

**COMMUNITY MEETING
NOVEMBER 09, 2022**

CO-CREATING BOSTON'S FUTURE-DECKER

Housing Innovation Competition



English: For interpretation in Haitian Creole, Cape Verdean Creole, or Spanish,

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in your selected language.

Kriolu Kabuverdianu: [Text]

1. [text]

Kreyòl ayisyen: Pou entèpretasyon Kreyòl ayisyen,

1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

Español: Para traducción en Español,

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.



3.



MEETING AGENDA

- I. INTRODUCTION**
- II. COMPETITION OVERVIEW**
- III. PHASE I**
- IV. PHASE II**
- V. DISCUSSION**
- VI. NEXT STEPS**

INTRODUCTION



BSA: A community committed to improving quality of life through architecture and design.



HiL: The Housing iLab works to increase housing affordability by testing innovative housing models.



MOH: The Mayor's Office of Housing is responsible for developing affordable housing, housing the homeless, and managing the City's real estate.



The **Urban Housing Unit Roadshow (2016)** was a 385 square-foot, one-bedroom modular unit that was toured across the city.



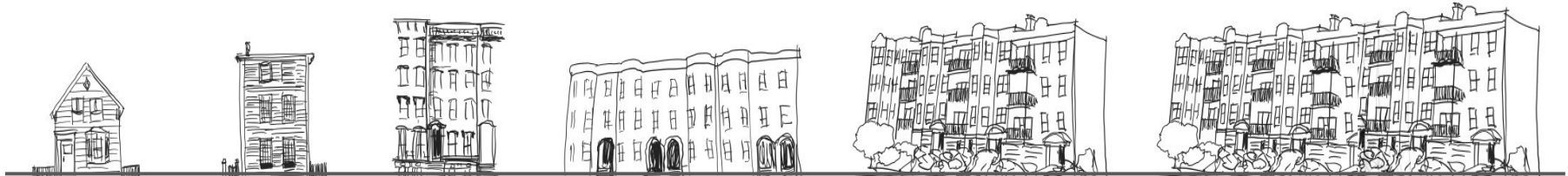
The **Additional Dwelling Units workshops (2017)** brought homeowners and architects together to test an innovative housing model.



The **Triple-Decker Community Conversations (2020)** invited residents to reflect on their experiences with 3-deckers in Boston.

Learning from the **triple-**
or three-decker

Multifamily Housing in Boston



Two-Family Home

Three-Decker

Row-Houses

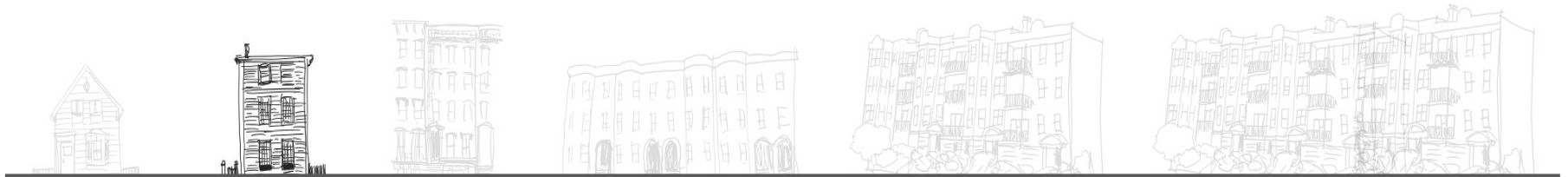
12-15 Unit Buildings

15-30 Unit Building

Larger Apartment Buildings

INTRODUCTION

Multifamily Housing in Boston



**Three-
Decker**

INTRODUCTION

Multifamily Housing in Boston



Three-Decker



Photo by Jeffrey Lotz



Photo by Douglas Wohn



Photo by Salvatore LaRussa



Photo by V Adams

Multifamily Housing in Boston



**Three-
Decker**

- Mostly built between the 1880's and 1930's, and became known for their ability to provide **affordable housing opportunities** for a variety of immigrant working and middle class families.
- Built on **small sites**, triple-deckers offered advantages for owners and tenants, especially to the families purchasing a first home.

Multifamily Housing in Boston



Three-Decker



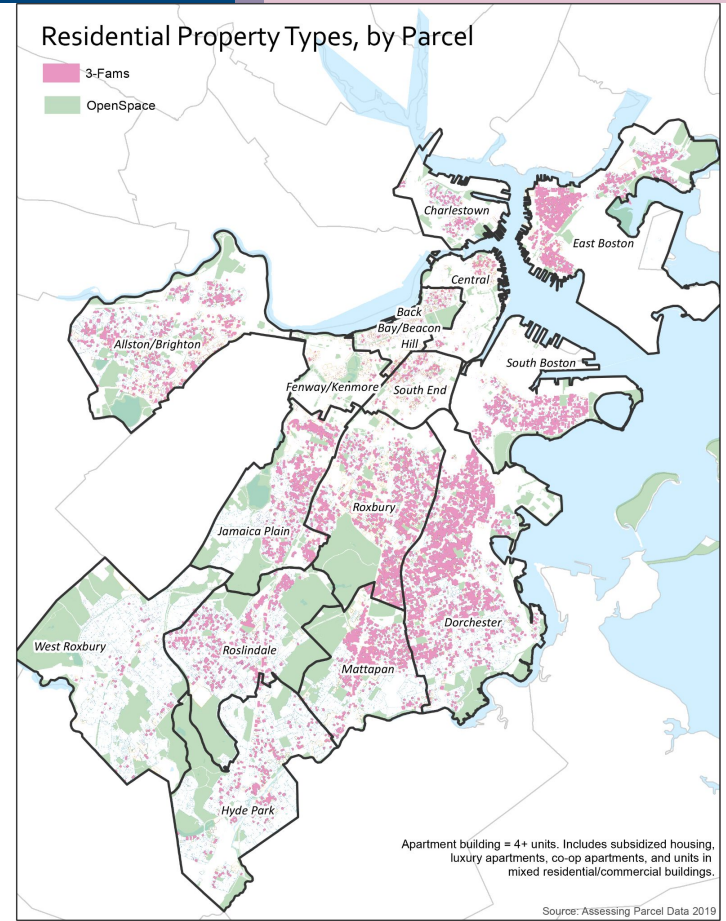
Boston's Triple-Deckers, [1978](#)

Multifamily Housing in Boston

A Familiar and Abundant Typology

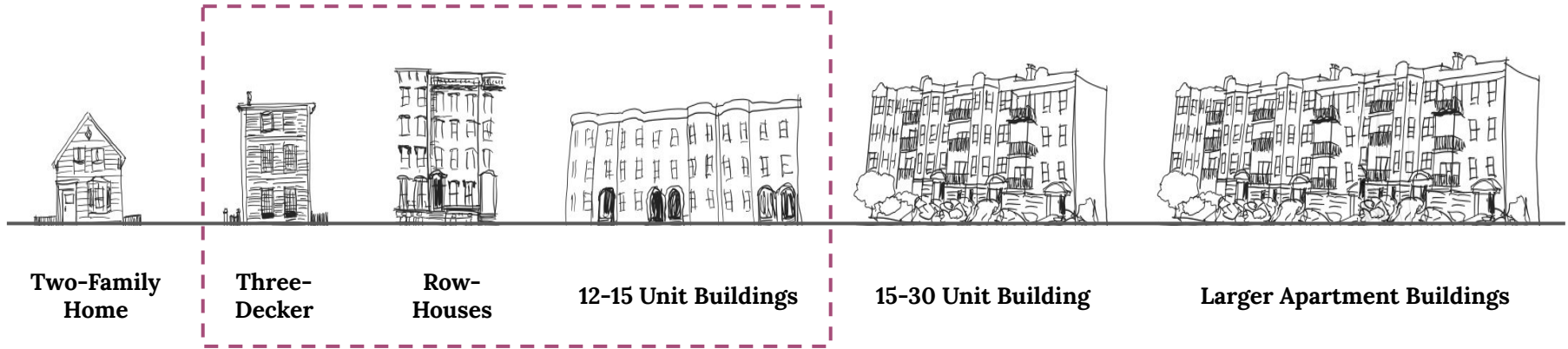


Three-Decker



Multifamily Housing in Boston

What is a *Future-Decker*?



The **Future-Decker** can be made up ≥ 3 apartments, ideally between 3-15

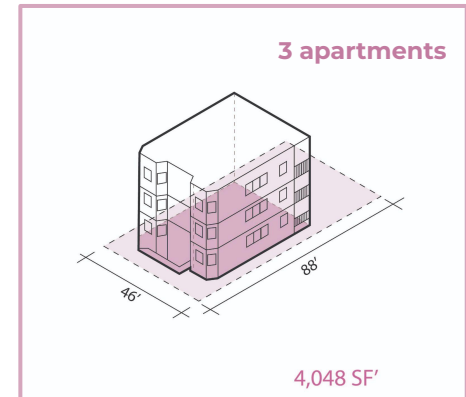
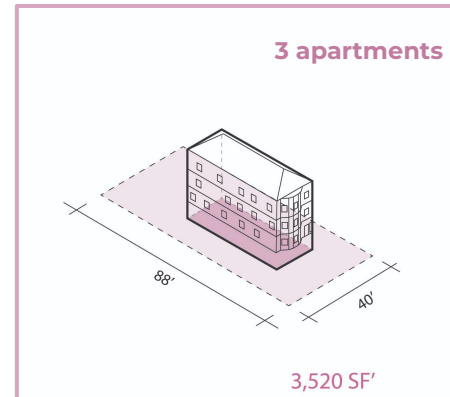
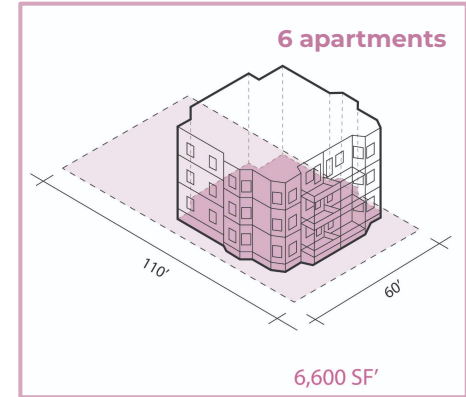
Multifamily Housing in Boston

Typical Site Sizes

Future-Decker

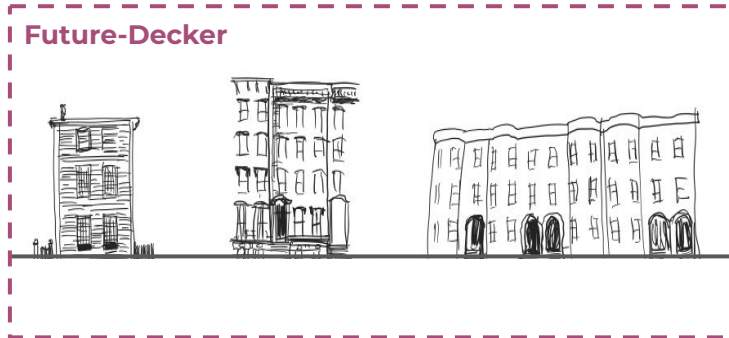


- Existing triple-deckers, and buildings of a similar size, were built on **small sites**, typically between **3,000-8,000 Square Feet**



Multifamily Housing in Boston

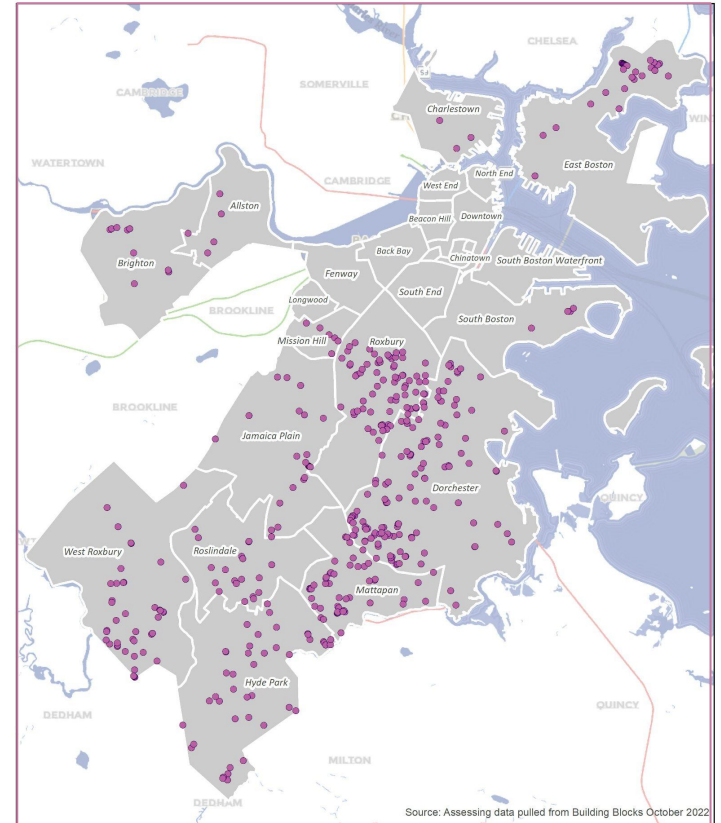
Similar Sized Sites Across Boston Today



- About **432 parcels** (public and private) can accommodate triple-deckers or buildings of a similar size today

Vacant Residential Land Parcels Between 3,500-8,000 Square Feet

● Vacant Residential Parcel (Assessing Code 130) ■ Neighborhoods



Source: Assessing data pulled from Building Blocks October 2022

How might we test **innovative approaches** to housing development (and reimagine the obstacles) on **small sites**?

Housing Innovation Competition

CREATES IMPACT

Design and build competition

New homes to be created as a result of the competition

GENERATES NEW IDEAS

Tackle complex development challenges

New partnerships and collaborations formed through process

REPLICABLE MODELS

Sites chosen are representative of other city parcels

Demonstrate feasibility of new ideas

Housing Innovation Competition

Co-Creating Boston's Future-Decker

Development Challenge: Can site development models on small, difficult to develop parcels help provide more affordable housing options?

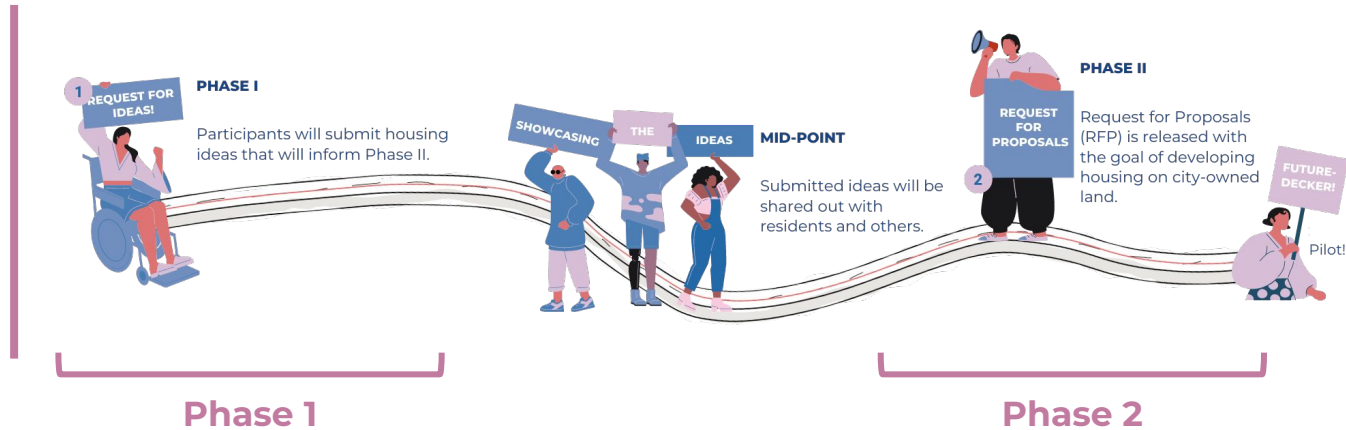
The Goal: Demonstrate feasible, replicable housing solutions across various site, zoning, and neighborhood conditions

Process: Two-phased competition, to eventually develop a proposal

COMPETITION OVERVIEW

Housing Innovation Competition

Co-Creating Boston's Future-Decker



Phase 1: *What we heard*

Housing Innovation Competition

Co-Creating Boston's Future-Decker

The Request for Ideas was an **open call for ideas** where we asked how new, yet familiar types of homes might respond to the needs of current and future residents.

We invited those who were interested to imagine how multifamily housing at this scale can help **bridge a gap between small- and large-scale development** in Boston.

GOALS

- **Highlight key barriers** related to small site development
- Co-create and **make connections**
- Help **identify next steps** for Phase II

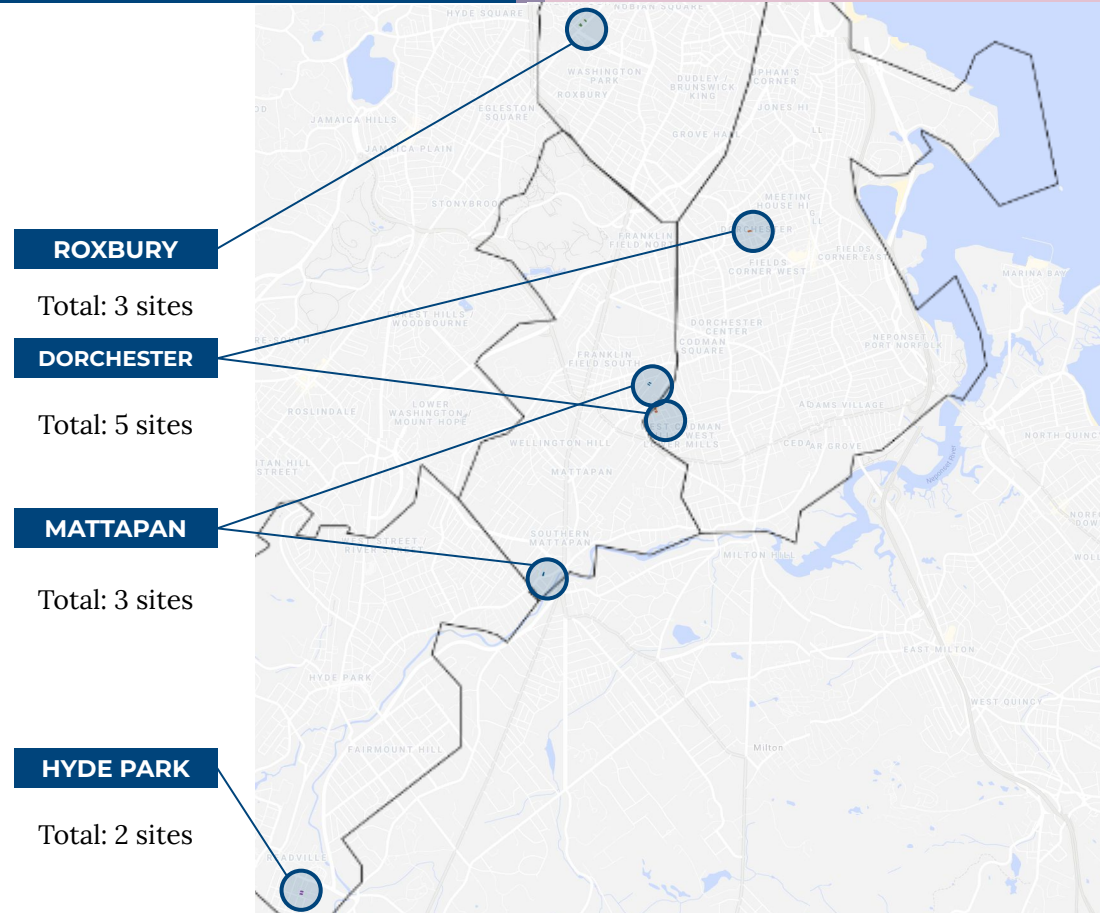
PHASE I: Request for Ideas (RFI)

Sites

A total of 13 sites were included in the RFI, across 4 neighborhoods.

They were selected based on:

- **Size** (3,000-8,000 SF)
- **Location** (access to transit)
- **Zoning** (1F-3F)
- **Neighborhood Context** (located near new and old triple-deckers)



PHASE I: Request for Ideas (RFI)

Responses

Adaptability and Flexibility

Adaptable across space and time

Living Together

Shared amenities, financing, governance, and maintenance

Materials and Construction

Alternative methods of building housing

Sustainability and Building Performance

Buildings that are more efficient and resilient to climate change

Affordability

Holistic methods for securing funding for innovation

Adaptability And Flexibility

While the classic triplex-decker houses and three stacked units with the same form factor are a good start, the future decker designs are even more flexible. By offering a diversity of home sizes within the building and the ability to change and add to each unit over time, this flexibility allows people to stay in their homes as their family expands or shrinks and as they age. Some options even allow for an accessory dwelling unit on a rooftop to build more economic opportunity.

Living Together

Community uses are going through many of the RFI submissions. From on living spaces with many shared amenities to community supported commercial spaces to community financing models, there was the consensus that we need to build homes—real, individual, real, not just as that are part of a broader, supportive neighborhood.

Materials And Construction

We need to innovate both in the way we construct homes and the materials we use to build homes in order to create affordable, healthy, and flexible spaces. Prefabricated construction and modular construction were discussed in many responses to their ability to save time, offer reparability, ease future adaptation, and help build resilience to increased flooding.

Sustainability and Building Performance

Homes should be green well beyond being. Designing to bring water to life and should contribute to physical and mental health for the building and as a neighborhood asset. The RFI also submitted to explore how design, materials, and construction can support the urgent need to cut carbon emissions from buildings, cut more electricity, and be more resilient to climate change.

Affordability

Creating housing that is affordable to residents of all income levels is the goal of BSA's mission. A goal of BSA's mission is to address the needs of all income levels. RFI respondents shared ideas to help create affordable homes, economic opportunities, community support, and neighborhood affordability in a holistic manner.



1. IMPROVE THE FORM FACTOR

BARRETS'S OPPORTUNITIES
Adaptive and flexible housing ideas are often tied to alternative methods of construction, such as modular construction. Many of the RFI submissions included flexible interior elements that could be periodically moved or added to the walls. To achieve this level of flexibility, a project would require more integration of a modular infrastructure that would not be like the typical infrastructure of a home, depending on the resident's needs.

2. IMPROVE THE EXPERIENCE

BARRETS'S OPPORTUNITIES
Shared spaces were mentioned to many of the RFI responses. The challenge lies in finding a balance between the public and private—for example, of balconies and elevators—so that they are not too expensive for small and medium-sized development. Many responses highlighted opportunities for shared amenities and parking to expand the areas of commercial interaction beyond the building itself. Finally, several shared highlighted mixed-use future-includes as an alternative way to bring people together. The challenge would be in the making of existing zoning, particularly in areas zoned solely for residential use.

3. IMPROVE THE MATERIALS AND CONSTRUCTION

BARRETS'S OPPORTUNITIES
Although modular and alternative methods of construction can be advantageous to the overall cost of a project, several challenges remain, such as the need for sites that can accommodate these materials and building walls. This, in turn, affects the potential for replicability of future designs across the city. And, as with many innovative regulatory processes we are exploring, which presents challenges for development project approvals. Finally, with the existence of many facilities to create the materials necessary for the faster production of homes, it can be relatively expensive to transport full-size components from beyond Boston. In addition to the costs from having to not cover needed to fill these components into place.

4. IMPROVE THE NEW YORK CITY CODE

BARRETS'S OPPORTUNITIES
The use of sustainable design, material selection, and construction methods are beginning to take hold in new development projects, but widespread adoption has not. With the City of Boston's efforts to reach net-zero carbon emissions through various and zoning measures, as well as pilot programs, there is a great opportunity for buildings to be constructed and operate more sustainably in the near future.

Zoning Patterns

BARRETS'S OPPORTUNITIES
There are many ways to create more affordable housing. Some suggested new ways of building and allowing homeowners to grow into their homes over time or creating more shared spaces. Still others addressed the issue of financing and suggested creative ways to split neighborhood housing without displacing residents.

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Key Takeaways

- While the themes highlighted were identified individually, **many of them overlapped** in the 20+ responses received.
- Programs and events such as the RFI Networking Session are crucial to **support with the creation of creative teams** of individuals.
- While many of the responses were not site specific, the **sites selected for Phase II** must account for the possibility of a replicable model of the Future-Decker

Phase 2: *Where we are*

Housing Innovation Competition

Co-Creating Boston's Future-Decker

Based on the responses from Phase I, and level of interest from participants and non-participants, **two sites have been selected** for the next phase of the competition:

- 379 Geneva Avenue, Dorchester
- 569 River Street, Mattapan

Both sites are to be included in a **future Request for Proposals (RFP)**

GOALS

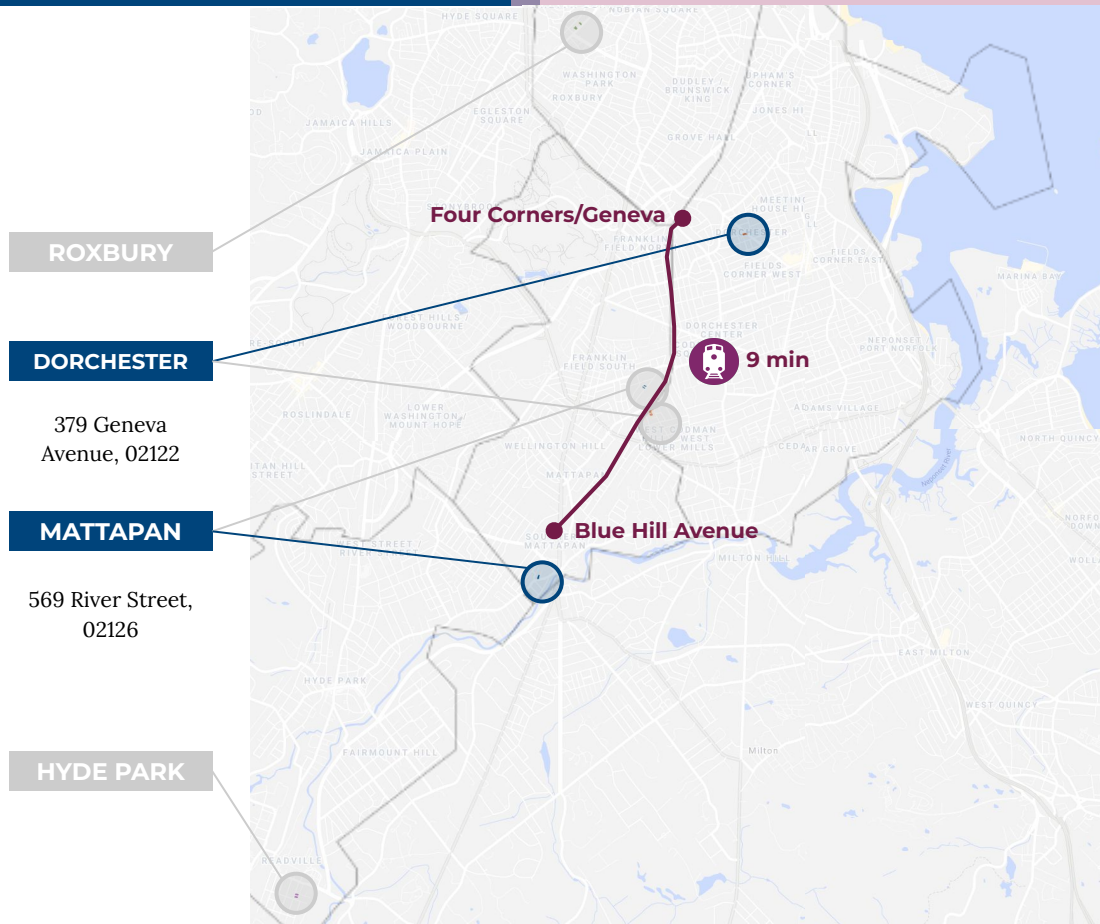
- **Receive feedback** on the sites selected
- Write a **Request for Proposals** that reflects what we've heard
- Later **award the sites** to a winning development team

Sites

A total of 2 sites in 2 neighborhoods, Dorchester and Mattapan.

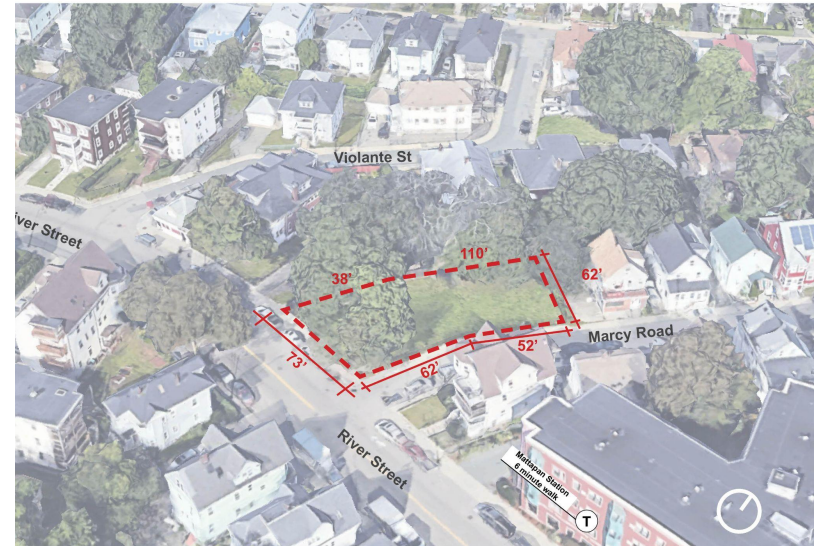
They were selected based on:

- **Level of interest from Phase I** (50% of site specific responses mentioned both sites)
- **Location** (access to transit; both sites are on the *Fairmount Line*)
- **Zoning** (1F-3F; both are zoned for 2F)
- **Neighborhood Context** (located near triple-deckers and a *variety of other building types*)



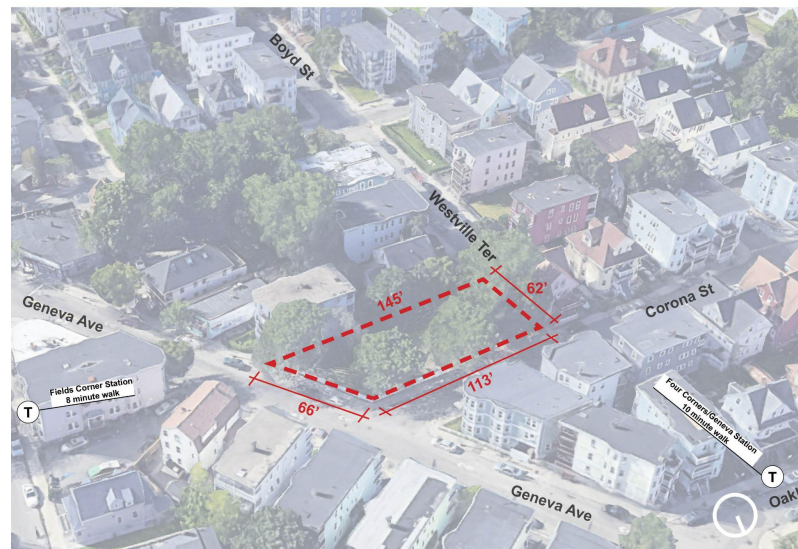
569 River Street, Mattapan

- **Parcel ID 1801709000:** 6,984 square feet; at the corner of Marcy Road & River Street intersection)
- **Previous uses:** Housing, site of tool making by The Massachusetts People (pre-European settlement), cabinet shop (1700's)
- **Currently:** Vacant, near Mattapan Sq., housing for older adults, triple-deckers, corner stores, Edgewater Food Forest, and more



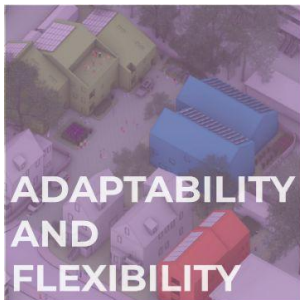
379 Geneva Ave, Dorchester

- **Parcel ID 1500843000:** 7,647 square feet; at the corner of Corona Street & Geneva Avenue intersection)
- **Previous uses:** Housing, accessory structures
- **Currently:** Vacant, near triple-deckers, corner stores, restaurants, businesses, Hero Hope Garden, Fields Corner Station, and more



- Are there any of the RFI themes that stand out to you the most?
- What, if anything, would you add to an RFP for development? What might be missing?
- What might you be interested in seeing take place on the sites?
 - 379 Geneva Ave, Dorchester
 - 569 River Street, Mattapan

RFI THEMES



Housing Innovation Competition

Co-Creating Boston's Future-Decker

We want to hear from you. Please contact us at **617-635-0259**, email at future-decker@boston.gov, or **join our [mailing list](#)** to stay up to date about the initiative.

We will be sharing a survey in the next few days to continue to hear back. Please make sure to look out for it and share it with others!

We will be **tabling on November 19th** at the “Welcome, Home, Boston” Open House Event **from 10AM to 2PM** at **15 Talbot Ave.**

