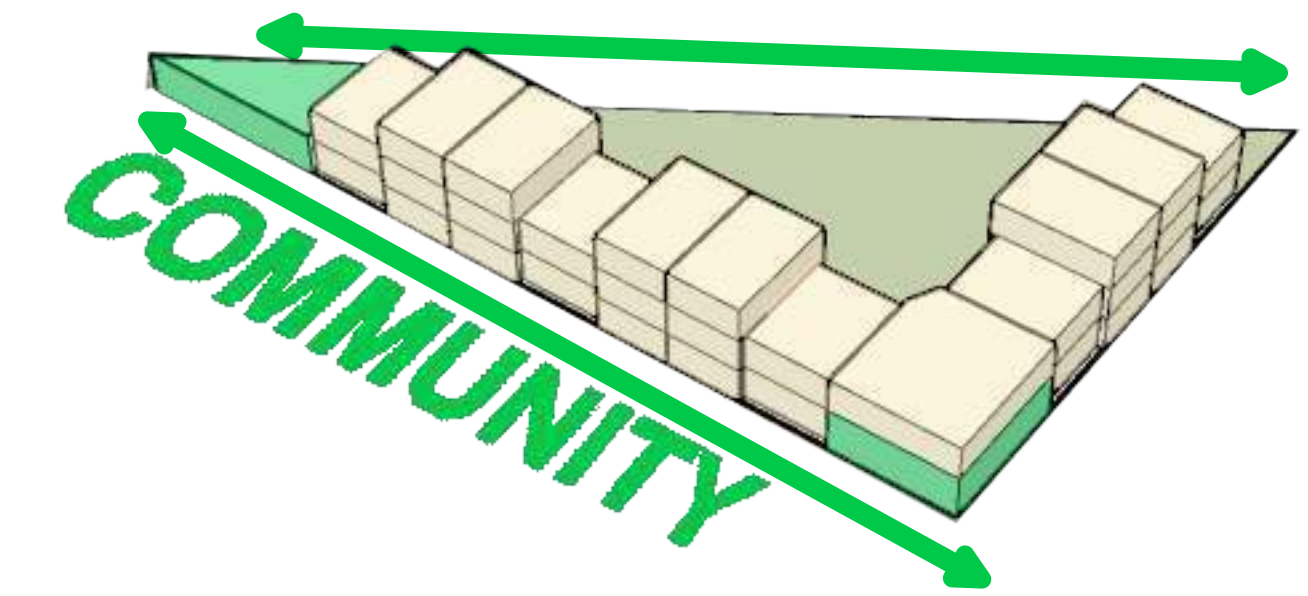
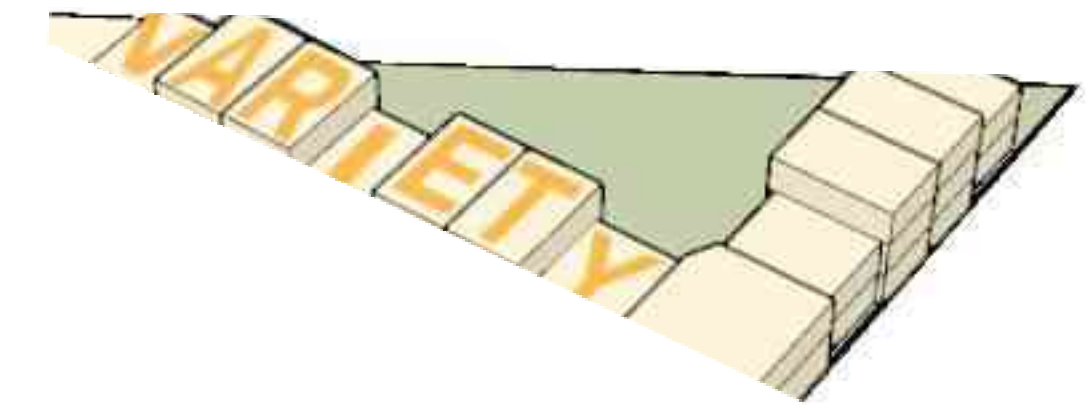
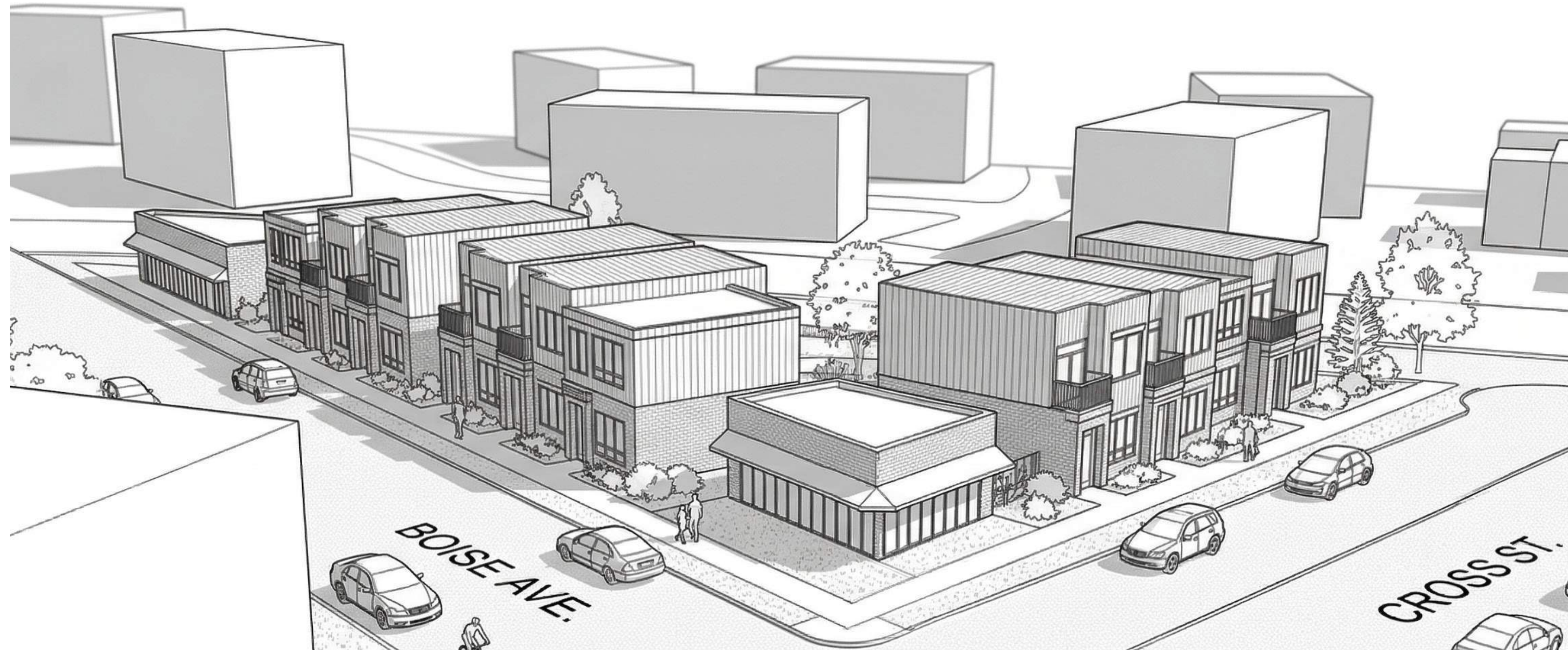


GATHER AT BOISE AVE.

Situated in the heart of rapidly growing Southeast Boise, this design proposal introduces a strategic 10-unit multifamily development along Boise Avenue. The configuration fosters a “neighborhood within a neighborhood,” prioritizing affordable community living through seamless outdoor access and shared spaces.

GOALS

1. FOSTER A SENSE OF COMMUNITY
2. BEAUTIFICATION OF NEIGHBORHOOD
3. PUBLIC AND PRIVATE OUTDOOR ACCESS
4. CONTINUATION OF NEIGHBORHOOD VALUES
5. ENHANCE CANAL SPACE



PART I DIAGRAMS

WHAT THE COMMUNITY SAID ...

Maintain the “neighborhood feel”

High-density, multi-use complexes (especially those exceeding three stories) often face opposition if they are seen as a departure from the traditional single-family home character of the area.

New developments are expected to support multi-modal transportation,

Direct access to hiking and biking trails is a major selling point for master-planned communities in the area.

a clear preference for native and adaptive Idaho landscaping that requires minimal irrigation while providing “mature” visual appeal.

TEN TOTAL UNITS

3 3 BEDROOM UNITS

7 2 BEDROOM UNITS

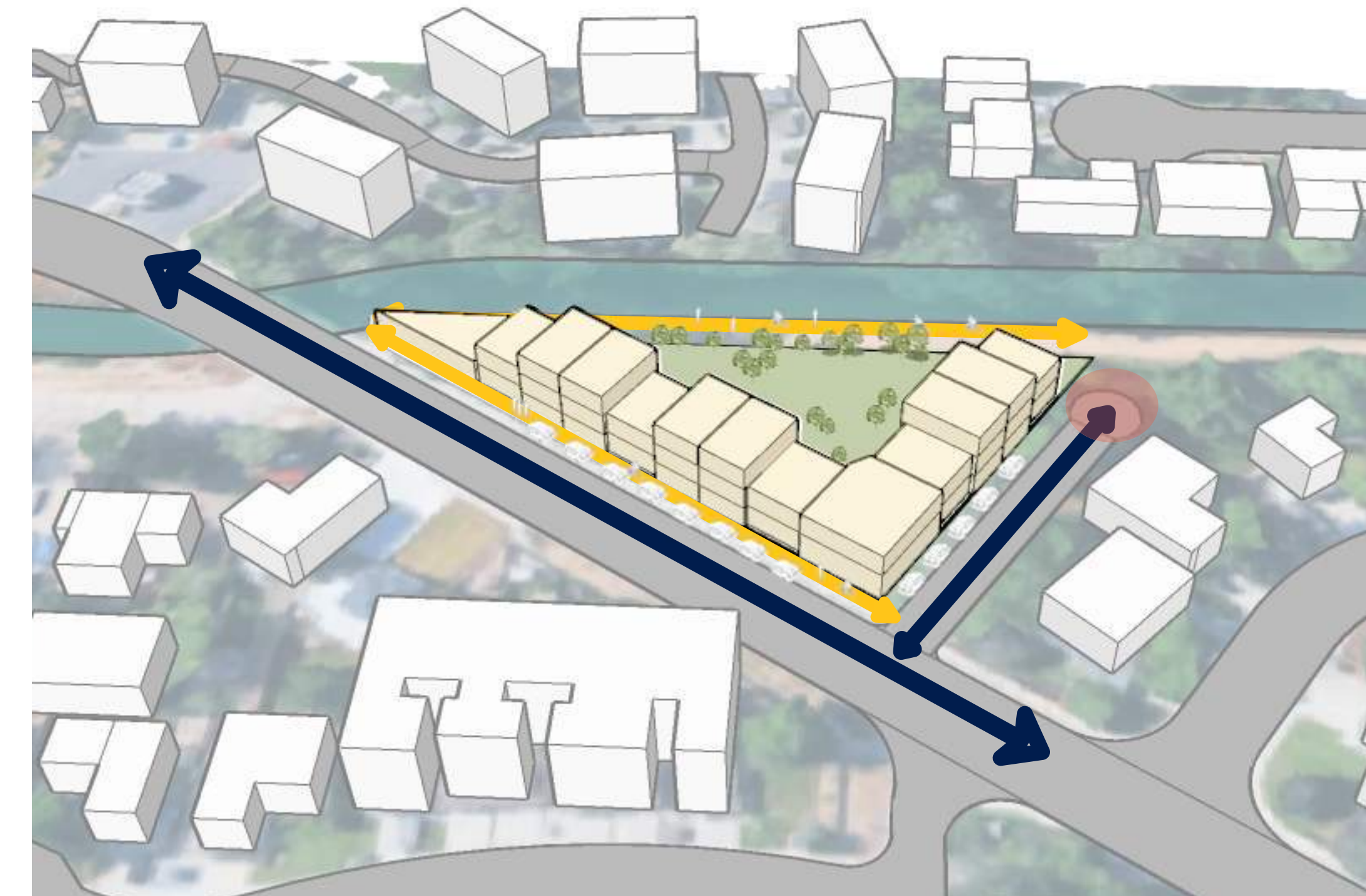
2 NEW CAFE'S

1 NEW WALKING PATH

STACKING DIAGRAM



COMMUNITY

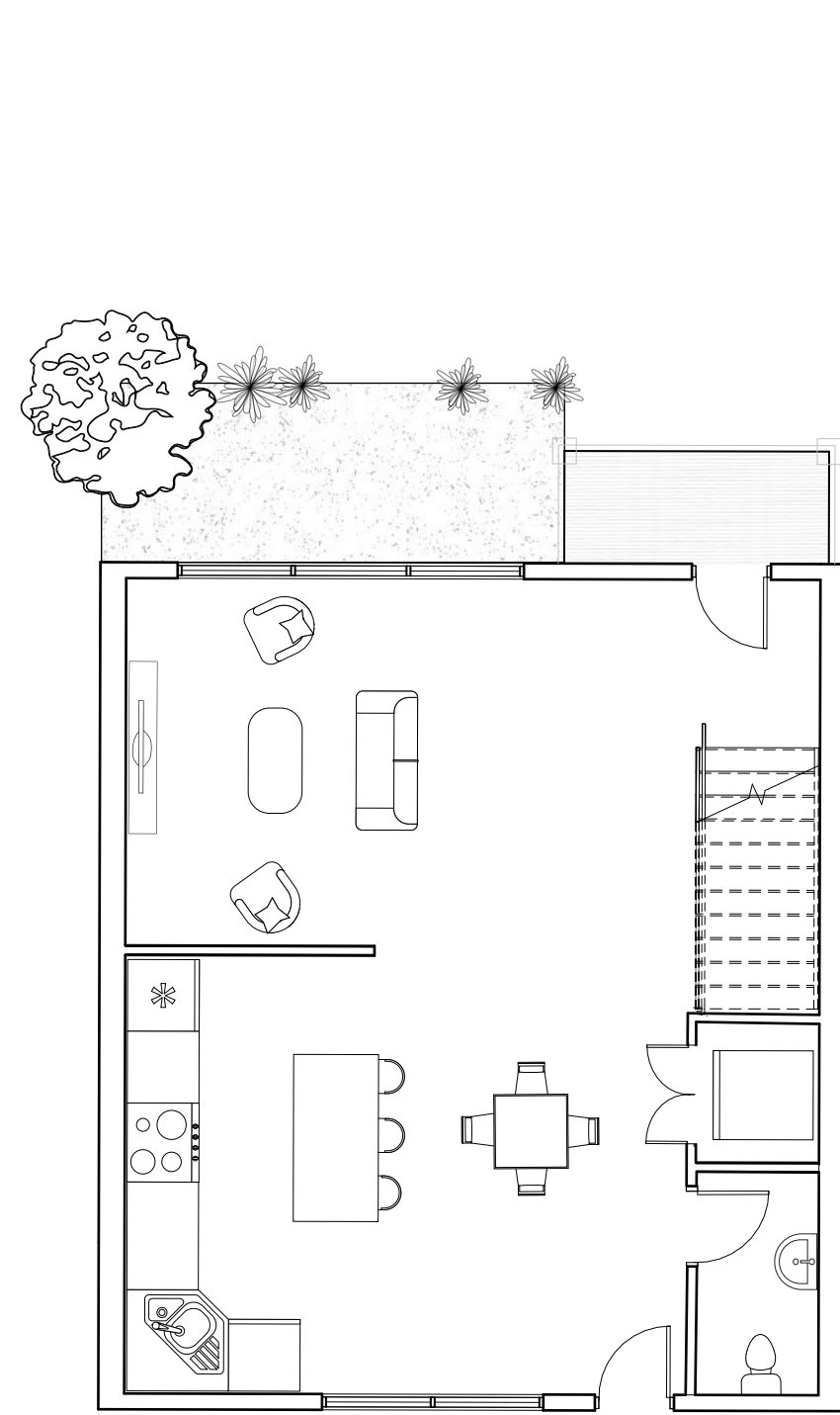




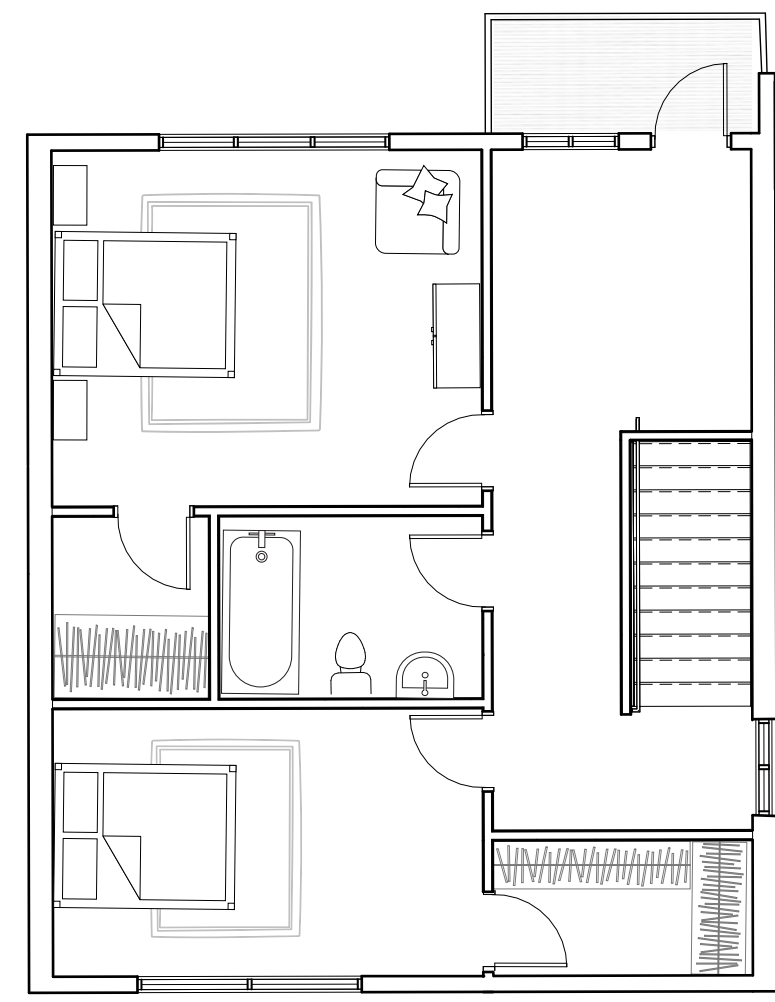
GROUND FLOOR
SCALE : 1:20



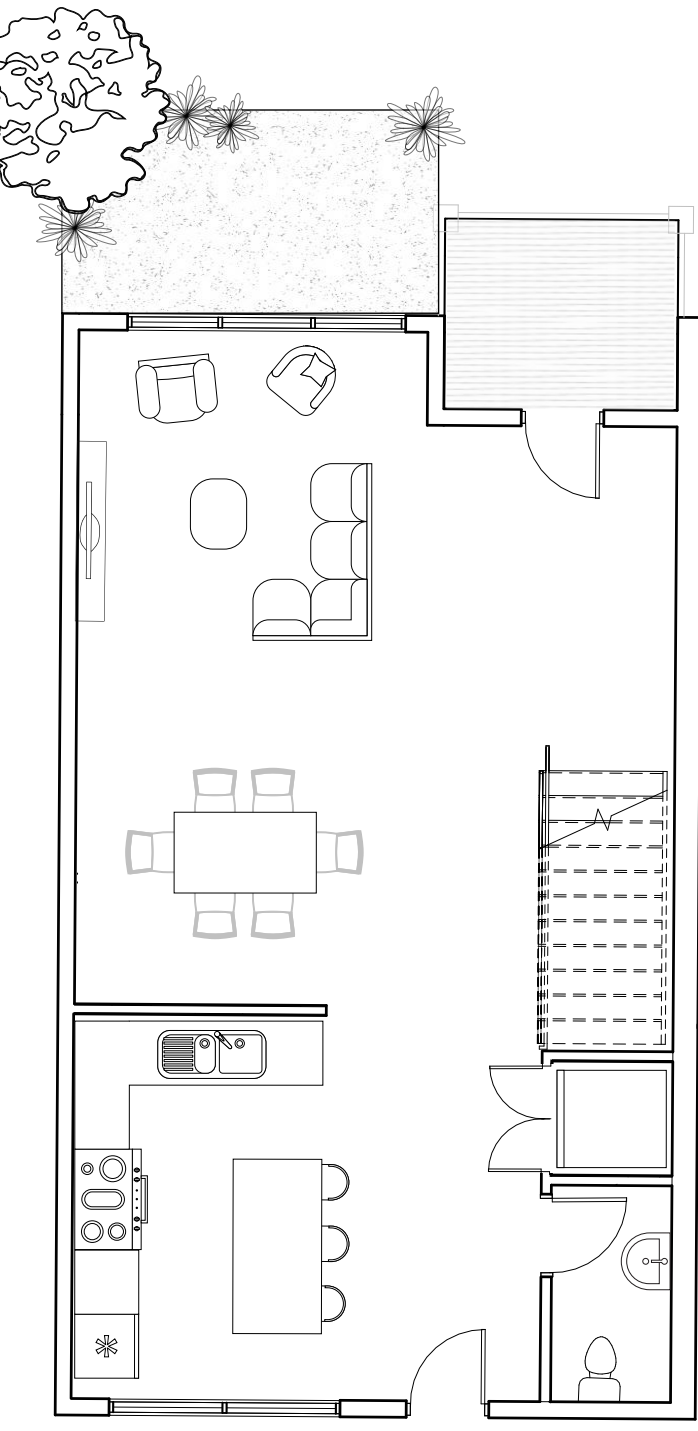
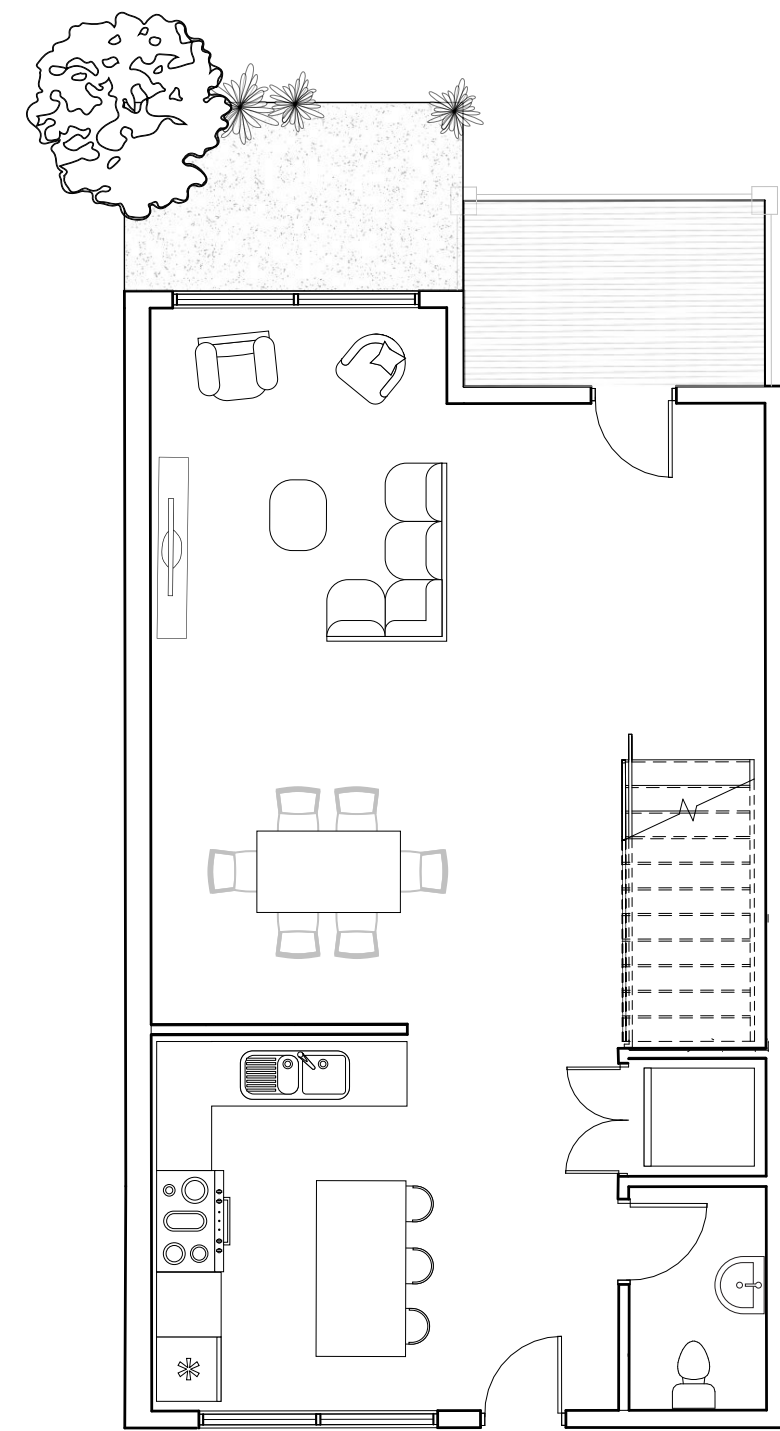
SECOND FLOOR
SCALE : 1:20



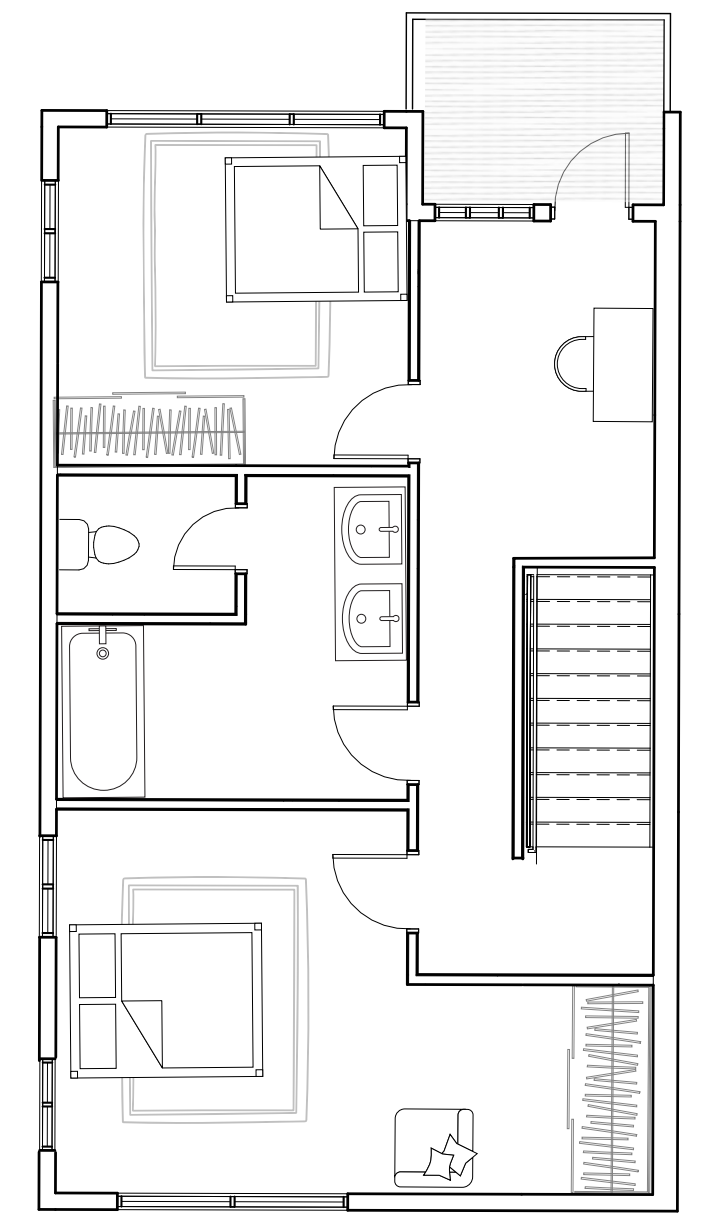
UNIT A (2 BEDROOM)
SCALE : 1:10



UNIT B (3 BEDROOM)
SCALE : 1:10

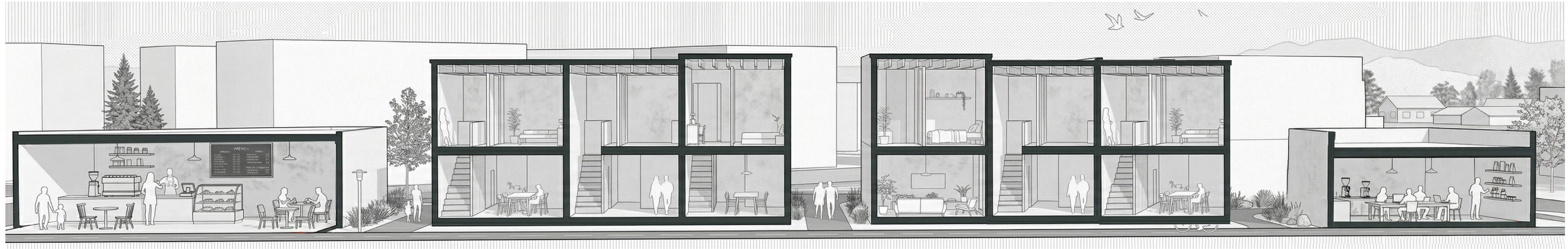


UNIT C (2 BEDROOM)
SCALE : 1:10



The project achieves a high level of sustainability through a “native-first” approach, utilizing authentic Idaho landscaping and xeriscaping to eliminate supplemental irrigation and reduce the urban heat island effect. Passive design is central to the massing; the deep red brick pilasters and limestone base act as thermal mass, while clear low-iron glazing and deep overhangs at the Corner Store manage golden hour solar gain to lower cooling loads. Simultaneously, affordability is driven by prioritizing a pedestrian-only plaza and integrated bike paths on Boise Ave, the design reduces the financial burden of car dependency for residents. This “Smart Growth” strategy ensures long-term operational savings through durable, low-maintenance materials and energy-efficient building envelopes, creating a high-quality civic asset that remains accessible to the Southeast Boise community.

SECTION A



SECTION B

