



LSW

ARCHITECTS + PATH ARCHITECTURE

610 Esther Street, Suite 200
Vancouver, WA 98660

360.694.8571



Firm Overview

PREPARED FOR

Alan Flora
City Manager

City of Clearlake — Airport Master Plan

ISSUED ON
12.15.2023



610 Esther Street, Suite 200
Vancouver, WA 98660

360.694.8571

December 15, 2023

Re: **City of Clearlake — Airport Master Plan**

Dear Alan,

Thank you for the opportunity to provide the enclosed proposal, focused on supporting the City of Clearlake in continuing your visionary work to reimagine the future and long-term impact of the former airport property. The site, in its entirety, represents an incredible opportunity for the city to take an active role in championing one of the most catalytic economic and community development projects for your community and the region.

Nestled perfectly between the urban expanse of the Bay Area, the combined economic and physical beauty of wine country, and the towering natural metropolis of Redwoods, Clearlake is positioned for an exciting and dynamic future as a growing community. With access to an abundance of opportunity rooted in the surrounding geography and ongoing availability of land, we recognize the critical importance of this point in time and are grateful for the potential to become a foundational integrated and trusted partner of the City and the broader community, to develop a shared vision for the future.

A community-first design studio born out of a love and commitment to the success of our growing communities, LSW's leaders, team members, and consulting partners represent some of the most passionate, committed, and technically skilled champions of sustainable and thoughtful urban growth. Understanding the distinct needs and overlapping contexts contained across the Clearlake community will be foundationally important to a successful place-based project – supporting the City in refining the incredible work already completed in an effort to meaningfully engage an array of stakeholders to contribute to a truly shared vision for the airport's redevelopment. Appreciating the work done, alongside the work still yet to be done, we are excited to lead an integrated vision, design, and engagement platform that delivers a successful and focused plan that not only represents the needs and wants of the community but attracts world-class developer and tenant interest to create a thriving urban center offering a main street feel alongside contemporary amenities.

At LSW, we've built a highly intentional and curated team of designers, land use experts, and integrated economic development professionals for the sole purpose of supporting our municipal clients and growing communities with a comprehensive array of services, skills, and technical abilities to chart a course for their long-term futures and successes. We are a team that understands projects of this start at the grassroots scale and require focused and continuous support, nurturing, and championship all the way through conceptual design, public engagement, approvals, and delivery. We understand the complexities of public involvement, aligning needs, wants, and desires of communities, all while supporting city staff in creating spaces and places that align with ongoing growth planning and aspirations.

It is with tremendous excitement that we present this core team as your partners, advocates, and collaborators in delivering a truly world-class master plan that empowers a vibrant, resilient, and achievable future for the City of Clearlake, your residents, businesses, and visitors alike.

Sincerely,



Stefani Randall, AIA, NCARB | Principle-in-Charge
srandall@lsw-architects.com





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Fee Proposal

The journey starts with you. We're here to understand your vision, focus on the details, and create a clear path toward success.



Project Understanding

The City of Clearlake, California would like to begin environmental review for the entire 40-acre vacant airport site, located at the gateway from the south into Clearlake, between the historic Old Highway/Lakeshore drive to the West and the current HWY 53 bounding at the east. The wellness parcel and hotel will be developed by others and is not included in the scope for site development. 18th Avenue has already been documented for construction. A conceptual package was developed for the site in 2021, and is the basis for design for the next phase of development.

This site will be developed as a new subarea district for the city and identified the following goals as part of the initial concept plan for the development of the site:

- Wellness tenants and community resources for fitness, small business
- Destination for visitors, community
- Car accommodation + pedestrian/bike strategy
- Clearlake identity at South Gateway with an Art mural initiative with County Arts Council
- Walkable retail, services, public space
- New brand, street improvements, park improvements, existing business improvement initiative
- Transit, bike, and pedestrian connections
- Visibility along Highway 53
- Healthcare resources for the region
- Sense of center, place, walking/fitness, play, community events
- Local businesses promotion
- Attract jobs, visitors, commerce

Project Assumptions

- 2021 Conceptual package as basis for design for the next phase of development.
- City to provide Alta survey of entire site as background with property lines.
- City to provide commercial retail program requirements.
- Team to coordinate with Adventist Health

Summary of Services Not Provided

- Geotechnical engineering/surveying
- Civil engineering services
- Permit/system development/agency process fees
- Archaeological or environmental testing
- Procurement of construction services, materials, fixtures, and/or equipment
- Traffic studies or surveys
- LEED, Living Building, Energy Star, or other green building certifications
- Application assistance and/or energy studies for utility, State, or Federal incentive programs or grants are excluded from this proposal
- Marketing materials including, but not limited to, graphic plans and material finish boards and/or other related marketing services including 3-D computer rendering

Project Scope & Deliverables

The project scope is broken into the following 3 phases:

- Phase 1 — Master Plan Site Development
 - a.) StoryForm development
 - b.) Preparation, attendance and documentation of (1) community engagement open house. Travel and printing to be included as reimbursable expenses. Team will utilize 2021 concept packet for presentation boards.
 - c.) Site plan development for preparation of EIR (Environmental Impact Report) by consultant under separate contract with City.
 - d.) Site Feasibility Study: Program landuse matrix to include building footprint/SF, unit count, parking count, basic building massing to determine Building heights
- Phase 2 — Conceptual Design Development and Marketing Renderings
 - a.) Colored siteplan
 - b.) Aerial rendering
 - c.) 6-10 Key views — pedestrian experience renderings
- Phase 3 — Drafting of the Design guidelines to be incorporated into a specific plan or other as the City determines.

Draft Project Schedule

- Phase 1 — Master Plan Site Development: 2-3 months
 - Phase 2 — Conceptual Design Development and Marketing Renderings: 3 months
 - Phase 3 — Drafting of the Design guidelines to be incorporated into a specific plan or other as the City determines: 1 -2 months
- *The timeline for the initial phase of site plan development would be estimated at 2-3 months to submittal for EIR. The EIR will take from 9-12 months. During that time, the conceptual renderings and design guidelines will be developed.*

Compensation

LSW shall provide Basic Services on a Lump Sum Fee basis. Additional services, if necessary to complete the project or agreed to by the Owner and Architect, will be accrued in accordance with LSW's Hourly Billing Rates. Printing costs and other reimbursable expenses will be charged at cost plus ten (10) percent.

Phase 1 — Master Plan Site Development
Architectural and Premium StoryForm: \$75,000
Landscape: \$65,000

PHASE 1 TOTAL **\$140,000**

**Reimbursables approximately \$5,000*

**Once Phase 2 and Phase 3 components are defined, pricing can be adjusted.*

Phase 2 — Conceptual Design Development and Marketing Renderings
Architectural: \$30-\$40,000
Landscape: \$15,000

Phase 3 — Drafting of the Design guidelines to be incorporated into a Specific Plan or other as the City determines
Architectural: Time and Materials NTE \$15,000
Landscape: Time and Materials NTE \$15,000

** Team can provide development of the Specific Plan. Pricing estimate would follow T&M not to exceed total of \$30,000.*



FEE PROPOSAL

Next Steps

To confirm your acceptance of this Agreement, and to authorize LSW to commence services, please sign below where indicated and return a fully executed copy of this Agreement to my attention. If you have any questions, or need further clarification, please feel free to contact me directly.

Agreement Signatures

Stefani Randall, AIA, NCARB | Principal
LSW Architects, PC

Date

Alan Flora | City Manager
City of Clearlake

Date



General Terms & Conditions

1. Agreement. The General Terms and Conditions are attached to and part of Letter, Proposal or Interim Agreement dated: December 15, 2023 for City of Clearlake ("Owner") regarding City of Clearlake — Airport Master Plan (the "Project"). Together, the Proposal and the General Terms and Conditions constitute the agreement by which LSW shall provide services to the Owner for the Project and are collectively referred to herein as the "Agreement."

2. Services. LSW shall provide the services described in the applicable Letter, Proposal or Interim Agreement (the "Services.")

3. Standard of Care. LSW shall perform the Services in a manner consistent with the degree of skill and care ordinarily exercised by Architects in the location of the Project that provide the same services, under similar circumstances (hereinafter, the "Professional Standard"). LSW makes no other warranty, certification or guarantee with respect to its services or work product.

4. Payment. LSW shall bill Owner monthly for services provided. Payment is due on receipt of LSW's invoice and shall be made without retention, holdback, or offset. Invoices not paid within 30 days shall be subject to a late payment charge of one percent (1%) per month. Payment to LSW shall not be contingent on Owner's receipt of funds or payment from any third-party.

5. Owner Information. Owner acknowledges that performance of the Services depends, in part, on project specific information that may change during the Project. LSW is entitled to rely on any information, plans, estimates, data, studies, reports, equipment and product descriptions and information, and other project information provided to it by Owner. Owner shall promptly notify LSW of changes to project information previously provided to LSW.

6. Ownership of Instruments of Service. The work product prepared by LSW related to the Project are Instruments of Service for the execution of the Project and are solely for the exclusive use of the Owner. LSW grants Owner a non-exclusive license to use the Instruments of Service for the Project. LSW retains ownership and copyright rights on these documents. LSW's Instruments of Service may not be used on any other project without LSW's prior written Agreement.

7. Electronic Document / BIM. Instruments of Service to be provided or transmitted electronically shall be in a format that will not allow modification. Use of BIM, including Revit or other 3D-modeling software shall be for LSW's own design and coordination purposes. LSW's Revit Model, or other 3D models shall not be set-up, developed, or maintained by LSW for other purposes, and shall not be shared with Owner, Contractor, or any third-party, unless otherwise agreed in writing. If requested by Owner, LSW shall provide modifiable electronic copies of plans and specifications as exported AutoCad files, but only subject to LSW's standard Electronic Document Release executed by Owner and the receiving party.

8. Additional Services. "Additional Services" are services in addition to the Services, for which LSW shall be compensated by Owner. Additional Services shall include, without limitation, services necessitated by a material change to: 1) Information or reasonable assumptions upon which the Proposal is based, 2) Increased project scope beyond what is described in the proposal, project description, or program, or by the timing of project revisions that require LSW to re-design, or re-document, such revisions after previous approvals of the design. Unless otherwise agreed in writing, Additional Services shall be provided on a time and materials basis at LSW's standard hourly rates.

9. Construction. LSW shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs used by any contractor, subcontractor or supplier, nor shall LSW be responsible for any contractor's, subcontractor's or supplier's failure to perform work in accordance with the requirements of the applicable construction documents. LSW shall not have control over or charge of, and shall not be responsible for, acts or omissions of any contractor, subcontractor, supplier, or of any other persons or entities performing portions of the Work.

10. Termination. Either Owner or LSW may terminate or suspend this Agreement should the other party substantially fail to perform as required under this Agreement, but only after giving the other party ten (10) calendar days' prior written notice and opportunity to cure the substantial nonperformance. Within thirty (30) calendar days of suspension or termination, Owner shall pay LSW compensation earned to the date of suspension termination.

11. Dispute Resolution.

a. Mediation. Any claim, dispute or matter in question shall be subject to mediation as a condition precedent to binding dispute resolution. If the parties do not agree on a mediator, then the matter shall be submitted to the Arbitration Service of Portland ("ASP") for administration. Mediations fees and expenses will be shared by the parties equally.

b. Arbitration. Any claims arising out of this Agreement that are not resolved in mediation shall be subject to binding arbitration. Unless the parties agree otherwise, the parties shall pursue resolution of all claims through The Arbitration Service of Portland ("ASP") by filing in writing with the other party to the Agreement and with ASP, and the rules of ASP shall govern all proceedings.

12. Insurance. LSW, at its own expense, carries professional liability, workers' compensation and employer's liability coverage as required by applicable state law, and general liability insurance (including automobile liability). The amount of insurance available may vary from year to year. The professional liability insurance is written on a claims-made basis. All policies are available for inspection at Owner's request. If Owner desires insurance coverage in addition to that carried by LSW at the time this Memorandum of Engagement is issued, LSW will cooperate to obtain such additional insurance, if available, at Owner's expense.

13. Indemnification. Owner agrees to require that LSW be named as an additional indemnitee in all provisions, clauses, contracts, or agreements related to the Project made between or among Owner, contractors, subcontractors, suppliers and/or other third parties in which Owner is named as an indemnitee. In addition, LSW and Owner each agrees to indemnify the other against liability, damages, costs and expenses including reasonable attorney's fees and expert fees (collectively "Damages"), that are caused to the other due to the negligence of the indemnifying party, but only to the extent of the indemnifying party's negligence. Neither LSW nor Owner shall be required to indemnify the other to the extent Damages arise from or are caused by the indemnified party's own negligence (whether sole, concurrent or contributory). Neither LSW, nor Owner, shall have a duty to provide the other an up-front defense of any claim.

14. Limitation of Liability. Owner agrees to require LSW be named as an additional insured for all insurance policies carried by contractors, subcontractors, and suppliers on which Owner has been or will be named as an additional insured. Regardless of the presence or absence of insurance coverage, LSW shall not be liable for loss or damage caused by delays beyond LSWs' control, or for loss of earnings, loss of use, or other incidental or consequential damages suffered by Owner or others, however caused. LSWs' liability for claims arising from this Agreement shall be limited as follows: (a) for insured liabilities arising out of LSWs' negligence, to the amount of insurance then available to fund any settlement, award or verdict; (b) for uninsured liabilities, to 50 percent (50%) of the architectural fee earned by LSW under this Agreement. Owner expressly agrees to this limitation of liability.

15. No Third-Party Beneficiary. This Agreement does not give any rights or benefits to anyone other than Owner or LSW.

16. Entire Agreement. The Agreement states all terms of the parties' Agreement respecting its subject matter and supersedes and replaces in their entirety all prior and contemporaneous written or unwritten representations, negotiations, commitments and agreements. This Agreement may not be modified or amended except by mutual written agreement of LSW and Owner.

17. No Assignment. Neither party may assign their rights or obligations under this Agreement, except that LSW may utilize contractors or subconsultants to provide services, as provided in this Agreement.

18. Governing Law and Venue. This Agreement shall be governed by Washington law. Venue for and claim arising from this Agreement shall be Clark County, WA.

19. Severability. In the event any provision of this Agreement is determined to be unlawful, then remainder shall be enforceable.



Firm Overview

As a firm, everything we offer our clients, from our unique processes and long-term goals, centers on community impact.





For more than 70 years, we've pursued opportunities that support people, ideas that shape culture, and projects that add lasting value.

Founded in 1955, LSW employs 40 professionals serving clients all over the West Coast. Our multigenerational team of architects, planners and designers brings strength to the firm through a diverse cross-section of perspectives, creative talents, and skills. We model and cultivate an approach that strengthens the relationships among people, community, and environment.

We believe that design meets the needs of people, and it also shapes culture. This belief drives us to think beyond our roles as architects — and outside traditional industry lines — to support and uplift our community. With this broad perspective, we strive to see opportunities in every scenario and to leverage our resources, talents, and time to address issues that are solvable through great design.

Our portfolio includes a dynamic list of projects in master planning, K-12 and higher education, multifamily and mixed-use housing, trauma-informed and sustainable design, climate resilience, and community outreach. It is our hope that the included materials provide a focused yet comprehensive overview of LSW, instilling trust and confidence in our unique abilities and expertise.

SILVER MEMBER OF THE U.S. GREEN BUILDING COUNCIL SINCE APRIL 2022, A COALITION OF LEADERS WORKING TO TRANSFORM THE WAY BUILDINGS AND COMMUNITIES ARE DESIGNED, BUILT, AND OPERATED.



By the Numbers

- Owners: 2
- Total Employees: 40
- AIA Members: 17
- Licensed Architects: 17
- Principals: 6
- Associate Principals: 6
- Associates: 13

Services

- Architecture
- Interior Design
- Planning
- Creative Services
- Public Engagement
- Economic Development

Our Core Values

- Gratitude
- Growth Mindset
- Wisdom
- Impact
- People & Projects
- Creating Value
- Results

Certifications

- LEED Accredited Professionals
- LEED Green Associates
- BCA/ICOS Certified Professionals
- CSI/CDT Certified Professionals
- CPHC Certified Professionals
- NCIDQ Certified Professionals
- DBIA Certified Professionals

Market Sectors

- Healthcare & Wellness
- Multifamily & Mixed-Use Housing
- Affordable & Low-Income Housing
- Commercial
- Community & Recreation
- K-12 & Higher Education

Our Core Beliefs

- Life is a Gift
- Provide Value in Every Relationship
- Design Matters
- Operate in Unique Ability
- Created to Be Creative
- Love & Serve



*Striving to provide LSW's clients and partners with **maximized strategic value** through all phases of project development and delivery, we have built our team to provide a comprehensive array of economic development and site selection services.*

Focused directly on supporting competitive and effective research and analytics, we augment early site, market, and project considerations for our partners through location analytics, economic and workforce development research and analysis, incentives research, demographic research, and formal site selection and project-sourcing support. Our approach is to integrate competitive value through real-world intelligence and insights that ensure our clients can execute in bringing early project visions and concepts into reality.

Location Advisory

- Labor Analytics
- Demographic Research & Analytics
- Utility & Infrastructure Evaluation
- Tax & Business Climate Assessment
- Economic Incentive Research & Validation
- Market Growth Analysis
- Competitor Analysis

Economic Development Services

- Workforce Supply & Demand Research & Analytics
- Target Industry / Significant Employer Analysis
- Economic Incentive Assessment
- Government + Community Affairs & Stakeholder Strategy
- Public Relations Support
- Real Estate Evaluation
- Integrated SWOT Analysis
- Strategic Partnership Development

Site Selection & Real Estate

- Site Selection Consulting
- Market Research
- Property Search & Reporting
- Broker Development
- Investor Relations
- Tenant Targeting & Recruitment Strategy



Motivated by our sense of duty to our community, we are committed to providing opportunities that will have a positive environmental impact.

Approach to Sustainability

LSW is committed to doing what is right for our community and clients, and we understand that the work we do creates a footprint. In our projects we strive to reduce negative environmental impacts while maximizing long-term value for building owners, investors, and occupants.

Sustainability is an integral part of our design practice, and we recognize that it is vitally important to people, our community and the environment. We are experienced in designing high-efficiency buildings that prioritize human health and comfort, and attaining **Leadership in Energy and Environmental Design (LEED) certification**, along with many other regional sustainability requirements.

We apply common sense and responsible design practices that future-proof our work for the next generation. LSW incorporates features that minimize energy use and maximize cost savings for our clients. We also emphasize durability, efficiency and flexibility to create buildings that will be relevant for many years.

In 2018, LSW became a signatory to the **American Institute of Architects' (AIA) 2030 Commitment**. To meet this commitment, LSW strives to design projects that meet the highest energy performance standards, working toward the goal of Net-Zero Energy on all projects by the year 2030.

In addition, LSW has committed to the **AIA Materials Pledge**. Signatories of this pledge aim to pursue transparency and action for building materials to eliminate chemicals from the material supply chain and reduce embodied carbon emissions through carbon smart material use and prioritization.

Strategies to achieve this goal include integrated design charrettes that help us understand our client's values and set specific project performance goals, as well as iterative energy modeling, which allows us to measure and optimize the performance of the building envelope and systems. Our view is that sustainability breeds innovation, a strategy that not only benefits our communities, but drives material value to clients and their projects through differentiated product quality and higher overall asset values.

To learn more about LSW Architects' effort to address climate change and design with the health, happiness and well-being of future generations in mind, please visit our website or download LSW's [Sustainability Action Plan](#).



Human Health

People are at the heart of what we do and why we do it. For this reason, projects we design center on the human experience, what makes us happy, keeps us healthy and supports the communities in which we live and work. Every aspect of the built environment, from space planning and system design to product selection, is studied for its life-cycle impact on human health. Specific strategies for a healthy indoor environment look like:

- Views to outside that connect occupants with the seasonal and temporal changes of the world around them
- User controls for light, temperature, and ventilation
- Improved acoustic performance based on specific activities and the design of multi-sensory spaces in general - sound, smell, tactility, etc.

- No- or Low-VOC products and materials
- Reduced use or elimination of Red List Materials
- Direct exhaust for spaces that house known toxins (kitchens, bathrooms, janitorial areas, and print rooms)
- Biophilic design elements that connect people to nature
- Apply principles of Universal Design for equitable experience of space



Embodied Carbon

To reduce the amount of embodied carbon in our materials and construction, we design with a mindset to optimize, evaluate, and specify appropriate materials. We recognize the need to track carbon produced during a project's material extraction, manufacturing, transportation and construction through life cycle assessments. We are committed to researching alternative, low-carbon materials and updating our specifications for an attributes-based approach to embodied carbon reductions. We communicate directly with manufacturers to request Environmental Product Declarations (EPDs) to build transparency around material impacts. Project goals:

- Prioritize carbon-smart, efficient structural systems
- Require a minimum percentage of supplementary cementitious materials (SCMs), such as slag and fly ash, when using concrete
- Encourage steel that is manufactured in domestic electric arc furnaces (EAFs) using high percentages of recycled content



Energy Efficiency

Energy efficiency is one of the most straight-forward ways to measure, monitor and improve the performance of the buildings we design. We work with clients to set aggressive energy-use reduction targets to optimize performance, save on operating costs, and ultimately reduce the building's impact on climate change. Specific strategies for building renovation projects look like:

- Daylighting strategies to provide balanced natural light, thermal comfort and reduce glare
- Use of high-efficiency mechanical systems, as well as passive heating and cooling strategies, that support occupant comfort
- LED lighting tuned for specific activities and use
- All electric systems to eliminate reliance on fossil fuels
- On-site energy production to offset building energy-use



Resource Conservation

We are committed to prioritizing sustainability in the built environment alongside a flourishing natural environment. Our team carefully assesses a site's current biodiversity, ecosystems, and resources so that we can implement a design that is appropriately responding to its context. This process influences our material selection, landscaping strategies and stormwater systems. We specify local, durable materials. We design for robust landscapes with native plantings that support fragile habitats. We look for opportunities to re-use rainwater, incorporate water-use reduction strategies, and manage stormwater responsibly and beautifully through daylight bioswales and rain gardens. Project Goals:

- Starting with a thorough site analysis to understand existing ecosystems and watersheds
- Prioritizing the use of locally sourced materials
- Ensuring on-site stormwater mitigation and management with sustainable infrastructure
- Implementing habitat protection and creation strategies, such as bird-safe design and pollinator gardens
- Setting a water use intensity target for each project
- Promoting the use of regenerative materials and FSC wood
- Reducing on-site noise and light pollution that are detrimental to wildlife



We take a proactive role in project planning, implementing a clear communication and change management plan, instilling trust and transparency with our clients.

StoryForm Services

At LSW, we recognize that a clear and compelling story anchors the integrity of your project so that the vision stays intact from design through construction to deliver a project that is highly valuable to your users, operators, and investors. Taking a unique approach to fully leverage the experience of a compelling story, we utilize StoryForm, a discovery and story-building process that develops a common narrative and language for team members, clients, and stakeholders to understand the purpose, goals, and values of a project, in addition to building a foundational marketing platform that effectively attracts an ideal tenant profile depending on key uses and program. The story provides stewardship to projects by continually guiding the team with an overarching vision and reinforces the maxim that the best story always wins.

Community Engagement Workshop

Conducted as a single or series of gatherings, the goal of this process is to illuminate and bring focus to design solutions that best serve the project. Part-brainstorm and part-group discussion, this process is guided by our team, who utilize a well-proven format that is designed to uncover shared ideas, allow space for perspectives and views, and build consensus in large, diverse groups.

By documenting, analyzing, and leveraging stakeholder input, we are able to create a design strategy and project roadmap that uses both data-driven and experience-driven information to bring a client’s vision to life.

This process has proven to be especially effective during the early stages of any large project; specifically when a business, organization, or public entity is looking to fuel the enthusiasm and passion of their team or greater community with a significant new place that speaks to their Guiding Principals.

Stakeholder engagement sessions are tailored specifically to the project and typically include one or more interactive programming and design sessions with the group. The meeting format and style is chosen to best serve the group size and can be hosted in-person or online.

Master Planning Services

Embodying our core belief that we are better together, we approach every project as an opportunity to strengthen community and connect spaces that honor their context and environment while yielding experiences that are more organic and more human. We’ve developed deep expertise and creative design approaches that have redefined placemaking through education, housing, healthcare and wellness, retail and office, civic, community and recreation, adaptive reuse, and fully master-planned developments. Always designing for people, LSW believes in a design philosophy focused on the human experience through evidence-based design, creating places and spaces that connect, not isolate, and spaces that are alive, blending the built and natural environments to promote holistic wellbeing, connection, inspiration, and growth.



Setting clear goals along with a realistic schedule upfront is the key to project success and staying on budget.



LSW design team leading key stakeholders through an engagement workshop to help define a shared vision and project priorities.



Our collaborative processes ensure the design team, consultants, and owners stay on the same page at all stages of a project.



Key stakeholders reviewing precedent imagery during the Design Phase.



Riff

About

Born out of the genuine desire to elevate the design reputation of the Pacific Northwest, Riff is a boutique creative agency uniquely crafted for purposes exactly like yours. With a passion for branding and visual identity creation and curation, Riff consists of a team of 15 that is focused and determined to help businesses navigate uncertainty with people-centric and design-based methods that increase the likelihood of success.

Designed to execute on multiple projects simultaneously, Riff is equipped with client managers, project managers, and creative designers who ensure a process that is clear, engaging, fun, and highly effective. Riff is a full-service partner, unlocking growth through an unwavering belief in storytelling, creative, and problem solving.

Approach

In an industry that requires originality alongside unconventional thinking, we believe that everything you do, say, create, post, share design — it's all an expression of your brand. When it's done right, we're creating an experience designed to make people remember a feeling that connects them back to you.

Creative Services

- Branding, Brand Refresh & Rebranding
- Content Strategy
- Art Direction
- Photography
- Videography
- Graphics & Illustrations
- Space Planning
- Branded Environments
- Concept Development
- Structure Design
- Prototyping
- Label & Packaging Design
- Custom Print Design

Marketing Strategy

- Integrated Action Plans
- Omni-Channel Management
- Campaign Concepts
- Copywriting
- Brand Naming
- Brand Positioning
- Brand Audits

Business Strategy

- Corporate/Organizational Maps
- Corporate/Organizational Articulation
- Annual Workshops
- Customer Journey Maps
- Service Blueprints
- Action Plans

Web Development

- User Experience
- User Interface
- Hosting
- Updates & Debugging
- Coding
- Product Roadmaps
- Content Strategy

Team Support

- Role Alignment
- Team Performance
- Team Motivation
- Right-Fit Hiring
- Communication Coaching
- Unique Ability Mentorship
- Team Transitions

Software Engineering

- Tech Stack Evaluations
- MVP & Iteration Planning
- Development Sprints
- Updates & Debugging

PLACE

About

With a passion to make the world a better place, PLACE creative partnerships with visionary clients have been recognized by design awards including the American Society of Landscape Architects, World Landscape Architecture, and an inaugural Landscape & Urban Design Firm of the Year by the internationally prestigious Architecture MasterPrize. Reflected in their placemaking efforts worldwide is a dedication to local impact, design excellence, social justice, and a positive contribution to society.

Approach

Over the past 40 years, PLACE creatives have played a pivotal role collaborating with community development organizations and public agencies on the West Coast, creating vibrant neighborhoods, fostering diversity and wellness, and promoting a healthy lifestyle. PLACE work centers on community engagement and equity in public realm understanding unique site conditions, history, culture, and programming in balance with best practices for operations and maintenance, delivering a vibrant open space for generations to enjoy.



San Francisco Civic Center Sustainable District | San Francisco, CA



Gateway Discovery Park | Portland, OR



Key Personnel

People are our driving force. They are the relationship builders. The community changers. The ones carrying our beliefs and values.





RiverWest Apartments

Esther Liu, AIA, LEED AP, NCARB
President & Chief Executive Officer

Architect: CO ARC.00406626, MT ARC-ARC-LIC-20094, OR 4579, & WA 12667

Esther is a relentless advocate for user-centric and world-class design that prioritizes human health, connectivity, and belonging. With more than twenty-five years of experience, an extensive resume of nationally recognized projects to her name, and as LSW’s President and CEO, she is one of the firm’s leading voices championing design excellence and sustainability as well as diversity, equity, and inclusion efforts. She brings an immense depth of experience in planning, designing, and leading teams on large public and private projects, including mixed-use and multifamily housing, adaptive-reuse, and urban master planning. Esther has a strong emotional skillset that allows her to connect with staff, consulting teams, and our clients, grounding every project in a shared sense of trust, respect, and support.

Project Experience

- Adera Apartments // Vancouver, WA
- Bend Airport Tower // Bend, OR
- Clarico at Petrosa Apartments // Bend, OR
- Esther Short Building Remodel // Vancouver, WA
- Gravitare // Vancouver, WA
- Green Leaf Uptown Apartments // Vancouver, WA
- HANA Apartments // Hillsboro, OR
- Heather Lodge Apartments // Happy Valley, OR
- Hurley Office Tower // Vancouver, WA
- Lamont at Easton Multifamily // Bend, OR
- Maple Lane Apartments // Oregon City, OR
- Private Development, Multifamily Housing — Apartments // Bend, OR
- Navalia Apartments // Vancouver, WA
- PDX International Airport // Portland, OR*
- RiverWest Apartments // Vancouver, WA
- R&O Office // Camas, WA
- The Jefferson Apartments // Vancouver, WA
- The Palisades Master Plan // Vancouver, WA
- Three Creeks Medical Clinic // Vancouver, WA
- Trio Pointe Apartments // Vancouver, WA
- Witherspoon & Sons // Portland, OR
- VPS Vancouver Innovation, Technology, and Arts (VITA) Elementary School // Vancouver, WA



Vancouver Innovation Center Master Plan

Max Ault
Exec. Vice President & Chief Strategy Officer

Striving to provide LSW’s clients and partners with maximized strategic value through all phases of project development and delivery, Max works to provide a comprehensive array of economic development and site selection services. Focused directly on supporting competitive and effective research and analytics, Max works to augment early site, market, and project considerations for our partners through strategic location analytics, economic and work development research and analysis, incentives research, demographic research, community engagement strategies and formal site selection and project-sourcing support.

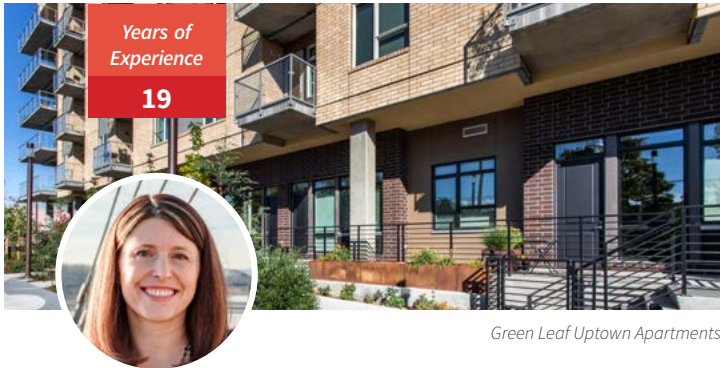
An established practitioner and integrated community and economic development strategy and program management, Max brings practically applied expertise and a track record of success in leading regional efforts supporting competitive and sustainable growth. With deep expertise in public engagement and stakeholder management frameworks supporting economic expansion, Max provides augmented team support and executive level counsel to public agencies and organizations seeking to expand critical infrastructure through focused investment in expanded and/or new capital facilities.

Project Experience

- AbSci Headquarters & Manufacturing Relocation // Vancouver, WA*
- Banfield Headquarters Relocation // Vancouver, WA*
- Cascadia Technical Academy Comprehensive Facility Plan // Vancouver, WA
- Clark College- Boschma Farms Comprehensive Plan // Vancouver, WA
- Clark College Capital Facilities Plan // Vancouver, WA
- Clark County Comprehensive Economic Development Plan // Clark County, WA*
- Clark County Employment Lands Study // Clark County, WA*
- Convene Master Plan & Home Depot Quote Center Office // Vancouver, WA*
- GTMA Headquarters Relocation // Vancouver, WA*
- Hewlett Packard National Site Selection – Section 30 // Vancouver, WA*
- RealWear Headquarters Relocation // Vancouver, WA*
- The Palisades Master Plan // Vancouver, WA
- Vancouver Innovation Center Master Plan // Vancouver, WA
- Waterfront Gateway Feasibility Study // Vancouver, WA

*Experience gained from prior employment





Green Leaf Uptown Apartments

Stefani Randall, AIA, NCARB
Principal-in-Charge

Architect: WA 12665

Stefani is a highly strategic senior project manager with more than a decade of design and master planning experience. Representing the future of LSW firm leadership as one of our newest Principles, she is the consistent calm, tactical, and insightful voice in the room, bringing order to complexity at critical moments, navigating intricate permitting and land use requirements, all while helping teams stay focused on the big picture and deliver work that far exceeds expectations. She excels at facilitating a structure for all stakeholders and partners to function efficiently at a high level while tracking deliverables and milestones to ensure a quality product that is on time, well within budget, and constructable. Stefani's extensive experience designing and managing mixed-use and multifamily housing projects have equipped her with a diverse, project-focused skillset capable of leading design efforts with ease. A consummate problem-solver, Stefani can foresee and prevent adverse project impacts through a unique ability to connect owner and consultant groups as unified teams with common goals and extreme accountability. Her background in multifamily housing and mixed-use development is rooted in a passion for designing and delivering communities that create an authentic sense of home and connectedness.

Project Experience

- Adera Apartments // Vancouver, WA
- Green Leaf Uptown Apartments // Vancouver, WA
- HANA Apartments // Hillsboro, OR
- Hurley Office Tower // Vancouver, WA
- Library Square Feasibility Study // Vancouver, WA
- Navalia Apartments // Vancouver, WA
- RiverWest Apartments // Vancouver, WA
- The Jefferson Apartments // Vancouver, WA
- The Mill // Vancouver, WA
- Three Rivers Mall Redevelopment Master Plan // Kelso, WA
- The Palisades Master Plan // Camas, WA
- VWF Block 1 Mixed-Use Apartments // Vancouver, WA



The Palisades Master Plan

Scott Waggoner, LEED AP
Senior Architectural Designer

Scott is a seasoned architect renowned for his exceptional proficiency in melding the objective and subjective dimensions of architectural design. His career is distinguished by his determined commitment to crafting enduring concepts that serve as guiding principles throughout the project lifecycle. Within his role, often described as a “translator,” Scott adeptly navigates the intricate requirements of clients and site intricacies, consistently moving towards the most refined design solution. His previous experience includes collaborative efforts with the City of Clearlake on the Clearlake Conceptual Plan project.

Scott's unwavering belief in the artistry of architecture is a driving force behind his work. He understands that compelling narratives are the lifeblood of our urban landscapes, preventing them from becoming mere collections of nondescript structures. With a career dedicated to elevating the built environment, Scott remains at the forefront of the architectural profession, ensuring that every project he undertakes tells a meaningful and enduring story.

Project Experience

- ACMA Performing Arts Center // Beaverton, OR*
- **Clearlake Conceptual Plan // Clearlake, CA***
- Columbia River Maritime Museum // Astoria, OR*
- Milano Apartments // Portland, OR*
- Modera Northgate Apartments // Seattle, WA*
- Pacific University Library // Forest Grove, OR*
- Park Fifth Apartments // Los Angeles, CA*
- Sherwood Center for the Arts // Sherwood, OR*
- The Addy Apartments // Portland, OR*
- The Club at the Park Apartments // Vancouver, WA*
- The Palisades Master Plan // Camas, WA

*Experience gained from prior employment





CHARLES BRUCKER PLA, LEED AP
PLANNER I SUSTAINABLE DESIGN PRINCIPAL

REGISTRATION

Landscape Architect
California #5413; Oregon #329

EDUCATION

Bachelor of Landscape Architecture
University of Oregon

Recognized internationally for design excellence, stewardship, and harmonious collaboration, Charlie brings to this effort more than 30 years of experience in planning and design. He led a range of mixed-use and commercial district developments with progressive sustainable infrastructure. His creative approach integrates natural systems with human use resulting in designs that stand the test of time, use the land respectfully, and increase public awareness. The ecological solutions Charlie brings to each project culminate in progressive solutions including Net Zero, One Planet Living, and LEED certified award-winning efforts.

Creating beloved community assets, Charlie’s portfolio showcases a variety of cherished open space, vibrant public realm, and natural areas fostering wellness and healthy life styles.

EXPERIENCE

- 675 Middlefield, Prometheus, Mountain View, CA
- Lagoon Valley Business Village, Triad Development & TimberRise, Vacaville, CA
- Downtown San Mateo Development, Harvest Properties / Prometheus Real Estate Group, San Mateo, CA
- Civic Center Sustainability District, San Francisco Public Utility Commission, San Francisco, CA
- 575 Benton, Prometheus Real Estate Group, Santa Clara, CA
- Saratoga Creek, Prometheus Real Estate Group, San Jose, CA
- Cupertino City Center, KT Urban, Cupertino, CA
- Bespoke Development, Prometheus Real Estate Group, San Mateo, CA
- Barkley Village Master Plan, The Talbot Group, Bellingham, WA
- Broadway Corridor Master Plan, Prosper Portland, Portland, OR
- Hassalo on Eighth, American Assets Trust, Portland, OR
- Oregon Square, American Assets Trust, Portland, OR
- Zidell Yards Master Plan, ZRZ Realty, Portland, OR
- Montgomery Park Master Plan, Unico, Portland, OR
- HP Headquarters, HP, Inc, Vancouver, WA
- Terminal 1, Port of Vancouver, Vancouver, WA
- Vancouver Waterfront Gateway, City of Vancouver, Vancouver, WA
- Reed’s Crossing Health and Wellness Center, Providence, Hillsboro, OR
- Columbia Memorial Hospital, Columbia Memorial Hospital, Astoria, OR
- iTech Preparatory School, Vancouver Public School District, Vancouver, WA [LSW]



Hassalo on Eighth



Lagoon Valley



Montgomery Park

Landscape Architecture + Planning + Art + Urban Design

PLACE





MELINDA MCMILLAN
PROJECT MANAGER

REGISTRATION

Landscape Architect
Utah #8434991-5301
Architect
Oregon #12143
Utah #8434991-0301

EDUCATION

Master of Landscape Architecture &
Regional Planning/Master of Architecture
University of Pennsylvania
Bachelor of Arts in Architecture
Portland State University
Bachelor of Arts in Special Education
Brigham Young University

A creative project leader with 15 years of award-winning experience and strong understanding of public realm, Melinda is dedicated to ensuring all voices are respected throughout the design. Elegantly incorporating environmental stewardship in balance with affordability, she manages teams with thoughtful listening, diplomatic negotiations, and a service-driven vision.

She advances projects efficiently with excellent communication, welcoming collaboration with clients, the design team, and contractors. Melinda's portfolio includes a variety of urban spaces, corporate campuses and public spaces for private and public clients. Through Melinda's passion for creativity and craftsmanship focused on sustainability and placemaking, she guides projects with aspirations to synthesize the relationship between the built and natural environment.

Melinda has worked on Clearlake Conceptual Plan, providing the project team with an intimate understanding and knowledge of the project site.



Heritage Complex



675 Middlefield



Vancouver Waterfront Gateway

EXPERIENCE

- Clearlake Conceptual Plan, City of Clear Lake, CA*
- 675 Middlefield, Prometheus, Mountain View, CA
- Downtown San Mateo Development, Harvest Properties / Prometheus, San Mateo, CA
- 1st&B, Bespoke, Post&Beam, Prometheus Real Estate Group, San Mateo, CA
- Masonic Way, Prometheus Real Estate Group, Belmont, CA
- Vancouver Waterfront Gateway, City of Vancouver, Vancouver, WA
- James Center North Masterplan, City of Tacoma, Tacoma, WA*
- Eastern Campus Master Plan, Utah State University Eastern; Blanding, UT*
- Smart City Mixed-use, Vancouver, WA
- CoVA Master Plan, CoVa Land Partners, Coveseville, VA
- Community Library, Fort Vancouver Regional Libraries, Washougal, WA
- UO Concordia University Assessment, University of Oregon, Portland, OR
- Heritage Complex, University of Oregon, Eugene, OR
- Thermal Systems Transition, University of Oregon, Eugene, OR
- Jefferson High School, Portland Oregon, OR
- Terwilliger Plaza Landscape Framework, Portland, OR
- Washougal City Library, City of Washougal, Washougal, WA
- Washougal Smart City Campus Master Plan, H Development, Vancouver, WA

**prior to PLACE*

Landscape Architecture + Planning + Art + Urban Design

PLACE



Relevant Project Experience

We believe in the role that design can and must play in shaping culture and responding to the needs of people.





The Palisades Master Plan

Camas, WA

Inspired by the surrounding natural landscape, The Palisades is a master-planned mixed-use development where Camas and Vancouver unite. The project will deliver a distinctly Pacific Northwest experience rooted in the concept of placemaking. Creating quality spaces that fit the needs and interests of the community where people live, work and play. A mix of retail, single, and multi-family residential and office spaces will create a modern urban environment. Couple that with open space, walkability, parks, and iconic views of the Columbia River, The Palisades will be a new dynamic center of a rapidly growing community.

Key Stats

- **Total Projected Square Footage:** +2 Million SF
- **Total Acres:** 14.3 Acres
- **Total Buildings:** +11 individual mixed-use buildings
- **Completion Date:** Anticipated 2024+





Vancouver Innovation Center Master Plan

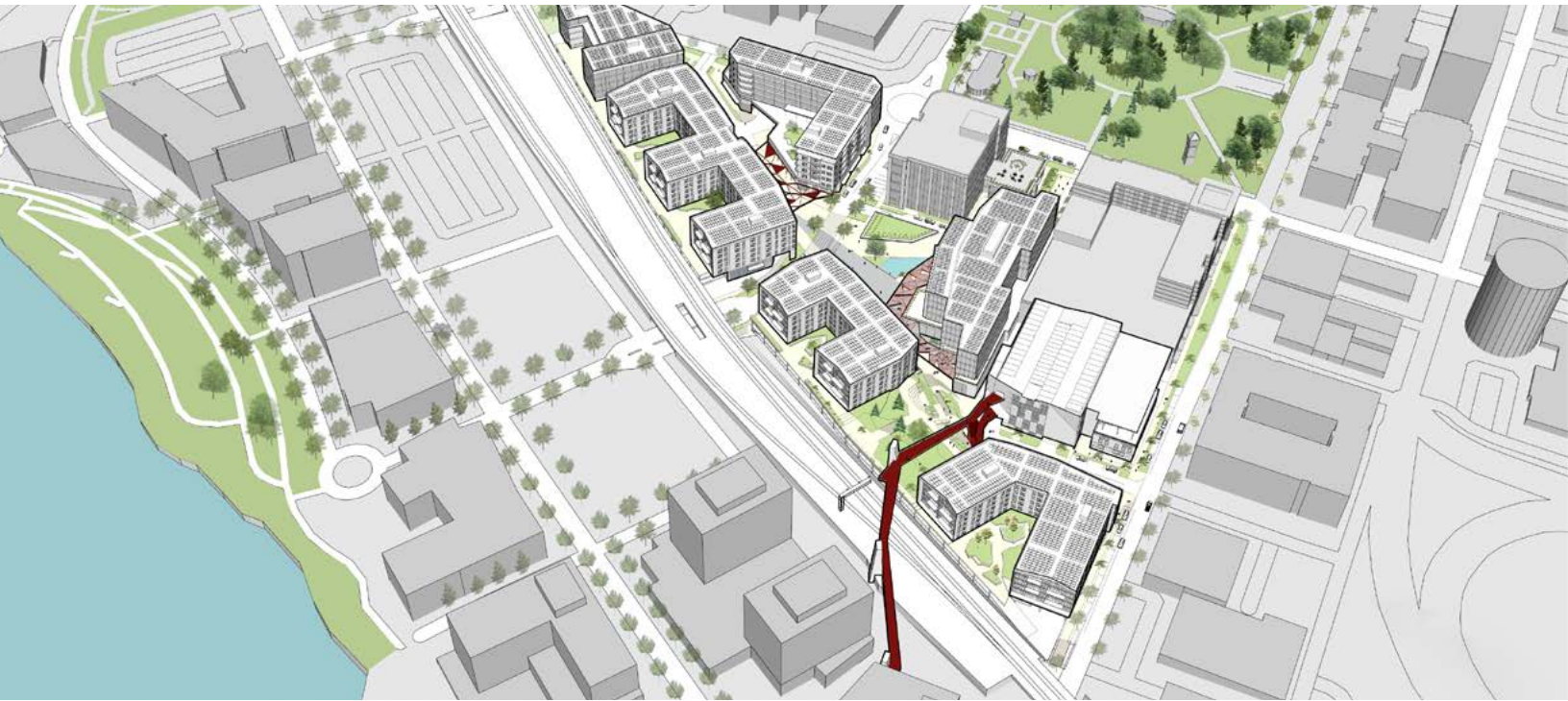
Vancouver, WA

The Vancouver Innovation Center (VIC) will be east Vancouver's business-meets-leisure destination, where culture intersects with the outdoors and local communities gather. The 180-acre VIC campus will turn 500 square feet of refurbished, light-industrial space into an attractive employment center nestled into new commercial, retail, entertainment and housing opportunities. LSW created the master plan and standards that support a pedestrian-friendly experience, set sustainability goals and establish guidelines for high-quality design.

The development stitches the existing forested surroundings into new pedestrian paths throughout the site to create a 20-minute walkable neighborhood. The circulation brings people into a thriving town center organized around a public plaza. A featured building in the plaza will house hospitality activities with connections to the outdoor area. Buildings around the town center with three to six stories will have retail spaces on the first floor and office spaces above.

Designed as a 24/7 district, a portion of the town center will be dedicated to multi-family housing to support the additional jobs generated there. A variety of housing options—single family homes, town homes, market rate and affordable multi-family homes, and senior living options will make VIC a place for everyone and will transition gracefully to the adjacent neighborhoods. The project will be built over the next five to 10 years to create a new regional destination for living, working and enjoying recreation opportunities in east Vancouver.





Waterfront Gateway Feasibility Study

Vancouver, WA

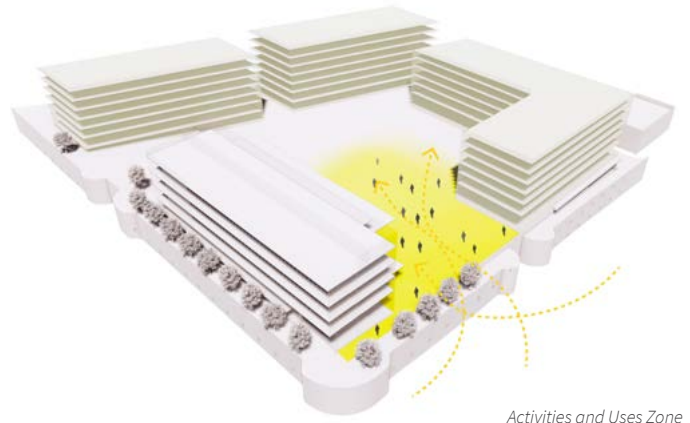
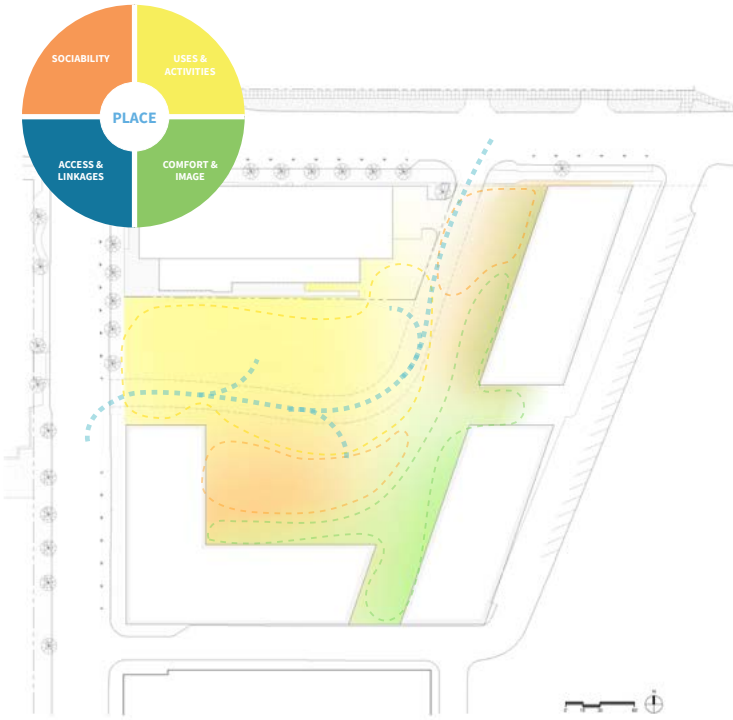
The vision for the design of Waterfront Gateway was to transform the largest remaining collection of undeveloped contiguous properties in the city's core into a focal community center of gravity and a confluence that is uniquely Vancouver. To successfully realize this vision hand-in-hand with the community, our design approached aimed to create an inextricably magnetic sense of place, embodying and expressing the community's soul in a way that captures and magnifies the true authenticity of our past, present, and future by creating a user experience that is unique to everyone to explore, interpret, interact and make their own.

This story, told through colors, textures, and intimate metaphor across wayfinding and markers, endeavored to be simple, repeatable, welcoming, historical, inclusive, and fun. As we looked to the future of Vancouver, we saw a place where this juxtaposition of nature, culture, economic activity, and urban life supports an increasingly healthy ecosystem for all.

The design reflects the economic and cultural potential for an intentionally connected, activated city core creates welcoming and accessible spaces for everyone of all demographics, ages, incomes, and abilities. Waterfront Gateway's vision was to be a place to truly experience, where you can walk with your friends, learn in wonder with your children, dream with your loved ones, and find boundless opportunities to live, work, and play.

This high density urban mixed use community plan includes varying multi-family product types, retail, commercial and office, children's museum and boutique hotel and integrates smart technology systems and a sustainability plan targeted towards net-zero development.

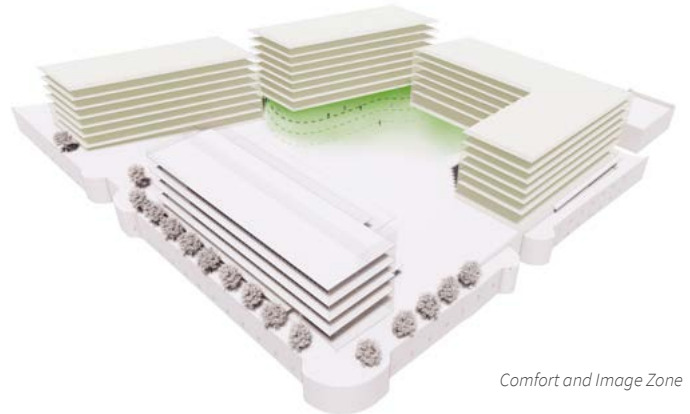




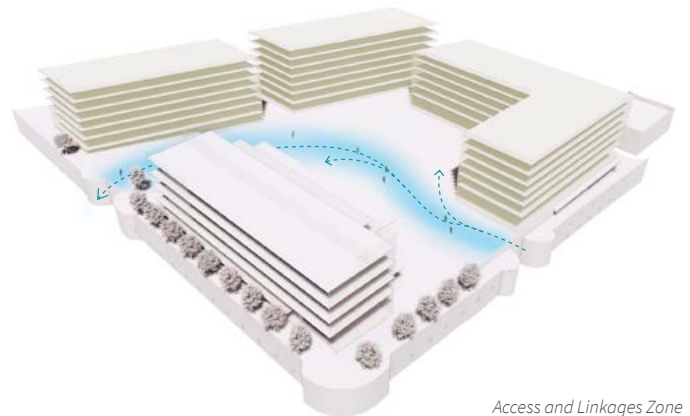
Activities and Uses Zone



Sociability Zone



Comfort and Image Zone



Access and Linkages Zone

Library Square Feasibility Study

Vancouver, WA

At its core, the identity behind the concept plan is the “Central Park” that is created by the proposed buildings flanking the perimeter of the site, creating a strong identity; a new place for residents, the public, and visitors to gather. With the goal of “Celebration of place and life in the city”, as a focal point, the development utilizes the experiential elements of place-making: uses and activities, sociability, access and linkages, and comfort and images of the site. These zones seamlessly blend together and give various opportunities to give a stage for the public to celebrate and share ideas, opportunities, experiences, and cultures all within the urban fabric of the city. Each zone has its own varying attributes and degree of public to private interaction.

Creating the active and inviting zone as a gateway to the square sets the tone for the entirety of the public spaces and is ideal for year-round and all day uses, from sports courts in the summer to ice skating rinks in the winter. The interstitial zones will each carry unique attributes to foster a place of social activity. These areas are not intended to become a main attraction, but to be spaces that people have the opportunity to comfortably and casually interact, encouraging a prideful sense of belonging. This could be a regular meeting place for lunch, or a mid-afternoon nap, a pickup game of chess, or a weekend picnic. A layering of quieter zones offers a more subdued transition to spaces that are considered adjacent to private or residential areas on the ground floor. Having these spaces be well lit, safe, and clean can give the attractive and personal touch to deter unwelcome activity to the residents. These areas are not meant to be completely walled off from the rest of the public, and the use of scale, stoops, and landscaping help transition between the public and the private uses.





Navalia Apartments

Vancouver, WA

LSW designed this 73-unit, mixed-use apartment complex in partnership with Hurley Development. The project showcases a modern take on an urban garden-style apartment. It combines a complex marriage of housing, commercial, and adaptive reuse of the existing structure to create one functional environment complimenting the growing downtown Vancouver neighborhood and promoting its timeless historic aesthetic.

The design team focused on the owner's goal of providing as many affordable housing units as possible in order to support the ever-increasing demand within Vancouver's urban core. The project showcases historic brick and timber structures that add a unique user experience to the pre-existing warehouse space.

The majority of the units are dedicated for compact studios focusing on housing for single occupancy residents; however to expand occupancy reach, a number of 1-bedroom, 2-bedroom, and studio lofts have been added for residents who may need additional space to live and thrive. Considering the location, aesthetics, program, and amenities, the design for this community stems from a desire to support a variety of work and lifestyle preferences ultimately connecting back to the greater convenience of downtown Vancouver.

Key Stats

- **Total Square Footage:** 60,431 GSF
(48,373 SF Residential, 7,636 SF Retail)
- **Unit Count:** 73
- **Completion Date:** 2022





RiverWest Apartments

Vancouver, WA

Situated along one of the primary access routes through the city rail berm, which previously separated the waterfront from the city, RiverWest represents the unification of past and present: a connection point between historic Downtown Vancouver and its new Waterfront. This reunion was largely due to the unprecedented collaboration among the city, BNSF Railway, and the development team.

RiverWest is a 7-story mixed-use development featuring ground floor retail and commercial space, parking on subgrade, first, and second floors, 206 apartment units on levels 2-7, and a large residential amenity courtyard. Consistent with the Waterfront's commitment to sustainable community and innovation, RiverWest has been awarded a LEED Platinum rating by the U.S. Green Building Council; a first in Vancouver for the Multifamily Midrise classification.

Building amenities include EV charging stations, a pet washroom, secure bike parking and package lockers, Bluetooth access control hardware, and a workout room. A highly noteworthy feature is the third-floor clubhouse with large folding doors that open to the exterior courtyard offering dramatic views. As one of the waterfront's largest and most innovative original mixed-use development, RiverWest sets a new precedent for urban life on the banks of the Columbia River.



Key Stats

- **Total Square Footage:** 323,693 GSF (21,219 SF Retail)
- **Unit Count:** 206
- **Completion Date:** 2019
- **Parking:** 217 On-site Structured
- **Sustainability Certification:** LEED for Homes Multifamily Mid-Rise: Platinum Certified





Green Leaf Uptown Apartments

Vancouver, WA

Green Leaf Uptown Apartments (Uptown) is a 230,697 square foot mixed-use development located in the Uptown Village area of Vancouver. It is a six-story building that includes retail, 167 apartment homes, and internal parking.

The ground floor retail spaces front the entire face of Main Street to enliven the street activity. The remaining three sides of the ground level have walk-up apartment units. Levels 2-6 are composed solely of apartment units. Uptown features two common outdoor spaces; the lower level landscaped courtyard acts as a lightwell, providing natural light to the inner building units, and offers a more private area for residents and their guests to gather. The seating and landscaping allow for a quiet reflective space compared to the upper level clubhouse roof deck.

The upper level roof deck allows for more social activities, including a community BBQ, firepit and lounge furniture. The space is an extension of the clubhouse in the warmer months, when the large glass sliding doors can be fully open. One of the newest high-density multifamily and mixed use communities to be delivered in Vancouver's urban core in decades, The Uptown kicked off a wave of new development focused on placemaking and easy access to onsite amenities.

Key Stats

- **Total Square Footage:** 230,697 GSF
(136,407 SF Residential, 8,152 SF Retail)
- **Unit Count:** 167
- **Completion Date:** 2016
- **Sustainability Certification:** LEED for Homes Multifamily Mid-Rise: Silver Certified





The Canyons

Portland, OR

The Canyons is a unique multifamily concept with an emphasis on 100% ADA accessibility, independence and urban living. The 70-unit apartment building is a new option for anyone who wants an active lifestyle with services and amenities to allow ease of movement and to comfortably age in place or live with mobility issues. The Canyons building stands at 65 feet tall, 6 stories high, and is not age-restricted.

Constructed with cross-laminated timber along the North Williams corridor in Portland's Eliot neighborhood, The Canyons features light-filled units with open floor plans, a modern design, and a 24/7 onsite trained paramedic. It offers more freedom and flexibility than found in an independent living facility, with health and safety features you won't find in a typical apartment building.

Key Stats

- **Total Square Footage:** 113,000 SF
- **Unit Count:** 70
- **Completion Date:** 2020





Carbon12

Portland, OR

Carbon12 sets a new standard for what's possible in sustainable development in the United States. At 85 feet tall and 8 stories high, Carbon12 is the tallest cross-laminated timber building in the country (as of January 2020). The design team worked with city and state officials to waive restrictive codes limiting the height of wood buildings, making Carbon12 and future tall wood buildings in the US possible.

Carbon12 combines modern luxury and environmental responsibility, with sophisticated technology and sustainability features built in. Along with the inherent environmental benefits of wood, Carbon12 is better equipped to handle an earthquake or other natural disaster than any other residential building in the country, thanks to its buckling-restrained brace frame core. The building also features a solar-ready roof, an underground mechanical parking system, and ground-floor retail spaces to anchor it within the surrounding community.

Key Stats

- **Total Square Footage:** 42,000 SF
- **Completion Date:** 2018





The Vantage

Camas, WA

As the first of several commercial projects within the larger Columbia Palisades development, the retail and office buildings set the tone for neighboring sites. Informed by the property's history as a former quarry and its proximity to natural landmarks, LSW's vision for the Vantage Office and Retail focuses on creating connections from the buildings to surrounding context both in orientation and pedestrian-scaled massing. Landscaped circulation, including exterior terraces, sculpts the retail program into smaller footprints while directing views toward the Columbia River to the south and Mount Hood to the east.

The project utilizes local and sustainable materials, creating interior environments that relate to the larger site and will connect back to the traditions of the Pacific Northwest. Large portions of the retail façades will use full height glazing to activate the buildings from the site and take advantage of natural light during winter months, with deep overhangs to screen tenants from harsher direct light in the summer.

Key Stats

- **Total Square Footage:** 44,715 SF
- **Completion Date:** Anticipated 2024





Columbia Credit Union

Ridgefield, WA

LSW designed Columbia Credit Union's new Ridgefield Branch to be a welcoming, interactive hub for customer engagement. The building provides multiple access points, enabling support for a variety of service needs. This includes a customer services area in the central lobby, and drive-thru services with an ATM and a night deposit.

Recognizing the unique natural landscape of the Pacific Northwest region and specifically Ridgefield, the building takes cues from the local climate, materials and design sensibilities. The structural system and materials further communicate a regional aesthetic with masonry, natural wood surfaces, and expressed structure.

The massing, structure, and envelope are designed to get the most value out of materials by minimizing unique details, maximizing the spanning capabilities, economizing construction labor, and avoiding complex material transitions.

The building materials and features put an emphasis on the Columbia Credit Union brand, colors, and patterns. The glass pyramid on the roof, a rainwater harvesting tank clad in wood planks, a glass canopy marking the building entry, a wood slat ceiling demarcating the tellers, and green accent walls are commonalities with other branches.

Key Stats

- **Total Square Footage:** 3,090 SF
- **Completion Date:** 2020





Esther Short Building

Vancouver, WA

A remodel of the 32,800 SF Esther Short Building was completed by LSW Architects and the LSW Interior Design Studio. This 2-story office building is located in Downtown Vancouver, Washington, adjacent to City Hall and Esther Short Park.

Formerly a vacant building, the remodel of the 32,800 SF building brought new life and business to the area by providing office space for six tenants (including LSW) and a community gathering space.

The majority of the exterior improvements aim to create a more welcoming building that is in synch with its surroundings. New landscaping on the park side of the building makes the building more visible and creates an inviting entry. The community room opens to a renovated patio on the northside, creating an attractive meeting area complete with fire pit and water feature.

The first floor of the building was constructed in the 1970s with the second floor addition occurring in the '90s. This resulted in a number of unique design elements including a sculptural stair in the main lobby and glass enclosures at the main and west lobbies.

Key Stats

- **Total Square Footage:** 32,800 SF
- **Completion Date:** 2014





Witherspoon & Sons

Portland, OR

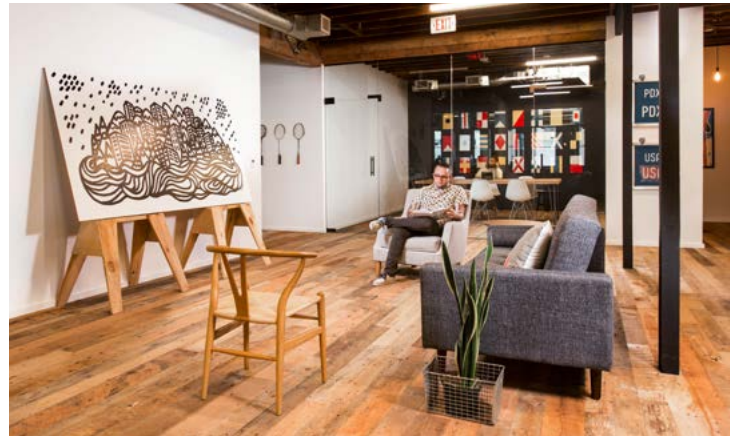
LSW Architects completed a major remodel of the historic Witherspoon and Sons building in Downtown Portland, Oregon, transforming it into an inspiring, creative, and flexible workspace. One of our main objectives was to preserve and enhance elements of the building's original character, creating a textural contrast between past and present. We accomplished this by exposing the brick walls and wood-framed ceilings. Reclaimed wood plank flooring is used throughout the building, while natural daylighting is provided by frameless glass and open stud walls.

Changes were made throughout the building to provide universal access to all areas. This included leveling out floors and restructuring the front third of the building, providing sidewalk access to the front door. Most of the project budget was geared toward life safety improvements. From an environmental standpoint, we made several improvements aimed to reduce the building's carbon footprint and operating costs, while simultaneously elevating the building's experiential quality. The first-floor storefront façade provides increased daylight into the space; daylighting has been increased by opening these floors to the existing light well at the rear of the building.

New electrical, lighting, plumbing and HVAC systems were installed to raise the overall level of comfort and improve the human experience. Custom casework provides storage and layout for the various tenants. The countertops for the casework islands were milled from wood joists that had been demolished when seismic modifications had been made to the first floor. Tile mosaics at the new entries greet visitors and encourage them to "Be Brave".

Key Stats

- **Total Square Footage:** 18,670 SF
- **Completion Date:** 2014





The Radiator

Portland, OR

The Radiator is the first all-timber building of its scale in the past century. It played a key role in proving the financial viability of constructing large buildings with wood, reintroducing the design and build industries to the benefits of wood and kicking off a building boom in Portland.

The Radiator showcases the inherent carbon-trapping benefits of wood and the fact that building with timber dramatically reduces the carbon footprint of the construction process. Standing at 5 stories tall, the Radiator provides office space and public outdoor space within a mixed-use, high-density residential neighborhood, improving walkability for neighborhood residents. The building's tight envelope reduces infiltration and heat loss, and a fully automated exterior fin array on the West side reduces heat gain and glare. The Radiator also features a full photovoltaic array covering the entire roof, LED lights to minimize energy usage, an underground earthquake early warning system, and on-site water runoff management.

Key Stats

- **Total Square Footage:** 38,000 SF
- **Completion Date:** 2014





Vancouver Innovation, Technology, & Arts Elementary School

Vancouver Public Schools | Vancouver, WA

Through its unique layout, imaginative interior and cohesive sequencing, Vancouver Innovation, Technology, and Arts (VITA) Elementary School has been designed to nurture curiosity, develop a design-minded approach to solving problems, and provide an empowered, joyful K-5 project-based learning experience. The school features high ceilings and open learning studios that can be reconfigured to accommodate larger groups and lecture-style demonstrations. The removal of traditional barriers, such as fixed walls between classrooms, becomes a metaphor and an invitation for students to draw from their own varying interests and develop new solutions to common problems. This caters well to its exploratory curriculum and reinforces a sense of connection across the site. Abundant windows and access points offer students and teachers a view to the playground and outdoors, where the learning experience extends into various play spaces.



Key Stats

- **Total Square Footage:** 63,454 SF
- **Completion Date:** 2022





North Valley Music School

Whitefish, MT

The North Valley Music School is the only non-profit music school in Montana and distinguishes itself as a leader in music education and excellence. The school's vision is to provide high-quality music instruction and seek innovative ways to make music education a part of everyday lives with the belief that everyone has the potential to experience, enjoy, create, and develop a lasting love of music.

Through community and owner engagement, our team conceptualized a design that mirrored the landscape and its inhabitants by taking inspiration from the sound wave. We see this up-and-down pattern woven into the natural world all around us through ridgelines, rivers, and the line of a heartbeat. We also hear it in the peaks, valleys, twists, and turns that make a song so beautiful and exciting. As we imagined future generations continuing this legacy of learning, playing, and creating music in the space, we felt they deserved a home that reflects and speaks to the patterns surrounding them, inspiring them to enter and contribute to the song of the valley.

The proposed new school will be approximately 8,100 SF with spaces for teaching, practice, recital, administrative, and utility spaces. The exterior materials are designed to provide a beautiful, high-quality, and sustainable facility that inspires the community around it.

Key Stats

- **Total Square Footage:** 8,100 SF
- **Completion Date:** Anticipated 2025



References

Building intentional relationships based on mutual trust, respect, and transparency is fundamental to how we operate.



REFERENCES

Mike Bomar

Port of Vancouver, Director of Economic Development
360.839.3577 | mbomar@portvanusa.com

David Copenhaver

Cascadia Development Partners, President
360.907.0062 | david@cascadiadevelopmentpartners.com

Billy Henry

Northwest Association For Blind Athletes, Founder & CEO
360.904.7884 | bhenry@nwaba.org

Anne McEnery-Ogle

City of Vancouver, Mayor
360.487.8600 | anne.mcenery-ogle@cityofvancouver.us

Josh Oliva

HSP Properties, President
206.327.3406 | josho@hspre.com

Matt Olson

Robertson & Olson Construction, Inc, President
360.699.4724 | matt.olson@roconstruction.com

Jeff Snell

Vancouver Public Schools, Superintendent
360.313.1000 | jeff.snell@vansd.org

Mark Mantei

Vancouver Clinic, Chief Executive Officer
360.397.5520 | mmantei@tvc.org

Jennifer Baker

Columbia River Economic Development Council, President & CEO
360.694.5006 | jbaker@credc.org

Trevor Wyckoff

Skanska USA Building, Inc, Vice President - Account Management
503.320.4633 | trevor.wyckoff@skanska.com

“

It is unique to have a company like LSW with a culture that cares so deeply about the community. They've guided us in developing policies and planning options to make informed decisions about our city's essential buildings and spaces. LSW as a company has taken a stand and invested their time, talent, and treasure into innovative thinking and solution-minded designs.”

Anne McEnery-Ogle
Mayor, City of Vancouver



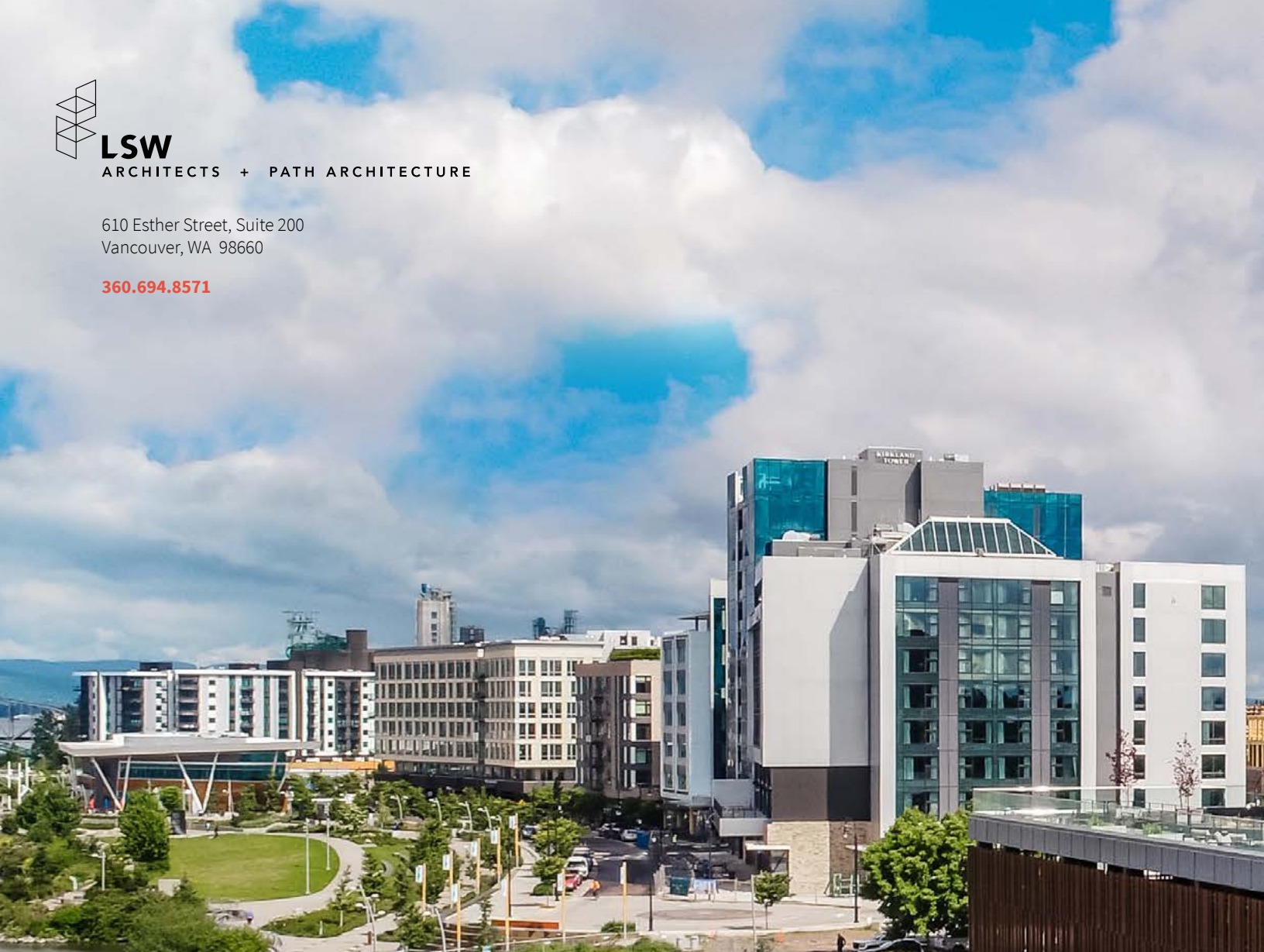


LSW

ARCHITECTS + PATH ARCHITECTURE

610 Esther Street, Suite 200
Vancouver, WA 98660

360.694.8571



“
LSW Architects is stitched into the fabric of our community as a driving force for connectedness and innovative design. The impact of their team will be felt for many generations to come.
”

Mike Bomar

Director of Economic Development, Port of Vancouver



Better Together.