



COLLAGE
PARCEL 2, PROVIDENCE

URBANICA

Development Team

- Developer Profile
- Project Experiences
- Consultants

URBANICA

DEVELOPER PROFILE

URBANICA is a design/development company specializing in the transformation of under-utilized buildings and sites into extraordinary living and working spaces in the metro-Boston area. We see each project as a unique opportunity to enhance the social, economic and aesthetic conditions of the local environment. With our design-oriented focus, we believe that uncompromising progressive design is a critical component in this equation.

“...DIFFERENTIATION BY DESIGN...”



Urbanica Sustainable Development Criteria

DEVELOPMENT TEAM

URBANICA

DEVELOPER PROFILE



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



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



405 WASHINGTON ST
405 WASHINGTON, DORCHESTER, MA
(Pre-Development)



NUBA HOMES & APARTMENTS
PARCEL8, BOSTON, MA
(Pre-development)



U HOMES
90 ANTWERP ST., BRIGHTON, MA
(On-going Construction Phase)

PARCEL 9 MELNEA HOTEL + RESIDENCES



PARCEL 9 MELNEA HOTEL + RESIDENCES



PARCEL 8



PARCEL 8





PARCEL U - 120 RESIDENTIAL UNITS



PARCEL 2, PROVIDENCE | URBANICA PRESENTATION 09.20.2021

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)



DEVELOPMENT TEAM



ARCHITECT

Stephen Chung, AIA, LEED AP

Urbanica Design
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Boston, MA 02119

STU
DIO
LUZ

PLACEMAKING CONSULTANT

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10 Dorrance Street, Suite 700
Providence, RI 02903

CONSULTANTS



LANDSCAPE DESIGNER

Ground Inc.
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Somerville, MA 02143



COMMERCIAL SPACE CONSULTANTS

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Boston, MA 02110



GENERAL CONTRACTOR

Urbanica Construction
429 Melnea Cass BLVD,
Boston, MA 02119



PROPERTY MANAGEMENT

Moloney Properties
27 Mica Ln # 301,
Wellesley, MA 02481

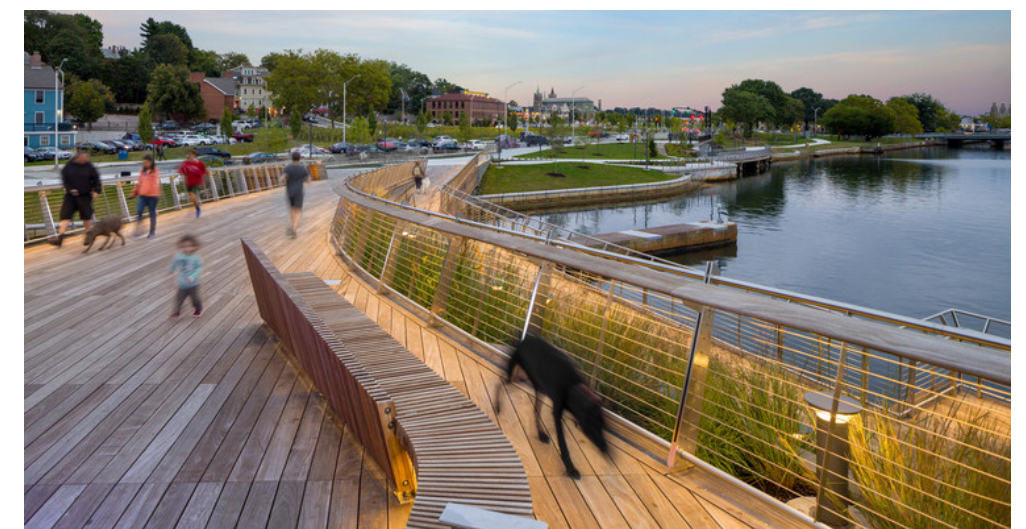
Project Narrative

- Overview
- Program Features
- Design

Overview

Collage is our proposed mixed-use development consisting of housing and mix of ground floor retail, a public plaza, live-work style lofts and other programs to supports the artist community of the city of providence.

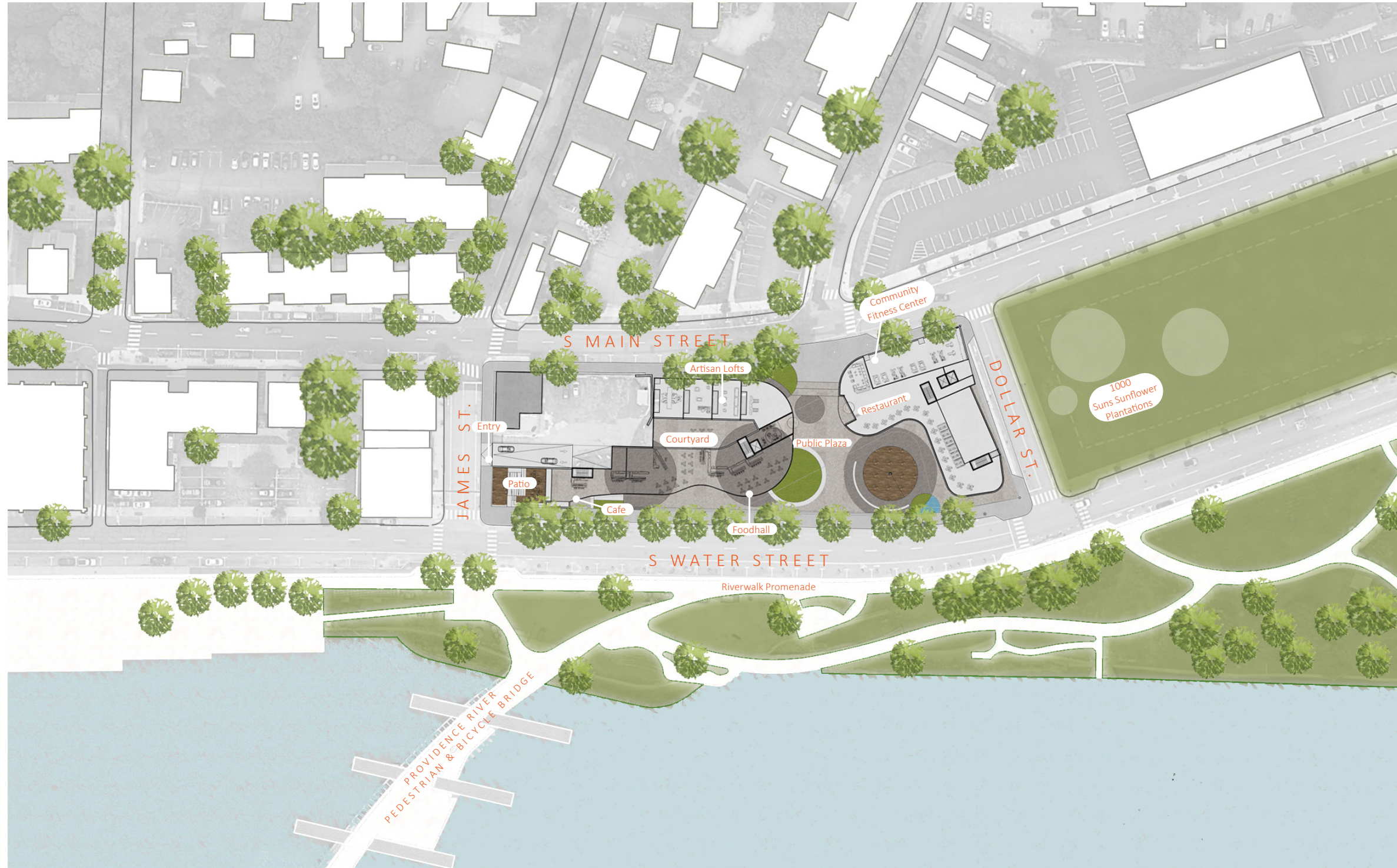
Major public programs include exterior spaces such as our covered passageway, multi-functional plaza, and café terrace are designed as active shared spaces and are integral to our overall design approach. Our anchor program is a relatively large restaurant with an adjoining plaza for dining and outdoor performances. Along S Water Street, there is a food hall consisting of a number of smaller café-style offerings. While at the intersection of James Street and S Water Street, there is a coffee shop with a patio seating proposed with a large digital screen for screenings/ advertisement. The variety of food/ beverage programs on the ground floor and adjoining outdoor areas Collage will make it a highly desirable destination for visitors from all directions.



Overview

Contributing to the activation of the adjacent park and pedestrian bridge

The exterior of Parcel 2 of the Providence Innovation and Design District is uniquely poised to become a significant public space in the community, one that emphasizes art, activities, universal access and year-round enjoyment. The dynamic, vibrant and flexible design takes advantage of the site's proximity to the Providence River and City Walk, College Hill and Fox Point neighborhoods, RISD, Brown University, transit services and connects directly to the Michael S. Van Leesten pedestrian bridge. The matrix of outdoor spaces creates a unique set of opportunities for the public to relax and engage with each other throughout the year.



Program Features

Live-Work Spaces for Artists

The 3-story artist live-work building on the South Main Street will create around 12,000 SF spaces dedicated to serve as a catalyst to promote the thriving of arts, culture and commercial activities in the area.



Riverwalk Public Market

Starting from the north end of Parcel 2, a corner café of around 1,500 sf and the 6,000 sf Riverwalk Public Market is envisioned as cultural food emporium designed to offer bite-size leasable spaces for local food artisans and small business entrepreneurs to practice their craft.



Program Features

Beer Garden / Restaurant

Our anchor program is a relatively large beer hall with brewery /restaurant (7,000+/- sf) with an adjoining plaza (5,000+ sf) for dining and outdoor performances.



Gym

The gym with an area +/-2200 SF is located at the corner across Dollar St and S. Main St. Intended to function as a facility that can serve the communities around. During COVID, we have observed that the activities of the gym at Melnea Residences (previous project image on right) have been extended to the outdoor spaces which created a positive and vibrant image in the neighborhood.



Program Features



The Water Feature can be designed to be an entertaining space throughout the year.



Circular pattern gives a rhythm to the open space as well as the landscape features



Street painting reduces traffic speed and provides an exciting pedestrian connection to the river front.



The Water Feature that can help with the micro-climate around the plaza



Sloped walkways and integrated seating steps provide universal access and a gathering space.

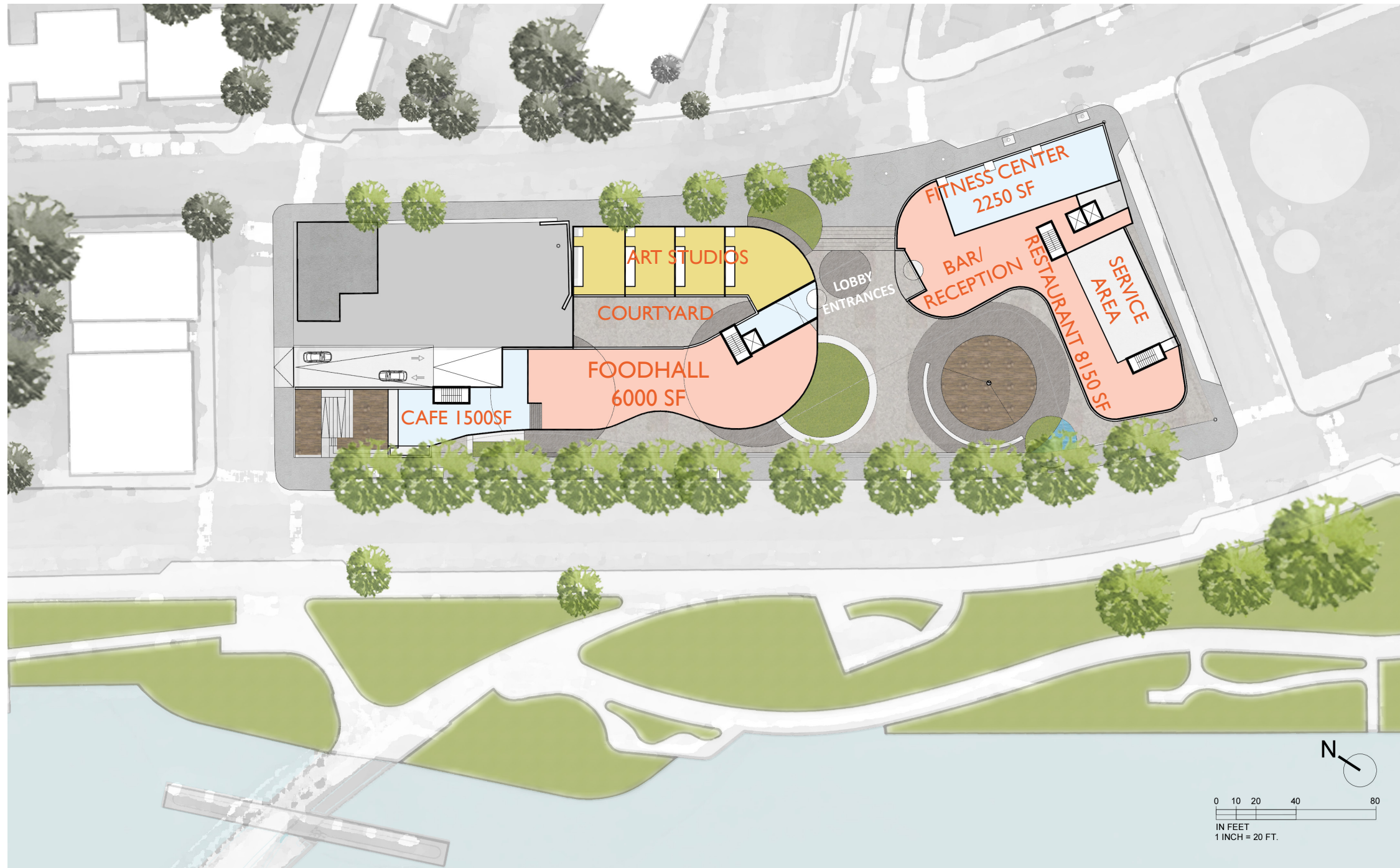


Outdoor movie screenings at the patio area; or digital marketing/advertisement along the public plaza

Development Program

The framework of the space connects both the historic context and modern intentions of the site while taking full advantage of its prominent location and unique building program. The residential units have their own private entrances/porches located off of the shared driveway. Amidst the public arena so design there are 4 loft style live work units that are uniquely situated along the South Main St on the first floor itself. Other programs located on the first floor are as follows:

- 16,750 SF of commercial spaces like Gym, Foodhall, Brewery and cafe with outdoor patio seating.
- 23,000 SF of Public Open Space along the riverfront.



Development Program

Level	Program	# of Units	Floor Area (SF)
Basement Level	Bicycle storage Facility	120	
	Parking Spaces	90	39,736
Ground Level Enclosed Area	Commercial Spaces	N/A	
	Live-work Loft Apartments	4	24,258
Second Level	Compact units	29	
	2 Bedroom Apartments	7	
	Live-work Loft Apartments	4	26,703
Third Level	Compact units	29	
	2 Bedroom Apartments	7	
	Live-work Loft Apartments (4)	4	26,703
Fourth Level	Compact units	36	
	2 Bedroom Apartments	7	23,878
Fourth Level	Compact units	29	
	2 Bedroom Apartments	8	21,975
Fourth Level	Compact units	24	
	2 Bedroom Apartments	6	16,777

Level	Program	# unit	Total Area
Ground Level Open Spaces	Public Plaza	N/A	
	Open Air Courtyard	N/A	
	Uncovered Bicycle Parking Facility	20	23,000

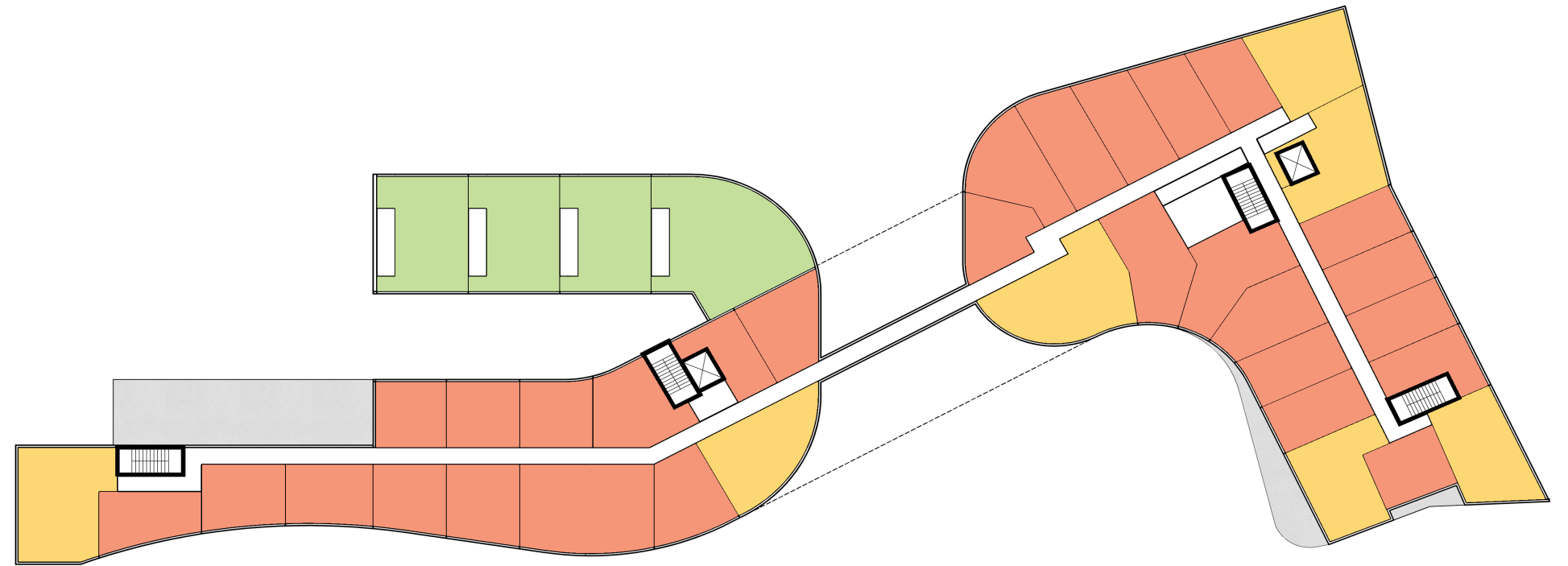
Program	# units	Area (SF)
Total Gross Built Area		180,294
Gross Commercial Area	4	16,000
Gross Residential Area	194	120,666
Underground Gross Parking Area	90	39,000
Underground Bike Storage Facility	120	750

Development Program

SECOND/THIRD FLOOR PLAN

Unit Counts	40 Housing units (26,703 SF)
4	Affordable Artist Live-work spaces
29	400SF-450SF Compact Units
7	750SF- 800SF 2 Bedroom Apartments

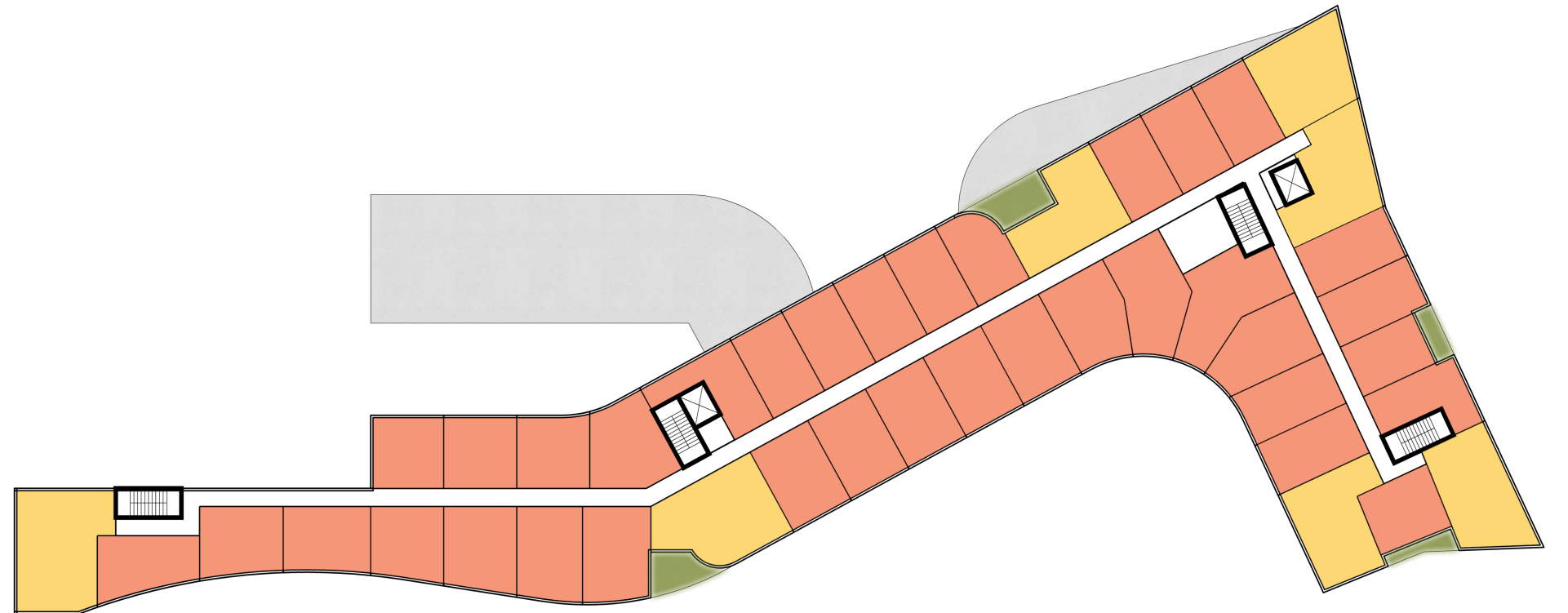
- Live-work units
- Compact units
- 2BR Units



FOURTH FLOOR PLAN

Unit Counts	43 Housing units (23,878 SF)
36	400SF-450SF Compact Units
7	750SF- 800SF 2 Bedroom Apartments

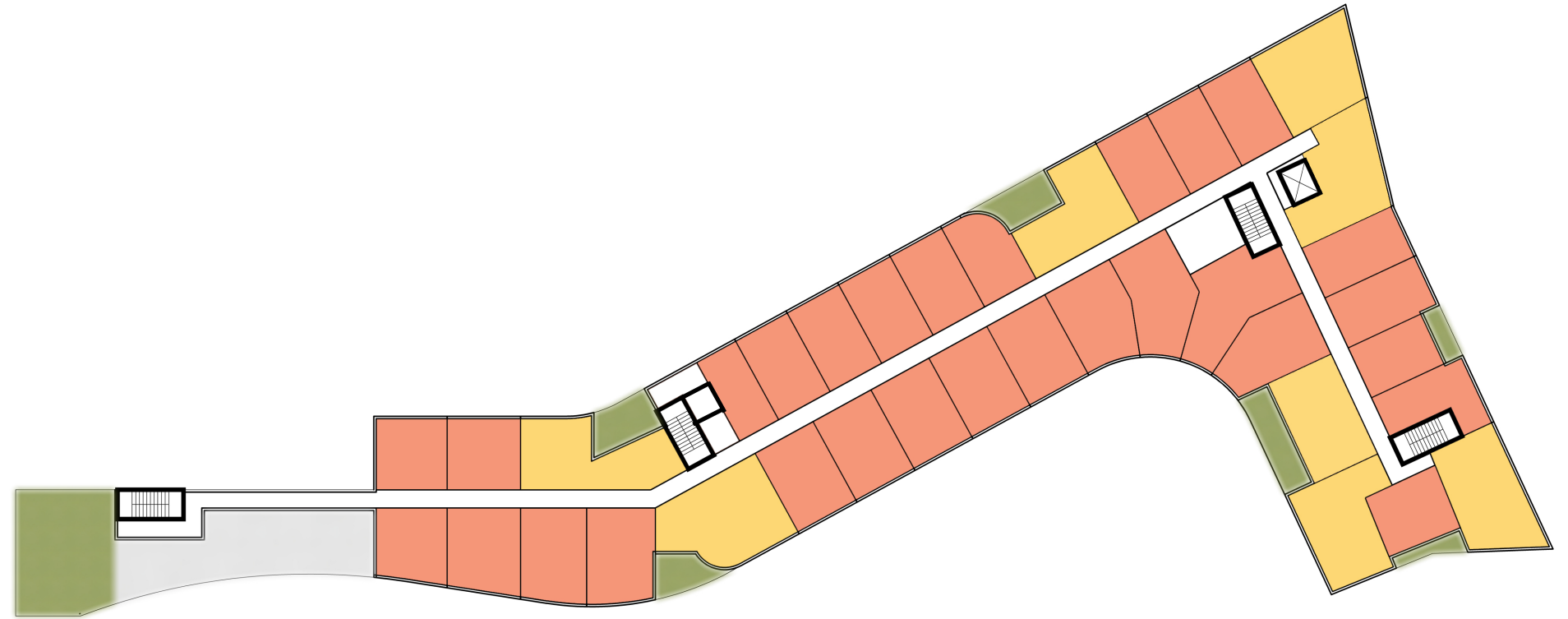
- Compact Units
- 2BR Units



Development Program

FIFTH FLOOR PLAN

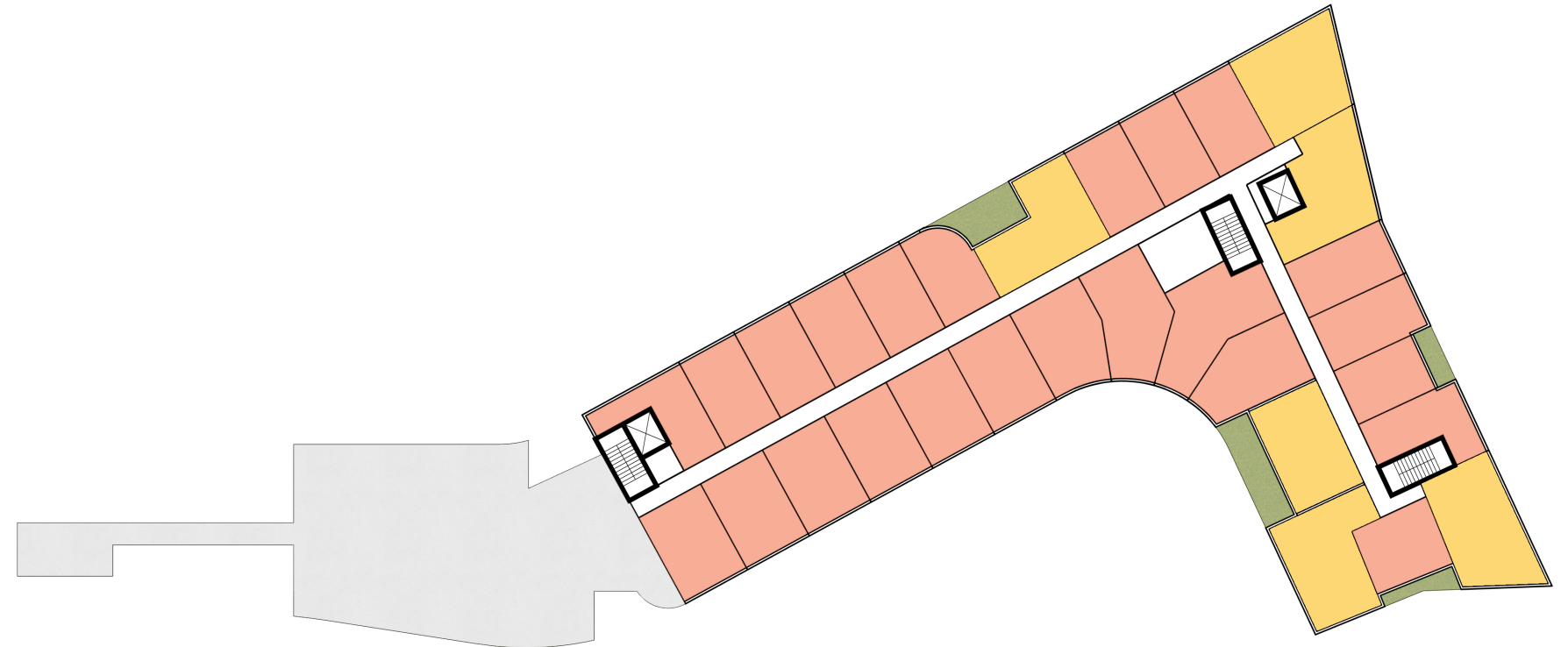
Unit Counts	37 Housing units (21,975 SF)
29	400SF-450SF Compact Units
8	750SF- 800SF 2 Bedroom Apartments



■ Compact Units
■ 2BR Units

SIXTH FLOOR PLAN

Unit Counts	30 Housing units (16,777 SF)
24	400SF-450SF Compact Unit
6	750SF- 800SF 2 Bedroom Apartments



■ Compact Units
■ 2BR Units

Design

The site is uniquely situated at the base of the Michael S. Van Leesten Pedestrian Bridge, directly across from the Providence River and the new Innovation District Park. The sweeping bridge connects visitors from across the river and leads directly to the site. We embraced this powerful site force and contorted the bar building in direct response. The resultant space is a large gathering place- the terminus of flow of traffic into the site. We see this space as akin to an eddy in a river- a place of repose within an otherwise dynamic network of movement coming in from different directions. The housing “bar” originates as a double-loaded corridor building with vertical cores located centrally and on either extreme end. The massing is then adjusted to match the relative heights of the existing buildings to create a sense of harmony with the surroundings.



Design

Public Open Space

The current site is the home of a temporary installation entitled “10,000 Suns” designed by local artist and landscape architect Adam Anderson. Inspired and wanting to pay homage to the installation, the design intent was to create series of large circles each containing different activity. But rather than creating potential “silos” that a closed circle might imply- we intersected the circles. Like a real-life Venn diagram, we tried to imagine what the overlapping spaces might be like. Collage is about connections- about providing social places for congregating- but engineering serendipity at the same time.



Design

Built Form

The main entrances to the residential building and the restaurant are located underneath the glass bridge in the large arched opening. There is a number of entry points to the food hall off of the plaza. The upper floors are series of bars serving as double-loaded corridor building and vertically connected with cores that allow for movement throughout. The residential building is outfitted with a number of semi-public spaces for residents such as a gym, work and play lounges, and two roof decks. The spaces are designed to have break points and terraces at each level to make the living experience richer and enjoy the breathtaking views of the city as well as the river.





RINK

URBANICA

Thanks!
Visit us at -
<http://www.urbanicaboston.com/>