

RIVER CENTER

Progressing Landscape through Autonomous Craft and Enterprise

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VISION

We envision a distinct, vibrant hub for life, work and play that illuminates the Garden City sense of place. River Center offers the Garden City community diverse housing and amenity choices. It incorporates intriguing ecology and accessible open spaces to promote free movement, gathering, recreation and stormwater management along the river.

GOALS

- CENTEREDNESS
- DIVERSITY
- ACCESSIBLE OPEN SPACE
- INTRIGUING ECOLOGY
- MOBILITY



PROGRAM COMMERCIAL

- BOUTIQUE HOTEL
- INTERNATIONAL MARKET
- RETAIL
- OFFICE
- MIXED-USE COMMERCIAL

RESIDENTIAL

- LIVE/WORK
- TOWNHOMES
- CONDOS
- COTTAGES

PUBLIC SPACE

- STREETSCAPE
- OPEN SPACE
- PLAZA
- SEATING
- LIGHTING
- PUBLIC ART
- SIGNAGE
- BOLLARDS

TRANSPORTATION

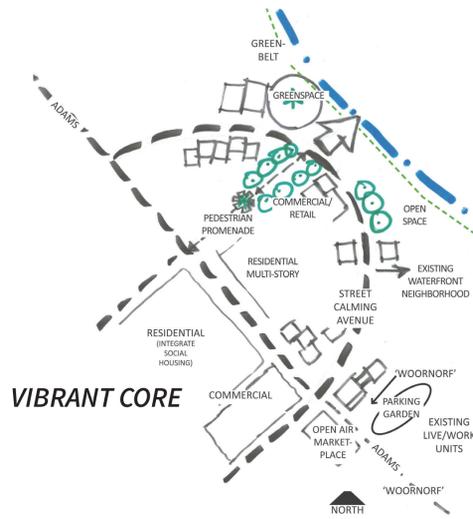
- TRAFFIC-CALMING ROADS
- BUS STOPS
- PEDESTRIAN PATHS
- CROSSINGS

STORMWATER MANAGEMENT

- PERMEABLE PAVERS
- RETENTION BASINS
- SWALES

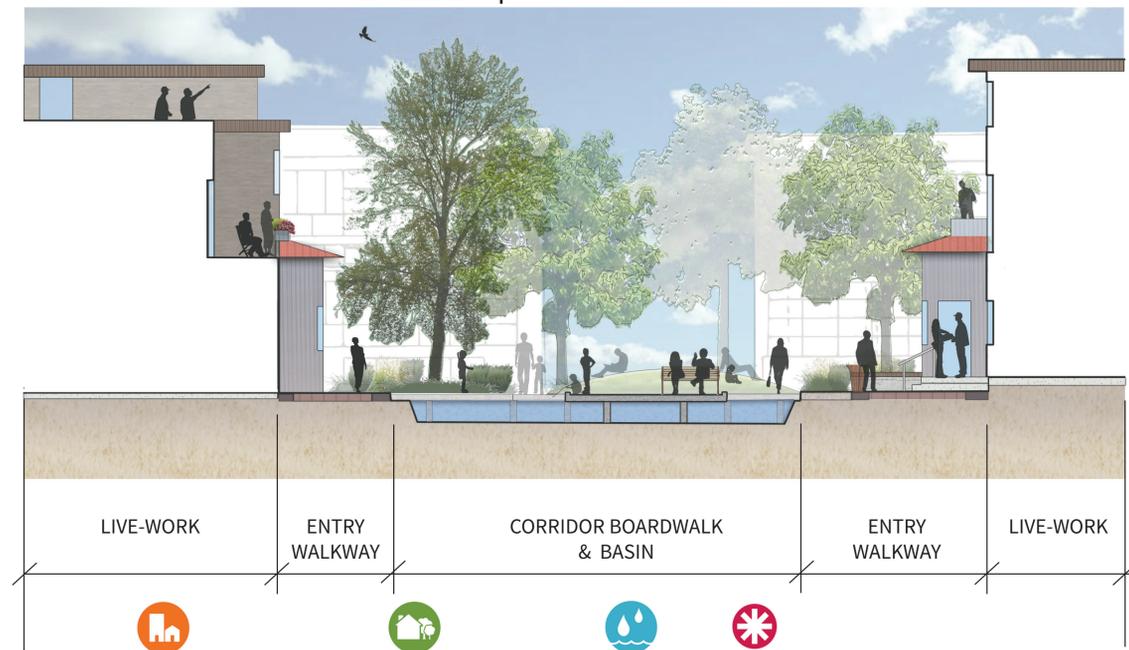


REINFORCE CONNECTIONS



VIBRANT CORE

SECTION-ELEVATION A-A' | ARTISAN CORRIDOR



SCALE: 1/8" = 1'0" 0'2" 8' 16'

QUALITIES



AUTHENTIC



INTIMATE



VIBRANT



REFUGE



STYLISH



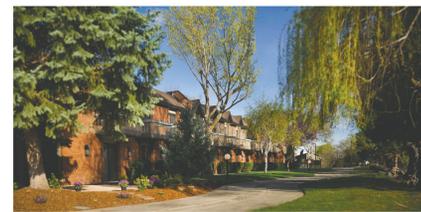
AUTONOMOUS



PROSPECT



INVITING



LOCAL



SAFE



CONVENIENT



INTEGRATED



FUNCTIONAL



EXPERIENTIAL

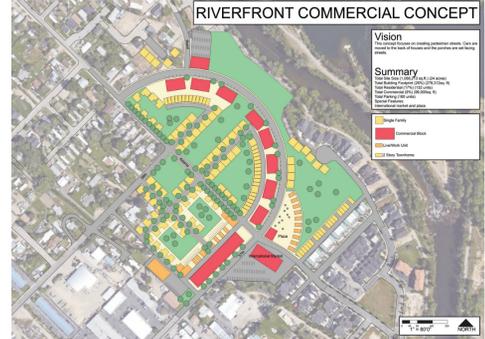
PRELIMINARY VISIONS



REGIONAL DAY DESTINATION

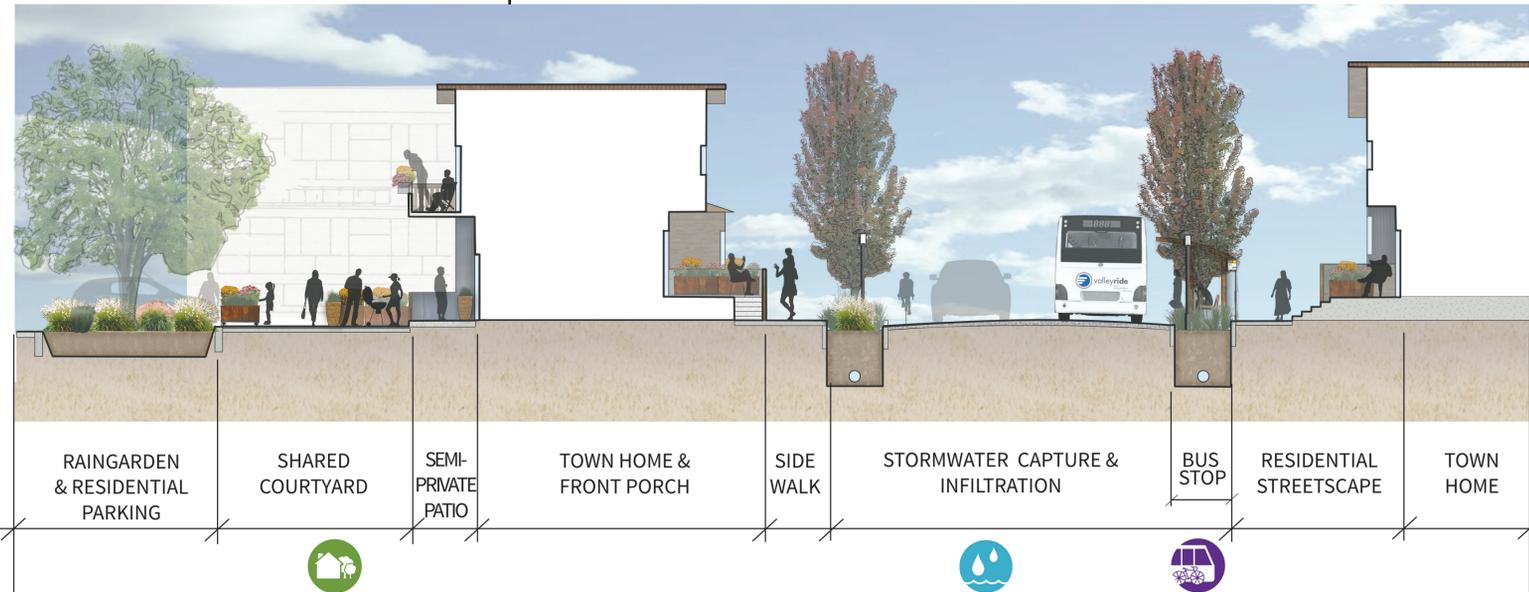


24-7 EVENT DESTINATION



COMMUNITY ANCHOR DESTINATION

SECTION-ELEVATION B-B' | ADAMS STREET



SCALE: 1/8" = 1'0" 0'2" 8' 16'



ARTISAN CORRIDOR

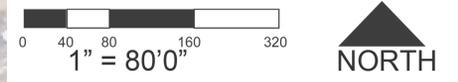


MARKET PLAZA



MASTER PLAN

- LEGEND**
- ① Three-story townhomes
 - ② Attached housing
 - ③ Condo housing
 - ④ Cottage housing
 - ⑤ Commercial retail
 - ⑥ Mixed-use commercial/residential
 - ⑦ International Market
 - ⑧ Permeable Pavers
 - ⑨ Boutique Hotel
 - ⑩ Corner Markets
 - ⑪ Bus Stop
 - ⑫ Plaza
 - ⑬ Water Feature
 - ⑭ Stormwater Retention
 - ⑮ River & Greenbelt Access
 - P1 Perspective: Artisan Corridor
 - P2 Perspective: Market Plaza
 - P3 Perspective: Adams Street
 - P4 Perspective: Market Corner



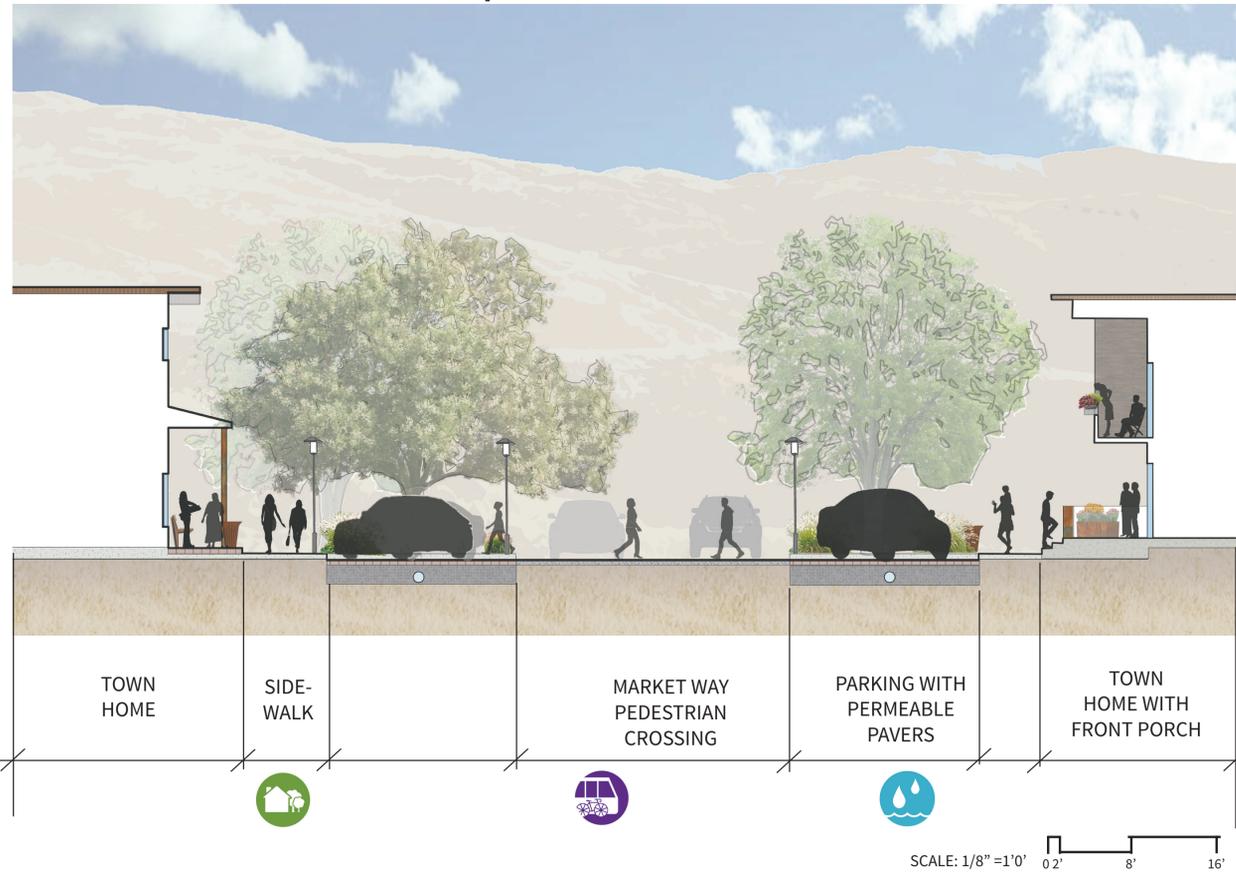
ADAMS STREET



MARKET CORNER



SECTION-ELEVATION C-C' | STREETSCAPE



MASSING & USES

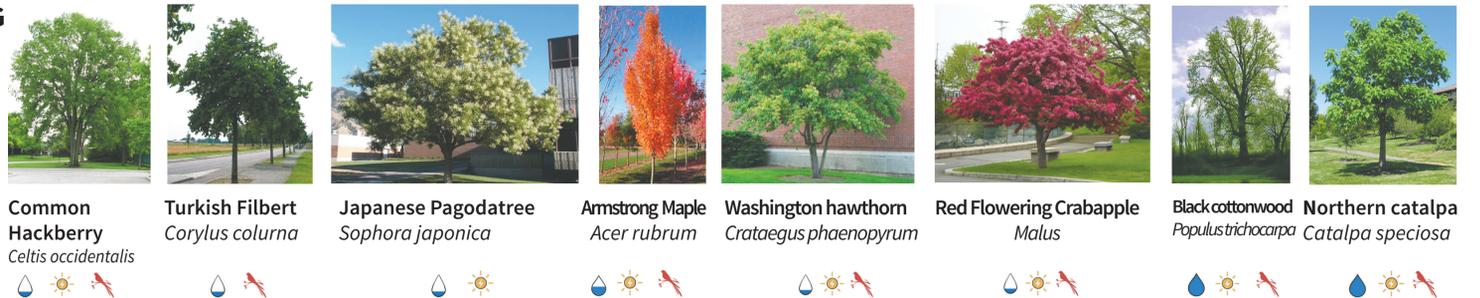


MATERIALS

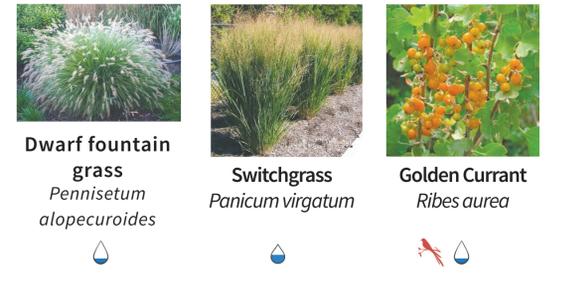
PLANTING

TOLERANT
HABITAT/FOOD

MICRO CLIMATE +



BUILT



STREETSCAPE ELEMENTS

Streetscape elements nod to the area's industrial & natural history. Unique sense of place is created through the craft and expertise of Garden City artisans.



SUMMARY

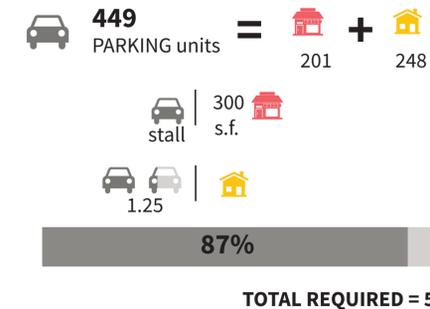
COMMERCIAL



RESIDENTIAL



PARKING



COMMERCIAL INFORMATION

	TOTAL SQ.FT. PER UNIT	TOTAL UNITS
INTERNATIONAL MARKET	20,643	1
BOUTIQUE HOTEL	42,738	40
LIVE/WORK	800	16
CORNER MARKET	3,130	1
DRUGSTORE	5000	1
RETAIL / RESTAURANT	3598-4749	3
OFFICE	3598-5000	4

RESIDENTIAL UNIT INFORMATION

	TOTAL SQ.FT. PER UNIT	TOTAL UNITS
LIVE/WORK/ARTISAN	800 - 900	25
TOWNHOMES	1100 - 1800	67
STUDIOS	600	4
GARDEN COTTAGES	1300	89
LOFT	1487 - 2926	4
CONDOS	3000	6
PREMIER CONDOS (riverviews)		
TOTAL		195