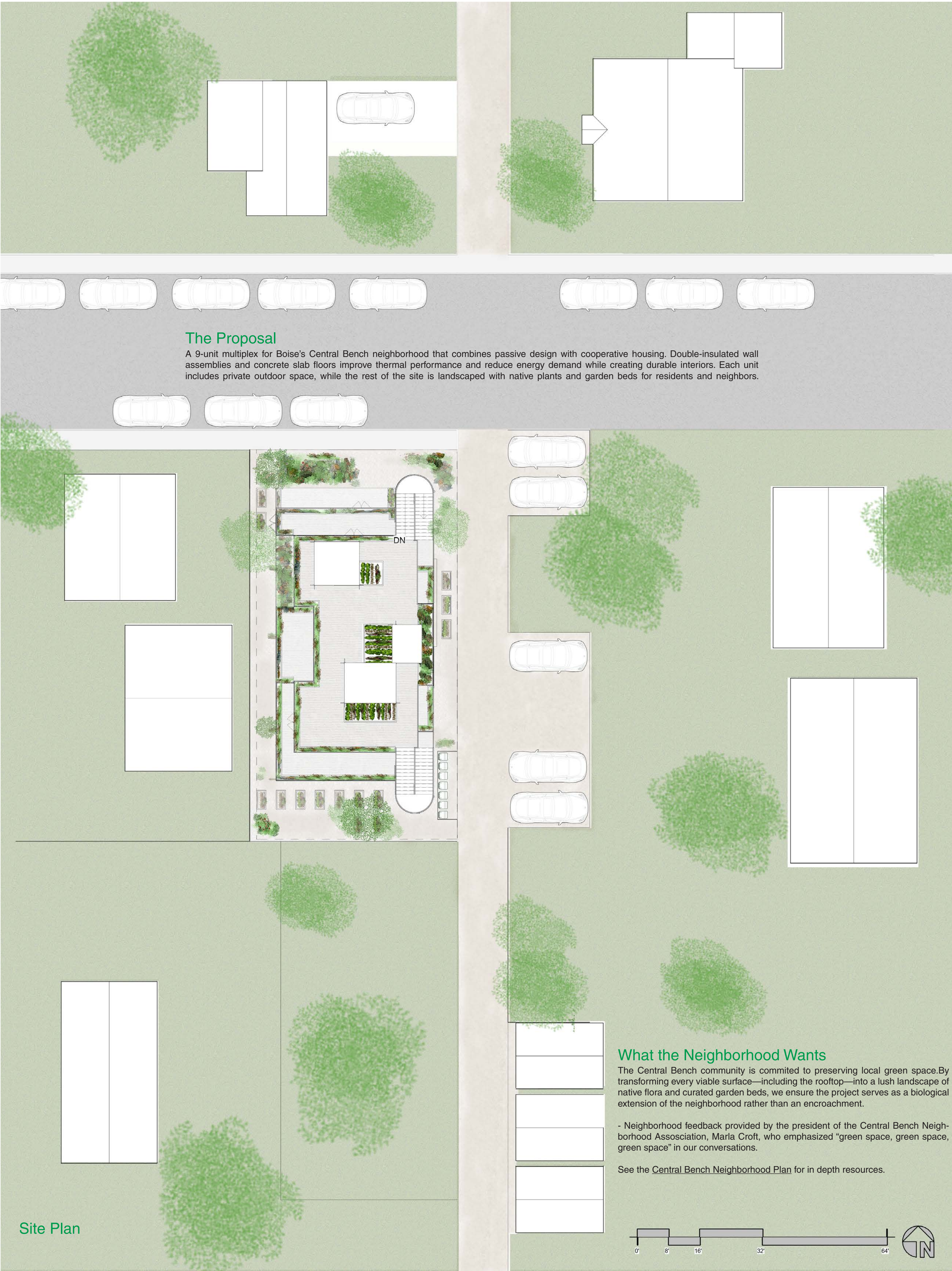
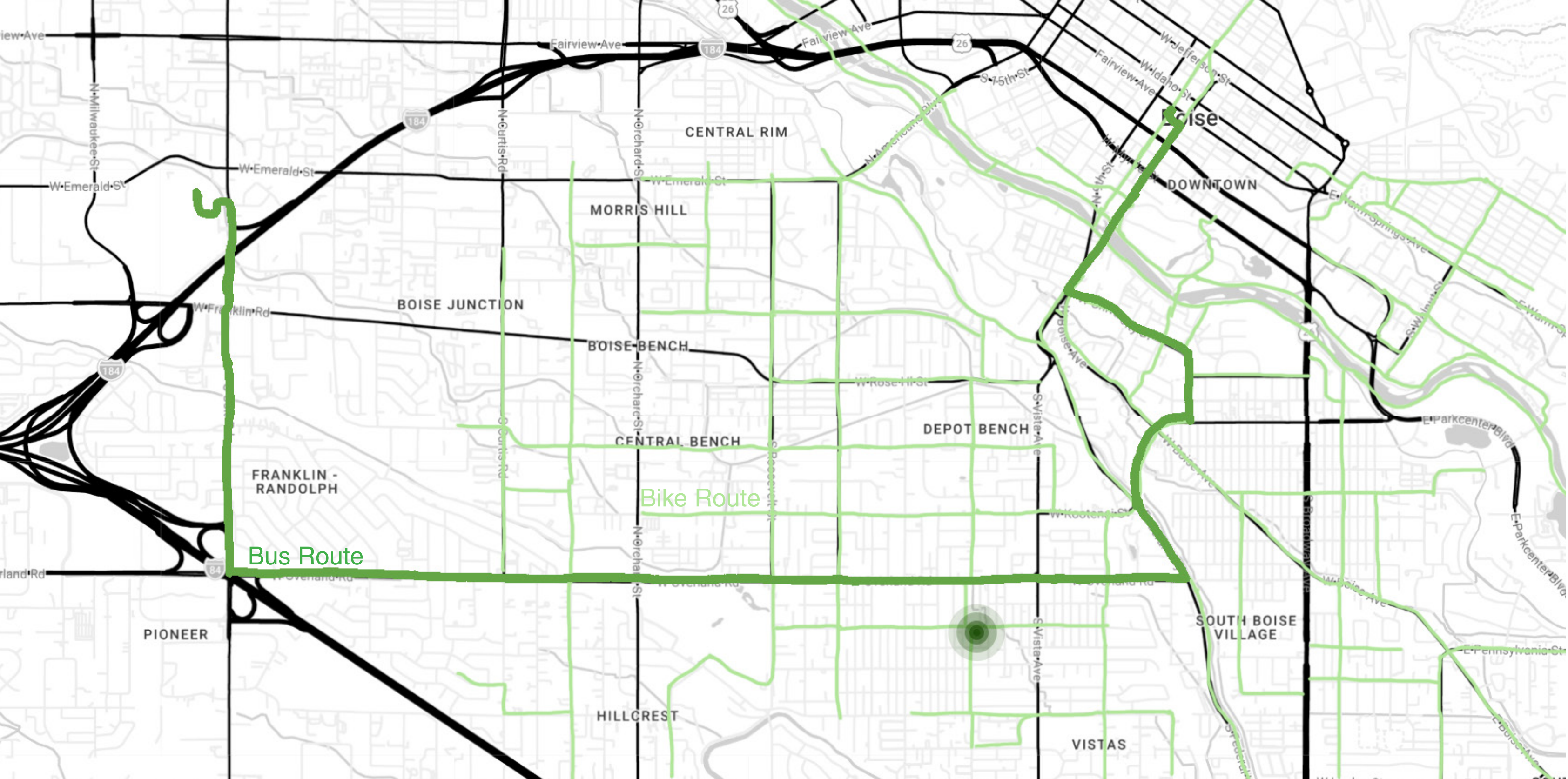


# Boise Urban Farm Cooperative



**Site Analysis** Bike and bus routes connect the Central Bench with downtown Boise and the Greenbelt.



## The Parts

### 1. Native Plants

Native biodiversity is woven into the building, with dedicated planting zones on the shared terraces, site perimeter, and rooftop. Species like sage, yarrow, and goldenrod blend the built environment with the Idaho landscape, promoting urban cooling and site-wide water efficiency.

### 2. Mass Timber

The structure uses mass timber beams to provide the high-load capacity required for integrated greenery across every level, including the expansive rooftop gardens.

### 3. Double-Pane Windows

Like the well-insulated walls, double-pane windows further reduce heating and cooling loads.

### 4. Garden Beds

Garden beds on the ground level provide space for tenants and neighbors to grow herbs and vegetables.

### 5. Bike Storage

Bike storage is provided on site while parking remains on the street, prioritizing people, landscape, and neighborhood life.

### 6. Temporary Pergolas

Temporary pergolas sit on the roof in summer months and are easily deconstructed for storage during winter.

### 7. 'Outsulation'

The building envelope features a high-performance rainscreen system, with finished wood siding over a secondary moisture-mitigation barrier. The primary structure consists of 2x6 stud framing with integrated cavity insulation, enhanced by a layer of non-structural rigid exterior insulation. This 'outsulation' strategy significantly reduces thermal bridging, optimizing the building's R-value.

### 8. Neighborhood Café

A small ground-floor café faces the street, creating a social space for both residents and the surrounding community.

### 9. Street Parking

With no municipal hourly restrictions in place, the existing street infrastructure provides a seamless, high-capacity parking solution that supports the development's density without compromising its footprint, leveraging the area's abundant on-street parallel parking.

### The Code

The third-story residences utilize lofted sleeping volumes to maximize internal ceiling heights while navigating the nuanced height and story constraints of the R-1C zoning code.

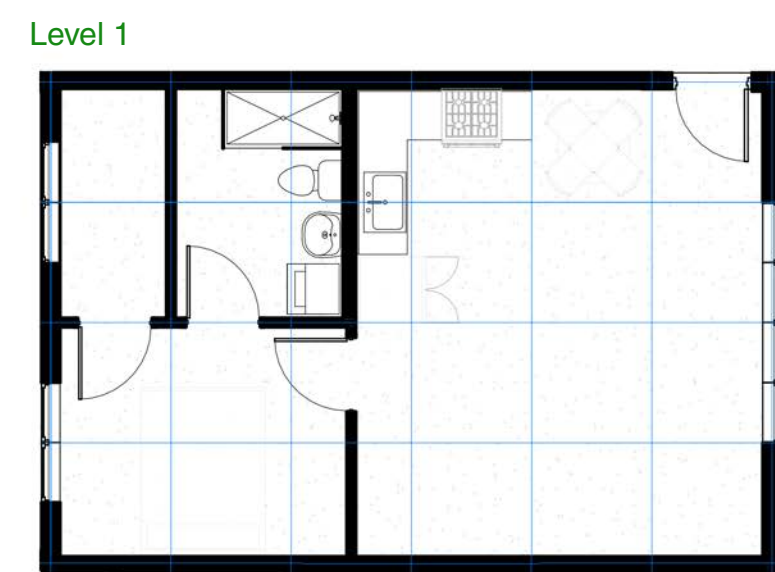
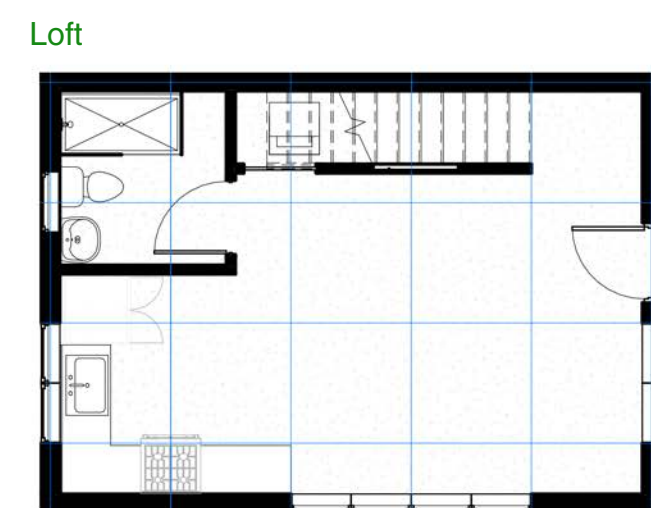
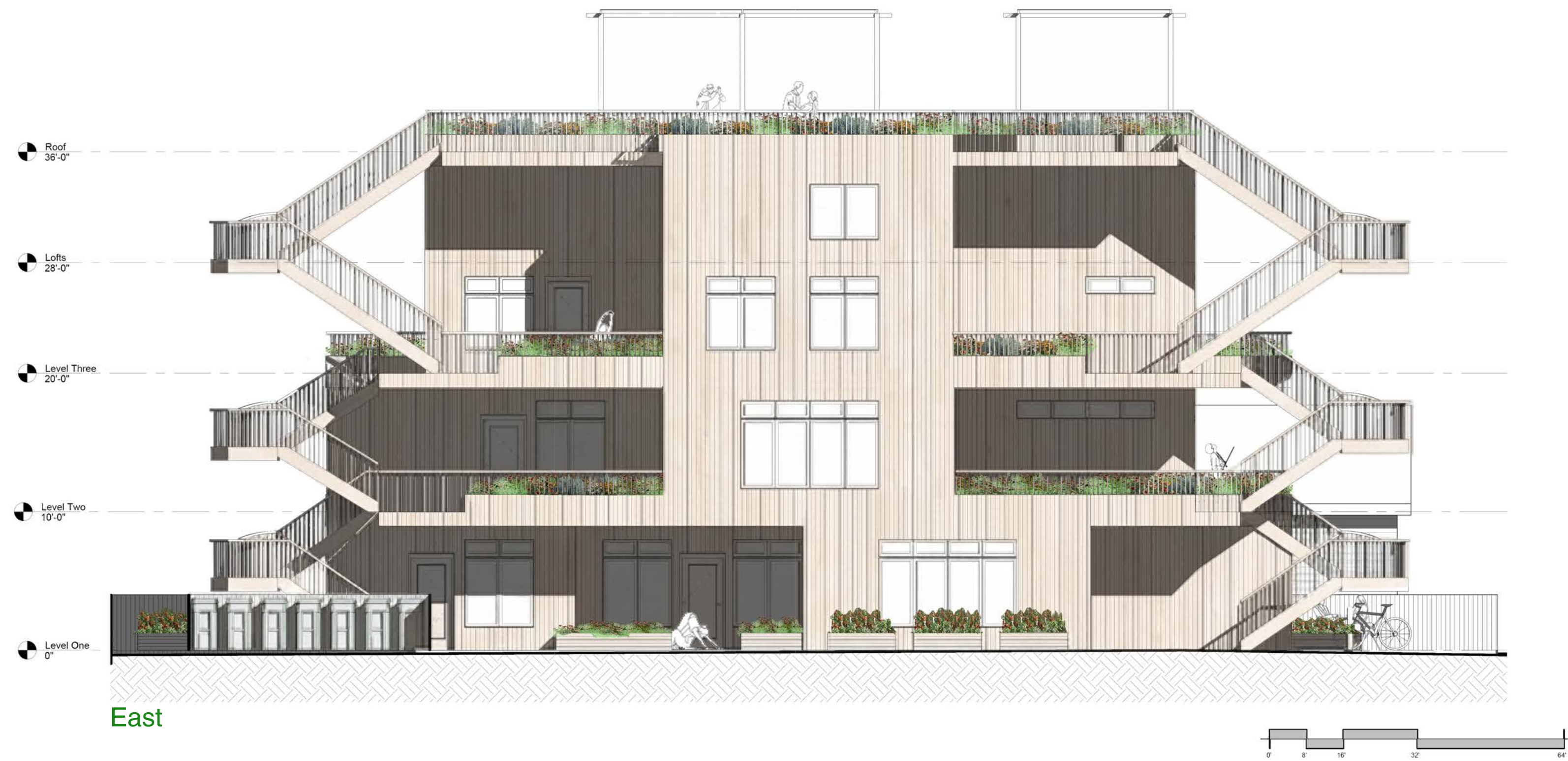
By intentionally omitting onsite parking, the design reclaims the ground plane for people rather than vehicles, fostering a pedestrian-centric and bicycle-friendly environment.

A public-facing café and communal garden beds dissolves the traditional boundary between private co-op and public neighborhood, creating a porous urban interface that welcomes the community.

### Co-op Ownership Model

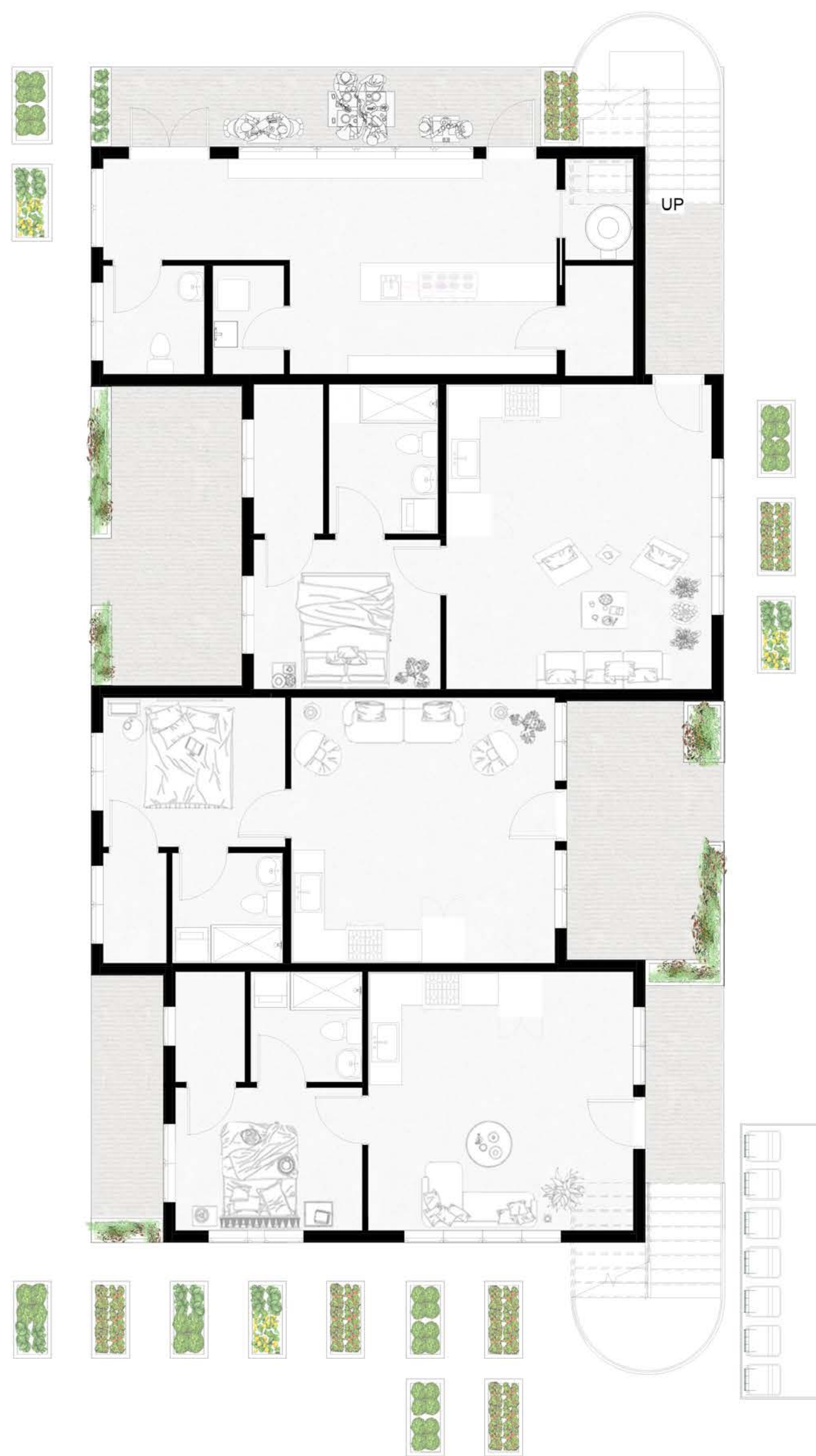
Housing is organized through a mutual home ownership cooperative, where residents collectively own the building and contribute income-based monthly payments.

See [LILAC](#) or [Corvidae Co-op](#).



**The Grid**  
The project utilizes an adaptable modular framework based on a 5' x 5' grid. This allows for different configurations based on specific site constraints and market demand. Built upon a foundation of one-bedroom and two-bedroom layouts, this scalable design ensures maximum density and spatial efficiency without compromising architectural integrity.

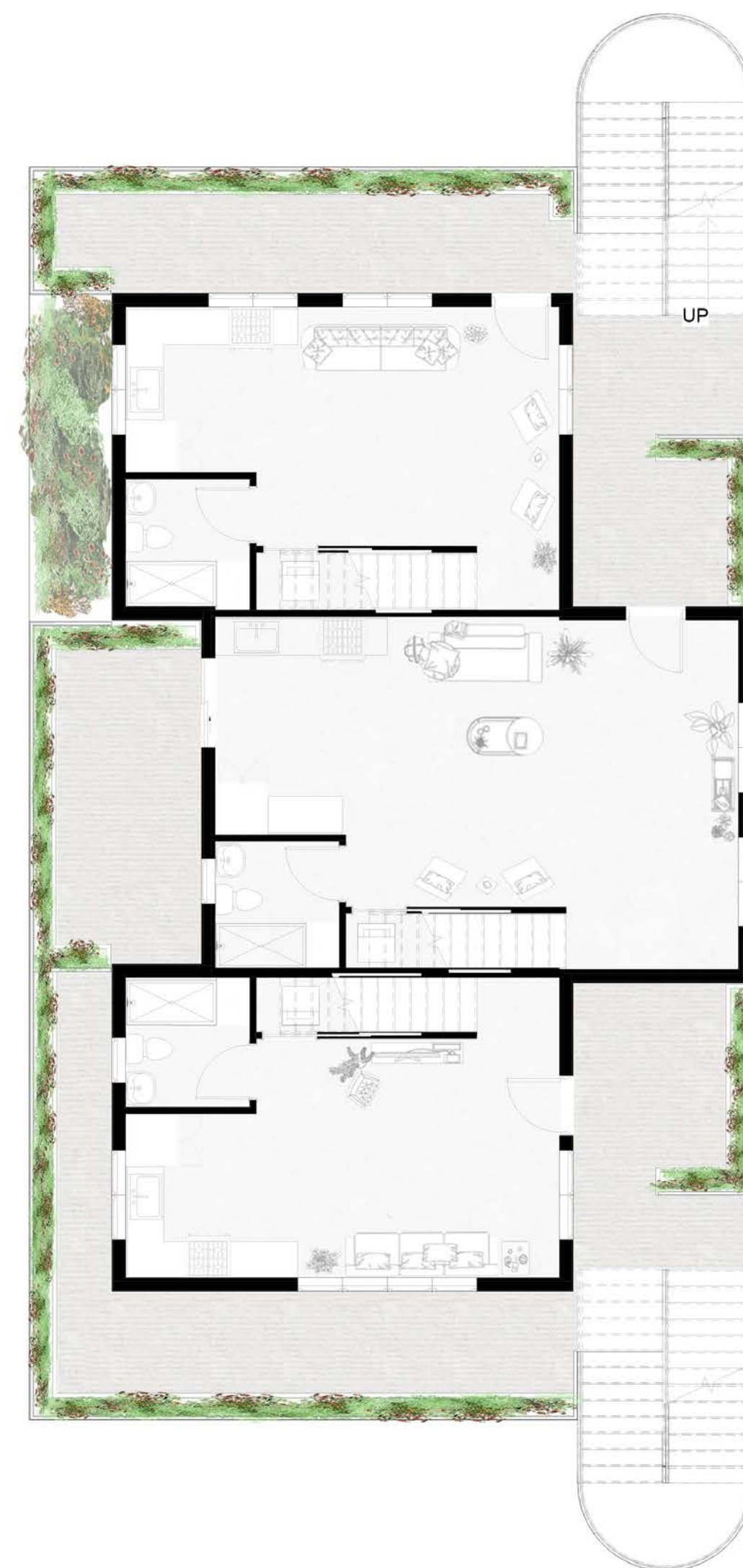
See *Edificio Commodore* by Estudio Plant or *Overwalk* by West of West for design inspiration.



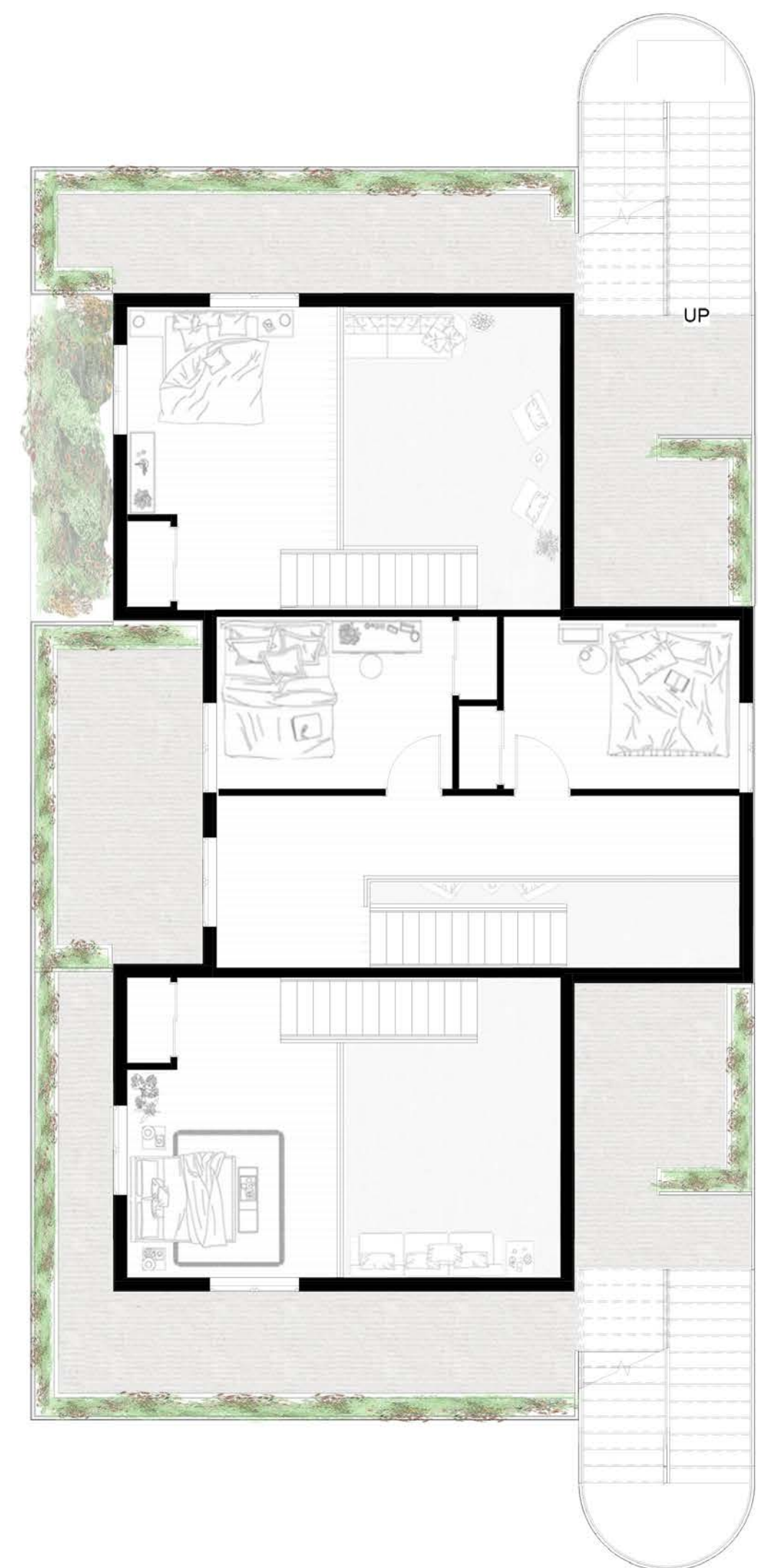
Level 1



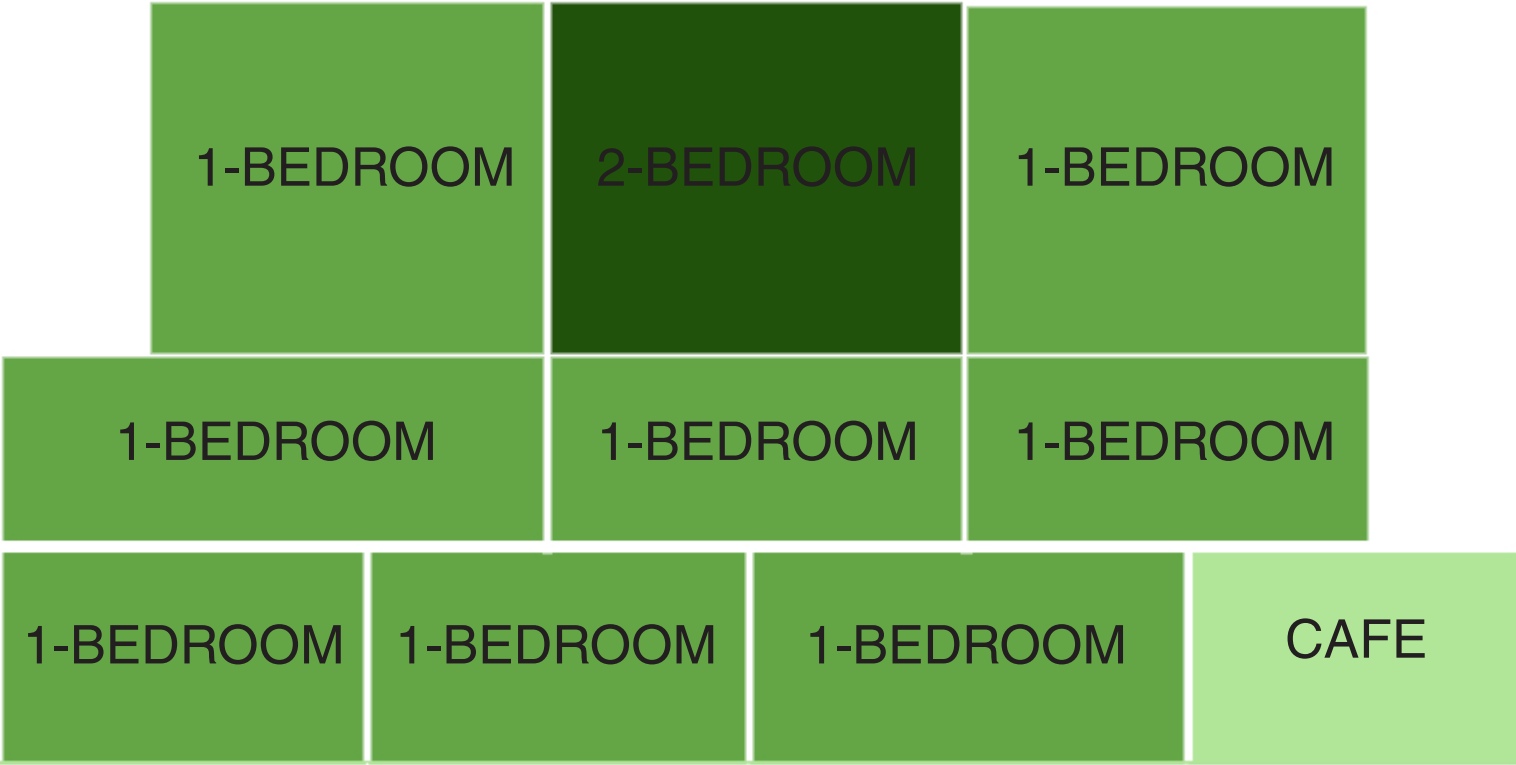
Level 2



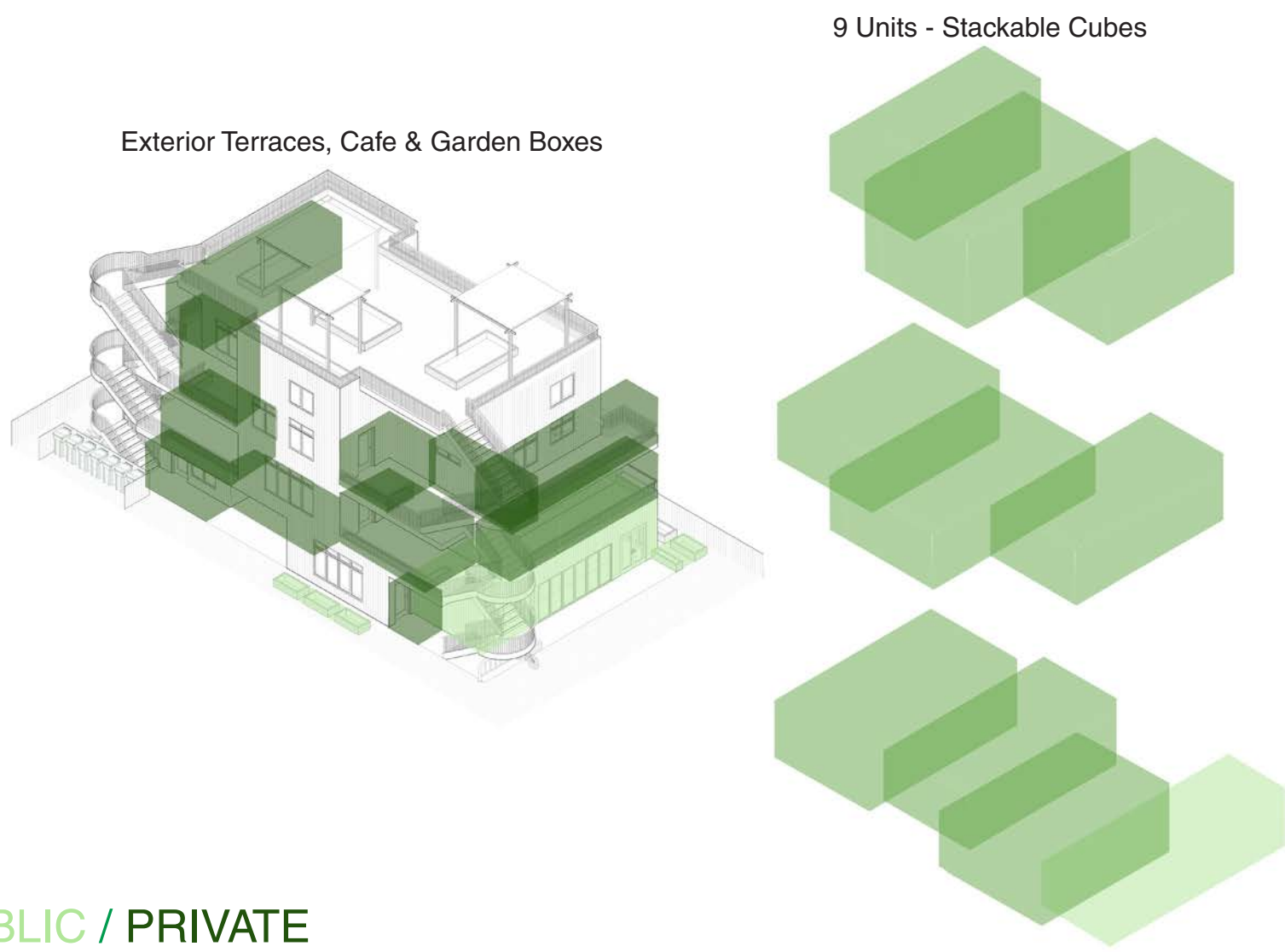
Level 3



Lofts



**1-BEDS / 2-BEDS** - Capacity for 2-4 bedroom design by either adapting to larger lots or reducing number of units. Use of the 5'x5' grid allows for site specificity, with the ability to add more units and even mixed use spaces, such as cafes.



**PUBLIC / PRIVATE**  
Public spaces are provided through the street facing cafe and garden boxes scattered around the site. The 9 units are stackable cubes with their own private terraces, shown in dark green on the right. Each unit's living space is expanded by their exterior square footage.

**VERTICAL CIRCULATION**  
Connecting each unit to the roof, cafe, alley and street.

**SERVICES - EGRESS & WASTE REMOVAL**  
The street and alley provide ample access for emergency vehicles and waste removal services.



Section - North / South