

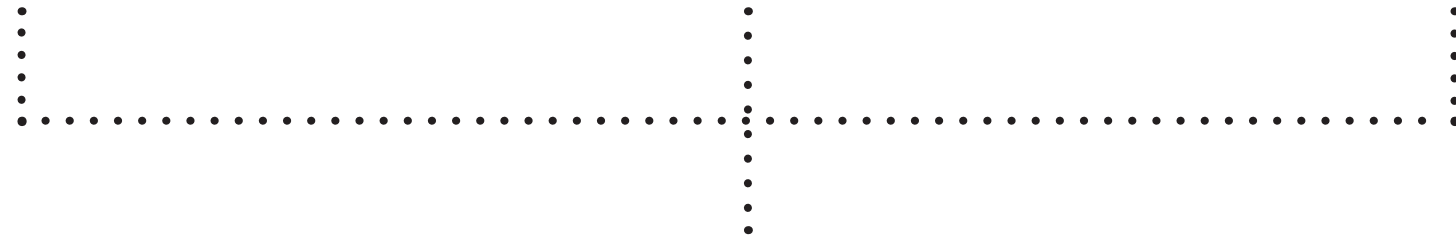
**120-122 HANCOCK STREET
DORCHESTER, BOSTON 02125**

Community Presentation // 05.22.2019

U R B A N I C A

company profile

DEVELOPMENT DESIGN CONSTRUCTION



URBANICA

www.urbanicaboston.com

- vertically integrated -
- local -
- public/private partnership -

mission statement



ENVIRONMENT

SOCIALLY CONSCIOUS

DESIGN

**FINANCIAL
FEASIBILITY**

sustainable development

URBANICA



MELNEA HOTEL + RESIDENCES
425-435 MELNEA CASS BLVD,
DUDLEY SQUARE, BOSTON, MA
(Under Construction)



PARCEL U
92 - 171 HYDE PARK AVENUE,
JAMAICA PLAIN, BOSTON, MA
(Multiphase | Phase 1 Completed)



74 HIGHLAND eHOMES
74 HIGHLAND ST, FORT HILL,
ROXBURY, BOSTON, MA
(Completed)



E+ HIGHLAND STREET
226-232 HIGHLAND ST, FORT HILL,
ROXBURY, BOSTON, MA
(Completed)



SIX9ONE RESIDENCES
691 MASSACHUSETTS AVENUE, BOSTON, MA
(Completed)



D4 SOUTH END
7 WARREN AVENUE, BOSTON, MA
(Completed)



URBANICA 50
50 BOW STREET, SOMERVILLE, MA
(Completed)



PEARL ST. LOFTS
92-100 PEARL ST., CHELSEA, MA
(Completed)

E+ // 226-232 Highland Street



E+ // 226-232 Highland Street

2014 Boston Society of Architects Housing Design Honor Award

2014 Boston Society of Architects Design Excellence Honor Award

2015 American Institute of Architects COTE Top Ten Award

E+ Green Building Award from BPDA (formerly BRA)



74 Highland Street/1-13 Dorr Street



74 Highland Street/1-13 Dorr Street



Parcel 9 Melnea Hotel + Residences



Parcel 9 Melnea Hotel + Residences



Parcel U



Parcel U



90 Antwerp Street



90 Antwerp Street



Roxbury Community Construction Job Fair



URBANICA
BEKLEY BUILDING COMPANY

CRANSHAW
CONSTRUCTION

1

development plan

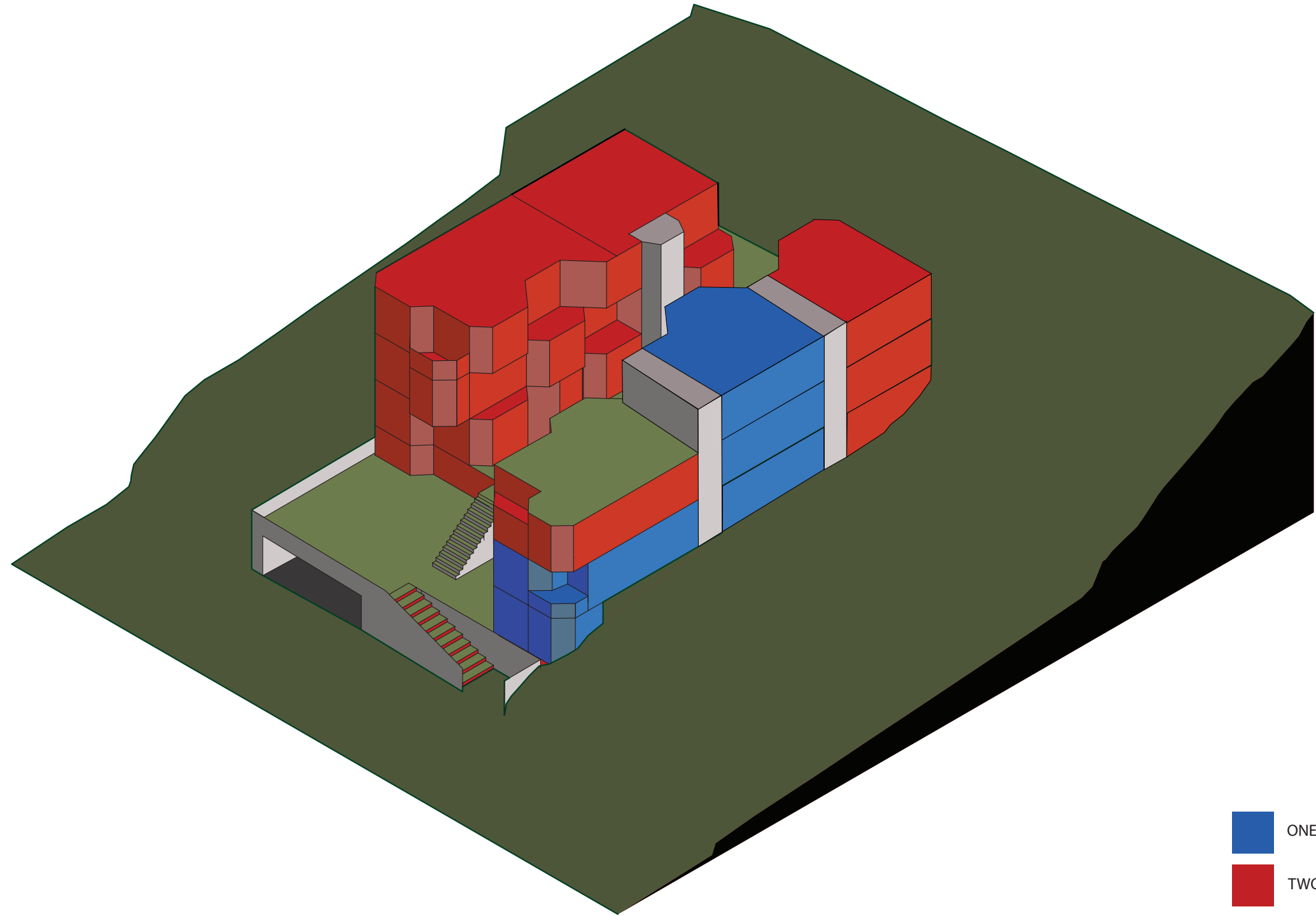
program

Five (5) 1-bedroom units

Ten (10) 2-bedroom units

Nine (9) covered parking

Roof garden and plaza



- ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- ROOF GARDEN + PLAZA

affordable housing plan

All 15 units are **income-restricted homeownership** units:
8 units @ ≤ 80%AMI
7 units @ ≤ 100%AMI

Income Mix

Unit Type	Target Income	Unit Price*	No.
1 BR	80% AMI	\$182,100	3
	100% AMI	\$243,200	2
2 BR	80% AMI	\$217,000	5
	100% AMI	\$281,600	5
Total Gross Sales		\$ 3,525,700	

* Per BPDA Guideline 2018

diversity & inclusion plan

Meaningful minority participation in ownership/financing, construction, and design/development:

- Ownership/Financing: **Minority Crowd Rund**
composed of a number small minority investors
managed by Feaster Enterprises

- Design/Development: **M/WBE Consultants**
Architect - Studio Luz Architects
Structural Engineer - RSE
Fire Protection Engineer - Luis Fernandez
Attorney - Joseph D. Feaster, Jr.
Workforce Diversity Consultant - Lonnie H. Daniels

- Construction: **Boston Residents Job Policy**
51% Boston residents
40% people of color
12% women

additionall, **40% M/WBEs** for all contracted trades

2

design

We Have a Track Record of Success in Residential Development

17
YEARS

STUDIO
LUZ
ARCHITECTS

HOUSING

ONE CHARLESTOWN, Current | Charlestown, MA - *Affordable*

Collaboration with Stantec, Dream Collaborative, Dimella Shaffer, Marshall Moya Design - Largest Mixed Used Development currently in the City of Boston, with over 2,400 new residential units proposed - 1/3 of which will be affordable.

16 RONALD ST, 2016 | Boston, MA - *Affordable*

New Multi-Unit Residential Development; 58 Residential Units

PIEDMONT STREET RESIDENTIAL DEVELOPMENT, 2016 | Boston, MA

New Multi-Unit Residential Development; 4 Townhouses and 4 Apartments

328-334 BLUE HILL AVENUE, 2015 | Roxbury, MA - *Affordable*

New Multi-Unit Residential Development; 18 Residential Units

376-384 BLUE HILL AVENUE, 2015 | Roxbury, MA - *Affordable*

New Multi-Unit Residential Development; 20 Residential Units

270 TALBOT AVENUE, 2015 | Boston, MA - *Affordable*

New Multi-Unit Residential Development; 33 Residential Units and 5 Retail

111 DORCHESTER STREET, 2013 | South Boston, MA - *Middle Income*

New Building for 8 Residential Units

JOSIAH SMITH TAVERN AND OLD LIBRARY CONVERSION, 2012 | Weston, MA

New Bed and Breakfast Hotel.

691 MASS AVENUE RESIDENCES, 2011 | South End, Boston, MA

New Building for 40 Residential Units. *BSA / AIA Award*

HFC - CAMPUS OF HOPE, 2010 | Port-au-Prince, Haiti

Multi-Unit residential Proposal

WATERMAN BUILDING, 2007-2009 | Commonwealth Avenue, Boston, MA

7 Apartment Units

BACK BAY RESIDENCES, 2006-07 | Commonwealth Avenue, Boston, MA

3 Condo Units and Building Restoration.

COMMUNITY HILL DEVELOPMENT, 2006-2010 | Leicester, MA

Master Planning for 60 Residential Units and 25,000 sf commercial building.



the neighborhood + jones hill



1831 map of Dorchester by Edmund Baker. In contrast to the densely-setteled area of today, the Dorchester of Yore was a spreadout collection of large estates. Circled in blue is jones Hill. - From bostonstretrcars.com

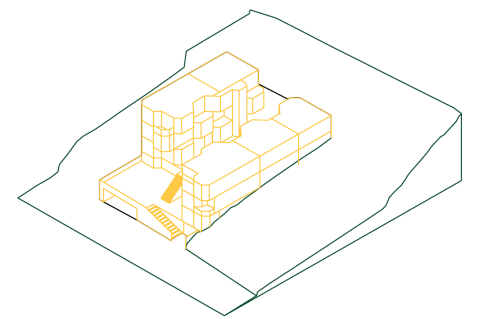
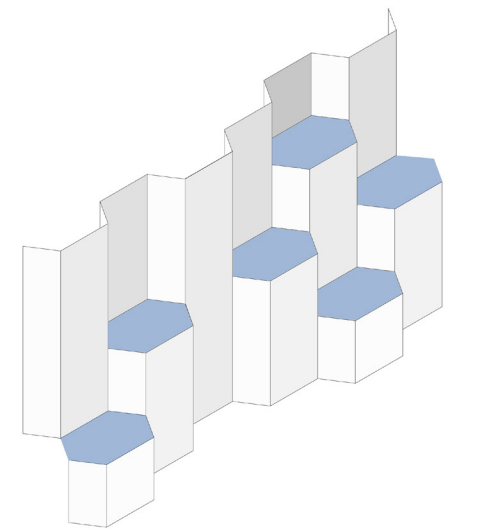


Left- Photo 1936- Leslie Jones Wooden Stair



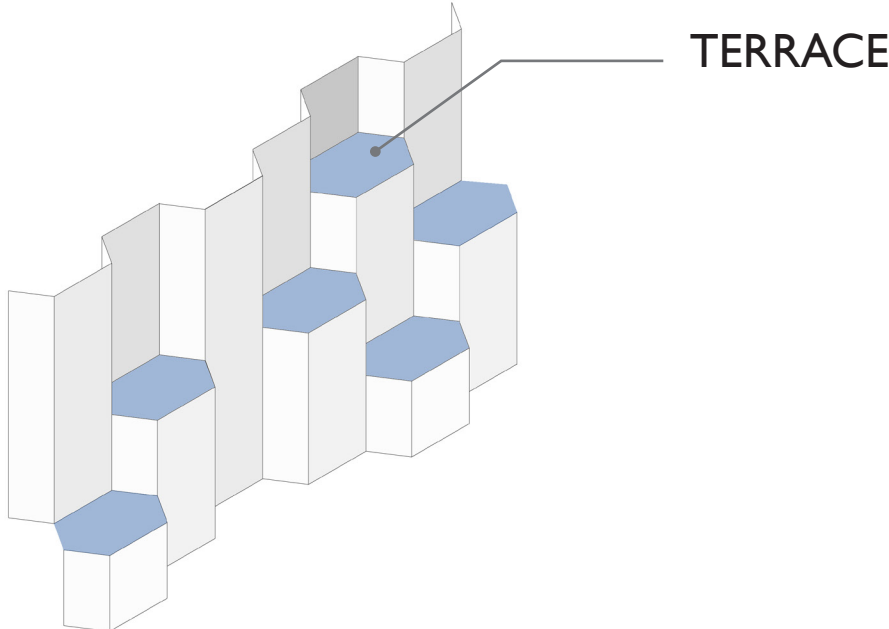
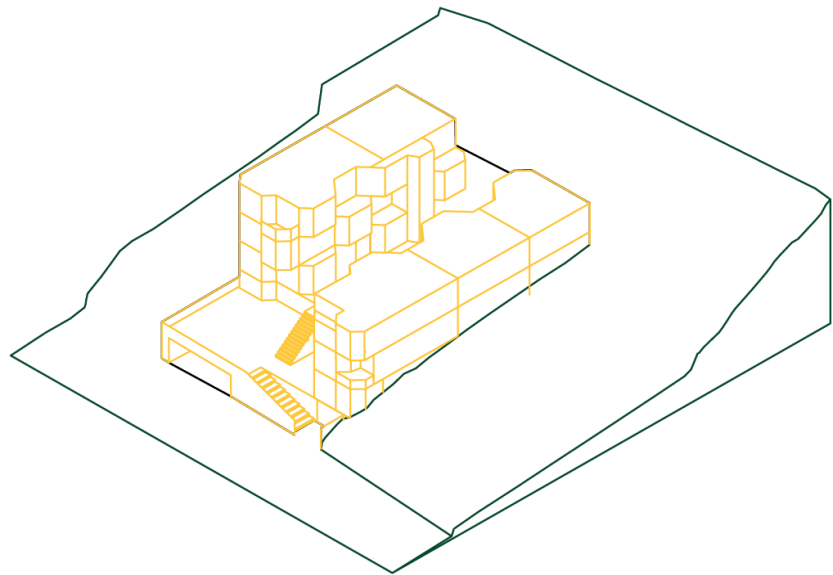
Right- the Three-Decker photos from Dorchester Historical Society

contextual design response

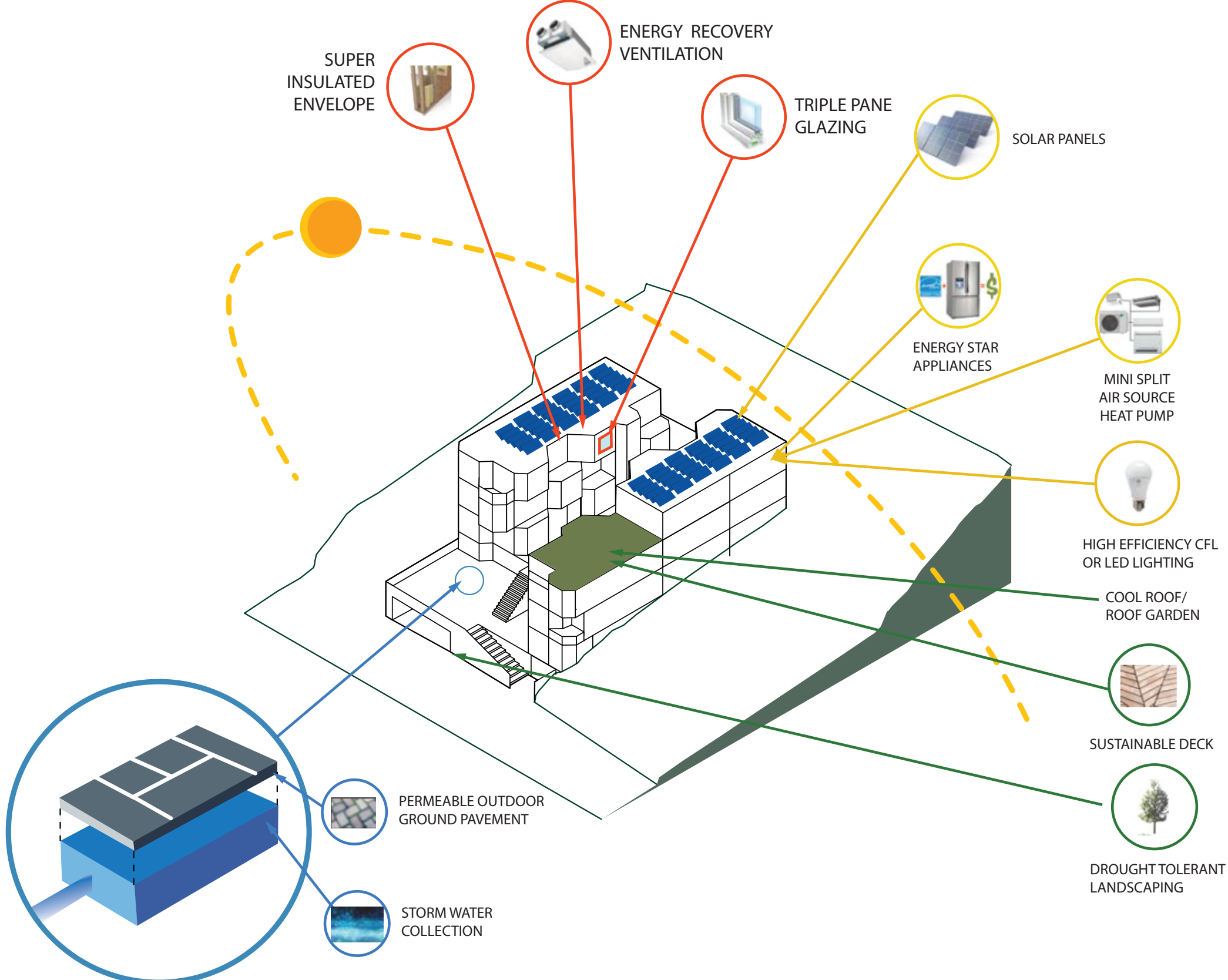


building massing, site and context

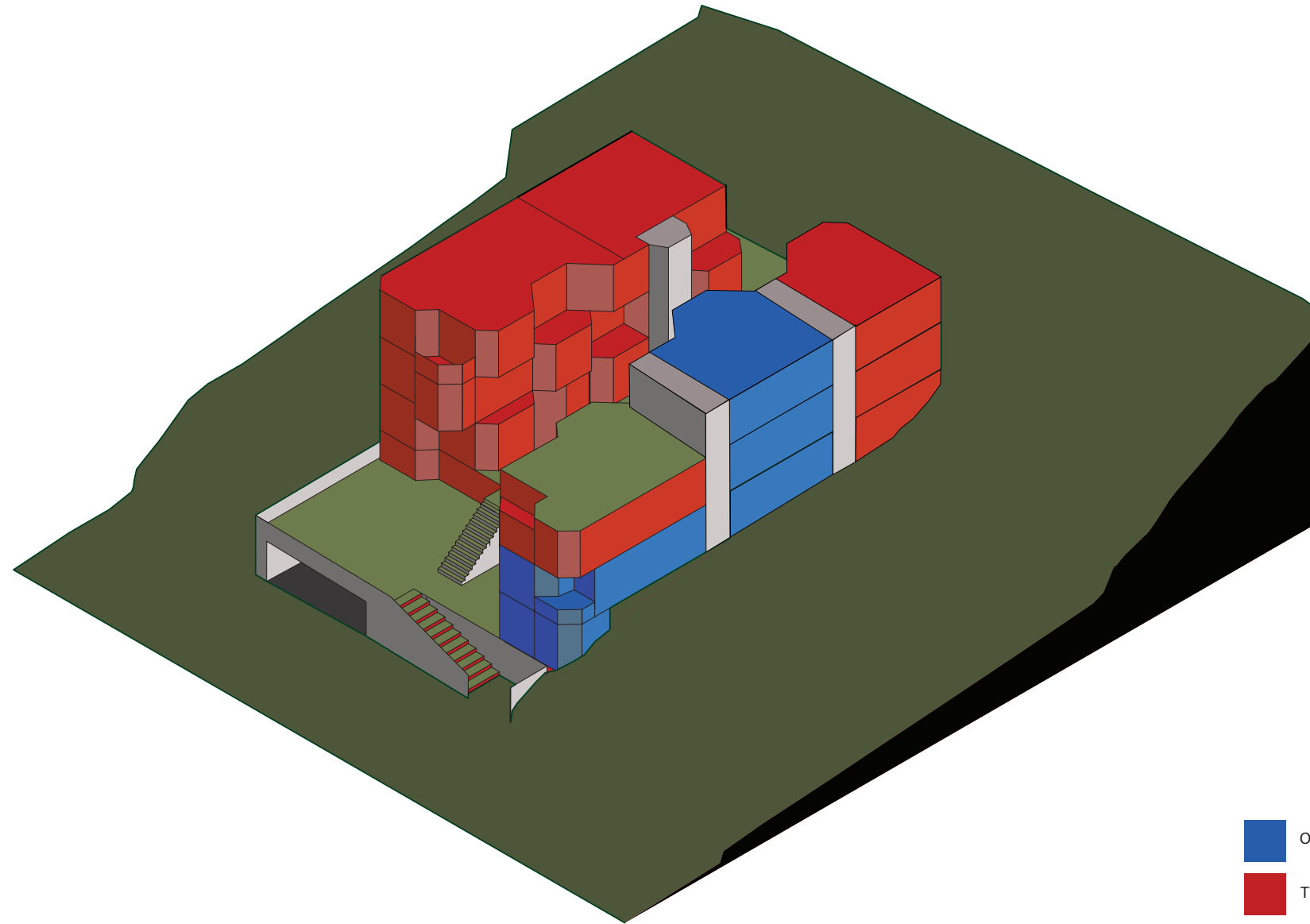
OPEN TERRACES- HIDDEN PARKING




sustainability diagram





program diagram- unit mix



-  ONE BEDROOM UNIT
-  TWO BEDROOM UNIT
-  ROOF GARDEN + PLAZA

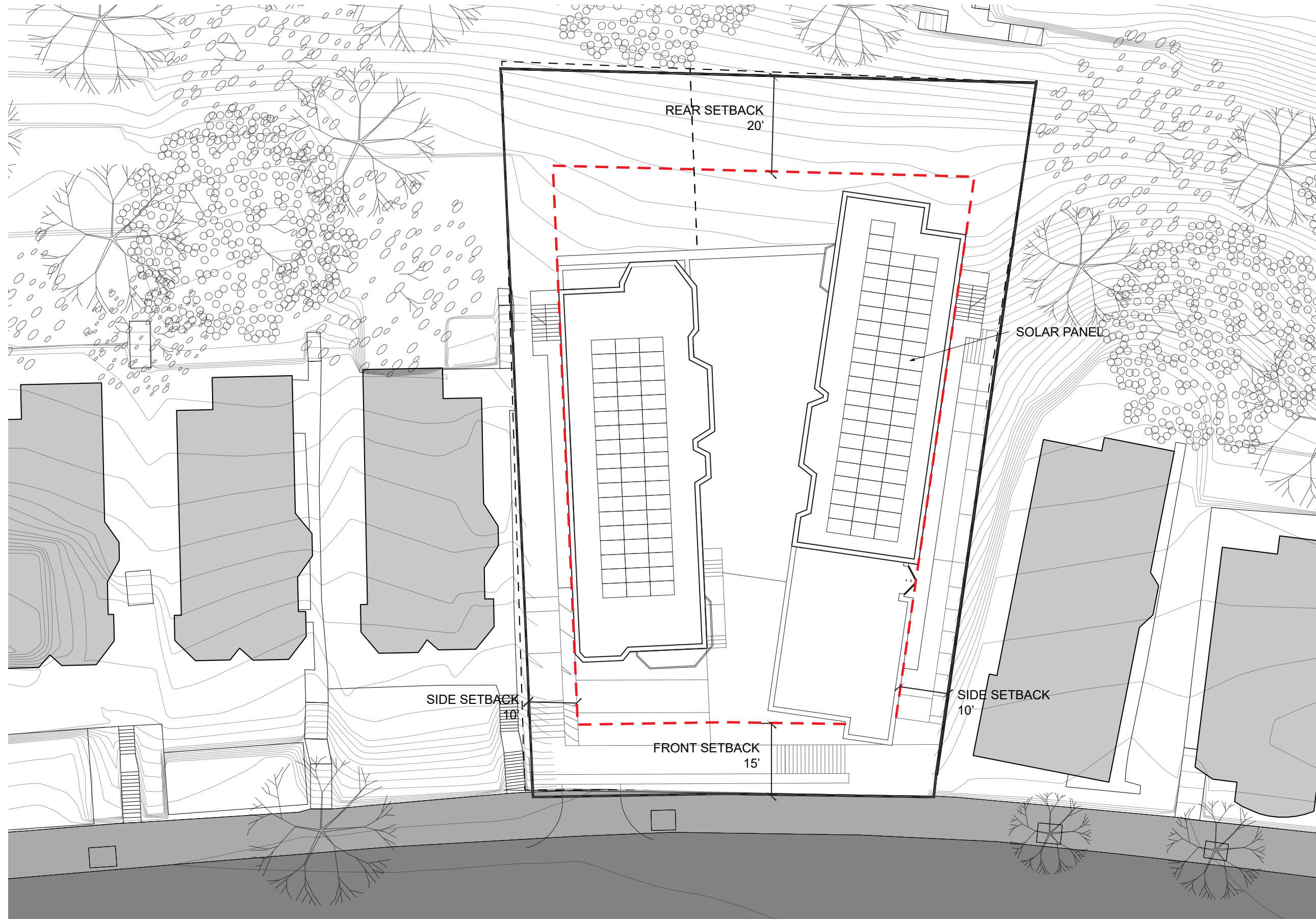
UNIT MIX

-  1 BEDROOM (5 UNITS, 2 TYPES)
650 SQ.FT.
-  2 BEDROOM (10 UNITS, 2 TYPES)
755 SQ. FT.

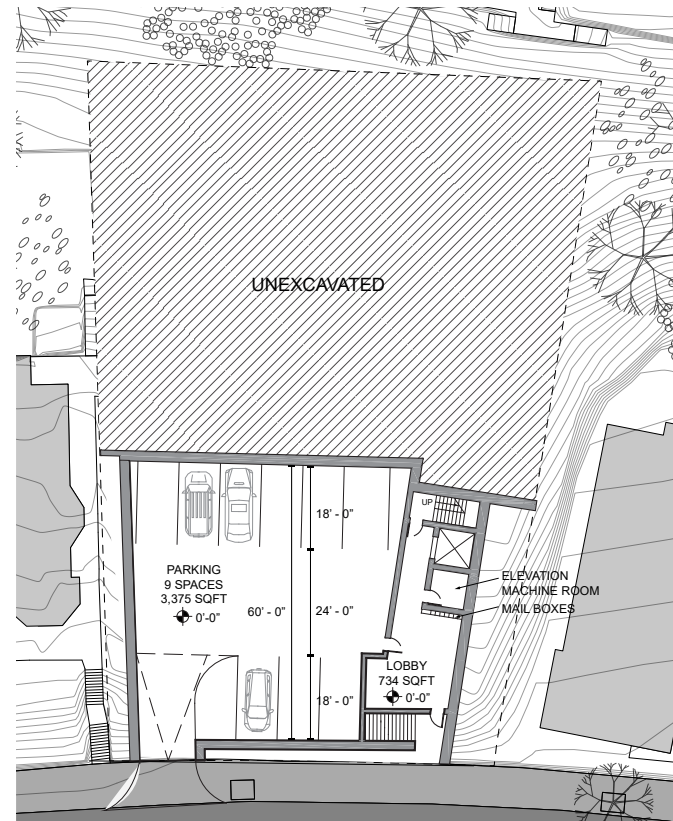
neighborhood plan



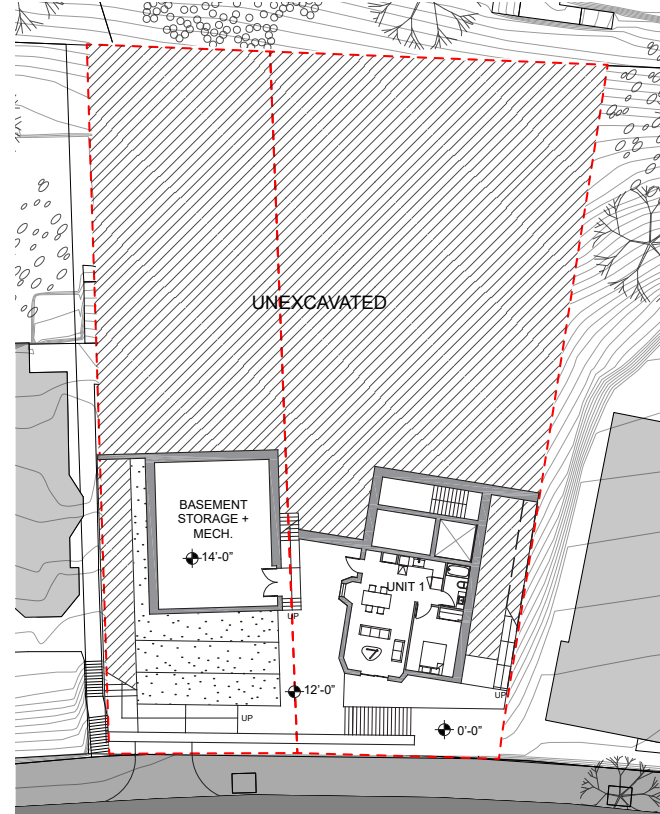
site plan



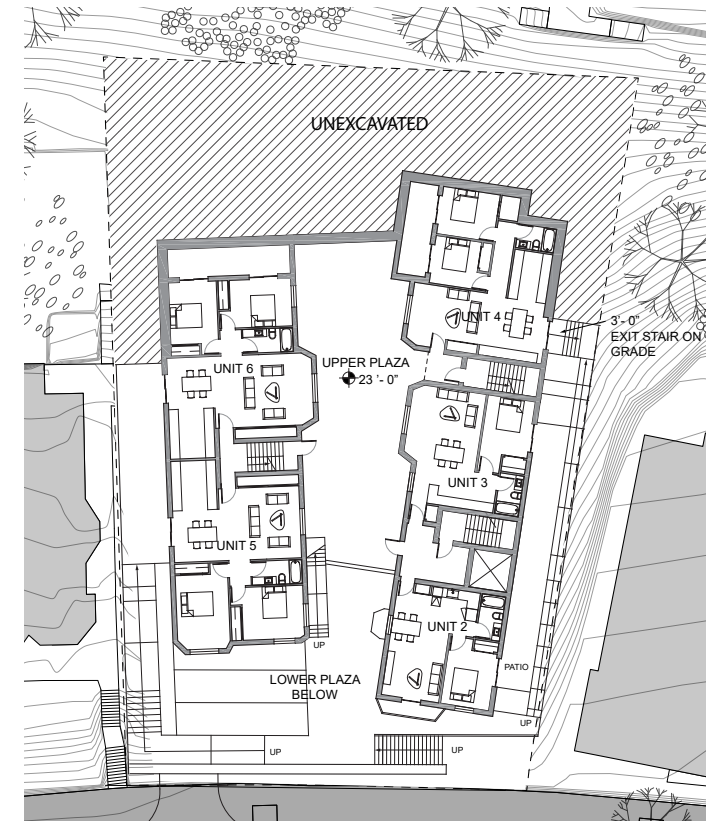
floor plans



LEVEL 0, PARKING



LEVEL 1



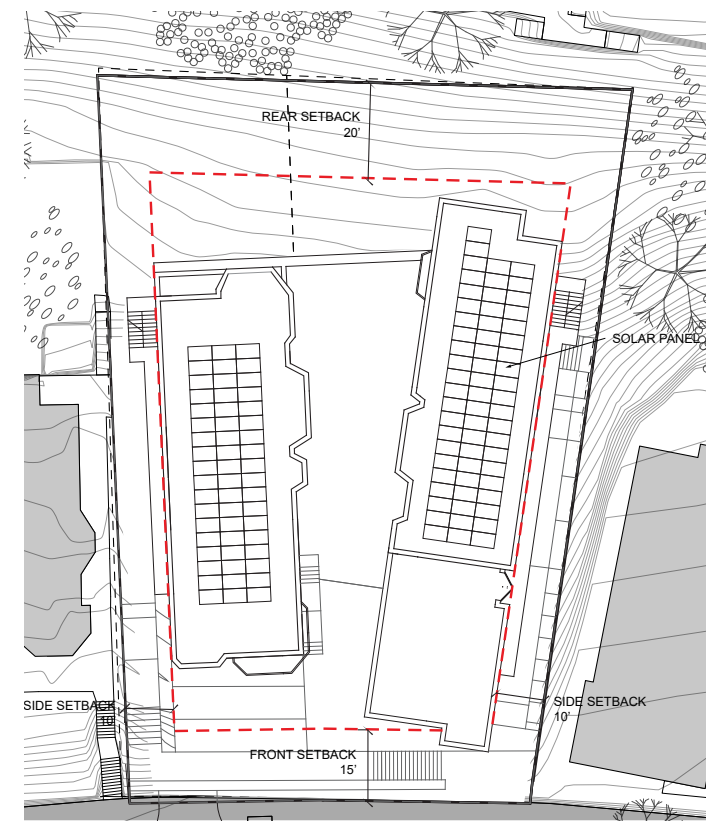
LEVEL 2



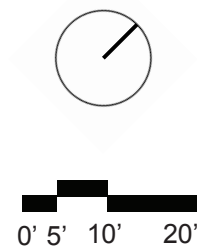
LEVEL 3



LEVEL 4



ROOF



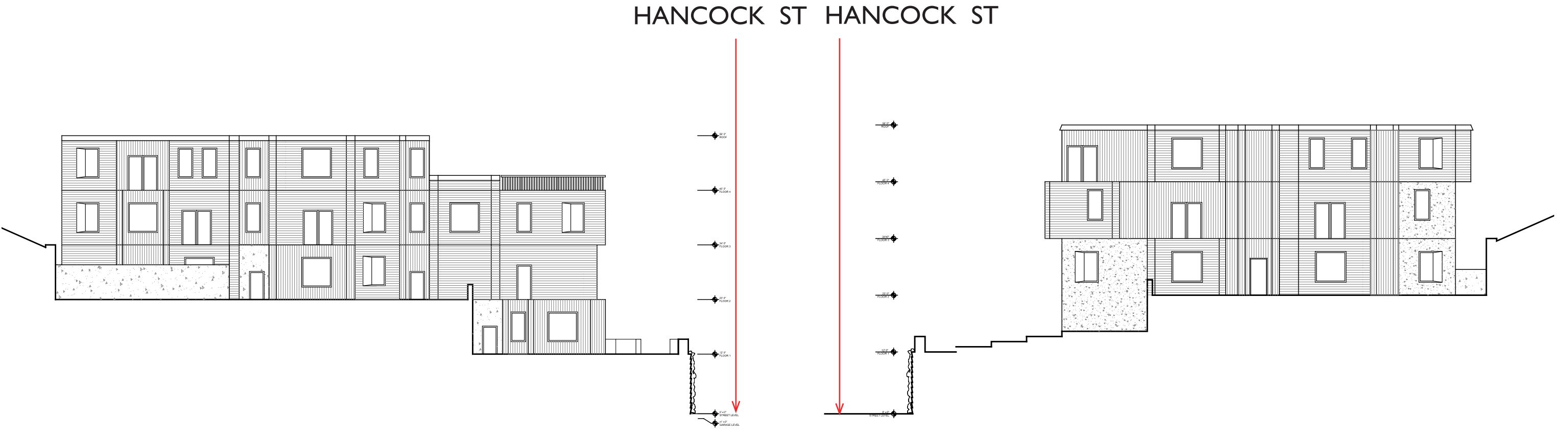
front elevation



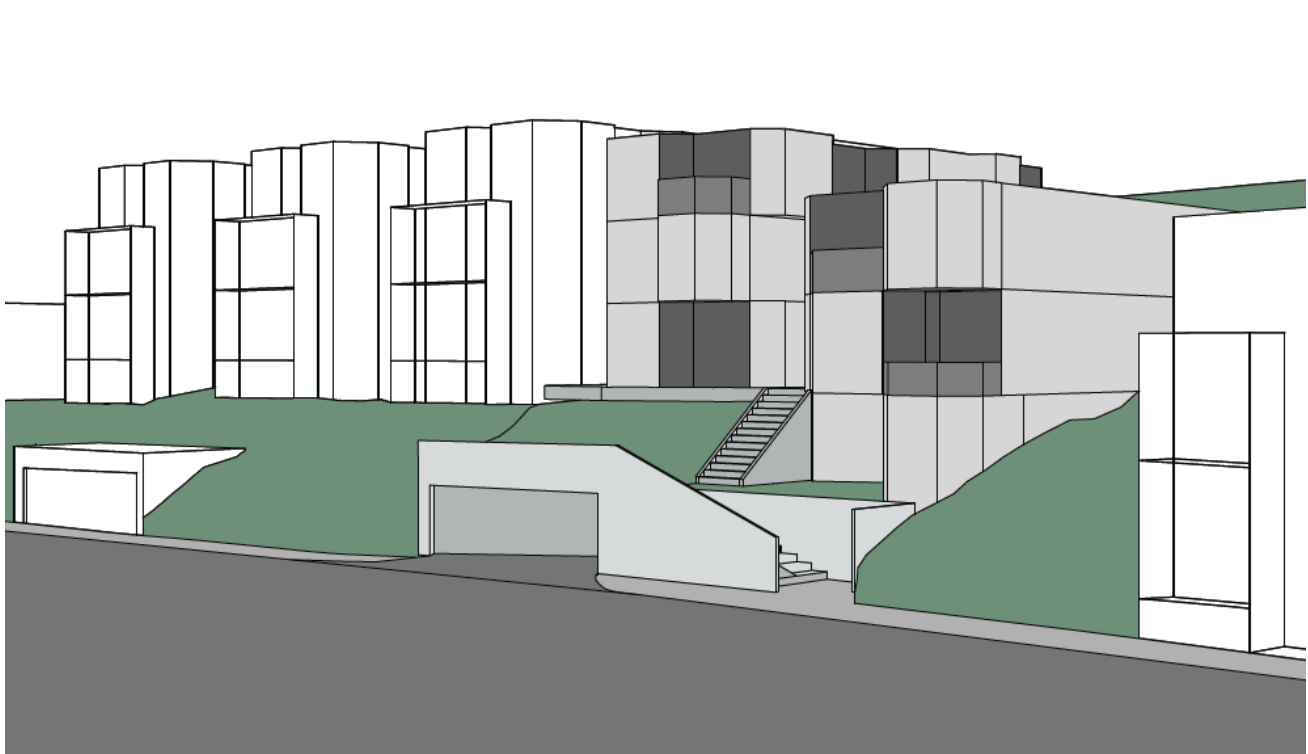
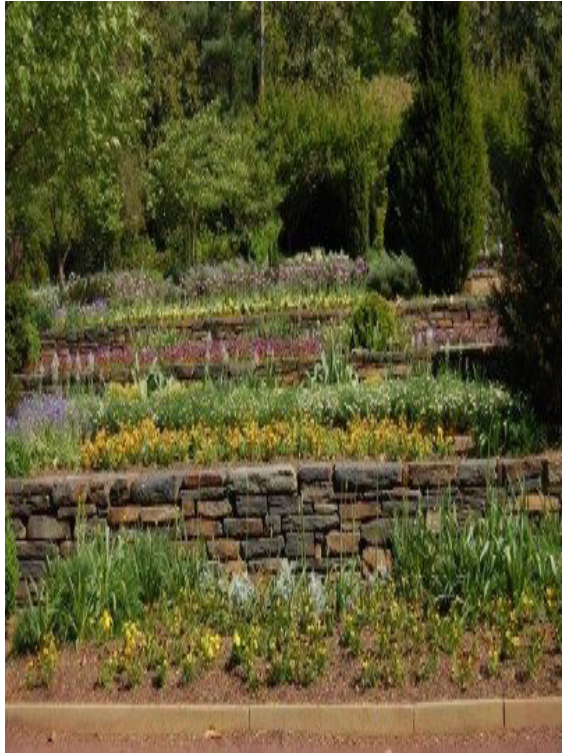
HANCOCK ST

ELEVATION AT HANCOCK ST

side elevations



material character



project highlights

- 15 income-restricted homeownership units
- 9 covered parking spaces, minimizing impact on local traffic
- Contextually designed buildings with green space, improving streetscape
- Better sidewalk lighting, more eyes on the street, and state-of-art security system
- Maximized minority participation during construction with proven track record
- Minority crowd fund