**Innovation:** With this project, we aim to pilot our innovative and cost-saving approach to construction, involving two pieces: an onsite “superstructure” and prefabricated uhüs. The superstructure is a grid of slots large and strong enough to accommodate uhüs, and is pre-outfitted with access stairs, covered porches, utility runs, “living” walls, a roof, and possibly a PV array. The uhüs are fabricated in a factory setting, enabling higher construction quality and reduced waste, and then “plug and play” in the superstructure. If this method proves successful, it could serve as a paradigm-shifting model for Boston and for residential construction around the world.
40-word narrative: three ground-floor studio units and four upper floor two-bedroom, two-bath “starter” family units are separated by inner “courtyards”: flexible, covered outdoor spaces that open to the front as well as to the back of the building. A shared storage unit on the ground floor provides more space for large items.

Type 1
“starter family”

Type 2
“double studio”

Type 3
“storage + studio”

All units are highly insulated and equipped with their own heat-pump heating and coolings systems. Appliances are Energy Star and fixtures are low-flow. Smart-home technology allows monitoring by mobile device.

Floors 2+3
4x two-bed, two-bath units @ 621 sf ea.
covered deck “courtyard” shared space

Floor 1
3x studio units @ 290 sf ea.
1x storage unit @ 290 sf
covered deck “courtyard” shared space
ramp access for wheelchairs
studio units are accessible