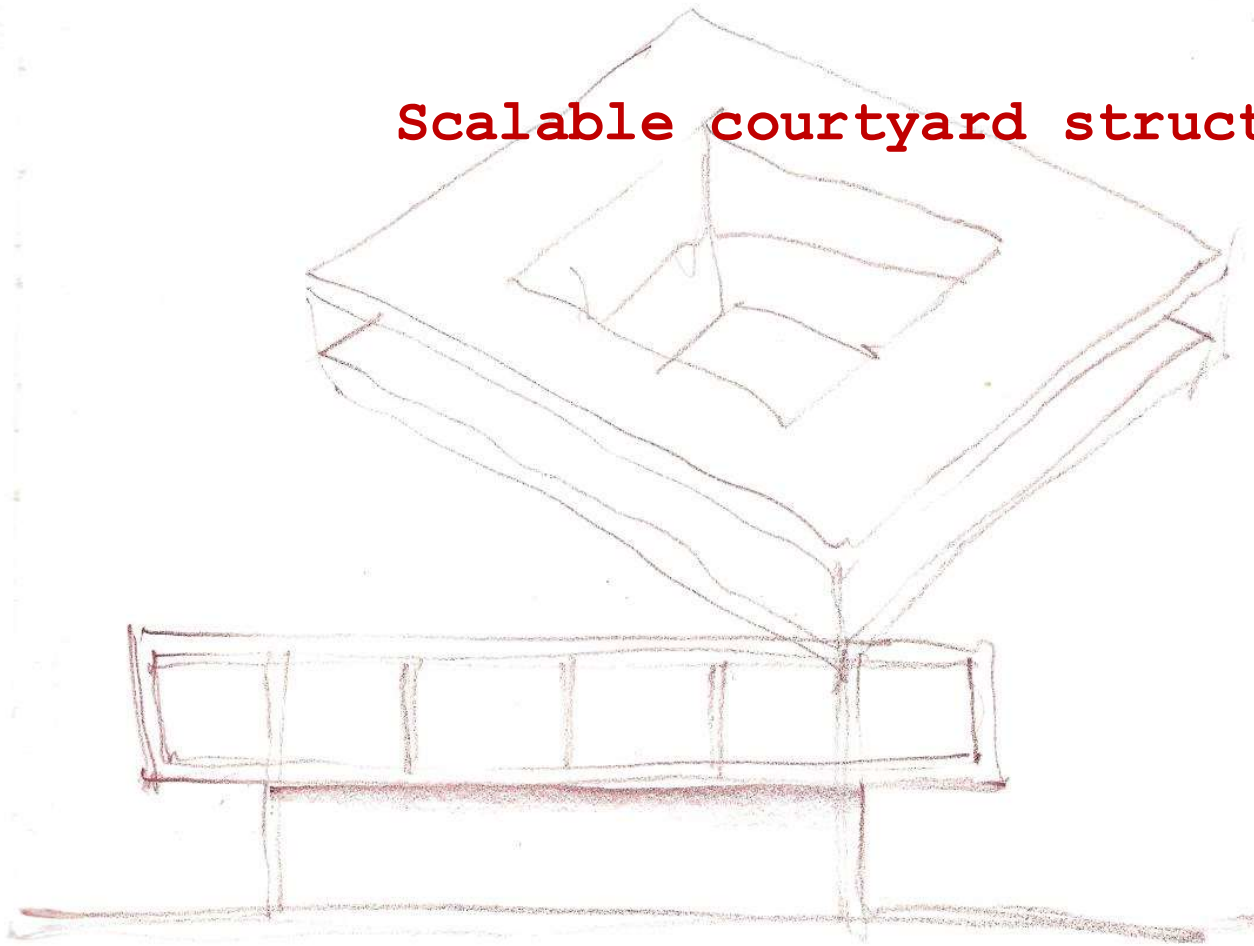
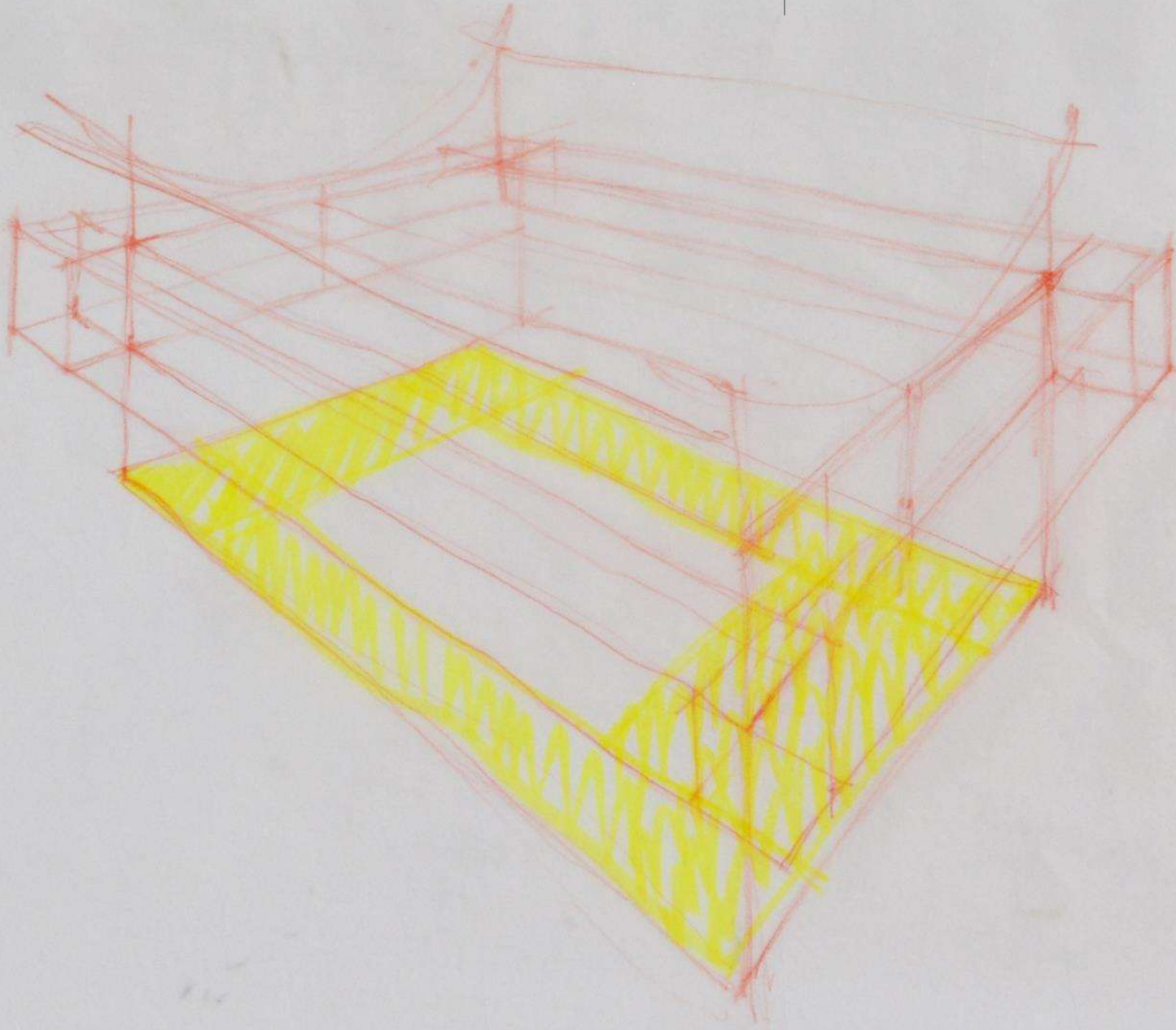


# Scalable courtyard structure



**RICHARD REEP**  
RICHARD THOMAS REEP ARCHITECT

## Scalable courtyard structure



**RICHARD REEP**

### **The problem:**

Affordable housing + land allocation

Where land tenure has been reorganized to reinforce capital hierarchy, there is much empty or underutilized land available around urban dense cores. Where these cores exist, there is often a ring of underutilized or unutilized land that strategically reinforces capital expansion.

This is the stage on which unfolds the drama of real estate development for market-rate housing.

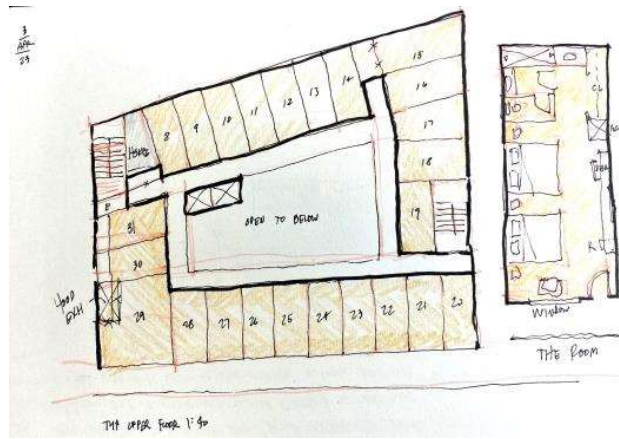
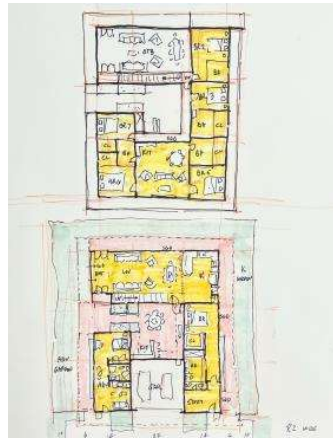
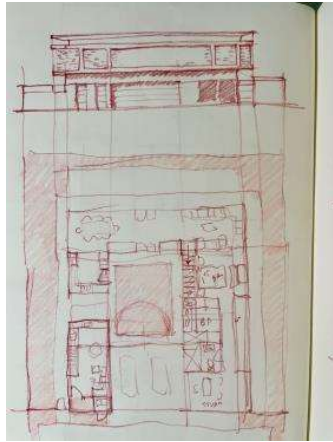
This is a gadfly proposal for affordable housing in lieu of market-rate housing on smaller properties.

Lower stakes developers can use this as an open-source model for considering car-free living, design around the "hostel" or semi-communal model of living, or a single-family residence with an ADU.



# Scalable courtyard structure

**RICHARD REEP**



**SMALL**

Left: single family residence with ADU, with up to five bedrooms + ADU

Minimum requirement = parcel at least 75' wide x 120' deep.

**MEDIUM**

Center: 8-bedroom "hostel" with small street-front shop.

Minimum requirement = parcel at least 90' wide x 120' deep.

**LARGE**

Right: 75-key, 3-story courtyard hotel. This is modeled after Palacio hotel in Santo Domingo.

Minimum requirement = parcel at least 200' wide x 200' deep.

**EXTRA LARGE**

How to avoid the "texas donut"

**S**

Single Family Detached

Street front consists of ADU separate entry, two-car garage, and front entry into a home office.

First Floor: large bedroom with en-suite, kitchen, living, dining, utility. Side yards have kitchen garden and ADU garden.

Second Floor: four bedrooms with exterior balconies and family area.

**M**

Youth Hostel Model

Street front consists of detached unit, garage, shopfront.

First Floor: bedroom with ensuite, living/kitchen/dining, and courtyard gathering space.

Second Floor: Seven bedrooms with exterior balconies and gathering area.

**L**

75-key boutique hotel

Street front consists of open dining, entry, and shop.

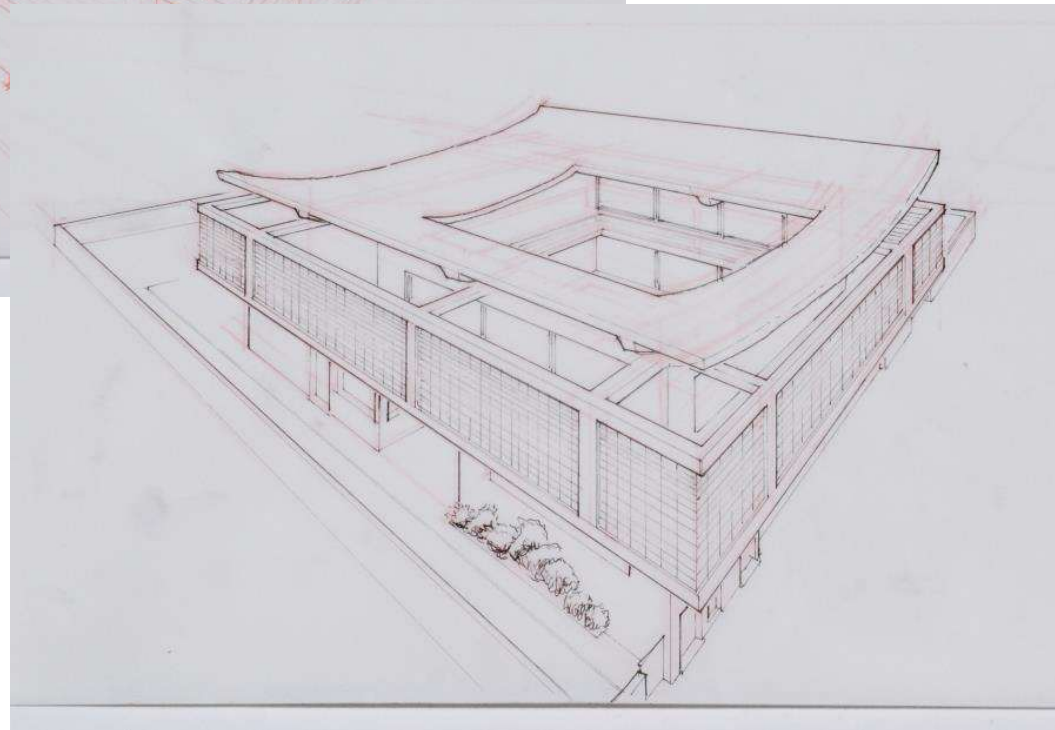
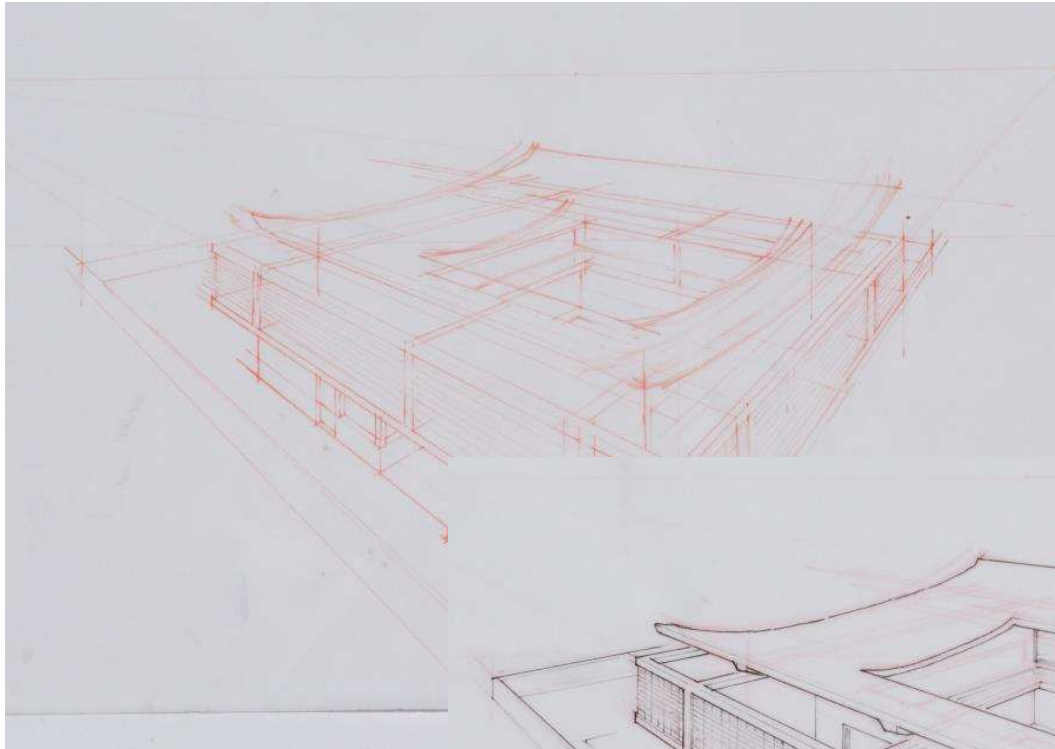
First Floor: checkin, retail, coffee shop, and courtyard with 10-15 rooms.

Second and Third Floors: Approx 25-28 rooms per floor with circulating balcony looking into courtyard.

**XL**

By others

## Scalable courtyard structure



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### Climate considerations

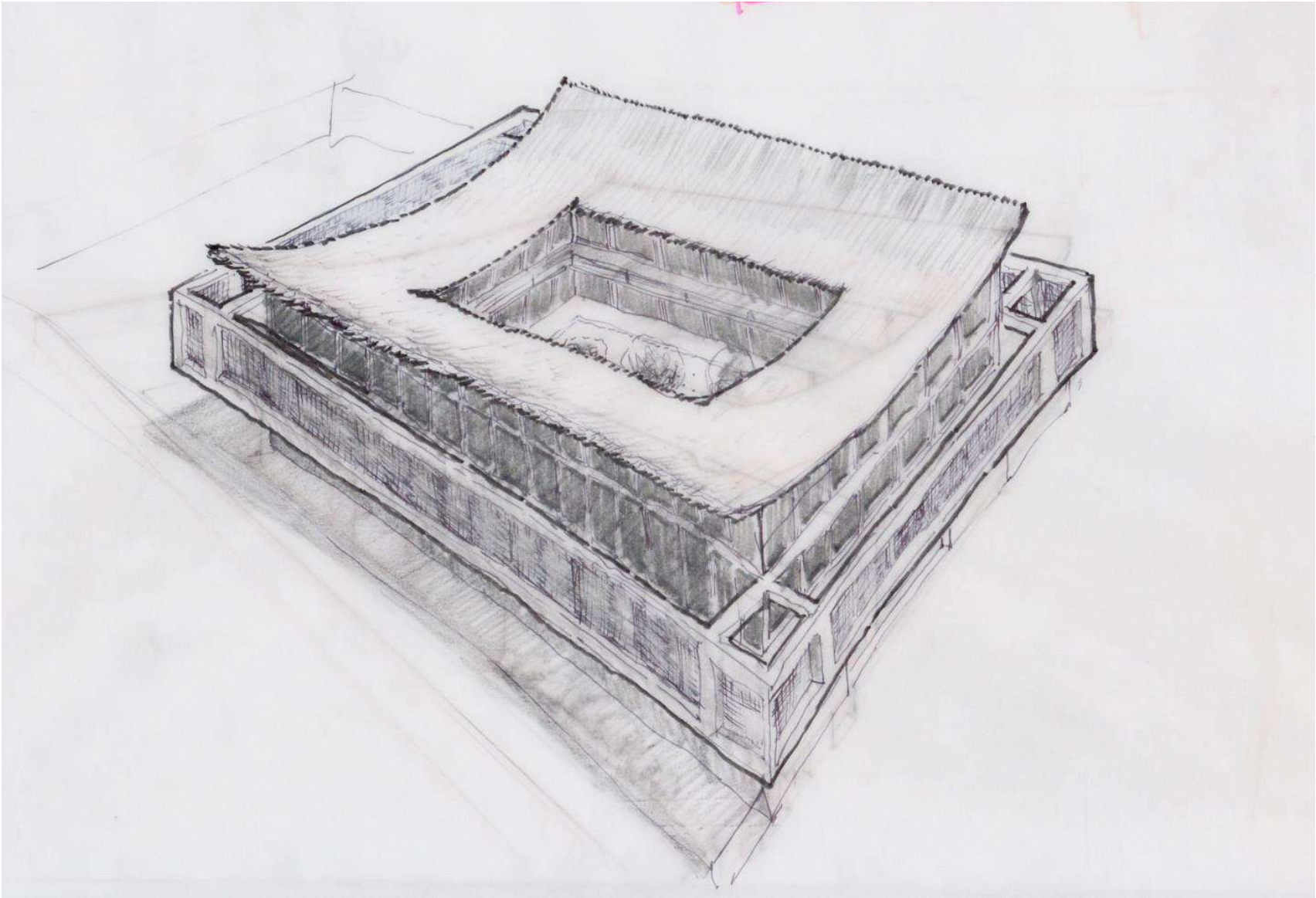
The second floor may be extended upward with ventilating "transom" windows allowing air flow.

Above this will float a higher roof that is shaped to gather rainfall into a cistern, as a sort of modern impluvium.

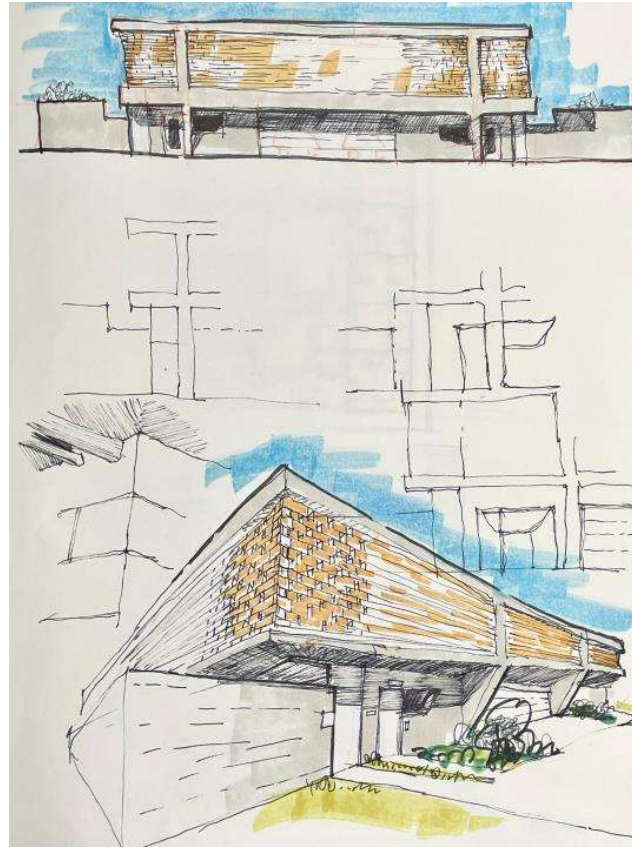
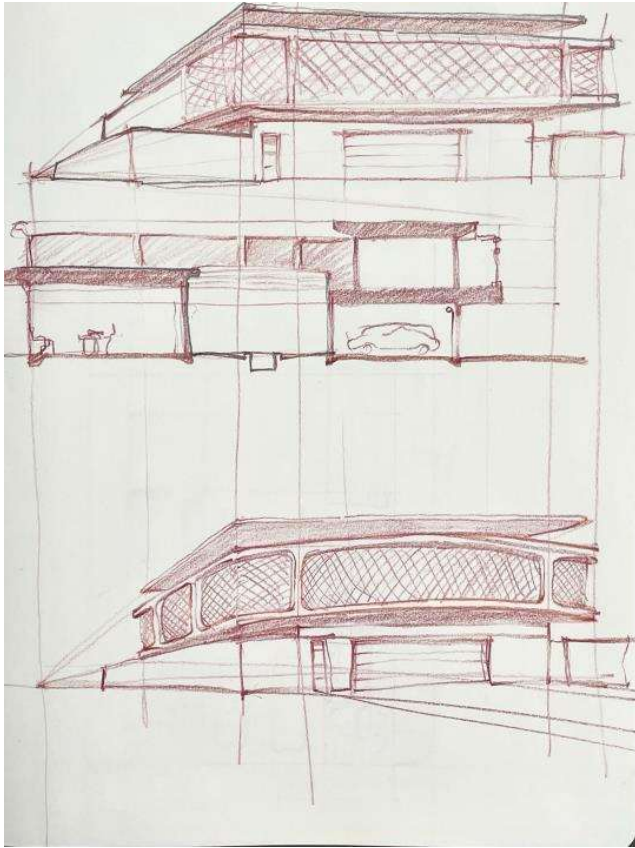
Scalable courtyard structure

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Pencil study



## Scalable courtyard structure



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### **Climate considerations**

In sunbelt areas, the exterior screen wall may be any material. These studies propose a terra cotta block or brick wall with space between brick headers, allowing air to circulate while providing privacy and a "heat sink".

The circulating walkway behind this will be a temperature-controlled exterior space that extends the conditioned space and can be personalized by each resident.

Can this design be applicable to your city?  
Is this a model economically viable?

The Scalable Courtyard Structure is offered as an open source solution to spatial justice questions.

This concept is available for further design development all the way through to permitting and construction.

Richard Reep is known as The Design Activist and creates proposals like this to suggest ways we can meet Sustainable Development Goals.



## RICHARD REEP

Architect of Record, all work shown  
Complete portfolio and curriculum vitae  
available upon request

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