CSHQA

Mixed-Use, Multifamily, and Hospitality

Design Portfolio





Whole Foods Market at Canyon Corners – Park City, UT

Architecture

Engineering

Interior Design

Landscape Architecture

Every project carries its own story—shaped by its place, its purpose, and the people invested in its success.

100% Employee Owned

No two stories are the same. A historic building carries different responsibilities than a new terminal. A neighborhood grocery serves its community differently than a hospitality destination or a university campus. Each project arrives with its own history, challenges, ambitions, and stakeholders. Our responsibility is to work through those nuances and serve as stewards of the project story through every decision that follows. Since 1889, listening has been the foundation of our work. We begin by asking questions and learning what matters most to our clients. Only then do we begin design.

CSHQA is a 100% employee-owned architecture and engineering firm with offices in Boise, Denver, and Sacramento. Because every member of our team shares ownership in the firm, every project is personal. We are invested not only in the quality of the design, but in the success of the people who entrust us with their vision.

Our architects, engineers, interior designers, landscape architects, and historic preservation specialists work together as one team, bringing diverse expertise to a common purpose. When consultant partners join a project, they become part of the same collaborative process. We coordinate to deliver thoughtful, well-executed solutions that respect budgets and project schedules while creating purposeful places with meaningful community impact.



Our Design Process

Concept Genesis: The Architectural Idea

A collaborative process, that transforms ideas into meaningful architecture. This process is rooted in partnership, driven by purpose, and designed to endure.

Our Process Promise

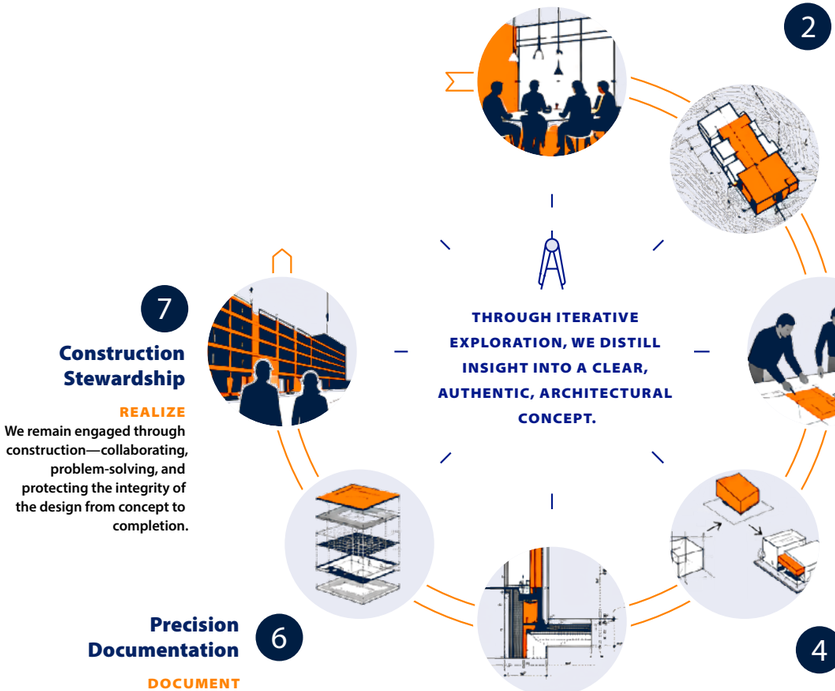
LISTEN
We lead with curiosity and open minds.

COLLABORATE
We believe the best ideas emerge together.

HOLISTIC
We design for people, place, and planet.

AUTHENTIC
We create architecture that is honest and timeless.

DELIVER
We steward the vision at every step.



1 Immersion + Brand Visioning

LISTEN

We start by listening: to your values, goals, culture, and brand—uncovering the vision before we draw a single line.

2 Contextual Intelligence

ANALYZE

We study the site and its broader context—physical, cultural, historical, and regulatory—to reveal opportunities and responsibilities.

3 Collective Design Partnership

COLLABORATE

We partner with the right team—design, engineering, and construction—drawing on each discipline's expertise to align around shared goals.

4 Concept Genesis + Iteration

EXPLORE

We generate, test, and refine multiple ideas—following the strongest threads while staying rooted in purpose, context, and performance.

5 Integrated Performance Design

INTEGRATE

We integrate building systems, structure, sustainability, and the human experience to create holistic, high-performance design solutions.

6 Precision Documentation

DOCUMENT

We develop clear, coordinated documents that communicate design intent with precision—reducing field errors and keeping construction on track.

7 Construction Stewardship

REALIZE

We remain engaged through construction—collaborating, problem-solving, and protecting the integrity of the design from concept to completion.



Multifamily

HOUSING IS PERSONAL. The decisions that shape a multifamily project—unit layout, natural light, air quality, shared spaces, materials—land differently depending on who will actually live there. At CSHQA, we design for the tenants first.

Our multifamily portfolio spans affordable housing, market-rate apartments, luxury condominiums, and veterans' community living centers. At One Nineteen Condominiums in downtown Boise, we designed a building that stands out on a prominent urban corner while creating residences that feel genuinely livable, not just marketable. At Alder Apartments in Twin Falls, we brought the same attention to an affordable housing community where durable, efficient design directly serves the people who call it home. The scale and the budgets differ. The standard of care does not.

Mixed-Use

MIXED-USE DEVELOPMENT ASKS A SINGLE PROJECT TO DO SEVERAL THINGS AT ONCE—and do all of them well. Residential units need to feel like homes. Retail spaces need to perform for tenants and draw customers back. And the connections between them need to add up to something people want to be part of.

CSHQA has navigated that complexity across multiple projects and markets. At Canyon Corners in Park City, Utah, we designed a mixed-use development that integrates retail, restaurant, and residential uses into a cohesive street-level experience—one that fits the character of its mountain town context while meeting the operational needs of national and regional tenants. Our integrated architecture and engineering team coordinates across all uses from the start, aligning decisions early when collaboration has the greatest impact on schedule, budget, and outcome.

Hospitality

A GREAT HOSPITALITY SPACE EARNS ITS REPUTATION DETAIL BY DETAIL. The entry sequence, the lighting at the bar, and the way a dining room feels at capacity. Guests may not articulate what's working, but they know when it does, and they come back.

CSHQA has designed across the full hospitality spectrum, from ground-up boutique hotels to restaurant renovations inside active historic buildings. Hotel Renegade in Boise, developed by Hendricks Commercial Properties, required a design that could carry a strong brand identity while fitting into an established downtown block. The Warehouse Food Hall brought multiple restaurant concepts under one adaptive-reuse roof—a project that demanded both design cohesion and operational flexibility for each tenant. At the Grove Hotel in Boise, we renovated the lobby, bar, and restaurant while the property remained open, coordinating construction sequences around the hotel's operating schedule. Each of these projects required something different. All of them required listening carefully before programming and design began.

The pages that follow represent a cross-section of CSHQA's work in multifamily, mixed-use, and hospitality. Projects at different scales, in different markets, for clients with different priorities. What runs through all of them is the same: integrated design, thorough documentation, and a team that stays engaged from the first conversation through construction closeout.





Whole Foods Market at Union Station

Denver, Colorado

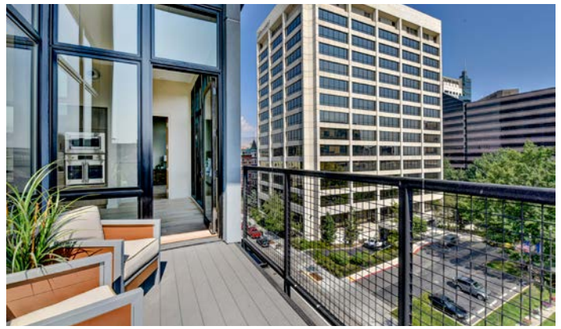
SIZE 56,000 SF

This two-story Whole Foods Market sits across from Union Station in downtown Denver, forming the base of a 14-story, multi-tower mixed-use development. CSHQA designed the tenant improvements for the store and food prep areas, while Davis Partnership Architects designed the building shell and towers. Occupying a full city block, the four-sided urban design addresses loading and service needs while featuring expansive city-facing windows on all sides, an uncommon approach for grocery stores. Designed to be welcoming and pedestrian-friendly within the historic district, the store has become a downtown destination. The interior layout reimagines back-of-house functions with basement prep kitchens and integrated customer–team member spaces, highlighted by the debut of the first Whole Foods Mac & Cheese Bar.











One Nineteen Condominiums

Boise, Idaho

SIZE 67,000 SF
UNITS 27 units

One Nineteen Condominiums is a downtown Boise residential development near shopping, dining, and the city's business core. The project features four levels of loft-style condominiums over two levels of parking, designed for active urban professionals seeking a refined, no-compromise lifestyle. Contemporary architecture—defined by strong vertical elements, metal accents, brick, and articulated massing—integrates the building into its urban context while adding visual interest. Streetscape improvements include historic streetlights, wide sidewalks, and new trees. The twenty-seven two- and three-bedroom units offer unique layouts, high ceilings, open floor plans, modern finishes, and private balconies. Common amenities include an elegant lobby, dog wash, dedicated parking, and storage.





The Five Fifties
Mixed-use Development

West Sacramento, California

SIZE 10,492 SF

This design-only sustainable co-living development was conceived to support a modern, urban, and social lifestyle tailored to the Millennial demographic. The design incorporated an integrated multi-modal transportation node for car- and bike-share programs and featured a courtyard water fountain that served as both an audible and visual focal point. The project established a dynamic, contemporary, and sustainable plan intended to strengthen the historic Washington District while promoting pedestrian- and bicycle-friendly environments. The building's visual character combined corrugated metal panels with brick and stucco accents, and included three residential levels, a rooftop terrace and garden, ground-floor health- and fitness-focused retail, and a two-level restaurant designed for a locally acclaimed tenant.











Canyon Corners Mixed-Use Development

Park City, Utah

SIZE	42,970 SF – Building A 38,100 SF – Building B
UNITS	21 workforce housing apartments

The Canyon Corners mixed-use project revitalizes a partially developed site into a vibrant retail and workforce housing community anchored by a Whole Foods Market. The development connects to existing bike trails, includes a custom bus shelter for local transit, and features pedestrian corridors that link shops, residences, and transportation away from traffic. The building accommodates a range of retail tenants with twenty-one one-bedroom workforce housing units above, accessed through a secure lobby. Interiors feature durable, modern finishes and well-lit common spaces, with moderately priced, spacious units offering expansive views of Utah Olympic Park and surrounding mountains. The exterior blends reclaimed Shou Sugi Ban wood, stone veneer, and brick to reflect the local mountain and historic context.



Depot Square

Driggs, Idaho

SIZE **44,780 SF**

Depot Square is a mixed-use development in Driggs, Idaho, designed by CSHQA for Northwest Real Estate Capital Corporation to address the city's growing housing needs while strengthening the downtown core. The project provides thirty-four affordable one-, two-, and three-bedroom apartments alongside commercial uses, including live-work units, small business incubation spaces, and neighborhood-serving retail. Guided by Driggs' downtown design standards, the architecture references the city's Western heritage through stone and wood materials, metal accents, and historically inspired entries, while maintaining a contemporary character. CSHQA provided integrated architectural and engineering services, navigating complex site conditions including historic railroad infrastructure and coordinating shared site elements with an adjacent development. Completed in August 2023, Depot Square is a vital addition to Driggs' evolving downtown.









Crave Kitchen and Bar

Eagle, Idaho

SIZE 9,369 SF

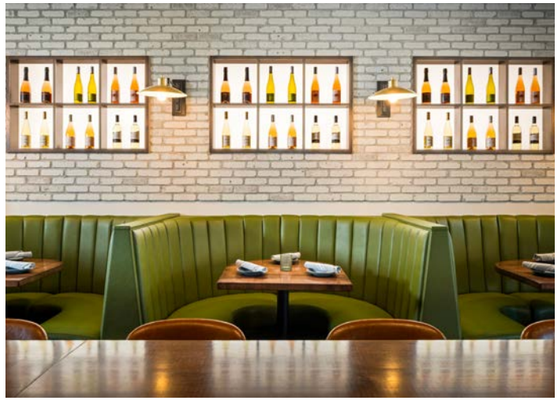
Crave's owners set out to offer high-end food without the formality of fine dining, creating a family-friendly, blended atmosphere reflected in the restaurant's design. CSHQA envisioned a modern building that would stand out within the traditional context of Eagle, Idaho. Bold materials and strong forms complement the menu's flavors, with tilt-up concrete softened by warm wood siding. Angled walls and dark concrete frame sculptural signage at the entry, which can change color at night. The 9,369-SF restaurant features flexible dining, indoor and outdoor patios with fire features, rooftop views of the Boise Foothills, a dedicated wine room, and private dining.

Acero
Boards & Bottles

Boise, Idaho

SIZE **5,015 SF**

After years as a seafood destination, the owners of Lucky Fins reimagined their downtown Boise location as Acero Boards & Bottles, an Italian eatery focused on shareable plates, charcuterie, pasta, and flatbreads. They engaged CSHQA to transform the space and create a memorable experience at Grove Plaza. The design blends black anodized metal, rich wood, gold mesh, and orb lighting for a modern yet timeless atmosphere. An illuminated logo set in a moss wall and a central artificial maple tree—referencing "Acero," Italian for maple—anchor the space. The project reconfigured the dining area, patio, and bar to enhance flow, intimacy, and indoor-outdoor connection, reestablishing the restaurant as a vibrant Grove Plaza destination.









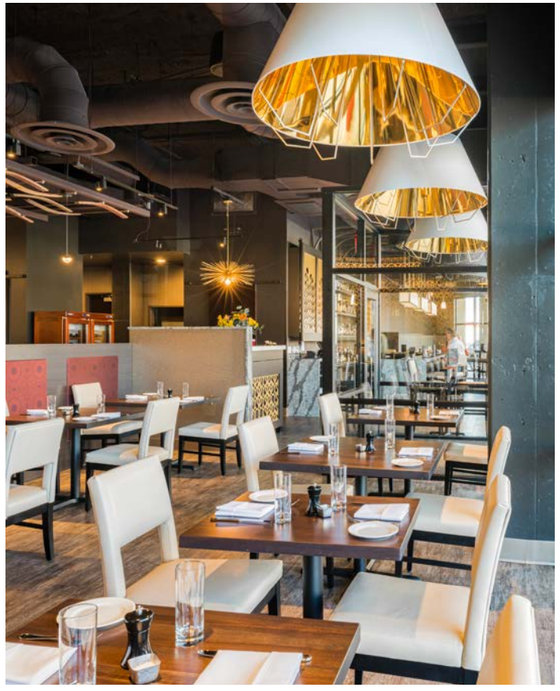
Inn at 500

Boise, Idaho

SIZE	**89,100 SF**
UNITS	**111 guest rooms**

The Inn at 500 is a six-story, 89,100-SF boutique hotel with 111 guest rooms located in downtown Boise, Idaho. Blending contemporary design with warm European-inspired charm, the hotel features a lobby, restaurant and lounge, guest bicycle area, and support spaces on the ground floor. Upper levels include meeting rooms, a fitness center, terrace-access guest rooms, and a variety of king, double-queen, suite, and penthouse accommodations. The exterior combines traditional and modern materials—brick, sandstone, precast concrete, and patinated metal—to respect the surrounding historic context while presenting a welcoming, refined presence. Thoughtful site planning and landscaped outdoor spaces enhance the pedestrian experience and create an inviting urban destination. CSHQA provided full architectural, landscape architecture, interior design, and engineering services, delivering integrated design across every discipline from site to interiors.





Hotel Renegade

Boise, Idaho

SIZE 120,000 SF
UNITS 122 guest rooms and suites

CSHQA collaborated with Hendricks Commercial Properties and Geronimo Hospitality Group to design Hotel Renegade, a high-end boutique hotel on Grove Street in downtown Boise. Opened in 2024, the eight-story hotel delivers a personalized, locally inspired guest experience rooted in classic Western character with a modern edge. Rich materials—brick, leather, copper, and steel—create a warm industrial aesthetic that complements the historic context. The hotel features 122 guest rooms and suites, dining and bar venues, a rooftop ballroom and patio, fitness center, and a distinctive cupola tower that enhances the skyline. CSHQA provided full architectural and engineering services, working closely with the client to translate a bold vision into a refined, unforgettable destination.









The Sparrow

Boise, Idaho

SIZE	**49,400 SF**
UNITS	**67 rooms**

Boise-based Oppenheimer Development Corp. and Bozeman, Montana–based Nest Partners partnered with CSHQA to transform a 1960s motor lodge into The Sparrow, a boutique hotel designed as a welcoming basecamp for exploring Boise. The renovation reimagined the property with a fresh look and locally inspired character that reflects downtown Boise and the broader Treasure Valley. Each guest room is uniquely styled with custom infographic artwork by local artists, while bathrooms feature walk-in showers and sliding barn doors that nod to Idaho's agricultural roots. The refreshed exterior includes an open-air patio with a wood-burning fireplace overlooking Grove Street, a food truck area, and easy access to Form & Function coffee in the lobby. Pet-friendly by design, The Sparrow invites guests to bring their four-legged companions along for the stay.











The Warehouse Food Hall

Boise, Idaho

SIZE **30,000 SF**

A building that sat underused for years now anchors downtown Boise's BoDo District as one of its most visited destinations. The 30,000-SF Warehouse Food Hall opened in summer 2022, housing twelve eateries, two bars, two retail spaces, and covered outdoor patio seating—the product of a deliberate adaptive reuse strategy that preserved the original façade while gutting the interior for an active, pedestrian-scaled environment. CSHQA provided architecture and civil, mechanical, and electrical engineering. The flexible tenant layout was a conscious design decision: spaces sized and configured so independent operators could express their own identity, with shared seating and amenities lowering the overhead barriers that typically keep emerging restaurateurs out of the market.



people who listen • design that speaks

CSHQA



Hotel Renegade – Boise, ID

CSHOA

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The Sparrow – Boise, ID