additional tenant retail spaces being built out in 2016. Architecturally, Slabtown Marketplace takes its cue from the surrounding mid-century warehouse district. New storefront openings were cut into the perimeter on all four sides, and expansive wood canopies and porches reminiscent of loading docks create rich new pedestrian environments.

LL Hawkins, a new six-story mixed-use building, takes up the eastern portion of the site. The 125,000 sq. ft. building includes 114 apartments, six retail spaces, and 79 underground parking spaces for the apartment tenants. The variegated building facade breaks down the mass into smaller vertical elements, evoking an early 20th-century scale.

## BRIEF

Mixed-use apartment building with retail, pedestrian accessway, and renovated warehouse / grocery store

## PROJECT RELEVANCY

Similar to your Lewis Street Lot, LL Hawkins was located in an industrial warehouse district. As the first new development in the area, LL Hawkins served as a catalyst for what has become one of Portland's coolest new neighborhoods.

## SITE SIZE

0.90 acres

## SIZE

125,000 sq. ft.

114 units

## COMPLETION

2015

## CERTIFICATION

LEED Gold

## CLIENT

CE John

## SELECTED AWARDS

2019 Oregon ASLA Awards, Honor Award

2016 Daily Journal of Commerce  
TopProjects, 2nd Place in Renovation  
Category



“[LL Hawkins] sets new design standards for multifamily housing in Portland.”

PORTLAND MONTHLY MAGAZINE











# HEARTH

BOISE, ID



## SUMMARY

Hearth was Holst's third new multi-family project in downtown Boise. Located just one block from the Fowler apartments, Hearth brings further density and urban amenities to the growing Central Addition.

In conjunction with the City of Boise's vision for a mixed-use district, the program includes apartment units in three different sizes, ground floor live / work units, and retail tenant spaces. Resident amenities include indoor bike storage, a fitness center, an indoor spa, a clubroom, and an elevated community courtyard space with lounge seating and kitchen.

Holst's design is centered around fostering a rich pedestrian experience in the LIV District. The building's "Z" shape pulls the building massing from the street while maximizing usable square footage inside. This also creates space for the fourth-floor courtyards, which further enliven the streetscape. Other resident amenity spaces are expressed on the exterior to animate the building. The ground floor retail tenant spaces open out onto the sidewalk with operable windows and patio seating.

The building is clad in a mix of light-colored brick veneer and stucco, contrasted with darker aluminum systems. Units with balconies were arranged to face either downtown Boise or the surrounding foothills.

Ample sidewalk space maximizes pedestrian interaction with the building, providing seating and connecting to the resident entrance and tenant spaces.

## BRIEF

Mixed-use housing with luxury amenities and ground floor retail

## PROJECT RELEVANCY

Similar to your Lift Tower Lodge site, Hearth adds density to downtown Boise, with 161 units on a larger lot.

## SITE SIZE

1.092 acres

## SIZE

222,000 sq. ft.

161 units

## CERTIFICATION

Fitwel

## COMPLETION

2022

## CLIENT

Roundhouse





"Very impressed with this beautiful apartment complex. The rooms are beautifully made and there are amazing amenities!"

RESIDENT







# THURMAN STREET LOFTS

PORTLAND, OR



## SUMMARY

This 26,000 sq. ft. mixed-use building sensitively engages the nostalgic character of Portland's historic Northwest District, while responding to the higher density and commercial requirements of zoning changes.

Thurman Street Lofts include 16 loft / condominium units ranging in size from 640 to 1900 sq. ft. It also provides 500 sq. ft. of ground-floor retail, secure ground floor parking, and private balconies.

Inspired by the turn-of-the-century masonry apartment buildings of the area, each unit is graced with large picture windows punched deep into the wood facades. The building corners break down, exposing delicate wood screens. The perceived building height is reduced by setting the top floor back 12 feet from the street and back facades, providing private full-width terraces to those units.

Contrasting shades of sustainable Brazilian Ipe siding create visual interest and help minimize the perceived mass of the building. This Ipe rainscreen also provides a strong, breathable exterior skin. Loft interiors are graced with exposed wood ceilings, hardwood floors, granite countertops, and expansive windows. Serving both function and cost, an energy-efficient radiant floor heating system warms each unit for a fraction of the cost of traditional systems.

## BRIEF

Mixed-use condominium building with ground-floor retail

## PROJECT RELEVANCY

Similar to your 6th & Leadville Lot, the Thurman Street Lofts are located in Portland's urban core. The building's small footprint maximizes use of the site.

## SITE SIZE

0.15 acres

## SIZE

26,000 sq. ft.

16 units

## COMPLETION

2006

## CLIENT

937 Group LLC

## SELECTED AWARDS

2006 Excellence in Construction,  
Associated Builders and Contractors, Inc.





“The Thurman Street Lofts...extend the articulated, wood exterior towards a more sculptural end, with windows almost carved from the dark wood facades.”

John Hill  
DAILY DOSE OF ARCHITECTURE









# LIFEWORKS NW / BEECH STREET APARTMENTS

PORTLAND, OR



## SUMMARY

LifeWorks NW / Beech Street Apartments is a mixed-use development in NE Portland that provides permanent family housing and supportive services for women recovering from addiction. A collaboration between Home Forward, Portland's housing authority, and LifeWorks NW, a mental health and addiction nonprofit, the project provides space for both short-term treatment and long-term recovery.

Comprising the east wing of the project, LifeWorks NW's Project Network program provides sixteen temporary units for 36 women to live in during substance abuse treatment, along with their young children, and includes a child development center, library, courtyard, administration, and a variety of gathering spaces for treatment. Across two courtyards separated by a shared community room, the project's west wing provides 32 permanent family apartments reserved for graduates of substance abuse treatment programs, operated by Home Forward. It provides ongoing support for women in recovery.

This unique, community-oriented development aims to be a model of both social and environmental sustainability. The LEED Platinum project features a green roof, onsite stormwater treatment, high-efficiency lighting, locally sourced materials, and no-VOC paints and finishes.

## BRIEF

Affordable housing for women and their children, along with support services

## PROJECT RELEVANCY

Similar to your YMCA North Lot, the Beech Street Apartments are located in a quieter neighborhood outside of Portland's downtown core, on a similar sized site.

## SITE SIZE

1.1 acres

## SIZE

61,500 sq. ft.

48 units

## COMPLETION

2014

## CERTIFICATION

LEED Platinum

## CLIENT

LifeWorks NW, Home Forward

## SELECTED AWARDS

2015 ENR Best of the Year award winner, Residential / Hospitality Category





“This innovative collaboration provides a treatment facility and permanent housing that helps families to build a solid base of recovery, maintain a crucial support network, sustain the success of their treatment, and remain in their local community.”

Mary Monnat  
PRESIDENT / CEO, LIFEWORKS NW







BEECH STREET APARTMENTS

3650



# VANGUARD

BOISE, ID



## SUMMARY

Targeting students and young professionals, the Vanguard bridges historic downtown Boise and the newer Central Addition neighborhood with 75 units of market rate housing. Visum Development, based in Ithaca, New York, chose Holst to design their first foray into the Boise Market, a new eight-story building that shares a block with the Basque Cultural Center.

A series of systematic design choices respond to the context of downtown historic buildings, neighborhood edges, and downtown circulation patterns. The shape of the concrete and wood-framed building results from a shifting of a portion of the max zoning envelope back on the site, creating folded vertical planes along its street frontages. Balconies highlighted in ochre link the protruding and receding edges and contrast the building's dark brick façades. The color extends to the ground to identify the building's main entrance on Sixth Avenue.

The lobby serves a dual purpose as a study / workspace. Other amenities include plentiful bike parking, a community lounge, and a shared roof deck with fire pit and grill. In the public spaces, sealed concrete floors, plywood finishes, and metal details carry an industrial aesthetic throughout to appeal to the building's young target audience. The studio, one-, and two- bedroom units feature a neutral, modern palette of white, light wood, and concrete.

## BRIEF

New eight-story multi-family building tailored to students and young professionals

## PROJECT RELEVANCY

Similar to your Lewis Street Lot, Vanguard sits on a smaller lot in a developing neighborhood of Boise's downtown, adjacent to a historic neighborhood.

## SITE SIZE

0.18 acres

## SIZE

55,869 sq. ft.

75 units

## COMPLETION

2021

## CLIENT

Visum Development





“The Vanguard brings a fresh contemporary design that is unique to Boise’s downtown... The Vanguard is changing the face of urban living in Boise.”

Natalie Lemas Hernandez  
PROPERTY MANAGER, COMMERCIAL NW









# INITIAL BUDGET ESTIMATE & HOURLY RATES

We estimate the Architectural fee at \$30,000 and will provide Civil Engineering consulting hourly as required. We are flexible and happy to complete the Feasibility Analysis as a lump sum or hourly NTE—whichever the City prefers.

## HOLST'S 2022 HOURLY RATES

Principal - \$200

Project Manager - \$165

Project Designer - \$165

Project Architect - \$165

Architect / Designer III - \$135

Architect / Designer II - \$115

Architect / Designer I - \$100

Project Accountant - \$165

*Work performed by Holst will be billed monthly according to the current rate schedule in effect at the time of the work performed. Hourly rates are updated annually.*

## T-O ENGINEERING'S 2022 HOURLY RATES

Principal - \$225 - \$250

Project Manager - \$115 - \$210

Project Engineer - \$110 - \$165

Staff Engineer - \$85 - \$120

Survey Manager - \$150 - \$200

Staff Surveyor - \$70 - \$120

Survey Technician - \$70 - \$120

Environmental Specialist \$95 - \$130

GIS Specialist \$90 - \$110

Administrative \$60 - \$115



*Sample image from a recent affordable housing site study.*



# REFERENCES



*Fora Health Treatment Center HQ*

MARK EDLEN

Co-Founder, Edlen & Co.

Location: Ketchum, Idaho

208-776-0550

mark.edlen@edlenandco.com

## MAJOR PROJECTS

- The Nick Fish Affordable Housing
- The Aurora Affordable Housing
- Fora Health Treatment Center HQ
- Lifeworks NW Beech Street Apts
- Moore Street Affordable Housing



*Asian Health & Service Center*

BOB WALSH

Co-Founder & Chairman, Walsh Construction Co.

Location: Ketchum, Idaho & Portland, Oregon

503-222-4375

bwalsh@walshconstruction.com

## MAJOR PROJECTS

- Bud Clark Commons
- Argyle Gardens
- Home Forward Tower Renovations (4)
- Lifeworks NW Beech Street Apartments
- Asian Health & Service Center
- hollywoodHUB
- Frances & Clare
- Julia West
- 73Foster
- Walsh Construction HQ
- Rivertec Office Renovation
- Ecotrust



*The Clara Apartments*

KATIE VILA

Chief Operating Officer, Roundhouse Development

Location: Boise, Idaho

208-271-7281

katie@rndhouse.com

## MAJOR PROJECTS

- The Avens Apartments
- Hearth Apartments
- The Clara Apartments
- The Fowler Apartments
- Perch Apartments



*The Fowler Apartments*

SHELLAN RODRIGUEZ

Principal & Owner, SMR Development

Location: Boise, Idaho

406-531-0401

shellan@smrdevelopment.com

## MAJOR PROJECTS

- The Fowler Apartments (while with Capital City Development Corporation - CCDC)

H O L S T

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