

WEST BENCH 4-PLEX

SITE AND PRECEDENT ANALYSIS OVERALL PROJECT CONCEPT

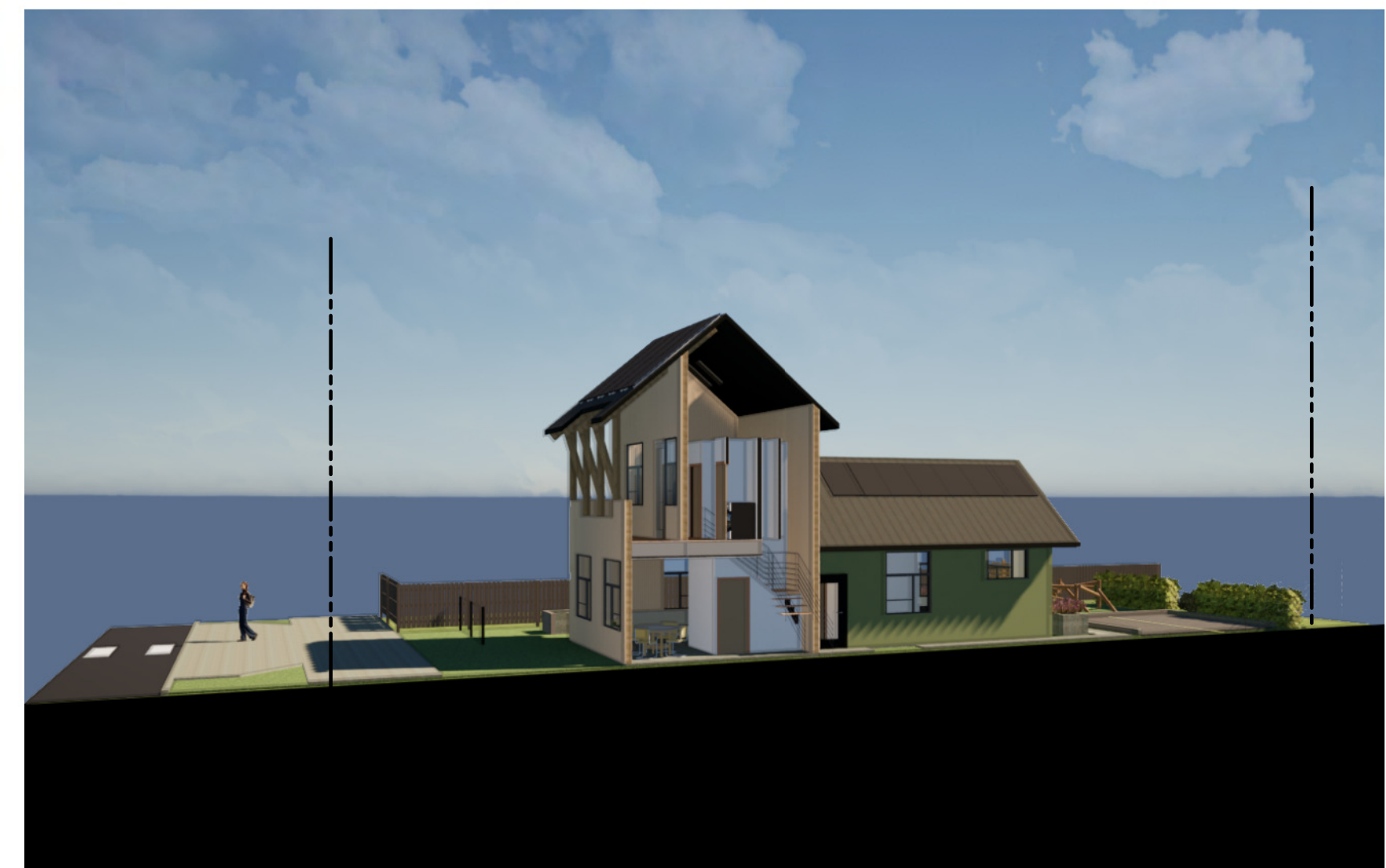
THE WEST BENCH 4-PLEX ALLOWS FOR GREATER DENSITY THAN CURRENTLY EXISTS WITHIN A LARGELY SUBURBAN DEVELOPED FABRIC, WHILE RESPECTING SURROUNDING PROPORTION, SCALE, MATERIALS AND COLOR. THE CONCEPT IS TO PROVIDE AN ECLECTIC MIX OF UNIT TYPES WITH VARIED SMALLER SCALE MASSING AND FLOOR PLATES WHICH ALLOW FOR ABUNDANT DAYLIGHT ACCESS ON ALL SIDES FOR EACH RESIDENCE. CROSS-VENTILATION, AND VARIED MATERIALS TO HELP ENGENDER INDIVIDUAL VISUAL IDENTITIES FOR EACH OF THE HOMES. AN EMPHASIS ON THE PEDESTRIAN SCALE SEEKS TO MINIMIZE BULK OF THE STRUCTURES, WHILE EMPLOYING MORE TRADITIONAL ROOF LINES NODDING TO PAST STRUCTURES IN THE AREA. ON-SITE AMENITIES ARE PROVIDED FOR ALL AGES AND IN ORDER TO FOSTER A SENSE OF COMMUNITY.

THE AREA SURROUNDING THE SITE WAS ONCE ORIGINALLY LARGELY AGRICULTURAL IN NATURE, AND UP UNTIL THE LATE 1960'S AND EARLY 1970'S WAS NOT PART OF THE CITY OF BOISE. THE SITE, WHICH IS "SITE B, WEST BENCH SUBURBAN" FOR PURPOSES OF THIS DESIGN, IS PART OF WHAT APPEARS TO BE A SUBDIVISION OF LAND DEVELOPED IN THE 1950'S, WITH 50' WIDE LOTS THAT ARE APPROXIMATELY 100' IN DEPTH. THESE 1/8 OF AN ACRE LOTS ARE SMALLER THAN 1/4 ACRE LOTS OFTEN SEEN IN SUBURBAN SINGLE-FAMILY DEVELOPMENTS. THE SUBJECT SITE IS CURRENTLY ZONED R-1C AND IS JUST UNDER 1/4 OF AN ACRE. AS PROPOSED THE DENSITY IS APPROXIMATELY 17 DWELLING UNITS/ACRE, OR OVER FOUR TIMES THE DENSITY OF A TYPICAL SINGLE-FAMILY LOT WITH A DENSITY OF ROUGHLY 4 DWELLING UNITS/ACRE. AT 17 DWELLING UNITS/ACRE THERE EXISTS AN OPPORTUNITY FOR MORE OPEN SPACE AND ON-SITE AMENITIES, THAN MORE DENSER URBAN MULTI-FAMILY PROJECTS, WHILE STILL HAVING ROOM FOR CAR AND BICYCLE PARKING. THIS DENSITY IS ALLIED WITH SMALLER SCALE, TWO-STORY, GARDEN STYLE PROJECTS WHICH OFTEN ARE SITUATED ON LARGER LOTS.

THE PROPOSED PROJECT WOULD INCLUDE (1) STUDIO HOME OF 465 SQUARE FEET (SF), (1) 1-BEDROOM RESIDENCE OF 670 SF, AND (2) 2-BEDROOM MULTI-STORY UNITS OF 950 SF. EACH OF THE HOMES ARE ENVISIONED TO BE FOR SALE, OR STRUCTURED AS RENT TO OWN. THE PROJECT IS ON A CORNER 1/4 MILE FROM A SUPERMARKET LOCATED WITHIN AN MX-3 MIXED-USE ACTIVE CORRIDOR. THE PROJECT'S SOUTH FRONTAGE IS ALONG A LOCAL STREET, AND HAS A DETACHED 6'-0" SIDEWALK WITH LANDSCAPE STRIP WHILE THE WEST PORTION OF THE SITE IS FACING A NEIGHBORHOOD ARTERIAL STREET AND SO HAS A LARGER 10'-0" WIDE SIDEWALK WITH STREET TREES. BOTH STREET FACING PORTIONS OF THE 4-PLEX HAVE LANDSCAPE BUFFERS WITH HEDGES.



SITE PLAN
1" = 40'-0"

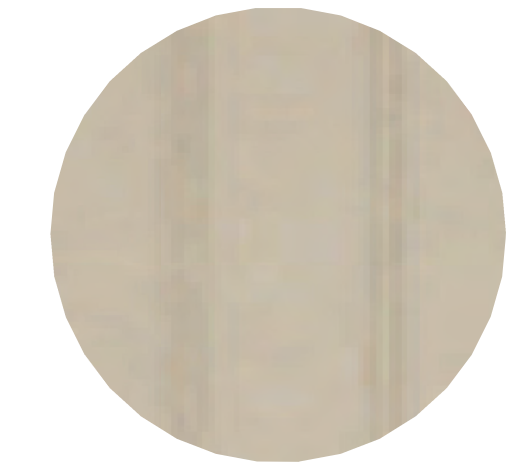


SITE SECTION LOOKING NORTH AT NEIGHBORHOOD ARTERIAL



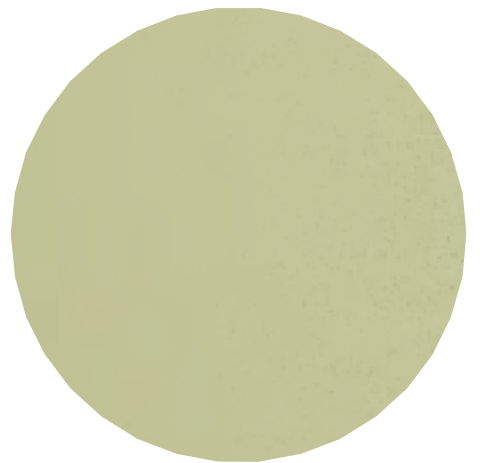
VIEW LOOKING NORTH

MATERIAL PALETTE



STANDING SEAM METAL ROOF

BOX RIB METAL SIDING



STUCCO



BASALT STONE VERTICAL VENEER

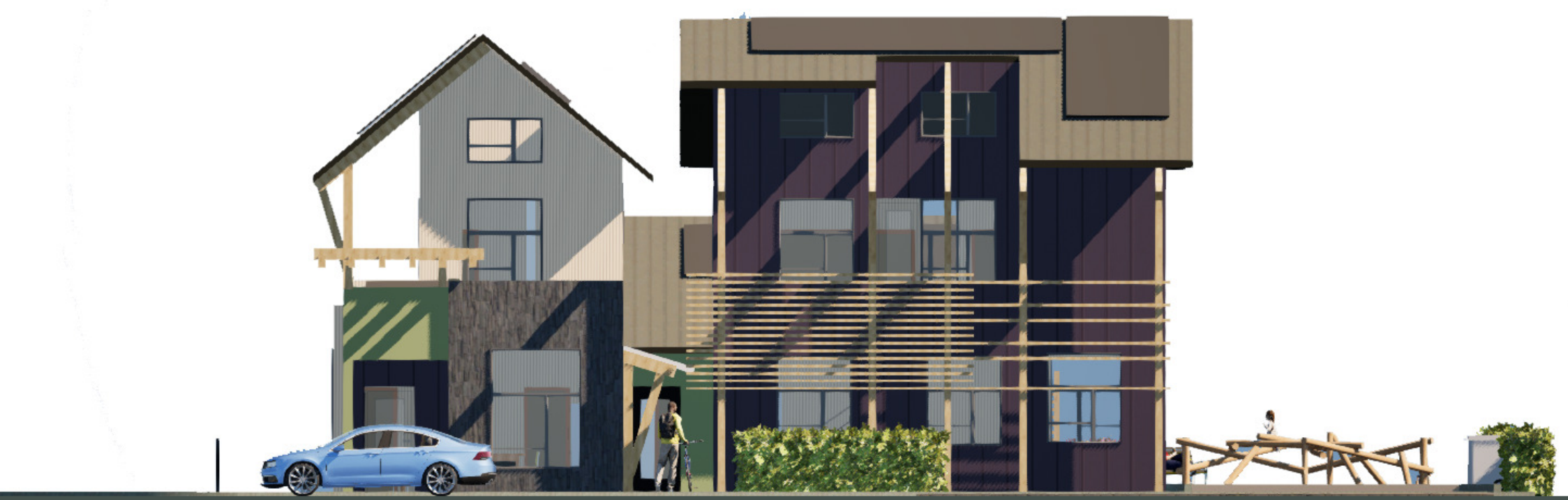


STANDING SEAM METAL SIDING

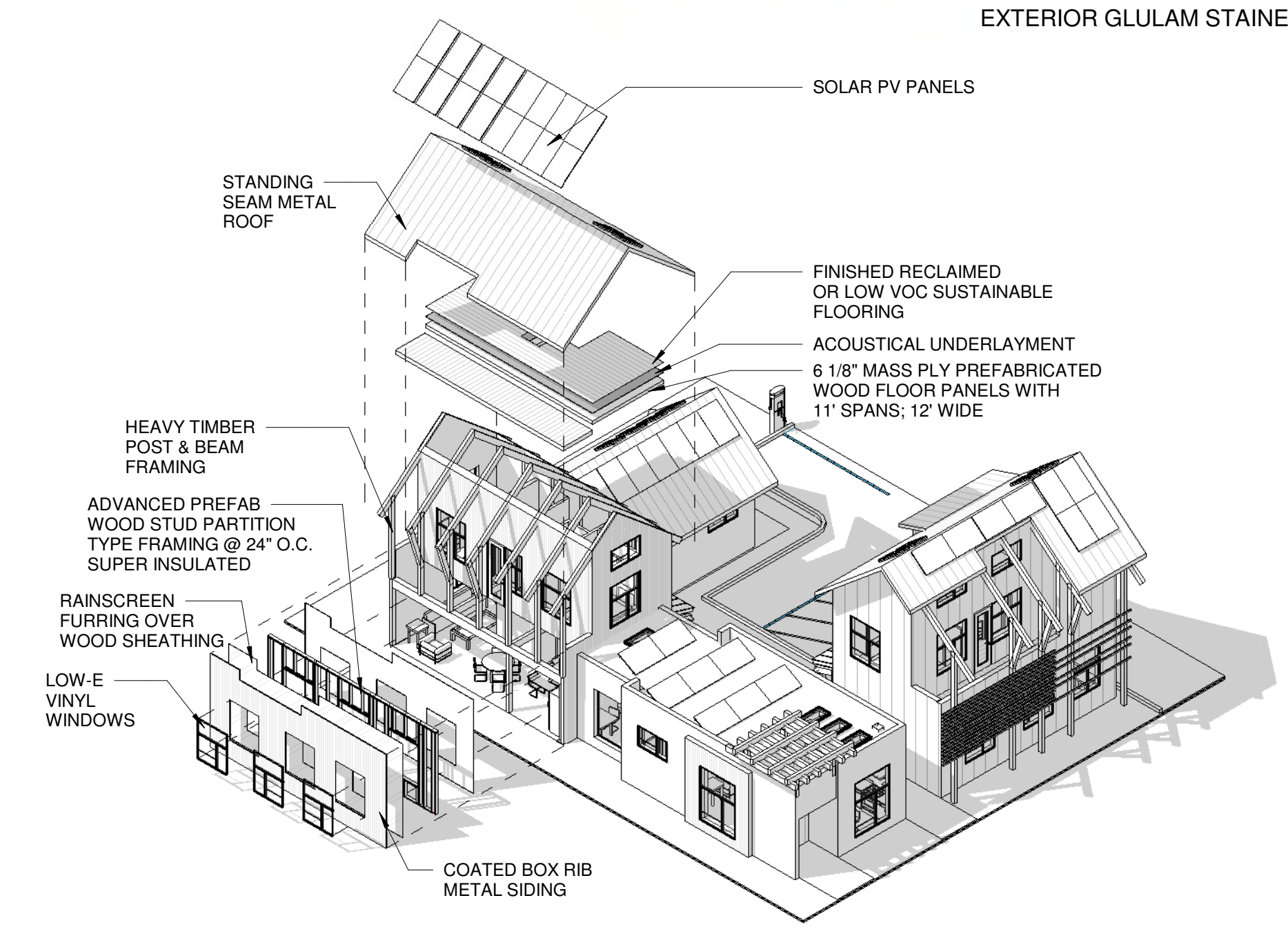


EXTERIOR GLULAM STAINED

SOUTH ELEVATION



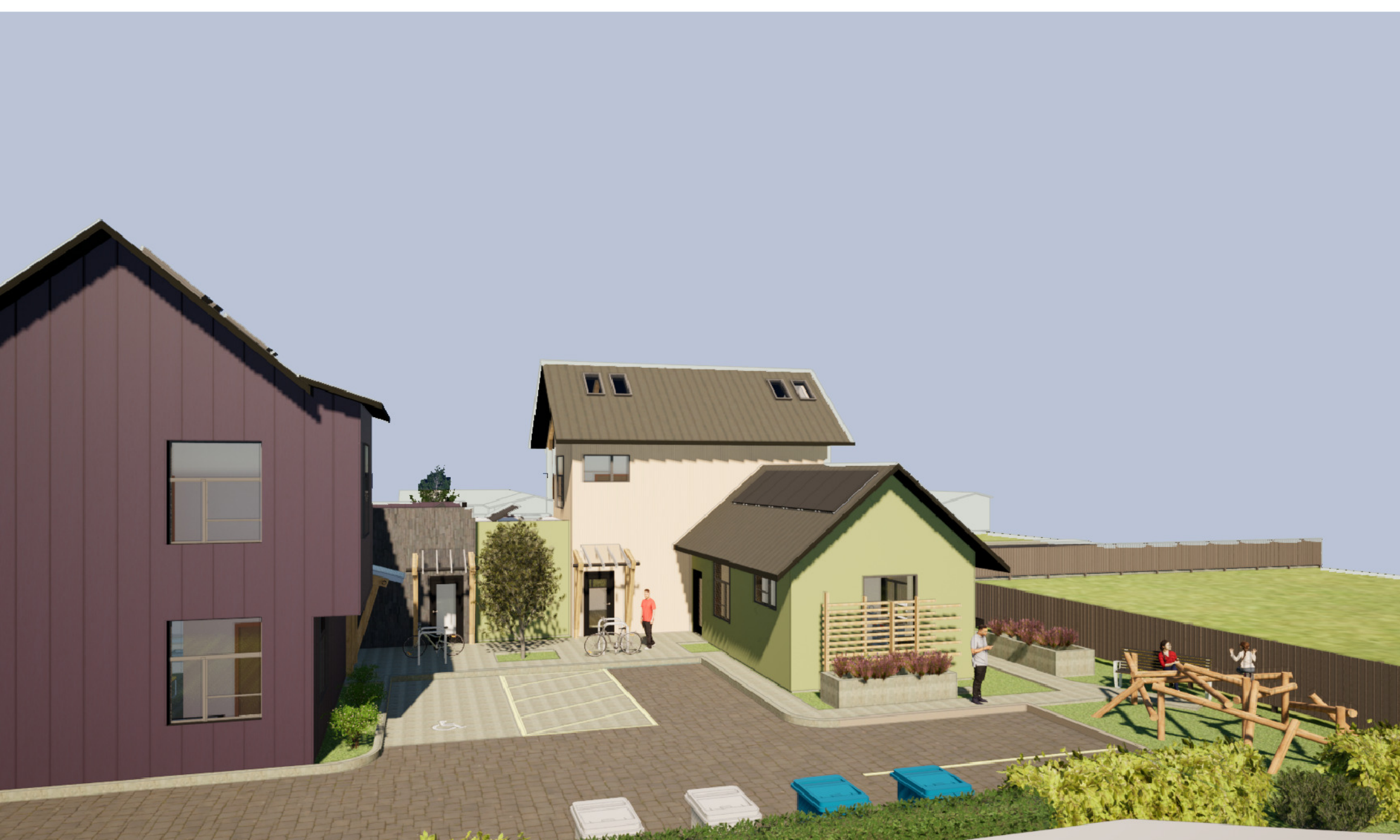
WEST ELEVATION



EXPLODED AXONOMETRIC DIAGRAM

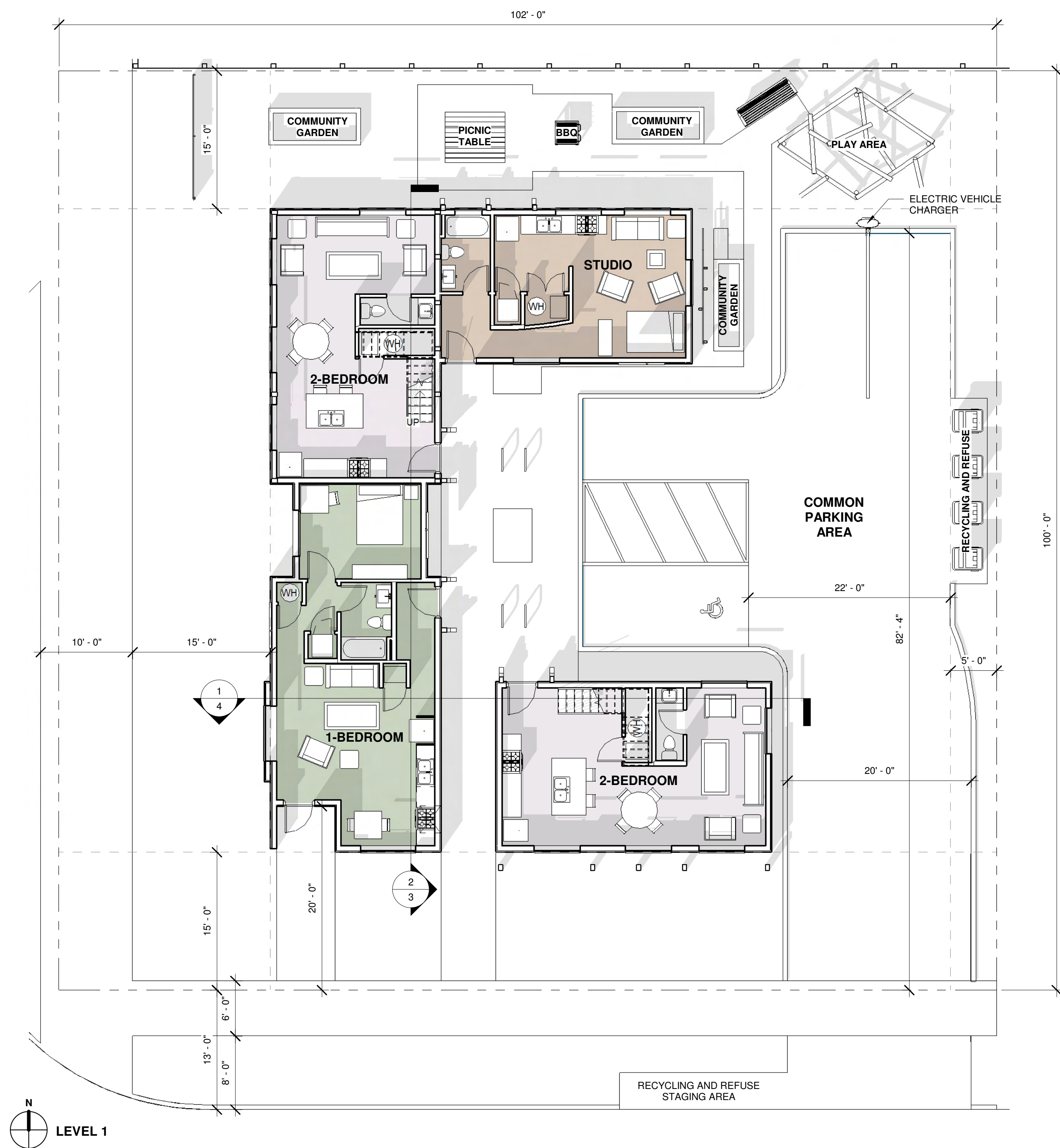


VIEW LOOKING WEST

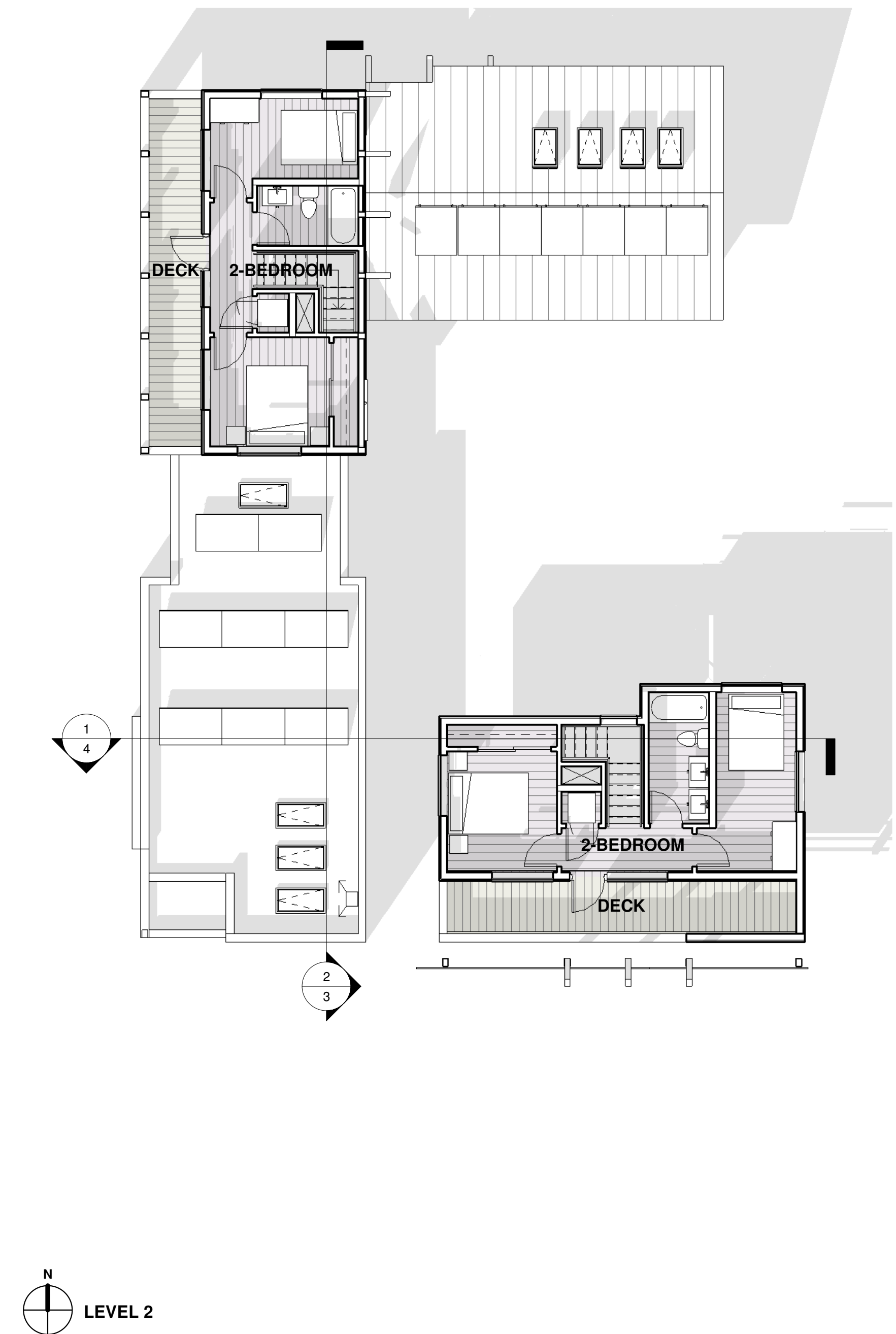


VIEW LOOKING WEST - BIRDS EYE

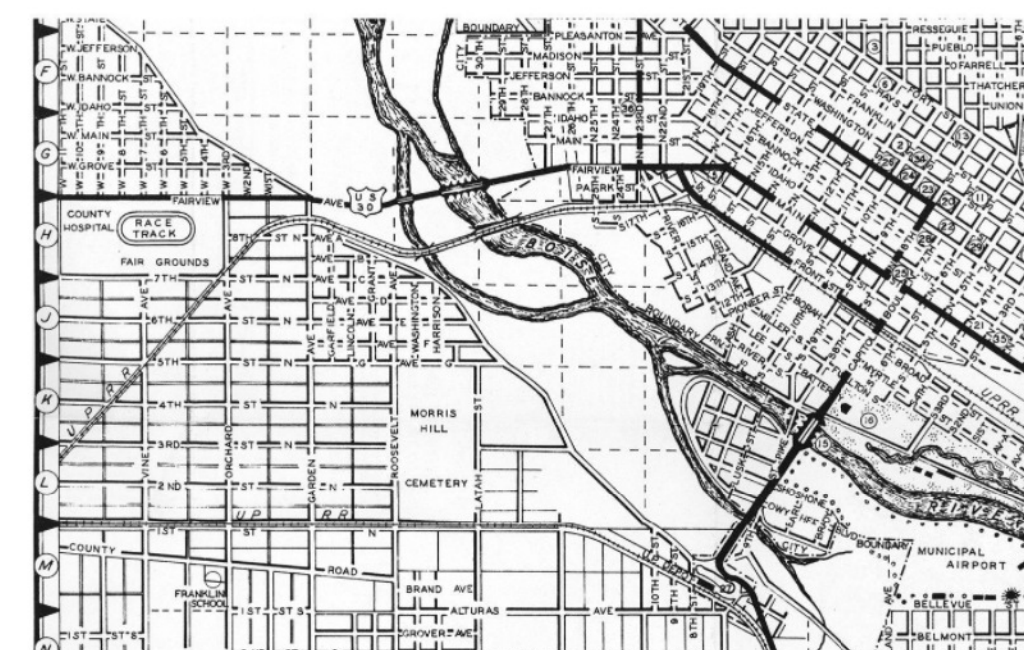
WEST BENCH 4-PLEX



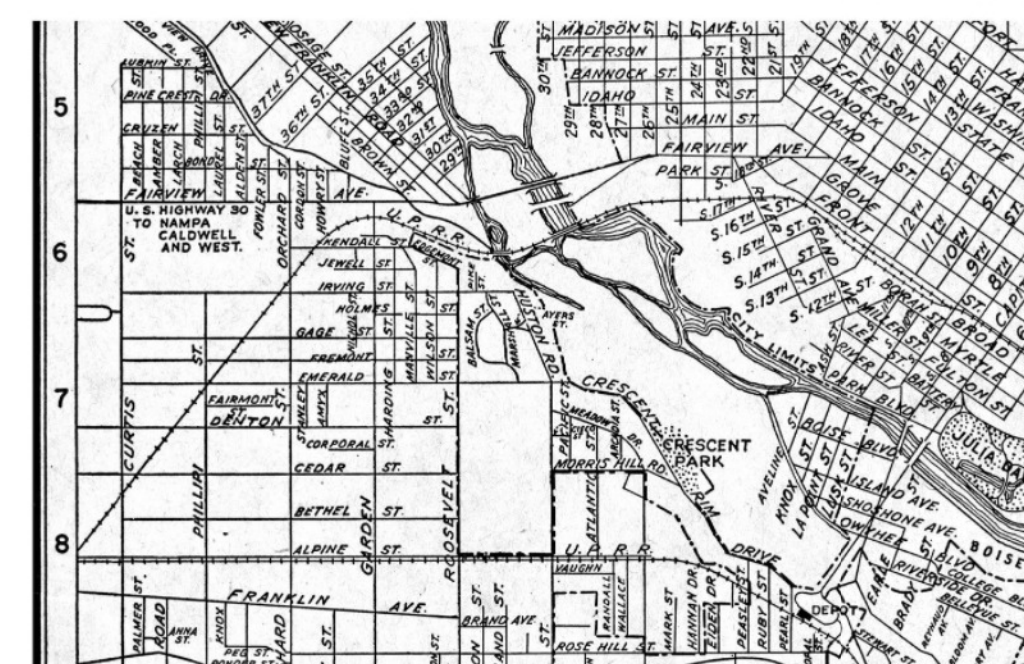
N
LEVEL 1



N
LEVEL 2



Boise West Bench - 1938



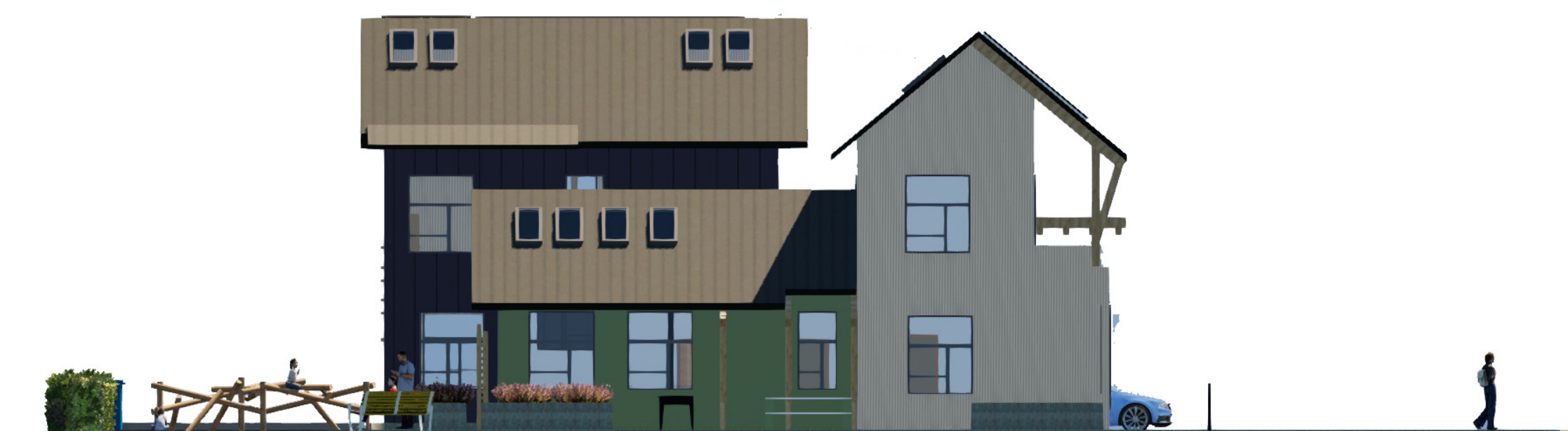
Boise West Bench - 1952

MAPS OF AREA CONSIDERED IN THE MID 1900'S TO BE THE BOISE WEST BENCH

EAST ELEVATION



NORTH ELEVATION





AERIAL 1952 PHOTO OF AREA NEAR TODAY'S WEST BENCH



AERIAL 1965 PHOTO OF CAPITAL HIGH SCHOOL SHOWING LARGELY AGRICULTURAL LAND ADJACENT



AERIAL 2020 PHOTO OF CAPITAL HIGH SCHOOL SHOWING ADJACENT DEVELOPMENT IN AREA



PHOTO OF RECENTLY BUILT TOWNHOMES IN THE WEST BENCH NEIGHBORHOOD

WEST BENCH 4-PLEX



VIEW LOOKING SOUTH AND EAST AT NEIGHBORHOOD ARTERIAL

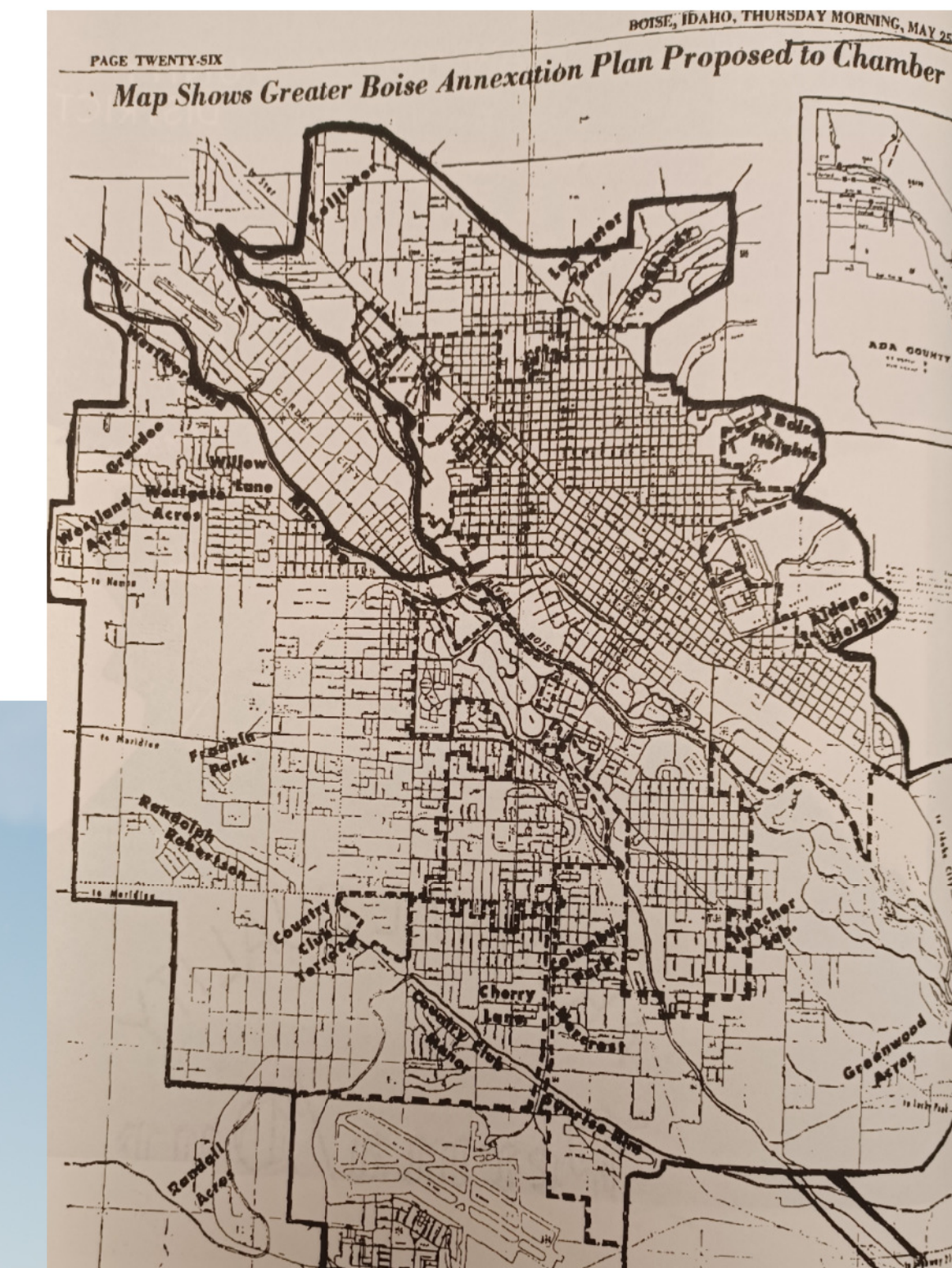
THE PROJECT PROPOSES TO PROVIDE 5'-0" SECOND LEVEL SETBACKS WITH EAVE OVERHANGS AND OCCUPIABLE DECKS FOR RESIDENTS, BOTH TO LESSEN THE IMPACT OF THE BULK OF A TWO-STORY STRUCTURE WITHIN A MOSTLY SINGLE-STORY FABRIC, AND TO PROVIDE OUTDOOR PRIVATE OPEN SPACE FOR THE ENJOYMENT OF THE OCCUPANTS.

THE PROJECT'S STRUCTURAL SYSTEM WOULD BE ABLE TO BE PRODUCED WITH OFF-SITE PRE-FABRICATED HEAVY TIMBER COMPONENTS AND CONNECTIONS WITH ADVANCED FRAMED AND OFF-SITE PANELIZED NON-LOAD BEARING SUPER-INSULATED EXTERIOR PARTITIONS EXCEEDING CURRENT ENERGY CODE STANDARDS. THIS APPROACH WOULD REQUIRE MORE UP FRONT COORDINATION, BUT WOULD ACCELERATE ASSEMBLY AND DRY-IN ON SITE FOR FASTER CONSTRUCTION TIMES. ULTIMATELY OTHER STICK FRAMED OR MODULAR OFF-SITE METHODS COULD BE UTILIZED.

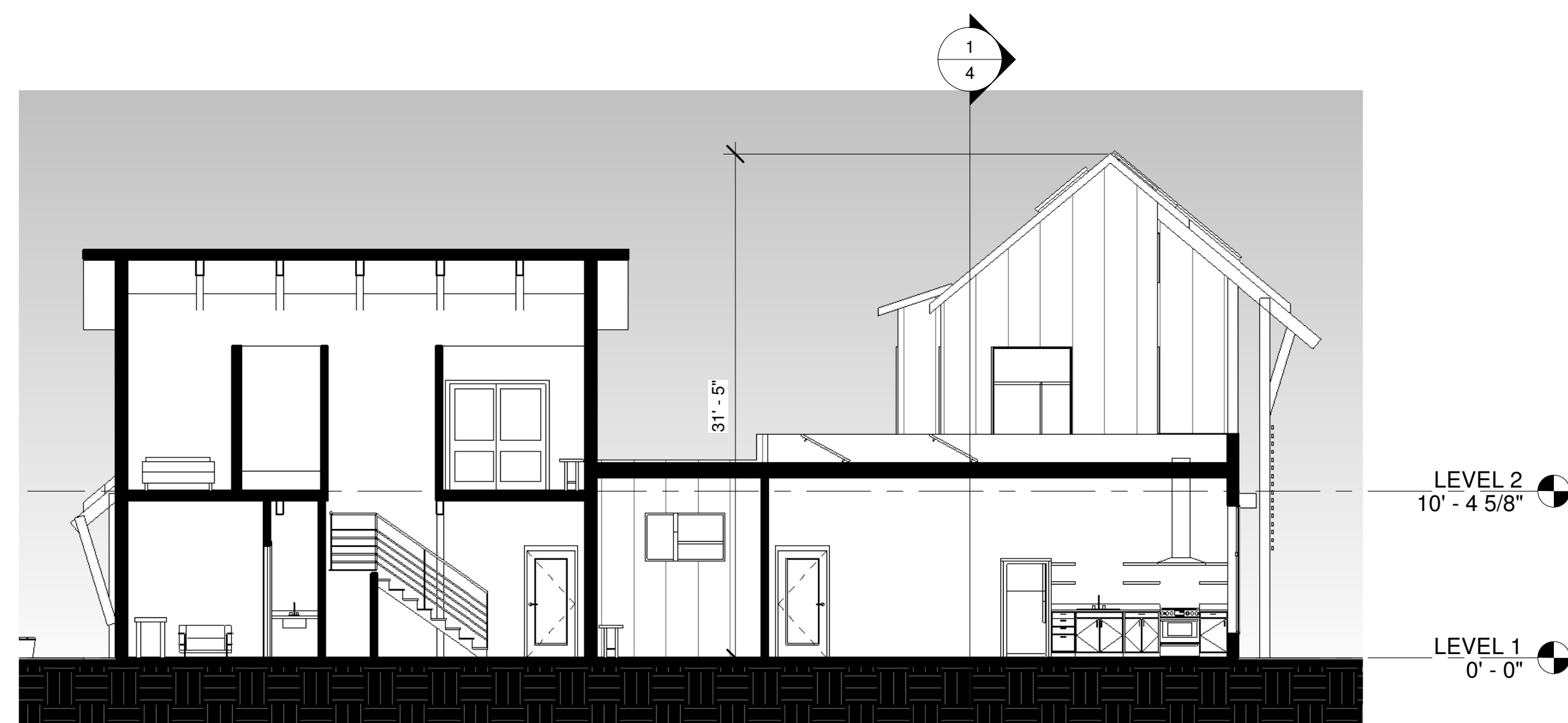
THE PROJECT WOULD FEATURE ROOF TOP SOLAR PHOTOVOLTAICS AND A STANDARD HEAT PUMP TYPE HVAC SYSTEM, EITHER WITH THROUGH-WALL PACKAGED UNITS, OR A DUCTED SPLIT TYPE SYSTEM, IF THE SITE SIZE ALLOWED, GROUND SOURCE HEAT PUMPS COULD POTENTIALLY BE UTILIZED.

AN EMPHASIS ON LOCALLY PRODUCED MATERIALS WOULD BE PROPOSED, INCLUDING LOCAL BASALT STONE VENEER, IN A RUSTICATED VERTICAL ORIENTATION, TO PROVIDE A NOD TO THE GEOGRAPHY OF THE BOISE AREA. LOCAL ENGINEERED GLULAM LUMBER MEMBERS COULD BE UTILIZED IN THE POST AND BEAM SYSTEM, AND LOCALLY PRODUCED HIGH EFFICIENCY VINYL WINDOWS WOULD BE PROPOSED. MASS PLY PANELS WOULD BE USED FOR THEIR MINIMAL DEPTH, AS WELL AS THEIR ECONOMICAL LONG SPANS FOR FLOOR FRAMING, AND WITH GYPSUM BOARD CLOUDS TO CONCEAL BUILDING UTILITIES RUN OVERHEAD. HIGHLY DURABLE COATED METAL SIDING WOULD BE PROPOSED, ALONG WITH OTHER CLADDING WHICH DOES WELL IN A MORE OF AN ARID CLIMATE, SUCH AS STUCCO, RECLAIMED OR OTHER RECYCLED SUSTAINABLE FLOOR FINISHES WOULD BE USED AS WOULD STANDARD LOW VOC PAINTS AND STAINS.

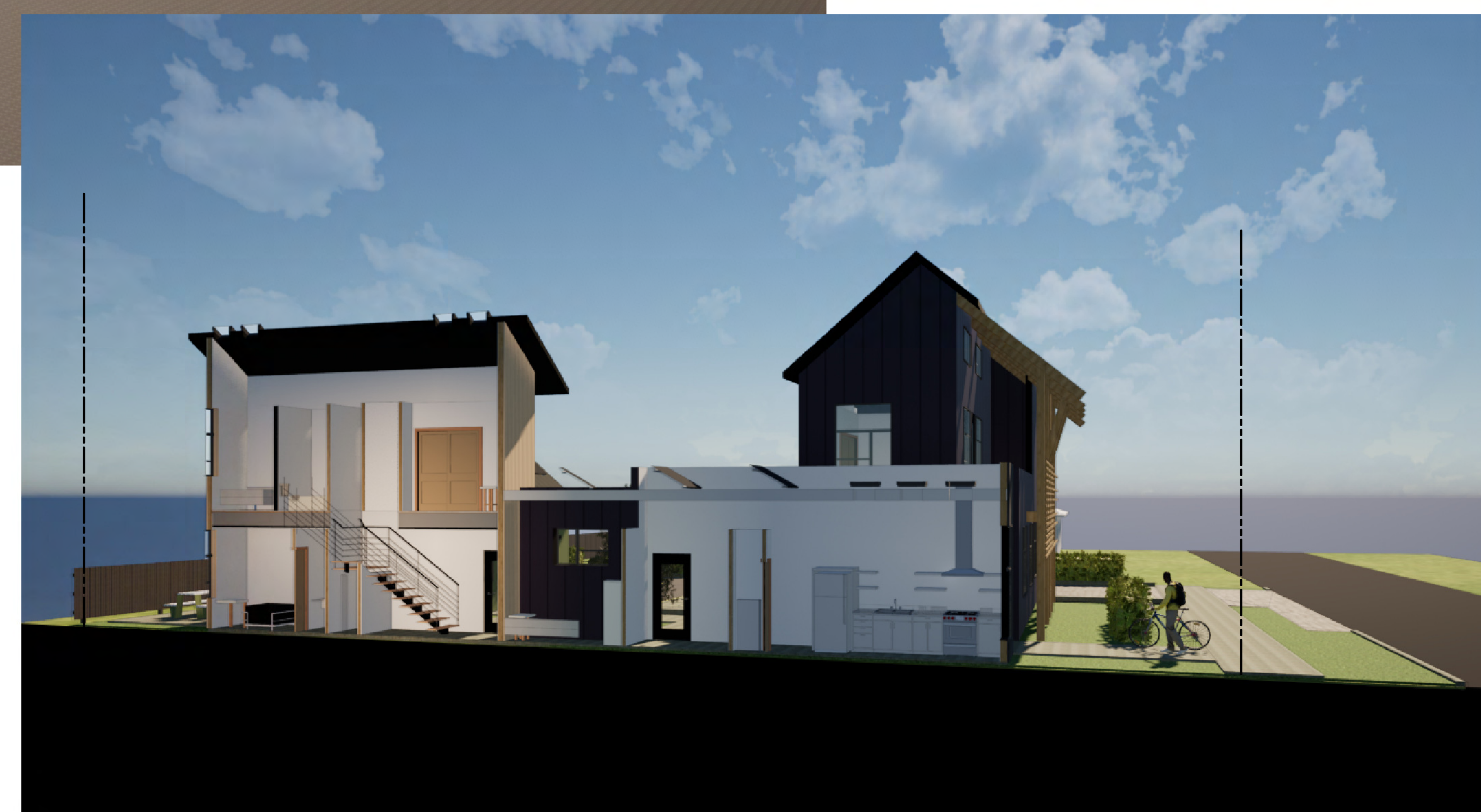
ON-SITE COMMUNITY GARDENS PROVIDE BOTH A CONNECTION TO NATURE, AS WELL AS A NOD TO THE AGRICULTURAL PAST FOUND IN THE AREA. A PLAYGROUND FOR YOUNGER CHILDREN AS WELL AS A BARBEQUE AREA WITH PICNIC TABLE FOR ALL, WOULD FURTHER PROVIDES A SENSE OF COMMUNITY FOR THE RESIDENTS.



PROPOSED CITY OF BOISE ANNEXATION MAP 1961



BUILDING SECTION B
1/8" = 1'-0"

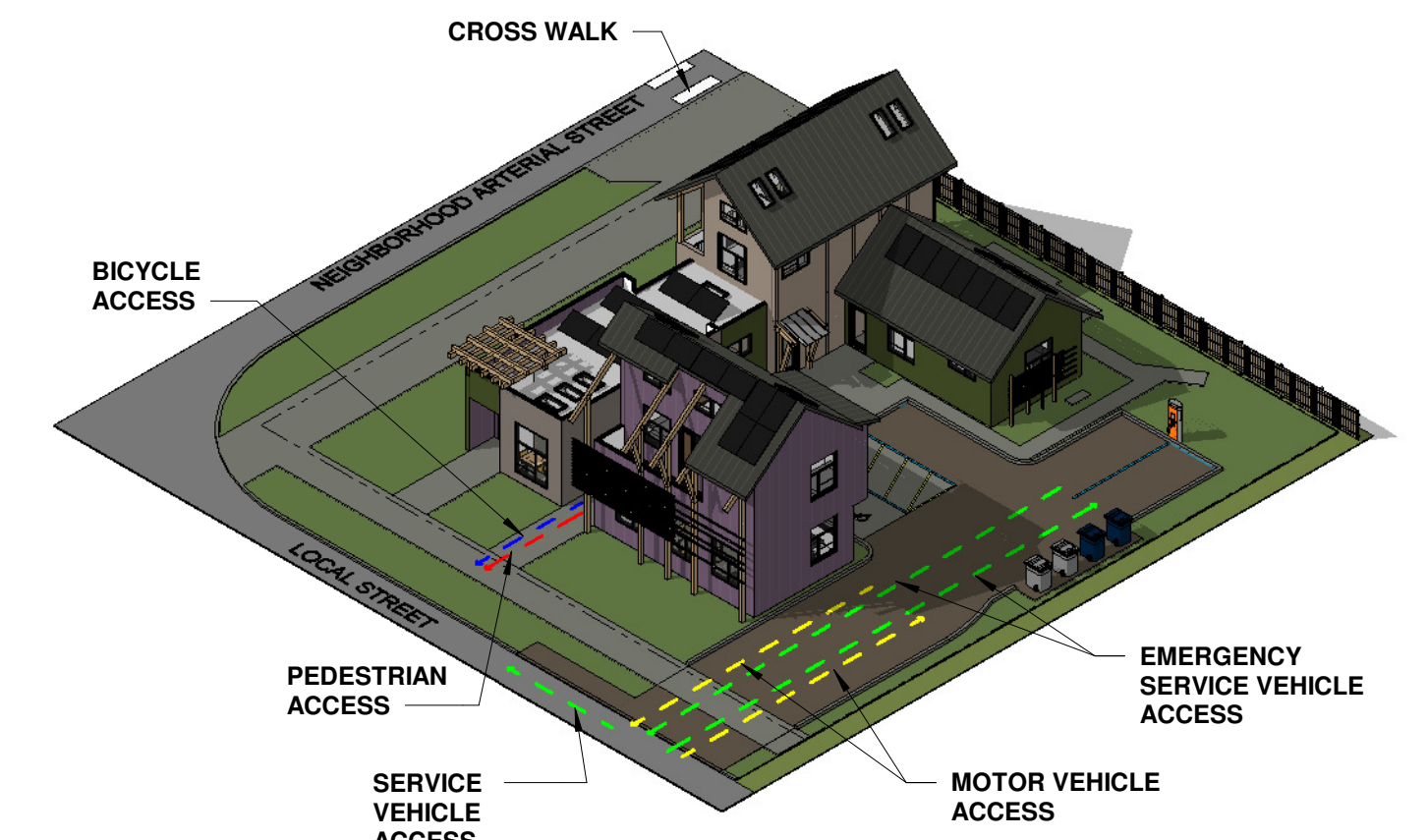


SITE SECTION LOOKING EAST AT LOCAL STREET

WEST BENCH 4-PLEX



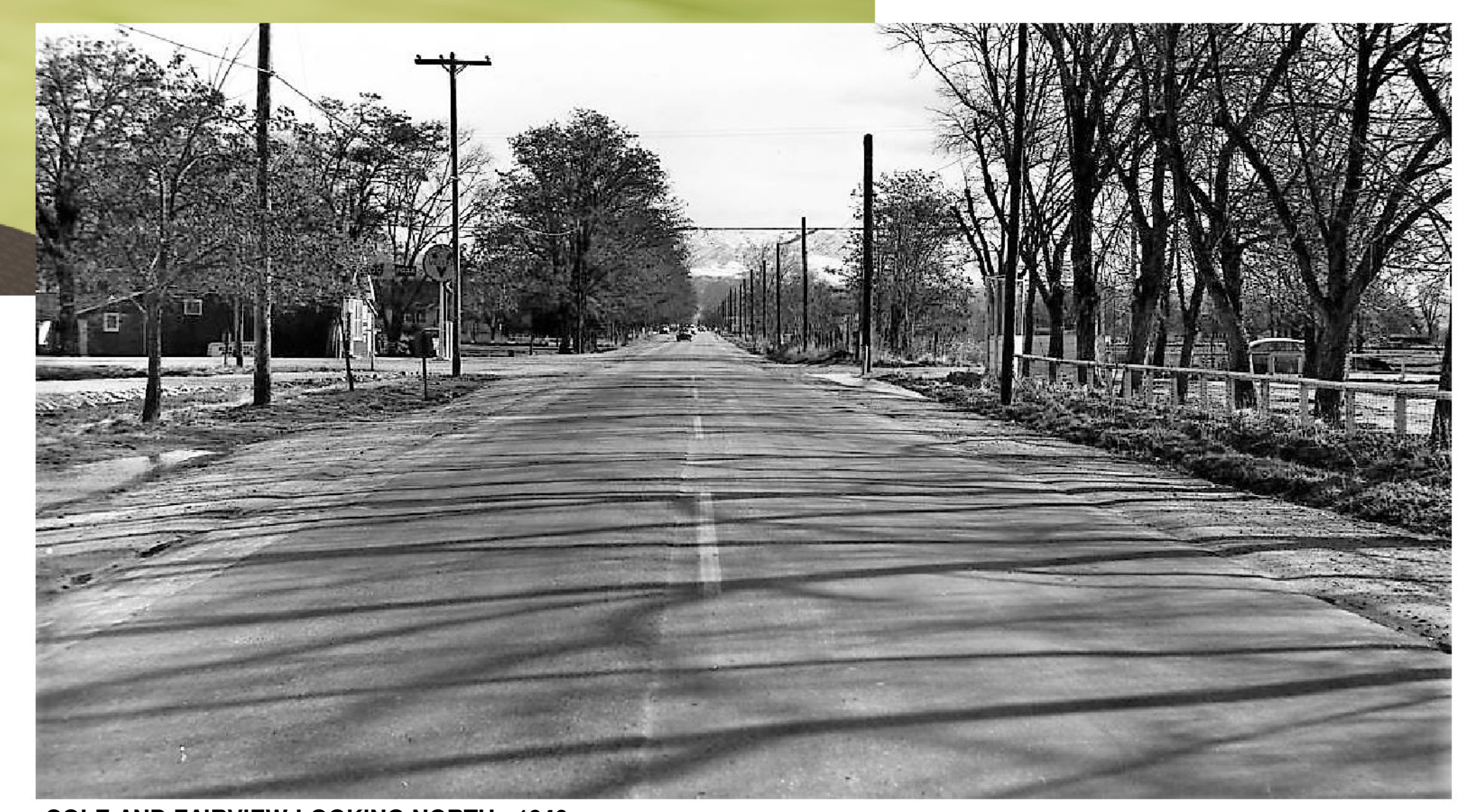
CONCEPTUAL DESIGN ITERATIONS



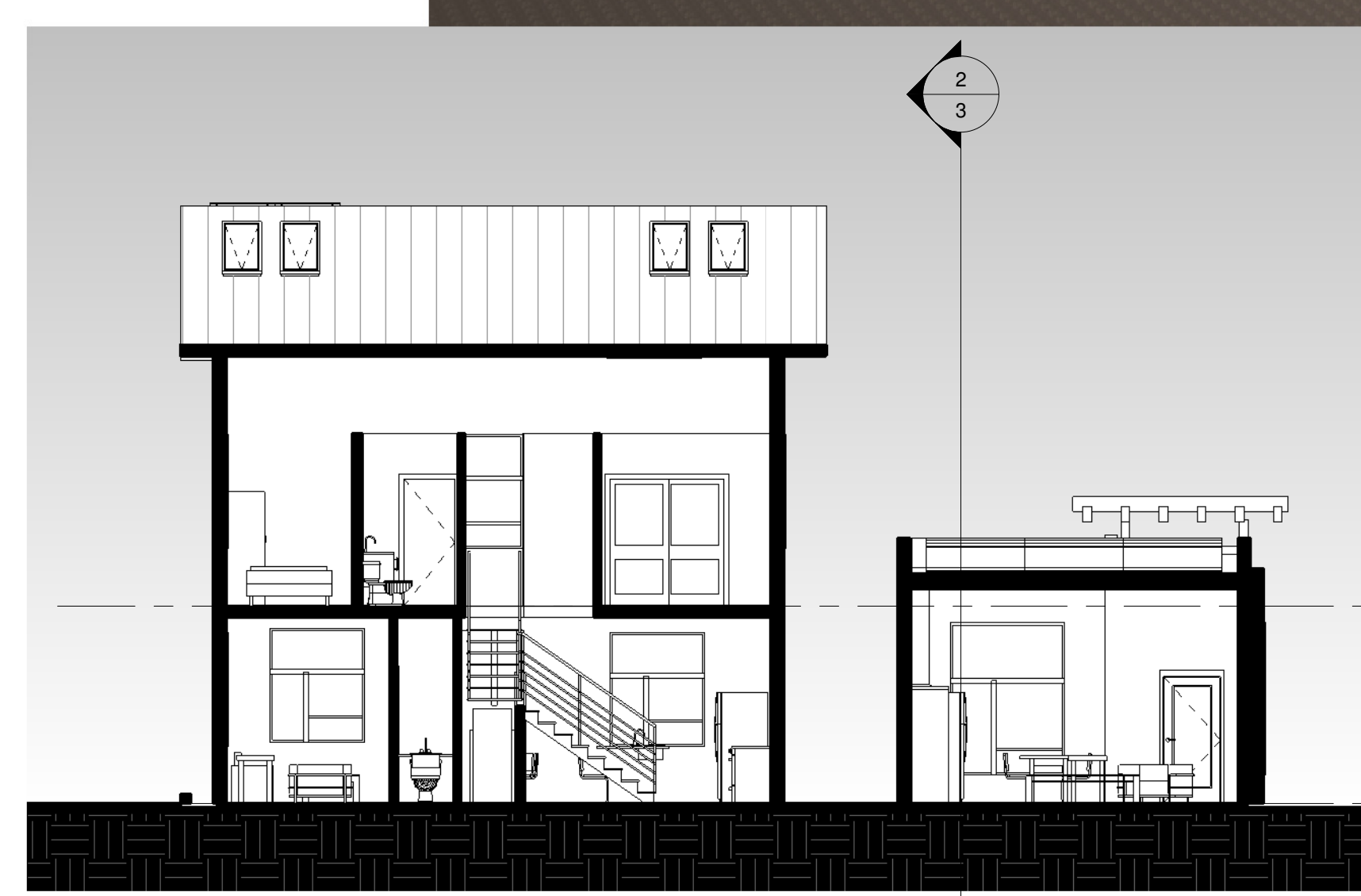
SITE ACCESS DIAGRAM



ORIGINAL SPAULDING RANCH FARM HOUSE



COLE AND FAIRVIEW LOOKING NORTH - 1940s



BUILDING SECTION A
1/8" = 1'-0"

VIEW LOOKING WEST AT SITE DRIVEWAY ON LOCAL STREET

LEVEL 2
10' - 4 5/8"

LEVEL 1
0' - 0"