

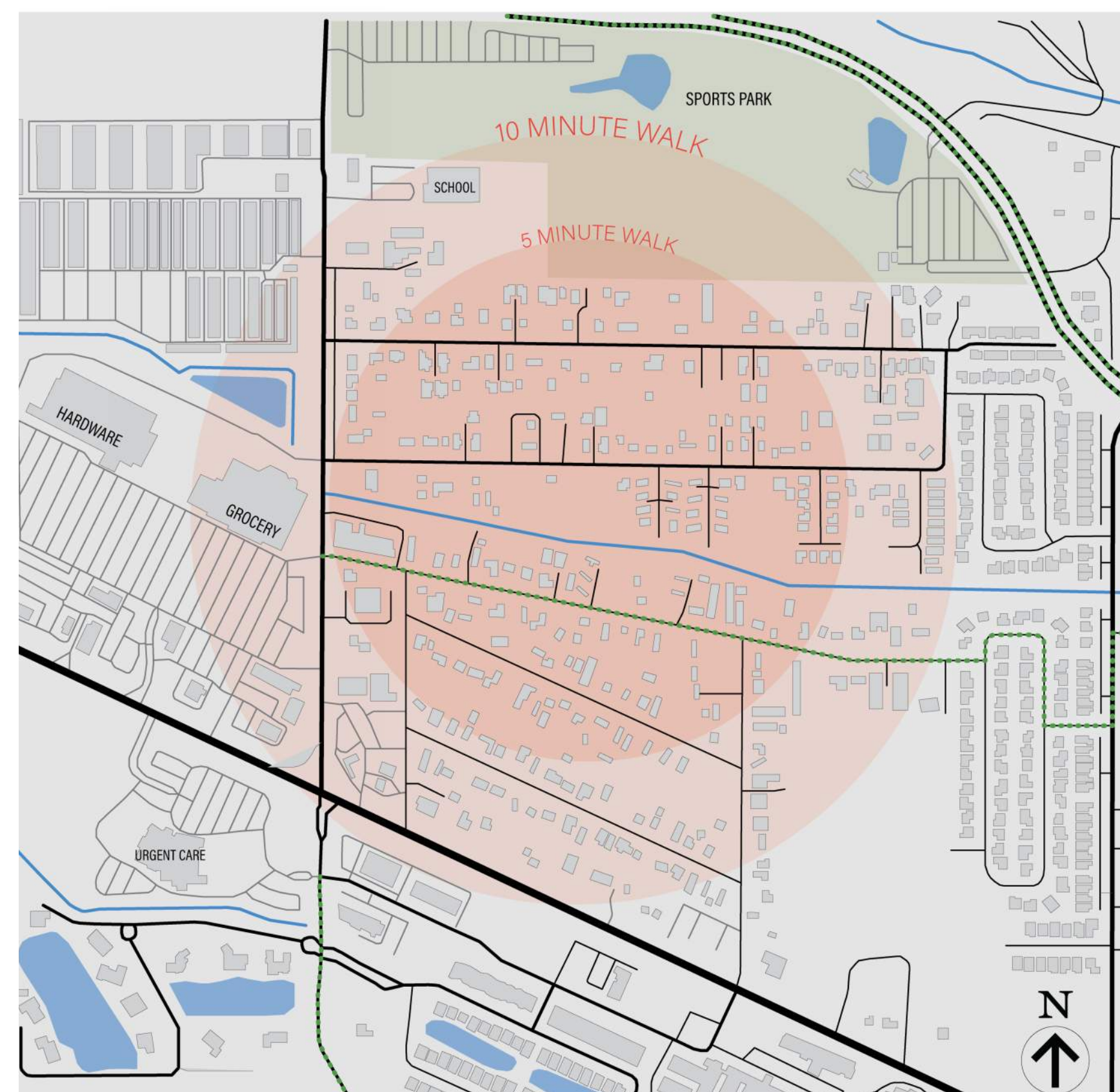
NORTHWEST STEPS

SITE C - NORTHWEST BOISE

Northwest Steps is a **medium-density** residential project located in the Northwest neighborhood of Boise, Idaho. The project aims to **introduce up to 12 dwelling units** on a lot traditionally occupied by a single-family home, while remaining sensitive to the scale and character of surrounding residences.

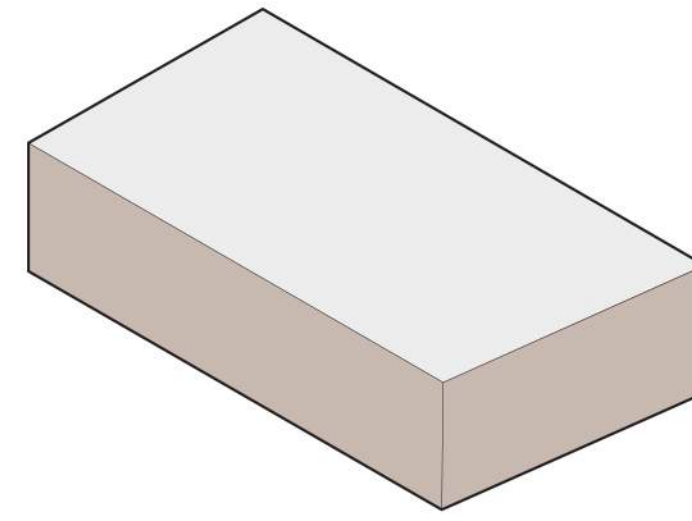
The site's north-south orientation allowed for the placement of generous outdoor patios and shared open spaces that **capitalize on southern daylight** and prevailing **northwest-to-southeast wind patterns for natural ventilation**. Located in front of a canal corridor, the site also presents an opportunity to **support a future pedestrian connection**, strengthening neighborhood connectivity to the broader Boise pathway network.

Through the use of passive design strategies and cost-effective construction methods, Northwest Steps **provides attainable housing** that integrates seamlessly into the existing neighborhood fabric while enhancing environmental performance and community connectivity.

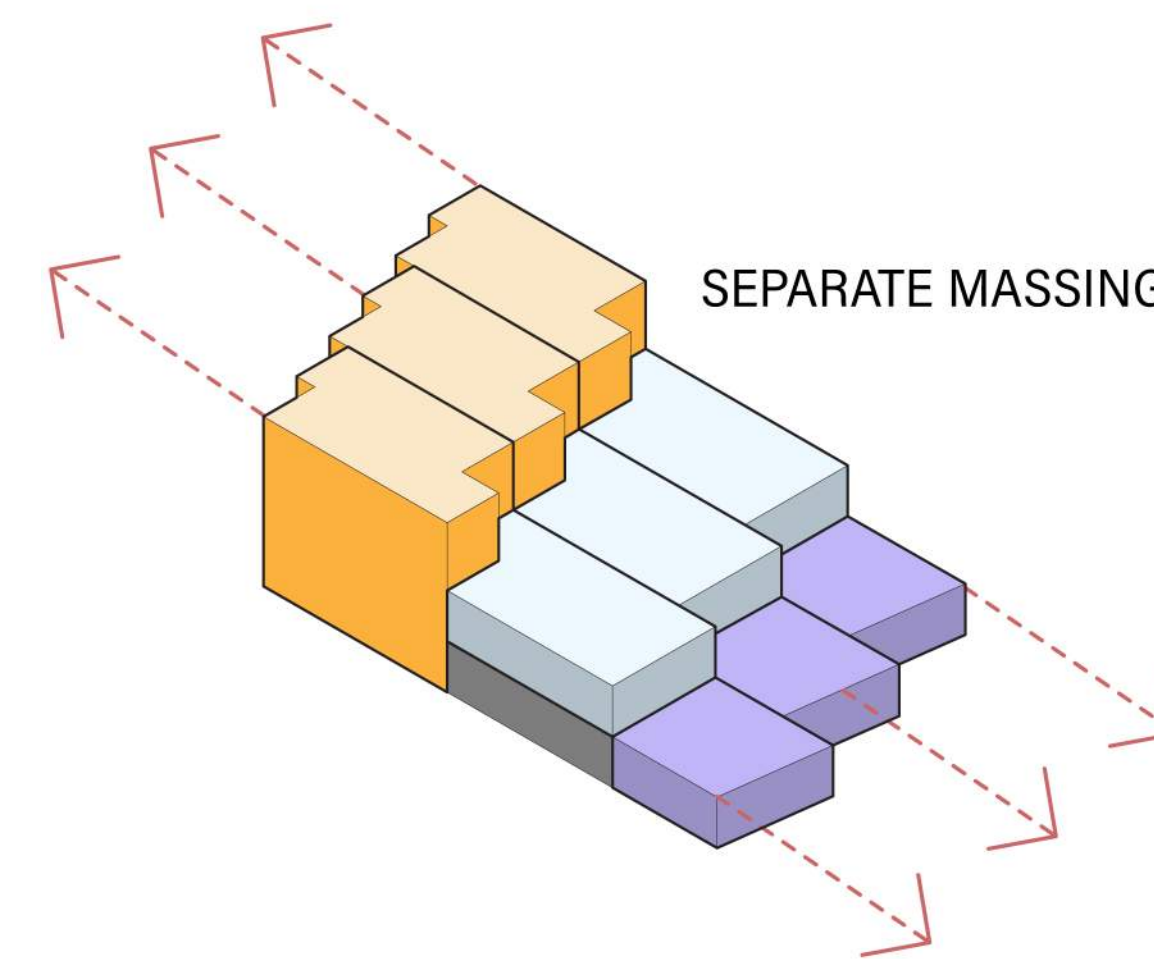
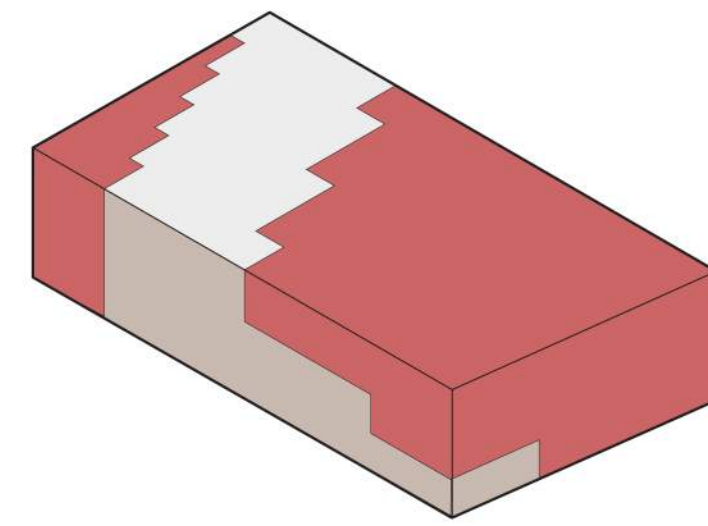


SITE C VICINITY MAP

FULL MASSING



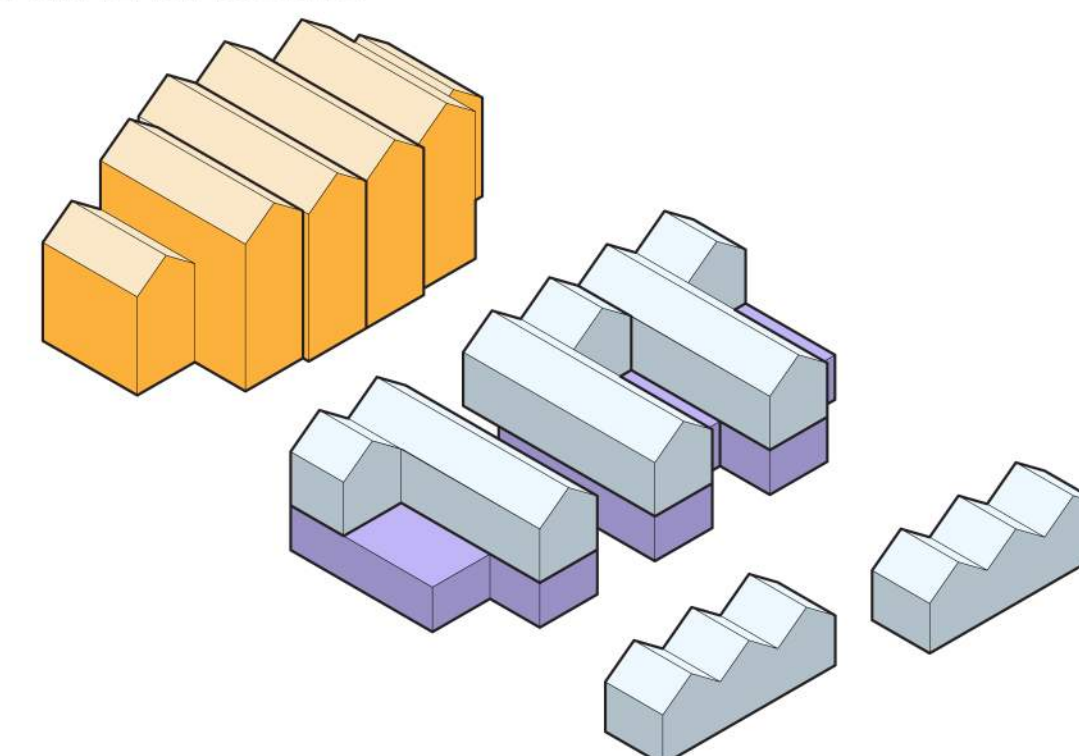
INITIAL CARVES



SEPARATE MASSING



FINAL MASSING



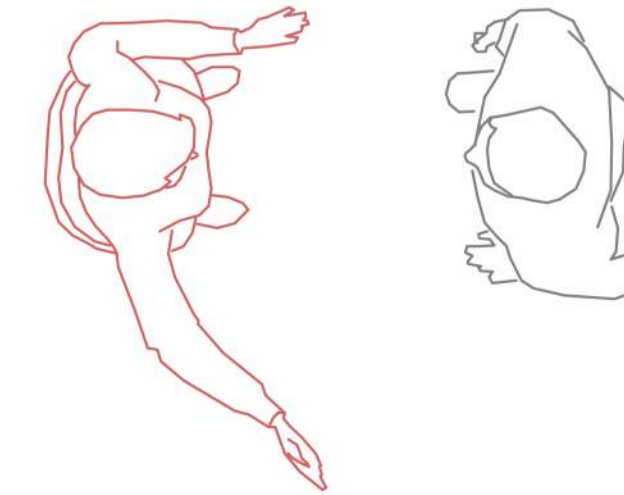
MASSING DIAGRAM

I'd really like to see some more sidewalks because people just drive too fast nowadays.

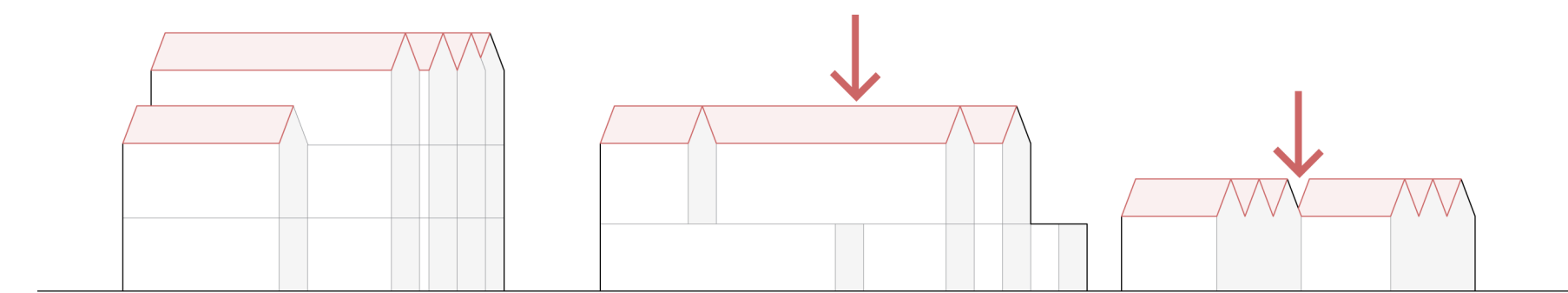
I really think that the green space of the Northwest neighborhood is important to it's character.

This neighborhood is rural but connected, however more bike paths and walkways would be nice.

Resident on N Roe St. in Northwest Neighborhood

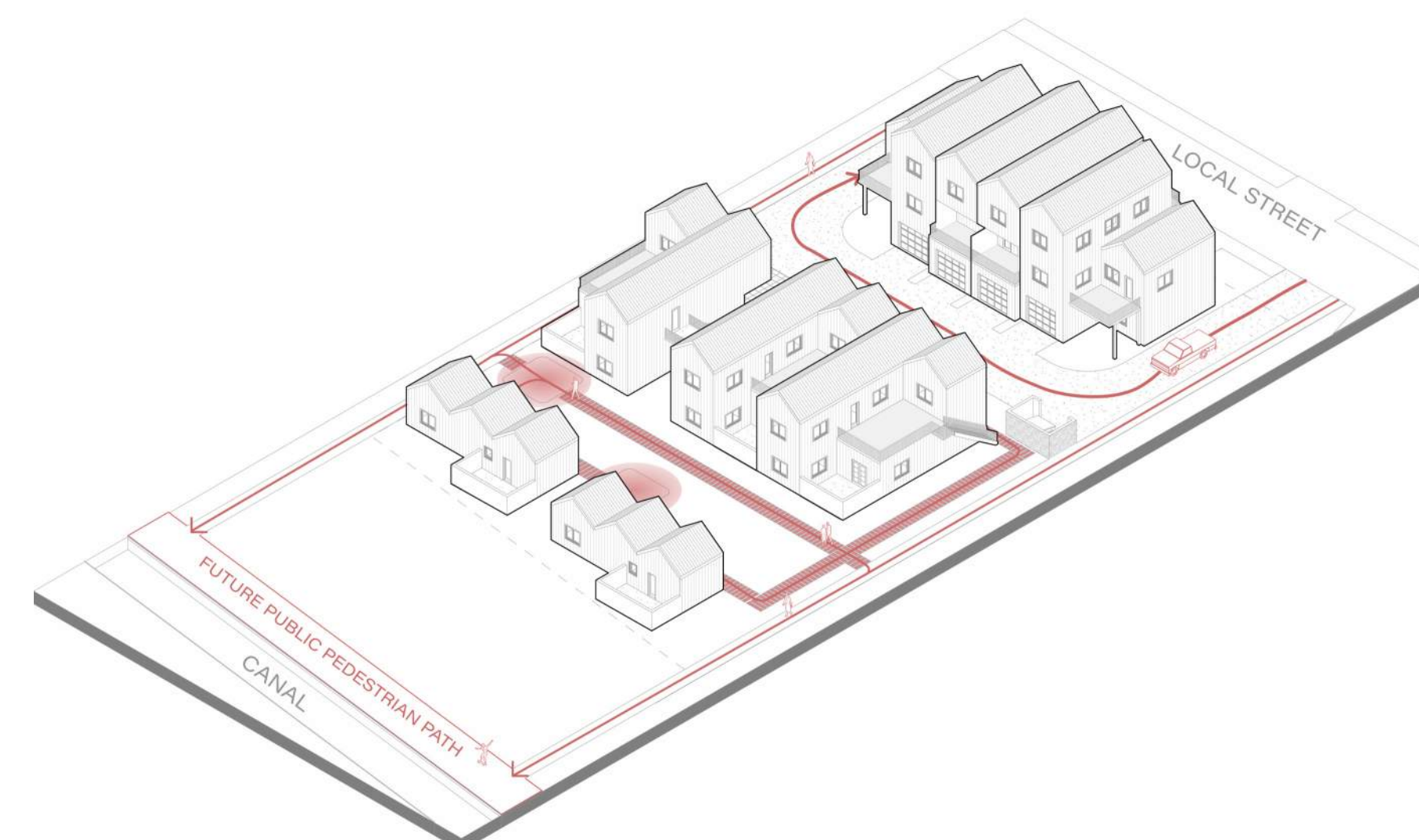


COMMUNITY OUTREACH



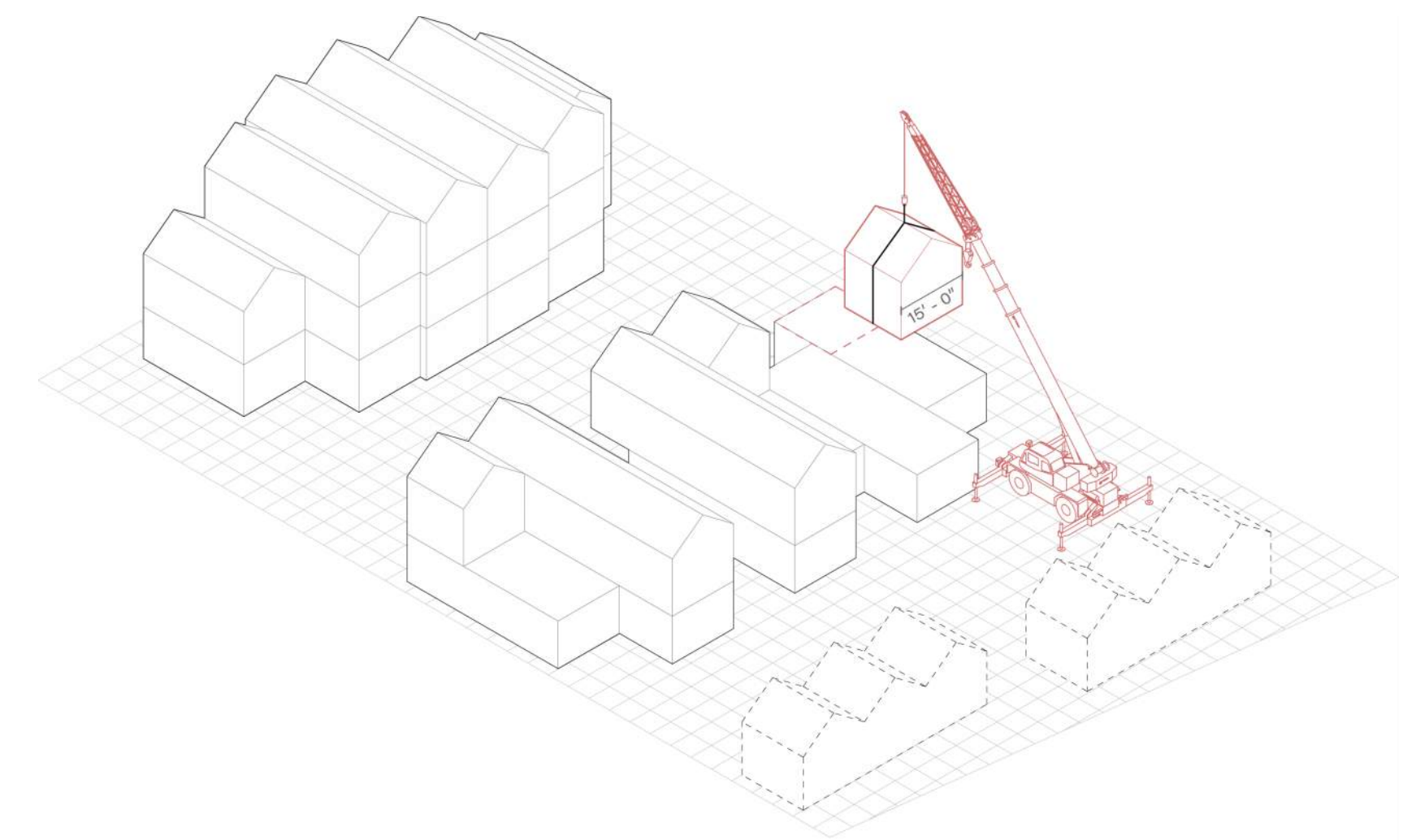
The building's massing adopted a **stepped form** in order to **maximize the exposure from the southern sun** and to **capture views to the south**. Studying forms from firm's like West of West that execute these design strategies well.

STEPPED - DIAGRAM



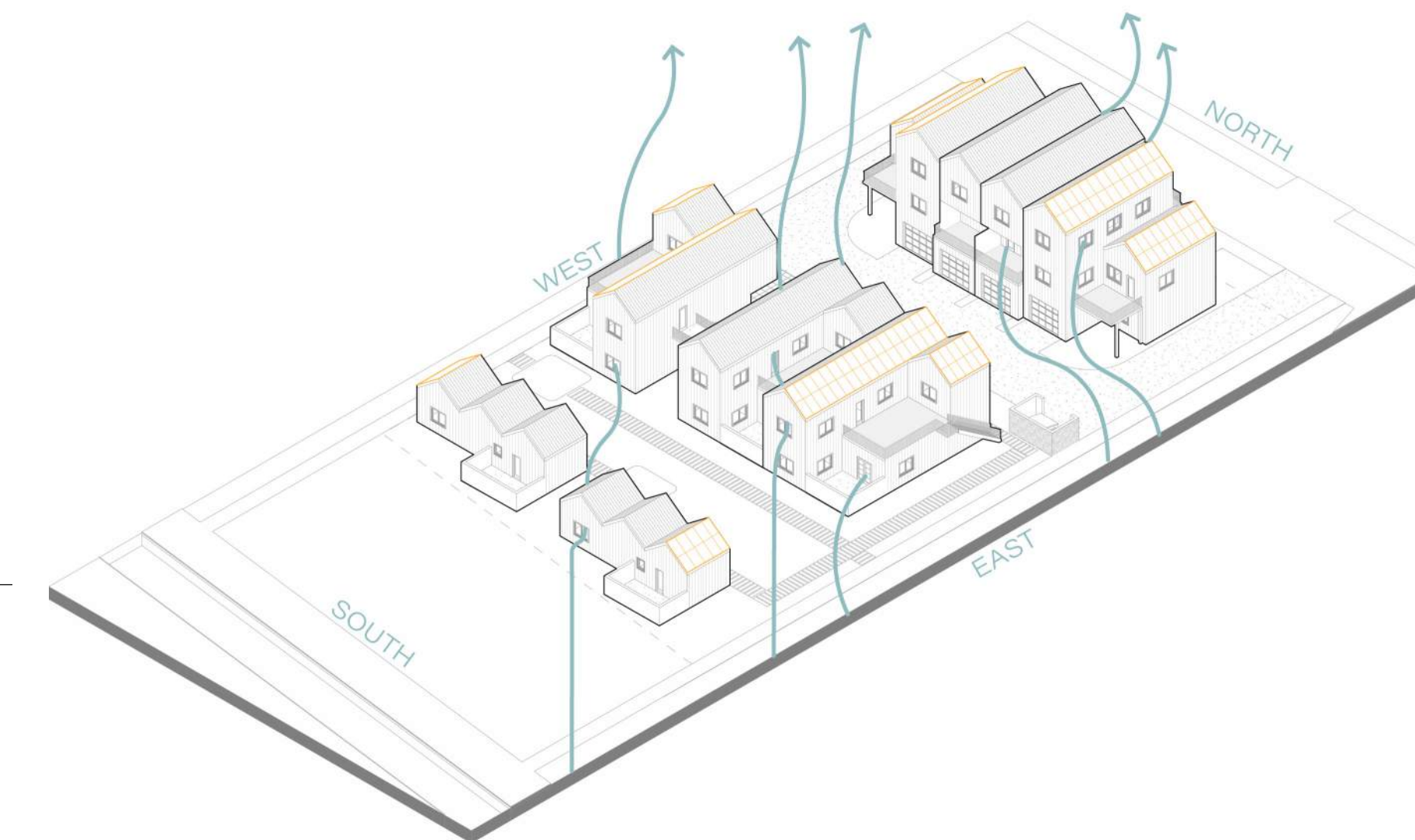
The homes are connected through a network of **interior pathways** linking homes to one another and to parking areas. Perimeter paths provide convenient access from residences and the street to the potential future **canal-side pedestrian trail** identified in the City of Boise's Pathway Master Plan.

CIRCULATION DIAGRAM



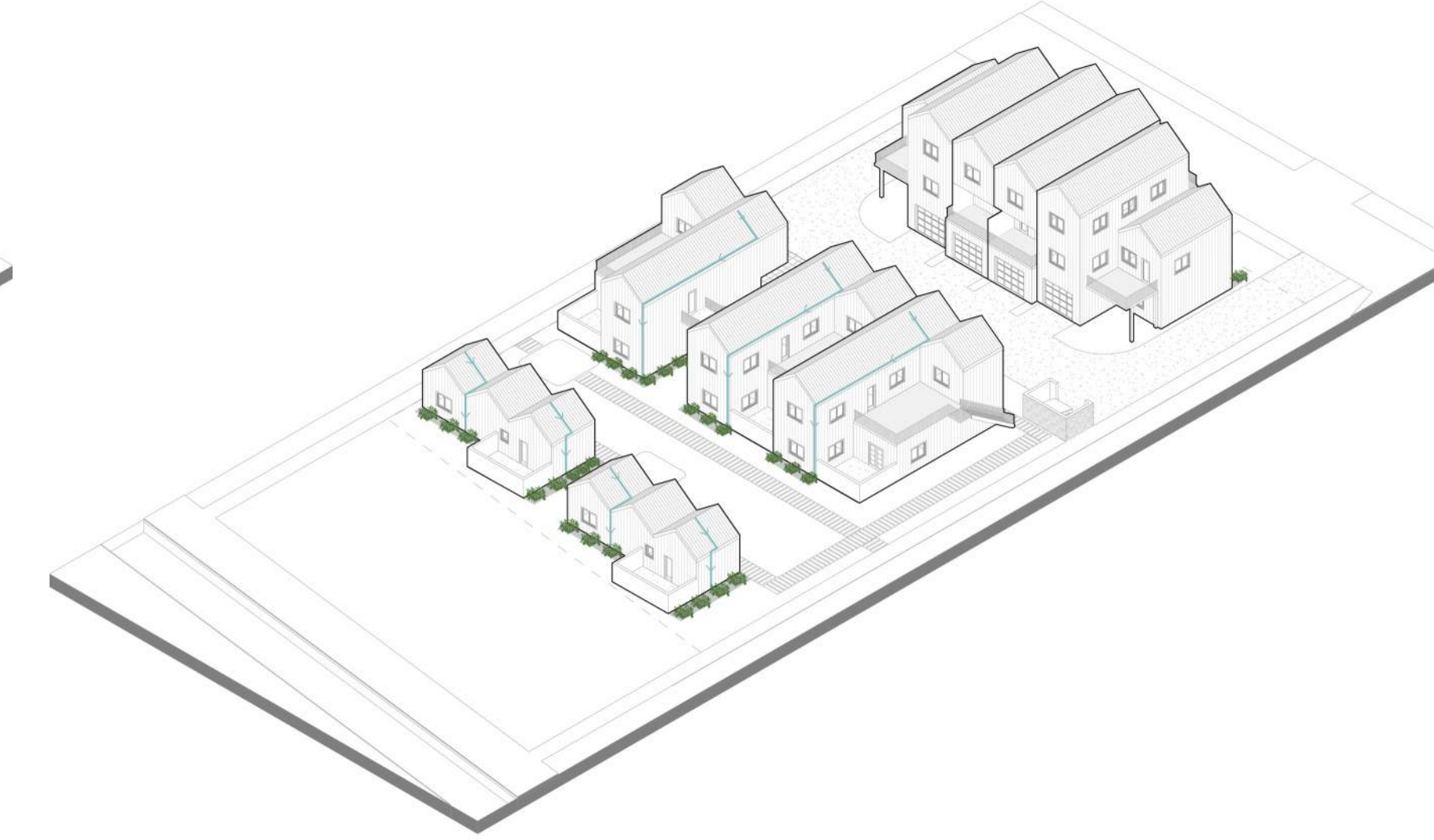
By constructing the homes using a **15' wide modular unit** the project could **save on average 20% in construction costs** and a completion time that is **40 - 50% faster** than typical stick - built homes.

MODULAR CONSTRUCTION DIAGRAM



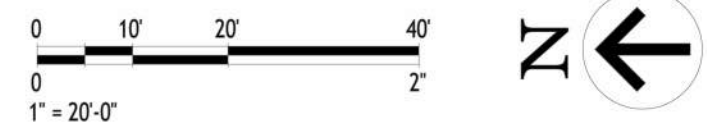
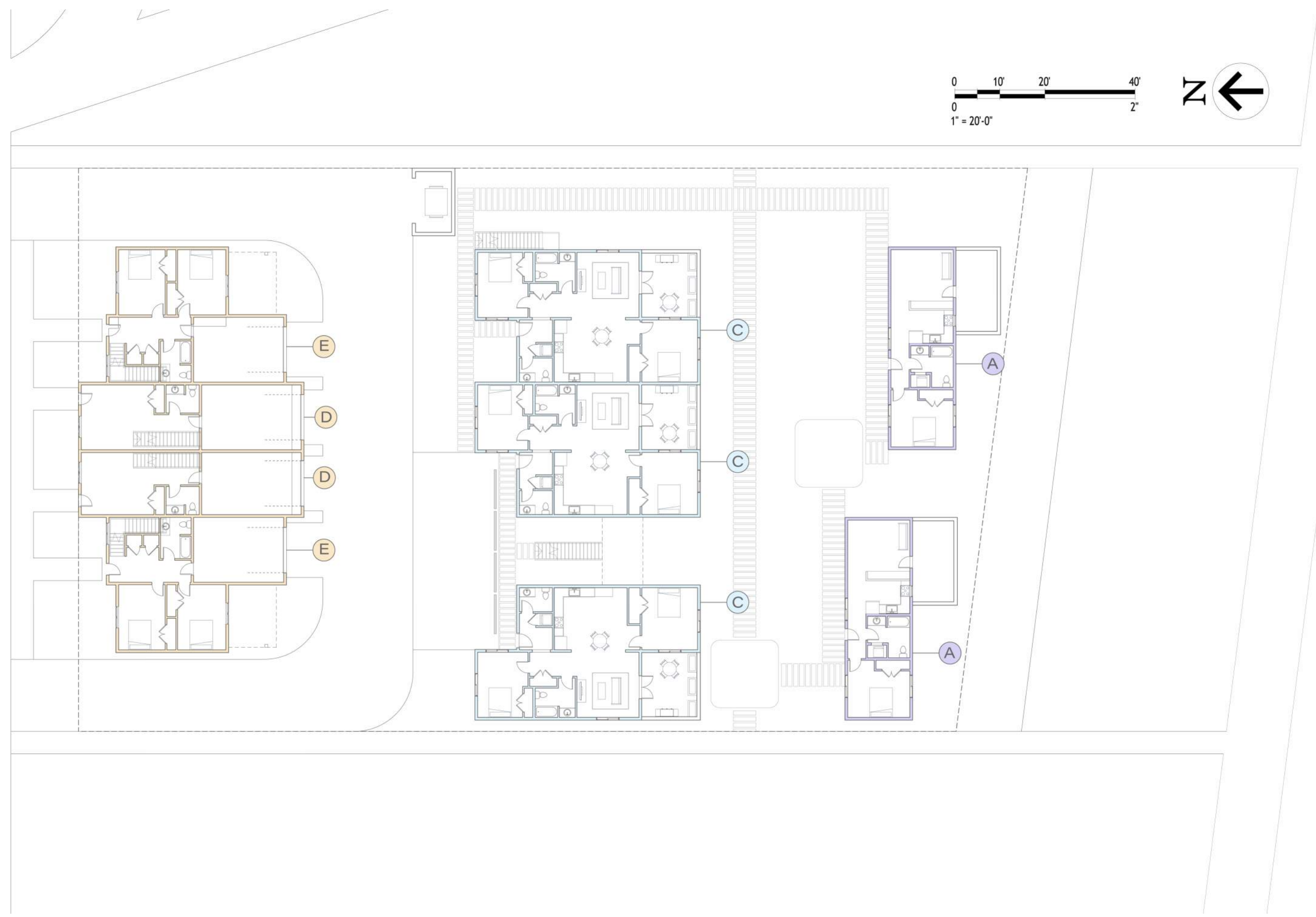
Each home is designed with a minimum of two exterior walls to **support northwest-southeast cross-ventilation**. East and west-facing roof planes are planned to accommodate future PV systems, generating approximately **642,792 kWh per year** and an estimated **\$83,563 in annual energy savings** for residents.

PASSIVE SYSTEMS DIAGRAM

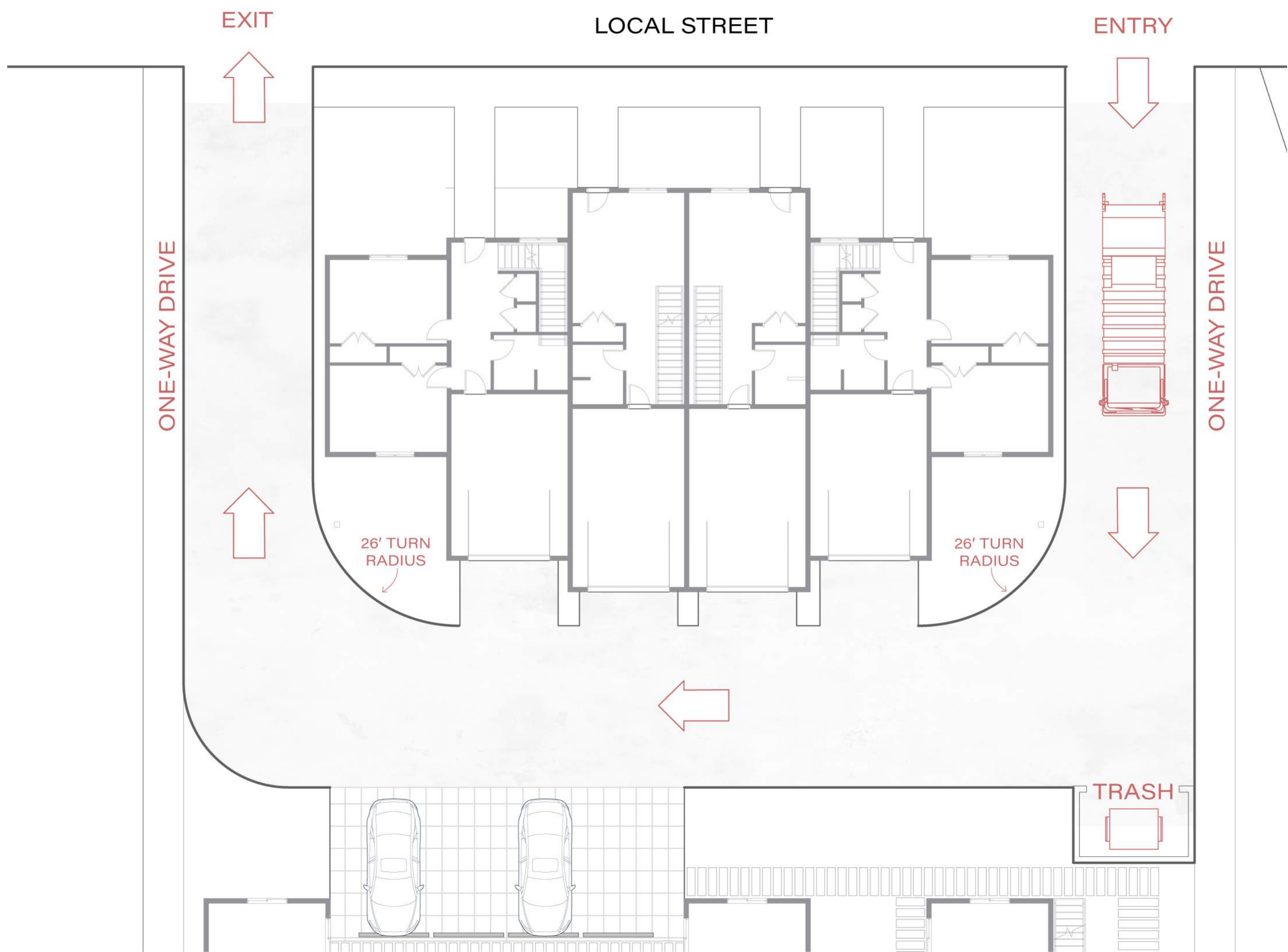


Each roof plane is designed to direct stormwater to an integrated gutter system, which will run-off into **strategically located planting areas** that function as **passive stormwater management** features, **reducing on-site runoff** through infiltration.

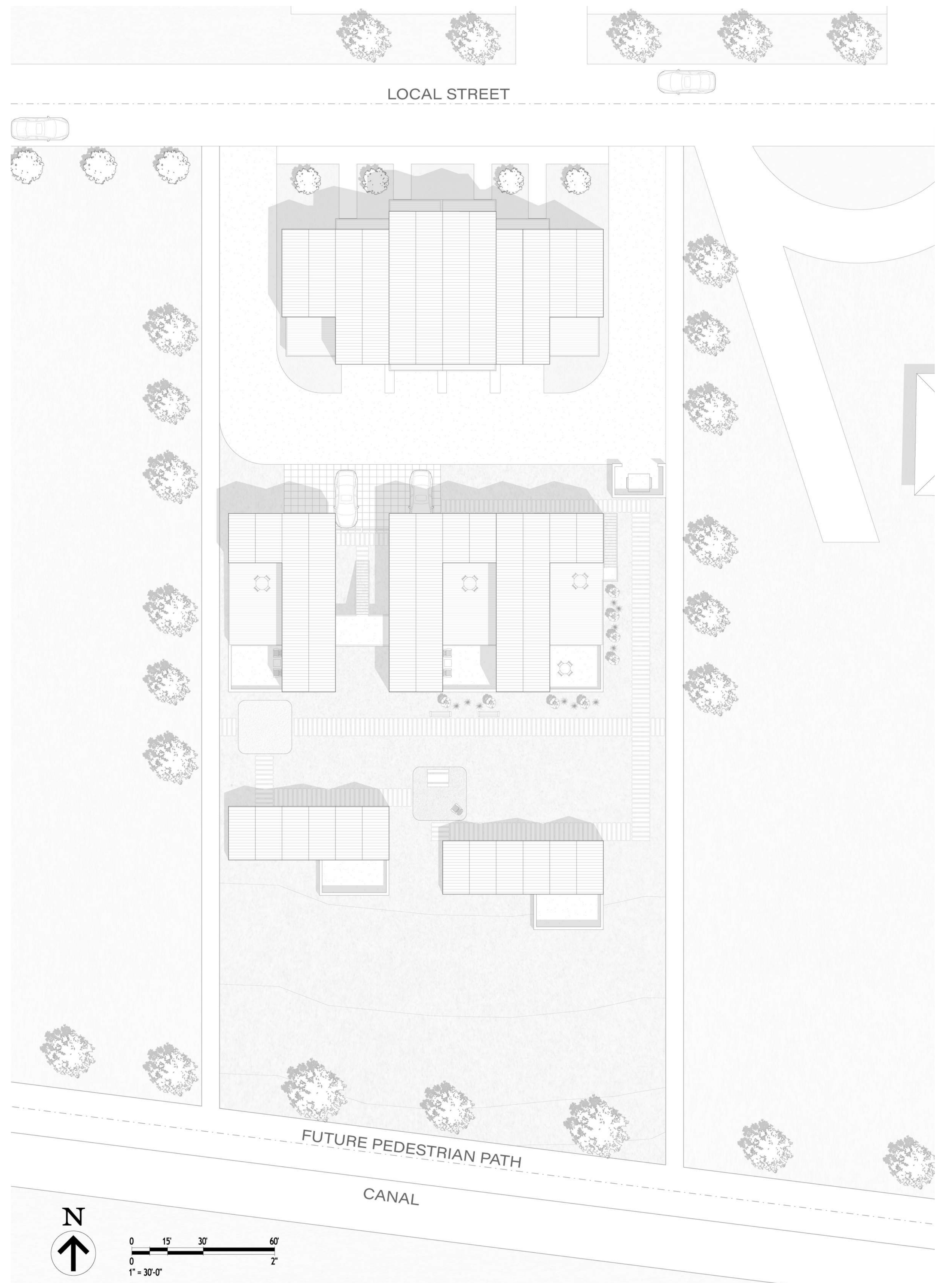
VEGETATION & WATER MANAGEMENT



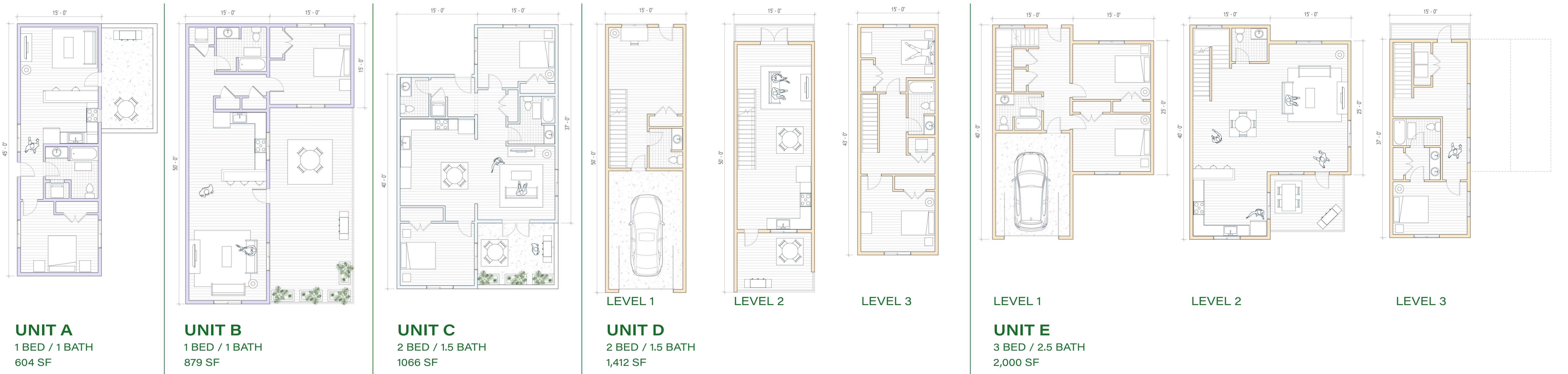
GROUND FLOOR PROGRAM



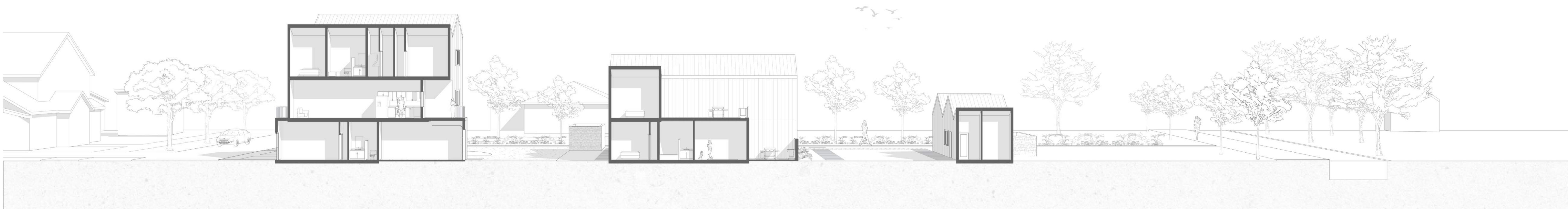
SERVICE - ACCESS PLAN



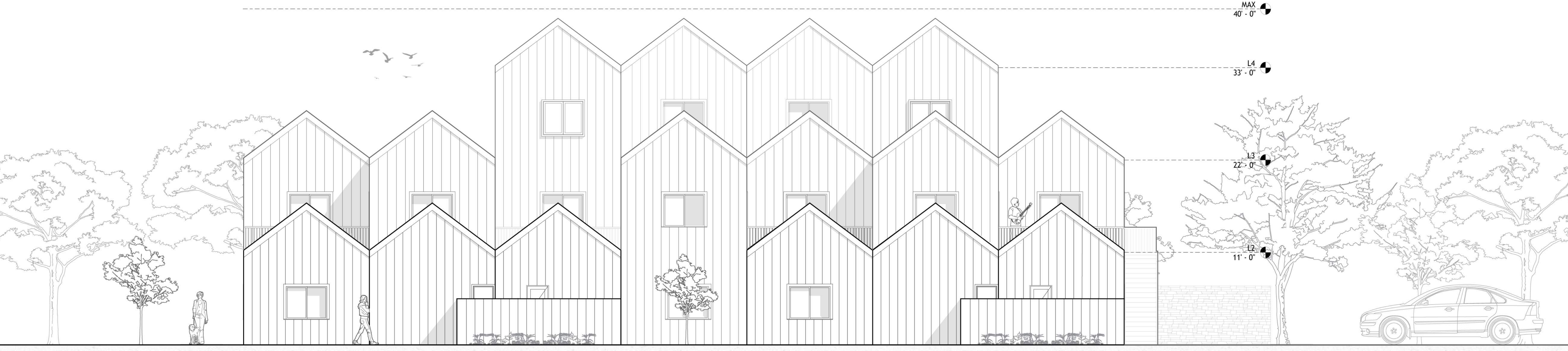
SITE PLAN



FLOOR PLAN - UNIT TYPE



SITE SECTION - VIEW FROM THE WEST



SITE ELEVATION - VIEW FROM THE SOUTH



Homes in the Northwest neighborhood are characterized by a mix of mid-century modern residences and thoughtfully integrated newer development. The design intent for Northwest Steps was to draw from these patterns to create a medium-density project that **blends with its surrounding context**.

This approach focused on a limited set of form and material-based decisions based on the neighborhood's precedent. Exterior materials were selected to **reflect the area's preference for neutral, natural color palettes**, resulting in muted green siding complemented by wood and gray accent materials. Building forms emphasize **clean, simple geometries** that prioritize functionality and integrate space for functional exterior space. The repeating gable roof forms that are common throughout the neighborhood were used to **establish rhythm and scale**, informing the stepped massing and overall organization of the project.

SITE AXONOMETRIC



COURTYARD RENDERING



FRONT RENDERING - LOOKING FROM LOCAL STREET