

**NUBA**



**PARCEL 8, BOSTON**

**URBANICA | NHP Foundation**



# PROGRAM OVERVIEW



**100% Income  
Restricted units**

**(45) Condo units**

**(64) Rental units**

**(5) Live-work  
Artists Units**

**(5) Commercial  
Art Spaces**

**8626gsf Public  
Park / Lawn**

**2500 gsf  
Exhibition/Cafe  
spaces**

**Public "Art Walk"**



# Architectural Design



# ARCHITECTURAL DESIGN

## LOCATION PLAN









# SECOND FLOOR PLAN

**Condominium  
Building  
45 units**

**Apartment  
Building  
64 units**

9

1BR- (6)  
2BR- (3)



12

1BR- (3)  
2BR- (8)  
3BR- (1)

## SECOND FLOOR PLAN

**TYPICAL UNITS:**

- 1BR- 586 to 676 sf**
- 2 BR- 726 to 854 sf**
- 3 BR- 1058 sf**



# ELEVATIONS



ELEVATION at MELNEA CASS BLVD



ELEVATION AT REAR DRIVEWAY/ART WALK



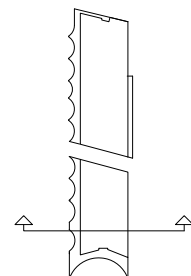
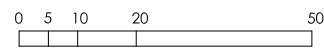
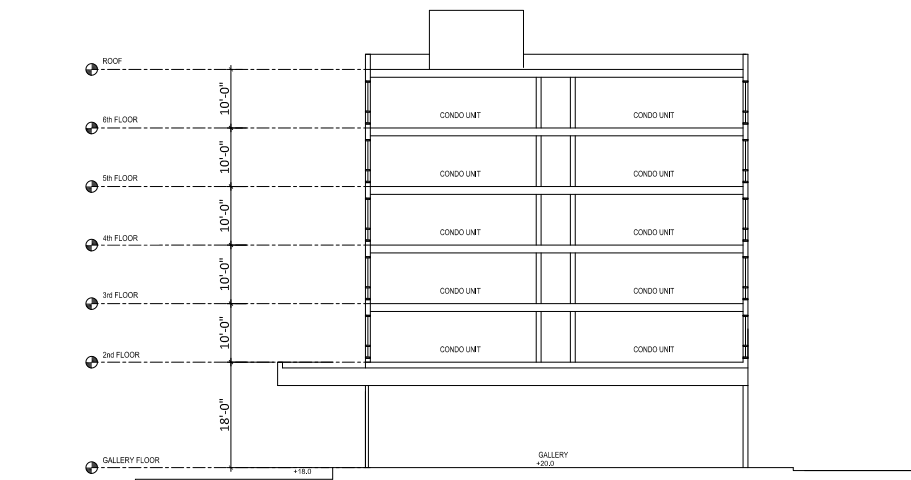
# ELEVATIONS / SECTIONS



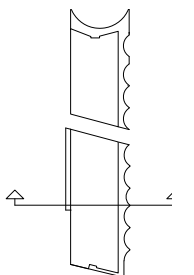
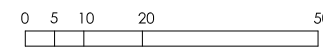
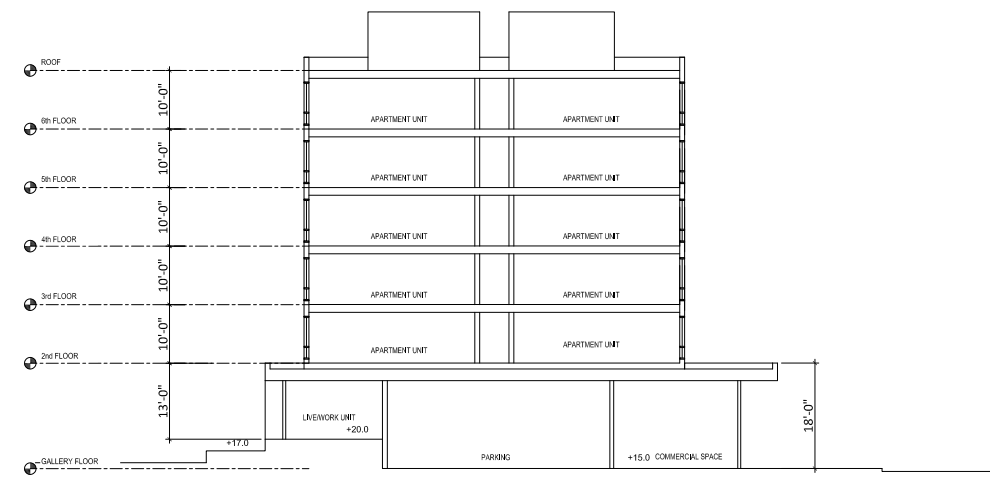
ELEVATION ON HARRISON AVE



ELEVATION ON WASHINGTON ST



CROSS SECTION THRU CONDO BLDG



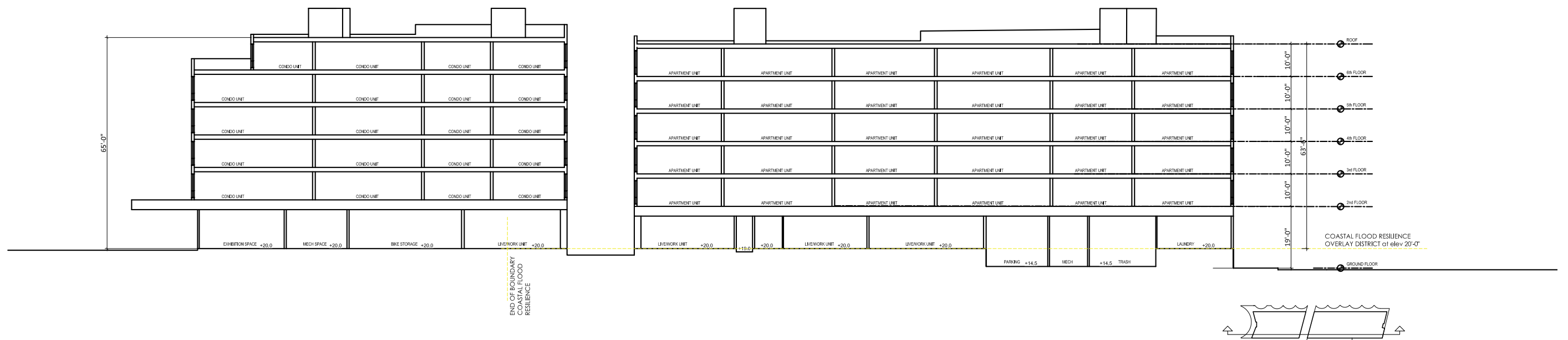
CROSS SECTION THRU APT BLDG



# SECTIONS



SECTION at MELNEA CASS BLVD



SECTION AT REAR WALKWAY



# LANDSCAPING/ PUBLIC REALM IMPROVEMENTS

## Site Improvements

- Building will coordinate with the existing street trees on Melnea Cass Boulevard.
- Planting of 48 shade trees on site, Melnea Cass Boulevard, and Washington Street.
- Improved access to existing MBTA Silver Line with drop-off on Melnea Cass Boulevard.
- Improved pedestrian experience for both public and private walk.
- Bike racks will be provided at select locations within the Project Site.

## Community park & public spaces

- Incorporation of a public community park adjacent to the Exhibition/Retail space for events to bring the neighbourhood together.
- This includes selection of special pavers (ADA compliant unit pavers) that define the building entry.
- Site furnishings are selected to complement the architectural design and are reflective of the surrounding area.
- Planting selections will emphasize native species to promote biodiversity.



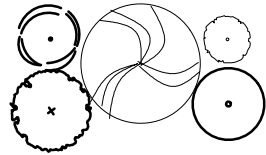




# LANDSCAPING/ PUBLIC REALM IMPROVEMENTS

## LEGEND

DECIDUOUS TREE



EVERGREEN TREE



SHRUBS



MULCH BED



PERENNIALS/GROUNDCOVER



**LOW WROUGHT IRON FENCE**

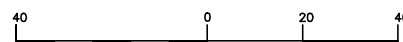
NOT TO SCALE



## PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
<b>DECIDUOUS/EVERGREEN TREES</b>						
AK	2	ACER RUBRUM 'KARPICK'	KARPICK MAPLE	3" CAL.	AS SHOWN	B&B
MR	11	MALUS 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2.5-3" CAL.	AS SHOWN	B&B
BP	8	BETULA PLATYPHYLLA 'DAKOTA PINNACLE'	DAKOTA PINNACLE ASIAN BIRCH	3" CAL.	AS SHOWN	POT
GT	4	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	3" CAL.	40' O.C.	B&B
TOW	13	THUJA OCCIDENTALIS 'HETZ WINTERGREEN'	HETZ WINTERGREEN ARBORVITAE	6-7' HT.	AS SHOWN	B&B
UA	16	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3.5-4" CAL.	3' O.C.	B&B
<b>SHRUBS</b>						
HP	9	HYDRANGEA P. 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2-3' HT.	48" O.C.	B&B
IC		ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	#15	24" O.C.	POT
IG		ILEX GLABRA 'SHAMROCK'	INKBERRY	2'-2.5' HT.	36" O.C.	POT
<b>GRASSES/PERENNIALS</b>						
AR		AJUGA 'BLACK SCALLOP'	BLACK SCALLOP AJUGA	#1	18" O.C.	STAGGERED
CK		CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2	24" O.C.	STAGGERED
FG		FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	#1	12" O.C.	ROWS
HG		HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	#1	48" O.C.	STAGGERED
LM		LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	#1	18" O.C.	STAGGERED
HR		HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1	18" O.C.	STAGGERED
NW		NEPETA 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	18" O.C.	STAGGERED
SR		SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	#1	24" O.C.	STAGGERED

GRAPHIC SCALE



PREPARED BY:  
PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
PARCEL 8  
MELNEA CASS BLVD. & WASHINGTON ST.

**LANDSCAPE LEGEND AND SCHEDULE**  
PROJECT NO. 1898-08 DATE: 12-14-2021  
SCALE: NOT TO SCALE SHEET REF: -



AERIAL VIEW OF GATEWAY PARK FROM WASHINGTON ST





APPROACH ON MELNEA CASS BLVD





# GATEWAY PARK FROM MELNEA CASS BLVD





# GATEWAY PARK FROM WASHINGTON ST





GALLERY STOREFRONT FROM MELNEA CASS BLVD





# ART GALLERY ON MELNEA CASS BLVD





# STOREFRONTS ON MELNEA CASS BLVD





# MELNEA CASS BLVD w TRINITY BEYOND





HARRISON AVE/ MELNEA CASS BLVD





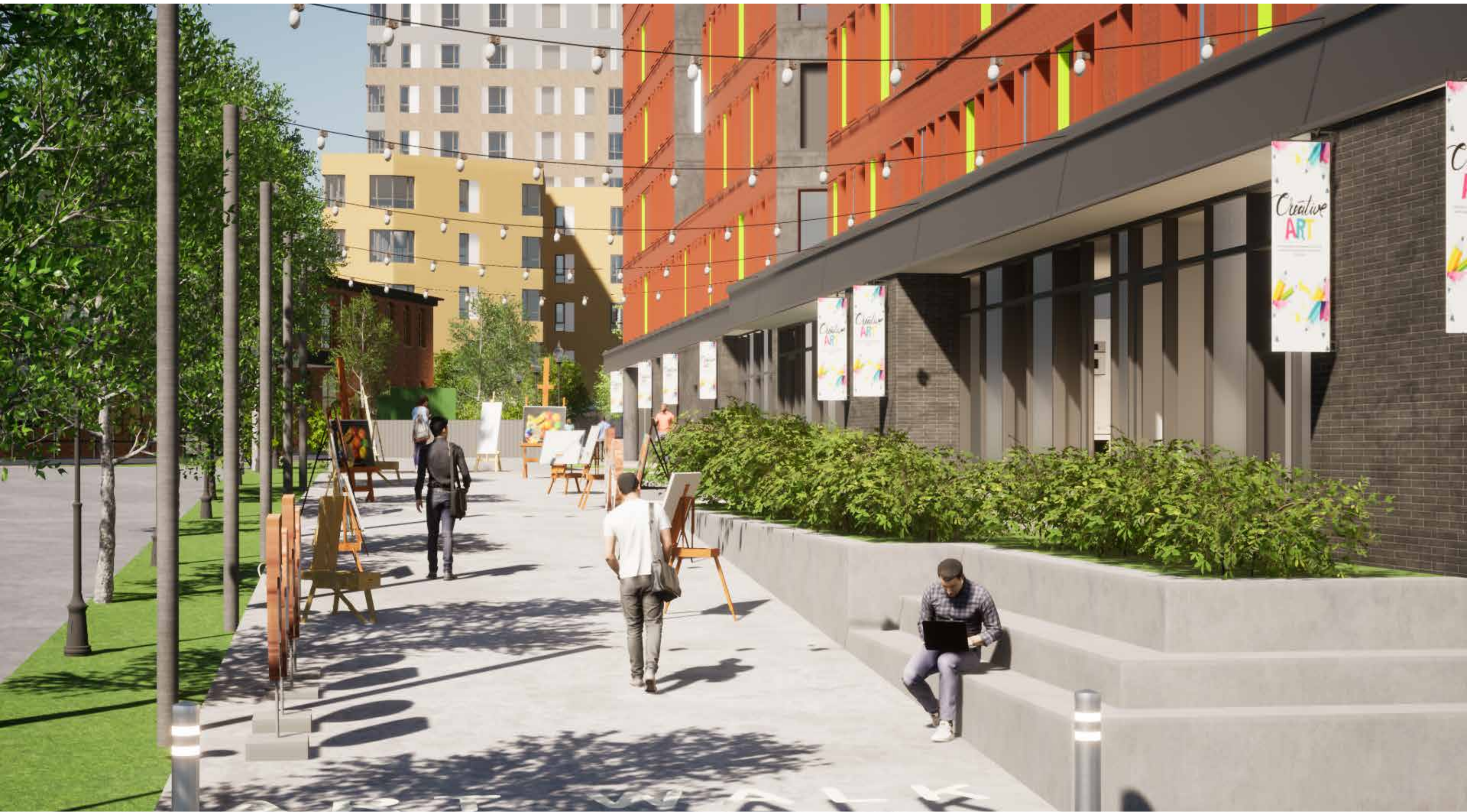
# REAR AERIAL VIEW WITH ART WALK



PARCEL OWNED BY  
Benjamin Franklin Institute of Technology  
(BFIT)



# ART WALK ON BACKSIDE OF BUILDING





# PLAZA BETWEEN NAWN FACTORY/ NUBA





# GATEWAY PARK w HOTEL BEYOND





# GATEWAY PARK / NAWN FACTORY





**BURIAL GROUND ON WASH ST.**





# HISTORIC FIRESTATION ON EUSTIS ST





# HISTORIC FIRESTATION ON EUSTIS ST





REAR PARKING COURT OF BFIT





# BFIT ON HARRISON AVE





REAR OF NUBA ON HARRISON AVE



PARCEL OWNED BY BFIT



MELNEA CASS BLVD W TRINITY IN THE BACKGROUND





# EXTERIOR MATERIALS- (in progress with BPDA)

## -Alucobond metal panel at First Floor

SLATE



**Product Availability:**  
ALUCOBOND PLUS (4mm ACM); ALUCOBOND AXCENT\* (.040" sheet)



**“Lights, Camera, Action: an earthy gray with fine grain texture that captures the light as if generated by the electric appeal and dramatic allure of Broadway.”**

### SPECIFICATIONS

Color Collection: Natural Collection  
Color Series: Terra Series  
Paint Type: SMP Textured

[Download](#) the  
ALUCOBOND® PLUS Stock  
Color Library

LAVA NERA



**Product Availability:**  
ALUCOBOND PLUS (4mm ACM); ALUCOBOND AXCENT\* (.040" sheet)



**“A fine grain obsidian black filled with mystique, catapulting into the dark night's brightest star.”**

### SPECIFICATIONS

Color Collection: Natural Collection  
Color Series: Terra Series  
Paint Type: SMP Textured  
Finish: Textured  
Gloss: 5 - 10

[Download](#) the  
ALUCOBOND® PLUS Stock  
Color Library





# EXTERIOR MATERIALS - (in progress with BPDA)

## -Kawneer storefront glass at First Floor

TRIFAB® VG (VERSAGLAZE®)  
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &  
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Design + Performance  
Versatility with Unmatched  
Fabrication Flexibility

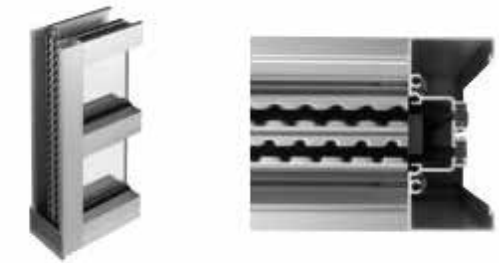


### Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive durable, anodized finish is married to the beauty of some very

At the start of every design, there's a choice of how you want to sales rep for the information on these and other finishes available

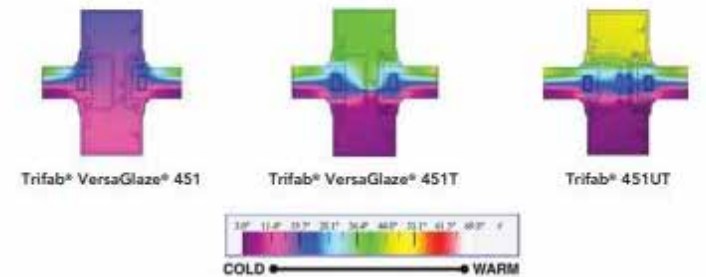
	KAWNEER FINISH NO.	COLOR	AA-AS-SPE
	#14	CLEAR	AA-
	#17	CLEAR	AA-
	#18	CHAMPAGNE	AA-
	#26	LIGHT BRONZE	AA-
	#28	MEDIUM BRONZE	AA-
	#40	DARK BRONZE	AA-
	#29	BLACK	AA-



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

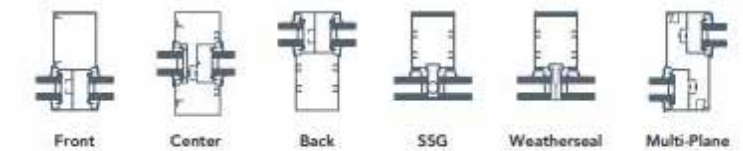
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



### PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Geisinger Professional Building  
Jenkins Township, Pennsylvania  
ARCHITECT  
Mericle Commercial Real Estate Services  
Wilkes-Barre, Pennsylvania  
GLAZING CONTRACTOR  
Sterling Glass, Inc., Scranton, Pennsylvania  
PHOTOGRAPHER

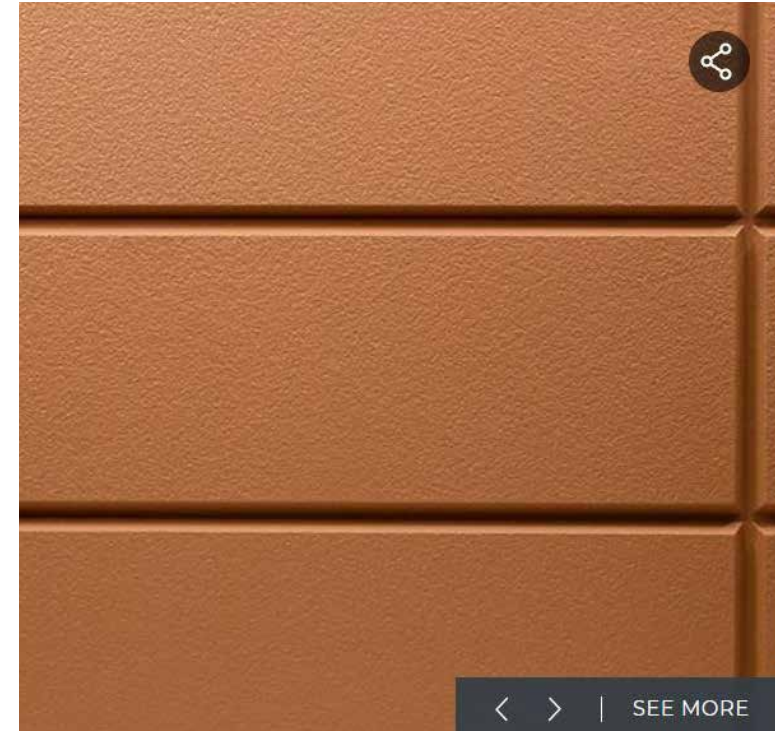
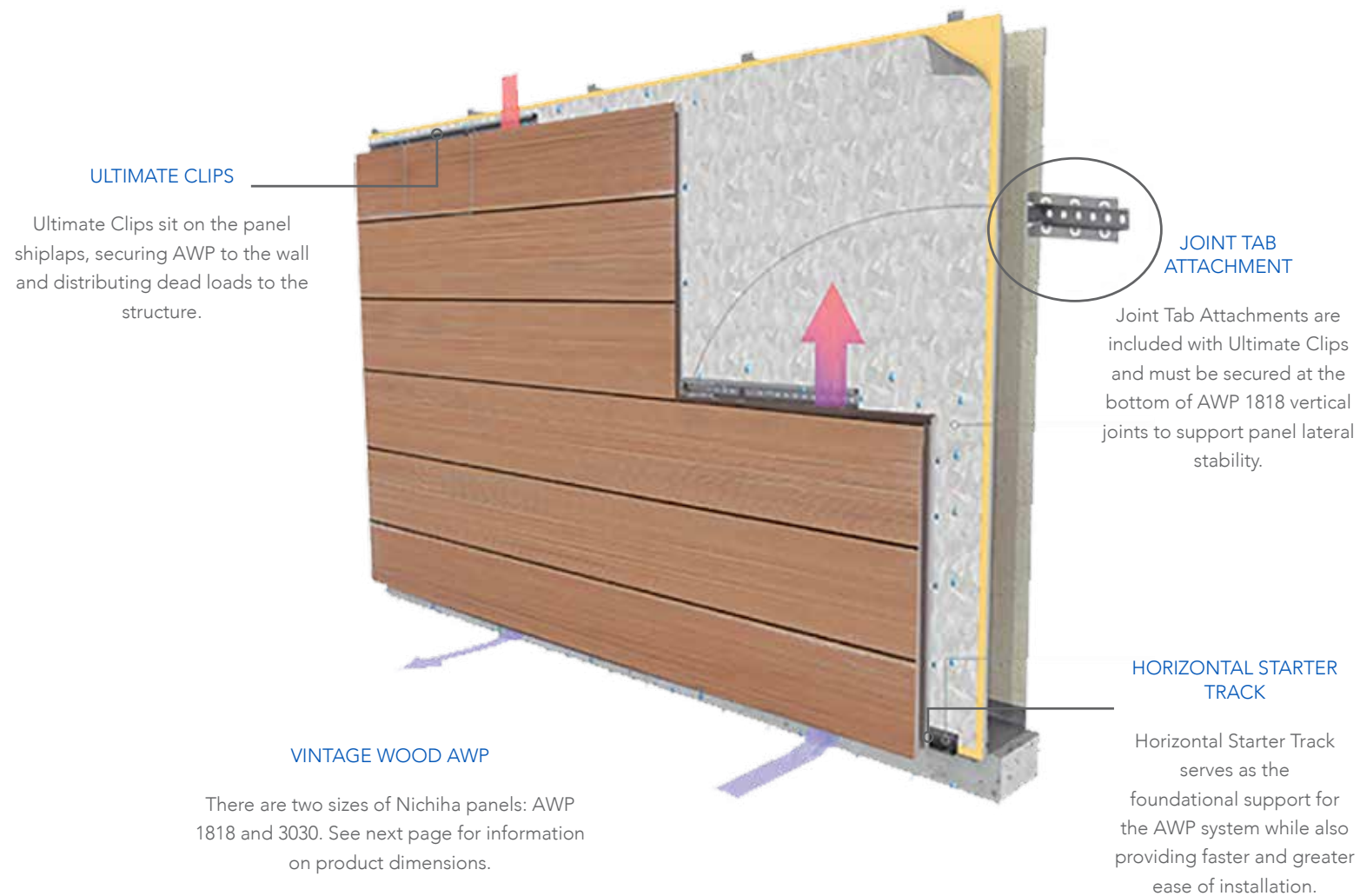


# EXTERIOR MATERIALS - (in progress with BPDA)

-Nichiha fiber cement board for upper level cladding,  
Note: also exploring terra cotta cladding

## THE NICHIIHA RAINSCREEN

Moisture intrusion in a wall system can be the cause of building defects, as well as health ailments for the building's occupants, making rainscreens a very important tool in water mitigation. Rather than attacking the symptoms of moisture intrusion, rainscreens tackle the source – the forces that drive water into the building shell. Nichiha's concealed installation system creates a 10mm (3/8") drainage and ventilation plane behind our panels.





# Eustis Protection/Architectural Conservation

- Overview
- Shadow Studies







# HISTORICAL RESOURCES SUMMARY

## Existing Conditions Report



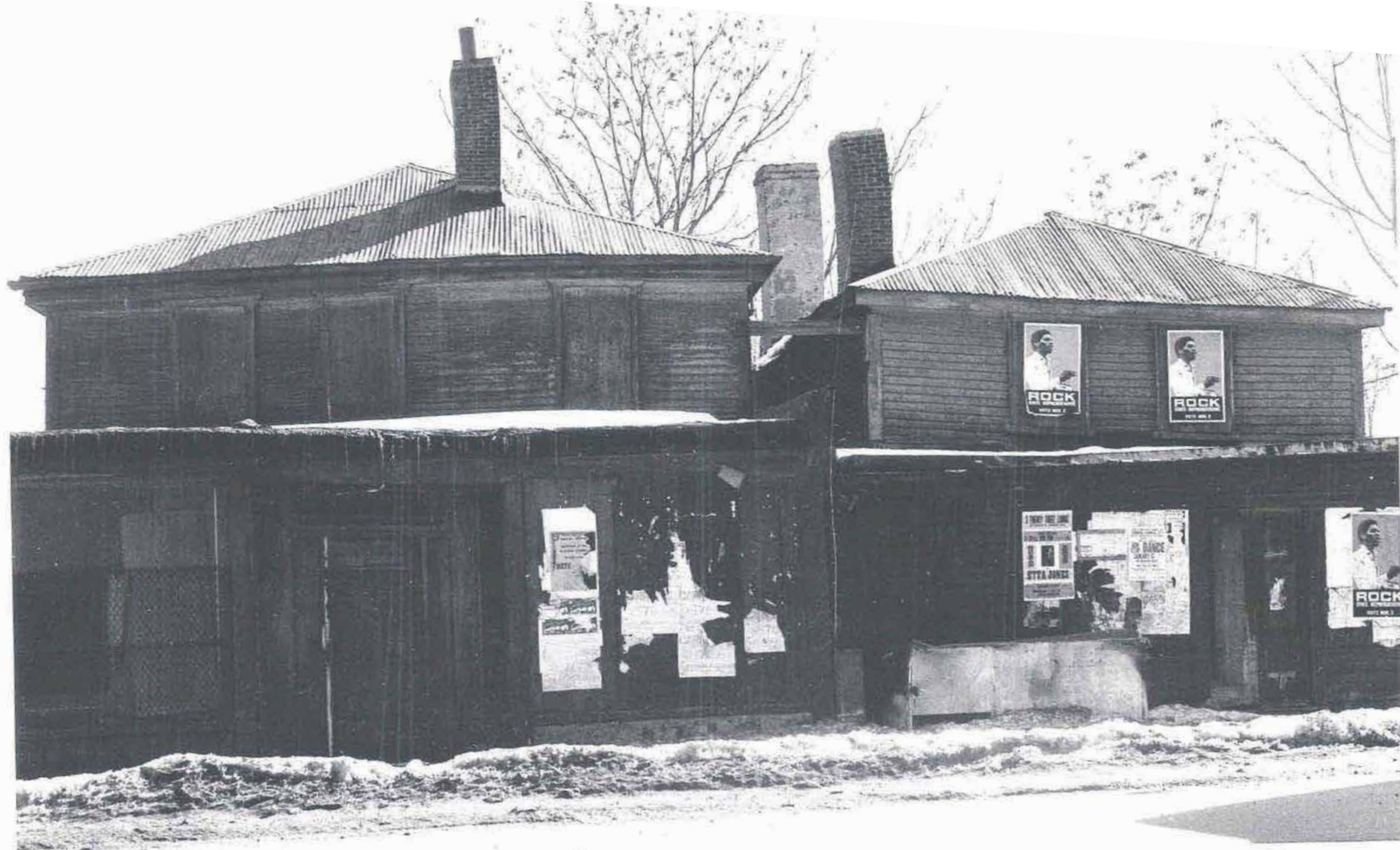
36

Jesse Doggett House & Tavern  
2066 Washington Street



# HISTORICAL RESOURCES SUMMARY

## Existing Conditions Report



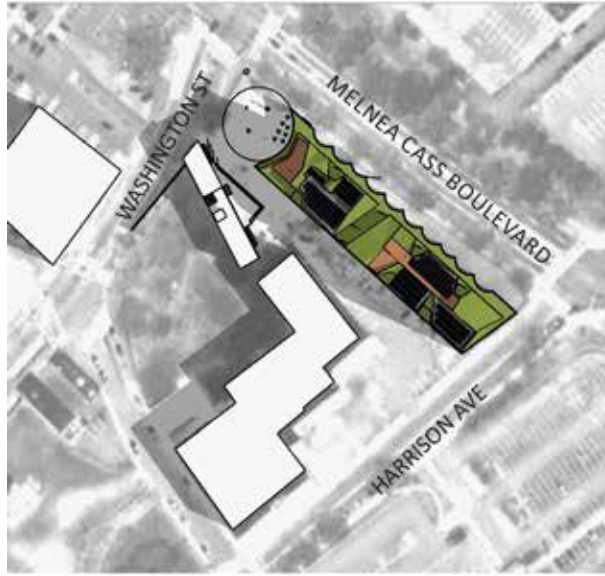
Cunningham & Doggett Houses  
2066 & 2070 Washington Street



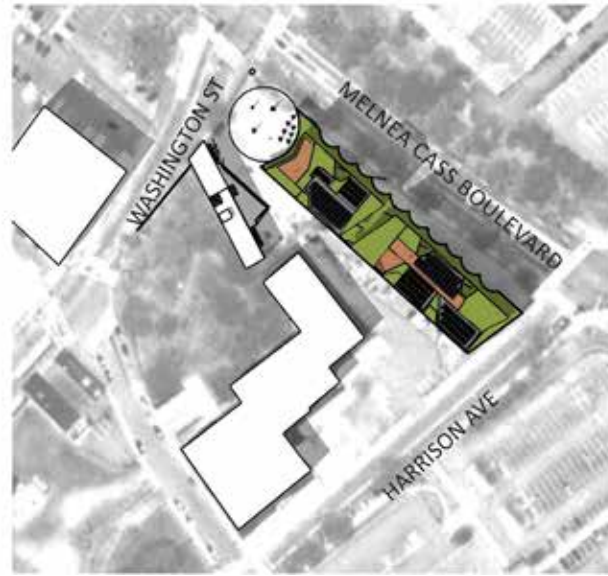
# SHADOW STUDIES

New shadows created by the project are limited in their impacts to surrounding buildings and to the nearby park.

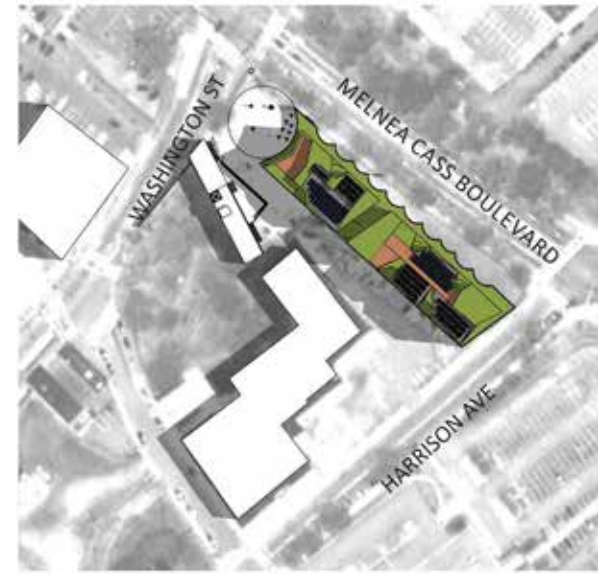
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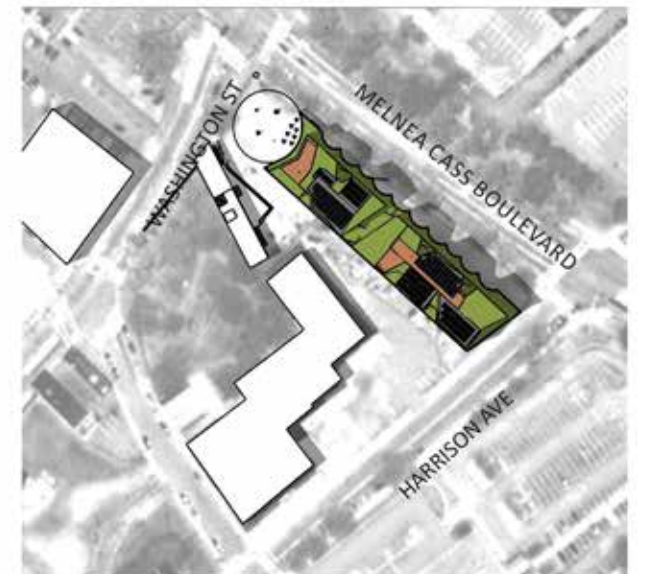
3:00 PM Altitude 39.18 Azimuth -136.7



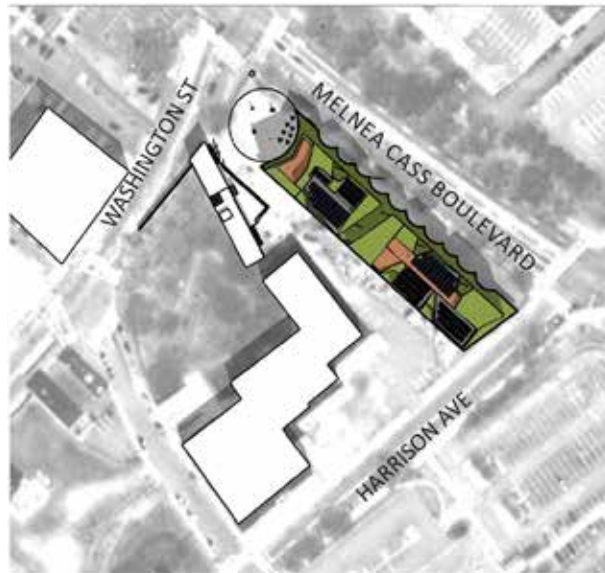
9:00 AM Altitude 23.42 Azimuth 112.6



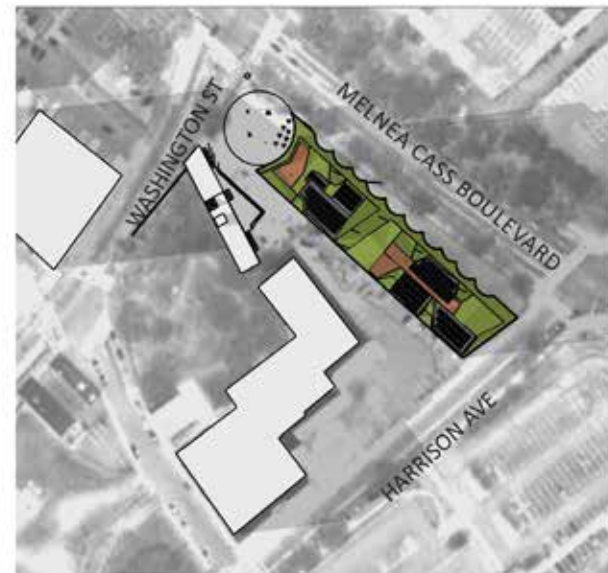
3:00 PM Altitude 39.18 Azimuth -136.7



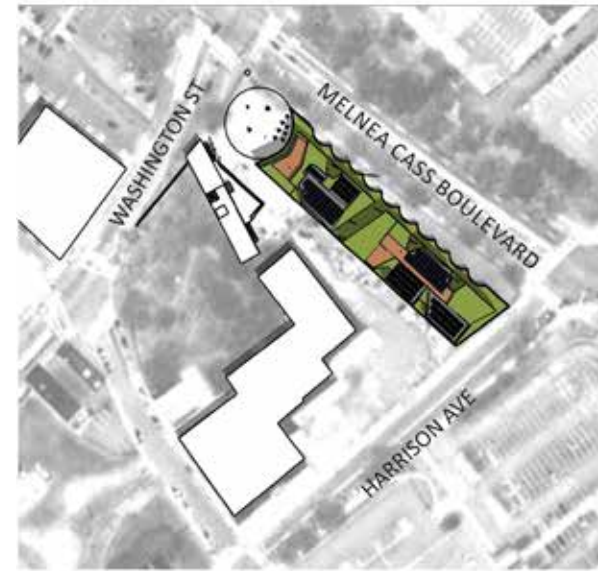
12:00 PM Altitude 46.52 Azimuth 161.1



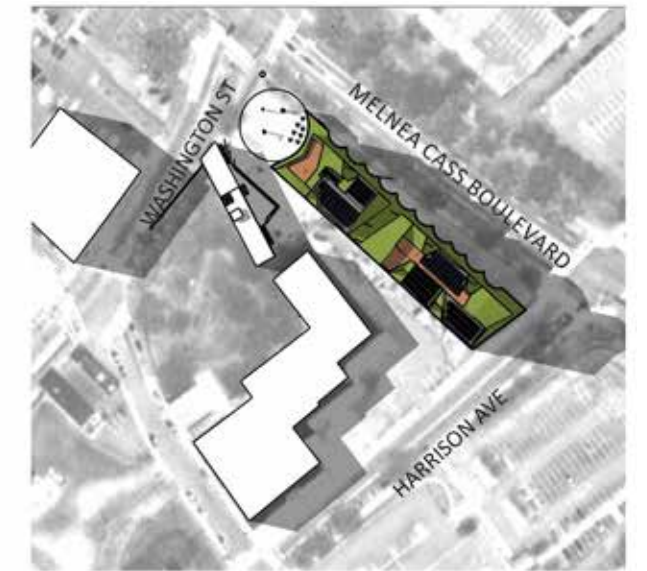
6:00 PM Altitude 9.9 Azimuth -98.4



12:00 PM Altitude 46.52 Azimuth 161.1



6:00 PM Altitude 9.9 Azimuth -98.4



Shadow Study: March 21, Vernal Equinox



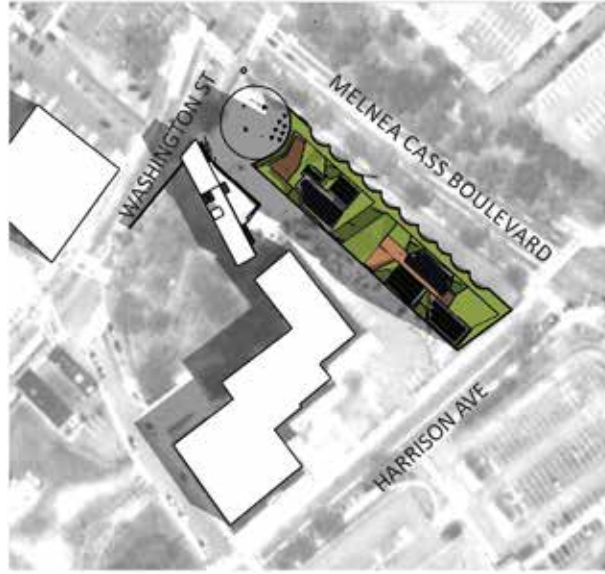
Shadow Study: June 21, Summer Solstice



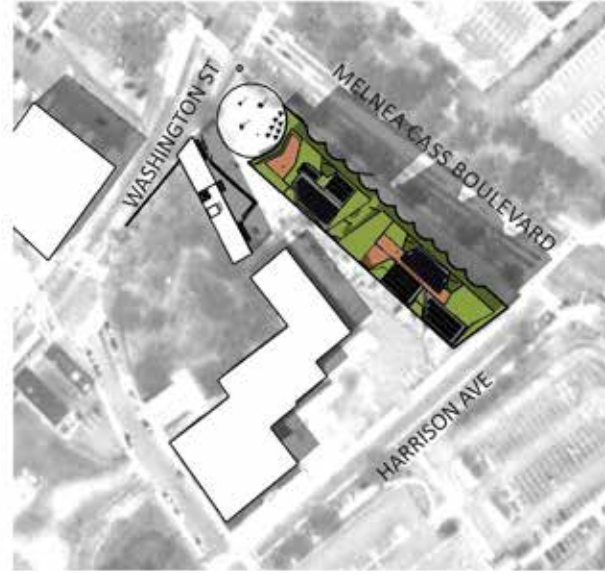
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New shadows created by the project are limited in their impacts to surrounding buildings and to the nearby park.

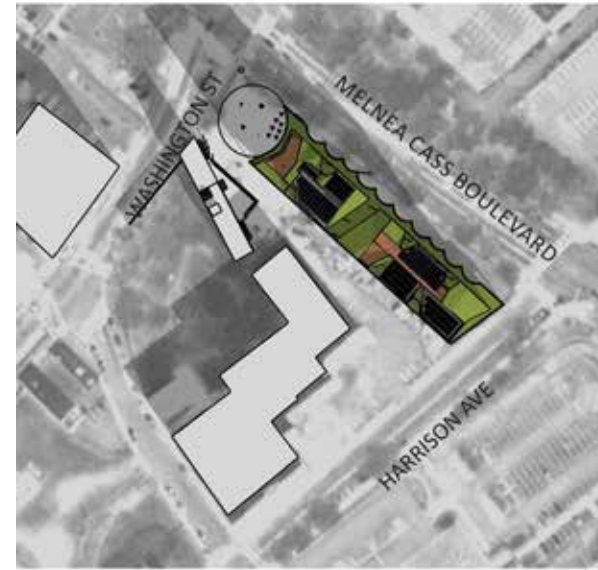
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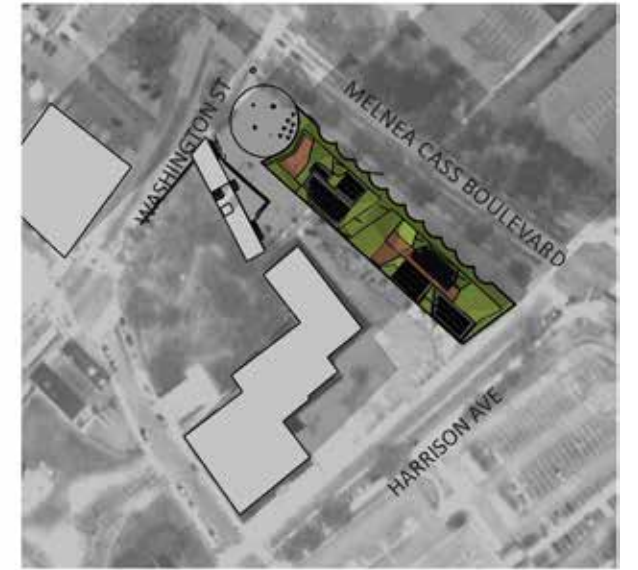
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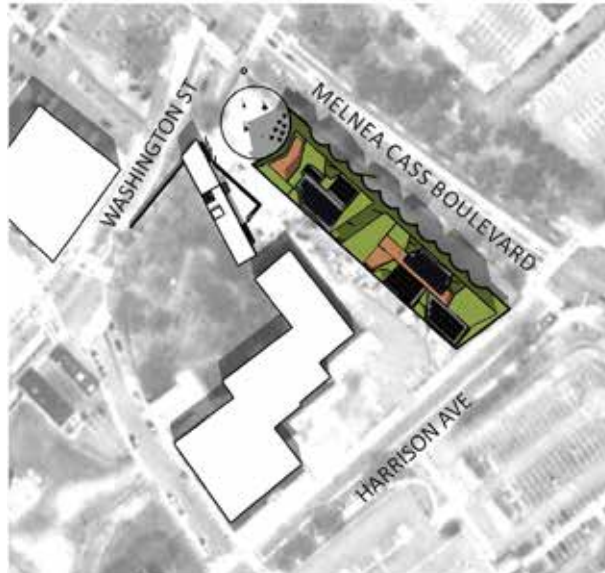
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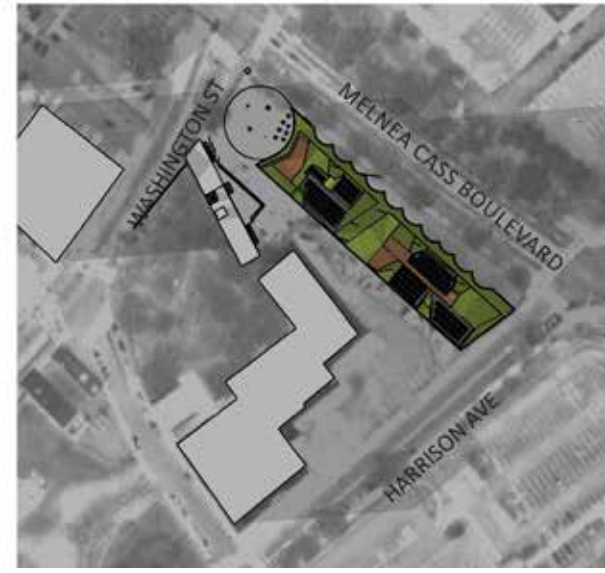
3:00 PM Altitude 39.18 Azimuth -136.7



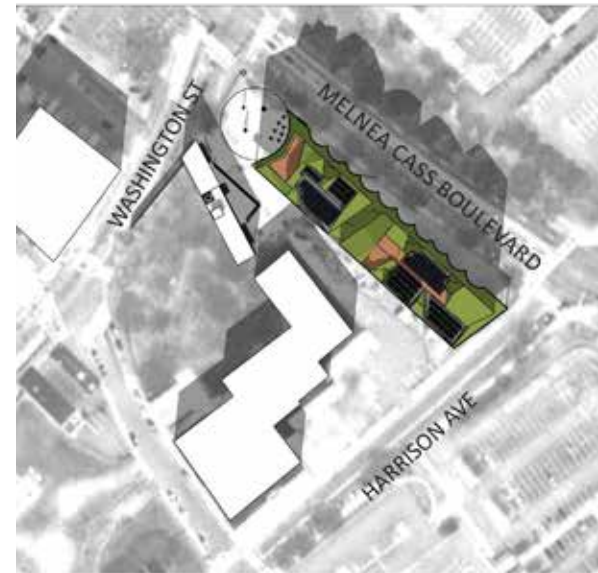
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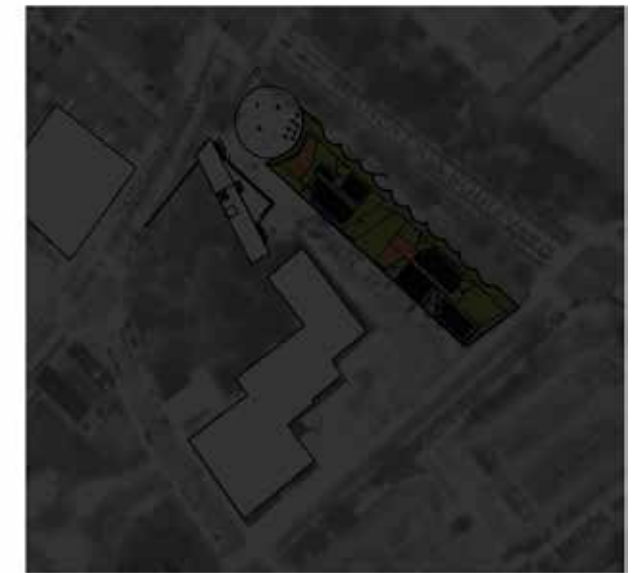
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12:00 PM Altitude 46.52 Azimuth 161.1



6:00 PM Altitude 9.9 Azimuth -98.4



Shadow Study: Sept. 21, Autumnal Equinox

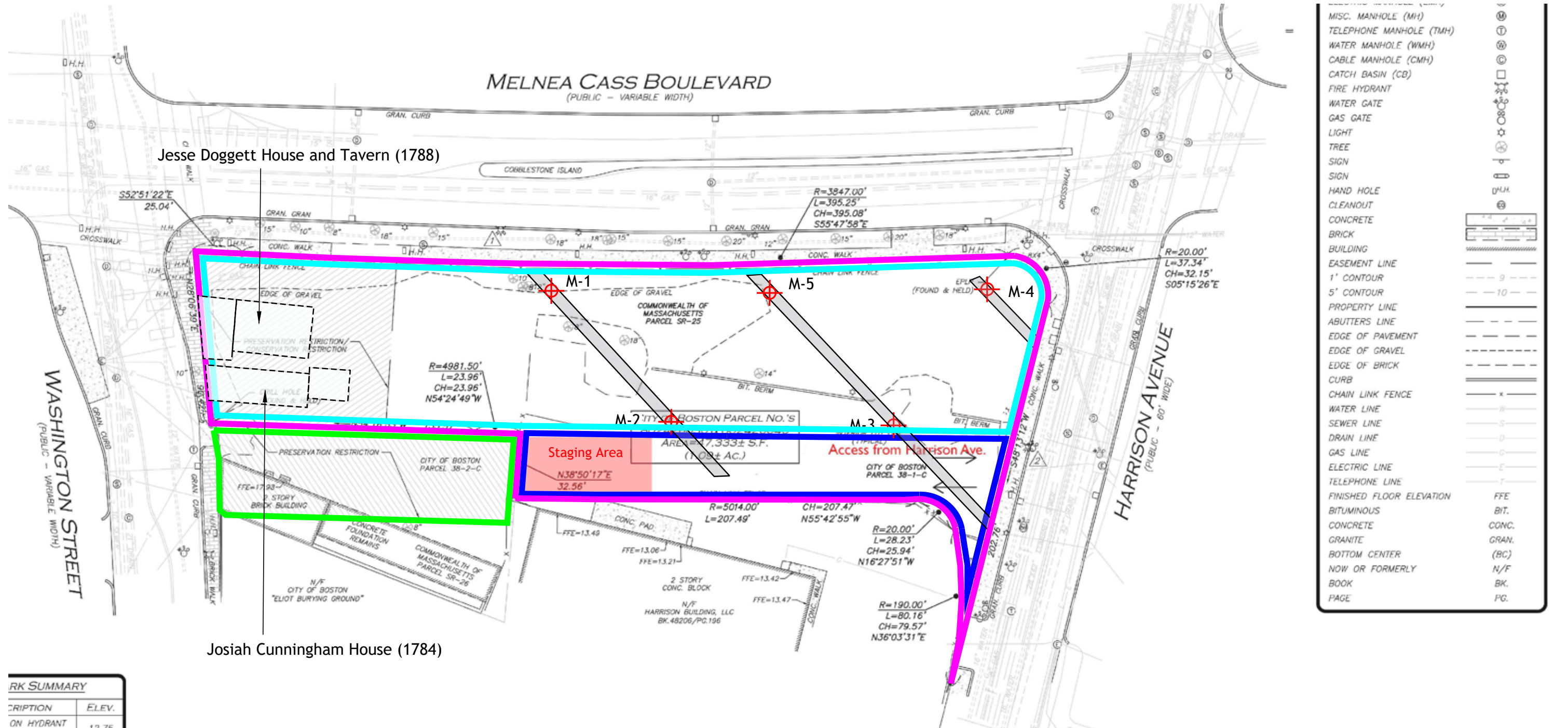


Shadow Study: Dec. 21, Winter Solstice



# HISTORICAL RESOURCES SUMMARY

## Existing Conditions Report



### ARK SUMMARY

DESCRIPTION	ELEV.
ON HYDRANT GE BOLT	12.75
ON HYDRANT GE BOLT	8.82

ALL UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES, EITHER IN SERVICE OR ABANDONED. A&M HAS CONDUCTED VISUAL INSPECTIONS OF THE EXACT LOCATION INDICATED. A&M HAS MADE NO GUARANTEE AS TO THE ACCURACY OF THE LOCATION AND/OR RESULTS OF CULTURAL RESOURCE INVESTIGATIONS CONDUCTED BY PAL.

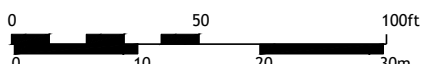
Josiah Cunningham House (1784)

Jesse Doggett House and Tavern (1788)

Staging Area

Access from Harrison Ave.

- Approximate boring locations
- Approximate location of UMASS archaeological trenches
- Parcel SR-25
- Parcel 38-1-C
- Parcel 38-2-C
- Parcel 38-1-B



### Parcel 8 Boston



Source/Revision/Issue	Date
PAL modified	11-2021
Map source: Allen & Major Associates, Inc.	11-2021

The base information contained in this map was supplied to PAL as a professional courtesy for informational and illustrative purposes only. PAL makes no warranties, either expressed or implied, regarding the fitness or suitability of this map for any other purpose than to depict the location and/or results of cultural resource investigations conducted by PAL.

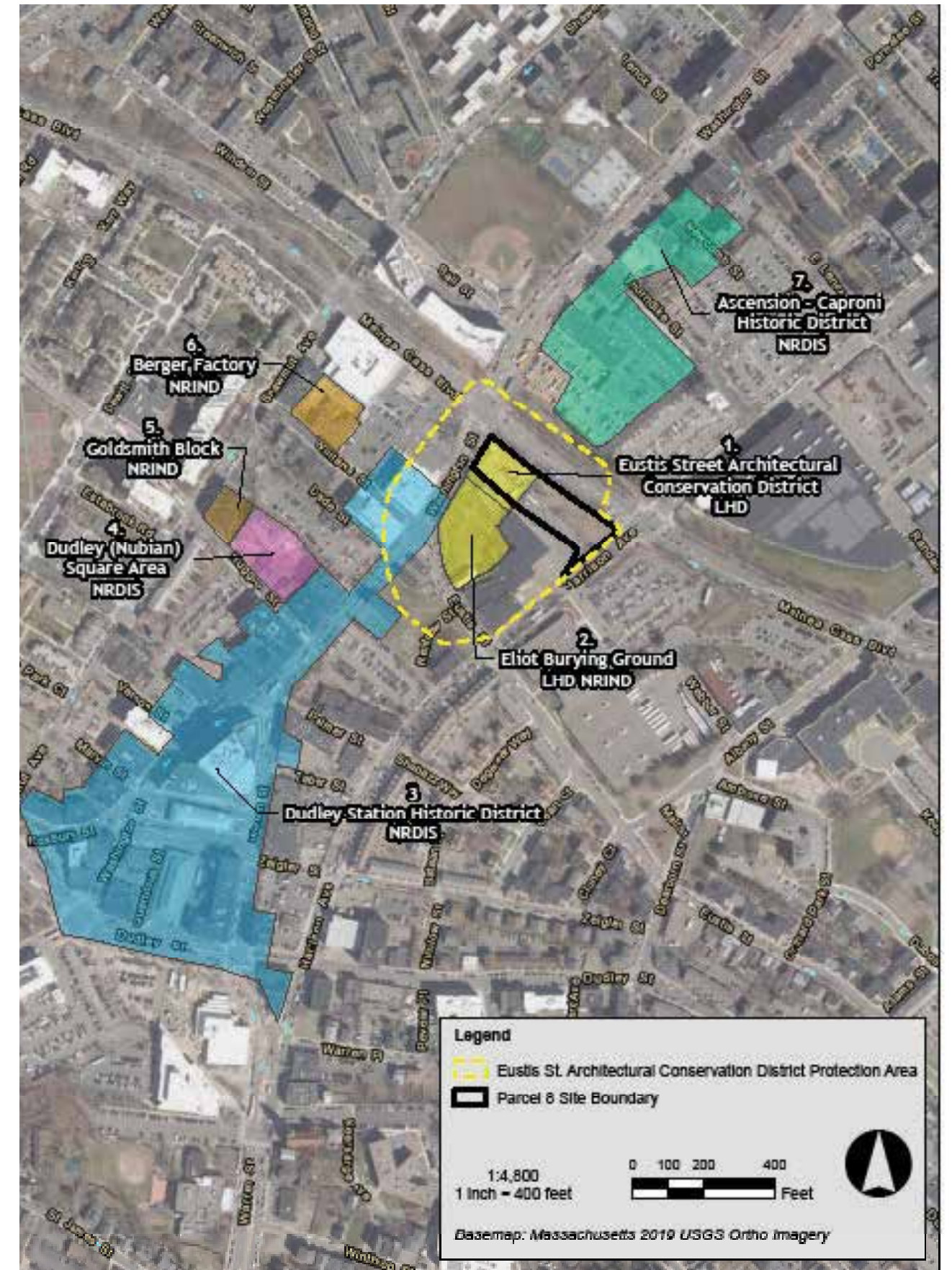
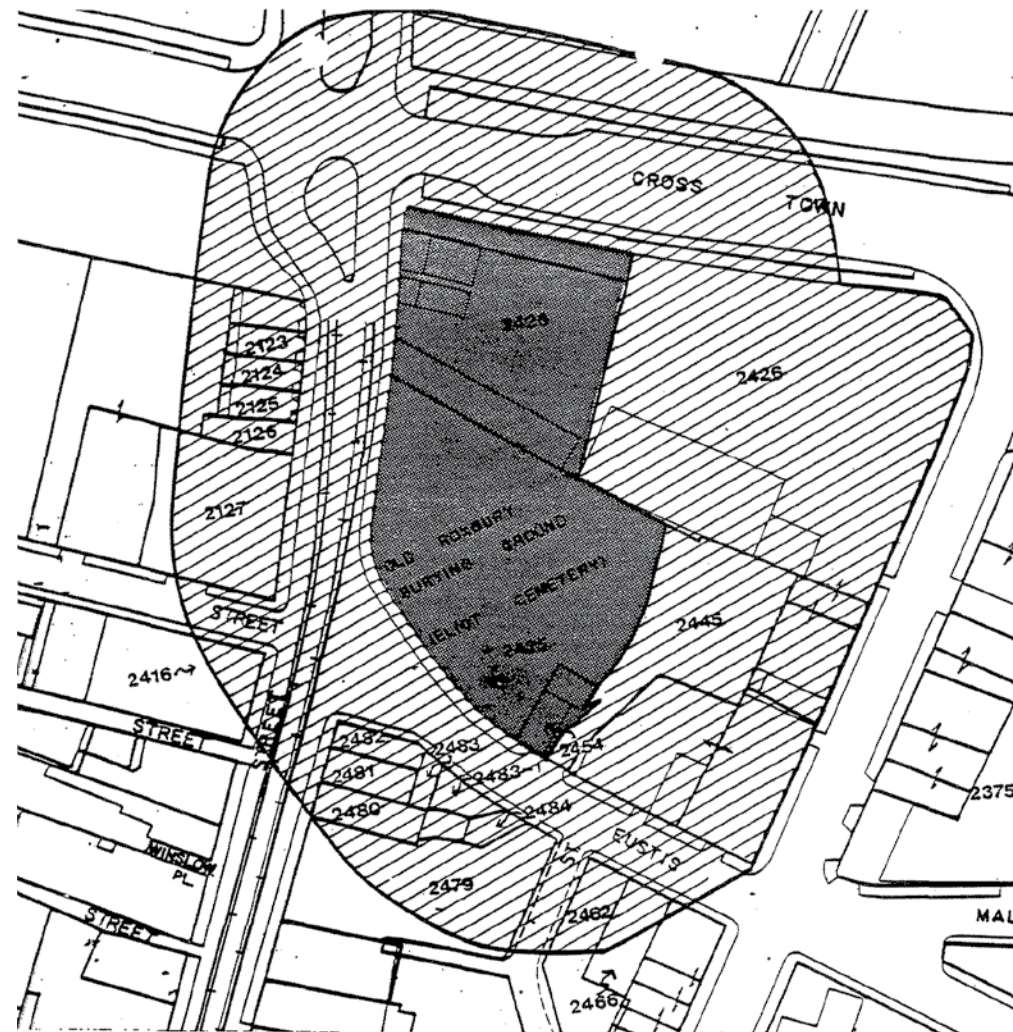


# HISTORICAL RESOURCES SUMMARY

The Project proposes new construction on a vacant parcel located partially within the Eustis Street Architectural Conservation District and its Protection Area.

## Historic Resources Impact Analysis

The Project has been designed with a scale and massing to have no negative visual or shadow impacts on adjacent or nearby historic resources, including the Nawn Factory, Old Roxbury Burying Ground, and Dudley Station Historic District.





# Background Materials



# TEAM

DEVELOPER

**URBANICA**



ARCHITECT

**URBANICA DESIGN**

**steph chung**  
ARCHITECT

LANDSCAPE ARCHITECT



HISTORIC PRESERVATION CONSULTANT



PERMITTING CONSULTANT



**D4 SOUTH END**

7 WARREN AVENUE, BOSTON, MA



**URBANICA 50**

50 BOW STREET, SOMERVILLE, MA



**SIX9ONE RESIDENCES**

691 MASSACHUSETTS AVENUE, BOSTON, MA



**MELNEA HOTEL + RESIDENCES**

425-435 MELNEA CASS BLVD, BOSTON, MA



# URBANICA

## -ART MURAL

Mural of Dr. Martin Luther King and his wife commissioned on a Urbanica developed residential building.



## -ART GALLERY/ GYM W EXTERIOR WORK OUT AREA

Street is activated by gallery/ Urbanica office and gym with exterior work out space.





# DEVELOPMENT OVERVIEW

## Introduction

BPDA issued an **RFP for Parcel 8** under the Nubian Square Development Program in Feb 2020.

Urbanica submitted the proposal under the RFP in June 2020 and was **designated as the developer in April 2021**.

## APPROVALS:

- MA State MEPA
- BPDA Article 80
- Boston Civic Design Comm  
(*approved in 1st presentation*)





## PROJECT BENEFITS

- Proposed **Gallery/Café space** on ground floor adjacent to a new public park to provide the community with a place to celebrate art and to socialize.
- Providing **5 Live-Work Artists spaces and 5 Commercial Art spaces** to promote the local artist community and create ground floor activity.
- To accelerate the local economy, a **\$100,000 Entrepreneur Fund** will be set aside from the developer fee as a community benefit to support the local start-up businesses with amounts ranging from \$5,000.00 to \$20,000.00.
- The development team will allocate an **additional \$100,000** from the developer fee to subsidize the exhibition space on the ground floor and support its arts and culture programs.
- The development team will set up a **community fund of \$50,000** to subsidize the exhibition space on the ground floor to support its cultural programs.
- The project will set up a **10% equity investment fund** for the homeownership building in the form of a minority crowd-fund to provide micro-investment opportunities. This will enable the minority communities to achieve long-term financial benefit through realization of the development.



## PROJECT BENEFITS

### Community Benefits

- Commitment to **MBE/WBE and Local Resident Success.**
- Estimated Construction Costs are approx. **\$30 Million** creating a total of **150 jobs.**
- **Project Goals** for construction hiring include:
  - At least **51% local resident** work hours.
  - At least **51% people of color** work hours.
  - At least **12% women** work hours.
- Project Goals for construction contracts include: at least **40% or \$12 Million** for MBE/WBE Contracts.
- Adopt goals of **Boston Residents Jobs Policy.**
- Creating direct and indirect **permanent Jobs** through the design development, construction, the property management, maintenance, resident services and art related facilities.