

West Bench Townhomes

On Transition

Housing demand in Boise is increasing, and neighborhood-scale housing, critical for transitioning between low and high density development, is underrepresented in many of Boise's neighborhoods. Existing conditions in these neighborhoods, however, can be tricky to infill without overwhelming the existing character of the place.

These townhomes on the West Bench propose an aesthetically low-impact solution without compromising on much-needed density. Short story heights, material patterning, and facade modulations offer a human-scale streetscape, broken up into distinct vertical facades, for a total of 10 dwelling units. Each townhome accesses daylight, fresh air, and outdoor space, with a series of terraces designed for hot and cold seasons. The building mass starts low and gradually increases in height towards the more public west facade, utilizing new and existing trees to seat its height within the low-rise neighborhood.

In offering density, this project activates its neighboring streets. Two cafes with outdoor dining face the arterial street, a public-facing plaza that backdrops the bus stop. This key transit link and major bikeway now intersect with an active, friendly neighborhood corner-store environment, generating opportunities for interaction between neighbors from down the block and from across town.

Site B - West Bench

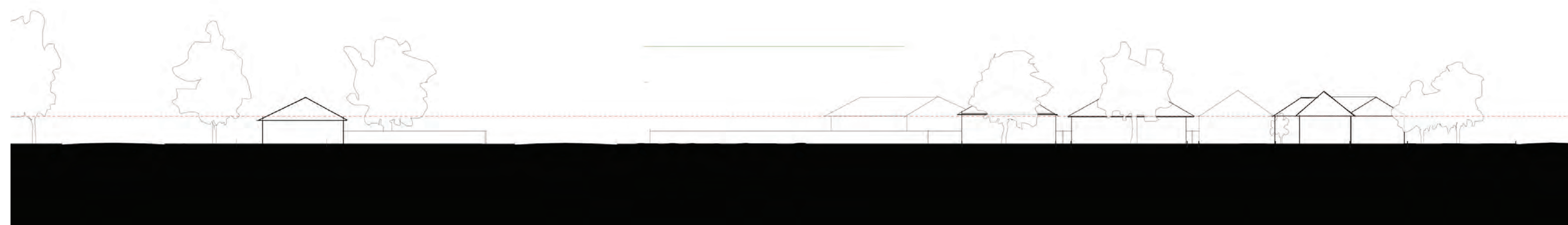
The west bench neighborhood comprises largely mid to late century single-family home construction. Its general character is low-profile, preferring one and two story homes. Major intersections offer groceries, dining, and gathering areas, as well as several public parks. The intersection at Cole and Ustick is considered a "Community Activity Center", especially Library!, which serves as the neighborhood association meeting space.

Proposed upzoning along the Fairview transit corridor allows for MX-5 development, which will induce further demand for robust public transit and bike infrastructure. Under this master plan, Site B has an opportunity to provide another link in that chain of activity, another urban node to connect neighborhoods together. For instance, Site B could be seen as a convenient intermediate stop between Fairview avenue and Spaulding ranch park, which is intended to be a centerpiece of the West Bench neighborhood.

According to the neighborhood association, there is not much infill space. However, key corner lots, and lots facing arterials roads can continue to be developed for mixed-use medium density to further reduce the need for trips by car, and to increase the strength of communities within local neighborhood areas.



Neighborhood Section - While houses in the west bench are low, the tree canopy is very high, this height offers a visual buffer to taller transitional middle housing.



Library! at Cole



Spaulding Ranch Historic Home and Barn

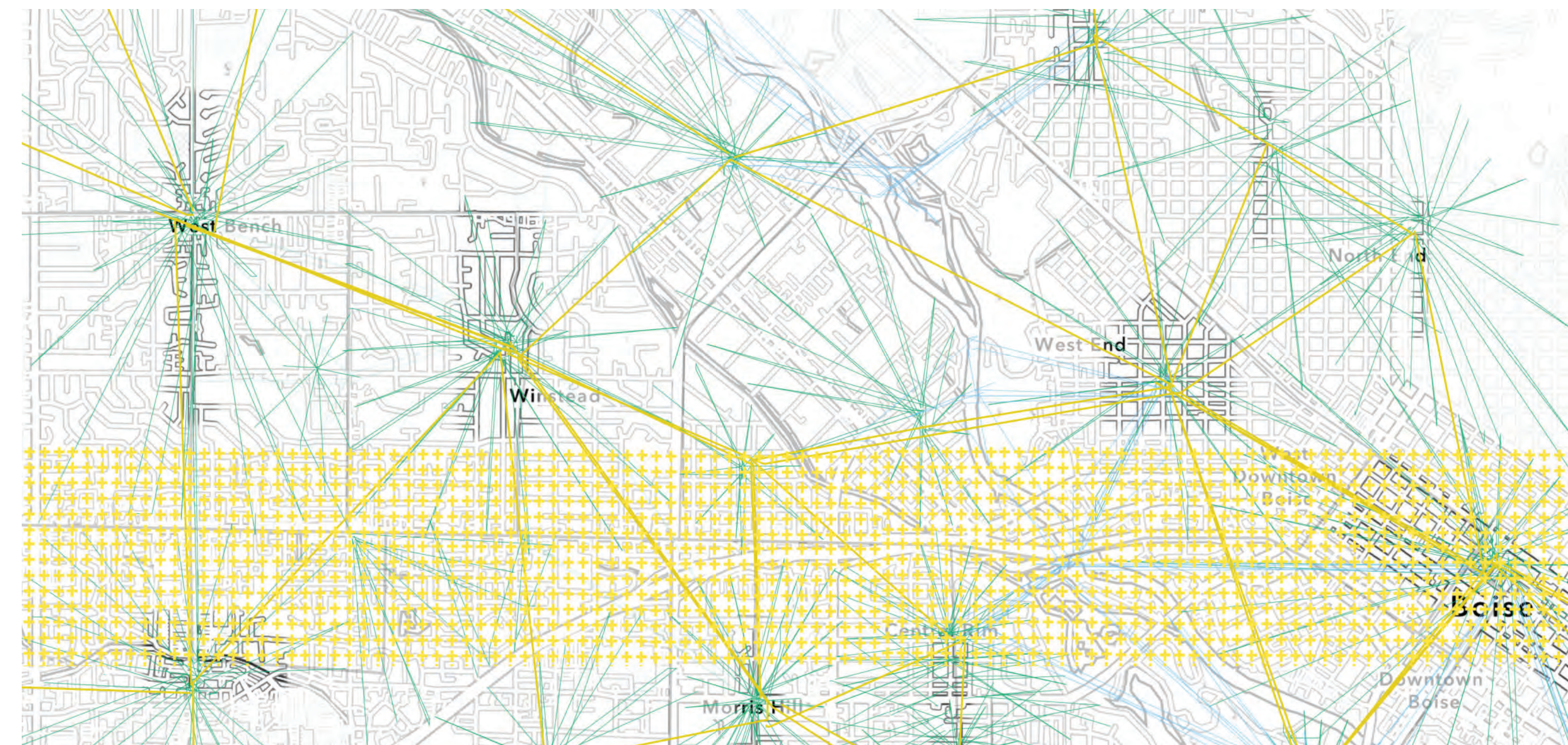
Precedent - Push and Pour at Ash St.



The district surrounding Push and Pour and the townhomes at Ash St. is historically low-rise, low density development.

Emphasis on vertical separation, material variation, and the presence of commercial space (coffee shop), offers a gentle but dense development that improves its pedestrian environment.

Access to transit and bikeways gives Site B high potential for Car-free living. Dense development along this and other suburban corridors paves the way for an ever-growing network of independent, transit-connected neighborhoods.



Site Networking
+ Proximity + Connections

South Elevation - Building massing utilizes the height of neighboring and new trees to ease in a tall facade.



8 2-Bedroom units
2 1-Bedroom units

Second Floor Plan

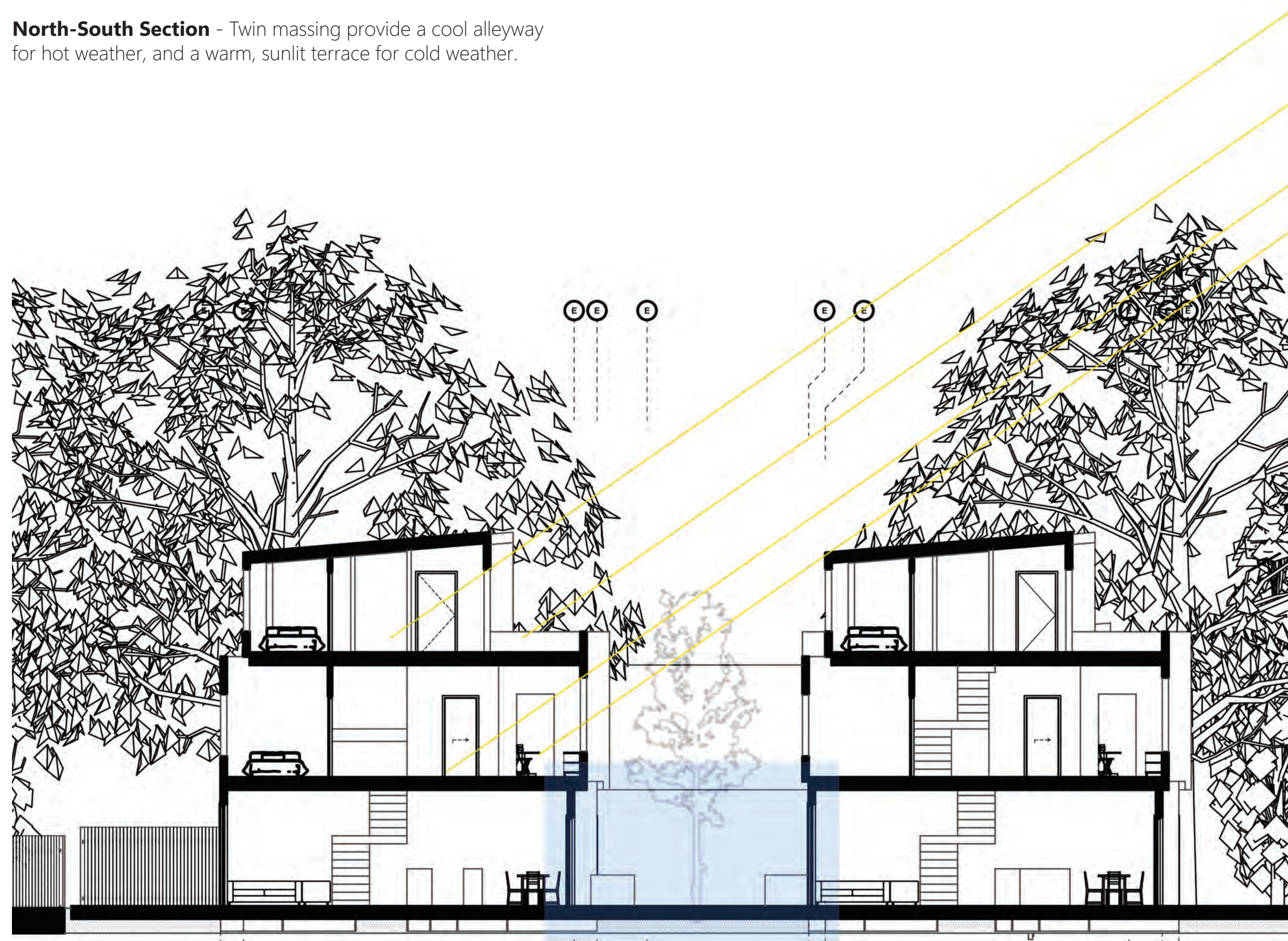


Third Floor Plan



Site Plan - The development works to improve the pedestrian environment of its site and immediate context. Improvements include: Widened sidewalks, Bike racks, Protected Bike line, and Street Parking

North-South Section - Twin massing provide a cool alleyway for hot weather, and a warm, sunlit terrace for cold weather.



North-South Section - Twin massing provide a cool alleyway for hot weather, and a warm, sunlit terrace for cold weather.

East-West Section

