

The Tieton - Yakima, WA



Façade - Southwest View



Retail Entries



Interior Stairwell



COMMERCIAL MIXED USE, MULTI-FAMILY RENOVATION + TENANT IMPROVEMENT PROJECT

Timeless Modern-Historic remodel of circa 1909 brick building and adjacent retail.

This four-phase project consisted of renovating two attached existing buildings and adjacent parking, landscape, and ROW. Phase I included the shell remodel for 7,800 SF of Commercial tenant space which is currently available to tenants. Phase II consisted of a seismic retrofit for a three-story turn of the century brick building. Phases III + IV were completed concurrently and included the core + shell remodel of the entire existing three-story building, including 5,400 SF of commercial tenant space and the redesign + construction of 16 apartments on the second and third floors.

ARCHITECTURAL SERVICES PROVIDED FOR THIS PROJECT:

- Architectural Design
- Interior Design
- Construction Admin.
- Master Planning/Phases
- Permitting
- Site Planning
- Landscape Architecture

[Click here for more info:](#)

Find out what we can do for you! Call or visit for more information.

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ON THE BOARDS

Here is one of our proposed independent living projects in Winter Springs, Florida.



WINTER SPRINGS RETIREMENT RESIDENCE

Client: Hawthorn Retirement Group

City, State/Province: Winter Springs, FL

Project Type: Independent Senior Housing

Project Specs: Situated on ~5 acres, this four-story, 140,000 SF retirement residence will offer 145 independent living suites.

Residents will be able to enjoy various activities during the day, dine in style in the tastefully appointed communal dining room, and make new friends + enjoy conversations throughout the common areas of the building.

Outside, meandering walkways, rose garden and raised garden beds will surround the building. The pool area features a large pool, screened deck and patio, gas fire pit + bocce court – a perfect area for fun gatherings.

ARCHITECTURAL SERVICES PROVIDED:

- Architectural Design
- Land Use Approval
- Feasibility Review
- Site Planning
- Permitting
- MEP Engineering
- Construction Admin.

[Click here for more info:](#)

UNDER CONSTRUCTION

Coast to coast, take a look at one of our senior housing projects currently under construction across the United States.



ASHTON GARDENS

City, State: Portland, ME

Project Type: Independent Senior Housing

Project Specs: Set atop an 18-acre bluff overlooking the coastal town of Portland, Maine, this four-story, 137,000 SF retirement residence features 150 independent living suites.

The exterior details enhance the residential appeal of the building with a blend of cementitious siding and Italian villa stone accents all while helping to reduce massing and scale.

This project is currently under construction with an estimated completion date of late summer 2018.

[Click here for more info:](#)

ARCHITECTURAL SERVICES PROVIDED:

- Architectural Planning
- Feasibility Review
- Site Planning
- Land Use Approval
- MEP Engineering
- Permitting
- Construction Admin.
- Landscape Architecture



Take a look at one of our senior housing projects currently under construction in La Mesa, California.

BRIERCREST OF LA MESA

Client Name: Westmont Living

City, State: La Mesa, CA

Project Type: Senior Housing

Project Specs: This three-story, +130,000 SF, nearly 140 Suites Assisted Living and Memory Care community, will feature an exercise pool and gym, theater, and beautifully landscaped courtyards.

It is currently under construction, with an estimated completion in winter 2018.

[Click here for more info:](#)



ARCHITECTURAL SERVICES PROVIDED:

- Architectural Design
- Site Planning
- MEP Engineering
- Construction Administration
- Compatibility Review
- Permitting
- Landscape Architecture

LENITY ANNOUNCEMENTS



Matthew Davis, PE

MEET LENITY'S SENIOR ENGINEER - MATTHEW DAVIS, P.E.

As the newest senior engineer to join Lenity Architecture in the Mechanical, Electrical and Plumbing Department (MEP), Matthew Davis has the potential to impact every project we do. Drawing on over 20 years' experience in electrical engineering, Matthew coordinates the MEP portion of the construction administration process for all our clients' projects. He plays a key role in the success of the MEP team. As the lead supervisor for the department, Matt meticulously reviews all drawings, while only stamping electrical drawings (for now). However, none of this would be possible without the expertise of the entire MEP team.

With so many of Lenity's projects in multiple states and provinces, Matt is up for the challenge to create "bullet-proof designs" – where any jurisdiction wouldn't require design changes. Excited by the challenge that projects in a variety of stages in the design process offers, he appreciates how it can impact the MEP portion of the project. With a background in heavy industrial, municipal organizations and Global Consulting, Matt is well-equipped designing electrical systems for various types of buildings. Impressed by the sheer number of projects Lenity completes, he feels up to the task of determining the best solution to each project's situation.

Matt found a new, meaningful avenue for MEP Design when he joined Lenity – senior housing. When asked what drew him to Lenity Architecture he was impressed by Lenity's culture of collaboration and putting relationships first. With previous experience with large, global companies, Matt welcomed the refreshing, personable approach to working with the client.

When he's not busy reviewing drawings and submittals, he enjoys spending time with his family (a wife of almost 33 years and three adult sons - the oldest now married and the younger identical twins, all three successful professionals). He's most passionate about his new role as grandpa where he gets to dote on his very new granddaughter. In addition, he works on improving his golf game and .45 CAL pistol target accuracy to unwind.

FUN FACTS:

- A US Navy veteran, serving during Desert Shield (in the Persian Gulf on August 2nd), aboard a Guided Missile Cruiser.
- Earned a BS in Electrical Engineering – Power + Mathematics minor, from Washington State University (Go Cougs!)
- Plans to expand his Electrical Professional Engineer's license from Washington, Oregon and now Delaware to a few more states by the end of 2018.

LENITY BIRTHDAYS

Wishing sunny birthday wishes to our summer babies!

June:

**Naomi,
Mark, Treasha**

July:

**Karla, Kristi, Sam,
Melanie, Roland,
Jason, Brian C.**

August:

**Josh, Joel, Steve W.
Nathan, Lee, Todd**



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