

CO-CREATING BOSTON'S FUTURE-DECKER



OUR TEAM



BEN BRUCE

**Owner, Ben Bruce
Architecture, Social Justice
Advocate, Allston Resident**



HAKIM CUNNINGHAM

**Policy, Planning, Social
Justice Consultant,
Dorchester Resident**



OLIVIA HUMPHREY

**Jacobs, Sustainability
and Architectural Design,
Allston Resident**



L'MERCHIE FRAZIER

**Founder, Insights
Consultants**



TASHON DAVIS

**Freelance Architectural
Designer, former Dorchester
Resident**



MATT CARLSON

**MR Carlson Designs,
Architectural Designer,
Haverhill Resident**



SCHENDY KERNIZAN

**Rapid Liquid Print, Designer,
Adjunct Professor at WIT**



ALLENTZA MICHEL

**Owner of Powerful
Pathways, Civic Designer,
Policy, Arts, Mattapan
Resident**

MISSION AND VISION

TO DEVELOP AND IMPLEMENT PROJECTS THAT ADHERE TO A DESIGN FRAMEWORK FOR AN ARCHITECTURE THAT IMPROVES THE HEALTH, WELLNESS, AND LONGEVITY OF BLACK AMERICAN COMMUNITIES

PRINCIPLES AND FRAMEWORK

CO-CREATION

COHABITATION

HEALTH, WELLNESS, LONGEVITY

COMMUNITY EMPOWERMENT

HUMAN CENTERED DESIGN (DESIGN WITH FAMILY IN MIND)

MEANINGFUL CULTURAL AESTHETICS

SUPPORT OF/ FROM EXISTING COMMUNITY ORGANIZATIONS AND INSTITUTIONS (DONORS/PRIVATE FOUNDATIONS)

HOLISTIC UTILITY SYSTEMS REDESIGN AND UTILITY STAKEHOLDERS (GAS, WATER, LIGHT, HEATING, ELECTRICITY, ALTERNATIVE ENERGY SYSTEMS)

ENERGY CONSERVATION AND RECYCLING

EFFECTIVE UTILIZATION OF UPCYCLE AND DOWN-CYCLE

BUILDING MATERIALS AND FIXTURES (MATERIAL SUPPLY CHAIN)

We believe it is critical for the success of any new housing typology to represent the desires of the neighborhood to which it belongs. More than that, we believe the process for developing meaningful architecture, and homes that support the health and longevity of Black Americans needs to begin with thorough, collaborative approaches to buildings that don't prescribe a specific design. We believe a "Future Decker" doesn't have a single architectural style, but that it is as much an extension of the life of its inhabitants as it is a reflection of their culture.

Before proposals are thoroughly designed, they should first take opportunities to co-create with the neighbors and communities to which the proposals would belong. Efforts to identify and enhance common spacial solutions and activities are critical. Existing attitudes toward a given site should be identified through partnership and guidance from neighbors, local community organizations, business owners, and other community leaders ahead of and throughout the design process. This requires more than community meetings. Consistent and engaging listening sessions in a meaningful setting are necessary for equitable design - and should take place on the sidewalks, front porches, backyards, parks, and restaurants.

Monumental increase in the value of a triple decker disproportionately displaces residents in Black neighborhoods. For example, "Roxbury is particularly vulnerable to gentrification since some 81 percent of its residents are renters rather than homeowners (Boston Planning and Development Agency, 2017), Bostonindicators.org." It's important to place emphasis on financial models that model neighborhood trusts. Owners, renters, residents and businesses paying into a fund, at rates determined to be fair and reasonable by the community limit inherent bias and therefore are crucial for equitable Black residential neighborhoods. This fund would allocate money for the collectively identified building projects that would upgrade existing housing stock in need, as well as new

construction. In effect this model would limit the spread of financial equity out of Black neighborhoods.

We propose an emphasis on the up-cycling and down-cycling of materials throughout the process of building, and materials that categorically enrich the aesthetic quality of renovation or new construction. This attitude towards reuse coupled with deep energy retrofits, sensitive landscaping, new energy, and water capture strategies are emblematic of what a socially and environmentally just typology is.

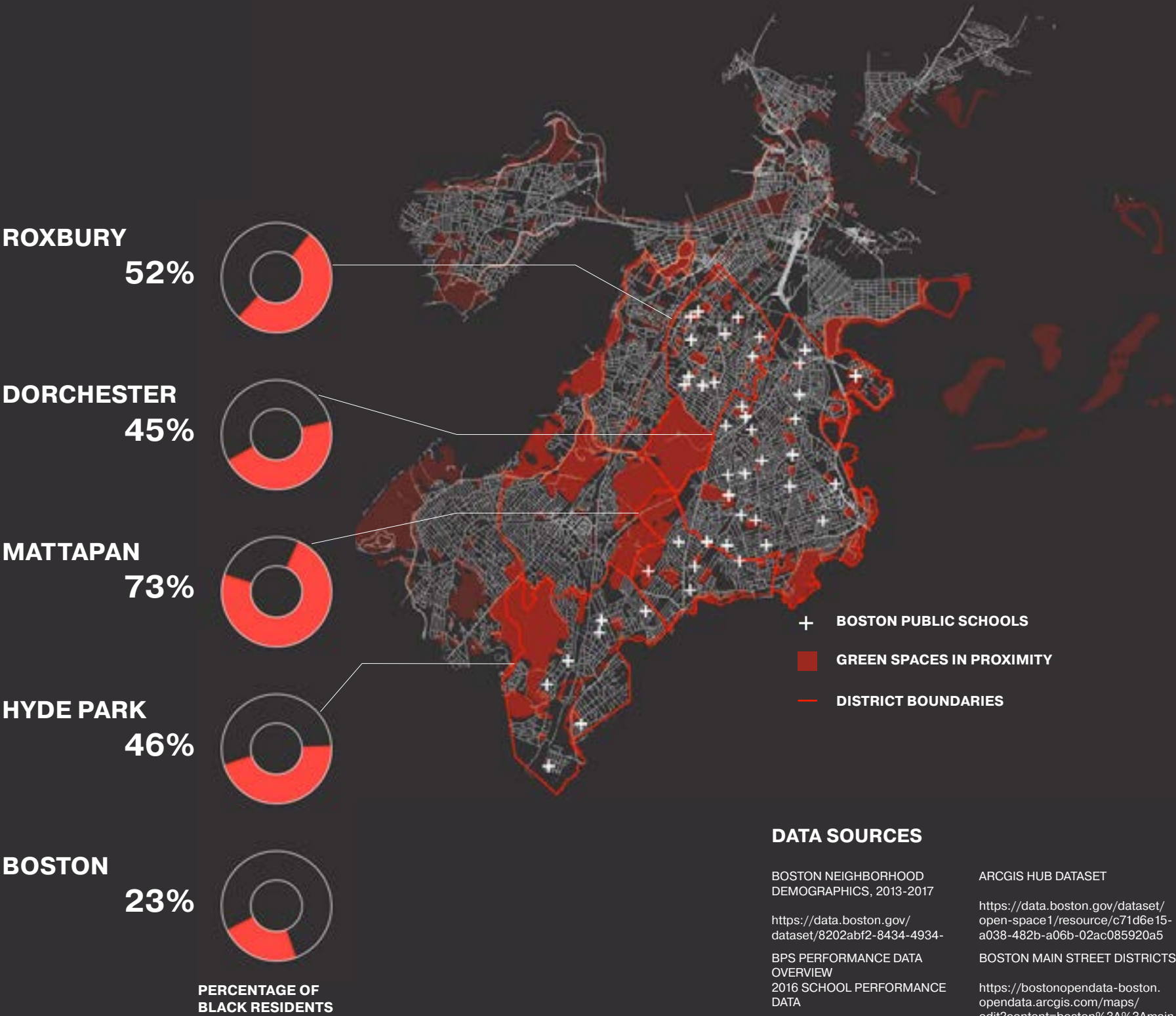
Our group consists of powerful thinkers, designers, entrepreneurs, and artists. We suggest that the "Future Decker" embodies new and co-created architectural aesthetics. The architectural aesthetics that are meaningful to various Black, Afro-Caribbean, Afro-Latin, and African Americans are rich and varied, and aren't celebrated by many developers, architects, or others responsible for the built environment in Boston. That needs to change in the context of Black neighborhoods. Values around outdoor life, heating, cooling, natural ventilation, color, courtyards, and shared space vary wildly from the homogeneity of an outdated housing type whose only purpose was to house the working class in the 20th century. The ingenuity and beauty of culturally meaningful spaces should be a cornerstone of any proposal.

Our ideas largely offer principles and attitudes to the space around and above the triple decker that is often underutilized. The need for creative solutions for a balance between footprint, egress, and open, green space is clear. The need for quality outdoor spaces will drive the way interior spaces are considered, shared, and reorganized. We also hope to we can bring new perspectives to the way designers, developers, and city agencies consider design processes.

OPEN SPACE INEQUITY

BLACK PEOPLE IN BOSTON DO NOT HAVE EQUITABLE ACCESS TO QUALITY GREEN SPACES

SCHOOL NETWORK VS GREEN NETWORK



IDENTIFYING WHAT “ISN’T BLACK ARCHITECTURE,” IN ORDER TO BETTER UNDERSTAND WHAT IS, AND WHAT COULD BE “BLACK ARCHITECTURE”

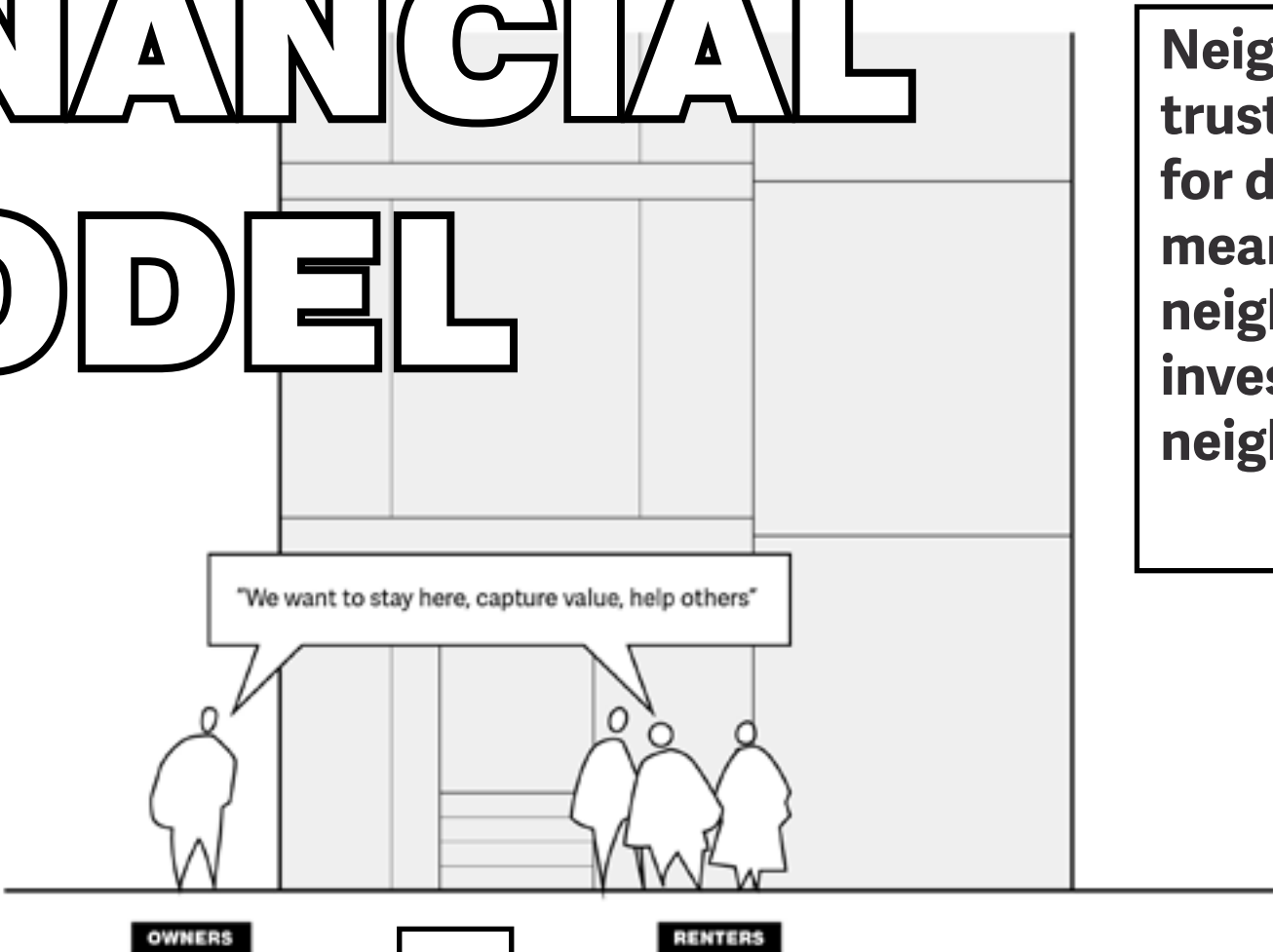
Black spaces		White spaces	
More hardscape than green space		More green space than hardscape	
Fragmented and broken hardscape and roads		Paved hardscape and smooth roads	
Few public water features		Public water features	
Intense heat island effect		Limited heat island effect	
Broken curbs		Manicured curbs	



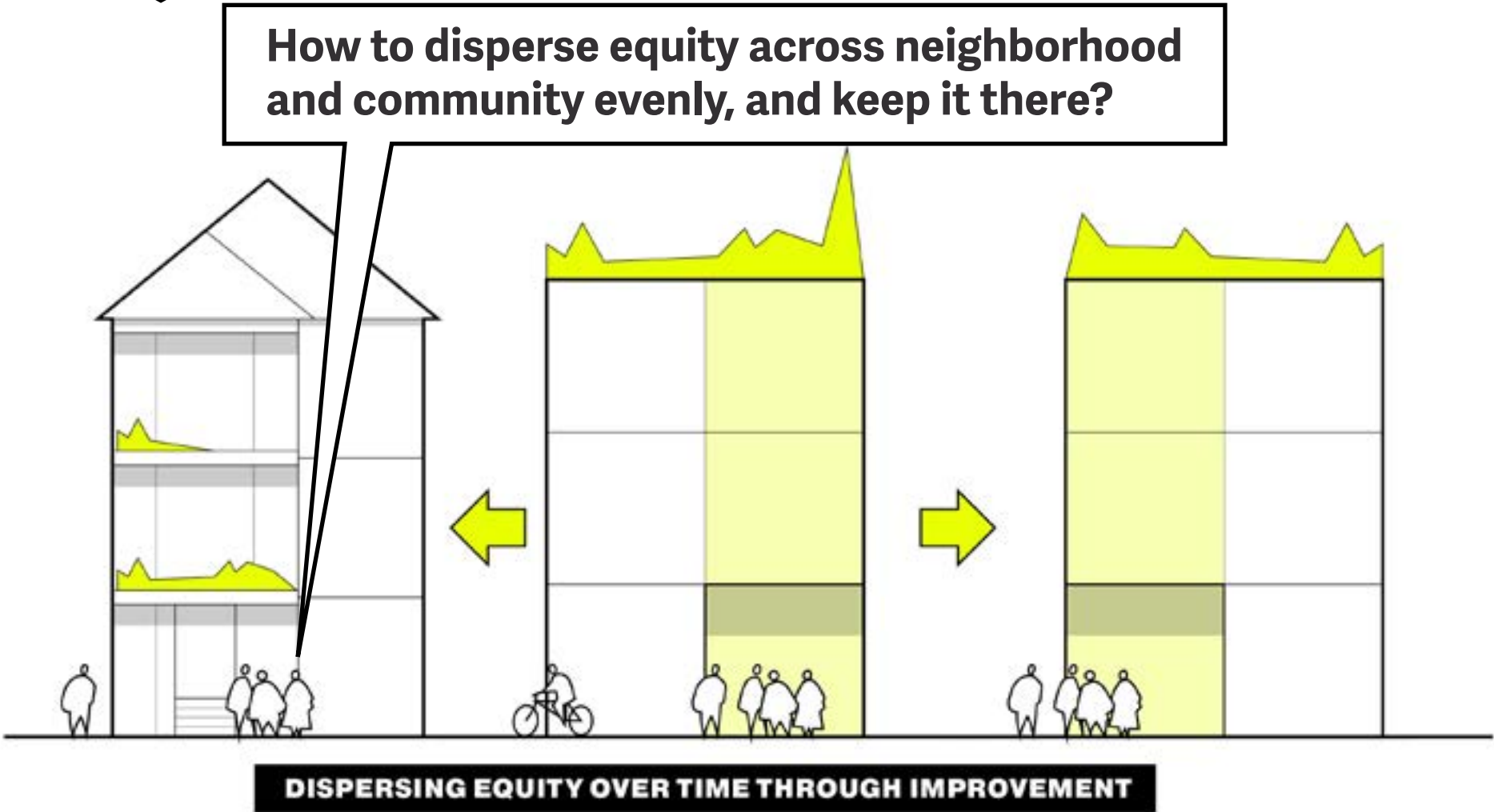
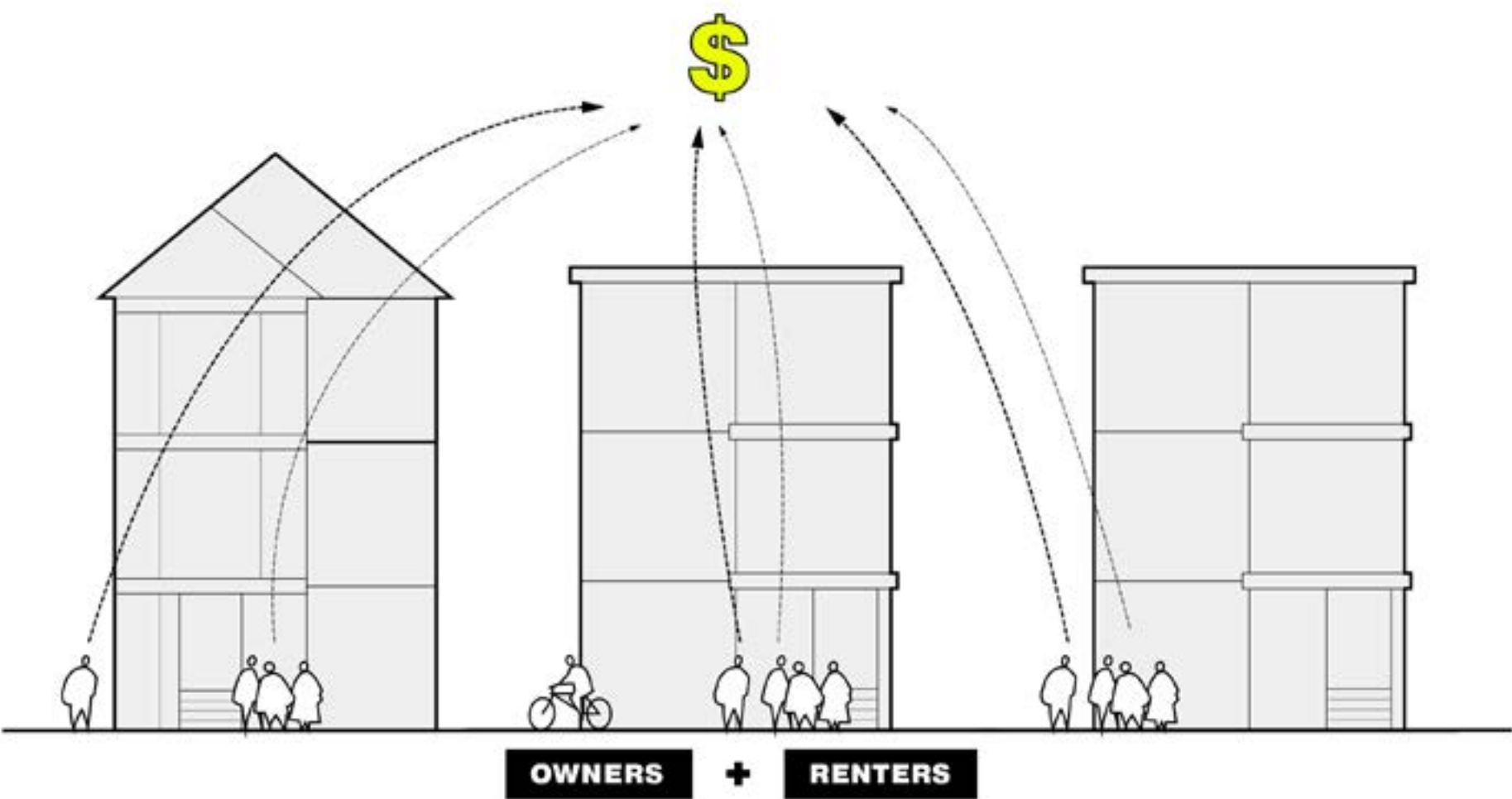
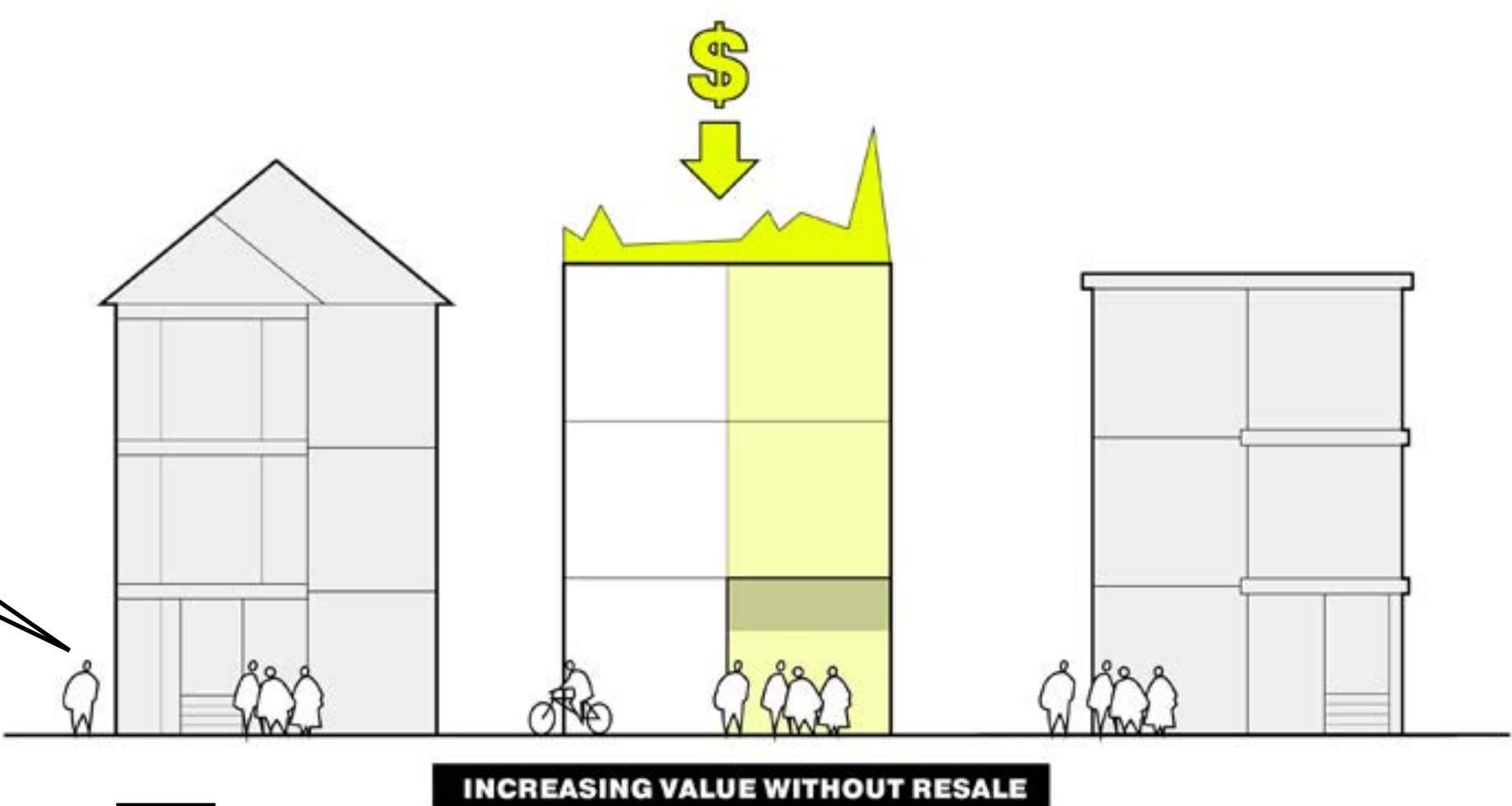
The cognitive impact of quality, well maintained spaces is immense. The spaces that may be well maintained, advocated for, and built in white spaces are often overlooked, and the sum of these small, yet important problems results in poor mental health.

People see value in beautiful urban features, and while the impact may often be subconscious, long lasting relationships with great spaces can change mood, and the amount of pride we take in our spaces and neighborhoods.

FINANCIAL MODEL



Neighborhood trust as a model for development - a means to prioritize neighbors with an investment in their neighborhood



SOCIAL AND ENVIRONMENTAL SUSTAINABILITY

Critical to the success of multifamily homes are vibrant common spaces for families , friends, and neighbors. The construction of thorough renovations or new construction can be an opportunity to co-create the small, impactful interventions of seating, green space, and social spaces.

Pictured below are a stage, seating, and a planter designed and constructed out of shipping pallets for the ArtsCommons at JP Porchfest 2016. Open spaces can be co-created and designed with common reclaimed materials to great effect.



Native ecology should be incorporated into the landscaping strategy, bringing native ecosystems into yards across the neighborhood, giving rise to the return of a more varied section of wildlife.

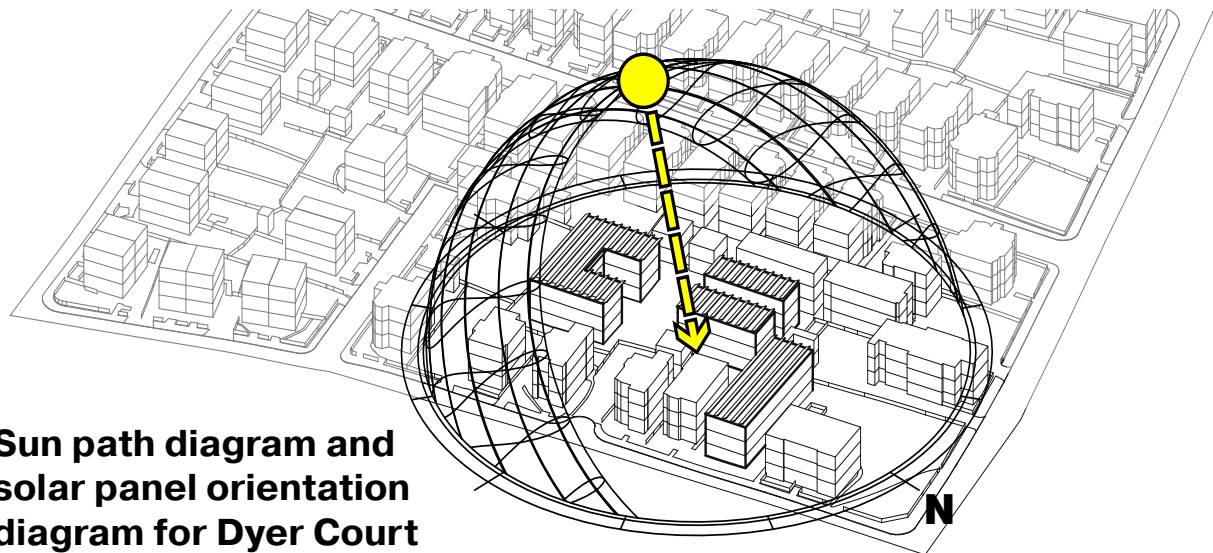
Embedding new stormwater drainage and management solutions into landscaping and rooftop solutions facilitates responsible water recapture, growth of vegetation, and the reduction of the heat island effect.

Ecology native to Dorcheseter and the Neponset Ecosystem

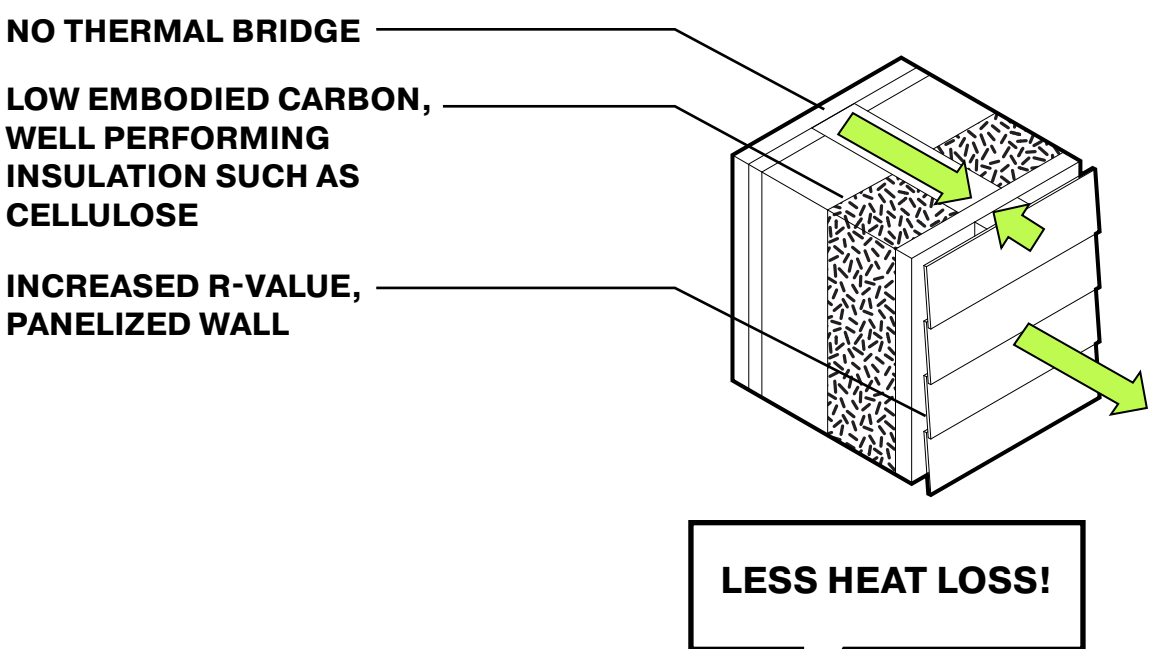


Incorporating solar energy capture into rooftop strategies is essential as the City of Boston aims to achieve Net Zero construction.

Adopting new wall construction methods, such as organic cellulose insulation, will reduce excess energy consumption and increase thermal comfort for occupants while reducing the carbon footprint of the wall assembly. These methods can be applied during retrofits of existing houses and incorporated into the design of new ones.



Sun path diagram and solar panel orientation diagram for Dyer Court

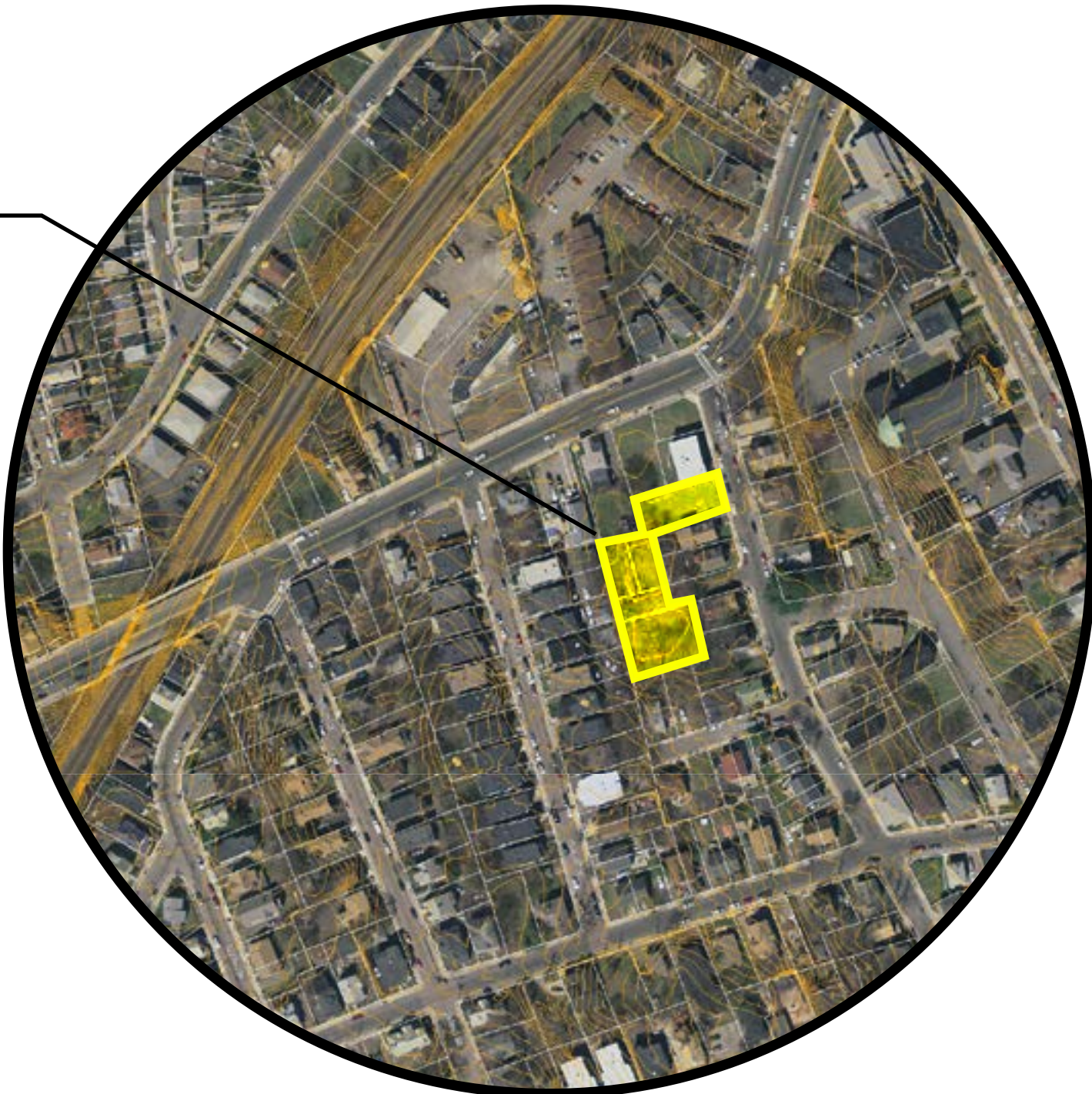


LESS HEAT LOSS!

DYER COURT, DORCHESTER

3 FAMILY ZONING

4 SITES, 3 FAMILIES EACH
12 FAMILIES TOTAL



Among the sites listed in the RFI, Dyer Court represents a site in the West of Washington neighborhood that offers a great chance to foster multiple sites for up to 12 family units. The connectivity of these lots and their connection to public green space on the corner of Norfolk and Capen Street is capable of transforming private and semi-public shared green space in the center of a large block. These sites also have a direct presence on Capen street.

Proposals that introduce new kinds of shared open spaces need to address the vulnerability of alleys to fire suppression needs, and code requirements for spaces between buildings. Responsible and clear way-finding, ADA compliant pathways, and universal design methods should be incorporated into the “Future Decker’s” landscape and hardscape design.



Diagrams illustrating the potential of enhanced side-yards, back yards, front porches and alleys

DATA SOURCES

BPDA ZONING VIEWER

<http://maps.bostonplans.org/zoningviewer/>

BPDA 3D SMART MODEL

<http://www.bostonplans.org/3d-data-maps/3d-smart-model/3d-data-download>



3 FAMILY ZONING

4 SITES, 3 FAMILIES EACH
12 FAMILIES TOTAL



EXPAND NETWORK

New proposals could utilize each rooftop to create shared amenities, green space, solar energy capture and more. Dyer Court presents an opportunity to knit multiple families together across a neighborhood through amenity space. Regardless of site, the new typology of the triple decker is an opportunity to expand a network of green spaces throughout neighborhoods. Green spaces on roofs and in alleys between

triple deckers would be a signifier and identity of place, as much as vital places to meet, play, party, learn, relax and even work. This is a way to incorporate necessary green space into new as well as renovated housing stock.

There are various types of existing triple deckers which these strategies can enhance - each requiring a sensitive approach to identifying the needs

of the occupants, and the capability of the structure. The variety of front and back porch designs, open space available on the lot, and proximity to adjacent buildings will be factors in determining what spaces and projects are completed.

Illustrated here are some conceptual responses to new construction on infill sites.



Caper Street, Diagrammatic Perspective