



ILLUSTRATIVE STUDY;
PER DEVELOPER'S REQUEST - NOT
PART OF SUBMISSION FOR CONSIDERATION

COLLAGE
PARCEL 2, PROVIDENCE

U R B A N I C A

Design: Overview South Water St.

Project was envisioned to create a vibrant space that activates the areas around the river walk and supports the community by creating more activities on the first floor with a plaza. The idea was to create smaller units to create more density; with selective ground floor uses and a layout that is inviting to all. The project had a holistic approach where the smaller units and live-work spaces can help thrive the communal facilities. With lesser parking spaces and public activities, we strongly encourage the use of bikes as well as pedestrian movement around the site.



Responses on financials/programs:

1

- High average estimates of rental rate per SF are driven by a high proportion of studio units.

Response: we've decreased the percentage of studios from 75% to 61% and increased the percentage of 1-bedroom. The average rent rate/SF has decreased from \$4.16/SF to \$4.02/SF which is compatible to the market study.

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Residential Units (NEW)

Unit Mix	Number	Avg. Size (GSF)
Studio	120	380
1 BR	40	500
2BR	22	730
Artists live-work space	12	730

Residential Units (OLD)

Unit Mix	Number	Avg. Size (GSF)
Studio	147	400
1 BR	5	600
2BR	30	730
Artists live-work space	12	750

Responses on financials/programs:

- Underground parking is a complicated and expensive element.

Response: the entire proposal has been raised 2' (the plaza is now el +17' and parking level is el +7') to reduce the amount of soil removal. This adjustment could further help to address the risks of flood. Corner of St. James and S. Water St is at el +7.

Please see more details in the Design Reponse.

ILLUSTRATIVE STUDY;

- Construction budget

Response: With most of the design comments been addressed, the total building SF has been decreased by around 5% to approximately 134,000 SF above-grade. We are reviewing the possibility to adjust the height of the first floor to be 15ft (vs 18ft) which could further help with the construction cost. With the construction budget unchanged, the above-grade unit cost is increased to around \$313 /SF, which provides us the resources to fulfill the design features.

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Other financial adjustments

- The revised purchase price is assuming the unit price stays the same (\$15 per Building SF) but excluding the area of the below-grade garage and reflecting the revised building SF. The purchase price is revised to \$2,010,000.
- The real estate tax projection is adjusted to reflect the 15-year TSA.
- The annual contribution for District Parks is adjusted to reflect the revised building SF.
- Rate of parking lot is adjusted to \$150/Spot/Month from \$200/Spot/Month.
- Property management fee is adjusted to 3% of Effective Gross Revenue (EGR). Asset management fee is adjusted to 1% of EGR.
- Providing \$500,000 fund set aside for plaza activity and maintenance

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Responses on Design comments:

1. From S. Water St, the scheme builds continuously as one block, reads as monolithic compared to its immediate building context.
2. Exterior material consider the color and material of the main building that fits the context better and better conceived.
3. Consider reduce the scale of the building, and depth.
4. Dollar St should have more pedestrian activity at ground level

Reponses: Please refer to the following Design Updates.

Design: Aerial South Water St.

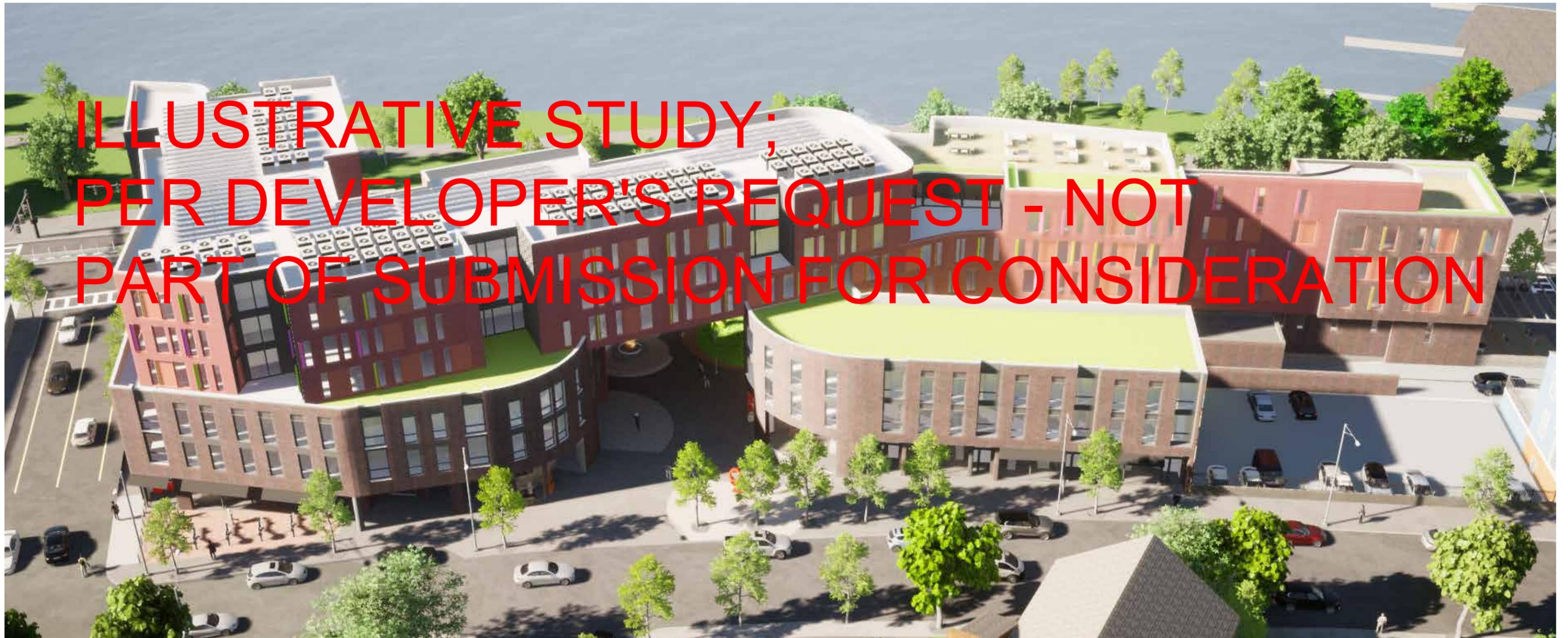
-MASSING

Accentuated cuts/breaks in massing to reduce apparent visual weight of the building. Indented areas are dark gray metal panel and intended to be "recessive". Upper massing is set back from lower masonry base.



Design: Aerial South Main St.

1. **-MASSING**
Accentuated cuts/breaks in massing to reduce apparent visual weight of the building. Indented areas are dark gray metal panel and intended to be "recessive". Upper massing is set back from lower masonry base.
2. **-MATERIALITY**
Color/texture adjusted to approximate color/texture of existing context. Lower masonry blocks have been changed from gray to a more familiar red brick. North end building changed to masonry.

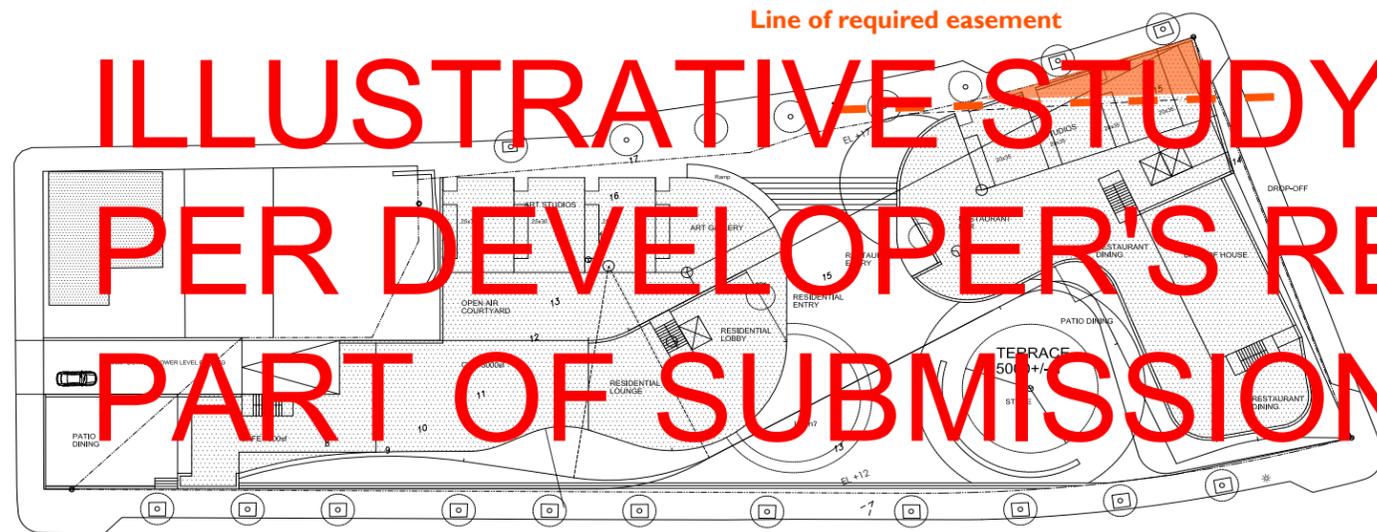


Design: Ground Floor Plans

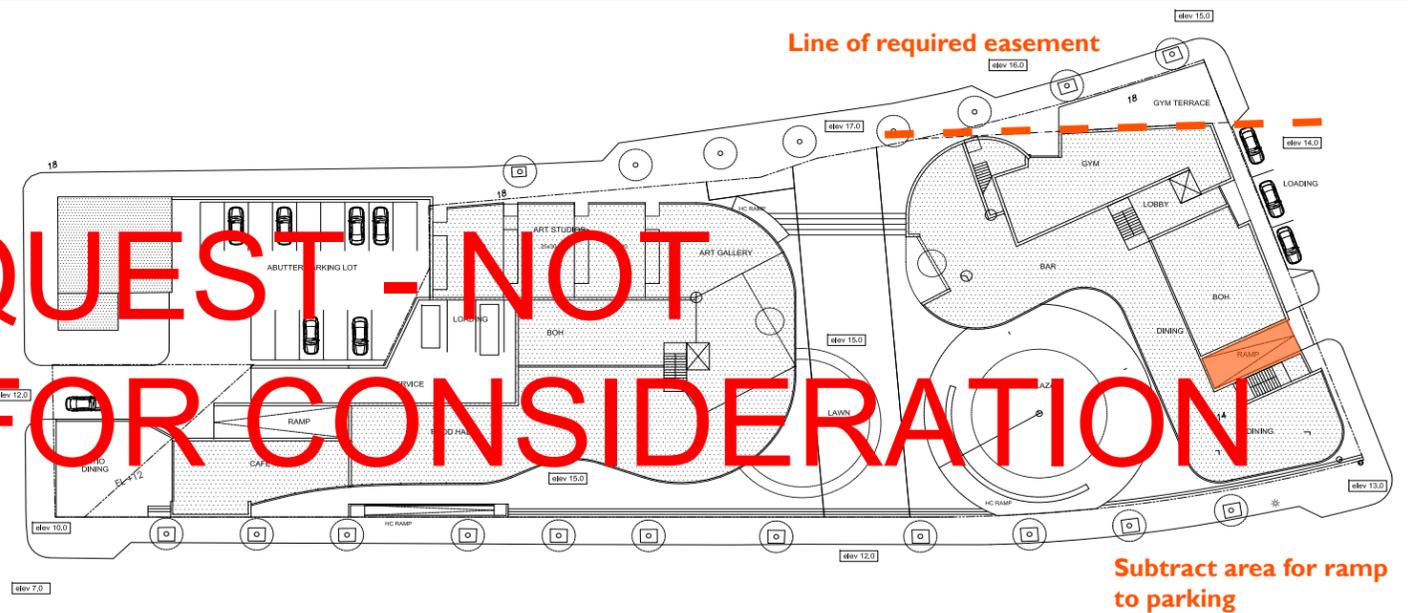
3. -REDUCE SCALE and DEPTH

The updated design has reduced the square footage by about 10%.

- a) The original design mistakenly ignored an easement at the corner of S Main St and Dollar St.
- b) The parking level required a second ramp- which also leads to a decrease in Square footage.



ORIGINAL
GROUND FLOOR PLAN



UPDATED
FIRST FLOOR PLAN

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Design: Upper Floor Plans

3. -REDUCE SCALE and DEPTH

The updated design has reduced the square footage by about 10%.

- a) The original design mistakenly ignored an easement at the corner of S Main St and Dollar St. This has been remedied on all floors.
- b) The upper floors have been set back on Dollar Street to reduce the scale of the building- especially from eye level.
- c) The number of indentations have been increased and also enlarged to further reduce the sense of scale of the building.

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ORIGINAL
UPPER FLOOR PLAN

UPDATED
UPPER FLOOR PLAN

Design: View of Dollar Street

4. -Elaborate the design on Dollar St.
Extend lower masonry block around the corner. Both the upper corner and lower corners will have active uses. There will be a gym and terrace above; and a restaurant dining room below.



Corner of S Main St and Dollar St.

Lower masonry block extends down Dollar St. Though much of this side is dedicated to service, (drop-off for residential building; loading and service for restaurant; ramp to the lower parking.



Corner of S Water St and Dollar St.

Lower masonry block extends down Dollar St. Corner is a dining room for the restaurant and is storefront glass with in-ground planters.

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Design: View of Gym Patio on South Main St.

-ACTIVATING THE STREETScape WITH THE GYM

Based on the success of a gym in an Urbanica development in Boston, we propose a similarly designed gym for South Main Street. The gym includes an adjoining outdoor terrace. On nicer days, equipment is moved and classes are conducted outside.



"The Melnea"- an Urbanica-developed project has a ground floor gym next to the lobby of the residential building. The gym often conducts its exercise classes outside on the wide sidewalk and in the process animates the streetscape.



Design: View of Food Hall on South Main St.

-SITE ELEVATION

Addressing the cost and potential flooding of the parking garage.

Plaza level raised 2' from +15 to +17. The higher elevation will result in less excavation for the garage parking thus saving costs.

The additional height will ensure visibility of the river over vehicular traffic even from a seated position.



Design: FOOD HALL

I. CASE STUDY: WORCESTER PUBLIC MARKET

20,000 sf ground floor made up of food kiosks and a brewery w/ad-joining outdoor space. The upper floors is made up of high-tech loft units designed specifically with gamers in mind.



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MARKET FLOOR

- | | |
|---------------------------|--------------------------------|
| 1 TAQUERIA DEL PUEBLO | 13 NAMASTE WOO INDIAN CUISINE |
| 2 TERIYAKI JAPAN | 14 DOUGHNUT HOMIES |
| 3 ONE LOVE CAFÉ | 15 SWEET PAN GOURMET |
| 4 BUBBLEBEE CAFÉ | 16 THE TINKER'S CART |
| 5 PASTA MANI | 17 PACHA MAMA PERUVIAN CUISINE |
| 6 MOMO PALACE | 18 K SENSE CANDLE CO. |
| 7 ĀKRA AFRICAN FUSION | 19 GIRLY GIRL SOAPS |
| 8 NEW ENGLAND BURGER BAH | 20 GEORGE'S BAKERY |
| 9 PASTA MANI SEATING | 21 HILLCREST APIARY |
| 10 SUB ZERO ICE CREAM | 22 THE SWEET LIFE |
| 11 SABROSA VENEZUELA | 23 LIFE IN BLOOM FLORISTS |
| 12 SMITH'S COUNTRY CHEESE | 24 FROZE ZONE GELATO |

Design: FOOD HALL

I. Food Hall at Collage

15,000 sf ground floor made up of food kiosks, a brewery w/adjoining outdoor space and a cafe w/adjoining space. The upper floors is made up of smaller rental units designed specifically with "explorer-type" residents in mind. The project is designed "HOLISTICALLY"- and focused on maximizing social connections between residents and visitors .

We think of the project as one large house- with bedrooms above, and the dining, living room, gym on the ground floor.



Design: FOOD HALL

I. Food Hall at Collage



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Design: FOOD HALL

I. Food Hall at Collage



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Design: View of Live/Work Blocks on South Main St.

I. Dedicated to promoting the Arts.

NUBA is a current design which consists of two residential blocks on top of a podium with live/work units and an art gallery with adjoining sculpture park. This project was awarded to Urbanica in 2020- and we are currently moving through the permitting phase.



Current Urbanica design for ground floor art gallery with adjoining sculpture park in Roxbury, MA.



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Design: View of Art Mural on South Main St.

-ART MURAL

Side of Live/work building will be blank as it is on a property line. But it offers the opportunity to commission a mural. See mural of Dr. Martin Luther King and his wife commissioned on a Urbanica developed residential building.



Mural on an Urbanica residential building by local artist Rob Black was received with much appreciation from the Roxbury community.



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Design: View of Plaza with Art + Landscape

I. Dedicated to promoting the Arts.

NUBA is a current design which consists of two residential blocks on top of a podium with live/work units and an art gallery with adjoining sculpture park. This project was awarded to Urbanica in 2020- and we are currently moving through the permitting phase.



Current Urbanica design for ground floor art museum branch with adjoining sculpture in Roxbury-Boston.



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Responses to Neighborhood:

- 1. Consider reducing the height of the building.
- 2. Consider breaking the mass into smaller parts.

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Response:

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ORIGINAL

ALTERNATE PROPOSAL

119,000 GSF

101,000 GSF

(reduce by approximately 15% GSF Residential)

194 units

165 units

(average 500 sf)

Design: REDUCE HEIGHT + BREAK UP MASSING



ILLUSTRATIVE STUDY;

PREVIOUS- 5 stories; 1 residential building at S Water St.

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NEW PROPOSAL- 5 stories; break into 2 separate buildings at S Water St.

Design: REDUCE HEIGHT + BREAK UP MASSING



ILLUSTRATIVE STUDY;

PREVIOUS- 5 stories; 1 residential building at S Main St.

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NEW PROPOSAL- 5 stories; break into 2 separate buildings at S Main St.

Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW FROM COLLEGE HILL



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Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW OF DOLLAR ST / S MAIN ST



Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW ON TRANSIT ST



Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW OF MAIN ST



Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW OF MAIN ST



Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW OF MAIN ST



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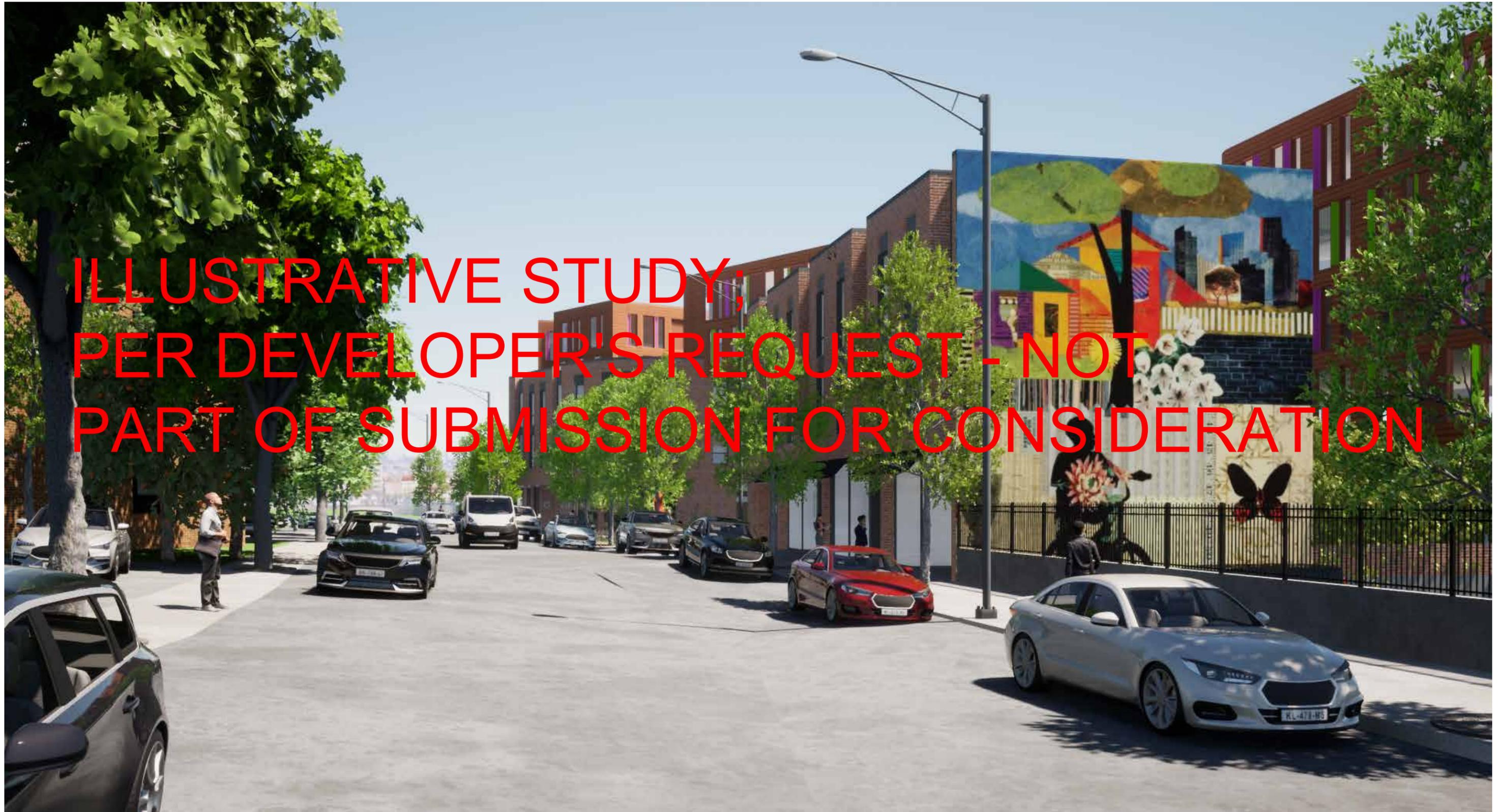
Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW OF MAIN ST



Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW OF MAIN ST



Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW OF MAIN ST



Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW OF DOLLAR ST FROM ADJACENT VACANT PARCEL



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Design: REDUCE HEIGHT + BREAK UP MASSING

-OVERVIEW ON S WATER ST



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Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW ON SWATER ST



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Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW ON SWATER ST



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Design: REDUCE HEIGHT + BREAK UP MASSING

-VIEW ON SWATER ST



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Thanks!
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