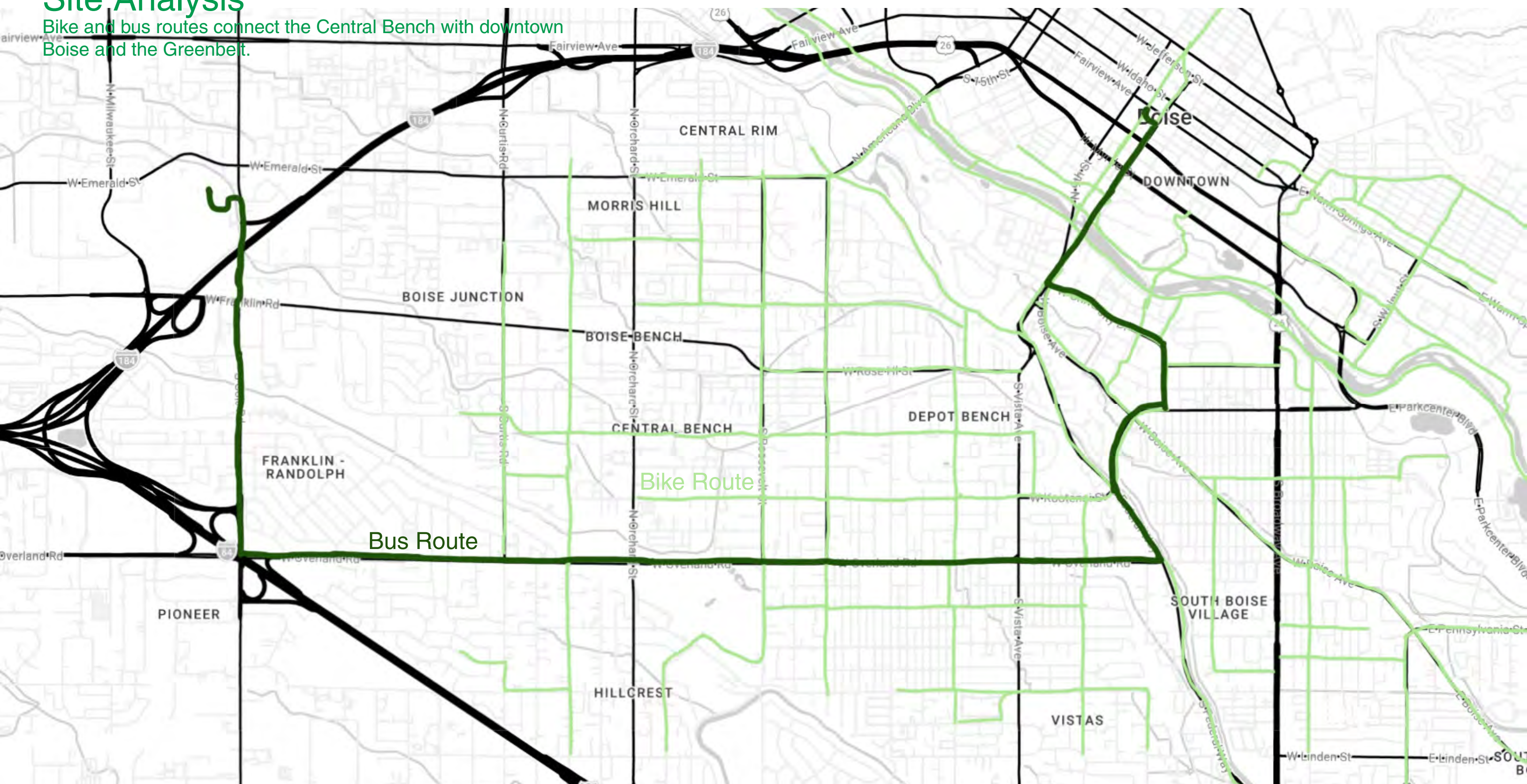




Southwest Corner

### Site Analysis

Bike and bus routes connect the Central Bench with downtown Boise and the Greenbelt.



# Boise Urban Farm Cooperative Housing



Site Plan

### The Proposal

A 9-unit multiplex for Boise's Central Bench neighborhood that combines passive design with cooperative housing. Double-insulated wall assemblies and concrete slab floors improve thermal performance and reduce energy demand while creating durable interiors. Each unit includes private outdoor space, while the rest of the site is landscaped with native plants and garden beds for residents and neighbors.

### What the Neighborhood Wants

The Central Bench community is committed to preserving local green space. By transforming every viable surface—including the rooftop—into a lush landscape of native flora and curated garden beds, we ensure the project serves as a biological extension of the neighborhood rather than an encroachment.

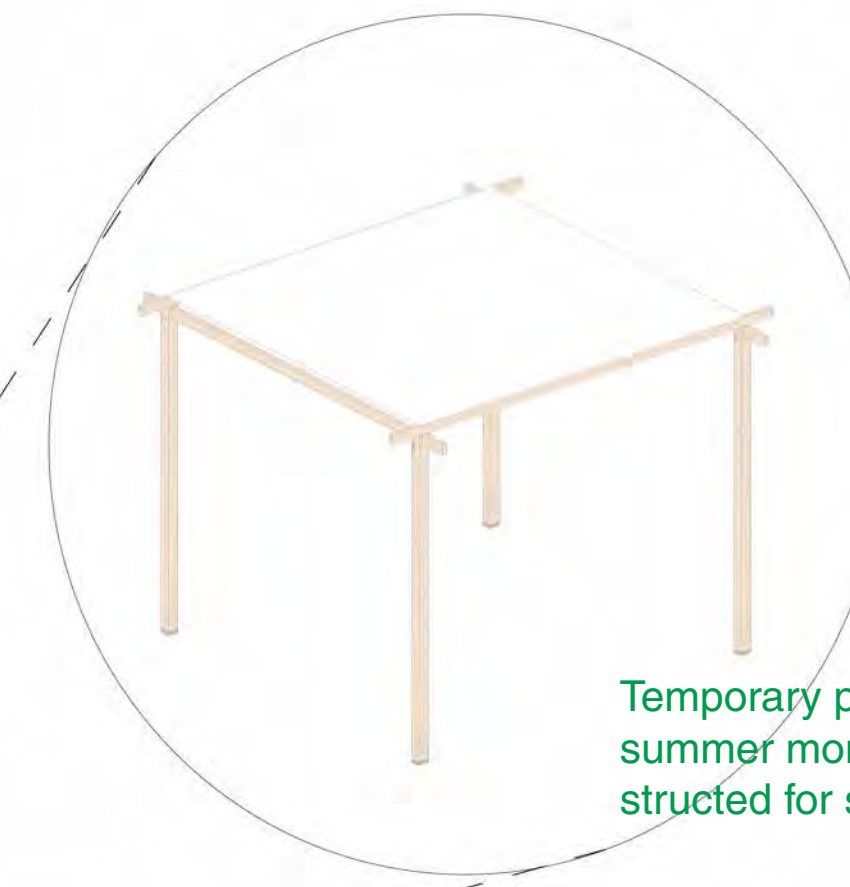
- Neighborhood feedback provided by the president of the Central Bench Neighborhood Association, Marla Croft, who emphasized "green space, green space, green space" in our conversations.

See the [Central Bench Neighborhood Plan](#) for in depth resources.



## The Parts

Native biodiversity is woven into the building, with dedicated planting zones on the shared terraces, site perimeter, and rooftop. Species like sage, yarrow, and goldenrod blend the built environment with the Idaho landscape, promoting urban cooling and site-wide water efficiency.



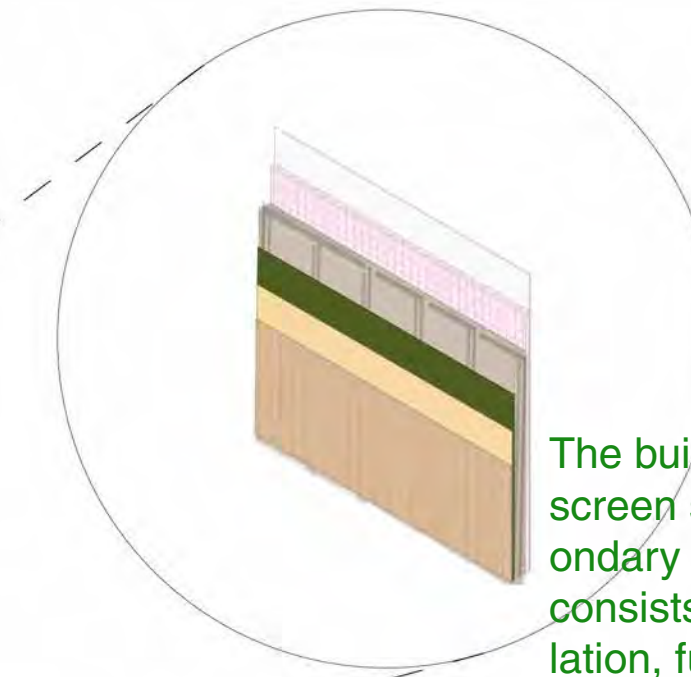
Temporary pergolas sit on the roof in summer months and are easily deconstructed for storage during winter.

## Co-op Ownership Model

Housing is organized through a mutual home ownership cooperative, where residents collectively own the building and contribute income-based monthly payments.

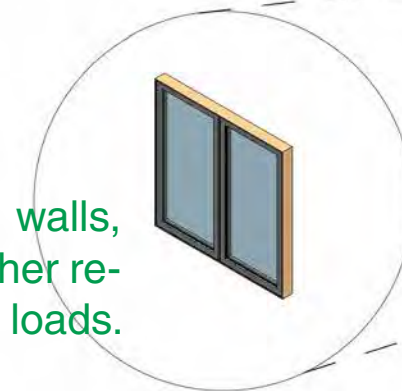
See [LILAC](#) or [Corvidae Co-op](#).

The structure uses mass timber beams to provide the high-load capacity required for integrated greenery across every level, including the expansive rooftop gardens. Within this framework, residents are encouraged to personalize their environment through designated, flexible garden boxes.



The building envelope features a high-performance rain-screen system, utilizing finished wood siding over a secondary moisture-mitigation barrier. The primary structure consists of 2x6 stud framing with integrated cavity insulation, further enhanced by a layer of non-structural rigid exterior insulation. This 'outsulation' strategy significantly reduces thermal bridging, optimizing the building's R-value.

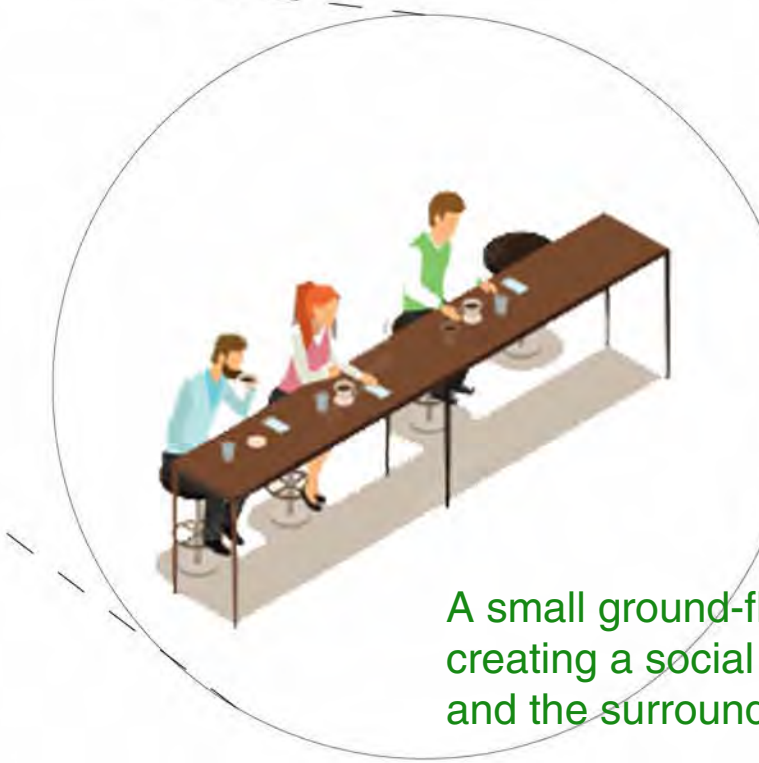
Like the well-insulated walls, double-pane windows further reduce heating and cooling loads.



Garden beds on the ground level provide space for tenants and neighbors to grow herbs and vegetables.



A small ground-floor café faces the street, creating a social space for both residents and the surrounding community.



## The Code

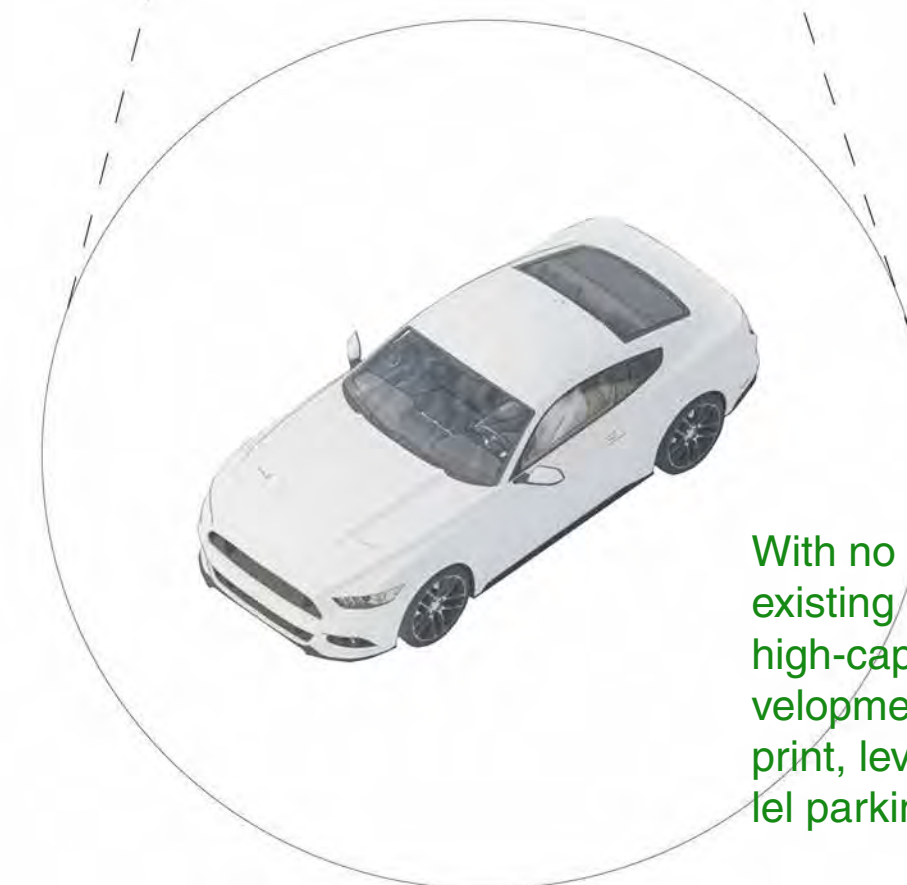
The third-story residences utilize lofted sleeping volumes to maximize internal ceiling heights while navigating the nuanced height and story constraints of the R-1C zoning code.

By intentionally omitting onsite parking, the design reclaims the ground plane for people rather than vehicles, fostering a pedestrian-centric and bicycle-friendly environment.

A public-facing café and communal garden beds dissolves the traditional boundary between private co-op and public neighborhood, creating a porous urban interface that welcomes the community.



Bike storage is provided on site while parking remains on the street, prioritizing people, landscape, and neighborhood life.

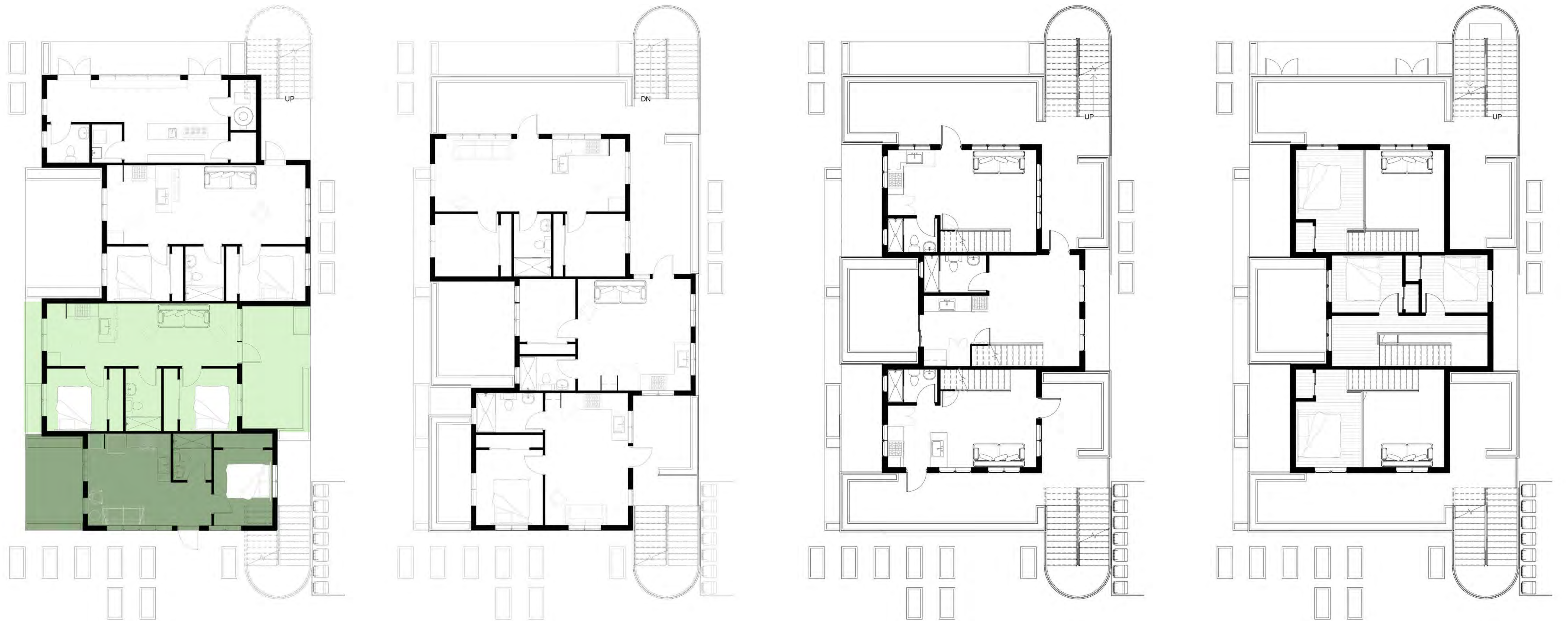


With no municipal hourly restrictions in place, the existing street infrastructure provides a seamless, high-capacity parking solution that supports the development's density without compromising its footprint, leveraging the area's abundant on-street parallel parking.



East

West



Level 1

Level 2

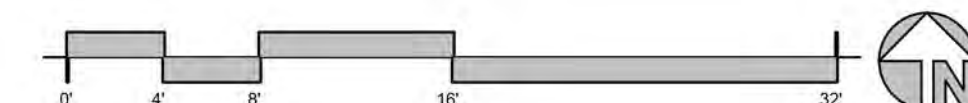
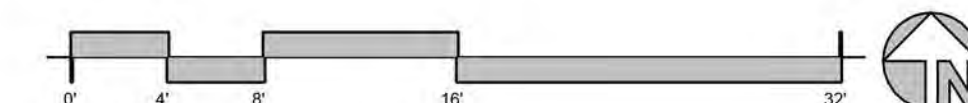
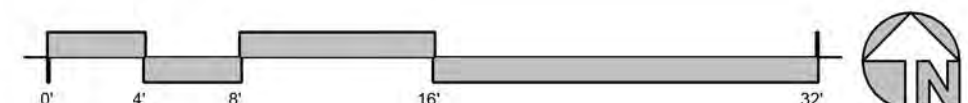
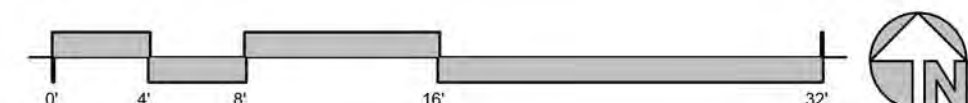
Level 3

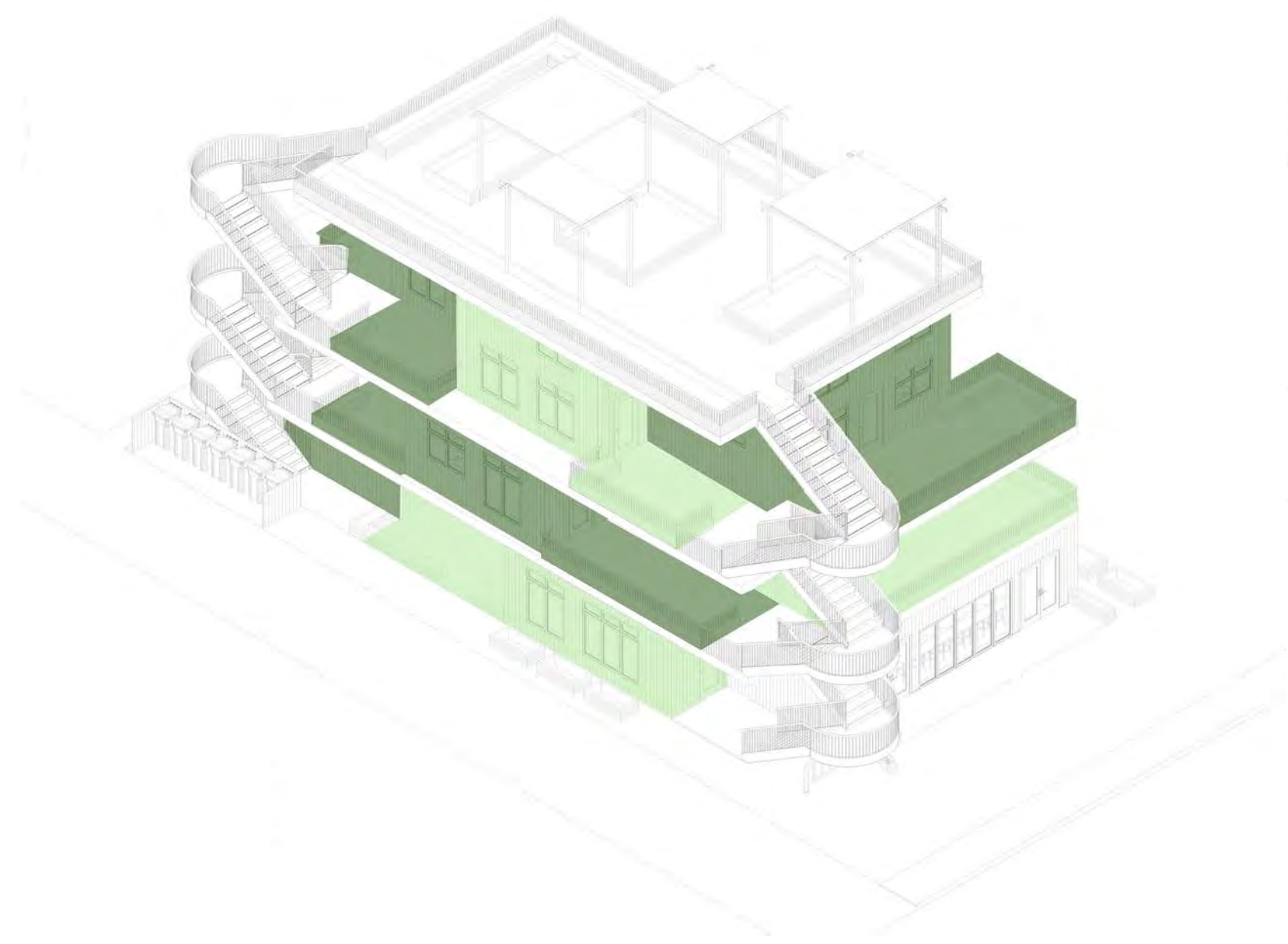
Lofts

### The Grid

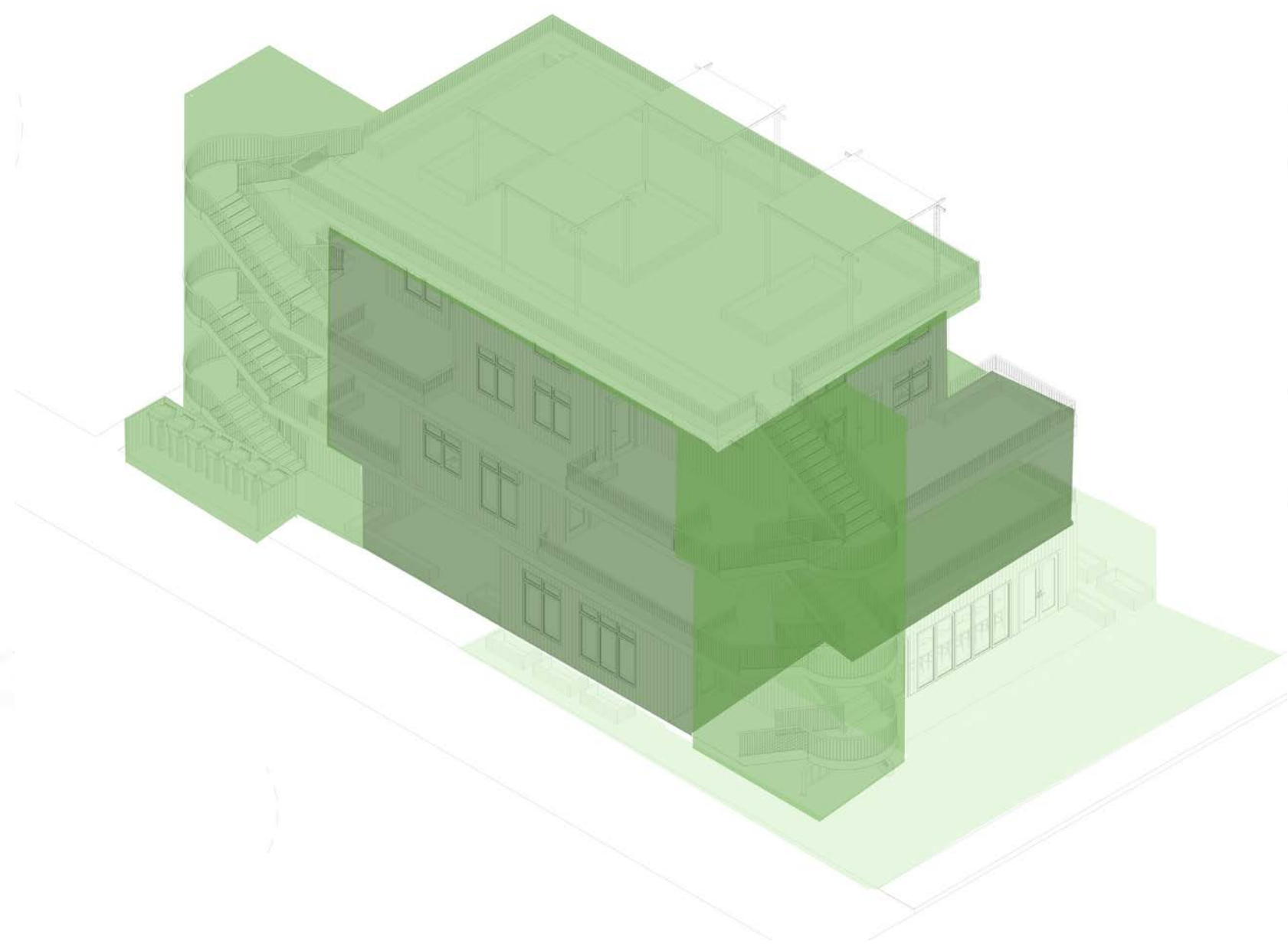
The project utilizes an adaptable modular framework (5' x 5' grid), allowing for varying configurations based on specific site constraints and market demand. Built upon a foundation of one-bedroom and two-bedroom layouts, this scalable design ensures maximum density and spatial efficiency without compromising architectural integrity.

See [Edificio Commodore](#) by Estudio Plant or [Overwalk](#) by West of West for design inspiration.

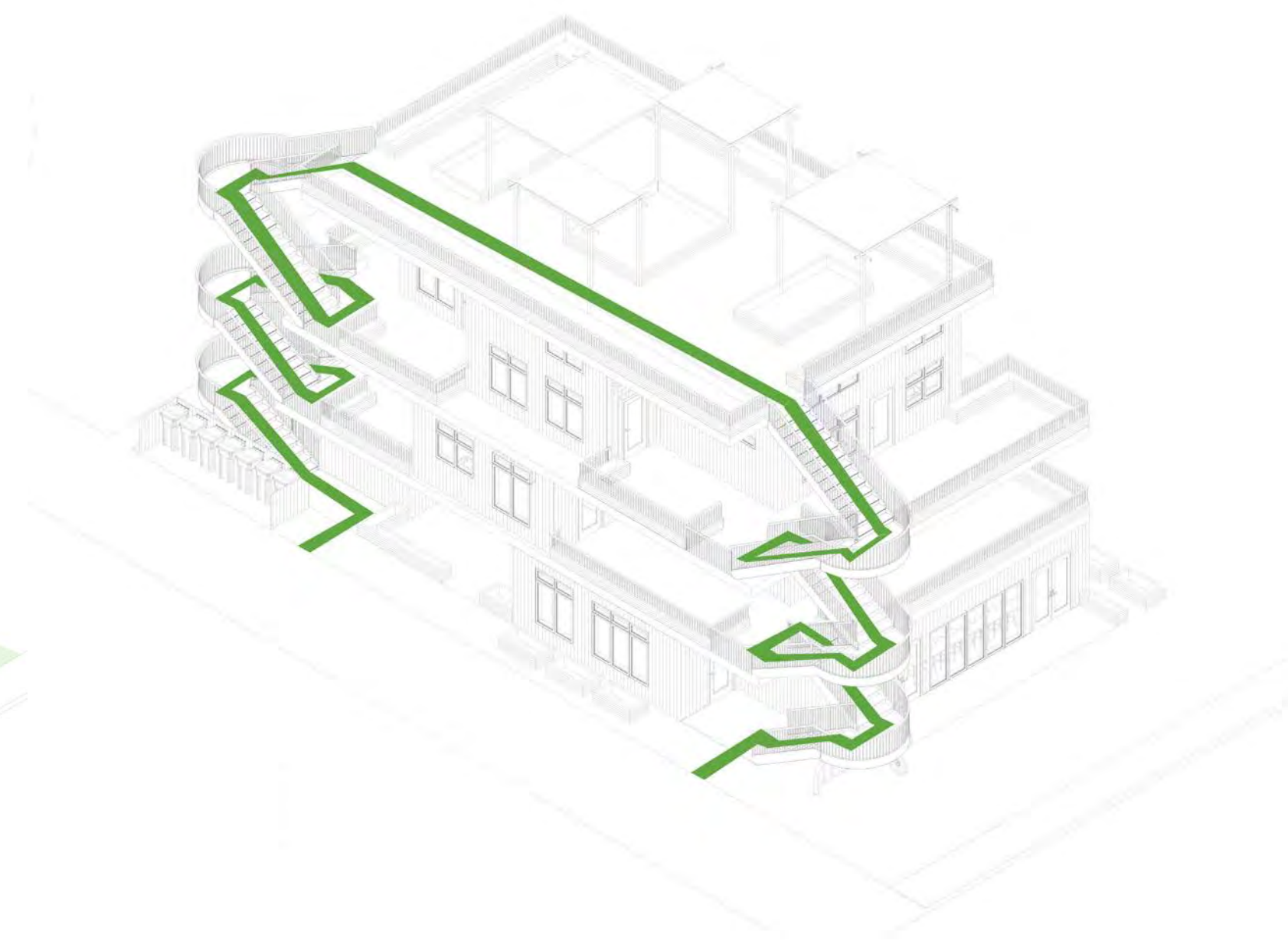




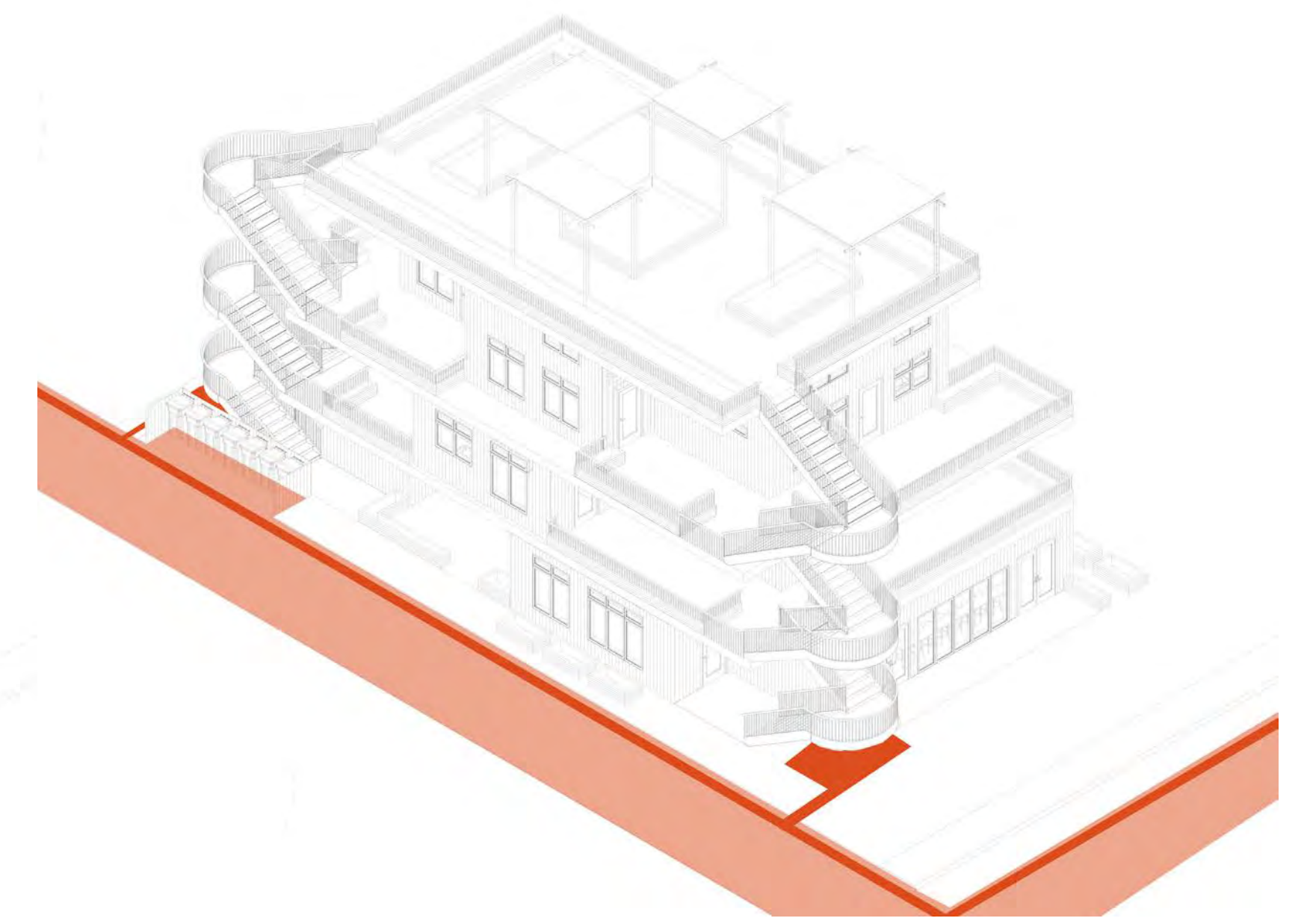
1-BEDS / 2-BEDS



**PUBLIC / SEMI-PRIVATE / PRIVATE**  
 A street-facing cafe and garden beds scattered across the site are shared by the neighbors. Vertical circulation, waste, and the roof are shared between residents. Residences each have a private terrace.



**VERTICAL CIRCULATION**



**SERVICES (EGRESS + WASTE) / BIKE PARKING**  
 Emergency vehicles and services use the street and alleyway to access all corners of the site.



Northeast Corner



Unit 9 - 1 Bedroom



Section - North / South