

Housing Projects

Our experience includes market-rate, affordable and mixed use residential projects throughout the Northwest. Our portfolio includes single-family homes, multiplexes, apartment buildings and complexes, and adaptive reuse projects. Whether affordable or market-rate; single or multi-family, we seek to design dwellings that reflect a sense of permanence and place, provide an inspirational and healthy environment and engage residents in the life and well-being of their communities. While any architect can design a house, we work with our private and public residential clients to create *homes*.



Pool Residence



Mill Quarter



Discovery Park Lodge

SINGLE FAMILY RESIDENCES

Carino Residence | Bend, OR
Wagner Residence | Bend, OR
Abbott Residence | Bend, OR
Moore Residence | Bend, OR
Pool Residence | Tacoma, WA
Sloan Residence | Hood River, OR
Pool Residence | Dash Point, WA
Hartlove Residence | Lahaina, HI
Hartlove Guest House | Lahaina, HI
DuVall Guest House | Lahaina, HI
Newport Landing, Lot 38 | Bend, OR
Eagle Crest, Lots 29, 64, 66 & 70 | Redmond, OR
Black Trig, Lots 73 & 76 | Redmond, OR
Cresta Court, Lots 5, 6, 7 | Bend, OR
Gorman Residence | Bend, OR
Wong Residence | Gleneden Beach, OR
Keillor Residence | Gleneden Beach, OR
Frickey Residence | Bend, OR
Hernandez Residence | Bend, OR
Running Ridge, Lots 2, 6 & 10 | Bend, OR
Rimrock, Lot 6 | Bend, OR
Rhoades Residence | La Pine, OR
Conner/Tank Residence | Bend, OR
Leisek Residence | Redmond, OR
River's Edge, Lot 117 | Bend, OR
Szigeti Custom Home | Bend, OR
Williams Residence | Bend, OR
Mandel Residence | Bend, OR
Kappaug Residence | Tumalo, OR
Souza Residence | Bend, OR

AFFORDABLE HOUSING

Little Deschutes Lodge Affordable Senior Housing, Phase I | La Pine, OR
Little Deschutes Lodge Affordable Senior Housing, Phase II | La Pine, OR
Discovery Park Lodge Affordable Senior Housing | Bend, OR
Sisters Affordable Senior Housing | Sisters, OR
Conf. Tribes of Grand Ronde Elder Housing, Ph II | Grand Ronde, OR
Patriot Grove Affordable Housing | Bend, OR

MULTI-FAMILY HOUSING

Adventure Cabins @ Tetherow | Bend, OR
Adventure Hostel @ Tetherow | Bend, OR
Village at Cold Springs | Sisters, OR
Sun Ranch | Bend, OR
Aspen Heights | Bend, OR
Pinelyn Place Condominiums | Bend, OR
Butler Market Apartments | Bend, OR
Broadway Brownstones | Bend, OR
Westside Village Remodel | Bend, OR
Kingway Crossing | Redmond, OR

MIXED-USE

Mill Quarter, Phase I,
Retail/Lofts 1 & 2, 3 & 4 | Bend, OR
Mill Quarter, Phase II, Live/Work C & D Buildings | Bend, OR
Black Butte Crossing | Sisters, OR
Westside Village | Bend, OR
Woodside Plaza | Bend, OR
Montessori School and Apartments at Northwest Crossing | Bend, OR
Mountain Comfort | Bend, OR

MASTER PLANNING

Little Deschutes Housing Community | La Pine, OR
Newport Landing | Bend, OR
Aspen Heights | Bend, OR
Patriot Grove | Bend, OR
Black Butte Crossing | Sisters, OR
Tetherow, Parcel Y | Bend, OR
Tacoma Dome Station | Tacoma, WA
Kingway Crossing | Redmond, OR

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Affordable Housing

Little Deschutes Lodge, Phase I La Pine, Oregon



Little Deschutes Lodge is the first senior affordable housing project in the La Pine, Oregon area. This two-story, 26,000 square foot building provides 26 rental apartments for residents age 55 and over seeking an independent community living environment. The Lodge embodies the welcoming, comfortable tradition of great rustic Pacific Northwest lodges. Exposed wood beams, repurposed timbers, and outdoor-themed artwork are incorporated throughout.

A large community room features a fireplace, audio-visual hook-up and warming kitchen, making it perfect for resident events and gatherings. Community computer rooms offer Internet access, and residents can also gather in the reading and fitness rooms, or extended exterior patio with a fire pit.

A total of 22 one-bedroom, and four two-bedroom units range in size from 725 to 925 square feet, each featuring its own patio or balcony, additional storage space, secure access and elevator service. The Lodge is nextdoor to La Pine's Senior Center and in

walking distance of medical services, public transit, restaurants, retail shops, post office and the library.

Energy efficient and cost-saving measures include rainwater harvesting for non-potable use and a geothermal heating and cooling system that extracts underground heat and coordinates with the building's exhaust/heat recovery ventilation system to reduce the building's overall heating and cooling costs. Solar panels work in conjunction with the roof's insulation to prevent costly ice damming at the eaves, and walls are Insulating Concrete Form (ICF) construction, providing greater insulation and energy efficiency.

Subsequent development phases will include a "living machine" system, which uses living plants and beneficial microorganisms to treat wastewater and generate clean water for irrigation and toilet flushing; and a ground-mound photovoltaic (PV) panel array to generate electric power. The design, Phase I of a multi-phase project, flexibly accommodates future growth on the existing 4.5-acre site. *Phase I completed in 2010.*

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Affordable Housing

Discovery Park Lodge Bend, Oregon



Discovery Park Lodge is a contemporary senior affordable housing development for Seniors located in the popular Northwest Crossing community of Bend, Oregon. The three-story, 76,000 square foot building provides 53 living units for residents 55 and older who seek an independent community living environment.

The Lodge integrates and maximizes quality of life experiences for residents and visitors. From the outside in, the building's design and finishing touches are evocative of the rustic, woody feeling of the Pacific Northwest. The community hall is a large gathering space with warming kitchen uniquely designed with wood beams and chandeliers fashioned from deer antlers. The foyer greets residents and visitors with a stone wood-burning fireplace. Residents can socialize in the building's many

community rooms which are sized for small gatherings. A communal library and reading room offers a more private and quiet atmosphere, and there is an on-site fitness room, computer rooms with Internet access, and covered balconies for more lively interaction. The outdoor courtyard provides expansive views of the mountains and sits adjacent to the 20-acre future site of Discovery Park.

The Lodge offers well-appointed one- and two-bedroom apartments, each with its own patio or balcony and underground resident parking. The development is located blocks away from shopping, retail and other amenities. Sustainable features include drought tolerant native landscaping and a roof-mounted solar thermal system that heats most of the building's hot water supply. *Completed in 2009.*

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Affordable Housing

The Village at Cold Springs Sisters, Oregon



The Village at Cold Springs is an affordable housing development located in Sisters, Oregon. The new development features a self-sustaining neighborhood in a park-like setting, nestled east of The Three Sisters of the Cascade Mountains.

Each stand-alone home is a triplex designed in a craftsman style with attached garages that are entered from a back alley behind the homes. Each home is a kit of three optional design plans, allowing buyers an opportunity to choose the floor plan best suited to their lifestyle and individual needs.

There are three floor plans available. At 1,700 square feet, the *Kendrick* is the largest model and offers three bedrooms and two- and one-half bathrooms. The *Calispell* offers 1,654 square feet of living space and also offers three bedrooms and two- and one-half bathrooms. The *Bainbridge*, at 1,160 square feet, is the third model and offers two bedrooms and one- and one-half bathrooms. Based on our *kit of parts* approach to floor plan design, each of the three prototypes can be transformed so that each home is distinct and tailored to the unique needs and preferences of each family and resident.

Gross Area (each): 1,160 - 1,700 SF
Construction Cost: Varies by Unit
Completion: 2009

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MixedUse

Mill Quarter Bend, Oregon

MULTIPLE AWARD-WINNING PROJECT



The Mill Quarter Project is the only one of its kind in scenic Central Oregon. Located near the pristine Deschutes River, this site was formerly occupied until the 1980s by a working timber mill. With the growth of Bend, the Old Mill District has seen resurgence in mixed use, and the 42,000 SF Mill Quarter Project is the capstone.

The project occupies a single city block and includes twenty-five luxury brick town homes and four commercial buildings. Concrete and brick comprise the primary materials and all

windows, door headers, and wall caps were fabricated from pre-cast concrete. The only organic elements are mantelpieces refinished and repurposed from the wood beams of the former mill. The majority of the homes have separate entrances to a live/work space located one-half flight of stairs below street level. This space and aesthetic is the first of its kind in the Central Oregon region. Every home sits on its own tax lot and includes a double car garage. *Completed in 2007*

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Tribal Housing

Confederated Tribes of Grand Ronde
Elder Housing, Phase II
Grand Ronde, Oregon



This senior housing development, completed for the Elders of the Confederated Tribes of Grand Ronde, consists of 23 residences contained in 11 buildings, and offers a mix of two- and three-bedroom units. The buildings are one-story, for ease of access for elder residents, and include attached garages and adjacent parking areas. A solar energy array will supply up to 40% of electricity needs, or the equivalent of up to four months of free electricity based on current utility rates. The State of Oregon's Net Metering program will allow the Tribe to send excess electricity back to PGE and receive credits.

Funded by federal Indian Housing Block Grants, project development costs were modest, and grant monies were available to support project infrastructure and some soft costs. The Tribal Energy Efficiency Program also provided grants to the project for installation of solar electric or solar thermal panels on the homes.

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CustomHomes

Dash Point Residence

Tacoma, Washington



Built on an existing site in an established neighborhood, this Dash Point residence commands sweeping views to Puget Sound, Maury Island, and the city of Des Moines. Purposefully sited at the top of a gently sloping hill, the main living level is elevated above adjacent homes, enhancing privacy and views. Creating a warm, day-lit, and inviting interior was important to the homeowners. An expansive sliding glass door became the central organizing element on the main level of the home,

blurring the line between interior and exterior social living spaces, connecting the home owners to nature, and capturing the sweeping views beyond. A heavy timber structure comprised of Douglas-fir glu-lam columns and beams, tongue and groove decking, and red birch flooring were used to achieve warmth. Dark stained alder wood elements were integrated throughout the home for contrast and accent.

Gross Area: 4,315 SF
Site: 1.1 acres
Completion: 2011

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CustomHomes

Carino Residence

Bend, Oregon



Nestled on a rare vacant lot in the heart of one of Bend's historic neighborhoods, the Carino Residence presented an opportunity to create a new home that blends with the character of the existing neighborhood yet offers a contemporary, open floor plan not found in historic homes of the period.

The communal areas of this home-that-lives-large feature abundant windows focused toward exterior courtyards, blurring the continuum between indoors and out, while the private spaces are introverted with specifically placed windows that frame views to the outdoors.

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