

# 2+2 HOUSE

## A neighborhood-scale multifamily home for any single-family neighborhood.

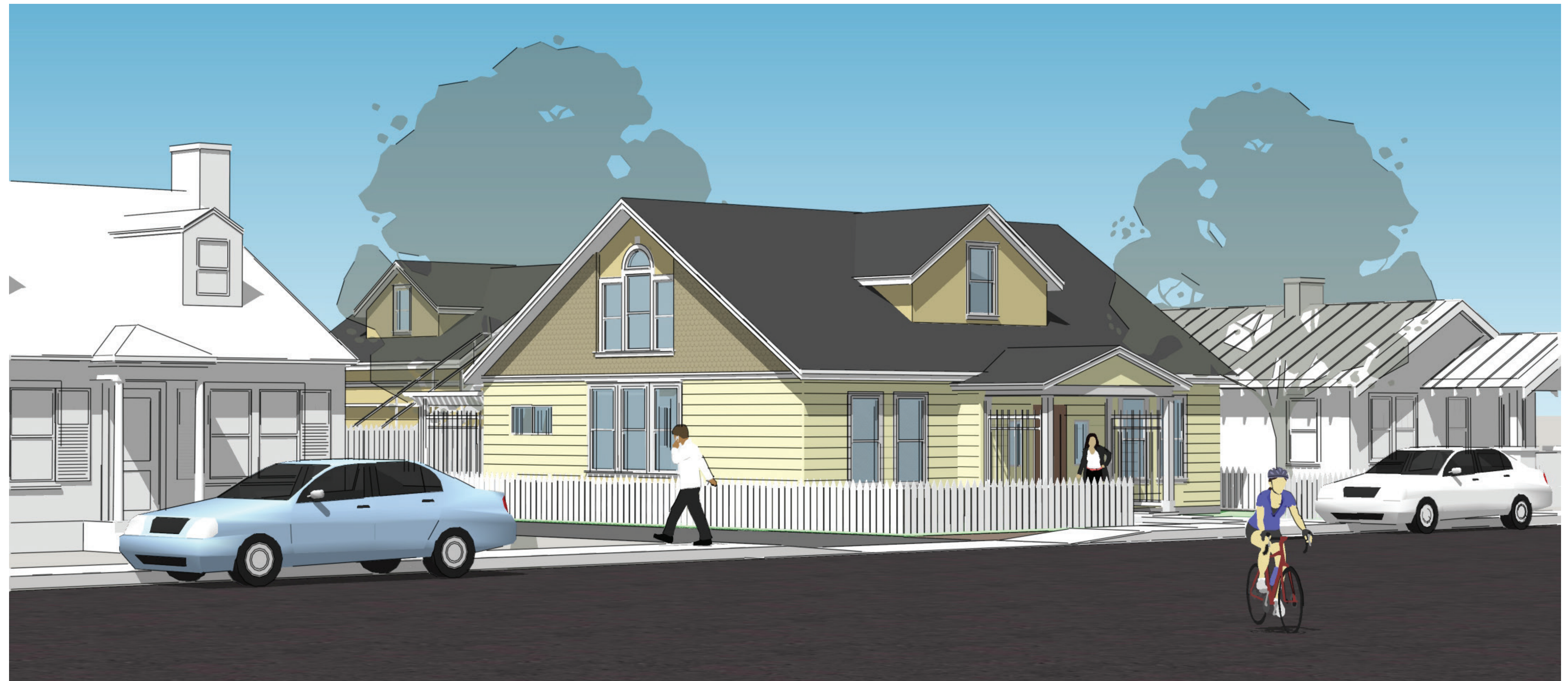
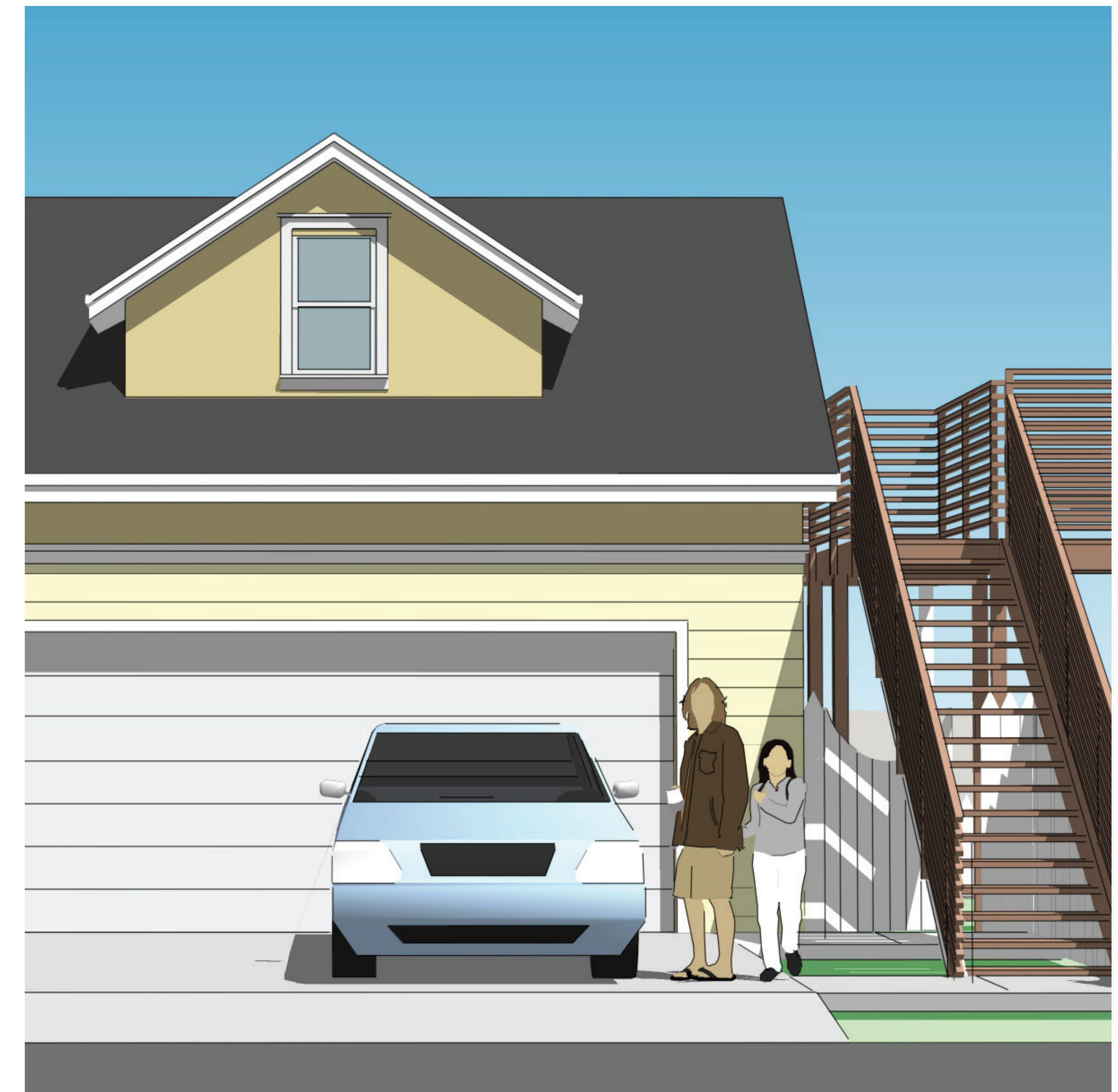
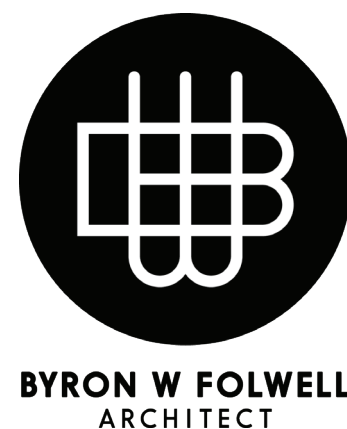
Duplex + 2 ADUs in a structure scaled for any BOISE neighborhood.

This neighborhood-scale multifamily home features two accessible ground-floor living units designed to house 1-2 people each, and a second-floor one-bedroom unit above. A detached two-car garage features a small studio ADU above. Access to the second-floor units may be provided as separate enclosed stairways, or as a shared outdoor walkway (shown.)

The scale of the main structure will integrate into any current exclusionary single-family neighborhood as long as density limits and parking minimums are flexible or removed altogether. This proposal is designed to illustrate the economic benefits of designing single-person dwelling units within a variety of configurations. These studio and one-bedroom units are of similar size to detached ADUs, but are a fraction of the construction cost when built together as a single structure. Additionally, accessible dwelling units are needed in our neighborhoods, and new infill housing can easily be designed to meet FHA accessibility standards, even if exempt from the code, as in this example.

***Vibrant, healthy, and valuable neighborhoods need accessible, right-sized places for people to live.***

Proposal by:



## + PRECEDENT ANALYSIS

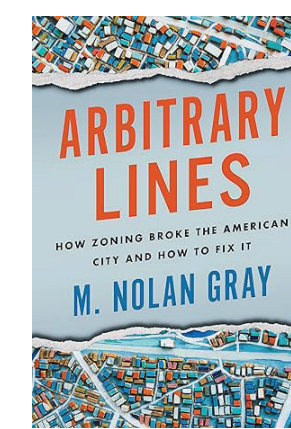
Before the 1960s, neighborhood-scale multifamily homes were common throughout Boise's neighborhoods. Small multiplexes such as duplexes and fourplexes, 3-4 story apartment buildings, boarding houses, and carriage-house conversions provided homes for a wide range of Boiseans for the first half of the 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.

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.*

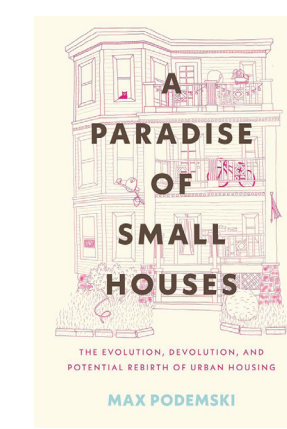


Historic multifamily home in Central Bench neighborhood.

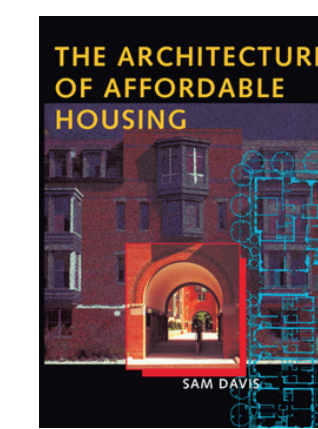
## + BIBLIOGRAPHY



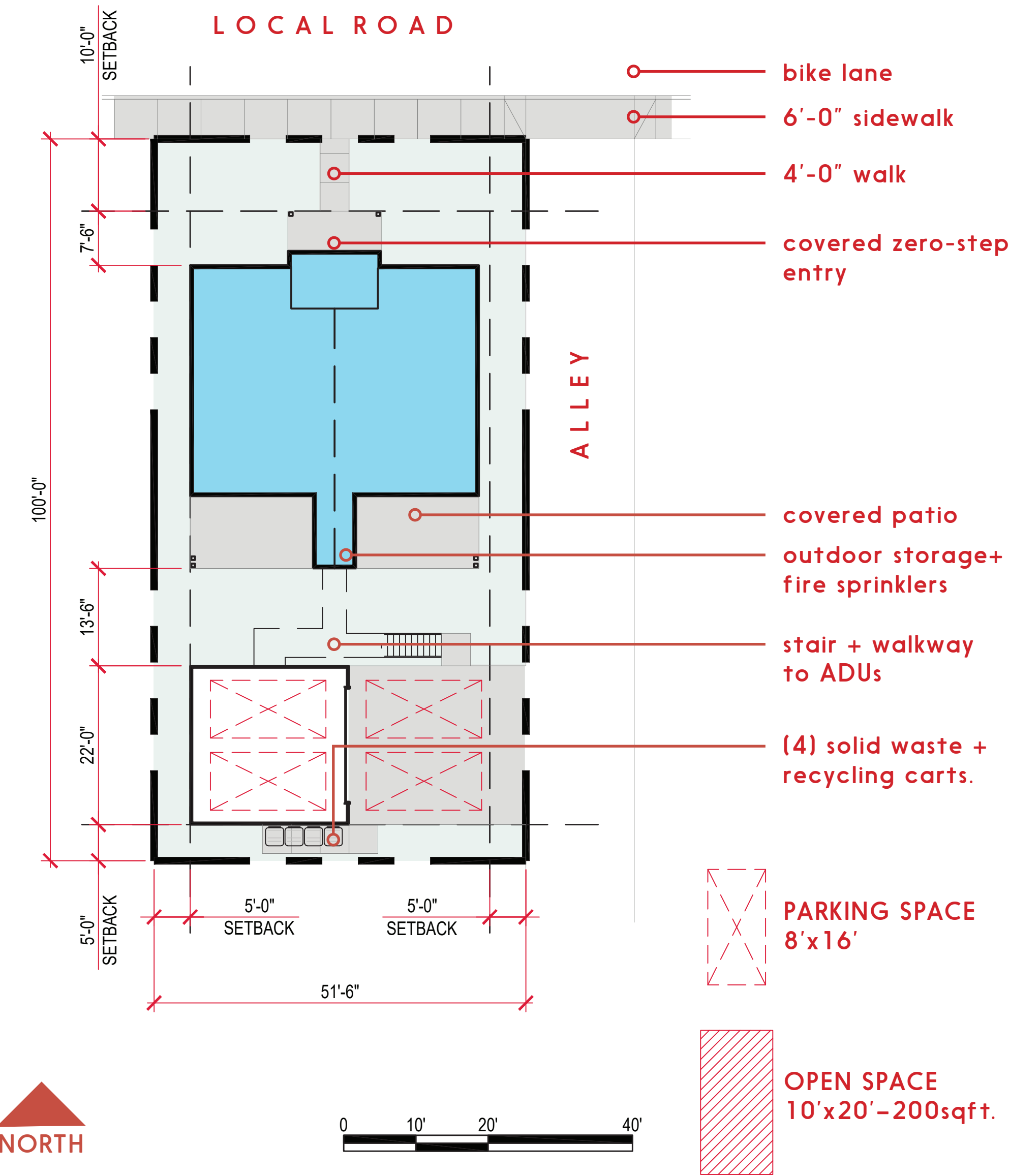
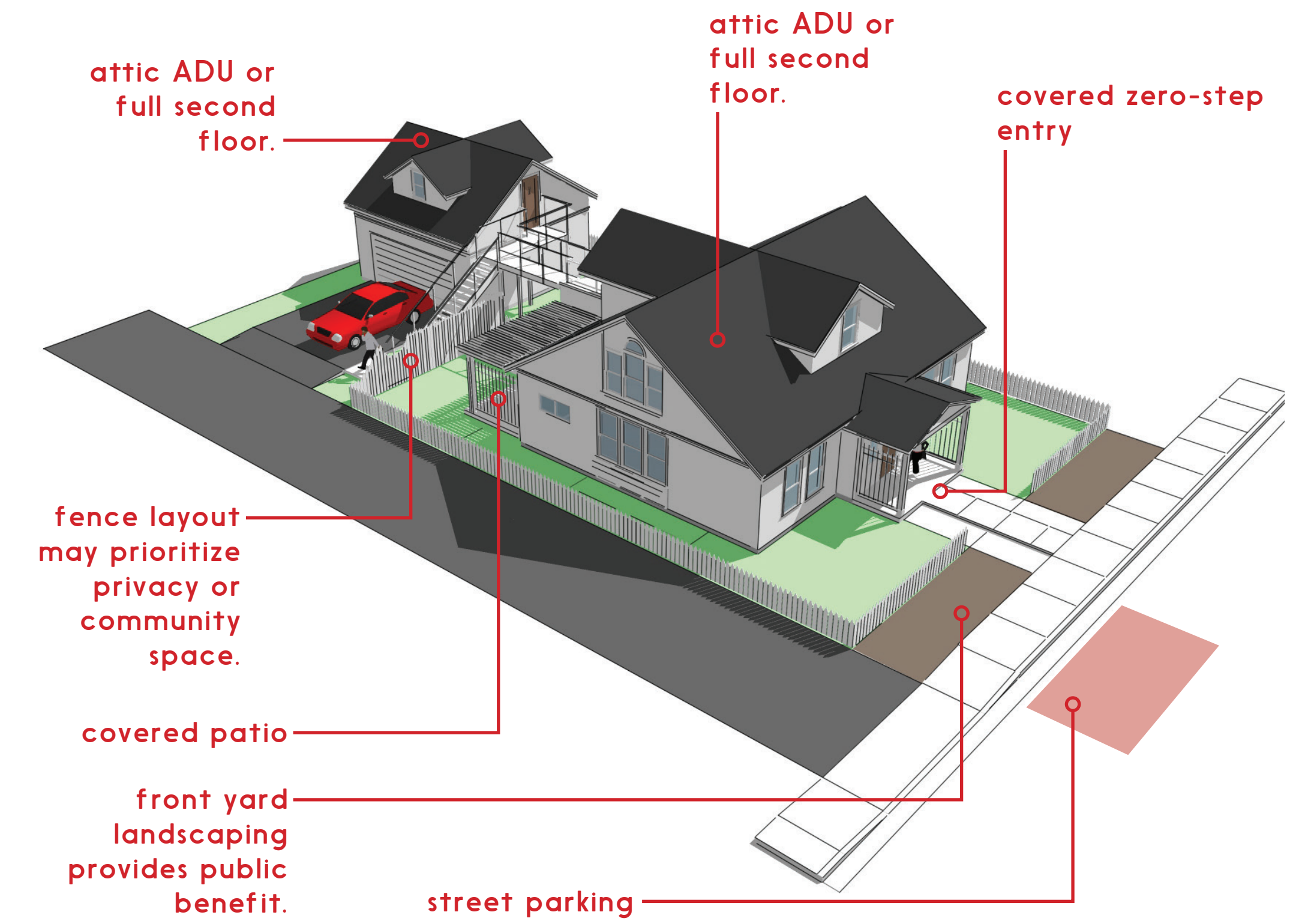
**ARBITRARY LINES**  
How Zoning Broke the American City and How to Fix It.  
by M. Nolan Gray  
2022, Island Press  
Washington.



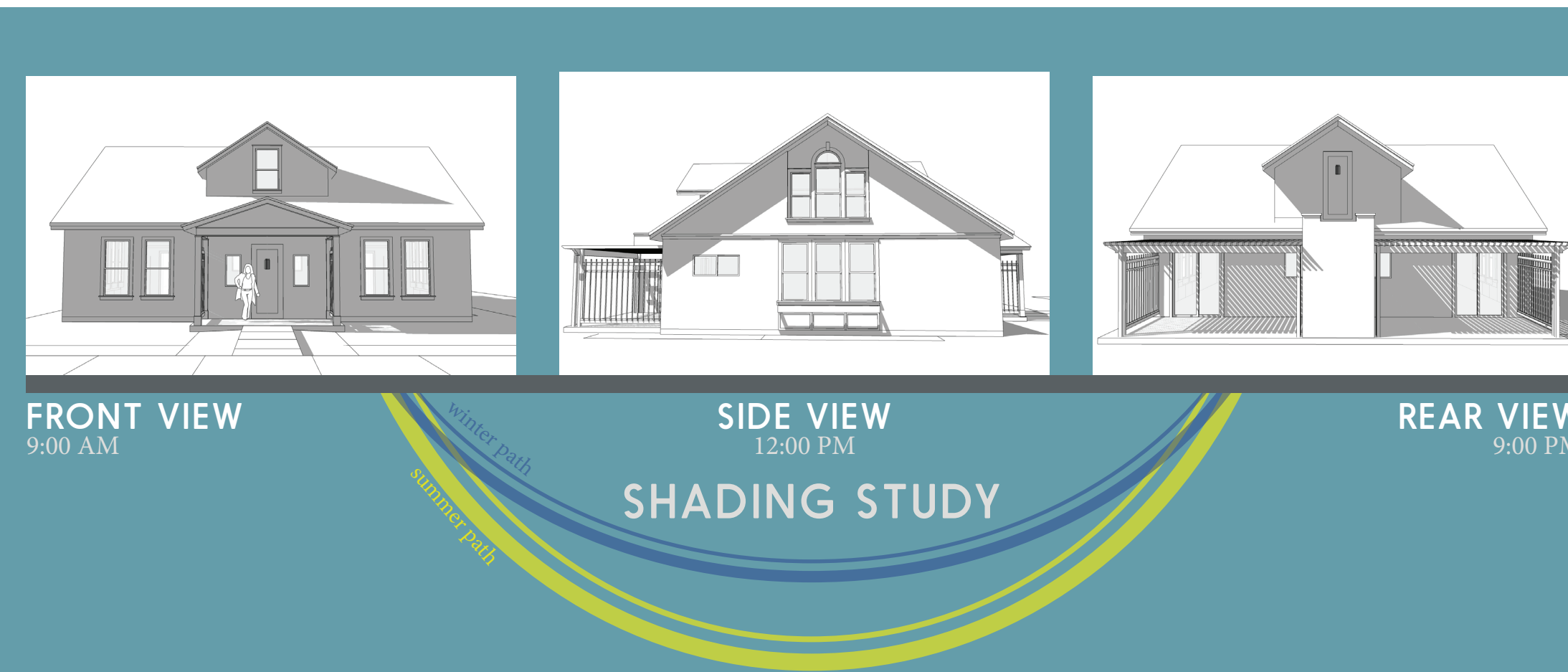
**A PARADISE OF SMALL HOUSES**  
The Evolution, Devolution, and Potential Rebirth of Urban Housing.  
by Max Podemski  
2025, Beacon Press.



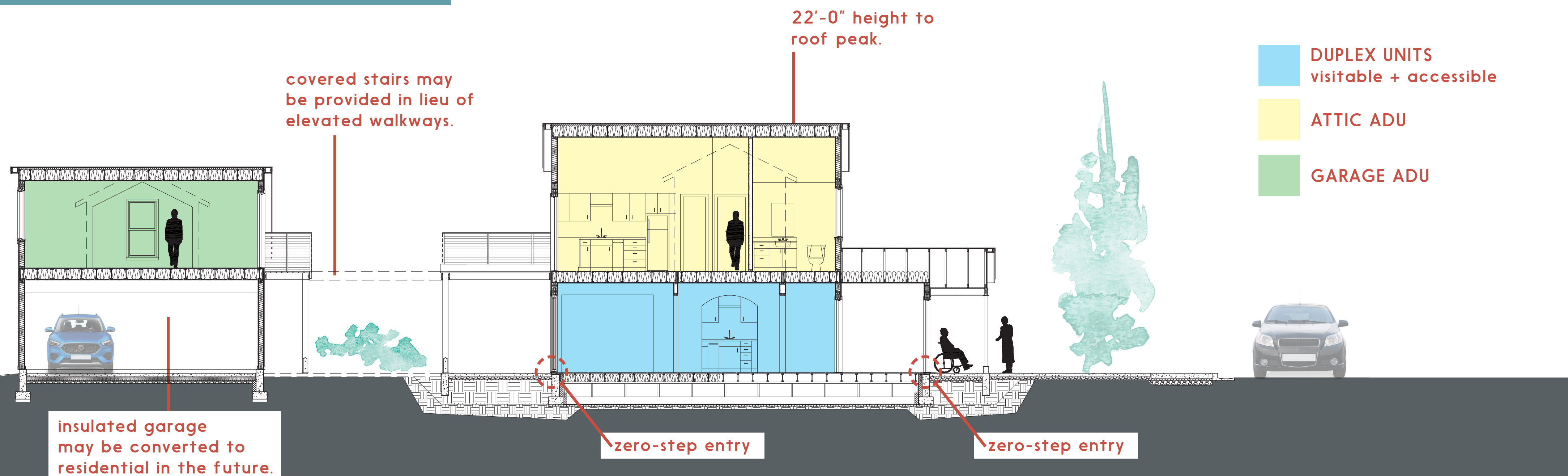
**THE ARCHITECTURE OF AFFORDABLE HOUSING**  
by Sam Davis  
1995, University of California Press.



## SITE PLAN



## SECTION VIEW



## 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.

After several attempts to solicit feedback, this proposal application had to be completed without feedback.

### NEIGHBORHOOD RESPONSES:

In lieu of feedback from Central Bench Neighborhood Association, I have included text from the neighborhood plan.

From the Central Bench Neighborhood plan of 2018:

- Create walkable mixed-use and commercial corridors.
- Create and improve neighborhood parks, playgrounds, and public spaces.
- Encourage a range of housing options for the neighborhood.
- Promote greenery, landscaping and shade throughout the neighborhood.
- Preserve and promote neighborhood culture, heritage and unique identity.

### NEIGHBORHOOD PLAN:

From the Central Bench Neighborhood plan of 2018 (con't):

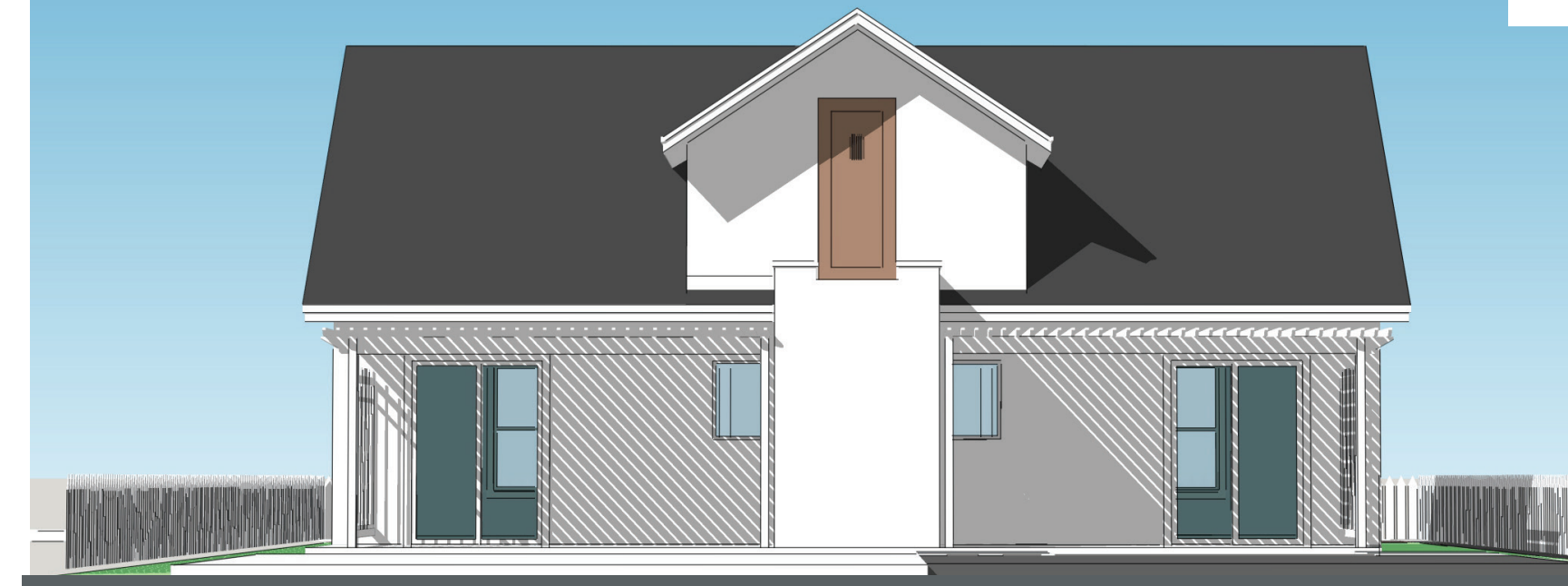
Responses to neighborhood surveys during the writing of the neighborhood plan:

"I like that the neighborhood is very architecturally diverse - no cookie cutter homes or oversized barren lawns. I greatly appreciate that it is easily accessible without a car, either by walking, biking or public transit. It is important to me that cost of housing is affordable due to a lack of HOAs, and the existence of small, sensible homes and lots."

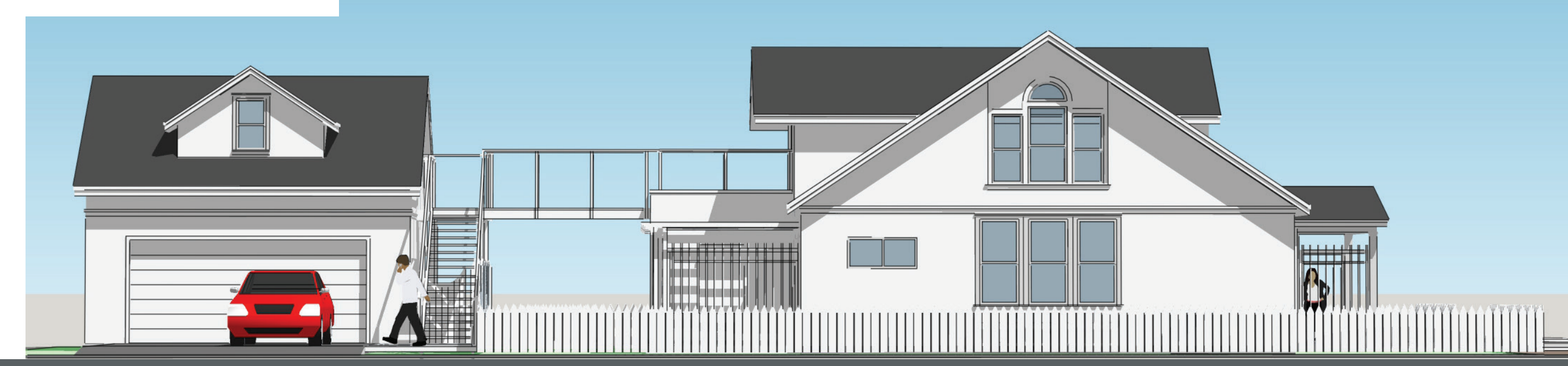
"Over-expansion. Terrified that we start seeing those stupid patio homes 4-on-a plot or that because the denizens of our little neighborhood are not wealthy or connected it will cause our safety, comfort and concerns to be ignored."

Two very different sentiments represented in the neighborhood plan.





REAR ELEVATION



SIDE ELEVATION



FRONT 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.

**Multi-family homes belong in all neighborhoods**

## 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.

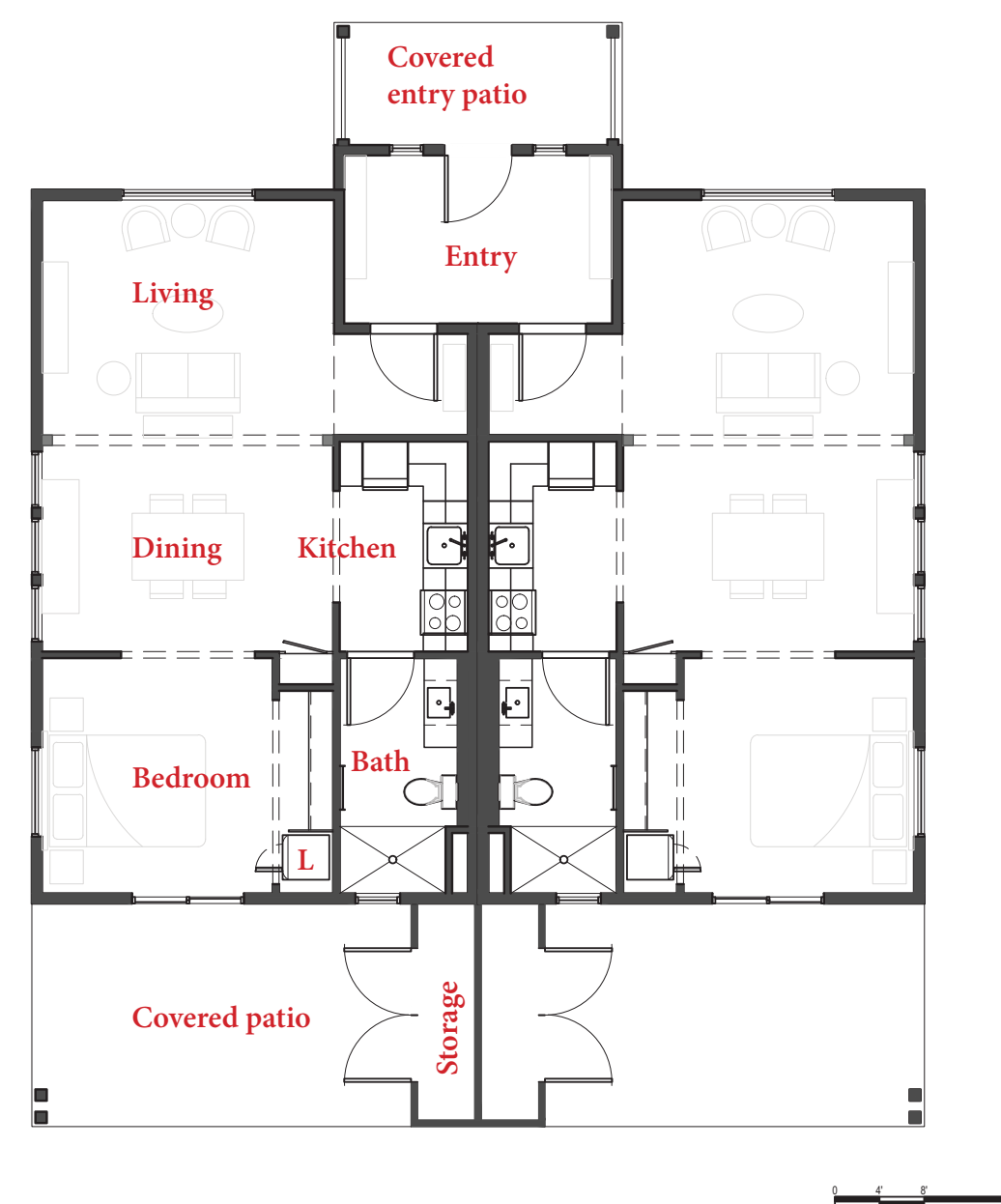
→ **21% of 50+ Americans are living alone...**  
... and that number is expected to rise.  
*AARP Bulletin, November 10, 2025.*

→ **1 in 4 adults are living with a disability.**  
*National Center on Birth Defects and Developmental Disabilities, 2024.*

→ **53% of Central Bench residents have one car.**  
*Central Bench Neighborhood Plan, 2018.*

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

## FLOOR PLANS



### BUILDING INFORMATION

**MAIN FLOOR**  
Common entry: 90 sqft.  
Units: Two  
Size: 550 sqft.

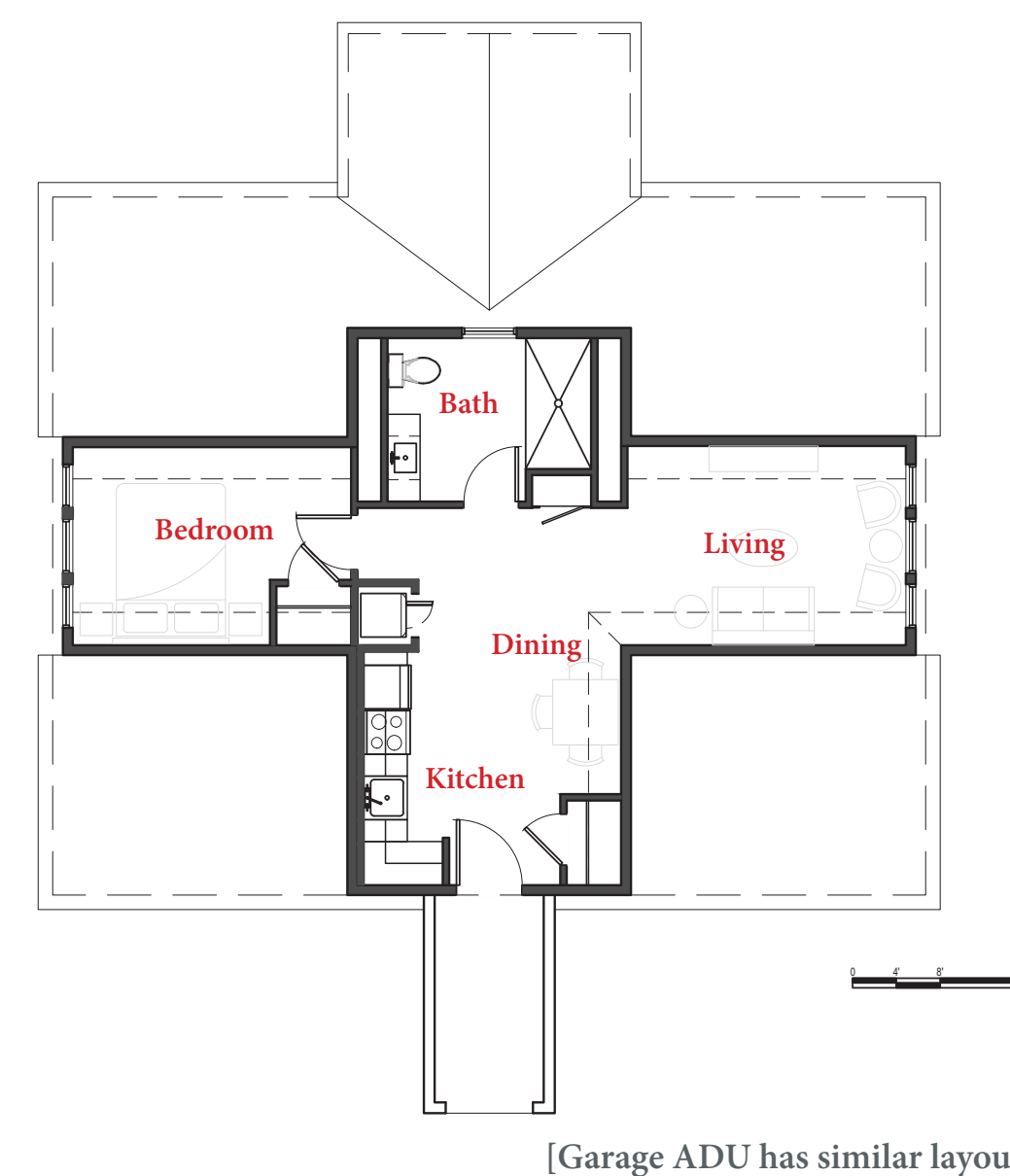
Bedroom: studio nook  
Bath: 1

**UPPER FLOOR (ADU)**  
Units: One  
Size: 515 sqft.

Bedroom: 1  
Bath: 1

**GARAGE ADU**  
Units: One  
Size: 425 sqft.

Bedroom: 1  
Bath: 1



### BUILDING INFORMATION

Bldg. type: TRIPLEX  
Building code: IBC  
Fire sprinklers: 13D

Floors: 1.5 - 2 stories

Accessible: FHA (voluntary)

**OVERALL AREAS**  
Main floor: 1,190 sqft.  
Upper ADU: 515 sqft.  
Garage ADU: 425 sqft.  
Garage: 445 sqft.

**TOTAL BUILDING AREA:**  
2,575 sqft.

[Garage ADU has similar layout.]

