

# GARDEN FLATS

**A pocket-neighborhood for retirees who love the outdoors and do not want to own a car.**

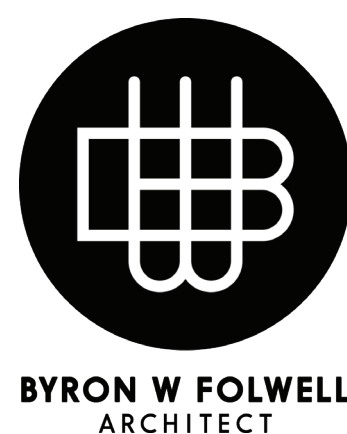
Car-share vehicles and reduced parking make possible generous gardens and pool.

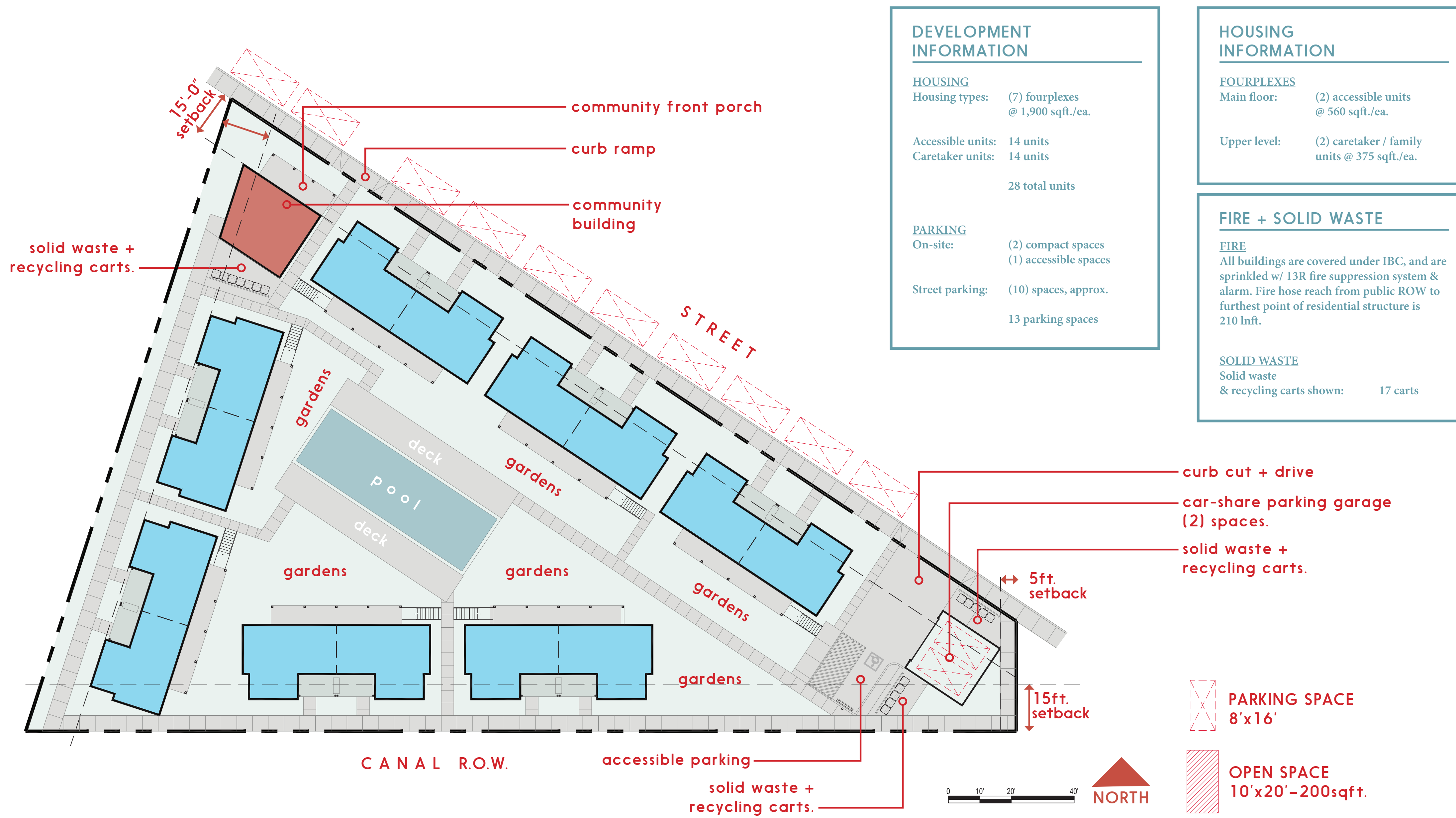
These detached fourplexes each consist of (2) accessible ground-level homes with (2) upper floor studio units. These homes can be designed (with modifications) as townhomes, condominiums, or as rental units. The upper floor studio units may house caretakers, family members, or used as supplemental rental income. This proposal is designed to illustrate the value of prioritizing living space for people over space to park automobiles.

This development utilizes a car-share program in which (2) cars are collectively owned or leased by the residents of this development and can be reserved for use individually, or carpooled.

The small footprint of each fourplex provides flexibility when planning similar developments, or can be built as single-building infill homes. ***This is how neighborhoods stay vibrant, healthy, and valuable places to live.***

Proposal by:





### DEVELOPMENT INFORMATION

<b>HOUSING</b>	
Housing types:	(7) fourplexes @ 1,900 sqft./ea.
Accessible units:	14 units
Caretaker units:	14 units
	28 total units
<b>PARKING</b>	
On-site:	(2) compact spaces (1) accessible spaces
Street parking:	(10) spaces, approx. 13 parking spaces

### HOUSING INFORMATION

<b>FOURPLEXES</b>	
Main floor:	(2) accessible units @ 560 sqft./ea.
Upper level:	(2) caretaker / family units @ 375 sqft./ea.

### FIRE + SOLID WASTE

<b>FIRE</b>	
All buildings are covered under IBC, and are sprinkled w/ 13R fire suppression system & alarm. Fire hose reach from public ROW to furthest point of residential structure is 210 lft.	
<b>SOLID WASTE</b>	
Solid waste & recycling carts shown:	17 carts

## + PRECEDENT ANALYSIS

Before the 1960s, neighborhood-scale multifamily homes were common throughout Boise's neighborhoods. Small, multiplexes such as duplexes and fourplexes, 3-4 story apartment buildings, boarding houses, and carriage-house conversions provided homes for a wide range of Boiseans for the first half of the 20th century. Almost overnight, these housing types were regulated out of compliance by new zoning codes designed to prioritize single-family homes and exclude multifamily homes from these neighborhoods.



Historic SENA home converted to multifamily use.

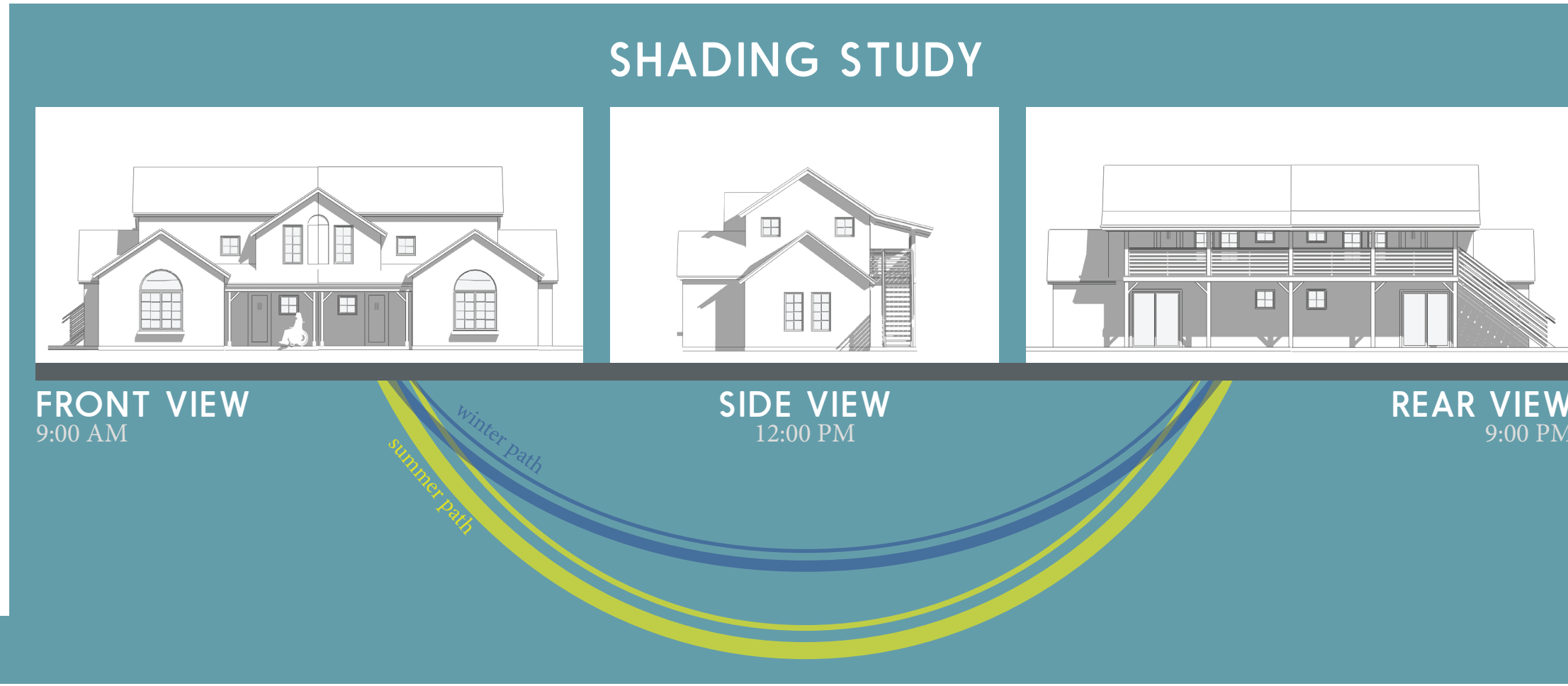
Parking regulations, density limits, and other zoning regulations continue to create unnecessary barriers to the creation of these lost housing types. **This proposal seeks to illustrate the benefits of removing regulatory barriers and what we all gain when we design spaces for people to live rather than spaces to store automobiles.**

## + BIBLIOGRAPHY

**EXPERIENCING AMERICAN HOUSES**  
Understanding How Domestic Architecture Works.  
by Elizabeth Collins Cromley  
2022, University of Tennessee Press.

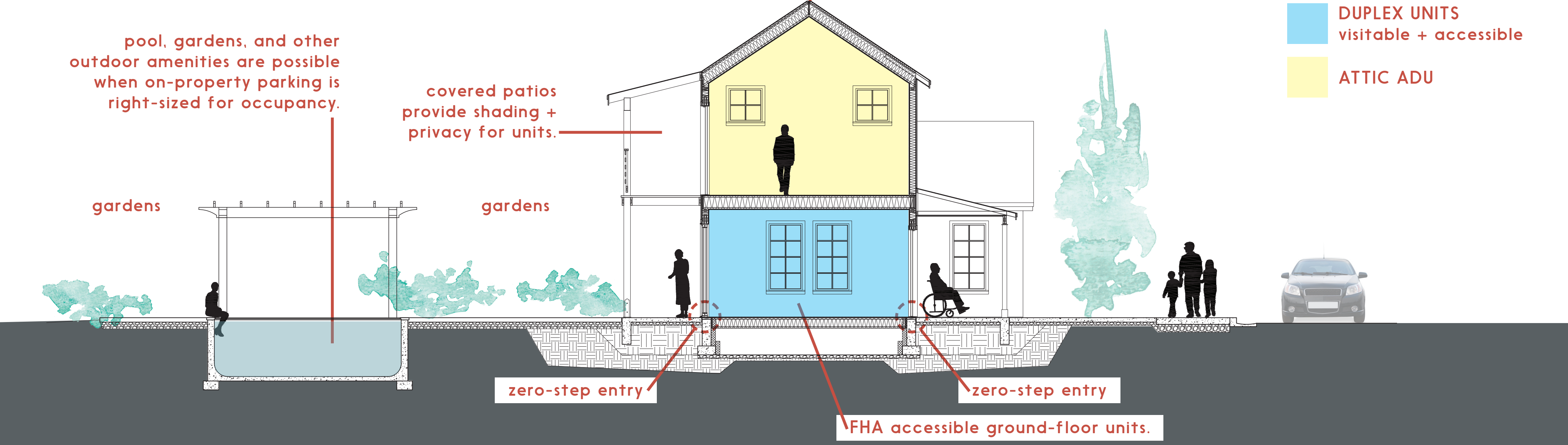
**MISSING MIDDLE HOUSING**  
Thinking Big and Building Small to Respond to Today's Housing Crisis.  
by Dan Parolek  
2020, Island Press Washington.

**INCREMENTALS OF NEIGHBORHOOD**  
A Compendium of Built Types for Walkable and Vibrant Communities.  
by Brian O'Looney  
2020, ORO Editions.



## SITE PLAN

## SECTION VIEW



- DUPLEX UNITS  
visitable + accessible
- ATTIC ADU

## NEIGHBORHOOD OUTREACH



### OUTREACH:

Neighborhood outreach was conducted in March via email once the design was developed sufficiently to convey intent. Images of the 3D model were sent to the neighborhood association email contact with the request that they be forwarded to association members and contacts for comment.

The designs were shown to various member of the neighborhood association and comments were collected by SENA president, Erik Berg and sent to Byron Folwell on March 27th, 2026.

### NEIGHBORHOOD RESPONSES:

The SENA neighborhood association had the following comments for this design (summarized for context):

- ...worries about lack of parking.
- ...desire for more variation in street front.
- ...one of the two ADU's would have access across someone else's townhouse property. (pertaining to creation of townhome units).

Overall folks liked the creativity and the purposefulness of the design.

Special thanks to the members of SENA who took the time to review the design documents for this proposal. BWF

### NEIGHBORHOOD PLAN:

*From the Original South Boise Neighborhood Plan of 2003:*

"The Original South Boise Neighborhood is... within walking distance of downtown Boise, the Greenbelt, Parkcenter, and Boise State University. Within its 33 blocks are homes, duplexes, apartments, offices, restaurants and retail businesses. Since the 1890s, this area has been the model of a pedestrian-oriented neighborhood, with homes, services and employment within walking distance."

However, the neighborhood plan also notes pressure from redevelopment and infill:

"The area is and will continue to be under development pressure and as this development occurs Original South Boise neighborhood residents hope to maintain the existing neighborhood character and quality of life."



SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION



**DESIGN VARIATION:**  
The designs shown in this proposal may be constructed in a variety of architectural styles with material palettes to match existing neighborhood homes.

Successful infill requires that new projects respect the established scale, orientation, and character of the surrounding neighborhood, while providing much-needed housing types and accessibility.

This is how neighborhoods stay vibrant, healthy, and valuable places to live.

### NEIGHBORHOOD-SCALE HOMES

The suburban sprawl experiment of the 20th century artificially restricted housing variety through the use of exclusionary single-family zoning, parking regulations, density limits, and minimum lot sizes force designers and builders into providing a limited range of housing types.

Take note that some of Idaho's most livable, walkable, and valuable neighborhoods were built before a time when zoning regulations would have made them illegal.

**Homes for people > storage for cars**

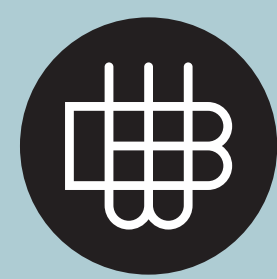
## CONCLUSIONS

**Boise needs more housing...**  
 ... availability  
 ... variety  
 ... accessibility  
 ... affordability  
 ... right-sized for Boise neighborhoods.

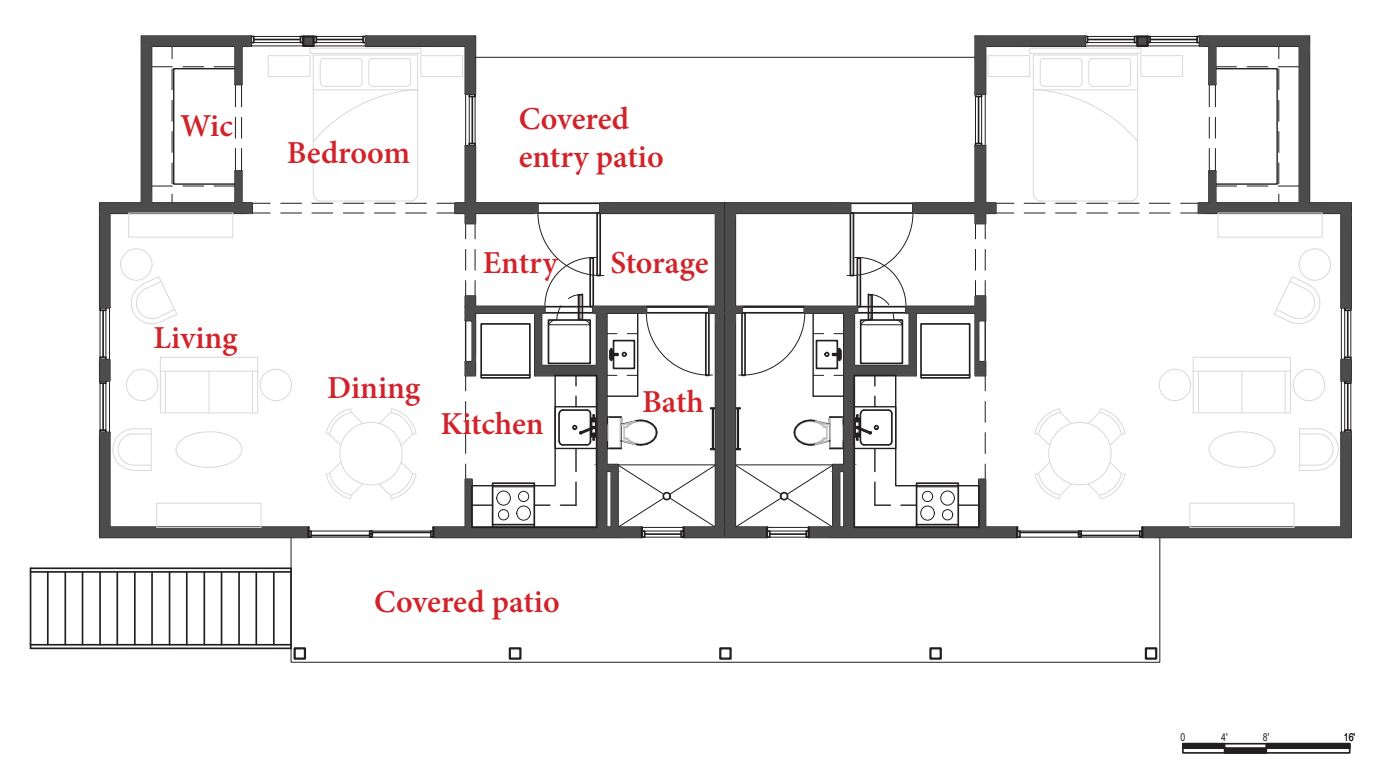
By removing the regulatory barriers that prevented the construction of neighborhood-scale multi-family homes, we will see an increase in the types of homes that Boiseans need today and into the future.

- **21% of 50+ Americans are living alone...**  
... and that number is expected to rise.  
*AARP Bulletin, November 10, 2025.*
- **1 in 4 adults are living with a disability.**  
*National Center on Birth Defects and Developmental Disabilities, 2024.*
- **1 in 5 Americans will be over age 65 by 2035.**  
*US Census Bureau, Population Division, Projection 2017 - 2060.*

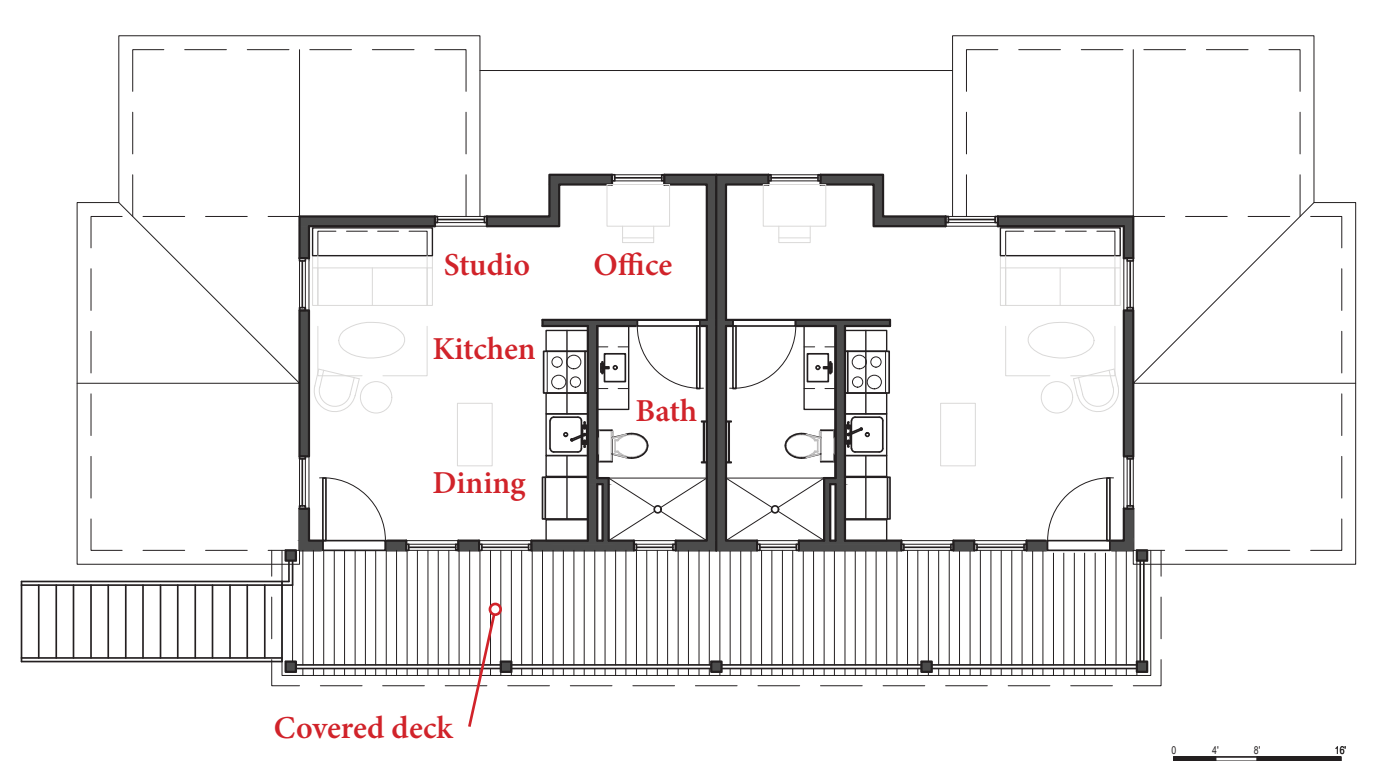
**It is time to remove unnecessary zoning restrictions and build traditional neighborhood housing again.**



## FLOOR PLANS



BUILDING INFORMATION	
<b>MAIN FLOOR</b>	
Covered patios:	210 sqft. /ea.
Units:	Two
Size:	560 sqft. /ea.
Bedroom:	studio nook
Bath:	1
<b>UPPER FLOOR</b>	
Units:	Two
Size:	375 sqft. /ea.
Bedroom:	studio
Bath:	1
<b>BUILDING AREA</b>	
Total area:	1,880 sqft.
<b>BUILDING COUNT</b>	
Fourplexes:	7



BUILDING INFORMATION	
Bldg. type:	FOURPLEX
Building code:	IBC
Fire sprinklers:	13R
Floors:	1.5 - 2 stories
Accessible:	FHA (main floor)
<b>OVERALL AREAS</b>	
Main floor:	1,120 sqft.
Upper floor:	760 sqft.
Comm. bldg.:	650 sqft.
Garage:	445 sqft.
<b>TOTAL BUILDING AREA:</b>	
14,255 sqft.	

