



# Bridging the Gap

A student-led visualization of the potential middle-income housing that Ketchum is missing

*University of Idaho Architecture Students*

# U of I Design Research Team



## Professor Randall Teal

Program Head, Architecture,  
College of Art and Architecture,  
University of Idaho



## Marissa Ward

Marissa grew up in Southbury, Connecticut before moving to Boise, Idaho. She is interested in urban architecture and hopes to live in Seattle after graduating. In her free time, she loves to cook.



## Isaac Maust

Isaac grew up in Kunming, China, before moving to Boise, Idaho. They are fascinated by multifamily and religious architecture. In their downtime, they enjoy playing metroidvanias with their cat Cricket.



## Karli Yoshida-Williams

Karli grew up in Des Moines, Washington before coming to the University of Idaho. She played Division I soccer at the university, is interested in commercial architecture, and enjoys hanging with friends in her free time.



## Eliza Montague

Eliza grew up in Snohomish, Washington before attending the University of Idaho. She plans to begin her M.Arch through the University of Idaho this fall and enjoys cooking, golfing, and reading in her free time.



# Connection to Ketchum

Background as students, how we were presented with this project, and why us?

# Who We're Designing For



# Connotations & Public Opinion

- Preconceived notions
- Apprehension by the public
- Challenging the standard approach



# Priorities



# Guidelines



## COHESIVE KETCHUM



COMPREHENSIVE PLAN  
Expressing a Vision and Policies  
to Guide Ketchum's Future

ADOPTED SEPTEMBER 2025



# Initial Sites



Hyperborean Condo



Bird Drive



Railroad Row



SE Avenue



# Precedents



**"Hyperborean Condo"**  
Existing Structure on Site



**Youza Eco-Lodge**  
Rodaa Studio



**Hyperborean Condo**



**Chautauqua Butterfly House**  
Stephen Sparr Architects



**Fellows Pavilion**  
Barkow Leibinger

**Bird Dr.**



**Outward Bound Micro Cabins**  
University of Colorado Denver



**Favn Klyngetun Hotel**  
Reiulf Ramstad Arkitekter

**Railroad Row**



**Vergalderie**  
Chrtsian Tonko



**House K**  
Seilerlinhart

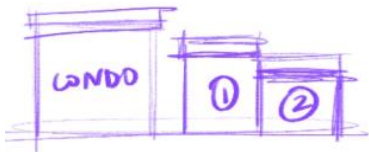
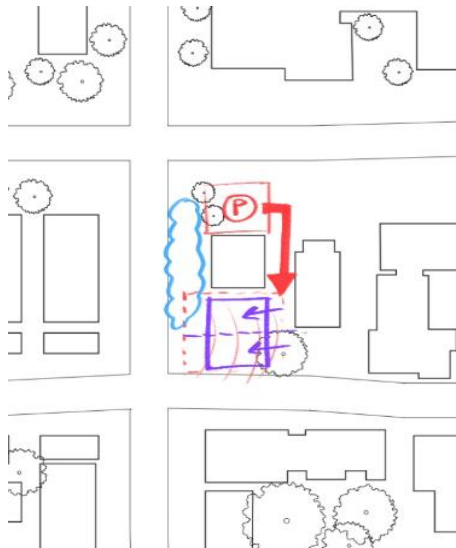
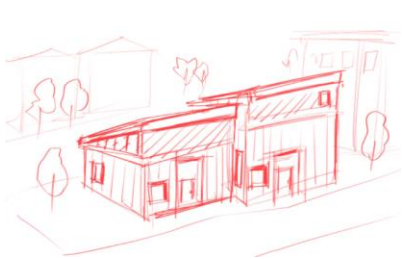


**Ciasa Le Fium**  
Daniel Ellecosta

**SE Avenue**

# Initial Rough Designs

## Hyperborean Condo



## Bird Dr.



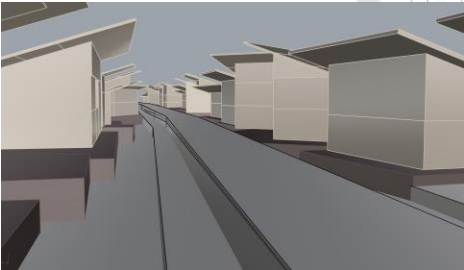
# Initial Rough Designs

## Railroad Row

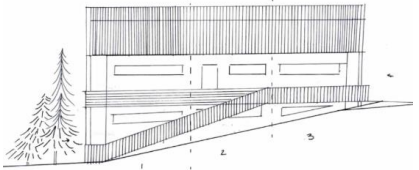
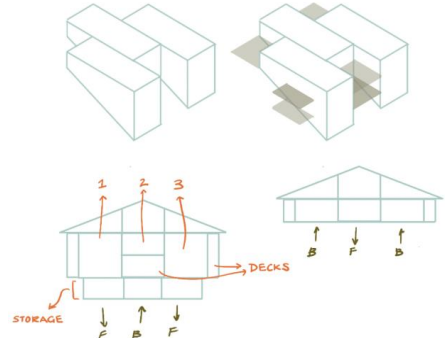
≈7 acres of buildable area +  
 11-20 units per acre =  
 ≈77-140 units total

This model has 77 units:

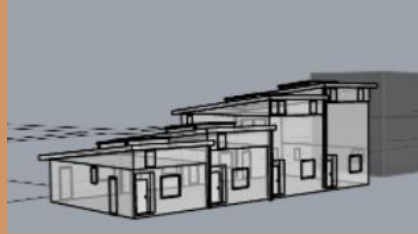
14	750 ft <sup>2</sup>
1	765 ft <sup>2</sup>
9	900 ft <sup>2</sup>
2	1000 ft <sup>2</sup>
23	1200 ft <sup>2</sup>
6	1260 ft <sup>2</sup>
2	1480 ft <sup>2</sup>
8	1800 ft <sup>2</sup>
8	2000 ft <sup>2</sup>
5	2025 ft <sup>2</sup>



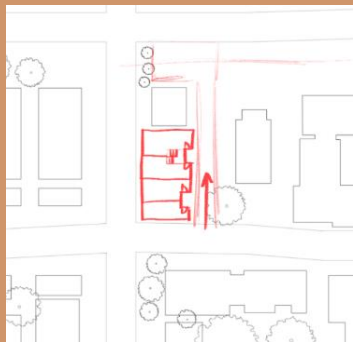
## SE Avenue



# Feedback

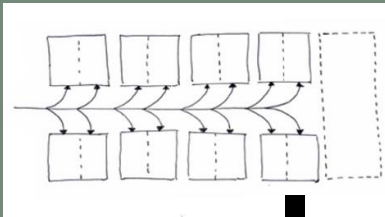


Change the access to the new units to be from the alley and fit more units on the site.

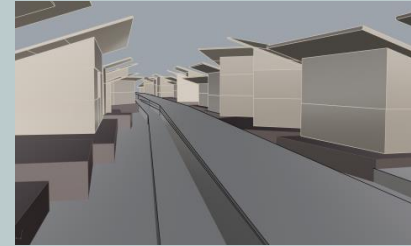


Hyperborean Condo

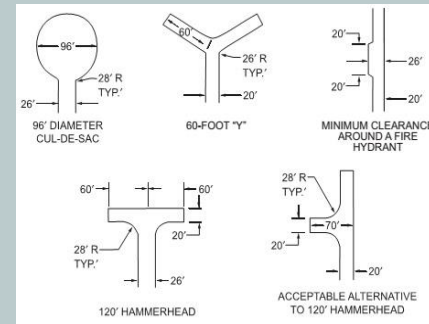
Reorient the units to have driveways on the outer perimeter of the site instead of inner.



Bird Dr.



The railroad turned bike path would be too expensive to flatten into a proper 26' wide road for fire safety!



Railroad Row



Commit to the material and lean into the context by experimenting with motifs.

SE Avenue

# Latest Version of Hyperborean Condo



# Latest Version of Hyperborean Condo

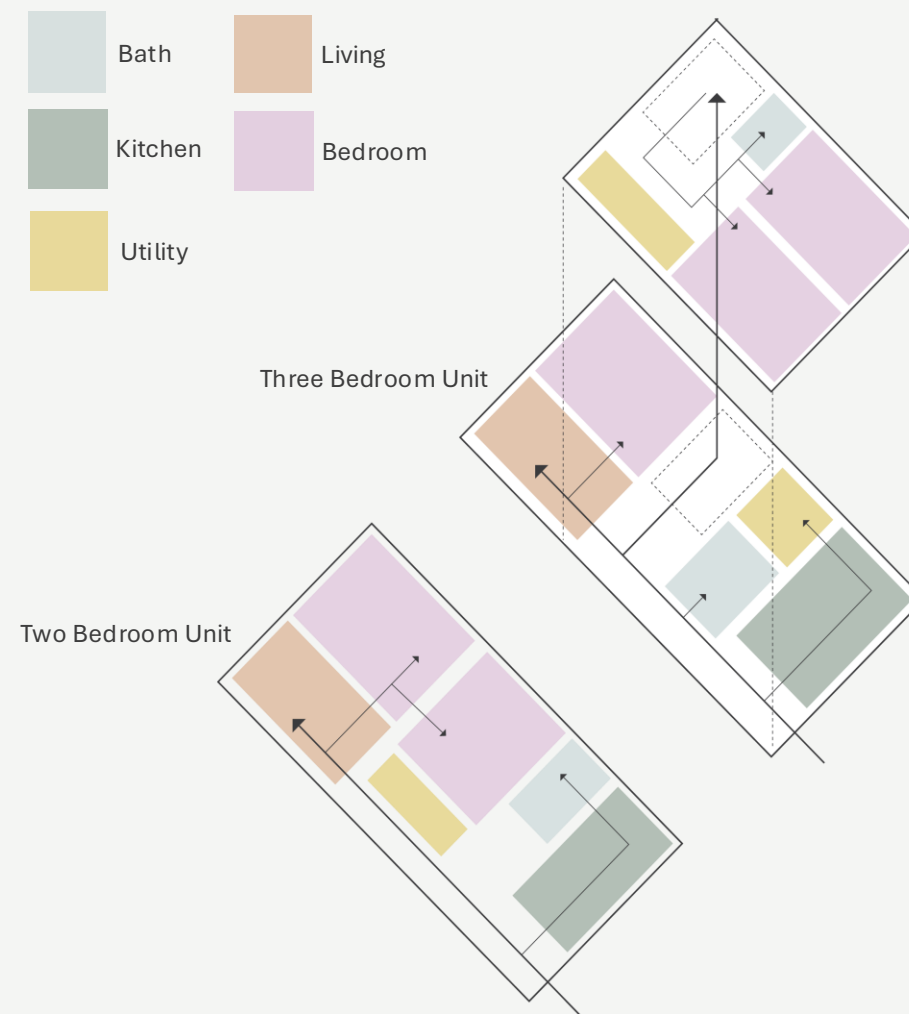


Front



Back

# Latest Version of Hyperborean Condo



# Latest Version of Bird Drive



Existing Building Footprint



# Latest Version of Bird Drive



Courtyard Perspective

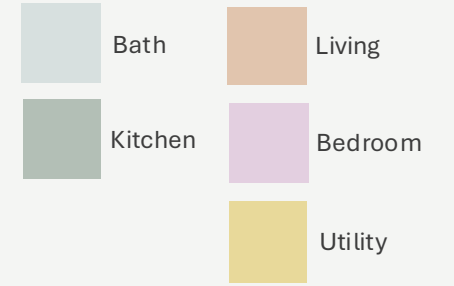


Front



Back

# Latest Version of Bird Drive



Singular Unit Floorplan:

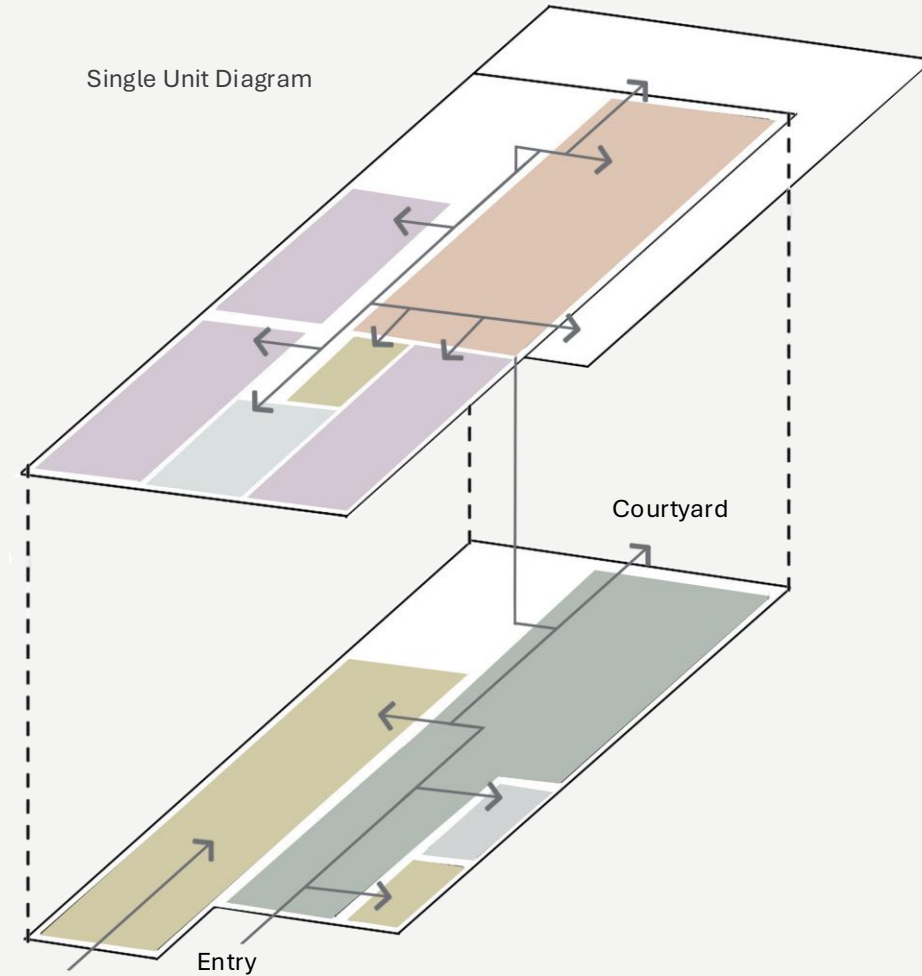


First Floor:



Second Floor

Single Unit Diagram



# Latest Version of Railroad Row



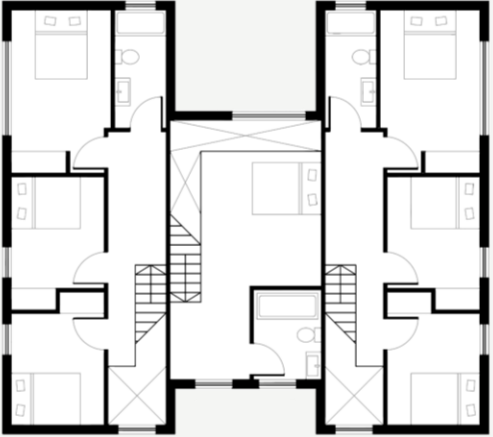
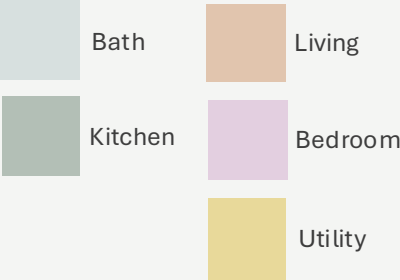
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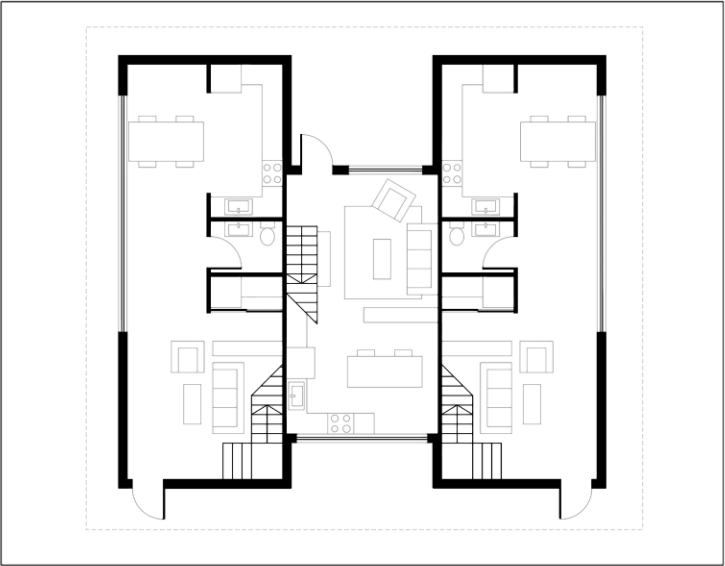
Front Elevation

Back Elevation

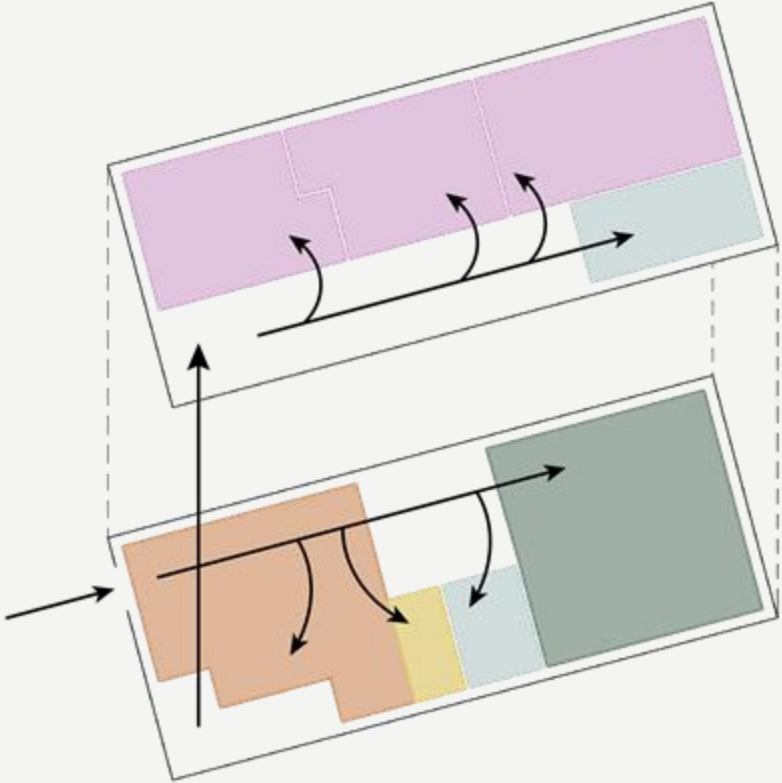
# Latest Version of Railroad Row



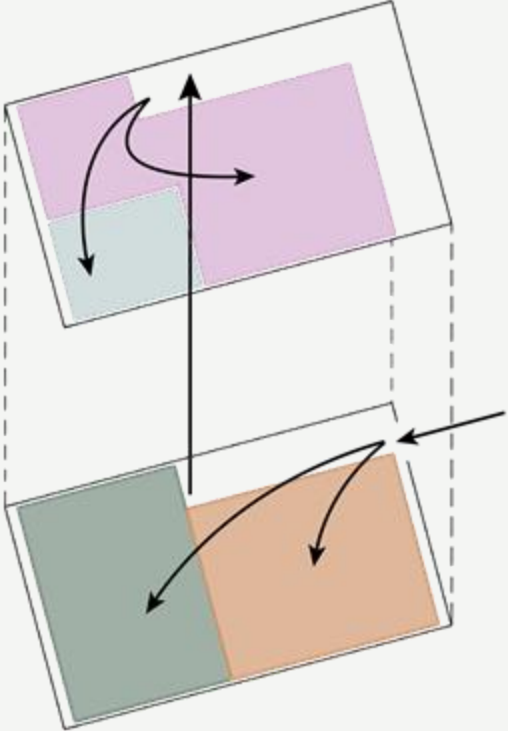
Second Floor



First Floor

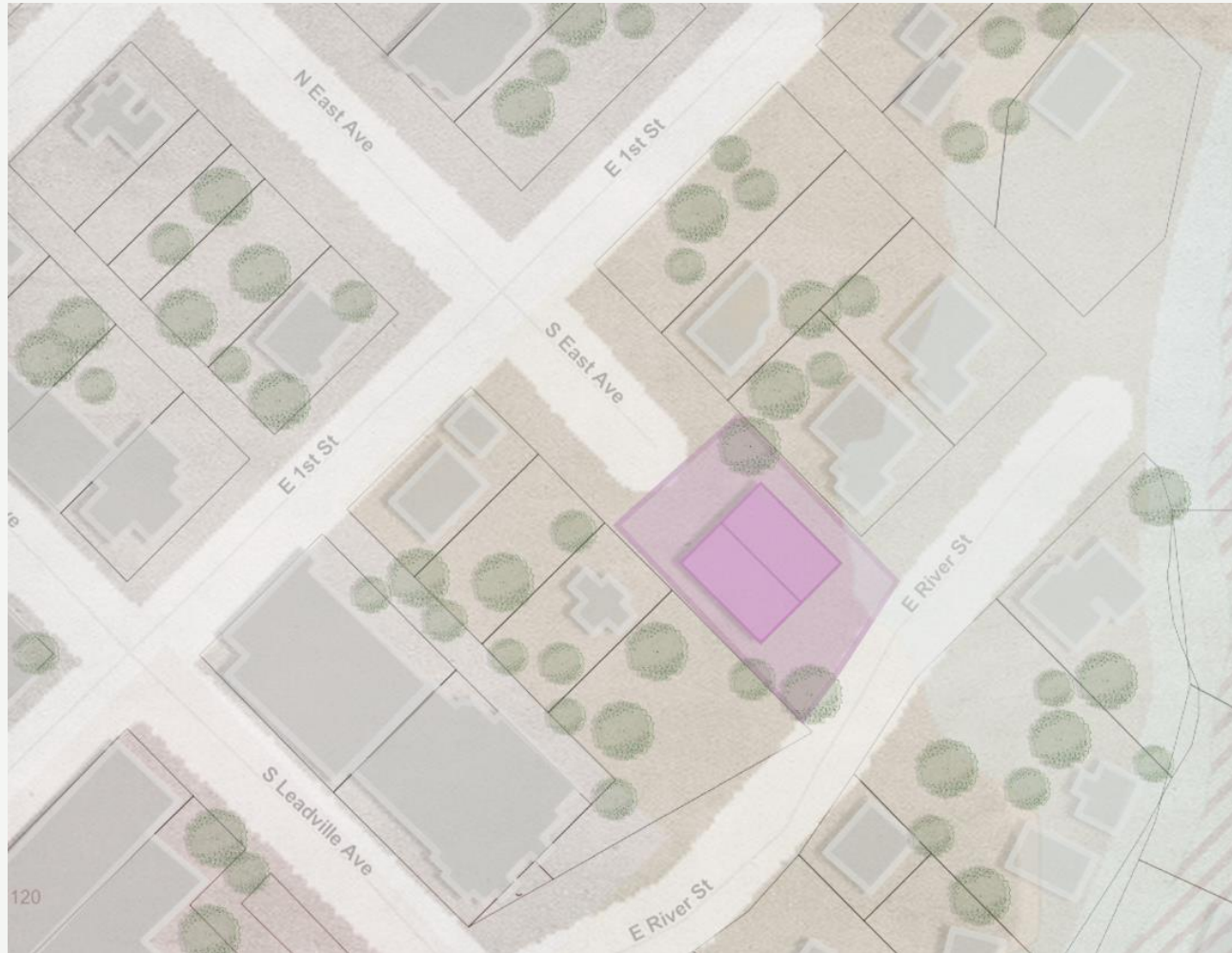


Example of a Three Bedroom Unit



Example of the One Bedroom Unit

# Latest Version of SE Avenue



# Latest Version of SE Avenue


SE Elevation

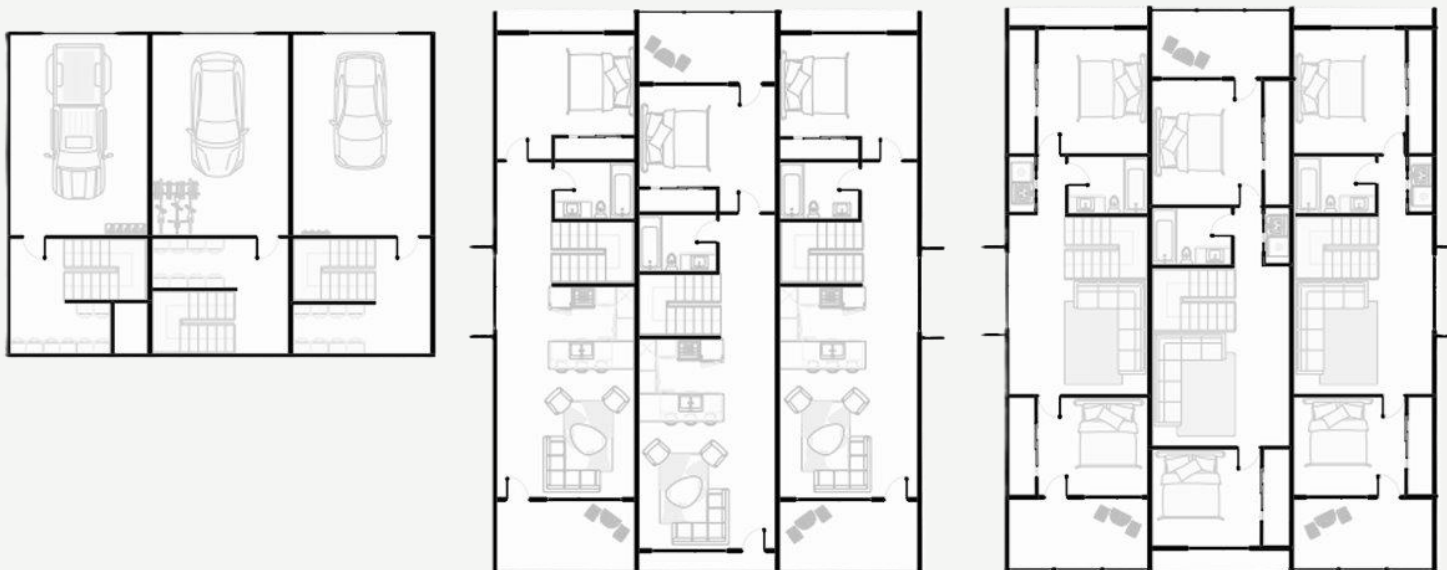


NW Elevation

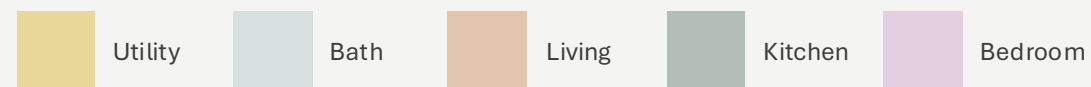
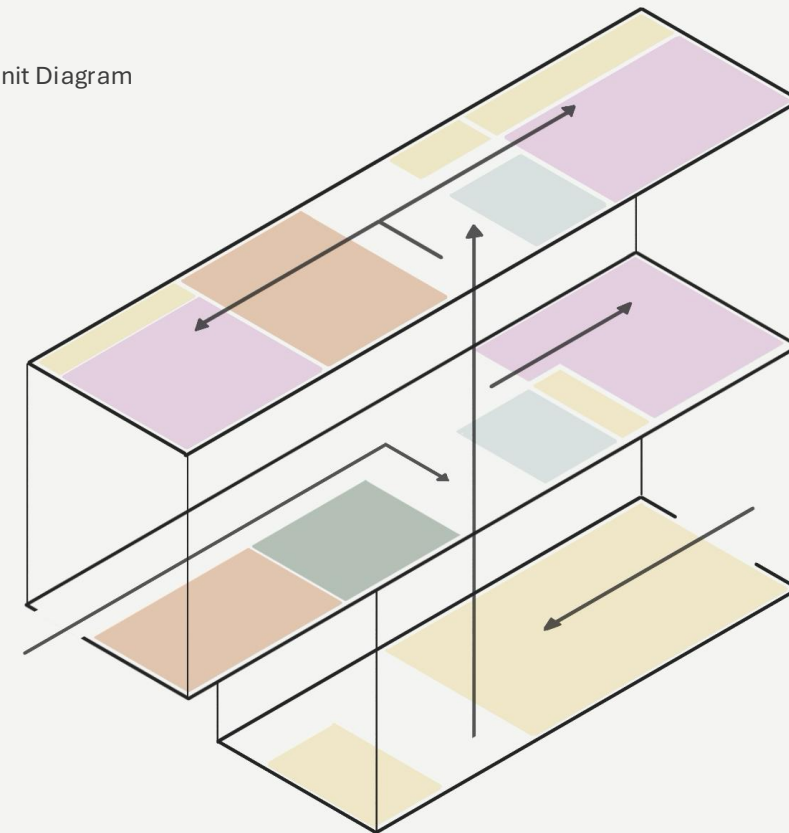


# Latest Version of SE Avenue

Floor Plan 



Single Unit Diagram



# Conclusion & Emerging Principles

- Dignity
- Integrity
- Rooted in place
- Material discipline
- Variety
- Generosity of space through light & form
- Affordability tactics
- RFPs



**Thank You**