Development Team

- Developer Profile
- Project Experiences
- Consultants
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

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

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

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

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

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

NUBA HOMES & APARTMENTS
PARCEL 8, BOSTON, MA
(Pre-development)

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

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

DEVELOPER PROFILE
Parcel 9 Melnea Hotel + Residences
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
429 Melnea Cass BLVD,
Boston, MA 02119

LANDSCAPE DESIGNER
Ground Inc.
285 Washington Street Unit G
Somerville, MA 02143

GENERAL CONTRACTOR
Urbanica Construction
429 Melnea Cass BLVD,
Boston, MA 02119

PLACEMAKING CONSULTANT
Studio Luz Architects, Ltd.
10 Dorrance Street, Suite 700
Providence, RI 02903

COMMERCIAL SPACE CONSULTANTS
Cushman & Wakefield
225 Franklin Street #300,
Boston, MA 02110

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

CONSULTANTS
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/advertisements. 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 a 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.

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

Circular pattern gives a rhythm to the open space as a along with the landscape features.

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

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

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

<table>
<thead>
<tr>
<th>Level</th>
<th>Program</th>
<th># of Units</th>
<th>Floor Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement Level</td>
<td>Bicycle storage Facility</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking Spaces</td>
<td>90</td>
<td>39,750</td>
</tr>
<tr>
<td>Ground Level Enclosed Area</td>
<td>Commercial Spaces</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Live-work Loft Apartments</td>
<td>4</td>
<td>24,508</td>
</tr>
<tr>
<td>Second Level</td>
<td>Compact units</td>
<td>29</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 Bedroom Apartments</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Live-work Loft Apartments</td>
<td>4</td>
<td>26,703</td>
</tr>
<tr>
<td>Third Level</td>
<td>Compact units</td>
<td>29</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 Bedroom Apartments</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Live-work Loft Apartments (4)</td>
<td>4</td>
<td>26,703</td>
</tr>
<tr>
<td>Fourth Level</td>
<td>Compact units</td>
<td>36</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 Bedroom Apartments</td>
<td>7</td>
<td>23,878</td>
</tr>
<tr>
<td>Fifth Level</td>
<td>Compact units</td>
<td>29</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 Bedroom Apartments</td>
<td>8</td>
<td>21,975</td>
</tr>
<tr>
<td>Sixth Level</td>
<td>Compact units</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 Bedroom Apartments</td>
<td>6</td>
<td>16,777</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Level</th>
<th>Program</th>
<th># of units</th>
<th>Total Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Level Open Spaces</td>
<td>Public Plaza</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Open Air Courtyard</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Uncovered Bicycle Parking Facility</td>
<td>20</td>
<td>23,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program</th>
<th># units</th>
<th>Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Gross Built Area</td>
<td></td>
<td>180,294</td>
</tr>
<tr>
<td>Gross Commercial Area</td>
<td>4</td>
<td>16,000</td>
</tr>
<tr>
<td>Gross Residential Area</td>
<td>194</td>
<td>120,666</td>
</tr>
<tr>
<td>Underground Gross Parking Area</td>
<td>90</td>
<td>39,000</td>
</tr>
<tr>
<td>Underground Bike Storage Facility</td>
<td>120</td>
<td>750</td>
</tr>
</tbody>
</table>
### Development Program

#### SECOND/THIRD FLOOR PLAN

<table>
<thead>
<tr>
<th>Unit Counts</th>
<th>40 Housing units (26,703 SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Affordable Artist Live-work spaces</td>
</tr>
<tr>
<td>29</td>
<td>400SF-450SF Compact Units</td>
</tr>
<tr>
<td>7</td>
<td>750SF- 800SF 2 Bedroom Apartments</td>
</tr>
</tbody>
</table>

#### FOURTH FLOOR PLAN

<table>
<thead>
<tr>
<th>Unit Counts</th>
<th>43 Housing units (23,878 SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>400SF-450SF Compact Units</td>
</tr>
<tr>
<td>7</td>
<td>750SF- 800SF 2 Bedroom Apartments</td>
</tr>
</tbody>
</table>
Development Program

FIFTH FLOOR PLAN

<table>
<thead>
<tr>
<th>Unit Counts</th>
<th>Housing units (21,975 SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>400SF-450SF Compact Units</td>
</tr>
<tr>
<td>8</td>
<td>750SF-800SF 2 Bedroom Apartments</td>
</tr>
</tbody>
</table>

SIXTH FLOOR PLAN

<table>
<thead>
<tr>
<th>Unit Counts</th>
<th>Housing units (16,777 SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>400SF-450SF Compact Unit</td>
</tr>
<tr>
<td>6</td>
<td>750SF-800SF 2 Bedroom Apartments</td>
</tr>
</tbody>
</table>
Design

DESIGN CONCEPTS

First impressions.
The current site is the home of a temporary installation entitled “10,000 Suns” designed by local artist and landscape architect Adam Anderson. The installation consists of Sunflowers planted in a series of large circles. On our first site visit, we noted visitors meandering between the different plantings—exploring the environment. Inspired and wanting to pay homage to the installation, we began our design by overlaying a series of large circles onto the site plan. We imagined each circle as containing a 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. This intersection—the shared spaces—became one of the major themes for the project. @Riverwalk is about connections—about providing social places for congregating—but engineering serendipity at the same time. We imagine a series of spaces in close proximity to one another—where different people might interact and share experiences.
Design

MATERIALITY

BEING "CONTEXTUAL" CAN BE INTERPRETED IN MANY WAYS. USING A SERIES OF CIRCLES INSPIRED BY THE EXISTING LANDSCAPE ART INSTALLATION, WE INTRODUCE MATERIALS THAT ARE PROXIMAL TO THE SITE LIKE BRICK, GRANITE, COBBLESTONE, ETC.

Brick 1  Brick 2  Granite  Cobblestone  Grass/Ivy
Design

TEST FIT

WE USED THE MAXIMUM ENVELOPE ALLOWED BY ZONING- AND ATTEMPTED TO FOLLOW EXISTING URBAN DESIGN PATTERNS. THE MASSING IS ALIGNED WITH AND EXTENDS THE LENGTH ALONG S WATER STREET.
TEST FIT

ON S MAIN STREET, THE BUILDING IS STEPPED AWAY FROM THE STREET LIKE THE IMMEDIATE CONTEXT. THE OPEN AREAS ARE USED FOR PARKING.
Design

BEND THE PLAN

IN DIRECT RESPONSE TO THE DIAGONAL FLOW OF MOVEMENT ACROSS THE RIVER, PART OF THE BUILDING IS "BENT" AND CREATES A LARGE OPEN SPACE AS A RESULT. THIS PLAZA IS CONCEIVED AS AN ACTIVE OUTDOOR PUBLIC SPACE.
ADD SMALLER SCALE MASSING ON S MAIN ST

CREATE LOWER SCALE, MIXED-USE BASE SIMILAR TO THE FABRIC TO THE NORTH. THE MASS IS BROKEN INTO SMALLER BLOCKS WITH PEDESTRIAN-FRIENDLY STOREFRONTS. THE SMALLER BLOCKS ARE RENDERED IN BRICK LIKE MANY OF THE BUILDINGS ON S MAIN STREET.

CUT BACK MASS TO PRESERVE ABUTTER'S VIEW OF THE WATER

LOWER SCALE TO MATCH EXISTING FABRIC
Design

LARGE OPENING ON S MAIN ST

CREATE LARGE COVERED OPENING- OR GATEWAY. EXTEND TRANSIT STREET THROUGH THE PROJECT SITE AND TO THE RIVER

EXTEND MOVEMENT DOWN TRANSIT STREET THROUGH THE SITE
Design

LARGE OPENING ON S WATER ST

CREATE LARGE COVERED OPENING- CONCEIVED AS A SYMBOLIC GATEWAY

OPENING FRAMES THE VIEW OF THE RIVER. SPACE IS CONCEIVED AS A GATEWAY FOR THE PROJECT AND ALSO FOR THIS PART OF THE CITY.
**Design**

**STEP MASSING**

STEP BUILDING FROM 6 STORIES TO 5 TO 4. BUILDING SCALE IS MOSTLY LOWER TOWARDS THE NORTH.

LARGER SCALE TO MATCH FUTURE BUILDING HEIGHT

MASSING IS STEPPED PROGRESSIVELY LOWER AS IT MOVES NORTH TO MATCH SCALE OF EXISTING FABRIC
Design

CUT OUTS

TO REDUCE SENSE OF MASS; CREATE TERRACES FOR RESIDENTS
Design

CUT OUTS

Storefronts and live/work units are accessed directly off street on S Main Street. 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.
Design

REFINE FORM

IN RESPONSE TO THE DIFFERENT GEOMETRIES AND MOVEMENT AROUND THE SITE
**Design**

**REFINE FORM**

*IN RESPONE TO THE DIFFERENT GEOMETRIES AND MOVEMENT AROUND THE SITE*

- **Curved-rounded areas** to facilitate movement, to create places for gathering.
- **Plan inflections** in response to site pressures; existing landscape patterns.
Design

FINAL FORM

The final form is the resultant of various factors: the existing building fabric, the park and landscape design, and equally important, the different movement patterns in and around the site.

- Create outdoor seating/dining area
- Transparent ground floor to maximize connection to the street and the water
- Integrate landscape, hardscape consistent with existing patterns
- Final building form is in response to existing building fabric and park and landscape design, and movement patterns around the site
Design

PROGRAM

RESIDENTIAL UNITS ON TOP OF A MIXED-USE GROUND FLOOR
**MATERIALITY**

The building is comprised of two primary solid materials and large expanses of storefront glass. On S Main Street, the lower street-facing blocks will be rendered in gray iron spot brick. The idea is to use a material that is similar in scale and detail to what is found in the surrounding context. On the upper floors, we propose to use a terra cotta rain screen panel system in red/orange. The main panel colors and pattern will be reminiscent of the masonry in the near vicinity. Our intention is to develop a contemporary palette which is harmonious with the colors and patterns of local stone and masonry facades. (image of both materials) In addition, we propose painted vertical strips of bright colors to further animate the façade.

In addition to the two main building exterior materials- we have developed a series of materials which have been derived from the local context. Going back to one of our design concepts, we are deploying the different materials in each of the circular forms. This is one more layer of trying to find connections to this place-and to navigate the line of learning from and celebrating the past while simultaneously embracing new materials/techniques/technology and looking forward.
Design

AERIAL VIEW ON S WATER ST SIDE
Design

AERIAL VIEW OF S MAIN ST SIDE
Design

VIEW LOOKING NORTH ON S MAIN ST
Design

VIEW LOOKING SOUTH ON S MAIN ST
Design

VIEW LOOKING DOWN TRANSIT ST. TOWARDS THE GATEWAY
Design

CLOSE UP VIEW THRU THE GATEWAY
Design

PLAZA WITH PERFORMANCE AREA, FOUNTAIN AND FIREPIT
Design

VIEW FROM RESTAURANT LOOKING TOWARDS RIVER
Design

VIEW LOOKING TOWARDS THE CITY
Design

VIEW OF THE FOOD HALL
Design

VIEW FROM CAFE LOOKING TOWARDS THE CITY
Design

VIEW OF CAFE TERRACE
Design

VIEW OF FOOD HALL TERRACE
Design

VIEW MAIN PLAZA