

# West Bench Townhomes

## On Transition

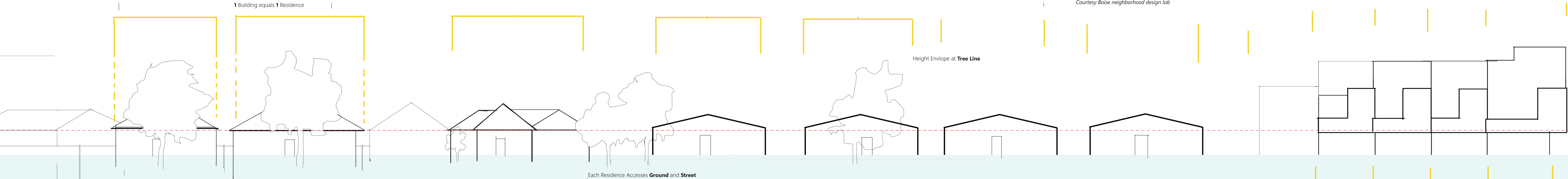
Housing demand in Boise is increasing, and neighborhood-scale housing, critical for transitioning between low and high density development, is underrepresented in many of Boise's neighborhoods. Existing conditions in these neighborhoods, however, can be tricky to infill without overwhelming the existing character of the place.

These townhomes on the West Bench propose an aesthetically low-impact solution without compromising on much-needed density. Short story heights, material patterning, and facade modulations offer a human-scale streetscape, broken up into distinct vertical facades, for a total of 9 dwelling units. Each townhome accesses daylight, fresh air, and outdoor space, with a series of terraces designed for hot and cold seasons. The building mass starts low and gradually increases in height towards the more public west facade, utilizing new and existing trees to seat its height within the low-rise neighborhood.

In offering density, this project activates its neighboring streets. A corner store and cafe with outdoor dining face the arterial street, a public-facing plaza that backdrops the bus stop. This key transit link and major bikeway now intersect with an active, friendly neighborhood corner-store environment, generating opportunities for interaction between neighbors from down the block and from across town.



**Neighborhood Section** - While houses in the west bench are low, the tree canopy is very high, this height offers a visual buffer to taller transitional middle housing. A townhome typology meshes with the existing residential character, defined by clearly legible, vertically separated dwellings.

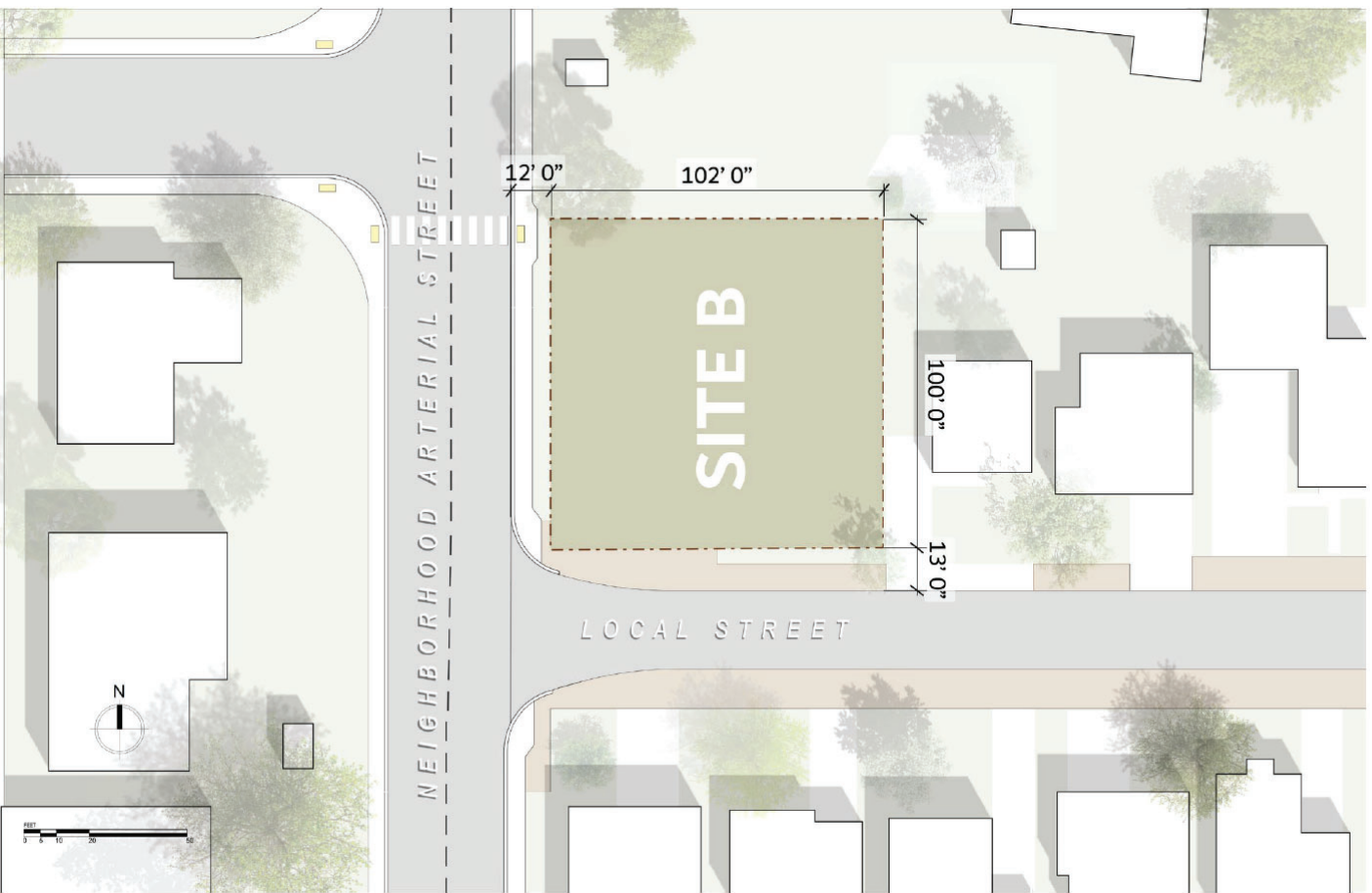


## Site B - West Bench

The west bench neighborhood comprises largely mid to late century single-family home construction. Its general character is low-profile, preferring one and two story homes. Major intersections offer groceries, dining, and gathering areas, as well as several public parks. The intersection at Cole and Ustick is considered a "Community Activity Center", especially Library!, which serves as the neighborhood association meeting space.

Proposed upzoning along the Fairview transit corridor allows for MX-5 development, which will induce further demand for robust public transit and bike infrastructure. Under this master plan, Site B has an opportunity to provide another link in that chain of activity, another urban node to connect neighborhoods together. For instance, Site B could be seen as a convenient intermediate stop between Fairview avenue and Spaulding ranch park, which is intended to be a centerpiece of the West Bench neighborhood.

According to the neighborhood association, there is not much infill space. However, key corner lots, and lots facing arterials roads can continue to be developed for mixed-use medium density to further reduce the need for trips by car, and to increase the strength of neighborhood communities.

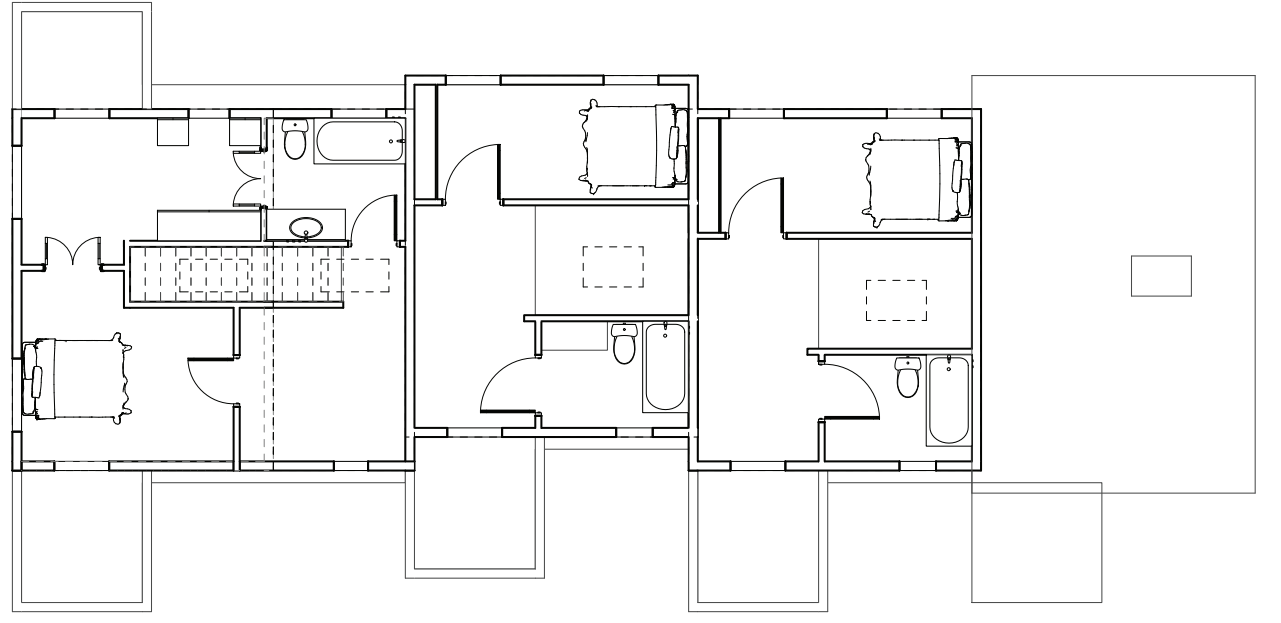
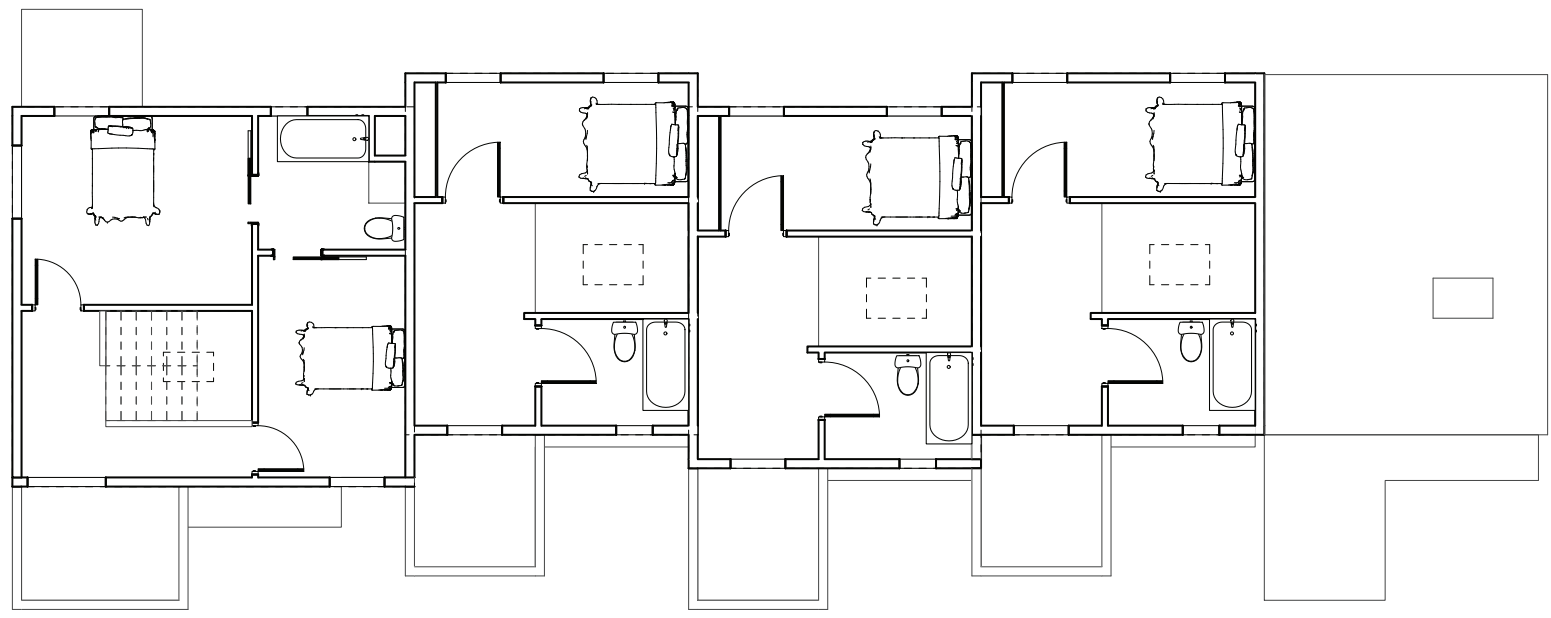
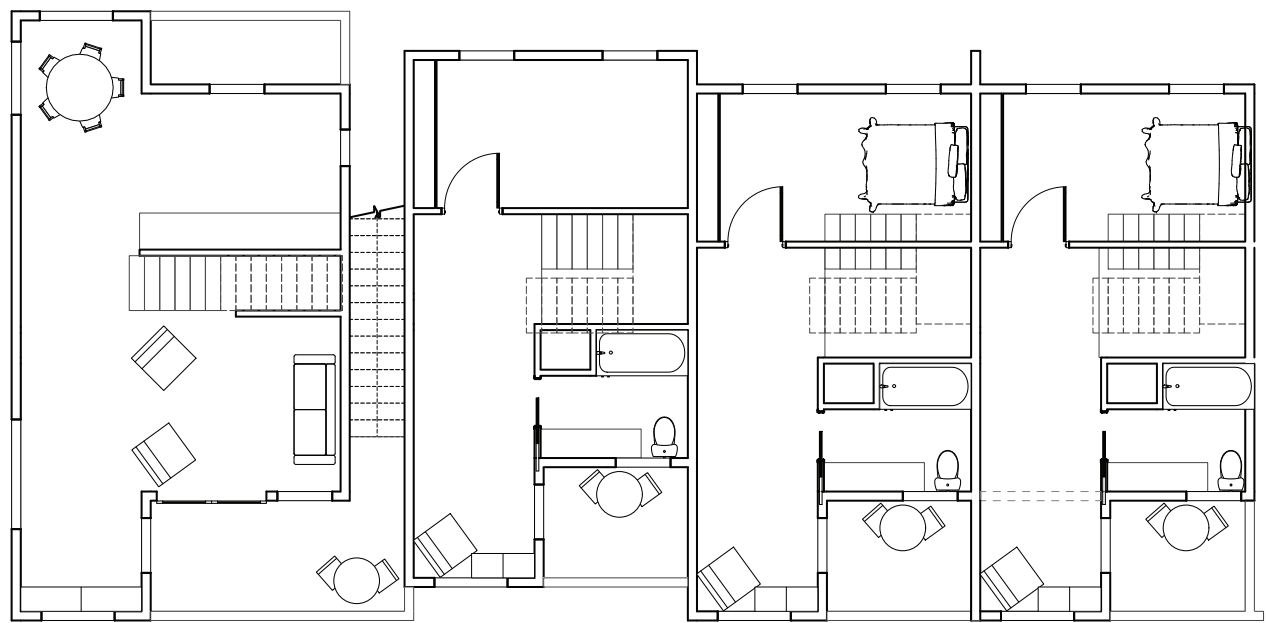
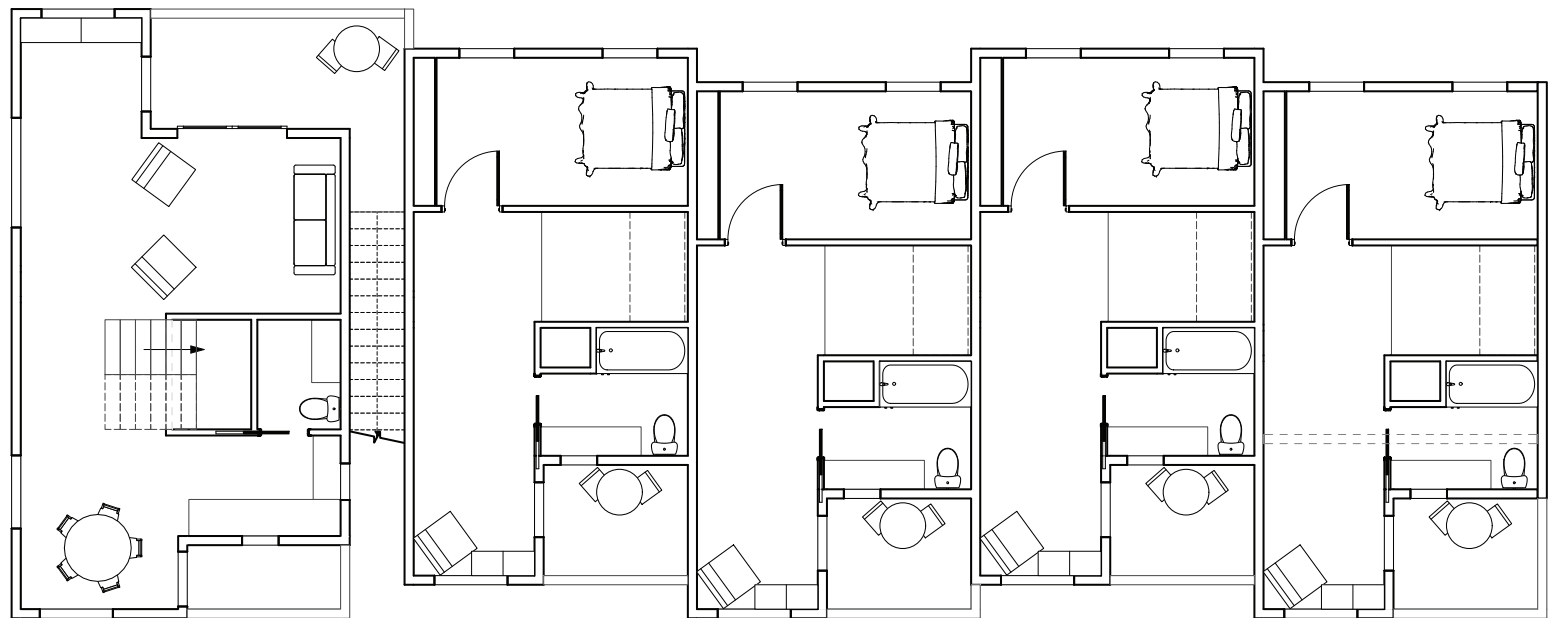
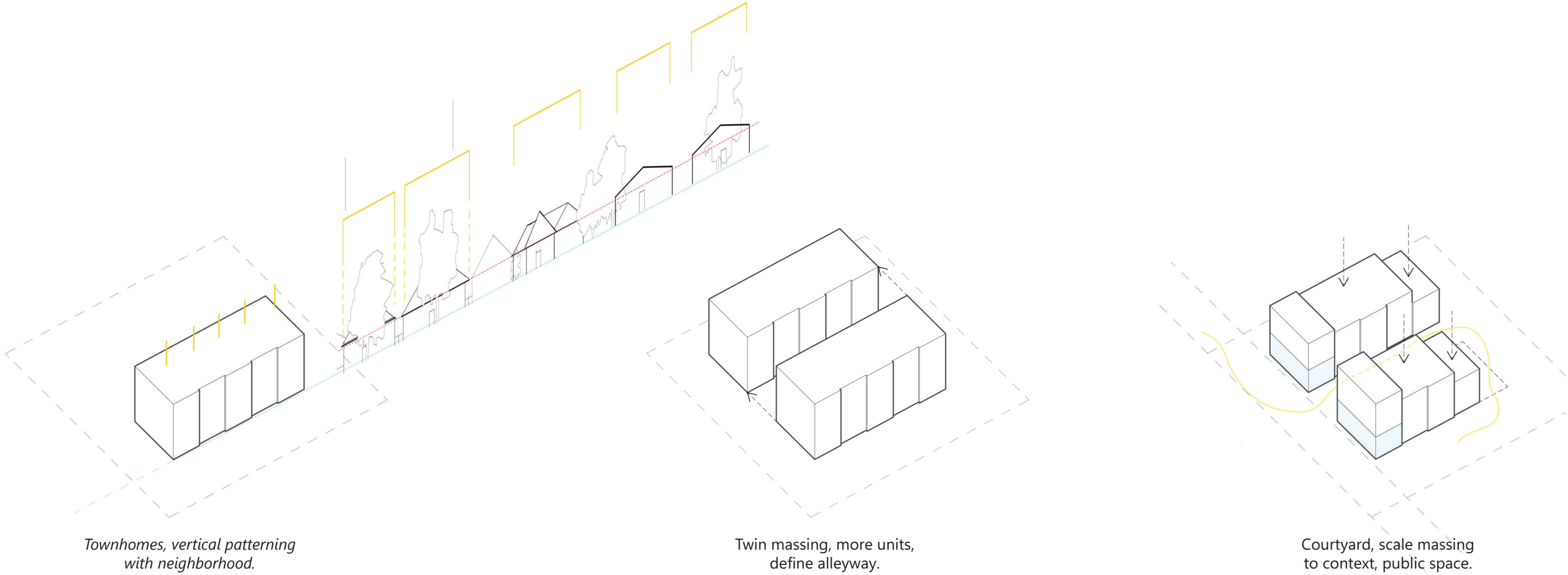
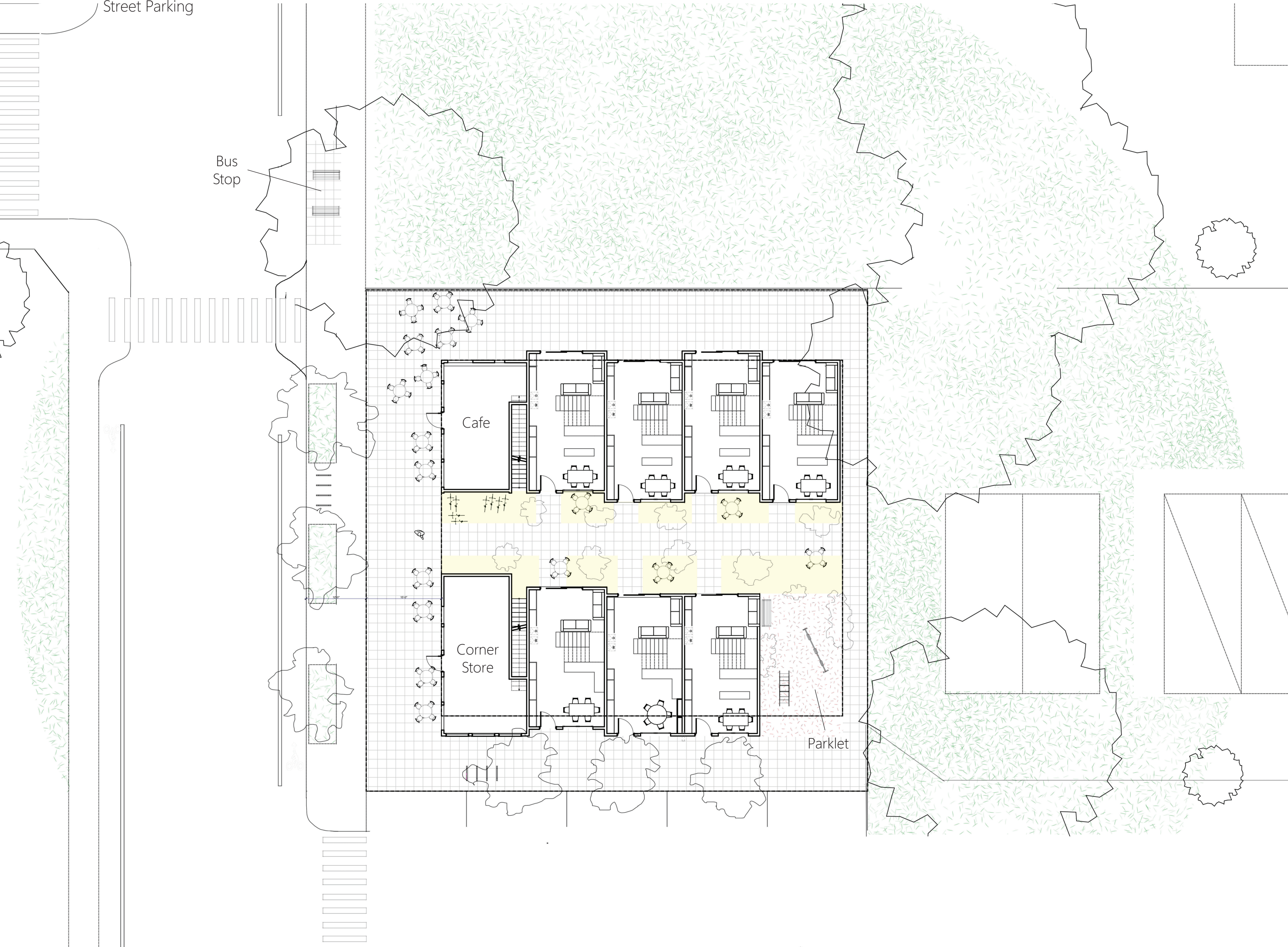


Access to transit and bikeways gives Site B high potential for Car-free living. Dense development along this and other suburban corridors paves the way for an ever-growing network of independent, transit-connected neighborhoods.

Courtesy Boise neighborhood design lab



**Site Plan** - The development works to improve the pedestrian enviroment of its site and immediate context. Improvements include: Widened sidewalks, Bike racks, Protected Bike line, and Street Parking



**South Elevation** - Building massing utilizes the height of neighboring and new trees to ease in a tall facade.







Street Looking East, Cafe



Alleyway Courtyard



Interior, Living Room







Playground from Neighborhood Street

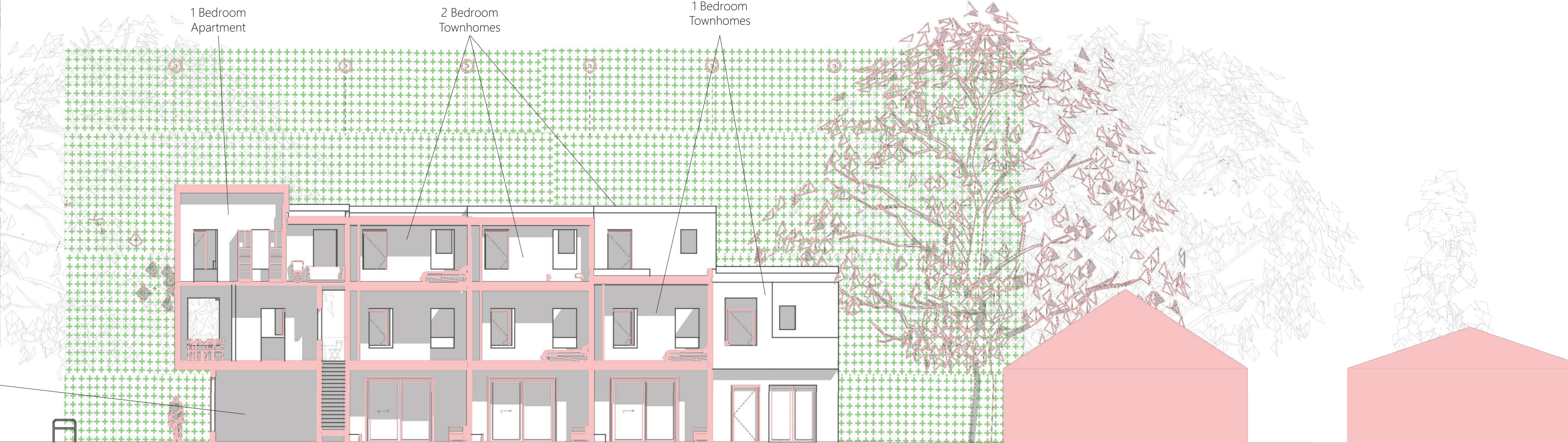


Aerial, Looking Northwest

Parklet and playground offer a softer boundary between the existing neighborhood and new development. The alleyway provides a semi-private circulation path between public amenities, generating opportunities for residents to interact along their alleyway, as they move between the cafe, corner store, and parklet.

**Longitudinal Section** - West Bench Townhomes comprises 2 Commerical Spaces and 9 residential Units:

- 2 1-Bedroom Apartments
- 5 2-Bedroom Townhomes



Street, Looking Northeast, Cafe and Corner Store