



GATEWAY PERSPECTIVE

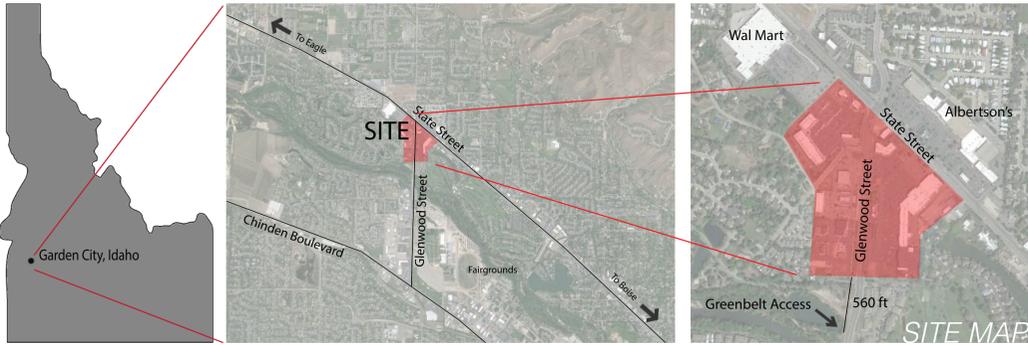


COMMERCIAL CORRIDOR PERSPECTIVE

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GARDEN CITY GATEWAY

UNIVERSITY OF IDAHO LANDSCAPE ARCHITECTURE 554 | PROFESSOR ELIZABETH SCOTT | FALL 2015



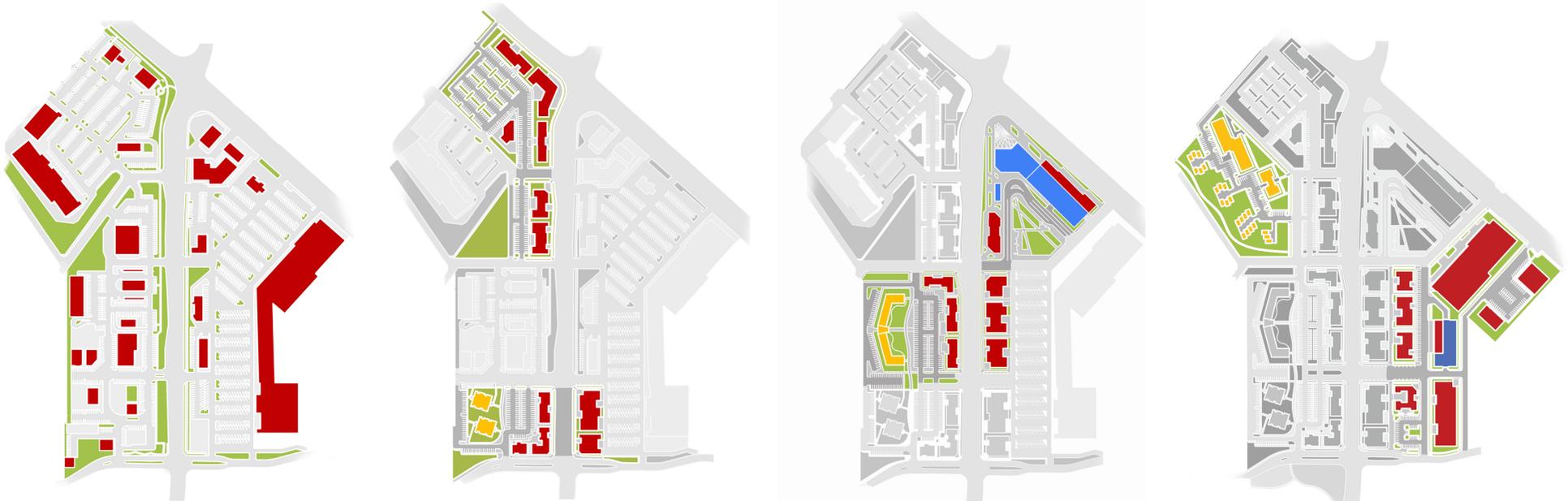
SITE MAP

SUMMARY

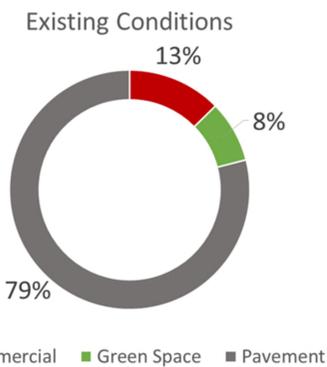
This 42 acre gateway to Garden City, Idaho is located at the intersection of bustling thoroughfare State Street and Glenwood Avenue. The design creates a presence presence at Glenwood with commercial and mixed use buildings frontage. The East side of Glenwood is designed to be a busy and lively development, encompassing the multimodal transit center, a variety of commercial buildings, and a pedestrian district intended to be a destination retail and dining experience. By nature, the energetic east side has a different personality than the west side development. Here, residential units, offices, and mixed-use development comprise a live-work district. Both sides feature pedestrian-only paths that slice through the entire site from north to south, greatly improving connectivity within the site as well as connections to the Green Belt and nearby neighborhoods, uniting the area. The development is designed to become a destination spot in Garden City where people will want to shop, eat, bar hop, and live. It greatly supports our vision to foster sense of place and create a safe, sustainable city through the emphasis of mixed-use development, inclusion of community open space, and improvement of connectivity and circulation while promoting the commerce, beauty and growth of Garden City.



SITE SECTION, FACING NORTH



PHASING



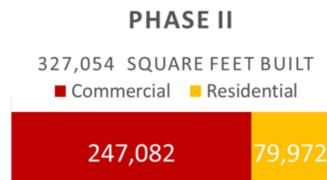
Total Building Square Footage: 308,969 sq. ft
Total Parking on site: 1758 parking units
Total amount of Open Space: 203,259 sq. ft.

Asphalt covers the majority of these 42 acres, Heavy traffic passes by and through this center point between Boise, Meridian, Eagle and potentially the majority of Ada County. Identifying and understanding these issues was our first step to breathing life to what can be the true "gateway" of Garden City.



Total Acres: 11.7
Total Building Footprint: 235,623 sq. ft.

The first phase identifies land that can utilize infill to restructure the area immediately. Furthermore identifies buildings that are coming to the end of their lifespans. This includes the North West upper corner, allowing the implementation of one of the gateway buildings; the southwest corner, signaling the beginning of residential on the site; and the mid-upper-west that connects to the North West corner, transforming the street flow for easier circulation and encompassing a new street light that will aid the future transit center. All areas increase the density and retail by double.



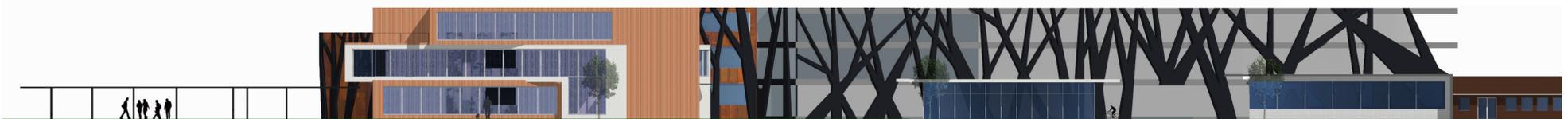
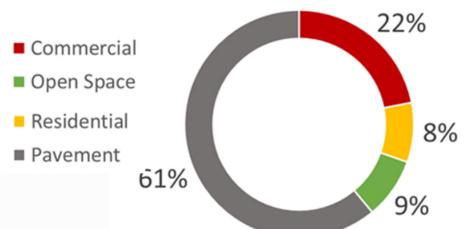
Total Acres: 12.4
Total Building Footprint: 327,054 square feet

Transit center is introduced with a minor bus depot, a bike station and parking garage. Mixed use, commercial and residential buildings are built along both sides of Glenwood. At this point, Glenwood has been redesigned with a new stormwater system and filtration swales, as well as a new treeline on both sides. Finally, the implementation of a stormwater park at the transit center allows for relaxation and treatment facilities.



Total Acres: 16.4
Total Building Footprint: 400,785 square feet

Townhomes, an apartment complex and community center are built in the northwest, also completing the green belt connection traveling through the west side of Glenwood. The commercial building along the east is repurposed for smaller shops, behind which office buildings are added. Another parking garage is built along the east, with a commercial addition to its south and west.

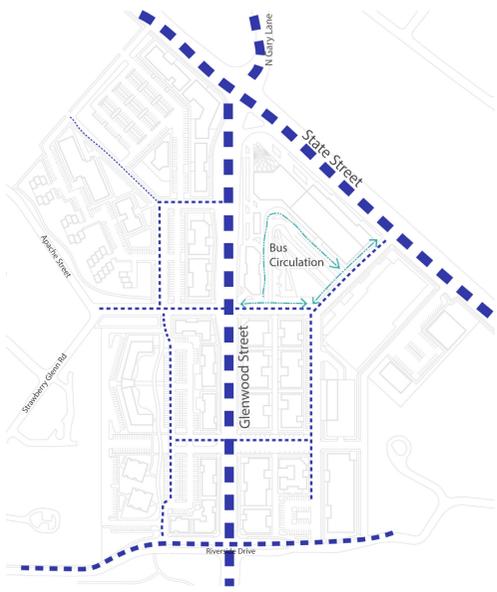


SITE ELEVATION FROM GLENWOOD FACING EAST, 1"=20'

KEY FEATURES

1. TRANSIT CENTER
2. BICYCLE CENTER
3. STORMWATER PARK
4. BOUTIQUE COMMERCIAL
5. OFFICES
6. COMMERCIAL CORRIDOR
7. PARKING GARAGE
8. COMMERCIAL
9. RIVERSIDE PARK
10. PARKSIDE MIXED USE
11. PARKSIDE RESIDENTIAL
12. COURTYARD RESIDENTIAL
13. MIXED USE
14. GREEN CORRIDOR
15. ROWHOUSES
16. APARTMENTS
17. GATEWAY COMMERCIAL





VEHICULAR CIRCULATION



PEDESTRIAN CIRCULATION

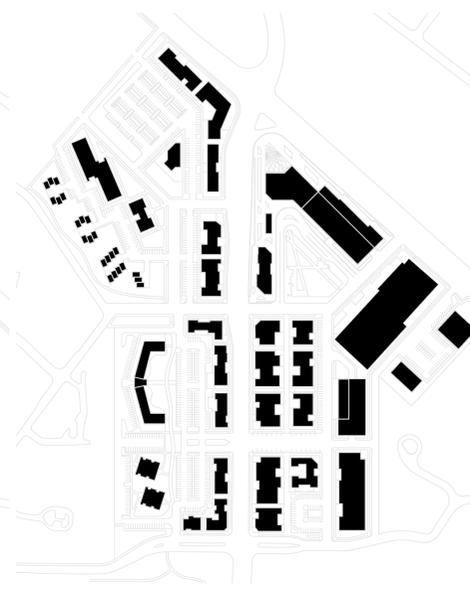
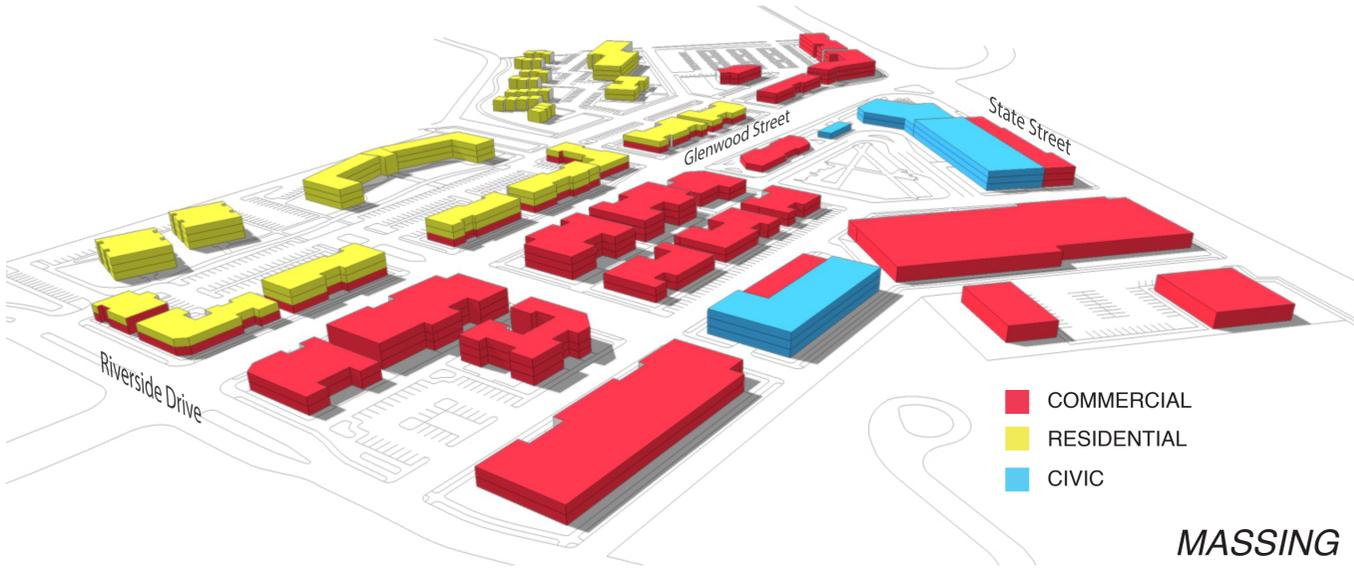


FIGURE-GROUND DIAGRAM



GREEN SPACE



- COMMERCIAL
- RESIDENTIAL
- CIVIC

MASSING



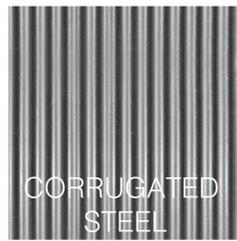
STORMWATER PARK



INSPIRATION IMAGES



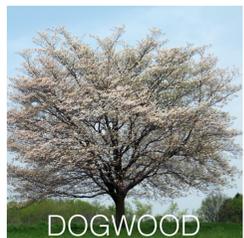
RESIDENTIAL/ GREEN CORRIDOR



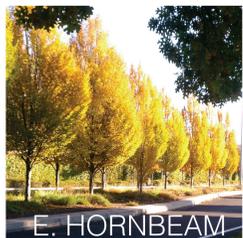
CORRUGATED STEEL



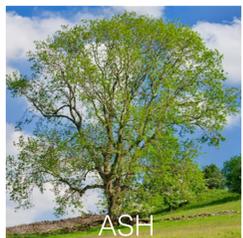
WOOD



DOGWOOD



E. HORNBEAM



ASH

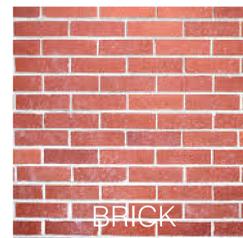


HIGH DESERT PLANTS

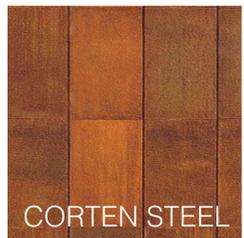
PLANT PALETTE



STUCCO



BRICK



CORTEN STEEL

BUILDING MATERIAL PALETTE

