

Future
Fut
Deck_____er

What is the Future Decker?

There should be as many types of houses as there are types of people, and as many differentiations of the types as there are different individuals.
- Frank Lloyd Wright

Let's find an **easy-to-build** and **flexible system** that can accommodate **many different ways of living.**

It should **add density** and **mix uses** to enrich Boston's neighborhoods. There are a lot of good things about the existing triple deckers, so let's build on those ideas. **Abundant natural light and air** and access to **outdoor space** are good places to start. We need different size units, especially **smaller units**, to accommodate the current household sizes of Boston residents.

Let's create a generous amount of **shared space** while maintaining enough room for people to **live privately**. The units should be different shapes with different layouts to meet particular needs, but all of that should work within an **affordable and durable** construction system.

Future Decker

NEIGHBOR

The uppermost roof is unoccupied and used instead for solar panels, a roof pond for passive climate control, and planted area to reduce local heat island.

The flat roof provides a great opportunity for additional outdoor space. A mix of private and public decks are created.

Floors and walls are constructed of CLT panels allowing for fast assembly on site.

A public plaza is created along the long side of the building that acts as part of the shared outdoor space as well as the main entrance into the building.

To reduce construction time and cost, a frost protected shallow foundation is used instead of a conventional foundation wall. This allows for a much shallower foundation wall, with less excavation and less concrete used.

The type allows for a mix of uses, in this case a Bakery at the front corner, attached to the baker's apartment.

NEIGHBOR

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NEIGHBOR

Who lives in the Future Decker?

Type A

María runs a small bakery right off of her one bedroom apartment. The space is used by both the shop and the unit, where she bakes her famous apple crisps. She’s single at the moment, though she has become interested in one of her customers who stops for coffee and a bagel every morning. Félix, her assistant who lives nearby, insists she should just go for it. But she’s a bit shy so she’s afraid she might scare her away.

Type B

Toshi enjoys the smell of the baked goods but has a problem keeping sugar intake low since he lives and works in a small studio apartment and woodshop next to the bakery. He’s a quiet person. Malcolm, who lives on the third floor, wants to become a furniture designer and does his apprenticeship at Toshi’s shop during the afternoons. Toshi is a woodworker for a living, but his real passion is his Japanese garden which he cares for in his private patio in the back of the building. He even extended his landscaping to the comunal garden next to the stairway. María doesn’t seem to mind.

Type C

Toni and Camila Silva live on an three bedroom unit on the second floor with their 12 year old daughter Fernanda and with Camila’s father, João. The old man, who is retired, usually takes care of little Fer while her parents are at work. It’s something for which Toni is really grateful, though they sometimes believe he spoils her a little too much. The parents hired Imman to come and teach her piano lessons after school. They believe it’s a good way to instill some sense of discipline. Though from the looks of it, she’s way more interested in sneaking out to the baseball field across the street.

Type D

Mr. Yeung, a literature professor, lives with his dog Bao on the street facing two bedroom unit on the third & fourth floor. He spends most of his time in his study up the stairs and likes to wind down playing his saxophone on his roof terrace. The other room is his daughter Vivian’s, though its been mostly empty since she went out to college two years ago. Like her father, she is majoring in literature, but she’s going for a degree in Arabic. He misses her a lot, though Bao keeps him a little too busy on his free time. He sometimes even has to get his neighbors’ kids to dog-sit. After all, Weimaraners are such a handful!

Type E

The Smiths live on the back facing three bedroom / two bathroom unit. They have a good relationship with Mr. Jeung, though he sometimes complains that they’re a bit roudy. Mark and Malcolm make it up by taking Bao on walks every now and then. They’re in high school so they have a lot of friends coming over. Clara has a speech therapy office on the first floor of their unit while James has a small studio where he does all his film editing. He had to put up some acoustic panels to dampen the noise from his latest project, a documentary on Boston indie rock royalty - the Pixies.

Roof

The terrace is the best space in the building by far. There’s not a weekend during the summer when there’s not someone barbecuing. You can even see the baseball games on the field from up there. João loves going there to sunbathe during the early hours of the day. Heck! He’ll even go during the still chilly late spring days. But you won’t see his family nearby. If only he’d stop bathing in his zunga...

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Legend:

Communal Space:

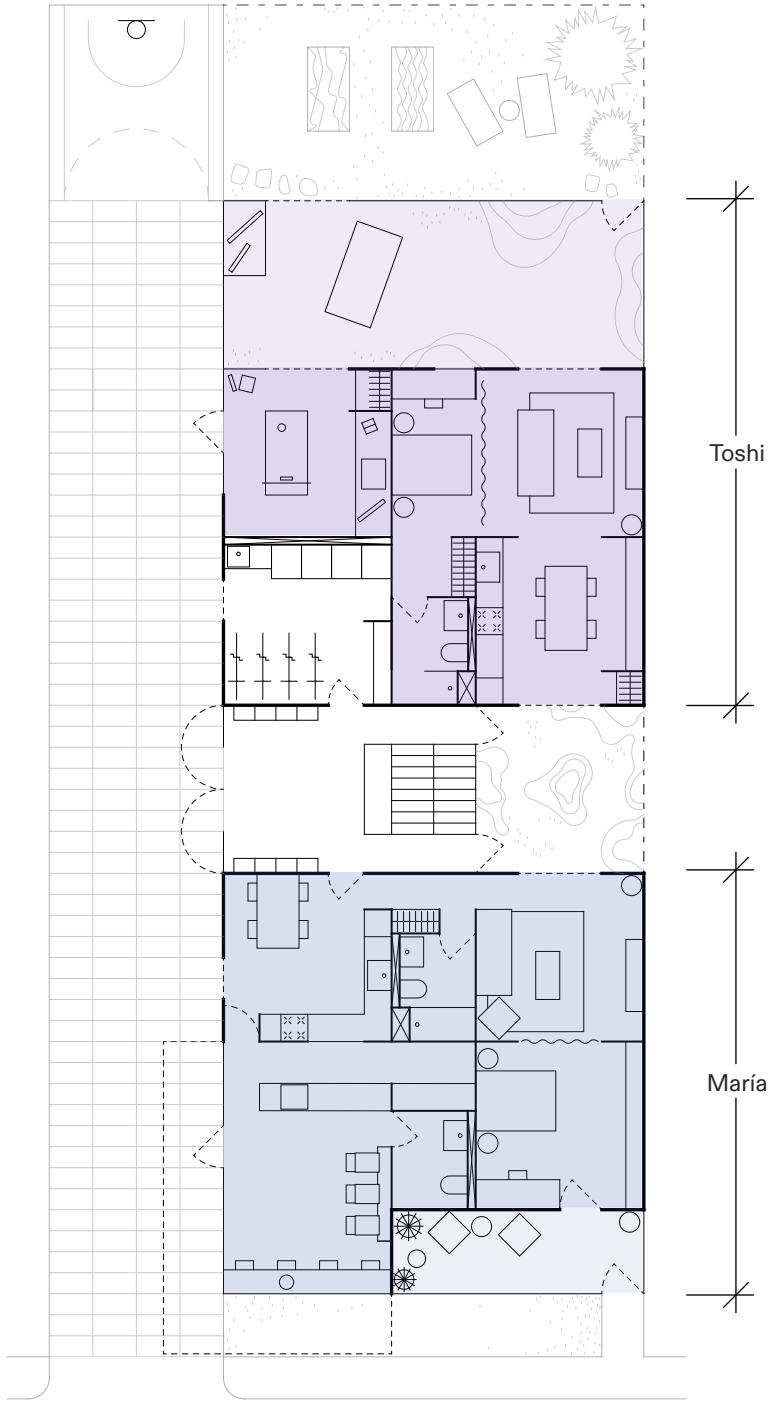
Bakery / Unit A:

Workshop / Unit B:

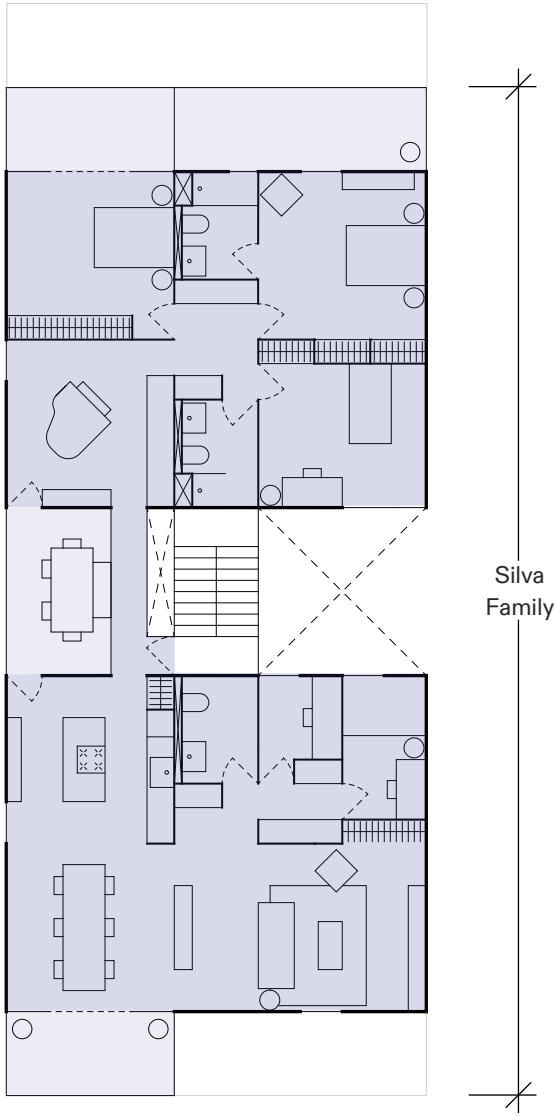
Unit C:

Unit D:

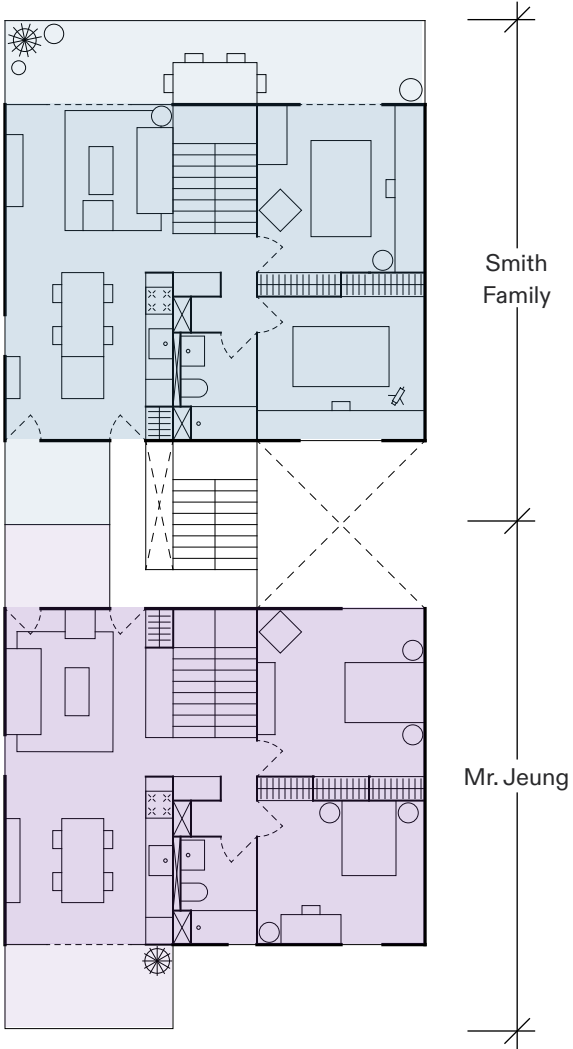
Unit E:



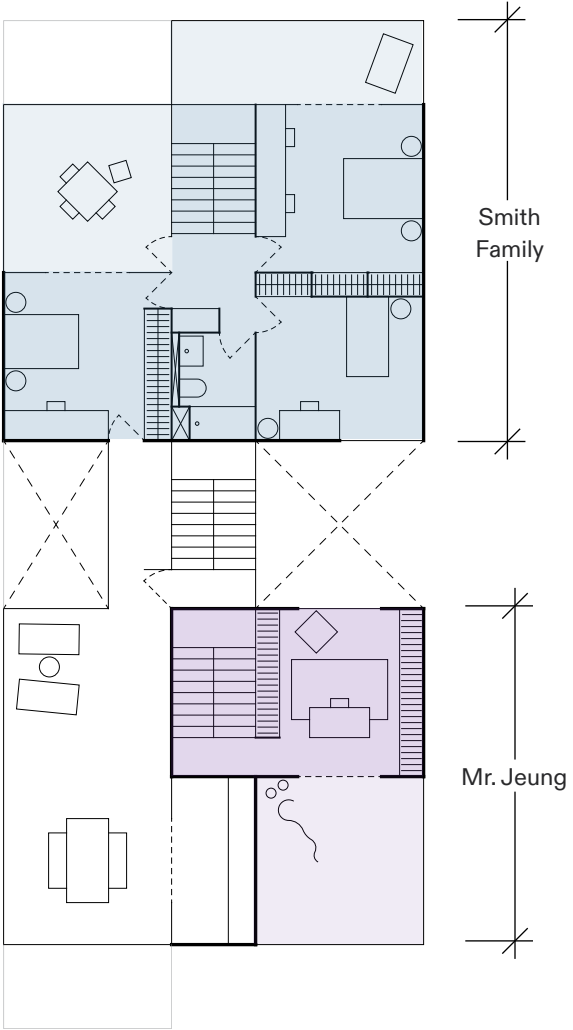
1st Floor



2nd Floor



3rd Floor



4th Floor / Roof Terrace

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Where could it go?

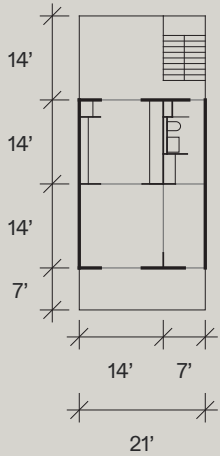
The modular system means our Future Decker could go on any of the sites, but we selected the site on Washington Avenue because it provides the immediate opportunity to test the type on 3 sites. This demonstrates that the modular system can provide a mix of unit sizes and configurations with the same size prefabricated CLT walls and floors.

0' 1/64" = 1'-0" 160'

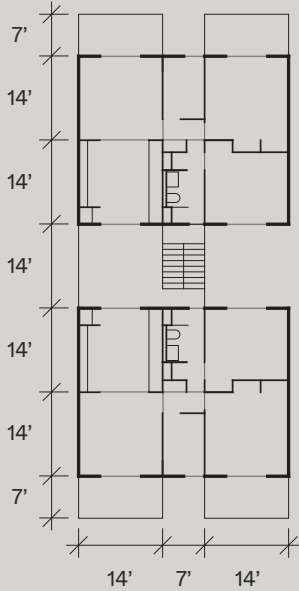
North

How is the Future Decker made?

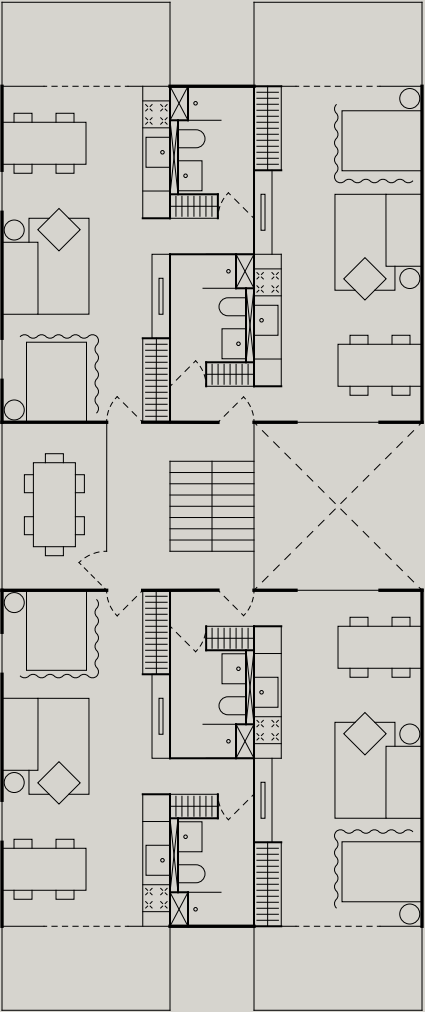
Flexible module.
Fast, simple assembly on site.



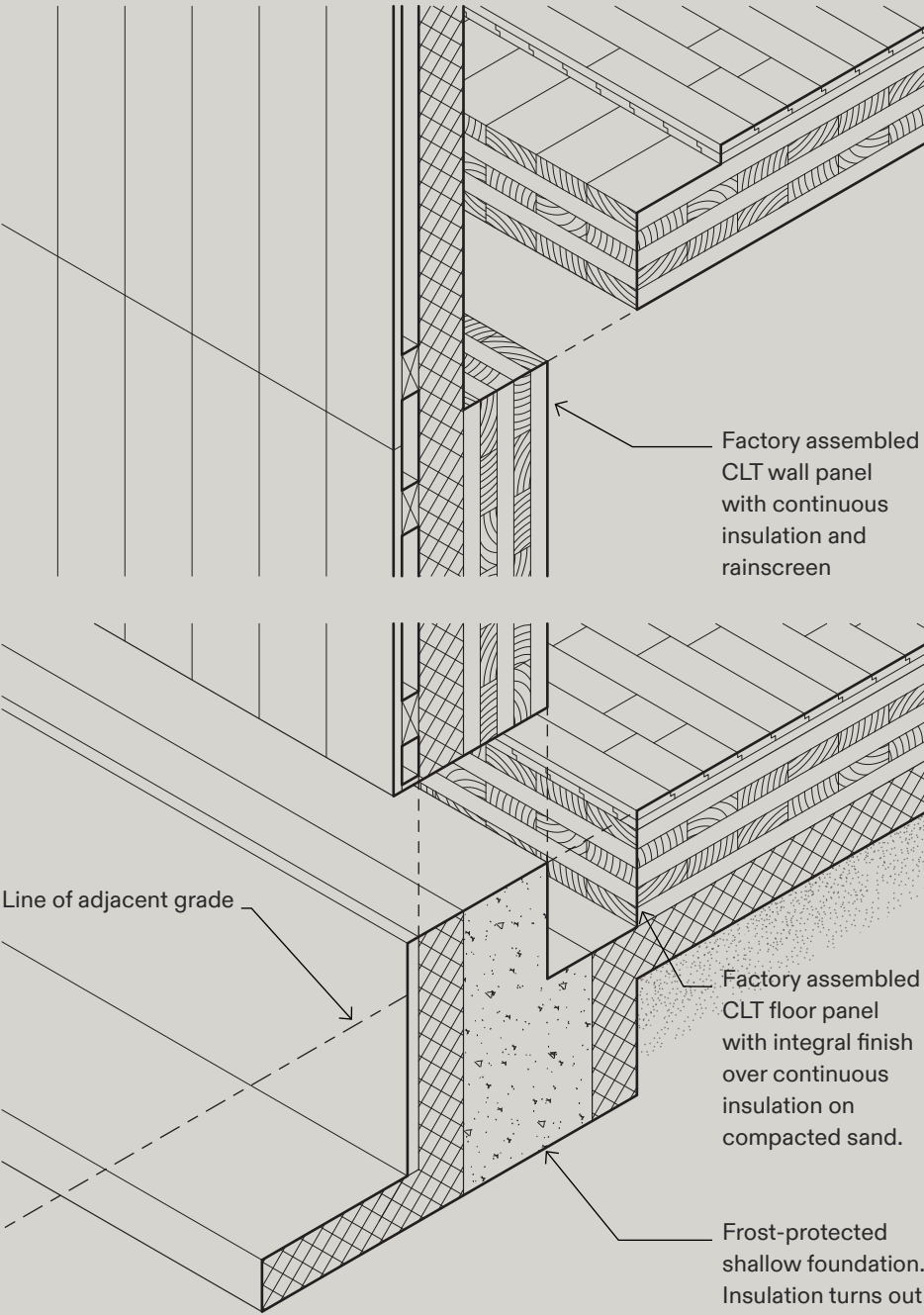
The modular system means the Future Decker can be small for small sites...



...and scale up as needed for larger sites.



An example showing 4 studios on a floor. At a similar size as the typical existing triple decker, the Future Decker can provide 12 units.



A CLT wall and floor system with integrated finishes minimizes on site labor, saving cost and reducing construction duration. The frost-protected shallow foundation reduces the typical amount of excavation and concrete foundation, again saving cost and reducing construction duration.

Neighbor is an architecture and design studio exploring the shared beauty of our world. We believe in the future of the city and building on the success of good ideas from the past.

The triple decker has been good for the City of Boston.

Let's learn from that and make it better.

Team:

Paul Miller

G. Antonio Casaldue

Will Stattman (Revere St Consulting)

Caroline Kraska

With its flexibility, our Future Decker system can adapt to virtually any site in Boston while accommodating the diverse range of household sizes and lifestyles that make this city a rich and vibrant place to live.