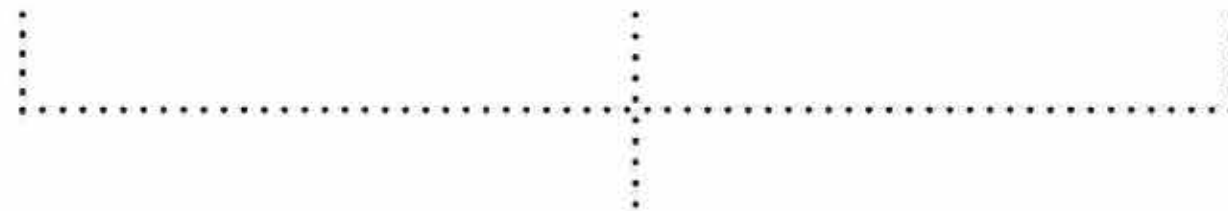




company profile

DEVELOPMENT DESIGN CONSTRUCTION



URBANICA

www.urbanicaboston.com

specializing in the transformation of under-utilized buildings and land sites into extraordinary living and working spaces

- vertically integrated - local - sustainability -
- public/private partnership - socially conscious -

DEVELOPMENT TEAM

URBANICA

DEVELOPER PROFILE



U HOMES
90 ANTWERP STREET.
BRIGHTON, MA



MELNEA HOTEL + RESIDENCES
425-435 MELNEA CASS BLVD,
ROXBURY, BOSTON, MA



SIX9ONE RESIDENCES
691 MASSACHUSETTS AVENUE
SOUTH END, BOSTON, MA



120 HANCOCK STREET
120-122 Hancock Street, (Under Construction)
DORCHESTER, BOSTON, MA



PARCEL U
92 - 171 HYDE PARK AVENUE,
JAMAICA PLAIN, BOSTON, MA



E+ HIGHLAND STREET
226-232 HIGHLAND ST,
FORT HILL, BOSTON, MA

PROJECT AT A GLANCE

120 Hancock Street

AUG 2023



SEPT 2023



OCT 2023



ABILITY TO EXECUTE

NOV 2023



FUNDING PARTNERS



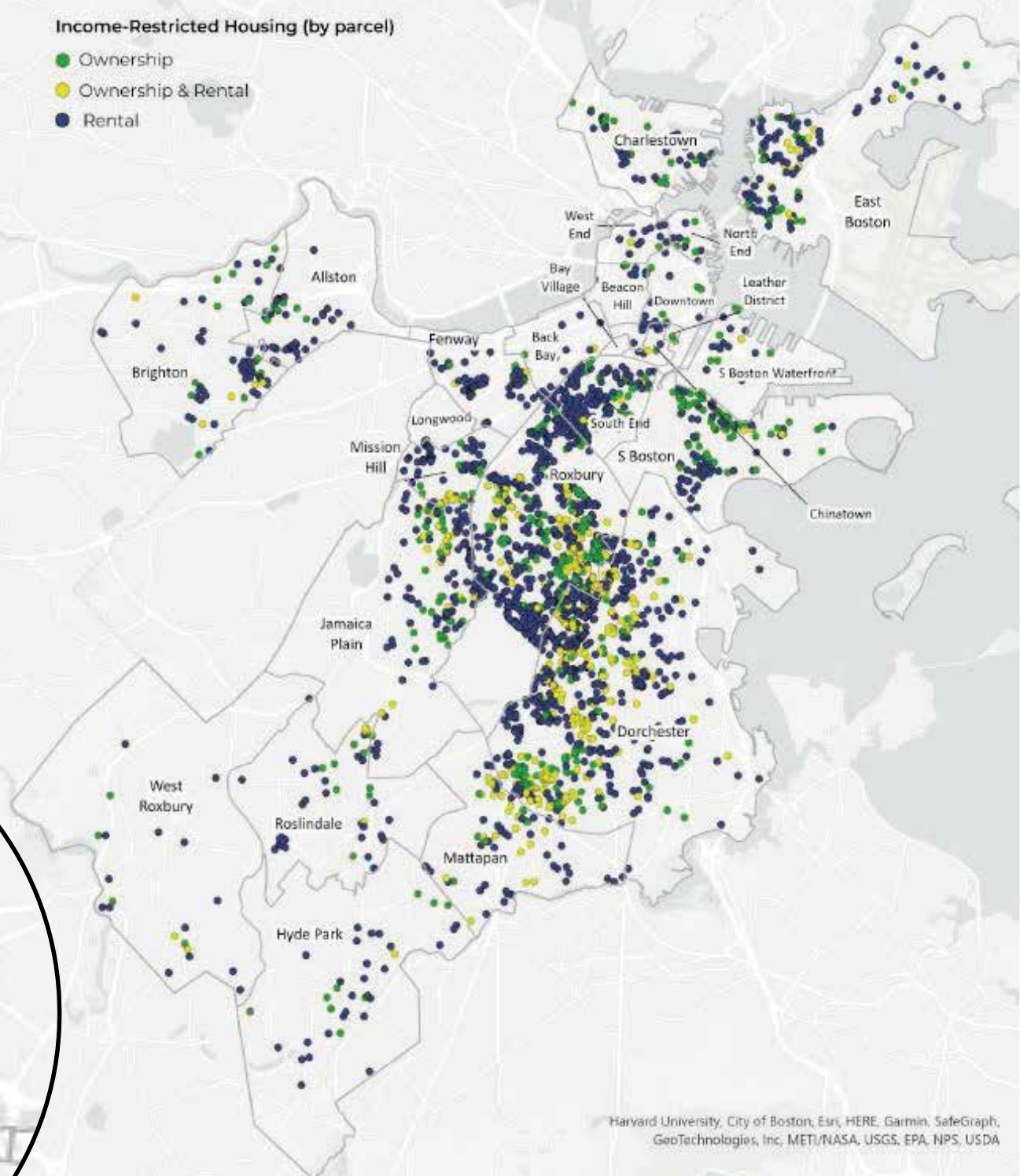
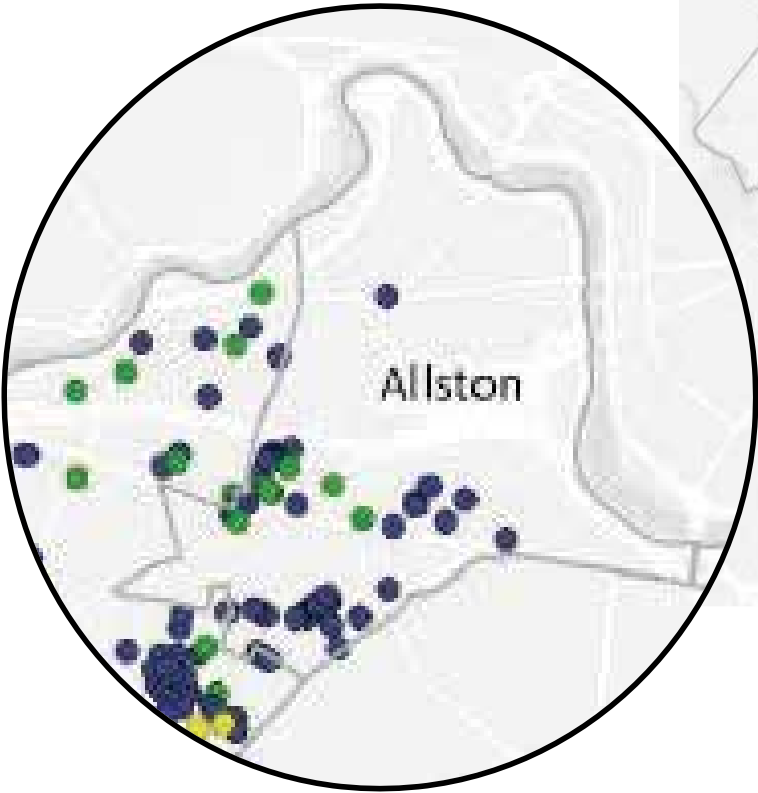
ALLSTON HOUSING STATISTICS

There are **9,144 total housing units** in Allston

Of those units, **10% (900 units)** are **Homeownership Units**

Of those Homeownership Units, only **3% (30 units)** are **Income-Restricted**

➔ There are **0 Units** of **Affordable Homeownership** Currently **Available**



PROGRAM

KEY PROPOSAL CONCEPTS

PROGRAM

RFP Goals & Vision:

Affordable Housing



Our Response:

100% Income Restricted Development
43x Affordable Homeownership Units

Neighbourhood Fabric



Contextual Design
3 Separate Buildings
3 Stories in Height

Open Space



Living Street
Green Perimeter
Greenway Connection

Sustainability



Energy Efficient Design
LEED Gold
Stretch Code Compliance

KEY FACTS

43x HOMEOWNERSHIP UNITS

4x 1BR | 25x 2BR | 14x 3BR

100% AFFORDABLE UNITS

90% FAMILY SIZED UNITS

40x PARKING SPACES

AMPLE BIKE STORAGE

Indoor and Outdoor

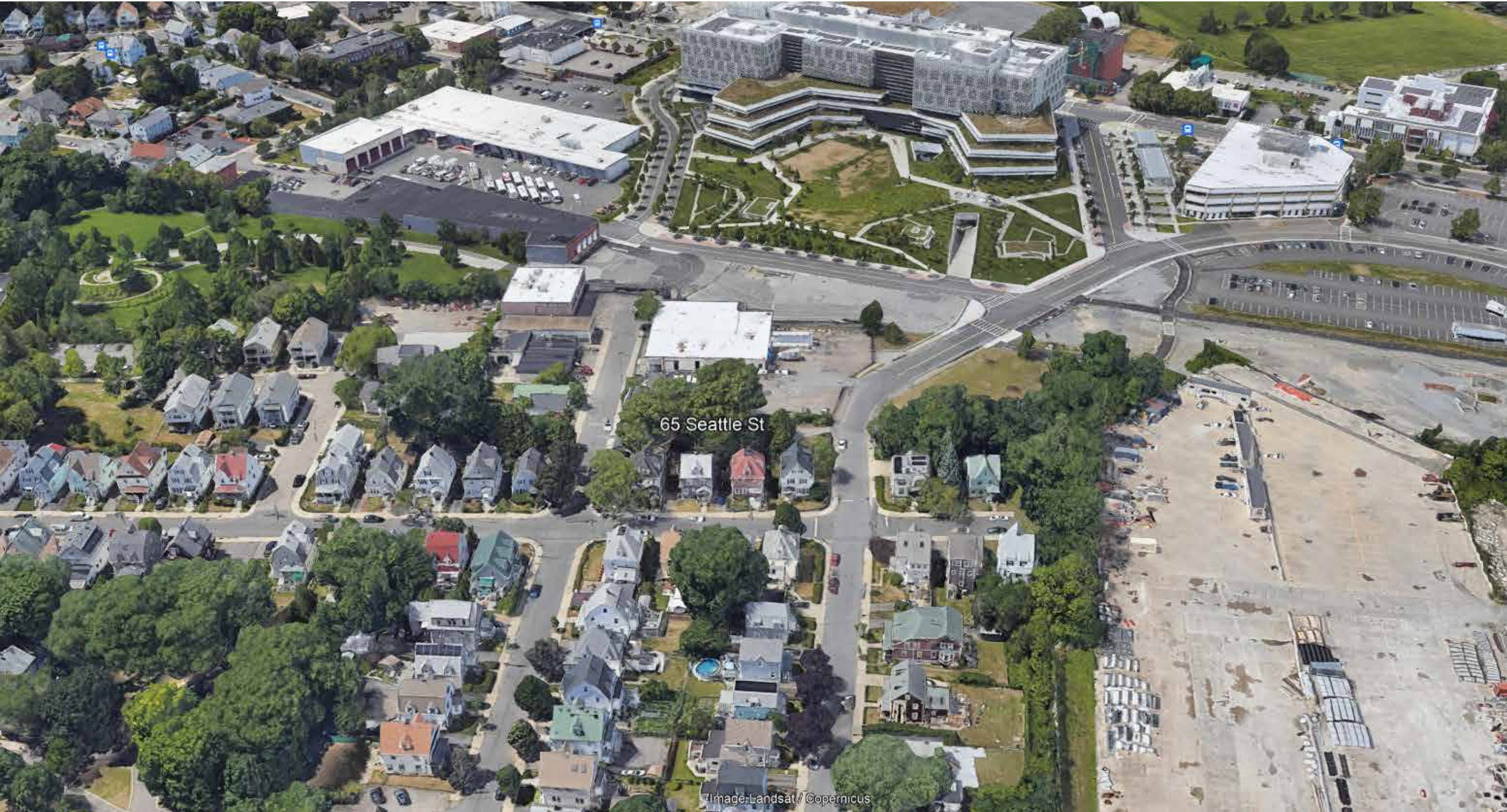
PROGRAM

Land Size (sf)		43,560
Total Gross Area (gsf)		46,500
Total Net Area (nsf)		35,150
No. of Units		43
Affordability Levels (#)		
	80% AMI	21
	100% AMI	22
Accessible Units (#)		5
Open Space (sf)		14,000
On-site Parking (#)		40

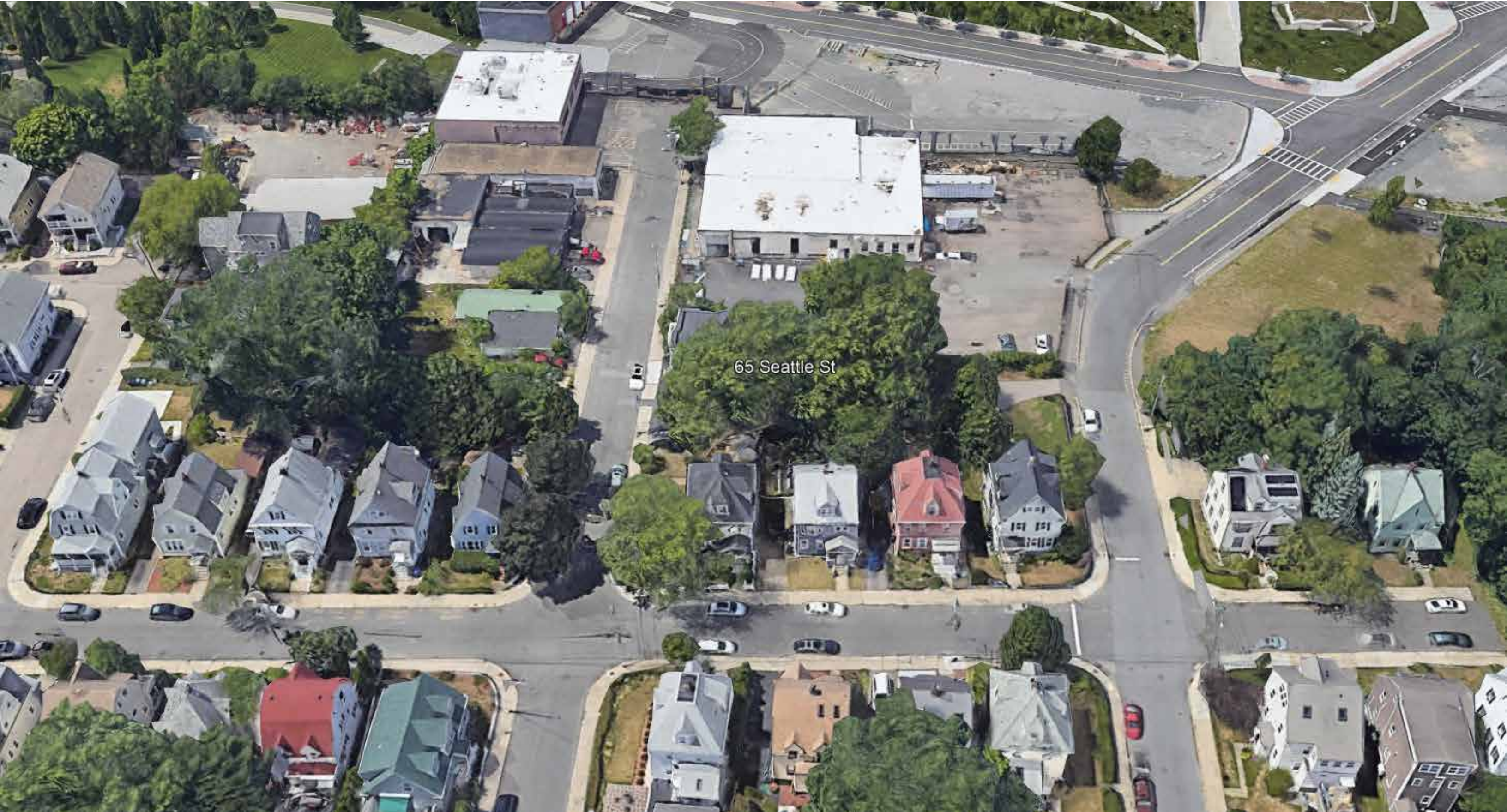
Unit Mix			
Unit Type	Avg. Size	Target Income	No.
1 BR	600 sf	80% AMI	2
		100% AMI	2
2BR	750 sf	80% AMI	12
		100% AMI	13
3 BR	1000 sf	80% AMI	7
		100% AMI	7

DESIGN

LARGER SITE CONTEXT



LOCAL SITE CONTEXT



LOCATION PLAN- overall massing



ROOF PLAN- scale and grain related to existing fabric



GROUND FLOOR PLAN- covered parking not visible from public street



SECOND FLOOR PLAN- landscaped buffer around perimeter, green roofs at 2nd level





SEATTLE ST- scale, material palette similar to neighboring houses



SEATTLE ST- varied roofline, low fence with landscaping buffer



SEATTLE ST- each unit expressed in different color,



**SEATTLE ST- private drive-way to drop-off and parking court,
one way traffic**



SEATTLE ST- private driveway with cross connections for pedestrians and bicycles



PRIVATE DRIVE WAY- covered drop-off and main entry to Main Building.
Landscaped parking court with trees, green walls and green roofs



PARKING COURT- walkway to public park under residential "bridge", a welcoming gesture to connect to adjoining park, extension of landscaping into the parking court



PUBLIC PARK- intention to coordinate building with park design, upper floor units have a deck



3RD FLOOR UNIT w DECK- cathedral ceiling



3RD FLOOR UNIT w DECK- overlooking public park



PUBLIC PARK- landscaped buffer with unit ground floor terraces, building expressed as small blocks linked together with angled geometries, varied roof profile and different colors



WINDOM ST/ PARK CORNER- building set back to create more green area



HOPEDALE ST/WINDOM ST- small scale blocks similar to existing fabric,



WINDOM ST- small scale blocks similar to existing fabric, varied roofline, different angles, colors and materials. Scale is lower closer to residential neighborhood



WINDOM ST- one-way traffic out from parking court



WINDOM ST- one-way traffic out from parking court



**WINDOM ST- parking court with covered parking spaces (mostly)
not visible from public streets, green roofs on top**



PARKING COURT- landscaping and green walls



BRIDGE- warm wood exterior siding on the ground floor



PUBLIC PARK- sidewalk parallel to residential building, residential terraces on the ground floor have landscaping for some visual privacy



PUBLIC PARK- angled geometry, set backs in massing, and different colors make for a visual interest for pedestrians



GROUND FLOOR UNIT- with terrace overlooking the public park.



PUBLIC PARK- angled geometry, set backs in massing, and different colors make for a visual interest for pedestrians



SEATTLE STREET- looking back towards Hopedale St. and the neighborhood



AMENITY ROOM- with terrace overlooking Seattle St.



OVERVIEW at dusk



THANK YOU!