



Four Fold centers Middle Housing dialogue directly around affordability – through the lens of both macro-neighborhood and micro-development responses.

Four Fold envisions a repeatable, compact infill housing model that achieves affordability through smart building practices.

Four Fold further reimagines the development as an opportunity to pair efficient land use with a pocket park – demonstrating how housing and neighborhood amenities can reinforce one another.

Four Fold expands Middle Housing beyond a collection of individual units on one site by creating an adaptable framework for the broader neighborhood.

AFFORDABILITY DRIVEN BY CONSTRUCTABILITY

Affordability begins with efficiency. The proposed design embraces readily available building materials and transforms them into a contextually responsive design approach.

- Compact plans intentionally reduce interior walls and prioritize building elements that can be off-site fabricated, reducing costly on-site labor and shortening construction durations.
- Floor plans are designed for optimized, transportable CLT (cross-laminated timber) panel modules. CLT panels provide structure, finish, and fire rating all-in-one, reducing on-site trade sequencing and overhead work.
- Standard dimensional 9' precut wood studs reduce material off-cut waste; panelized walls improve construction durations.

Affordability continues with smart building practices.

- Fire sprinklers are removed from project costs by separating the project into two IRC-governed duplexes.
- Building siting accommodates minimum required separation, allowing ample daylight without requiring exterior rated walls
- Heat pump hot water heaters are located in a central utility room, improving maintenance access and thru-wall exhaust needs.

Affordability is sustained through a developer's lens.

- A range of one, two, and three-bedroom units broaden marketing to varied household types, reducing reliance on singular demographic targets.
- Repeatable building components and energy-efficient systems reduce long-term maintenance costs.

- Multi-generational housing adaptability can lead to longer-term leasing, reducing turn-over and lost revenue.

Affordability flows to the tenant.

- Photovoltaic systems supplement unit power, reducing utility charges.
- The focus on efficient building systems and materials reduces developer costs; lower rents may be passed onto the tenant.
- Multi-generational housing opportunities can allow families to live near aging parents or family members, improving the livability of the full family unit.

MULTIGENERATIONAL COMMUNITY

Four Fold expands Middle Housing beyond a collection of private units.

Multigenerational innovation exists within the simple inclusion of variable unit sizes. An upper level housing unit can support young families – while a smaller lower level unit provides housing for aging parents or adult children. A shared, common vestibule strategically informs the “Today / Tomorrow” housing model – where spaces can function codependently as household needs change, allowing generations to live independently while remaining connected.

A central common outdoor space serves as the community’s shared “front porch,” balancing the independence of individual dwellings with the social benefits of a more intimate neighborhood. Shared interior frontage and thoughtfully landscaped private spaces create opportunities for informal daily interaction and play. The active interior living spaces of each unit are organized towards this common outdoor space – further promoting internal connectivity.

SUSTAINABILITY AT MACRO AND MICRO SCALES

The proposal transforms an otherwise unbuildable, utility-constrained site and an underdeveloped single family parcel into a community asset. The selected site address is 2530 Woburn Street (Option 3 Open Category); the resulting lot sizes after boundary line adjustment match the nominal 40'x125' lot dimensions found across the Roosevelt neighborhood within which the proposal occurs. A proposed pocket park and enhanced mid-block connector strengthen pedestrian connections through the neighborhood and provide a public amenity linked to transit. The shared park asset supports social interaction with natural landscape play elements. This transformation improves the broader sustainability of the neighborhood through land use reallocation.

At the building scale, smart and innovative sustainable and renewable practices are implemented. CLT provides carbon-sequestration benefits and panel dimensions inform the building design through Design for Manufacturing (DfMA). The roof is purposefully shaped to improve photovoltaic solar orientation.

PARKING & MOBILITY

The project is specifically selected for its proximity to existing public transportation. Focusing development near existing public infrastructure provides a symbiotic relationship between it and housing – enhancing their respective successes and reducing full reliance on individual automobiles.

Parking is intentionally limited to safeguard housing density. Two parking spaces are provided at the rear of the property with immediate access from the existing alley, reducing the improvements required to accommodate vehicles. All-weather-protected bicycle parking offers equitable mobility opportunities.

SUMMARY

Four Fold is foremost a study in affordability at multiple scales. The success of affordable Middle Housing is exponential when the macro – neighborhood, site, pro forma – are strategically aligned with the micro – housing unit, materials, and rent right-sizing.