

STEP Buildings

Enduring & Evolving American Building Types
and Growing More of Them in Your Place



Brian Reilly, *Civic Agility*

David Kim, *David T. Kim, Architect, PC*

Neil Heller, *Neighborhood Workshop*



Zero to Three Stories, In Your Neighborhood
Constantly Evolving, Regenerating



HOUSE HACKS

Entrepreneurial adaptations to an existing home that diversify housing options or generate an income.



ATTACHED ADU



DETACHED ADU



COACH HOUSE



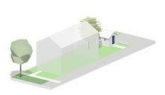
SHARED HOUSE



GUEST SUITE



GUEST HOUSE



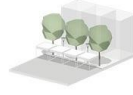
FLEX SHED

COMMERCIAL INCUBATION

Low-cost ways to grow and validate an early-stage business.



HOME OFFICE / WORKSHOP



MARKET TENT



PUSH CART



TRAILER



TRUCK



TEMPORARY EVENT



POP-UP SHOP



KIOSK



MAKERSPACE

COMPACT SINGLES

One-unit dwellings that fit on small infill lots alone or in combination with other buildings.



SKINNY HOUSE



COTTAGE



SEMI-DETACHED



ROWHOUSE



TOWNHOUSE

MIDDLE HOUSING

Multi-unit residential buildings that blend well with detached homes.



STACKED DUPLEX



SIDE-BY-SIDE DUPLEX



FRONT-BACK DUPLEX



APT HOUSE (RENO)



HOME CONVERSION



APT HOUSE (NEW)



SMALL APT



STACKED FLATS



WALK-UP APT



COURTYARD APT



ALLEY TOWNHOUSES



NEIGHBORHOOD NODE

Small, walkable neighborhood destinations like corner stores and workspaces. Mixed-use or pure commercial.



SHOPHOUSE (GRANDFATHERED)



LIVE/WORK



MAINSTREET LITE



MAINSTREET (GRANDFATHERED)



SHOP



MULTI-TENANT COMMERCIAL



SMALL MAINSTREET MIXED



LARGE MAINSTREET MIXED



COMBO

Creative tactics or building combinations that solve for a common development scenario.



PARKING LOT MARKET



BOOTLEG SHOPHOUSE



BOOTLEG TRIPLEX



DETACHED TRIPLEX



GUEST VILLAGE



DOUBLE DUPLEX



DUPLEX COURT



COTTAGE SQUARE



COTTAGE COURT

STEP BUILDINGS™

Small-scale
Time-enhanced
Entrepreneurial
Purposeful

Created by Grace Johnson and the
Incremental Development Alliance

HOUSE HACKS

Entrepreneurial adaptations to an existing home that diversify housing options or generate an income.



ATTACHED ADU



DETACHED ADU



COACH HOUSE



SHARED HOUSE



GUEST SUITE



GUEST HOUSE



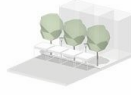
FLEX SHED

COMMERCIAL INCUBATION

Low-cost ways to grow and validate an early-stage business.



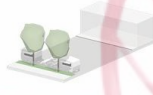
HOME OFFICE / WORKSHOP



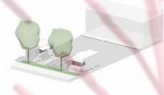
MARKET TENT



PUSH CART



TRAILER



TRUCK



TEMPORARY EVENT



POP-UP SHOP



KIOSK



MAKERSPACE



COMPACT SINGLES
One-unit dwellings that fit on small infill lots alone or in combination with other buildings.



SKINNY HOUSE



COTTAGE



SEMI-DETACHED



ROWHOUSE



TOWNHOUSE

MIDDLE HOUSING

Multi-unit residential buildings that blend well with detached homes.



STACKED DUPLEX



SIDE-BY-SIDE DUPLEX



FRONT-BACK DUPLEX



APT HOUSE (RENO)



HOME CONVERSION



APT HOUSE (NEW)



SMALL APT



STACKED FLATS



WALK-UP APT



COURTYARD APT



ALLEY TOWNHOUSES



NEIGHBORHOOD NODE
Small, walkable neighborhood destinations like corner stores and workspaces. Mixed-use or pure commercial.



SHOPHOUSE (GRANDFATHERED)



LIVE/WORK



MAINSTREET LITE



MAINSTREET (GRANDFATHERED)



SHOP



MULTI-TENANT COMMERCIAL



SMALL MAINSTREET MIXED



LARGE MAINSTREET MIXED



COMBO
Creative tactics or building combinations that solve for a common development scenario.



PARKING LOT MARKET



BOOTLEG SHOPHOUSE



BOOTLEG TRIPLEX



DETACHED TRIPLEX



GUEST VILLAGE



DOUBLE DUPLEX



DUPLEX COURT



COTTAGE SQUARE



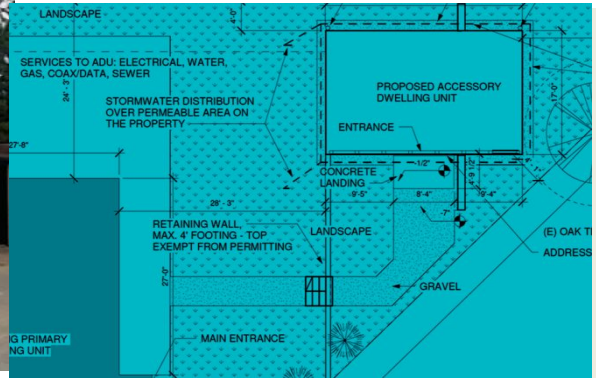
COTTAGE COURT

STEP BUILDINGS™
Small-scale
Time-enhanced
Entrepreneurial
Purposeful

Created by Grace Johnson and the
Incremental Development Alliance

HOUSE HACKS

Entrepreneurial adaptations to an existing home that diversify housing options or generate income





COMMERCIAL INCUBATION

Low cost ways to grow and validate an early stage business



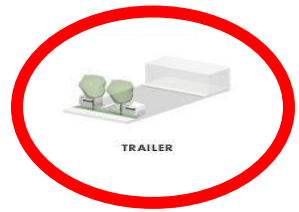
HOME OFFICE / WORKSHOP



MARKET TENT



PUSH CART



TRAILER



TRUCK



TEMPORARY EVENT



POP-UP SHOP



COMPACT SINGLES

*Dwellings that fit on infill lots alone
or in combination with other
buildings*



SKINNY HOUSE



COTTAGE



SEMI-DETACHED



ROWHOUSE



TOWNHOUSE



MIDDLE HOUSING

Multi-unit buildings that blend in well with detached homes



STACKED DUPLEX



SIDE-BY-SIDE DUPLEX



FRONT-BACK DUPLEX



APT HOUSE (RENO)



HOME CONVERSION



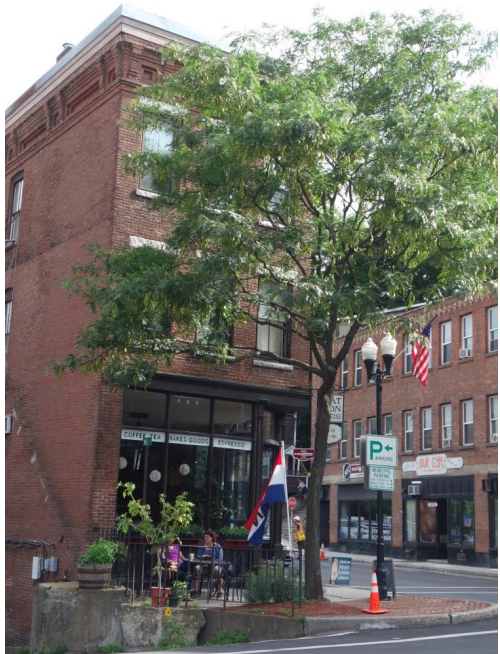
APT HOUSE (NEW)



SMALL APT

NEIGHBORHOOD NODE

Small, walkable neighborhood destinations like corner stores and workplaces.
Mixed-use or pure commercial



MAINSTREET (GRANDFATHERED)



SHOP



MULTI-TENANT COMMERCIAL



SMALL MAINSTREET MIXED



LARGE MAINSTREET MIXED

NEIGHBORHOOD NODE
Small, walkable neighborhood destinations like corner stores and workplaces. Mixed-use or pure commercial.



SHOHOUSE (GRANDFATHERED)



LIVE/WORK



MAINSTREET (GRANDFATHERED)



SHOP



MULTI-TENANT COMMERCIAL



SMALL MAINSTREET MIXED



LARGE MAINSTREET MIXED

NEIGHBORHOOD NODE

Small, walkable neighborhood destinations like corner stores and workspaces. Mixed-use or pure commercial.



SHOHOUSE (GRANDFATHERED)



LIVE/WORK





COMBO
Creative tactics or building combinations that solve for a common development scenario



SHOP



MULTI-TENANT COMMERCIAL



SMALL MAINSTREET MIXED



LARGE MAINSTREET MIXED

COMBO
 Creative tactics or building combinations that solve for a common development scenario.



PARKING LOT MARKET



DETACHED TRIPLEX



GUEST VILLAGE



DOUBLE DUPLEX



DUPLEX COURT



COTTAGE SQUARE



COTTAGE COURT



BOOTLEG SHOPHOUSE

STEP BUILDINGS™
 Small-scale
 Time-enhanced
 Entrepreneurial
 Purposeful

Created by Gracen Johnson and the
 Incremental Development Alliance

HOUSE HACKS

Entrepreneurial adaptations to an existing home that diversify housing options or generate an income.



ATTACHED ADU



DETACHED ADU



COACH HOUSE



SHARED HOUSE



GUEST SUITE



GUEST HOUSE



FLEX SHED

COMMERCIAL INCUBATION
Low-cost ways to grow and validate an early-stage business.



HOME OFFICE / WORKSHOP



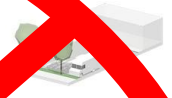
MARKET TENT



PUSH CART



TRAILER



TRUCK



TEMPORARY EVENT



POP-UP SHOP



KIOSK



MAKERSPACE



COMPACT SINGLES

One-unit dwellings that fit on small infill lots alone or in combination with other buildings.



SKINNY HOUSE



COTTAGE



SEMI-DETACHED



ROWHOUSE



TOWNHOUSE

MIDDLE HOUSING
Multi-unit residential buildings that blend well with detached homes.



STACKED DUPLEX



SIDE-BY-SIDE DUPLEX



FRONT DUPLEX



FRONT HOUSE (RENO)



HOME CONVERSION



APT HOUSE (NEW)



SMALL APT



STACKED FLATS



WALK-UP APT



COURTYARD APT



ALLEY TOWNHOUSES



NEIGHBORHOOD NODE

Small, walkable neighborhood destinations like corner stores and workspaces. Mixed-use with some pure commercial.



SHOPHOUSE (GRANDFATHERED)



LIVE/WORK



MAINSTREET LITE

MAINSTREET (GRANDFATHERED)



SHOP



MULTI-TENANT COMMERCIAL



SMALL MAINSTREET MIXED



LARGE MAINSTREET MIXED



ABC
building scenarios
that are common
in this scenario.



PARKING LOT MARKET



BOOTLEG SHOPHOUSE



BOOTLEG TRIPLEX



DETACHED TRIPLEX



GUEST VILLAGE



DOUBLE DUPLEX



DUPLEX COURT



COTTAGE SQUARE



COTTAGE COURT

STEP BUILDINGS™
Small-scale
Time-enhanced
Entrepreneurial
Purposeful

Created by Grace Johnson and the
Incremental Development Alliance

STEP STANDS FOR

S = Small-scale - Small enough for local people to develop and own. STEP Buildings create neighborhoods that feel loved and handmade. They bring homes and businesses close together so people can walk to their daily needs. They max out at three stories avoiding the need for an elevator. Smallness makes these buildings more affordable to build and lease.

T = Time-enhanced - STEP Buildings show us how buildings can learn. They depict the many life-stages of a home or business, and how structures or floor plans evolve to those changing needs. Small developers can spur a flywheel of local confidence and reinvestment by cultivating their neighborhood with STEPs.

STEP STANDS FOR

E = Entrepreneurial - These are working buildings that earn an income. They don't rely on speculative gains. Cash flow is what makes STEPs so resilient over time - they can pay for their own maintenance and adaptation. Entrepreneurial people develop these buildings by finding creative ways to fill gaps in their market and neighborhood.

P = Purposeful - STEP Buildings are designed to be profitable but they don't exist solely to earn income. They are brought to life by local people who ask themselves, "*What does this neighborhood need? What's the next smallest step?*" With purpose, these buildings can bring out the soul of a place and give more than they take.

Matching Buildings to Contemporary Needs



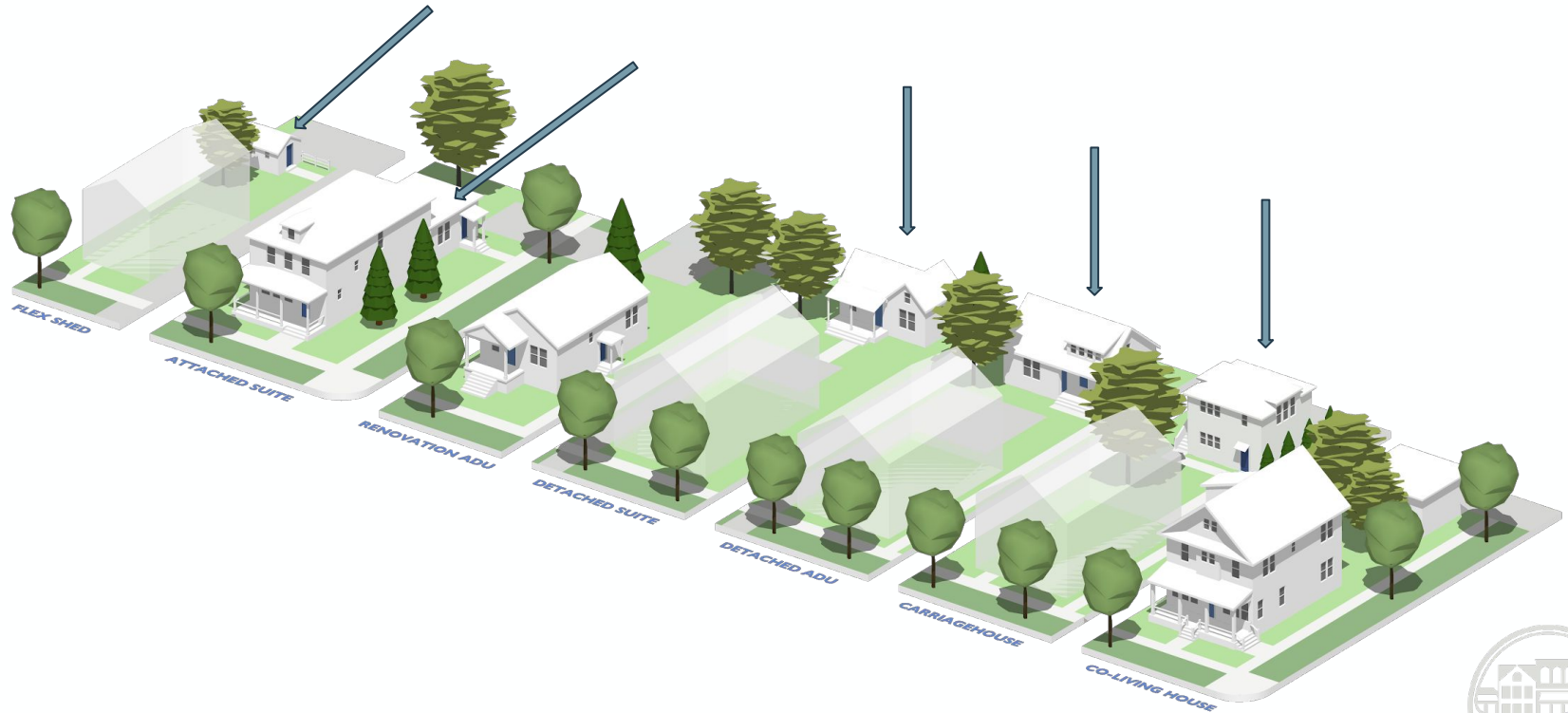
Fastest growing demographic group statewide: Seniors (65-74)

Small household sizes (1-2 ppl) occupy 70% of VT homes

Two recommendations (from Statewide Study):

- Modify existing large homes
- Build more small and varied homes

Single Unit (House Hacks)



Single Unit



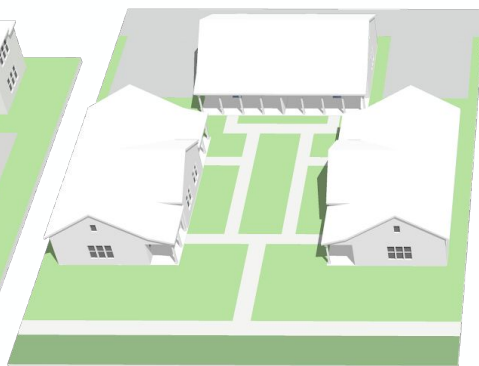
Multi-unit



Multi-unit



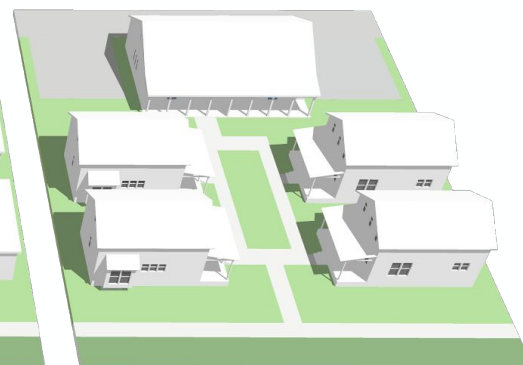
DOUBLE DUPLEX



DUPLEX COURT



COTTAGE SQUARE



COTTAGE COURT



Possible Short List

*Some Issues &
Opportunities*



Village-Friendly



Attached ADU



Building Program:

- 2 Bed Main - 1000sf (25'x40')
- 2 Bed Bsmt - 1000sf (25'x40')

Footprint: 1000sf + porch

GFA: 2000sf



Detached ADU



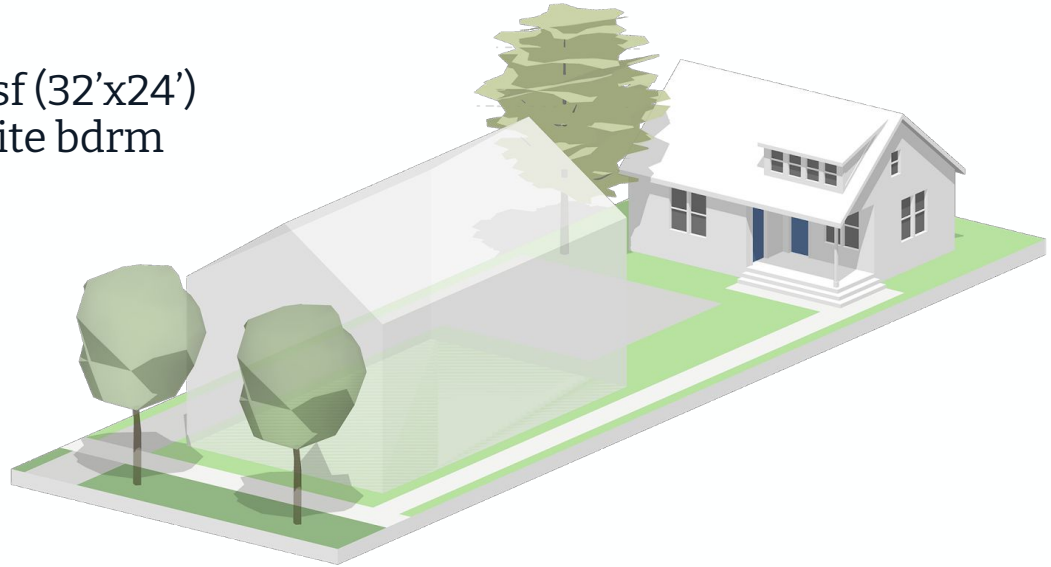
.....

Building Program:

- 2 Bed, 2 Bath ADU - 663sf (32'x24')
- Separate entry for ensuite bdrm

Footprint: 768sf inc. porch

GFA: 663sf



Shared House



.....

Building Program:

- 5 Bed, 4 Bath (28'x38')
- Shared kitchen, great room
- 3 separate living rooms
- Avoid open concept

Footprint: 1064sf

GFA: 2698sf inc 570sf attic



Commercial Incubation



Pop-up “Event”



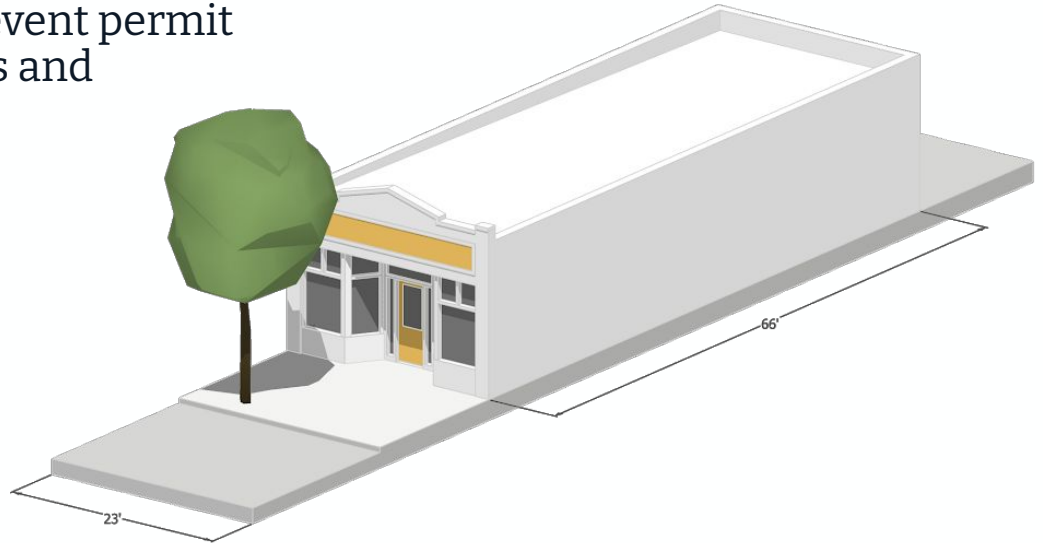
.....

Building Program:

- Not-to-code, vacant building
- Activated with temporary event permit
- Provide stopgap bathrooms and accessibility features

Footprint: N/A (1518sf)

GFA: N/A (1518sf)



Pop-up Shop



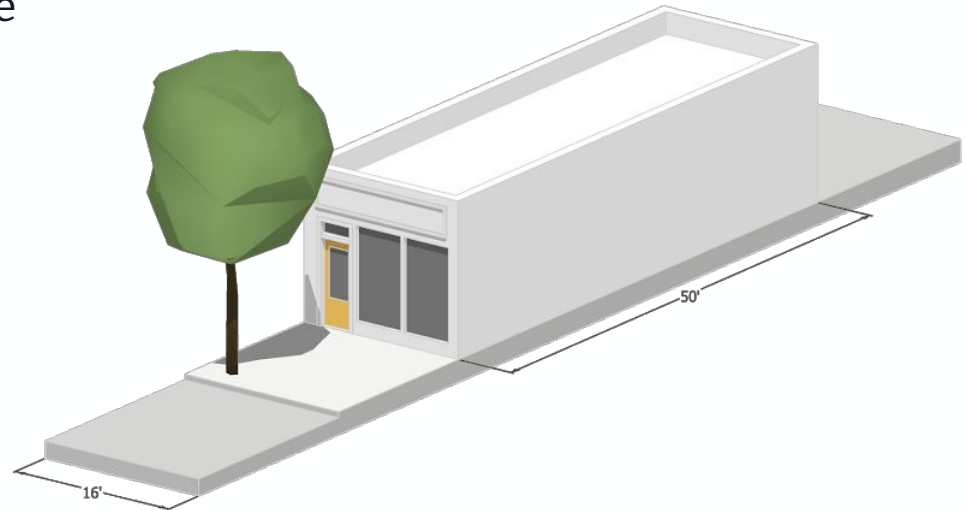
.....

Building Program:

- Compliant, vacant building
- Activated with short term lease

Footprint: 800sf

GFA: 800sf



Village Center



Grandfathered Shophouse



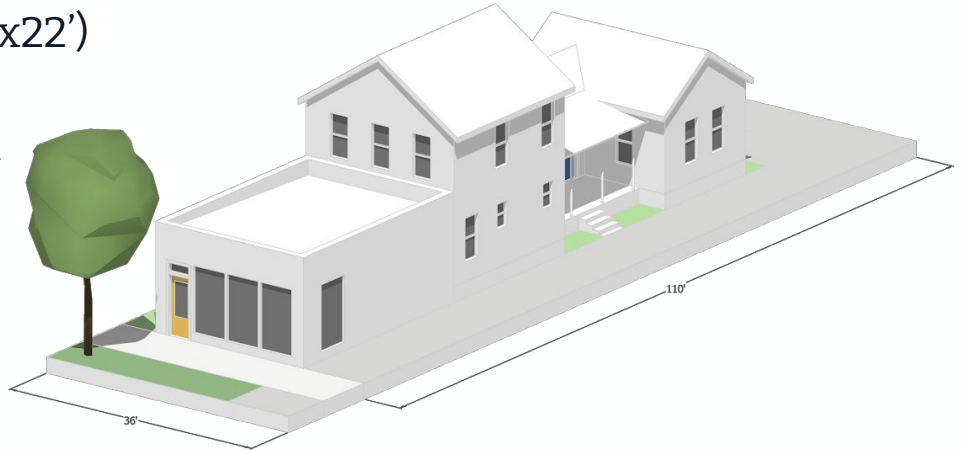
.....

Building Program:

- Shop - 660sf (22'x30')
- 2 Bed, 2 Bath + Den - 928sf (22'x22')
- 1 bed - 552sf

Footprint: 1696sf (~22'x88') + porch

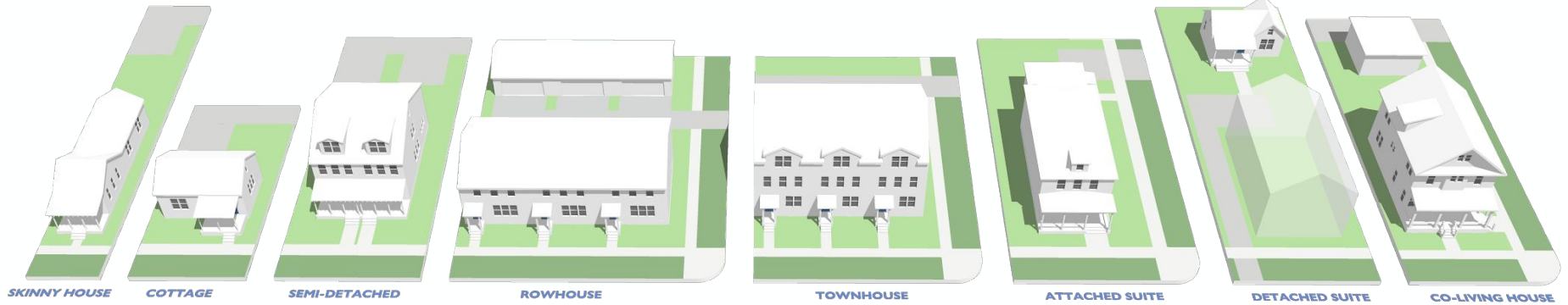
GFA: 2180sf



Middle Housing



Some Possible “single” Unit Solutions



Multi-unit



Combo



Cottage Square



.....

Building Program:

- 4x 2 Bed - 788sf (~26'x34')

Footprint: 3152sf + porches

GFA: 3152sf



Real Estate for Regular People

Incremental Development Alliance

501(c)(3) nonprofit



These are real.





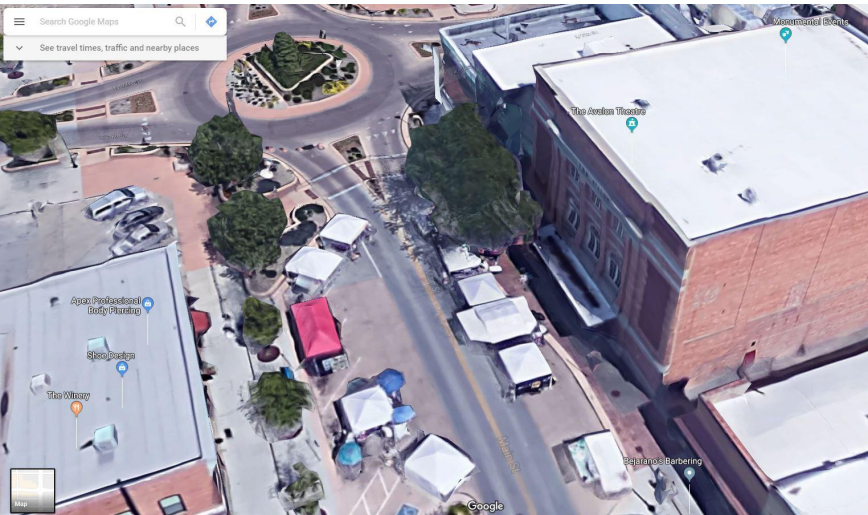
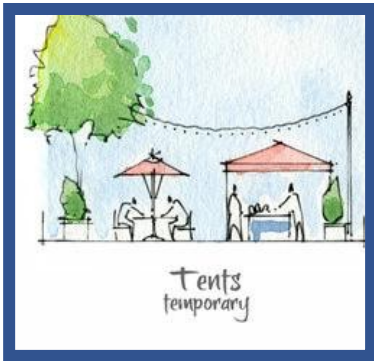
More existing smaller homes will be kept, and add ADUs

Owner-Occupied Value-Add



**We need a lower barrier to entry
for local people to build what their
neighborhoods need.**





Tents (seasonal, events)



Tents
temporary



Food Trucks
temporary



Trailers
temporary / semi-permanent



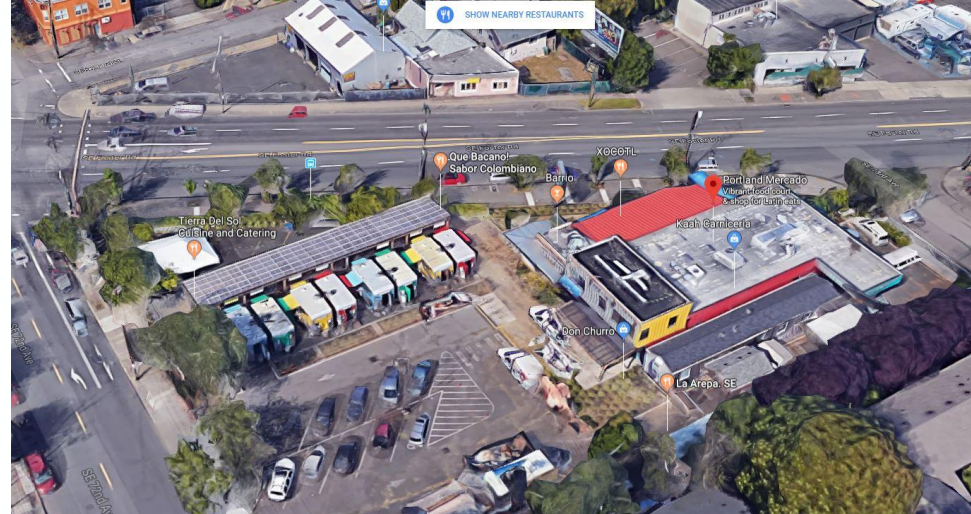
Pods/Micro Retail
semi-permanent



Small Retail
Erick & Mortar
permanent



Live / Work
permanent



Vendor Pod (food, retail, office, market)



Micro-retail Co-locate



Tents
temporary



Food Trucks
temporary



Trailers
temporary / semi-permanent



Pods/Micro Retail
semi-permanent



Small Retail
Erick & Mortar
permanent



Live / Work





Tents
temporary



Food Trucks
temporary



Trailers
temporary / semi-permanent



Pods/Micro Retail
semi-permanent



Small Retail
Erick & Mortar
permanent



Live / Work





Tents
temporary



Food Trucks
temporary



Trailers
temporary / semi-permanent



Pods/Micro Retail
semi-permanent



Small Retail
Erick & Mortar
permanent



Live / Work





Tents
temporary



Food Trucks
temporary



Trailers
temporary / semi-permanent



Pods/Micro Retail
semi-permanent



Small Retail
Erick & Mortar
permanent



Live / Work





Tents
temporary



Food Trucks
temporary



Trailers
temporary / semi-permanent



Pods/Micro Retail
semi-permanent



Small Retail
Erick & Mortar
permanent



Live / Work





Brian Reilly, *Civic Agility*

David Kim, *David T. Kim, Architect, PC*

Neil Heller, *Neighborhood Workshop*