

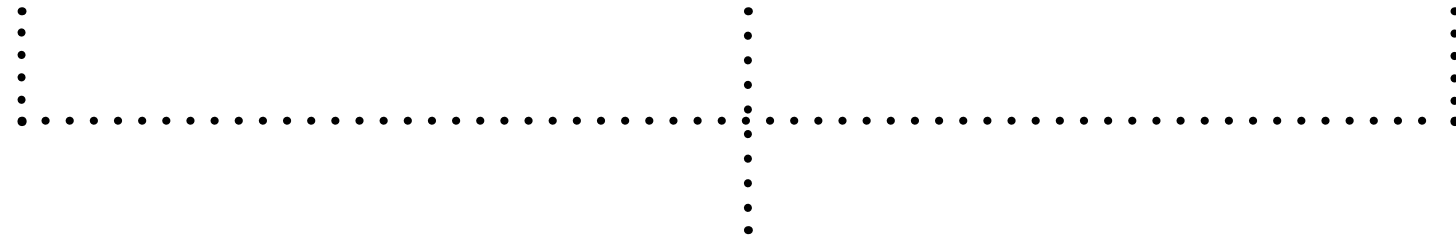
Presentation to the 405 Washington St community meeting

**405 WASHINGTON STREET
DORCHESTER BOSTON 02124**

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)

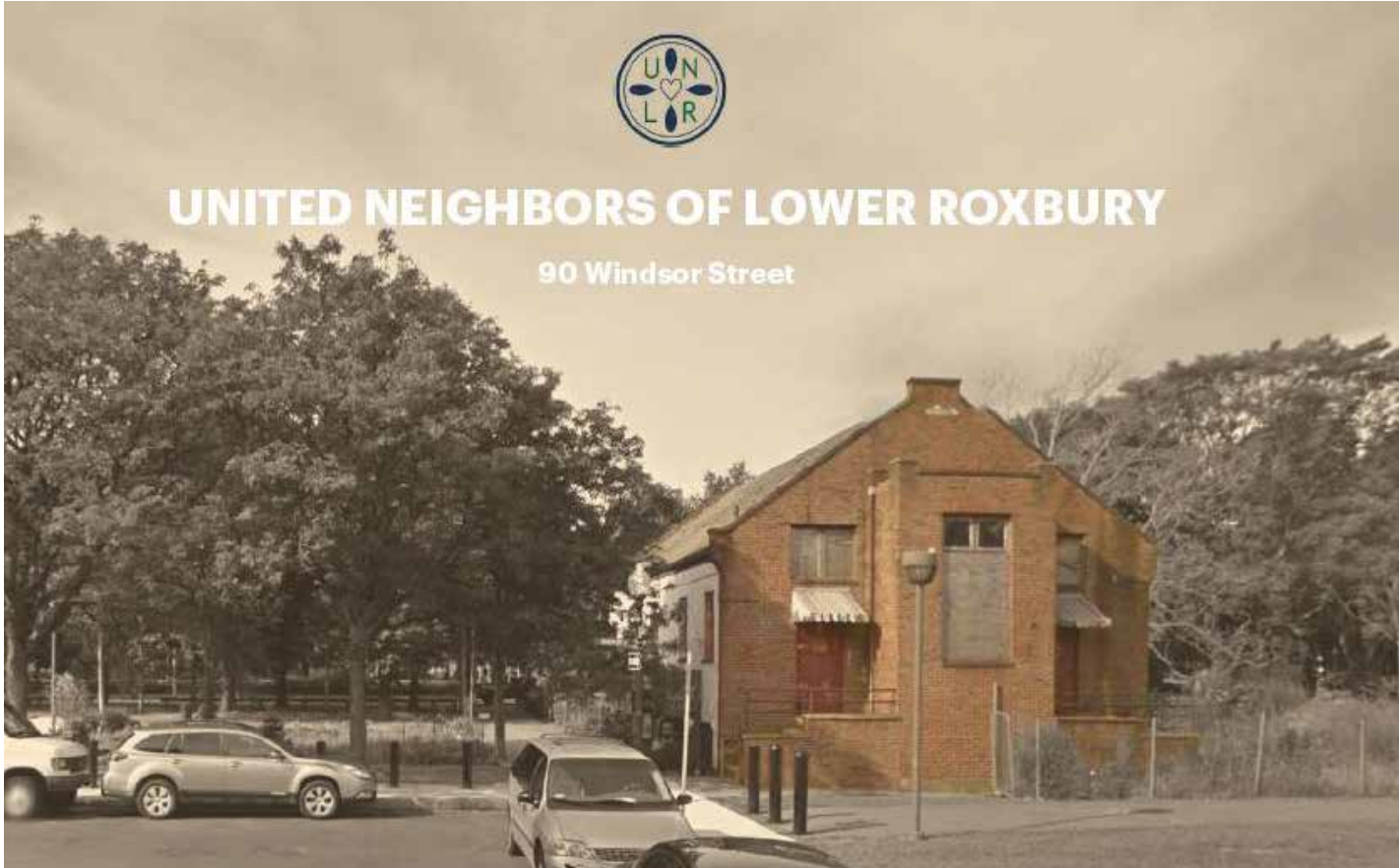


URBANICA 50
50 BOW STREET, SOMERVILLE, MA
(Completed)



U HOMES
90 ANTWERP ST., BRIGHTON, MA
(Pre Construction)

90 Windsor Street



1

development plan

Program

UNIT MIX: 12 units

- (3)- 1 BEDROOM: approx. 600-630sf
- (7)- 2 BEDROOM: approx 780-830sf
- (2)- 3 BEDROOM: approx. 900sf



Affordable Housing Plan

All 12 units are **income-restricted homeownership** units:

4 units @ ≤ 80%AMI

4 units @ ≤ 100%AMI

4 units @ ≤ 120%AMI

Income Mix

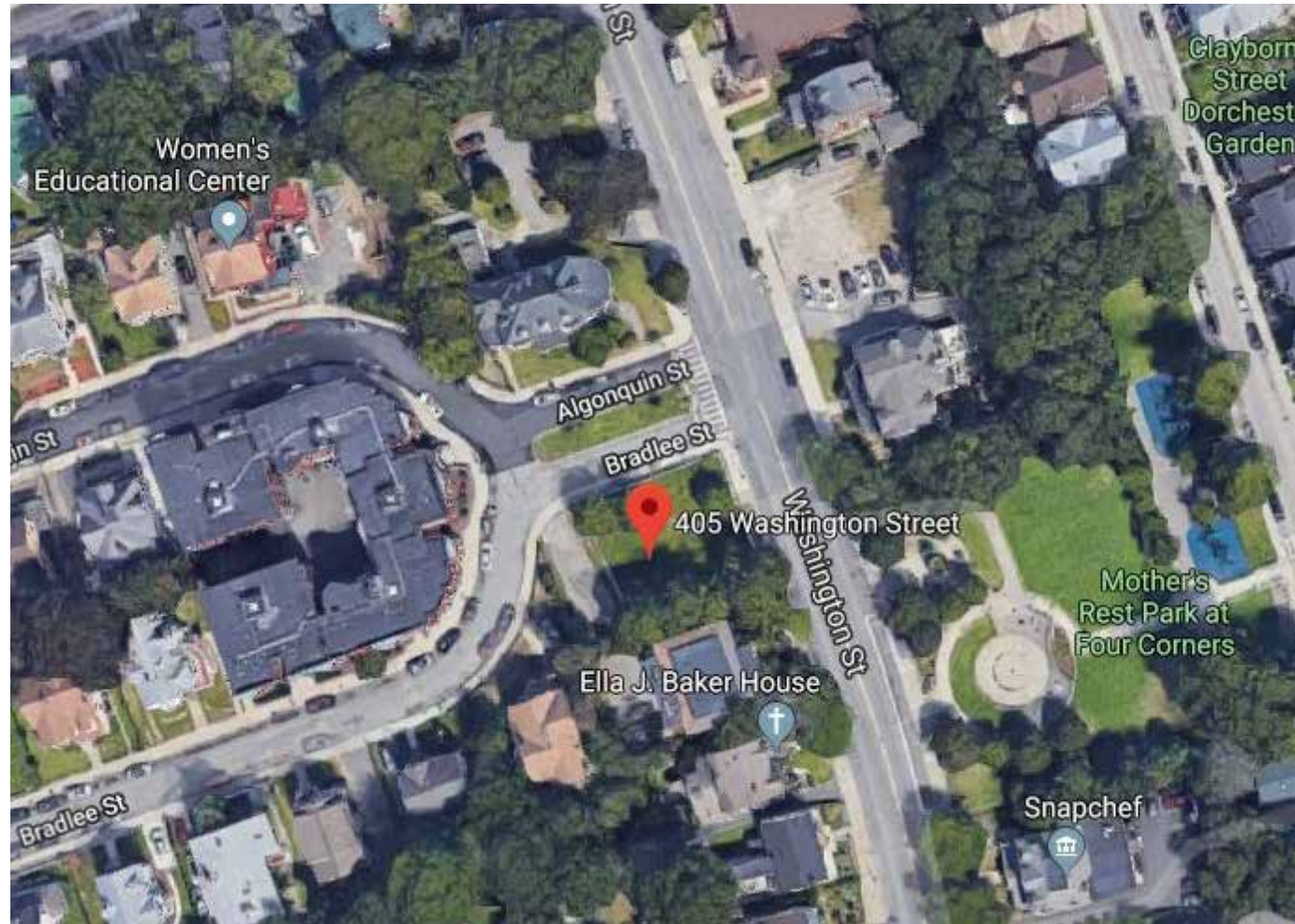
Unit Type	Target Income	Unit Price*	No.
1 BR	80% AMI	\$ 186,400	1
	100%AMI	\$ 248,600	1
	120% AMI	\$ 304,400	1
2 BR	80% AMI	\$ 221,900	2
	100%AMI	\$ 288,700	2
	120% AMI	\$ 351,400	3
3 BR	80% AMI	\$ 257,500	1
	100%AMI	\$ 327,900	1
Total Gross Sales		\$ 3,400,200	

* Per BPDA Guideline 2019

2

design

Existing Site Context



Design Narrative

The proposal strives to meet the development objectives of creating mixed-income affordable home ownership housing, while also reflecting the significance of Washington Street. The proposed building strives to be contextual with the neighborhood in terms of its height, massing, material and detail. As part of our design process, we researched what was on the site previously and found a large residence of some architectural merit. Based on partial demolition photos taken from 1977, we were able to discern some distinctive design elements such as the front porch, gabled roof, dormers, as well as some of the exterior materials and details. Our proposed building incorporates some of these elements as a way of reconnecting the present day to the site's past history. Our intention is not to copy the past; but rather to celebrate the site's history while also looking forward by advancing state-of-the-art construction methods and materials, and also employing sustainable, energy-efficient design strategies.



Map of site from 1918



Demolition of former house at 405 Washington Street

Proposed Massing



Site Plan

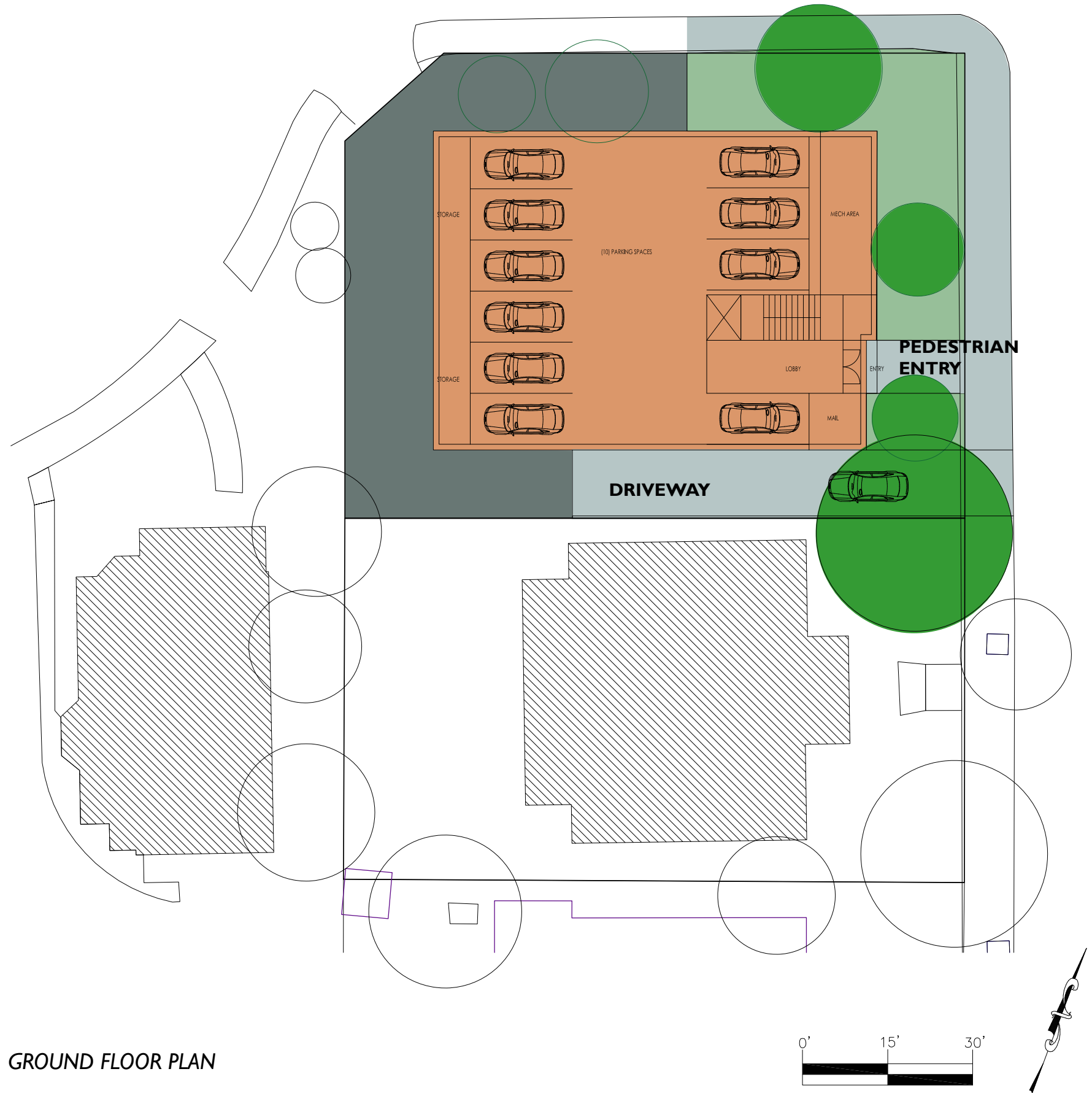


Floor Plans

- Pedestrian Entry
- Drive to Garage Entry

Ground Floor contains:

- Garage Parking (10) spaces
- Resident Lobby
- Mail Room
- Bike Room
- Utility Room
- Trash Room
- Resident Storage



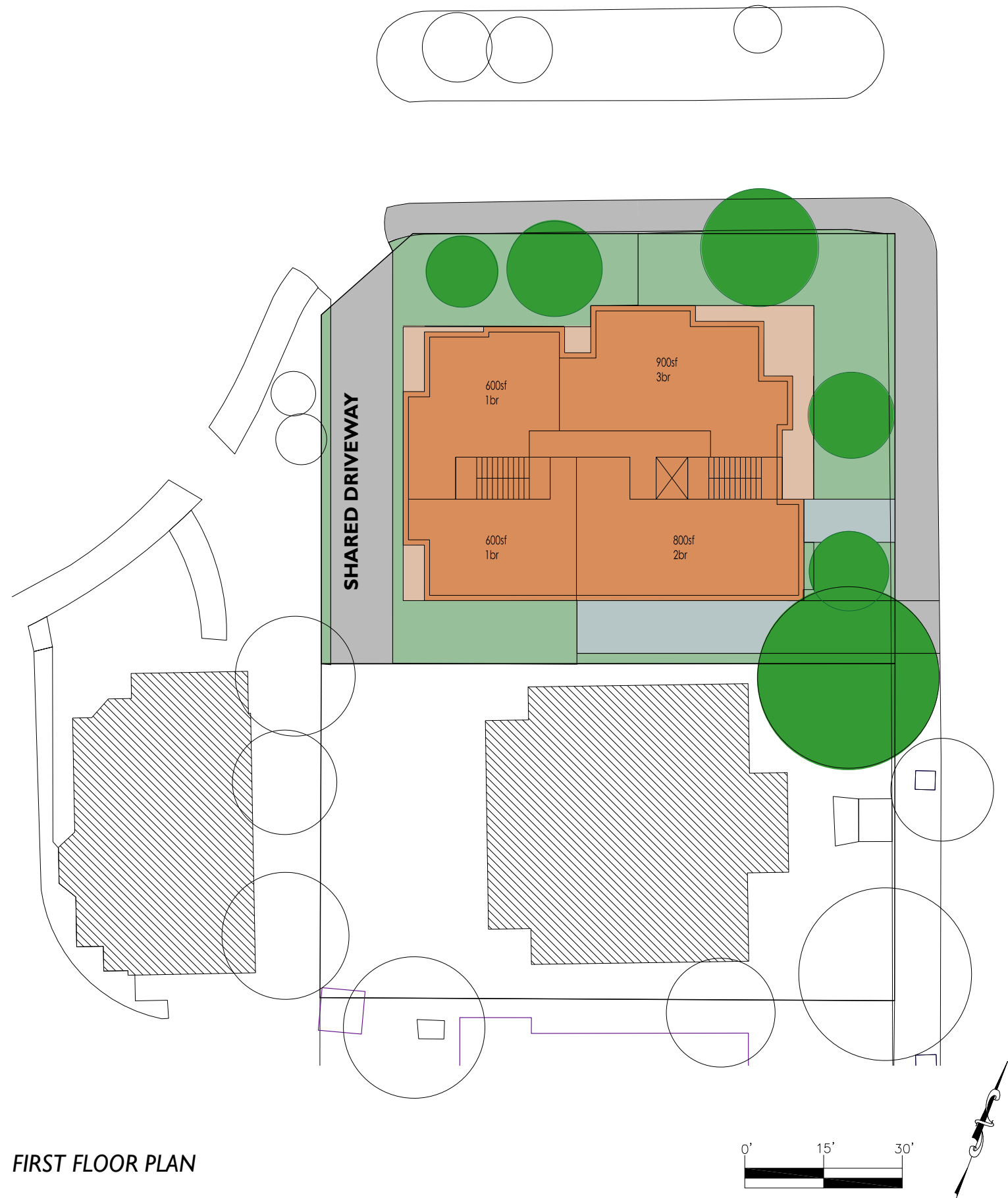
GROUND FLOOR PLAN

Floor Plans

4 UNITS: 3800gsf

- (2)- 1br at 600sf**
- (1)- 2br at 800sf**
- (1)- 3br at 900sf**

Note: The 1st floor 1br units are designated as Live/Work and have their own private entrances/porches located off of the shared driveway

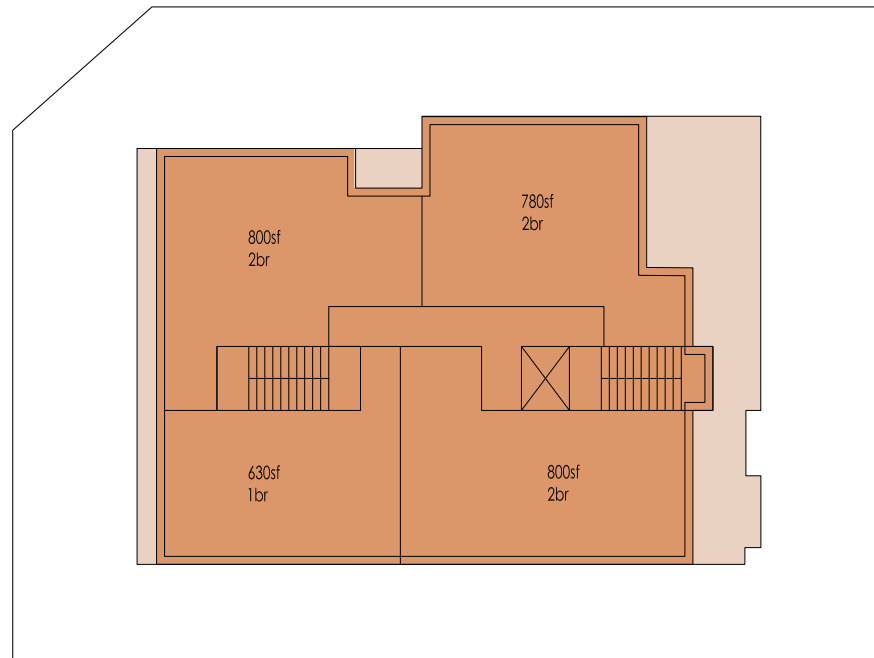


Floor Plans

SECOND FLOOR PLAN

4 UNITS: 3500gsf

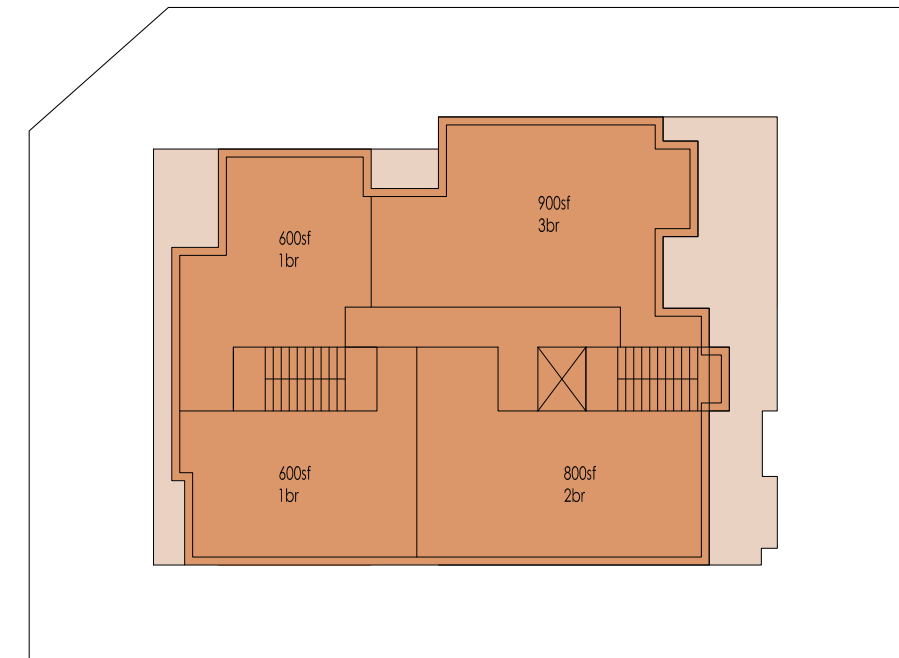
- (1)- 1br at 630sf**
- (3)- 2br at 800sf**
- (0)- 3br at 900sf**



THIRD FLOOR PLAN

4 UNITS: 3400 gsf

- (2)- 1br at 600sf**
- (1)- 2br at 800sf**
- (1)- 3br at 900sf**



Perspective Views

Looking West on Washington Street

- private drive on the left to garage parking
- main pedestrian entry



Perspective Views

Looking across Algonquin Square

- maintain driveway easement to abutter
- two live/work units accessed off of private driveway



Perspective Views



Looking East on Bradley Street



Looking Across Algonquin Square



Looking East on Algonquin Square



Looking South on Washington Street

Project Highlights

- **The project will transform an under-utilized land to a residential building with 12 income-restricted homeownership units.**
- **10 garage parking spaces (.83 per unit), bicycle storage**
- **The building will create two units of live-work space consistent with commercial activity along Washington Street**
- **Contextual with the neighborhood in terms of its height, massing, material and detail.**
- **Allusion to the site's history. Recalling and restoring the site's former glory.**
- **Maximized minority participation pre-construction, during construction and post construction with proven track record**
- **Create minority crowd fund to offer investment opportunities exclusively to minority investors of small scale.**

Perspective View



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



Boston Redevelopment Authority Statistical Report

Project: MELNEA HOTEL

Project Type: Open Shop

Project Date: From: 12/01/2016 To: 12/01/2018

Gen.Cont: CRANSHAW CONSTRUCTION

	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
Totals for Project:	37,583.50	25,224.50	67.1%	4,525.00	12.0%	20,435.00	54.4%	225	117	18	75
Report is for 17 contractors											
54% Boston Residents, 67% Minority, 12% Female											
& Over 40% M/WBE Companies											

Boston Redevelopment Authority Statistical Report
 Project: MELNEA HOTEL
 Project Date: From: 12/01/2016 To: 12/01/2018
 Gen.Cont: CRANSHAW CONSTRUCTION

Contractor: CARR, H. & SONS, INC.

	Total Hours	Minority Hours	Minority Percent
CARPENTER	72.00	0.00	0.0%
LABORER	149.00	24.00	16.1%
PLASTERER	55.00	55.00	100.0%
10/13/2017 through 12/15/2017			
Totals for Contractor:	276.00	79.00	28.6%

Boston Redevelopment Authority Statistical Report
 Project: MELNEA HOTEL
 Project Date: From: 12/01/2016 To: 12/01/2018
 Gen.Cont: CRANSHAW CONSTRUCTION

Contractor: HELICAL DRILLING

	Total Hours	Minority Hours	Minority Percent
EQUIPMENT OPERATOR	71.50	0.00	0.0%
LABORER	149.50	38.25	25.6%
03/25/2017 through 04/01/2017			
Totals for Contractor:	221.00	38.25	17.3%

Boston Redevelopment Authority Statistical Report
 Project: MELNEA HOTEL
 Project Date: From: 12/01/2016 To: 12/01/2018
 Gen.Cont: CRANSHAW CONSTRUCTION

Contractor: METRO EQUIPMENT COMPANY
WBE

	Total Hours	Minority Hours	Minority Percent
CEMENT MASON	578.00	452.00	78.2%
EQUIPMENT OPERATOR	264.00	264.00	100.0%
LABORER	1,462.00	1,183.00	80.9%
03/11/2017 through 12/02/2017			
Totals for Contractor:	2,304.00	1,899.00	82.4%

Boston Redevelopment Authority Statistical Report
 Project: MELNEA HOTEL
 Project Date: From: 12/01/2016 To: 12/01/2018
 Gen.Cont: CRANSHAW CONSTRUCTION

Contractor: STREAMLINE WATERPROOFING & CAULKING

	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
WATERPROOFER	857.50	415.00	48.4%	0.00	0.0%	256.50	29.9%	6	2	0	1
12/23/2017 through 02/24/2018											
Totals for Contractor:	857.50	415.00	48.4%	0.00	0.0%	256.50	29.9%	6	2	0	1

Contractor: FEDERAL CONCRETE
WBE

	Total Hours	Minority Hours	Minority Percent
CARPENTER	533.50	258.50	48.5%
IRON WORKER	172.00	88.00	51.2%
LABORER	526.00	177.50	33.7%
04/08/2017 through 10/21/2017			
Totals for Contractor:	1,231.50	524.00	42.5%

Contractor: JJRG WILLAIMS PLUMBING

	Total Hours	Minority Hours	Minority Percent
PLUMBER	1,196.00	1,141.00	95.4%
09/08/2017 through 12/08/2017			
Totals for Contractor:	1,196.00	1,141.00	95.4%

Contractor: OUTKAST ELECTRICAL
MBE

	Total Hours	Minority Hours	Minority Percent
ELECTRICIAN	3,672.00	3,672.00	100.0%
10/13/2017 through 02/02/2018			
Totals for Contractor:	3,672.00	3,672.00	100.0%

Contractor: SUPERIOR PLUMBLING, INC

	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
PLUMBER	2,182.50	1,356.25	62.1%	0.00	0.0%	1,347.50	61.7%	31	14	0	9
01/16/2018 through 02/20/2018											
Totals for Contractor:	2,182.50	1,356.25	62.1%	0.00	0.0%	1,347.50	61.7%	31	14	0	9

Contractor: FRONTLINE INC.
WBE

	Total Hours	Minority Hours	Minority Percent
LABORER	3,492.50	3,046.00	87.2%
04/08/2017 through 03/10/2018			
Totals for Contractor:	3,492.50	3,046.00	87.2%

Contractor: MARGUERITE CONCRETE INC

	Total Hours	Minority Hours	Minority Percent
CARPENTER	147.00	0.00	0.0%
CARPET LAYERS	222.00	120.50	54.3%
EQUIPMENT OPERATOR	194.00	64.50	33.2%
LABORER	117.00	50.00	42.7%
03/25/2017 through 02/03/2018			
Totals for Contractor:	680.00	235.00	34.6%

Contractor: PEGASUS & SON MASONRY CONS
MBE

	Total Hours	Minority Hours	Minority Percent
LABORER	815.00	299.50	36.7%
MASON TENDER	1,369.50	874.00	63.8%
05/09/2017 through 01/24/2018			
Totals for Contractor:	2,184.50	1,173.50	53.7%

Contractor: T & T STEEL ERECTORS, INC.
MBE

	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
IRON WORKER	724.00	440.00	60.8%	96.00	13.3%	216.00	29.8%	9	6	1	2
08/19/2017 through 09/02/2017											
Totals for Contractor:	724.00	440.00	60.8%	96.00	13.3%	216.00	29.8%	9	6	1	2

Contractor: YOUTH BUILD BOSTON

	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
CARPENTER	995.50	995.50	100.0%	494.00	49.6%	995.50	100.0%	2	2	1	2
09/22/2017 through 12/29/2017											
Totals for Contractor:	995.50	995.50	100.0%	494.00	49.6%	995.50	100.0%	2	2	1	2

Contractor: SAVE ON WALLS

	Total Hours	Minority Hours	Minority Percent
CARPENTER	6,063.50	3,064.50	50.5%
LABORER	816.50	728.50	89.2%
09/30/2017 through 03/03/2018			
Totals for Contractor:	6,880.00	3,793.00	55.1%

Contractor: ZICHELE STEEL ERECTORS, INC

	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
IRON WORKER	128.00	0.00	0.0%	0.00	0.0%	0.00	0.0%	3	0	0	0
08/19/2017 through 09/02/2017											
Totals for Contractor:	128.00	0.00	0.0%	0.00	0.0%	0.00	0.0%	3	0	0	0

Construction Workforce Statistical Report to BPDA