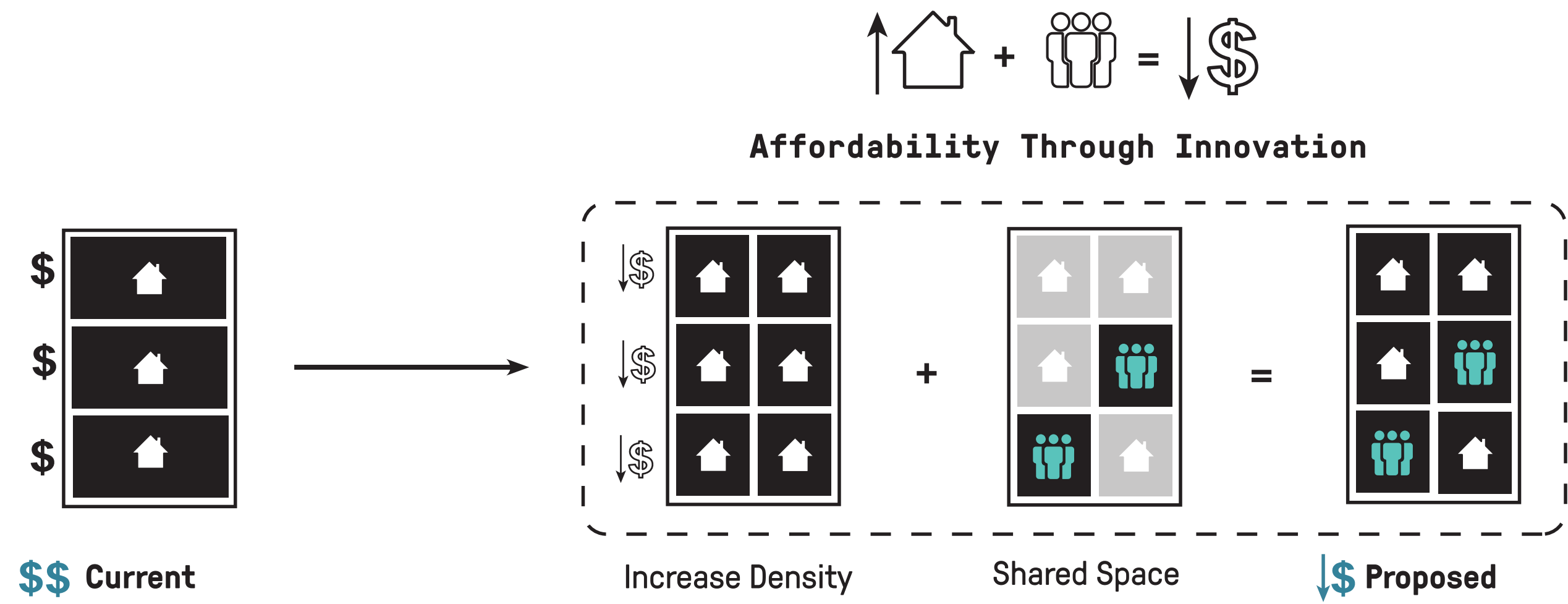


~~FUTURE~~ NOW DECKER

CONCEPT STATEMENT

The challenges presented when attempting to imagine a future triple-decker are vast: history, economics, community, and sustainability are a just a few topics that must be addressed. An exploration within the historical context of the triple-decker reveals outdated standards that remain. We have the opportunity to reevaluate these standards and create housing that is a direct response to today's city.

Now Decker is a prototype experiment presented within the context of contemporary living in 2021 and beyond.



PROJECT NARRATIVE

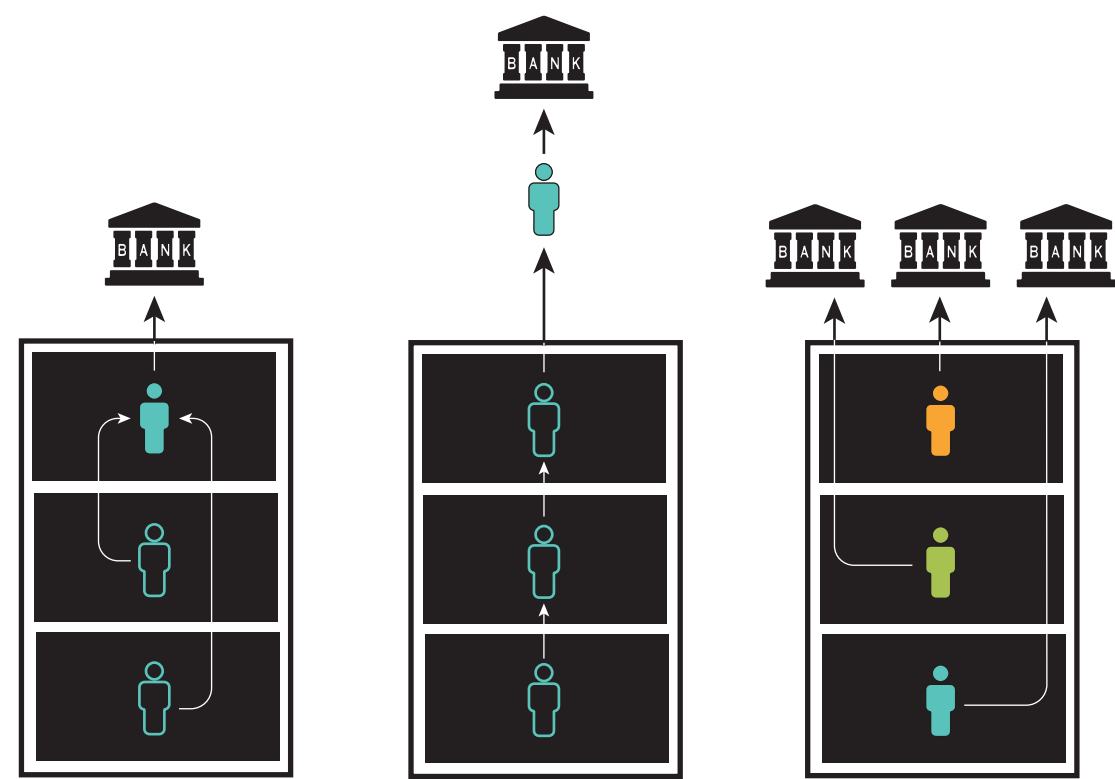
The ubiquity of Boston's Triple Decker is readily apparent when searching real estate websites in the neighborhoods of Dorchester, Mattapan, Roxbury, and Hyde Park. Beginning in the late 19th century, this residential building typology became a defining feature of a new urban fabric. Originally imagined as an opportunity for multi-unit ownership, today's real estate market and the economics of our current housing crisis have led to prohibitively high costs of entry.

How can we reimagine this prolific piece of Boston's housing stock to address needs of affordability, density, and diversity?

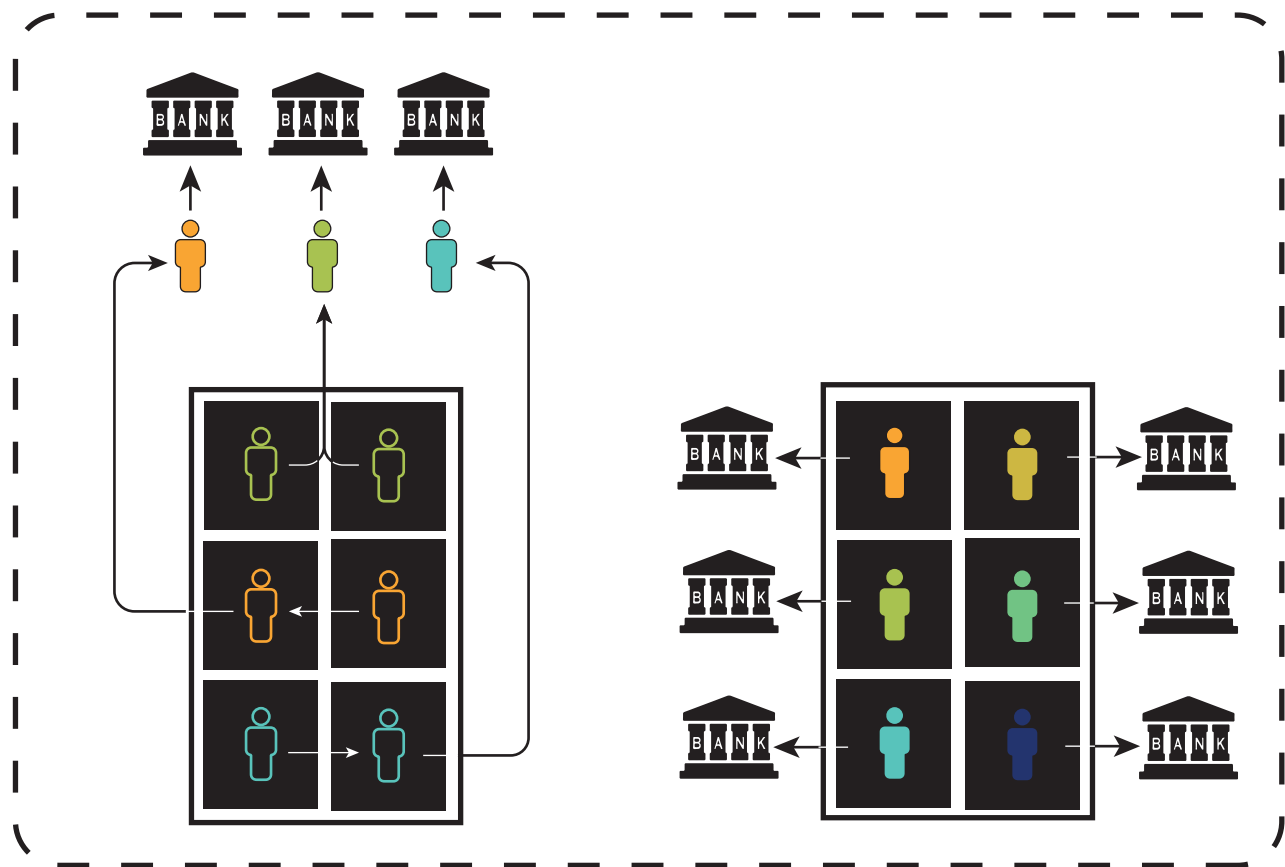
Now Decker seeks to re-evaluate how an urban site in Boston can handle an increase in density while providing unique opportunities for resident common areas, community-focused programming, and open space. Using examples of existing housing prototypes as precedent (cohousing, micro-units), Now Decker breaks down the typically large, floor-through units into smaller studio and one-bedroom apartments. Circulation is "programmed" to create shared spaces scattered throughout the building. These pockets of space provide opportunity for gathering, community-building, and chance encounters with neighbors.

Given the high cost of entry into ownership of a traditional triple-decker, the smaller-scale units allow for more accessible financing models, while the ground-level community space creates opportunities to generate revenue. A direct connection to Boston's affordable housing program opens up further opportunity beyond the traditional develop buy-build-sell pro-forma.

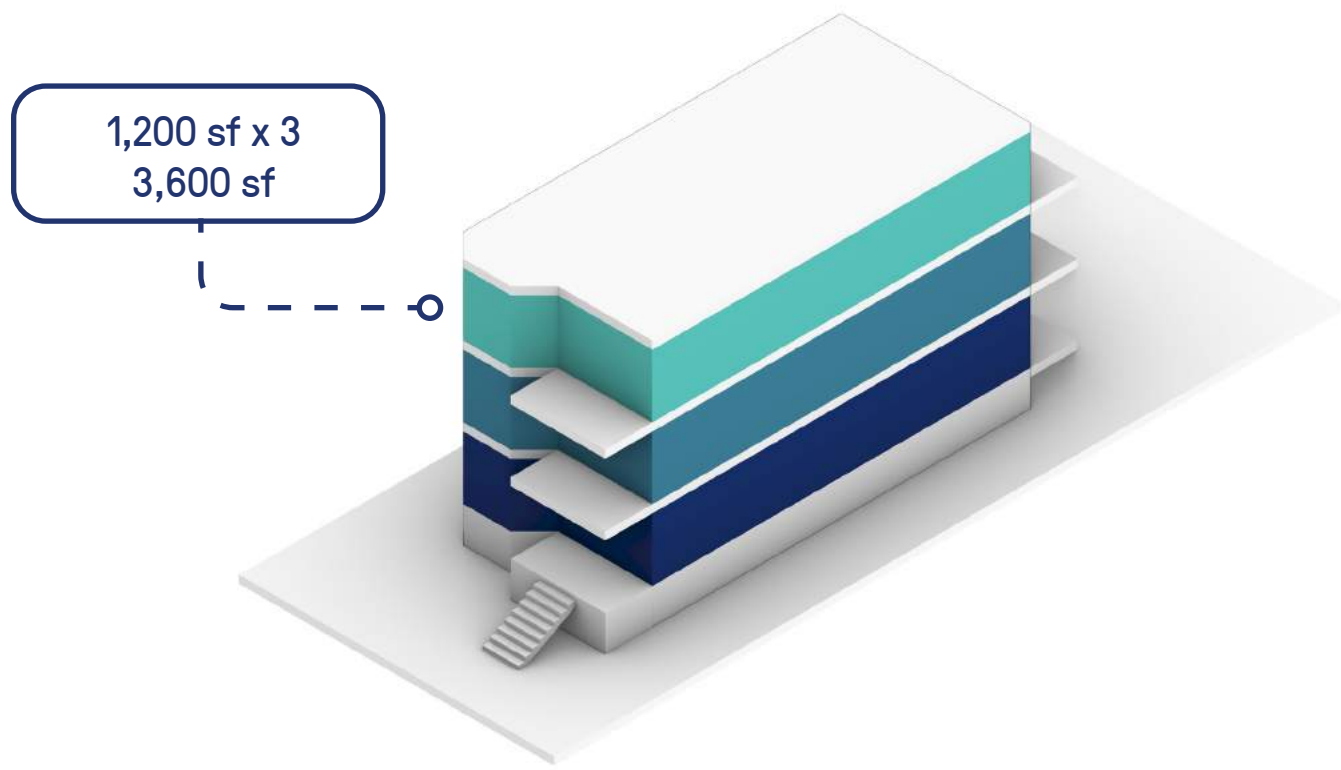
Now Decker is imagined as a new prototype for living—an adaptable architecture that can be populated across city sites of varying size, geometry, or context.



Current Ownership



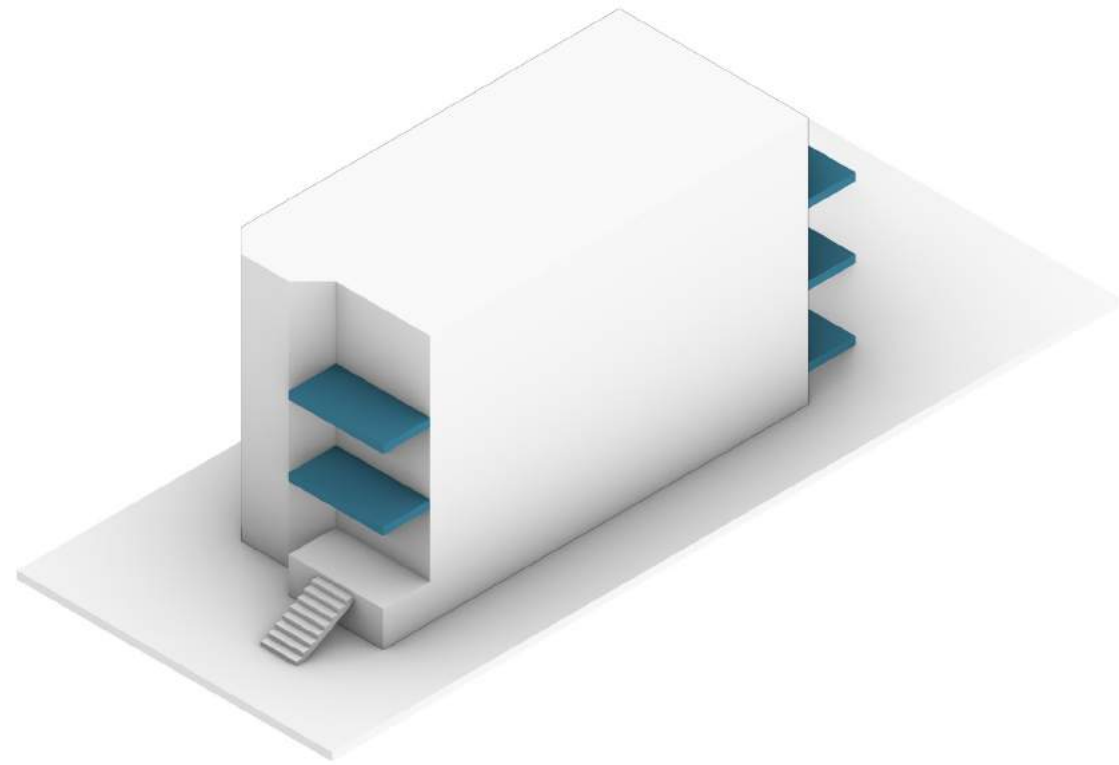
Proposed Ownership



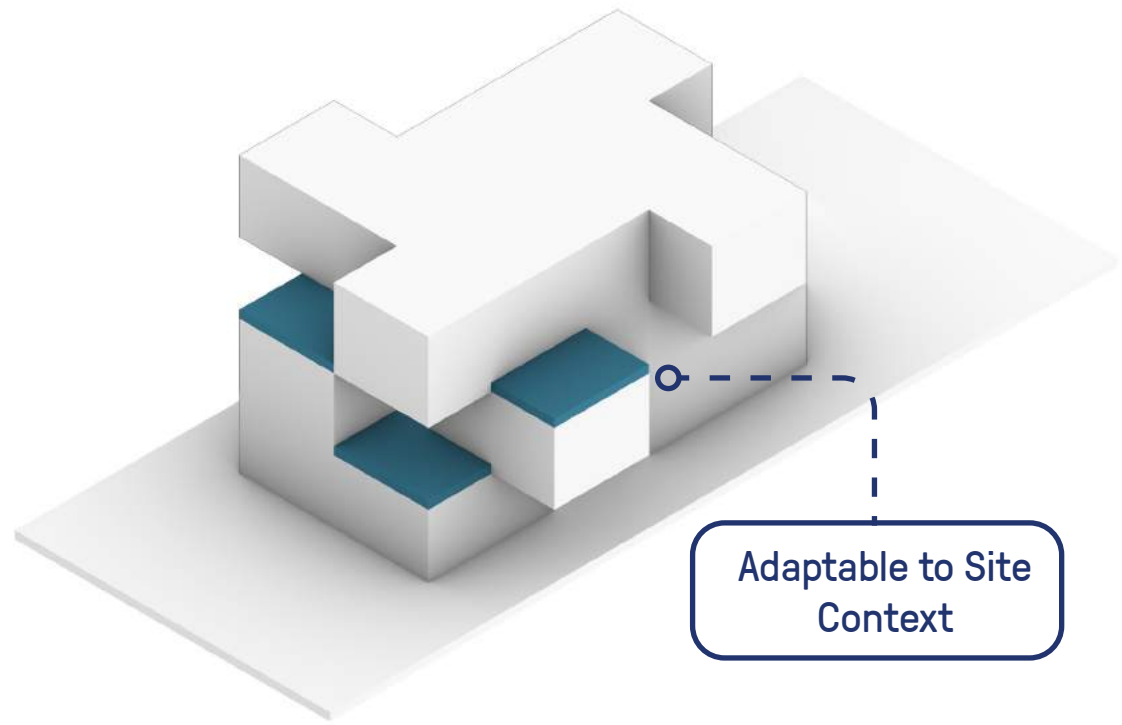
Unit Division



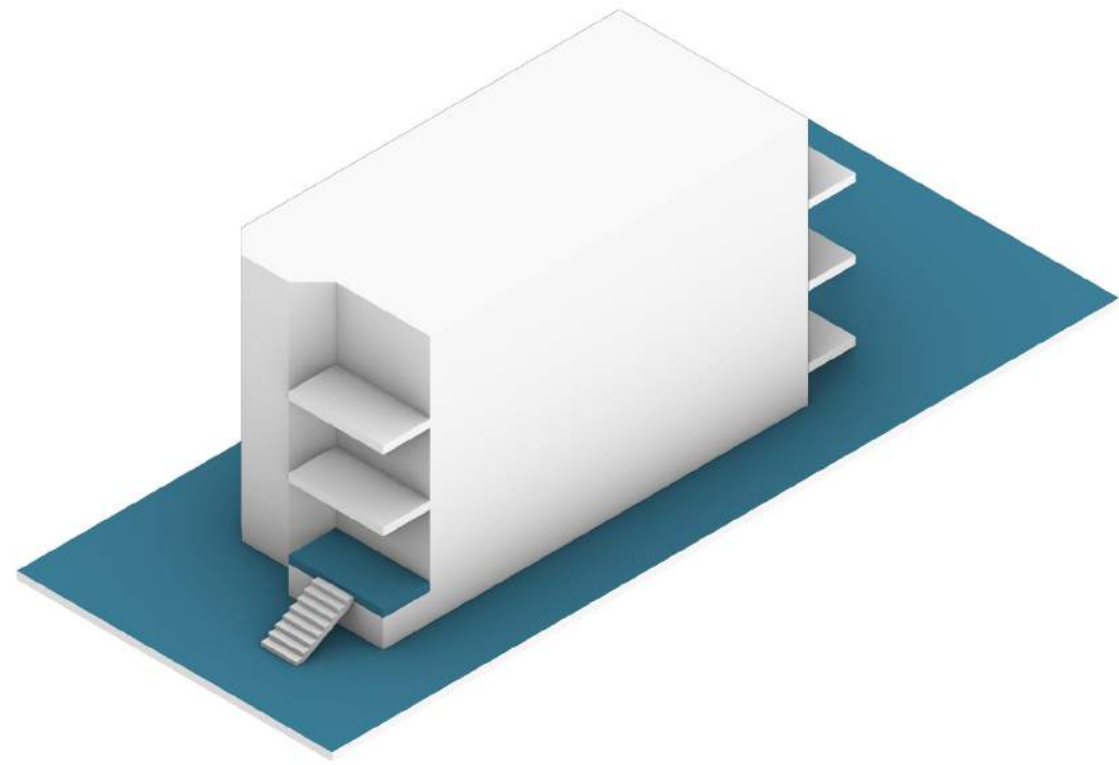
Room Division



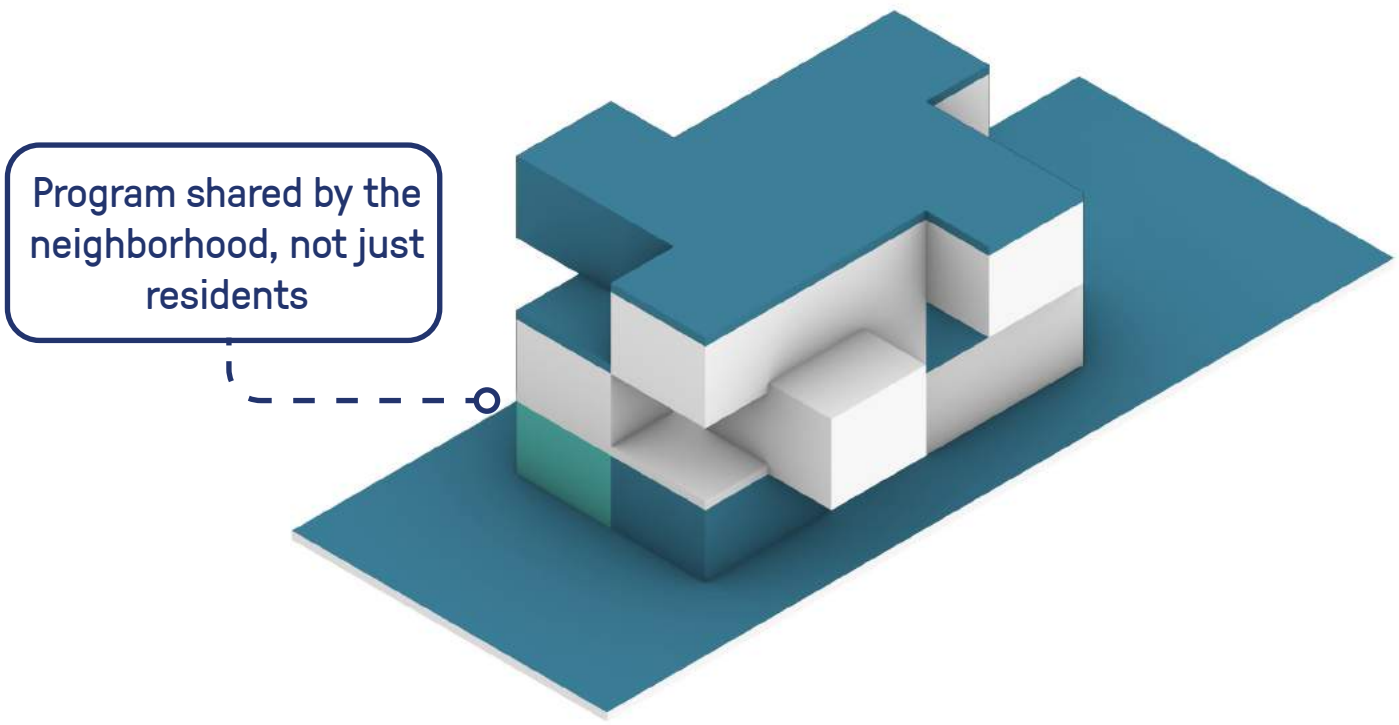
Single-Orientation Balconies



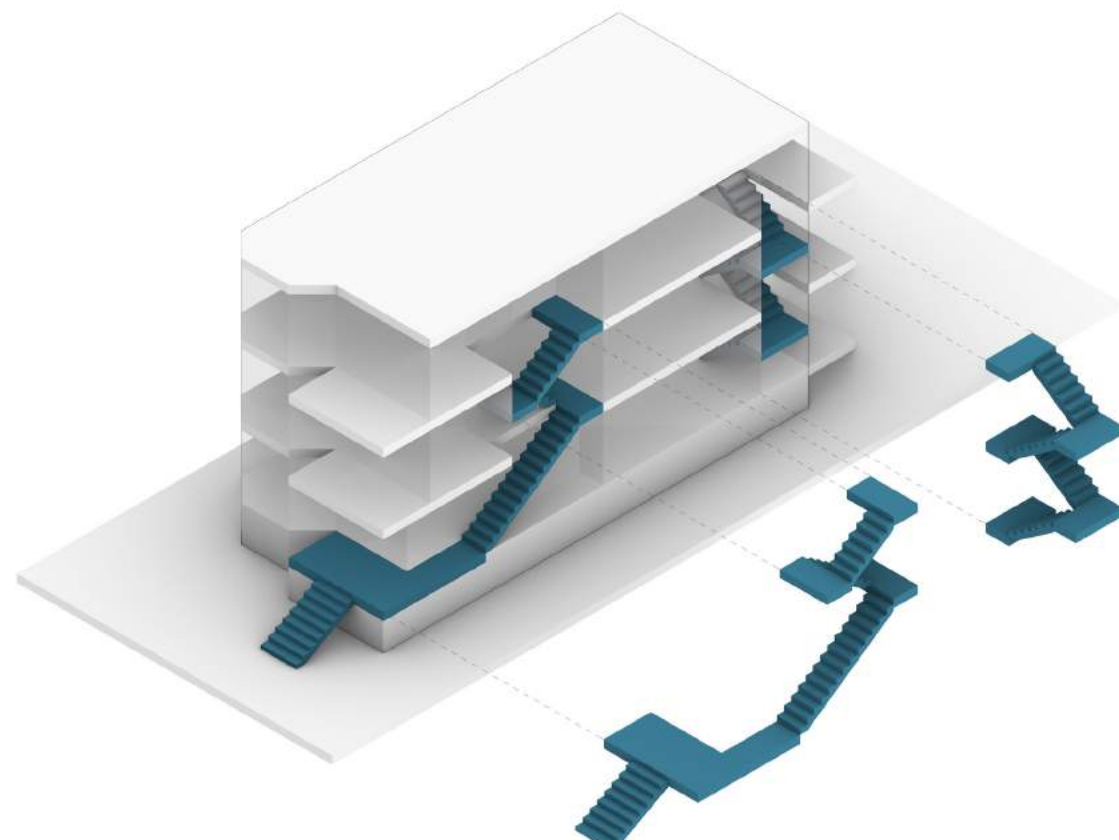
Site Responsive Balconies



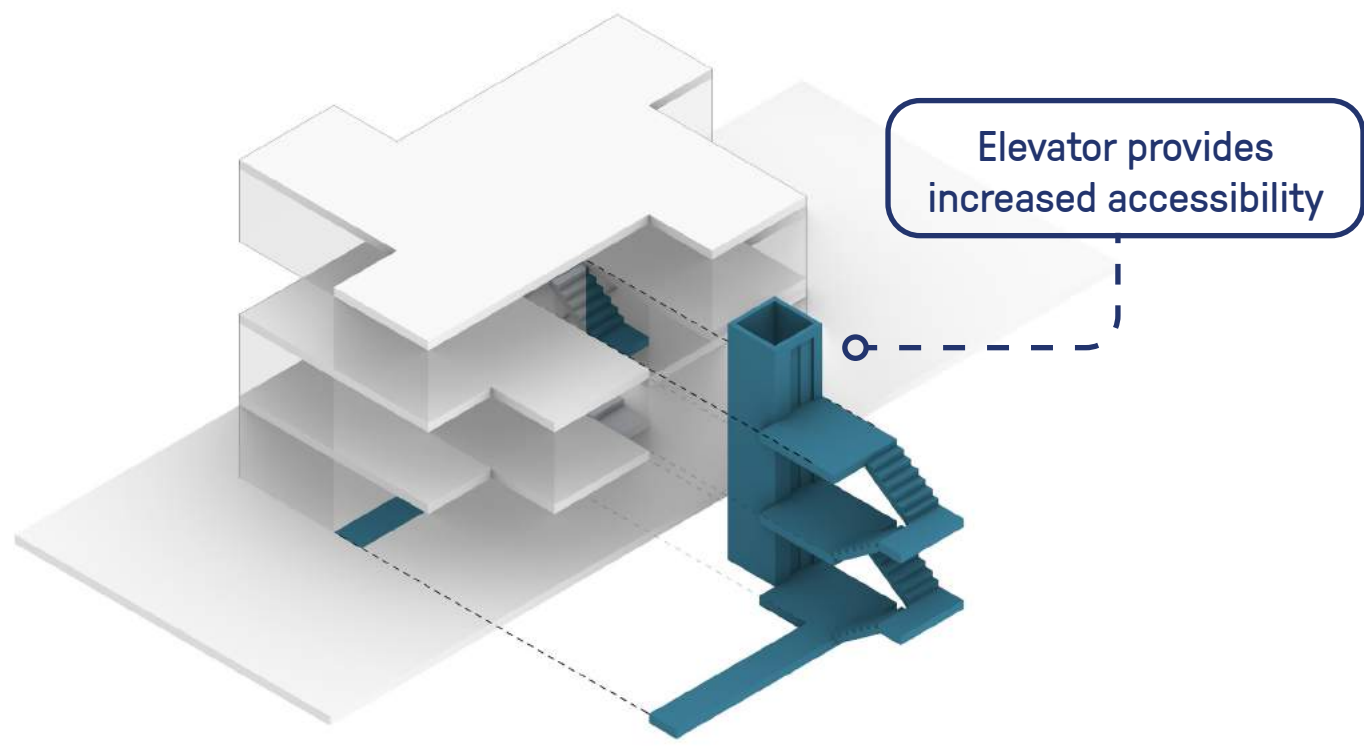
Consolidated Communal Space



Scattered Communal Space



Extensive Circulation

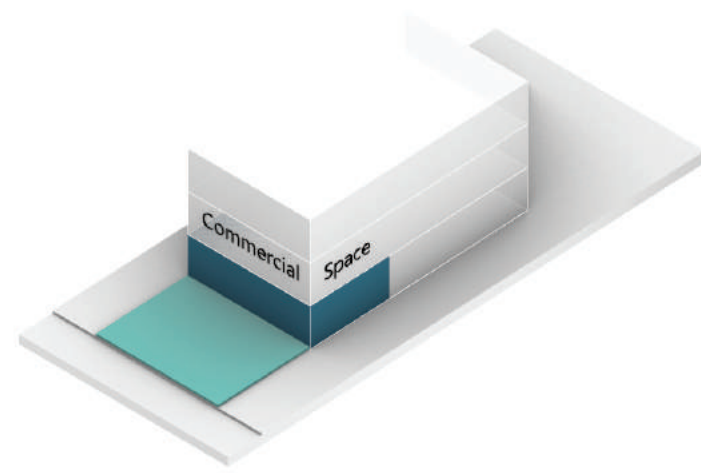


Centralized Circulation Core

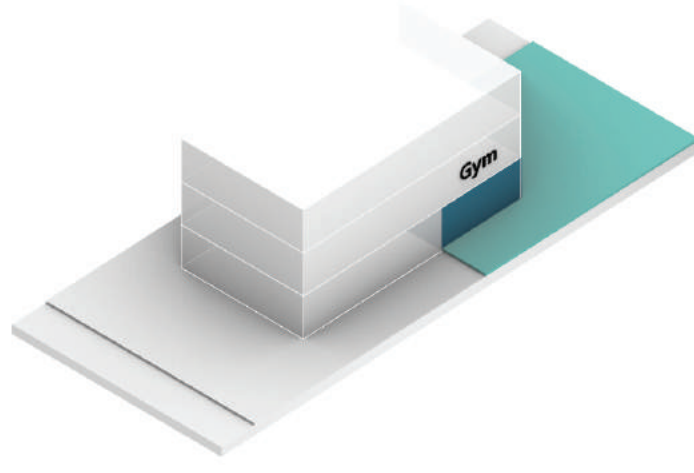
Existing Triple Decker

Proposed Triple Decker

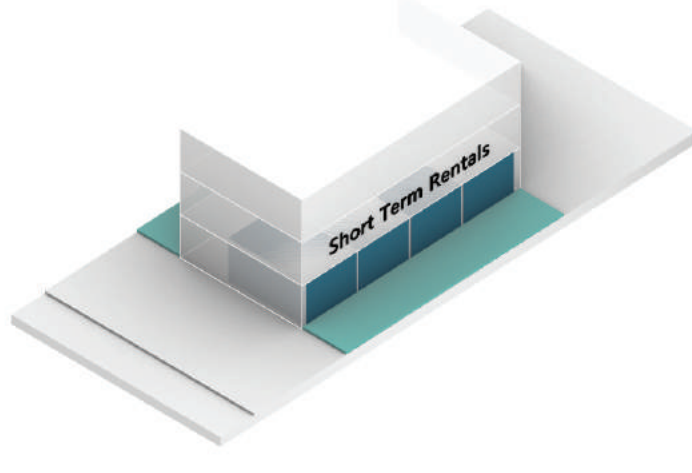
Income Generating Shared Program



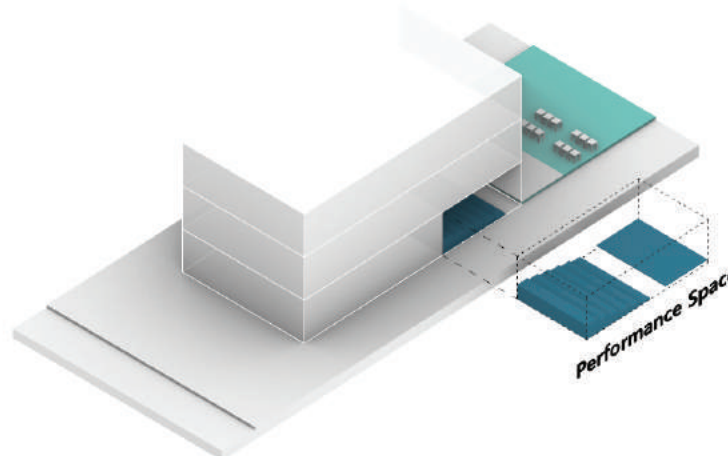
Commercial Space
Activating the Ground Floor Street Front



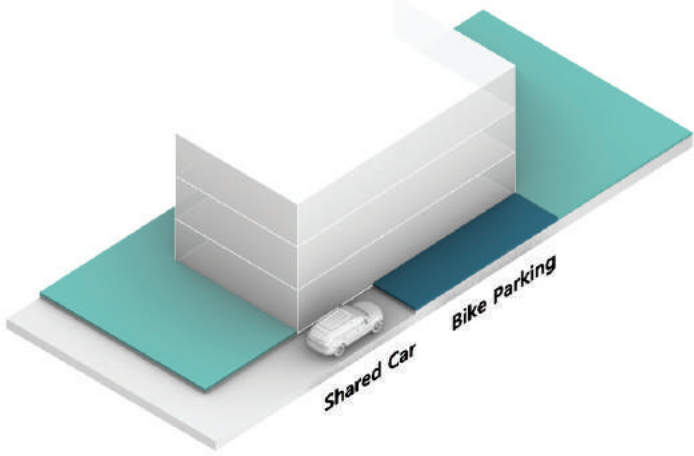
Communal Gym
Group Activities Overflow to Backyard



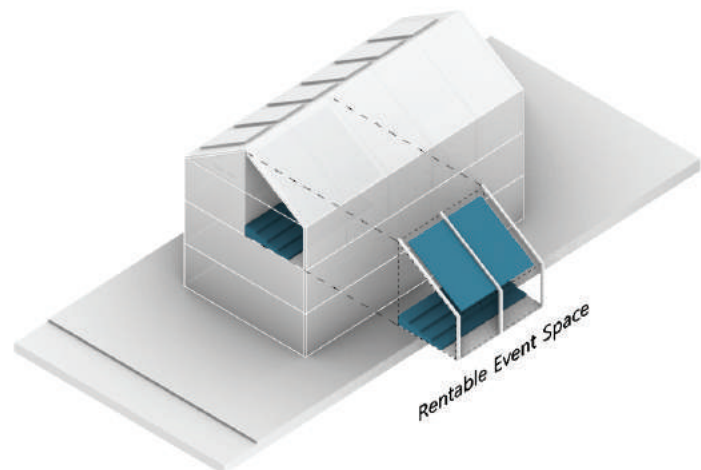
Short Term Rentals
"Hotel" Style Units with Access to Side Yard
Increase Density on Ground Floor



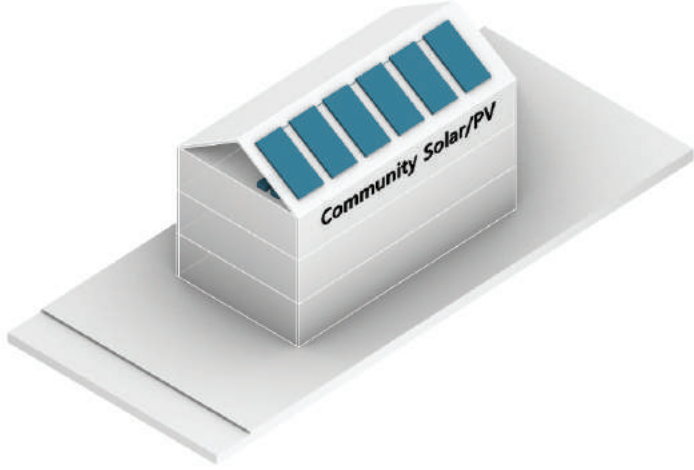
Performance Space
Indoor/Outdoor Seating for Events and Performances



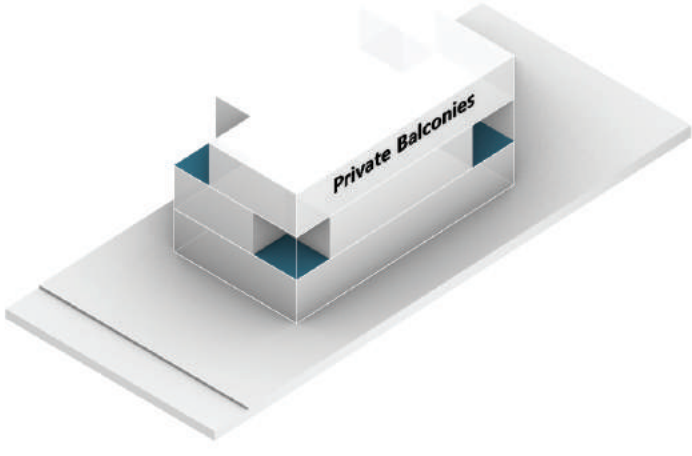
Ride Sharing and Bike Parking
Decreased Parking Allows for Green Space



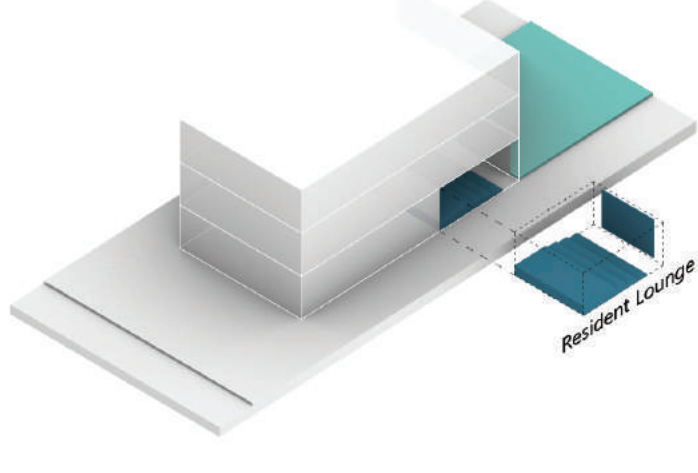
Rentable Event Space
Underside of Sloped Roof Used for Increased Square Footage



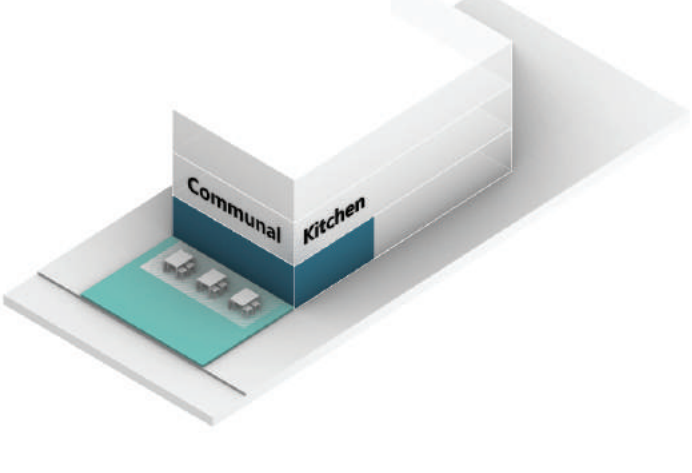
Community Solar/PV
Share Energy with Abutters



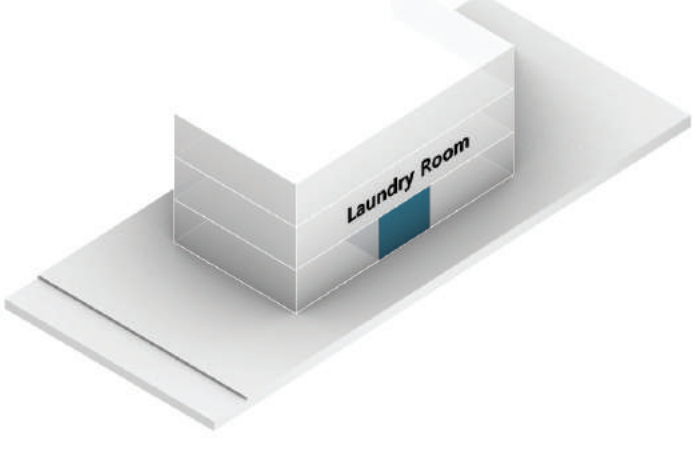
Private Balconies
Convenient Balconies Attached to Units



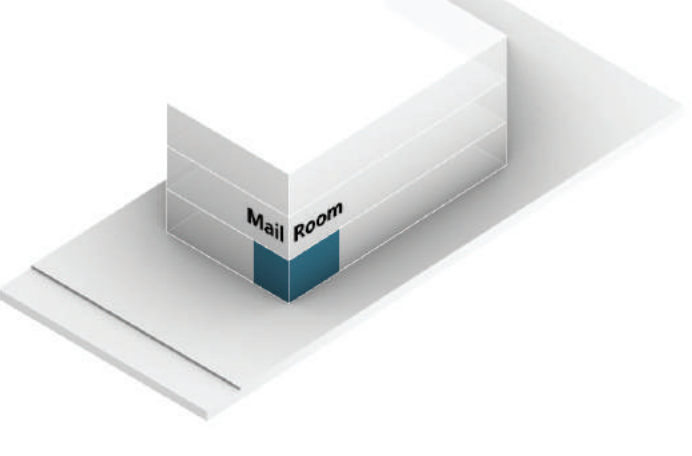
Resident Lounge
Optional Connection to Exterior



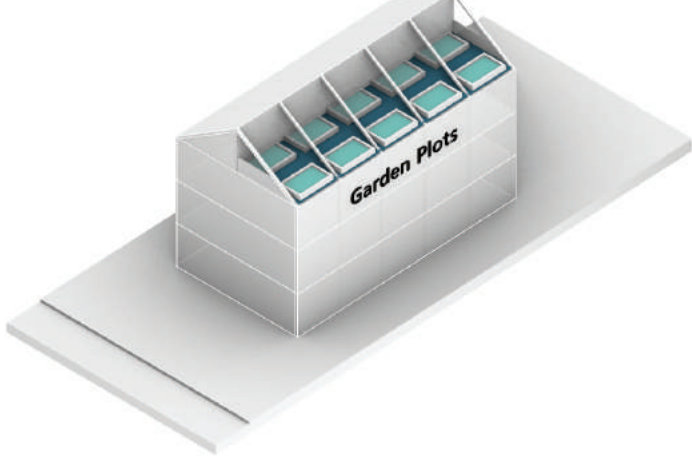
Communal Kitchen
Outdoor Dining Area to Liven Street



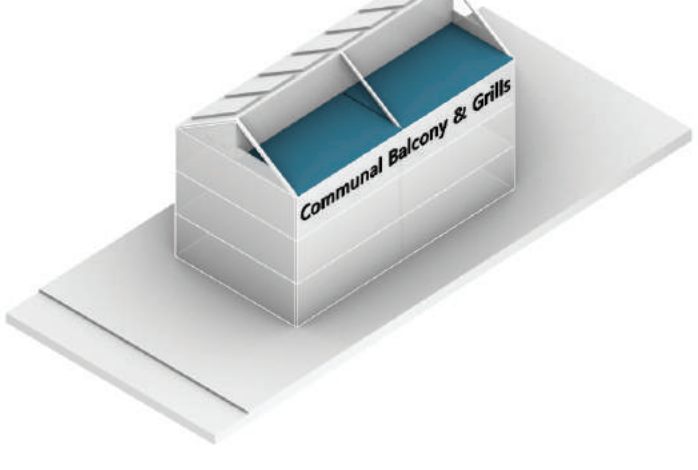
Laundry Room
Combined Laundry Facility Allows Smaller Units and Higher Density



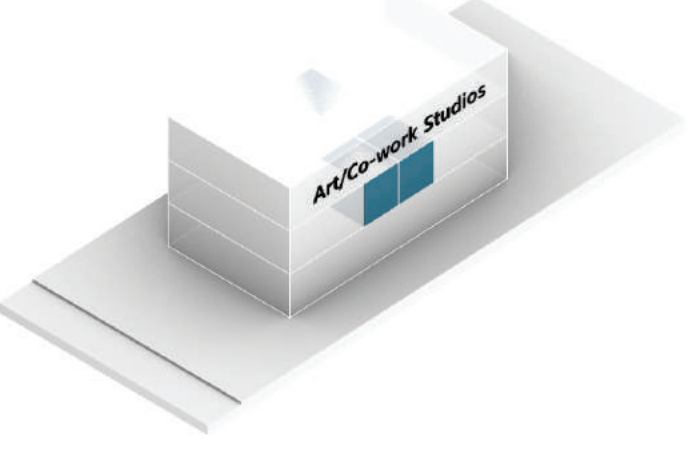
Mail Room
Secure Mail and Package Delivery Area



Garden Plots
Plots Individually Rented to Residents



Communal Balcony and Grills
Large Exterior Space for Gathering and Cooking

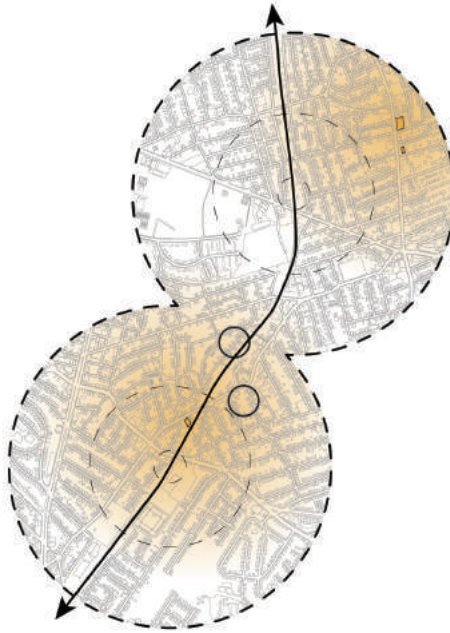


Art Studios/Co-Work Space
Additional Shared Space Allows Smaller Units

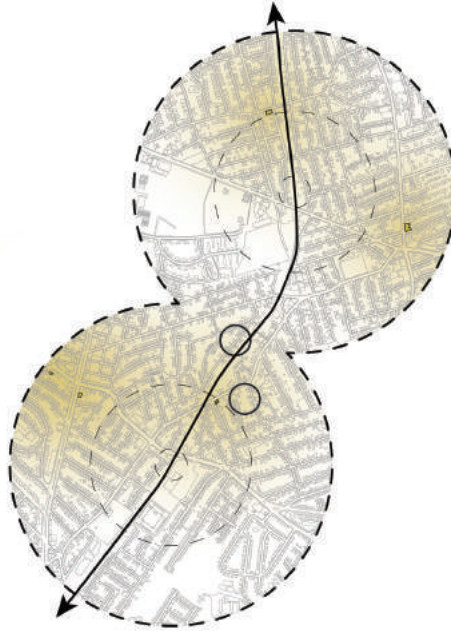
IMPROVING NEIGHBORHOOD HEALTH

With a prototypical response in mind, a variety of communal programs were explored that would benefit not only residents but the larger community as a whole. As the context surrounding the housing changes with each new development, so do the unique demands of each community. By mapping local amenities (gyms, laundromats, co-work spaces, etc.) we can gauge what program could be introduced within a community to improve the overall neighborhood health. Introducing these communal programs creates more walkable communities while also creating unique opportunities for the building to generate income, besides the traditional rent-driven models.

This integration of an income-generating program not only presents financial opportunities but also presents a new way of addressing the site. In existing triple-deckers, the front and side yards are primarily unprogrammed, making spaces that are often underutilized. Instead, by inserting a shared program along the ground floor of the site, connections between the interior and exterior become much stronger as activities can overflow from the building, creating more vibrant and lively communities.



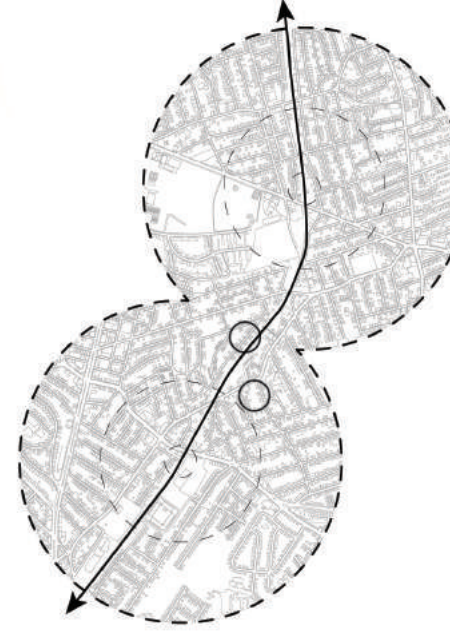
Existing Gyms



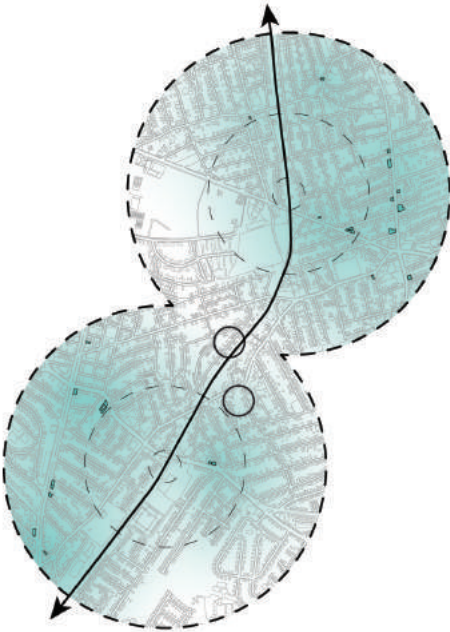
Existing Laundromats



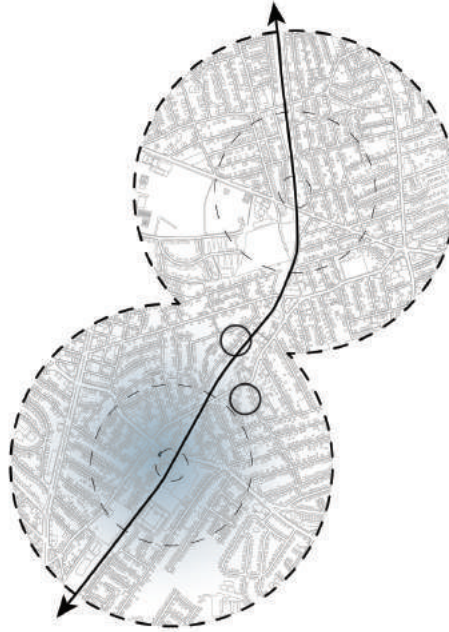
Existing Public Green Space



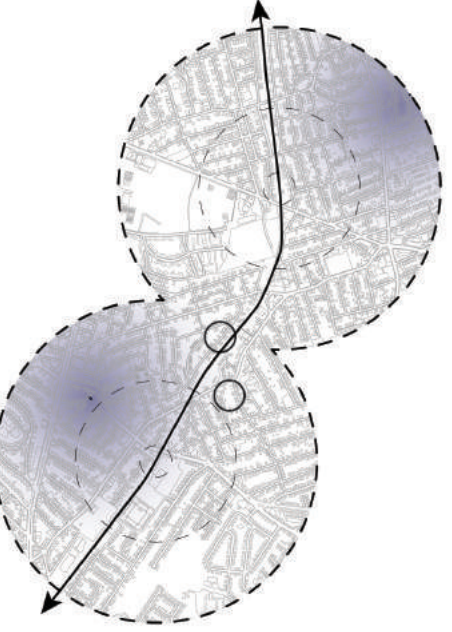
Existing Co-work Spaces



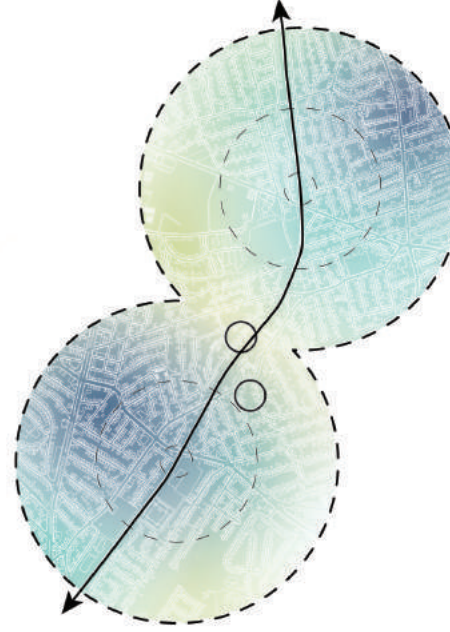
Existing Grocery Stores



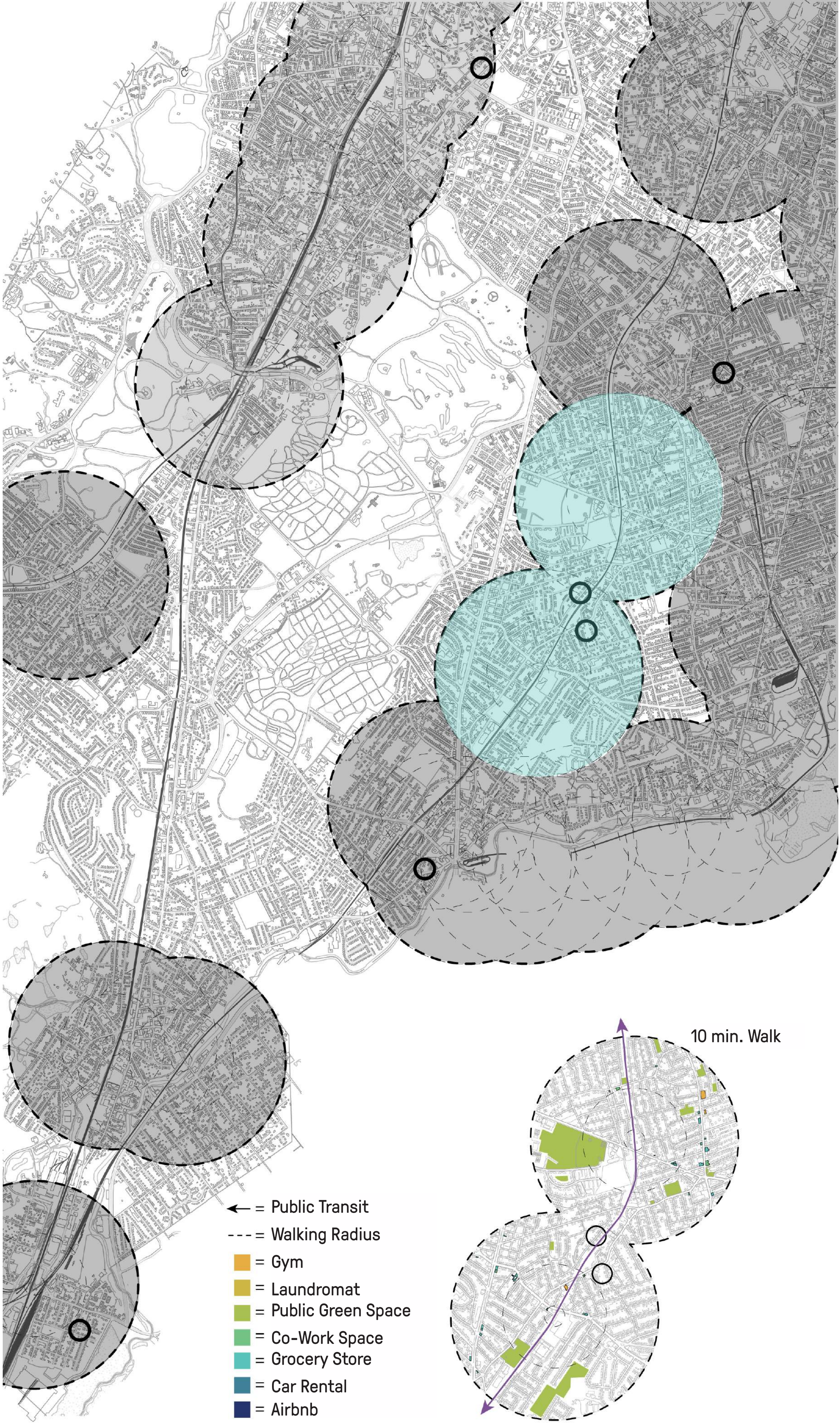
Existing Car Rental Locations

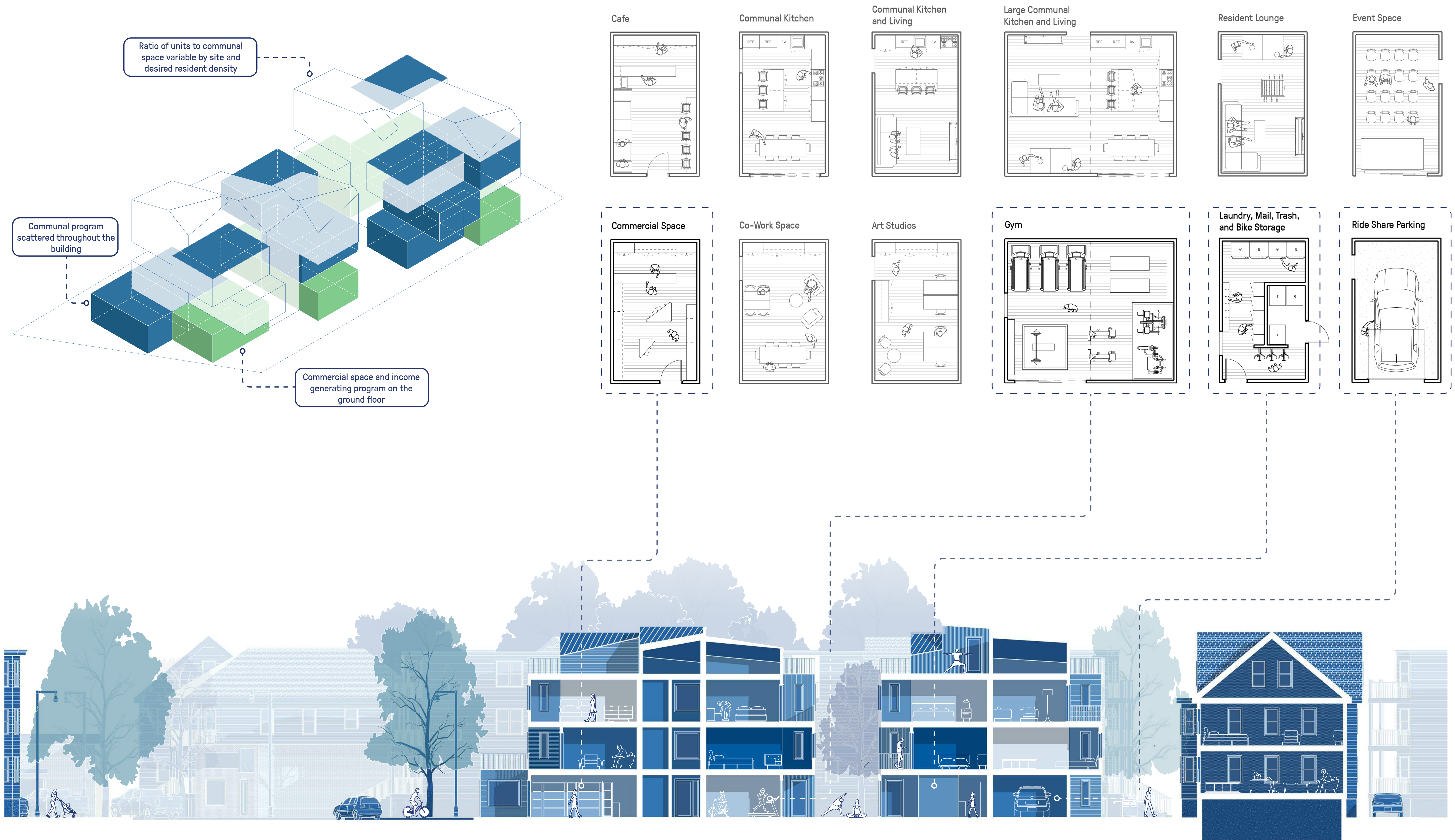


Existing Airbnb Locations



Existing Neighborhood Amenities Summary





A site section studies the relationship between communal programs, private apartments, and shared exterior space. The ground floor remains a communal hub with rentable commercial space along the busy street front, a community gym that overflows to an exterior exercise patio, and a centralized mail and laundry room. In addition, a garage is included for a rentable rideshare system in hopes to decrease individual reliance on cars. On the upper floors, the rotation of units creates private balconies that are shaded by units above, creating comfortable spaces that are familiar to existing triple-deckers but integrated more holistically into the larger form of the building.

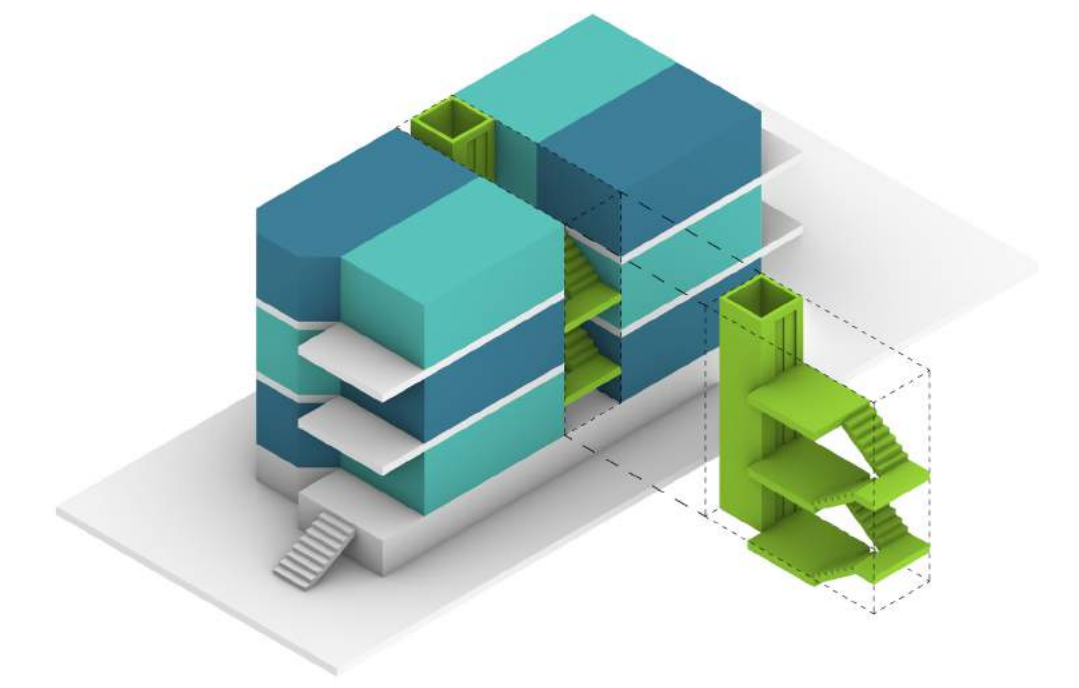
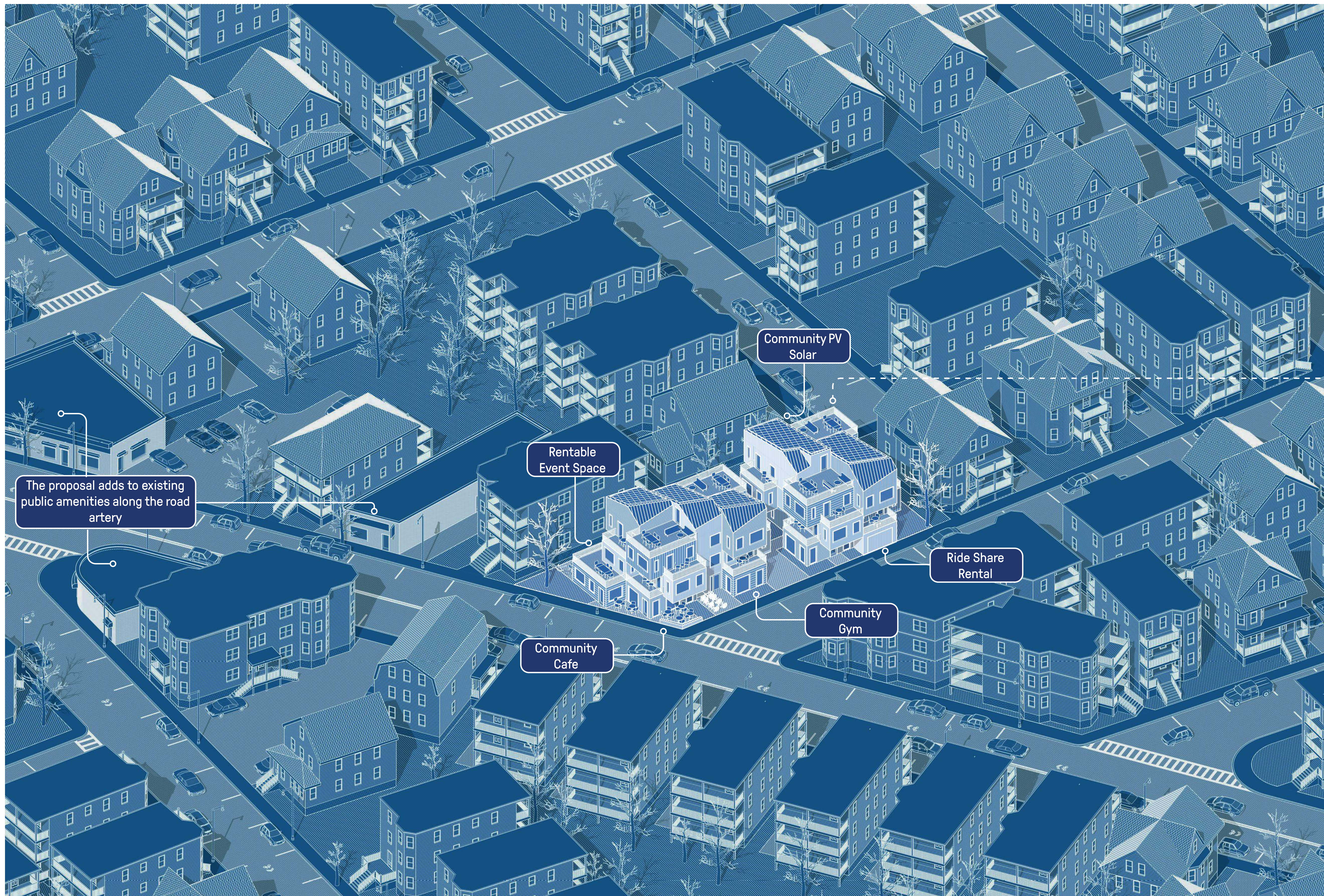


Existing Facade Catalogue

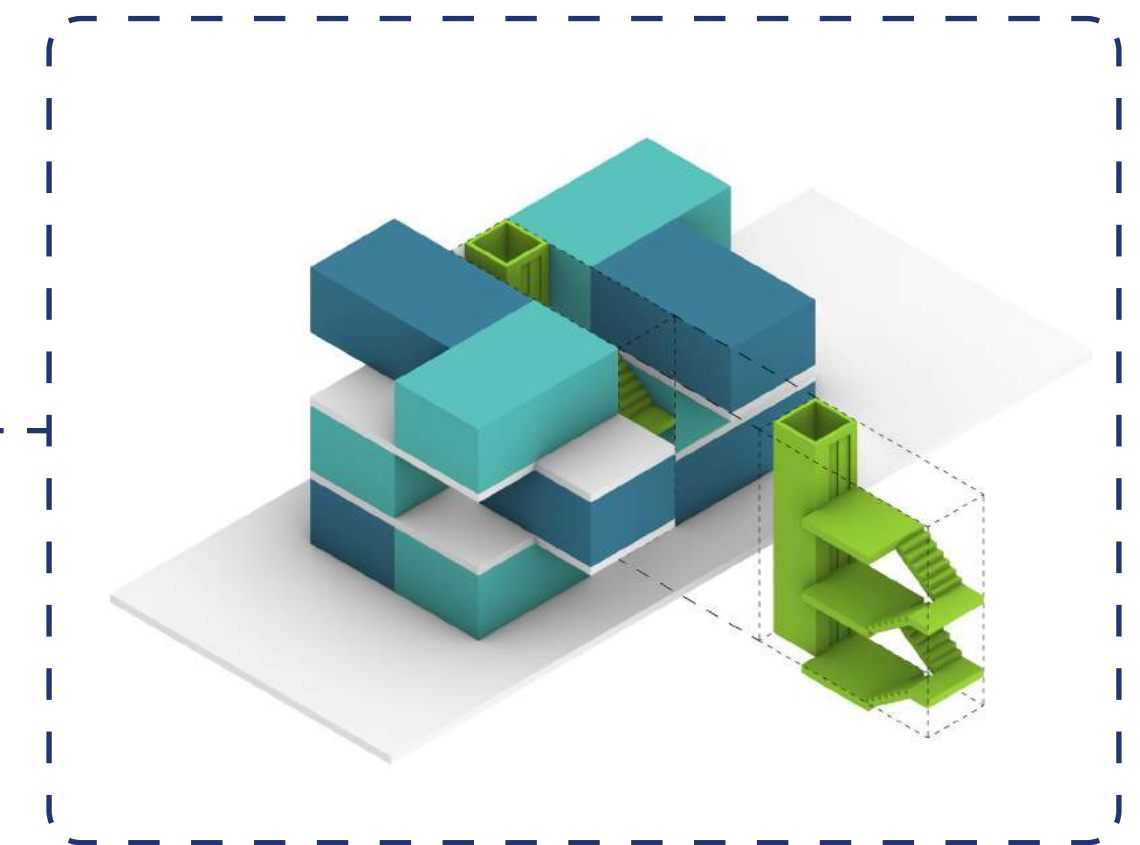
Proposed Facade Catalogue



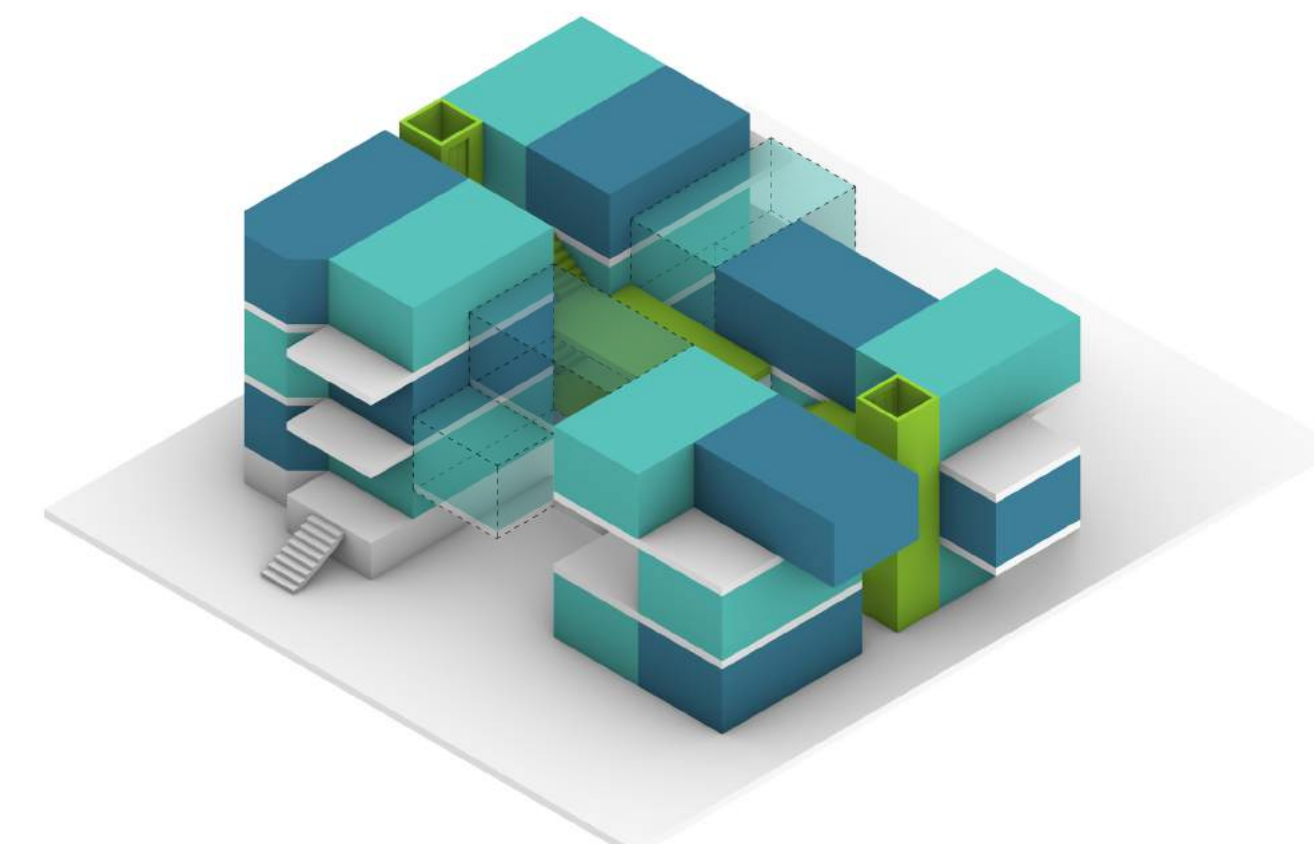
Through mapping and cataloging of existing traditional triple-decker facades, a gridded system of bays and levels were abstracted to create a base for new prototypical facades. With room-based thinking in mind, units rotate within a grid to create private balconies and communal shared space, increasing daylighting into each unit while remaining contextual to its surroundings. The roof forms mimic neighboring triple-deckers by abstracting the gable into a form that rotates with the units below, while also providing the proper angle for PV solar arrays.



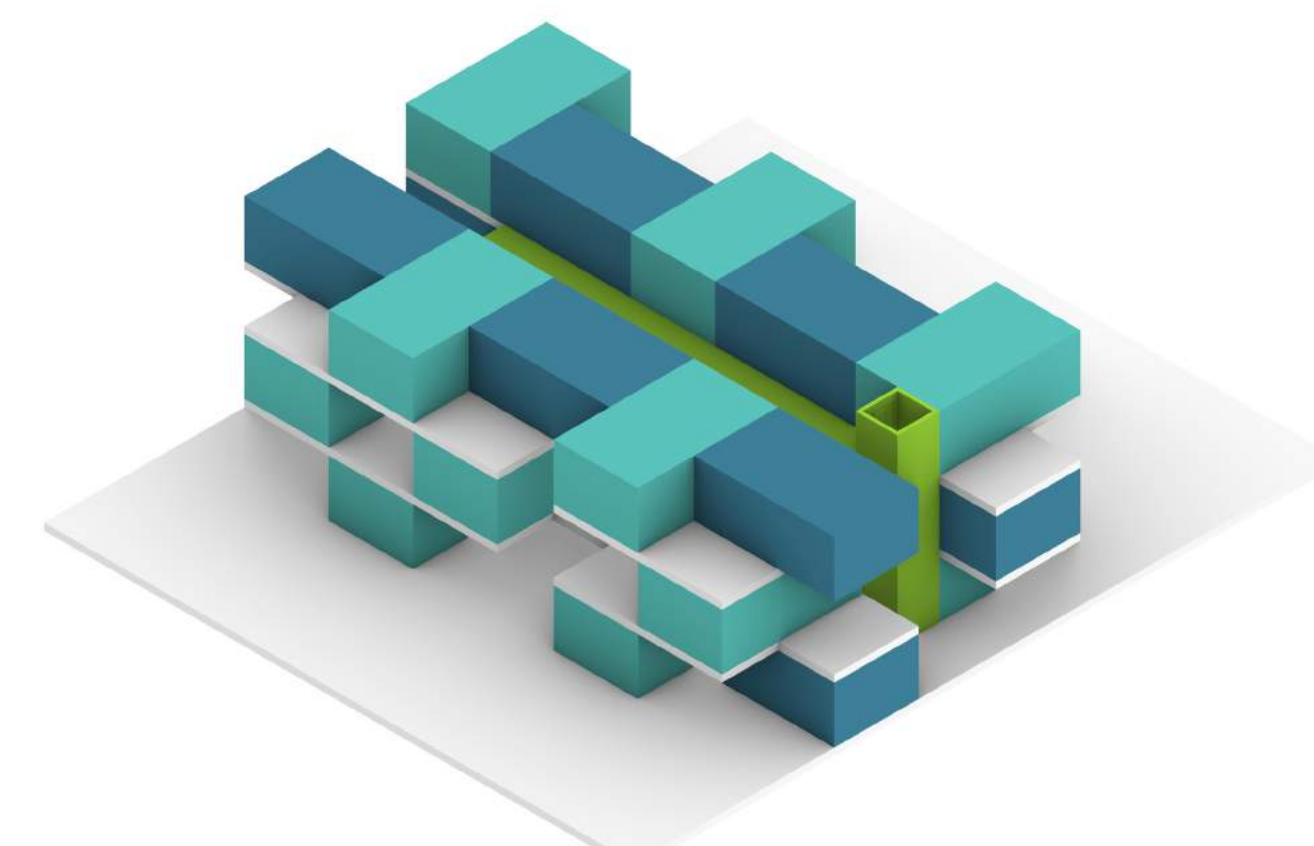
Retrofit Existing



New



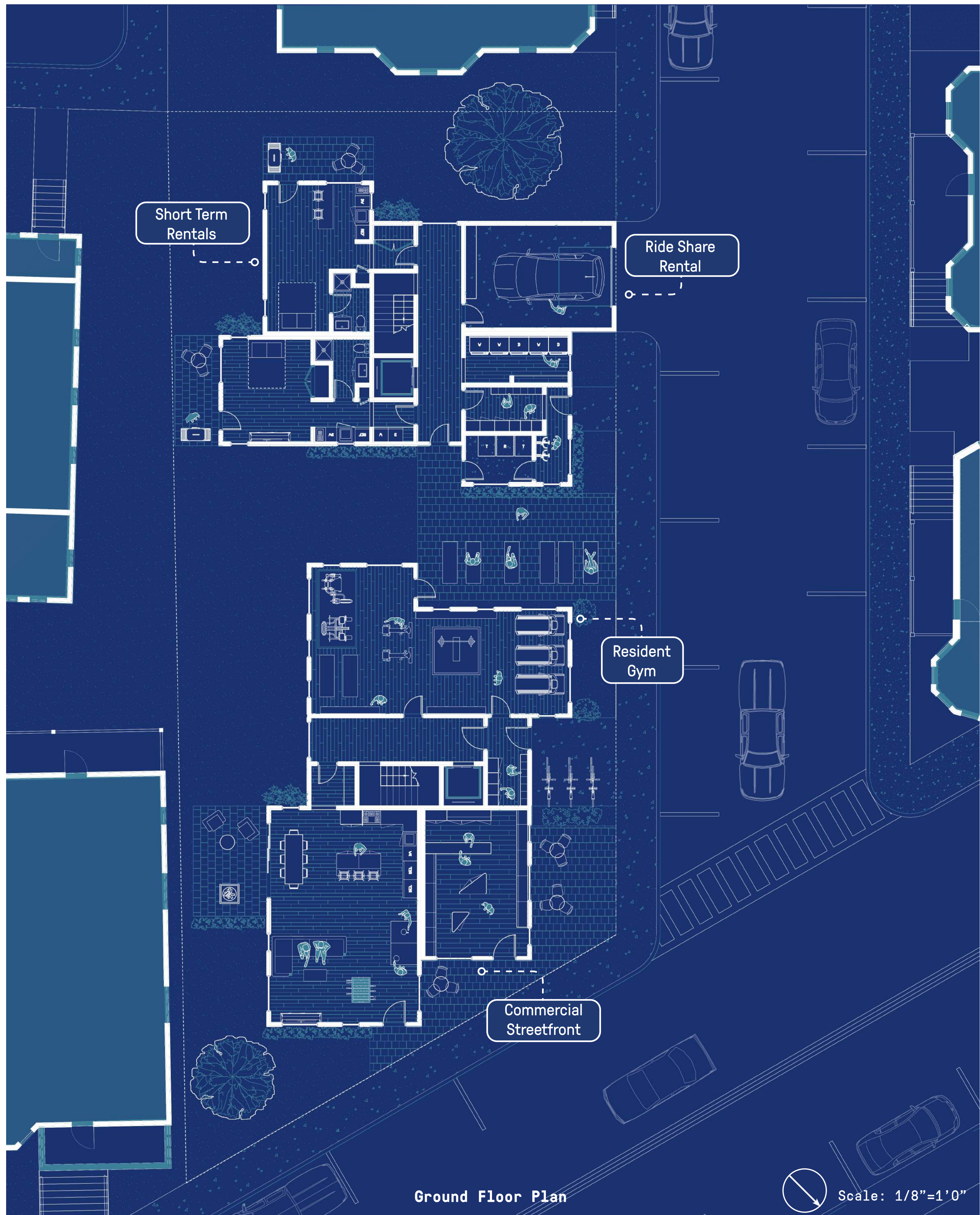
New and Retrofit Existing



New and New

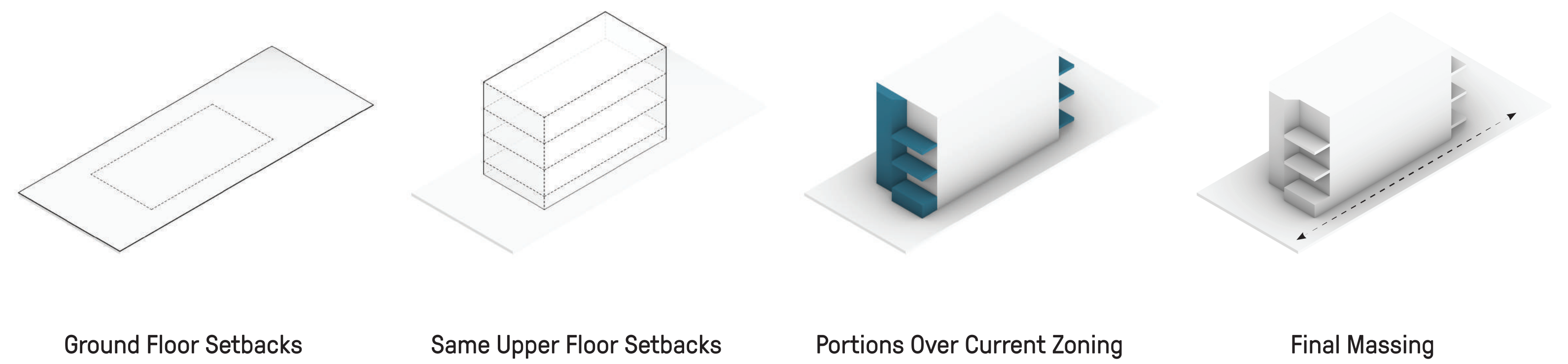
ADAPTABLE DESIGN APPROACH

An urban axonometric shows how the proposed housing fits within the surrounding context. Instead of filling the entire site, the massing is split into two buildings, each addressing its unique positioning on a corner lot. The ground floor follows a stepping motion on the site's busy street front, where the commercial space is placed, adding to existing public amenities along the road artery.

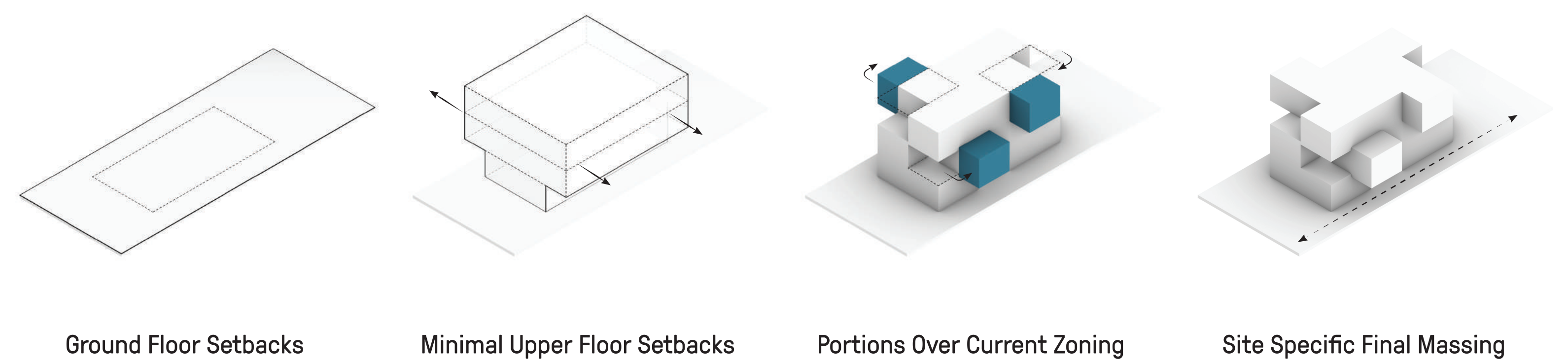


Unlike the traditional triple-decker where there is a front and back yard, the ground floor plan shows the two volumes working together to create a series of smaller exterior spaces that can be activated both by the public and residents.

Existing Site Zoning



Proposed Site Zoning



Second Floor Plan



Third Floor Plan

Site Proposal

Location:
379 Geneva Ave,
Dorchester, MA 02122

