

NUBA



PARCEL 8, BOSTON

URBANICA | NHP Foundation

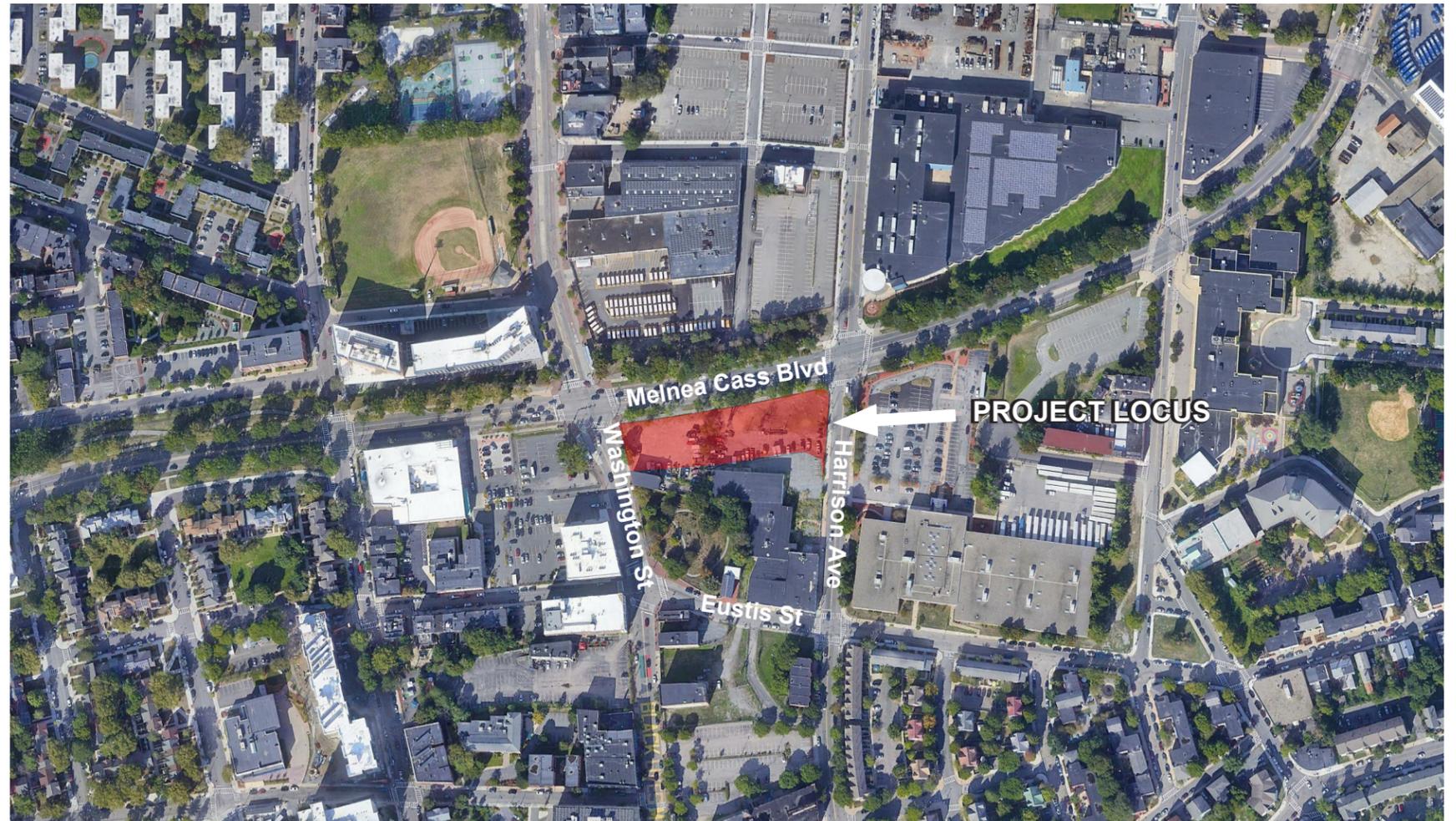
Programs

- Site information
- Program Features
- Program Benefits

PROGRAMS

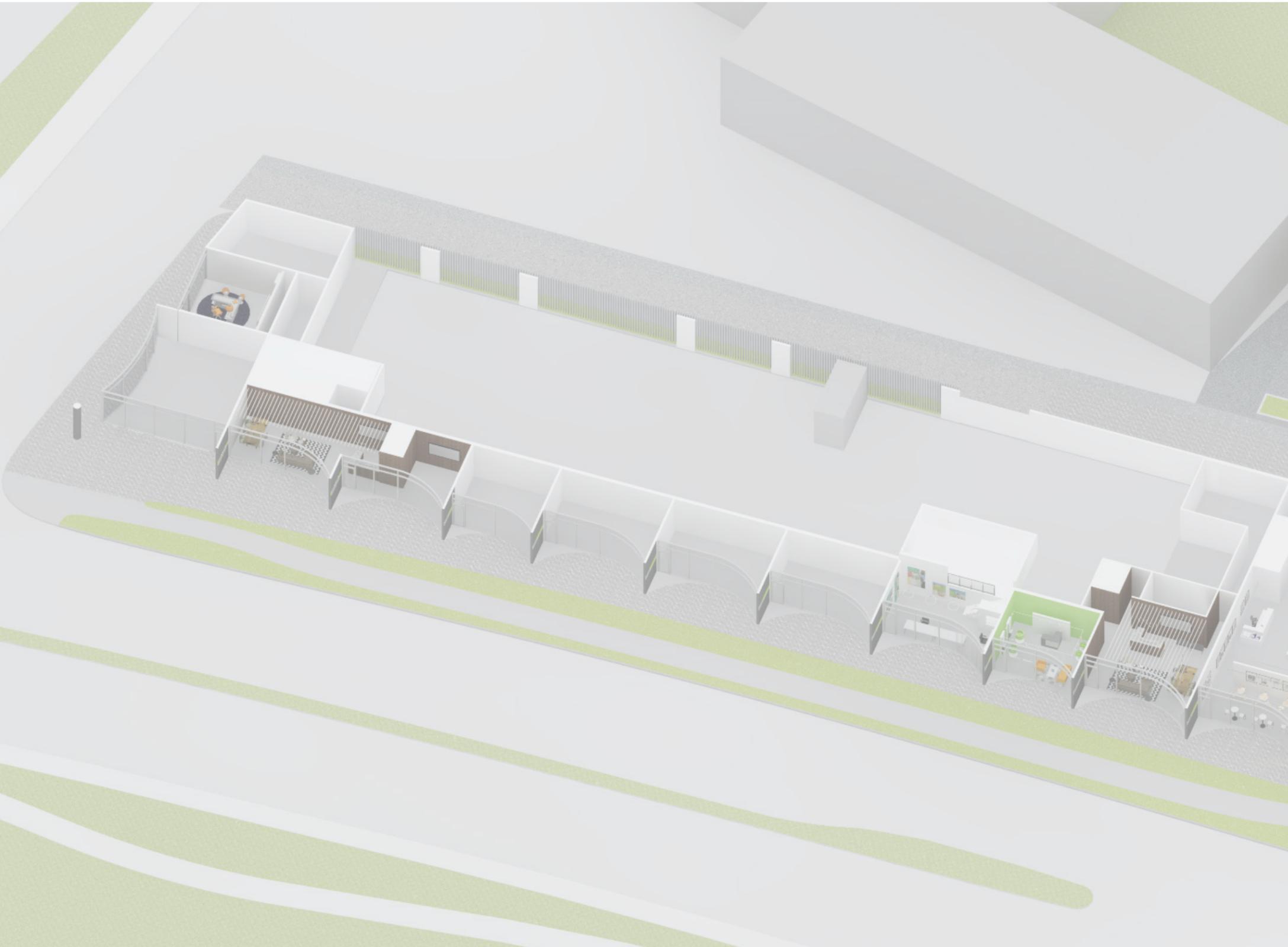
SITE INFORMATION

- NUBA's proposed development maintains and reinforces the edges along Melnea Cass Boulevard and Harrison Avenue, and is set back on Washington Street to allow for the development of a public park.
- The site is currently an empty lot used as a parking area for heavy vehicles.
- The overall building mass of NUBA - is one that steps down from 6-stories along the Harrison Avenue to 5 stories adjoining the proposed park along Washington Street.



PROGRAM FEATURES

FIRST FLOOR PROGRAMS



42 Condo units

**60 Rental
Apartments**

**7 Live-work
Loft Units**

**8000 gsf
Public Park**

**3000 gsf
Exhibition/
Retail/ Cafe
spaces**

**100% Income
Restricted**

**From 30% to
120% AMI**

PROGRAM BENEFITS

- Proposed **Exhibition/Retail/Café space** for the community along with a public park to activate the streets and aid the local businesses.
- Providing seven **live-work tenant spaces** promoting the artist community within the neighbourhood.
- Introducing **new neighbourhood residences** who will provide support to the local community and utilize local businesses and a project scope and scale that is intended to further the Residential policy goals of the City's 2030 Housing Plan.
- To accelerate the thriving of local economy, **\$100,000 Entrepreneur Fund** will be set up from the developer fee as a community benefit to support the local startup businesses with amounts ranging from \$5,000.00 to \$20,000.00.
- The development team will allocate **\$100,000 of development fee** to subsidize the exhibition space on the ground floor and support the cultural programs.

PROGRAM BENEFITS

COMMITMENT TO MBE/WBE AND LOCAL RESIDENT SUCCESS

- Estimated Construction Costs are **\$52 Million**.
- **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 \$20 Million** for MBE/WBE Contracts.
- Adopt goals of Boston Good Jobs Coalition and Boston Residents Jobs Policy.

Architectural Design

- Programs
- Floorplans
- Renders

ARCHITECTURAL DESIGN

OVERVIEW



ARCHITECTURAL DESIGN

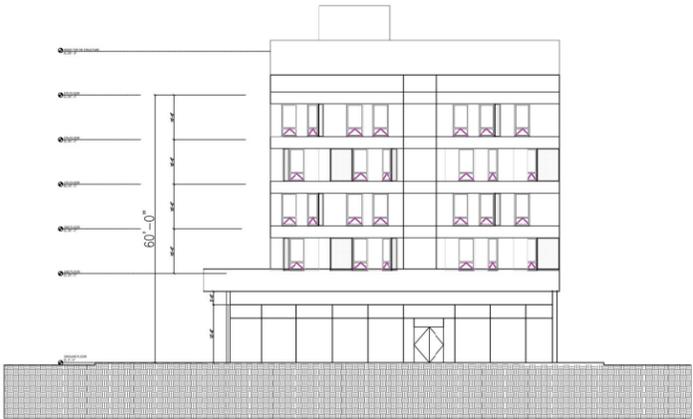
OVERVIEW



ARCHITECTURAL DESIGN ELEVATIONS



Melnea Cass Boulevard Elevation



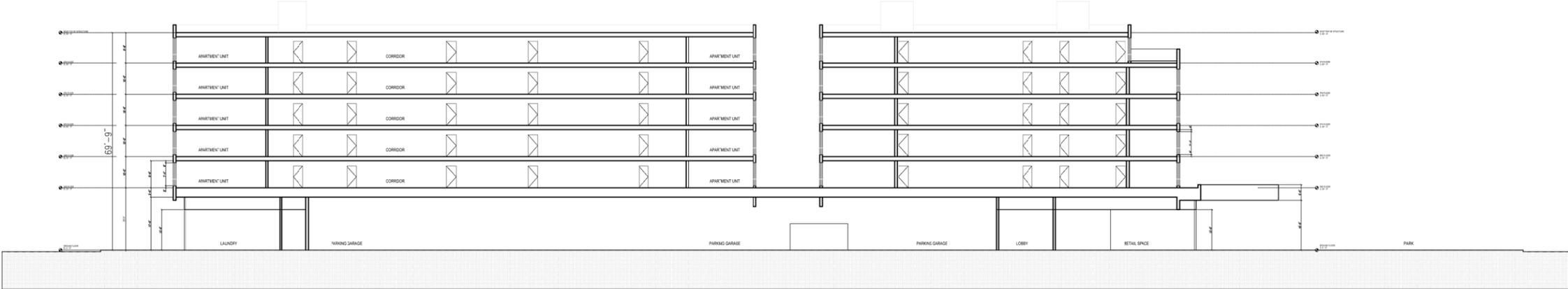
Washington St Elevation



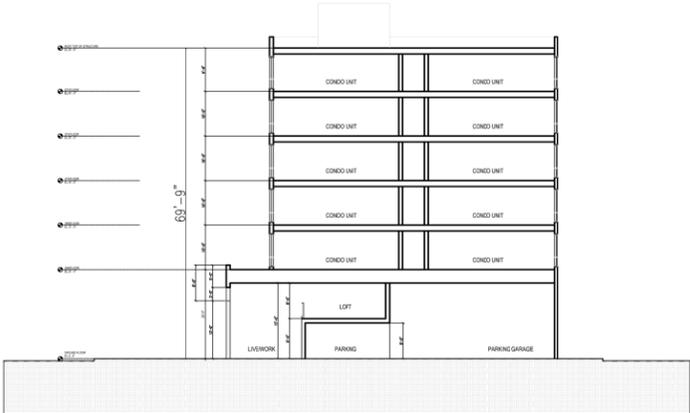
Rear Elevation along proposed driveway

ARCHITECTURAL DESIGN

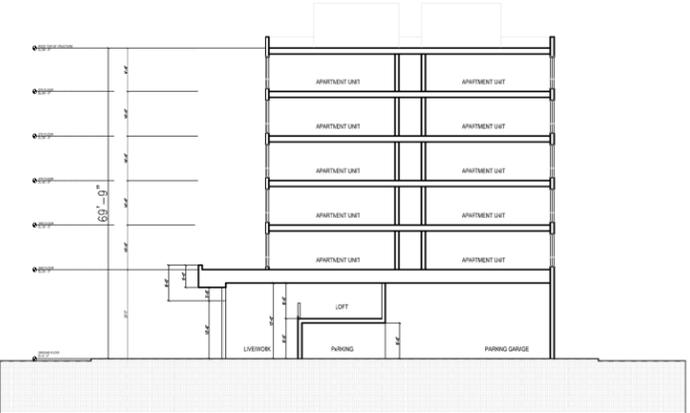
SECTIONS



Longitudinal Building Section



Cross-Section
Condominium
Building



Cross-Section
Apartment
Building

ARCHITECTURAL DESIGN

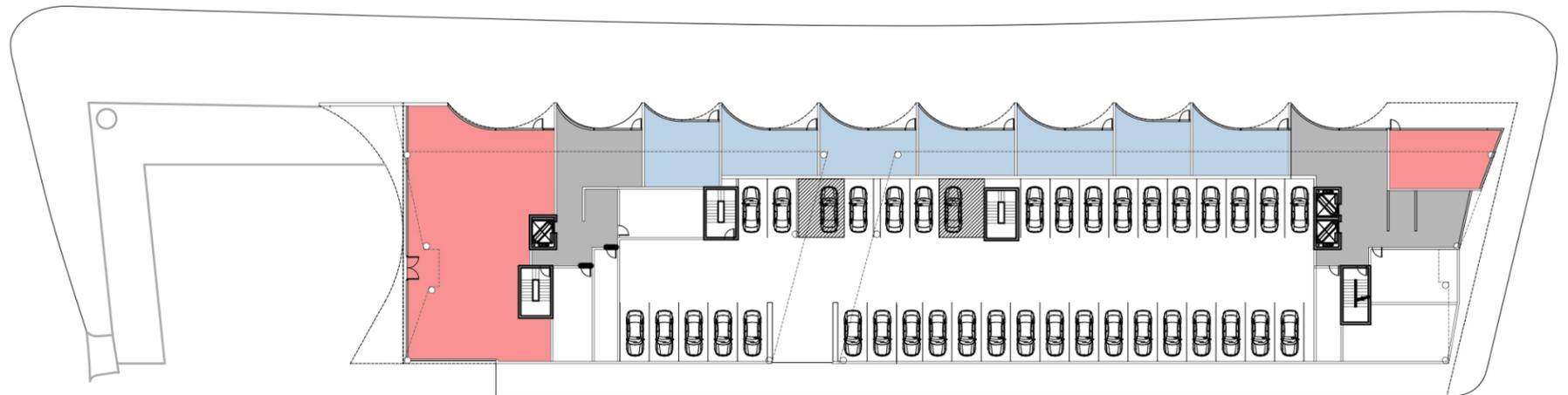
FIRST FLOOR PROGRAMS



First Floor Concept

Ist Floor	Commercial and residential spaces
7	Live-work Loft Style Units
2	Retail Spaces
38	Parking Spaces

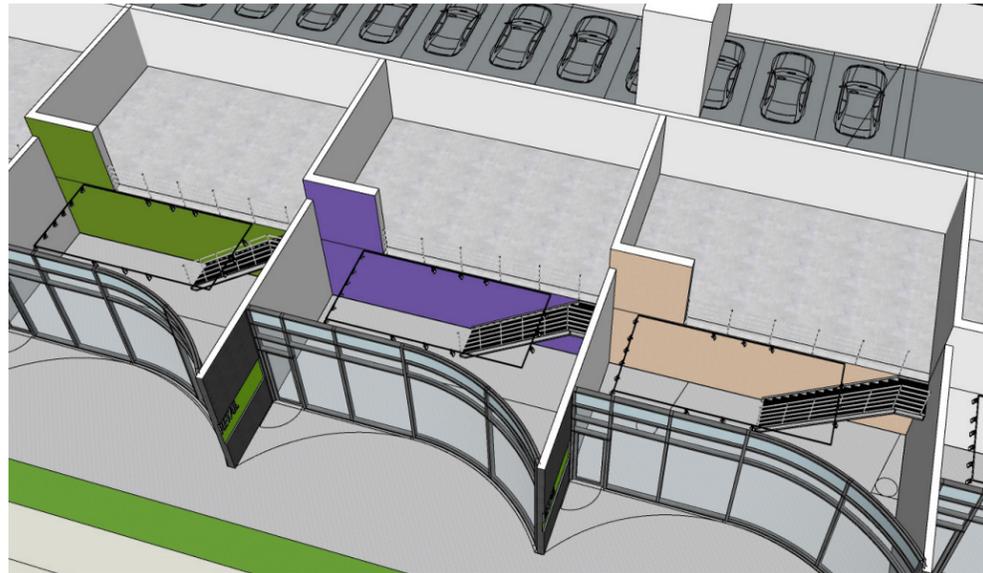
- Live work units
- Retail units
- Lobby area



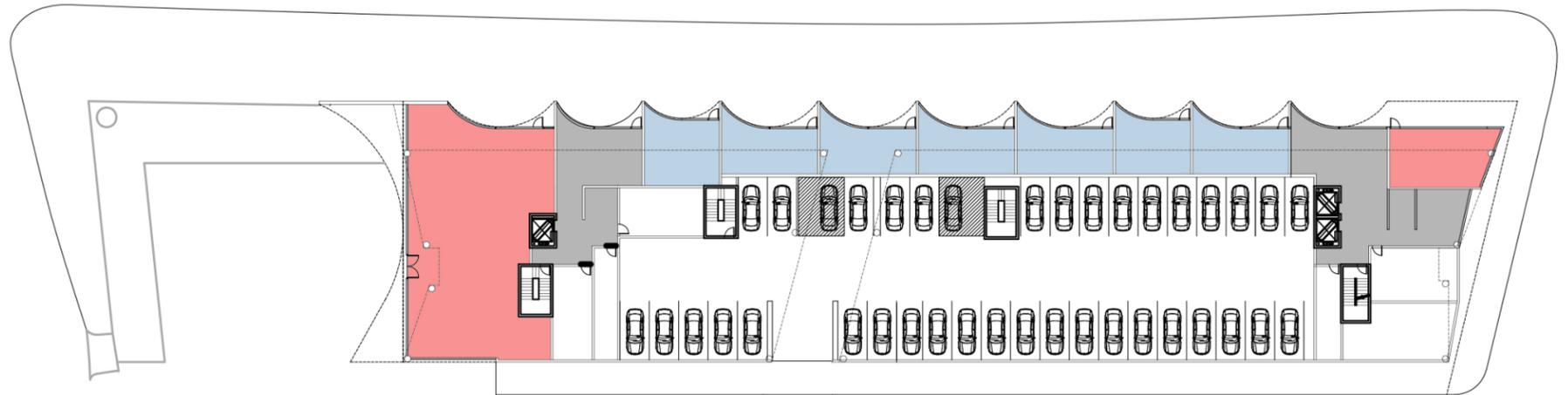
First Floor plan

ARCHITECTURAL DESIGN

MEZZANINE FLOOR PROGRAMS



Live-work concept

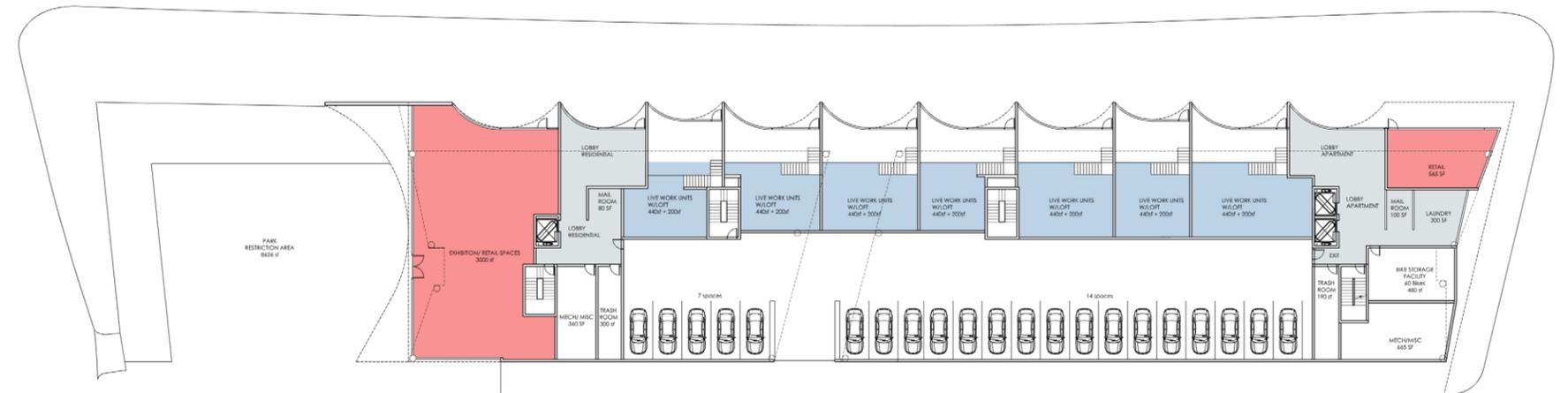


First Floor plan

- Live work units
- Retail units
- Lobby area



Live-work concept



Mezzanine Floor plan

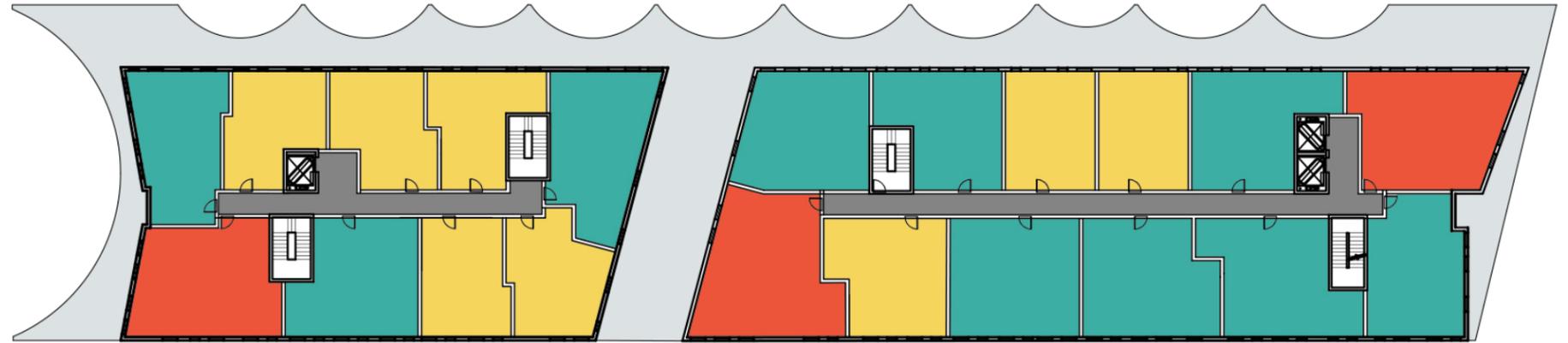
- Live work units
- Retail units
- Lobby area

ARCHITECTURAL DESIGN

FLOOR PLANS

2nd Floor	21 Housing units
8	1 Bedroom Units
10	2 Bedroom Units
3	3 Bedroom Units

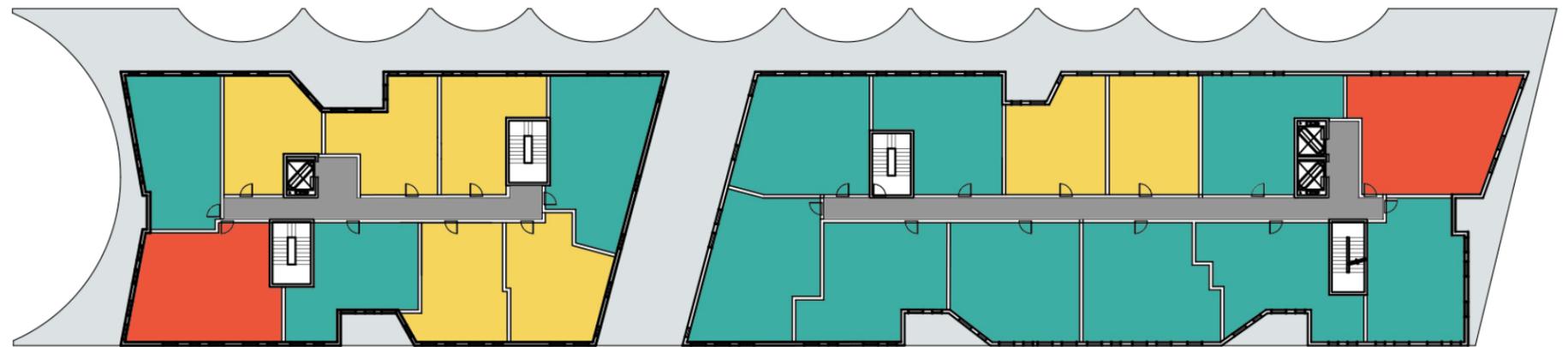
- 1 BR units
- 2 BR units
- 3 BR Units



Second Floor plan

3rd Floor	21 Housing units
7	1 Bedroom Units
12	2 Bedroom Units
2	3 Bedroom Units

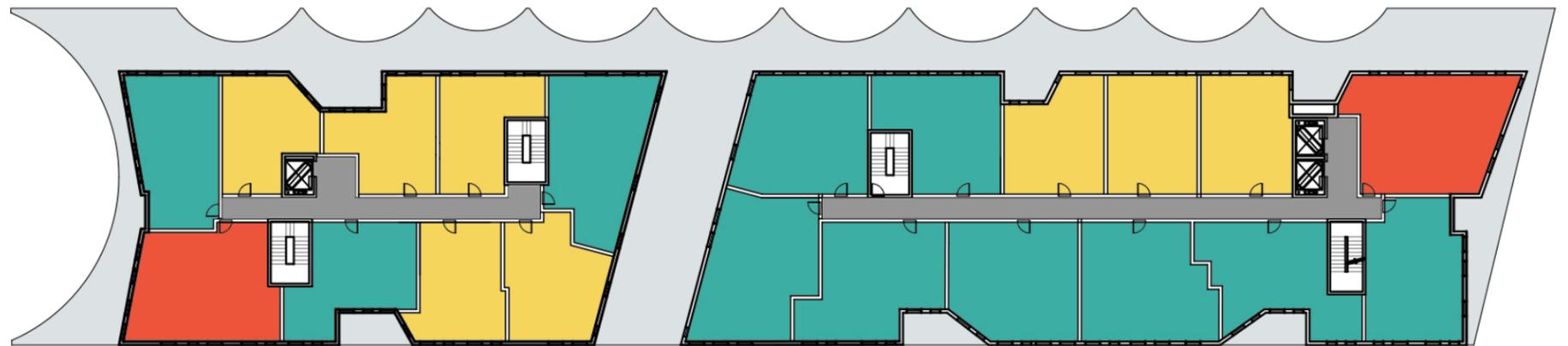
- 1 BR units
- 2 BR units
- 3 BR Units



Third Floor plan

4th Floor	21 Housing units
8	1 Bedroom Units
11	2 Bedroom Units
2	3 Bedroom Units

- 1 BR units
- 2 BR units
- 3 BR Units



Fourth Floor plan

ARCHITECTURAL DESIGN

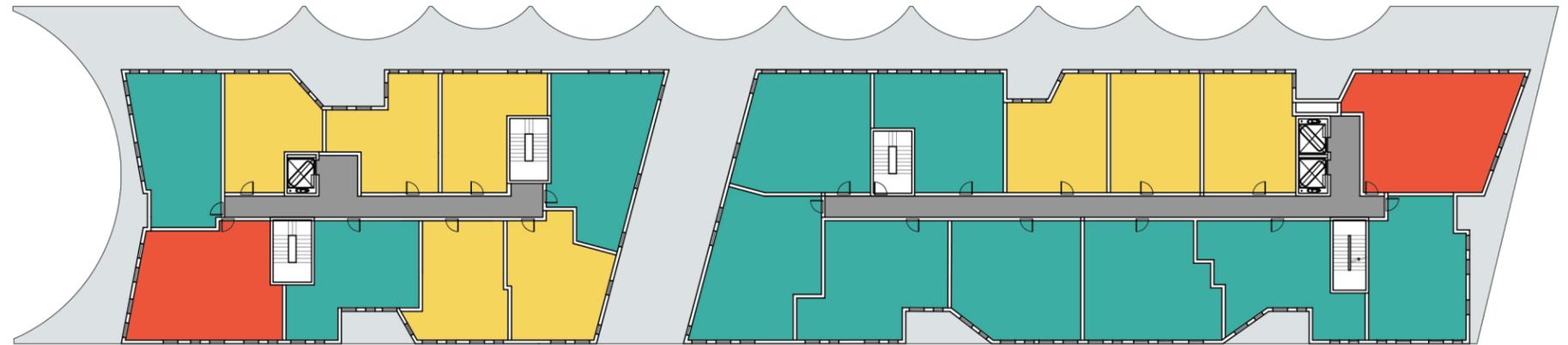
FLOOR PLANS

5th Floor	21 Housing units
8	1 Bedroom Units
11	2 Bedroom Units
2	3 Bedroom Units

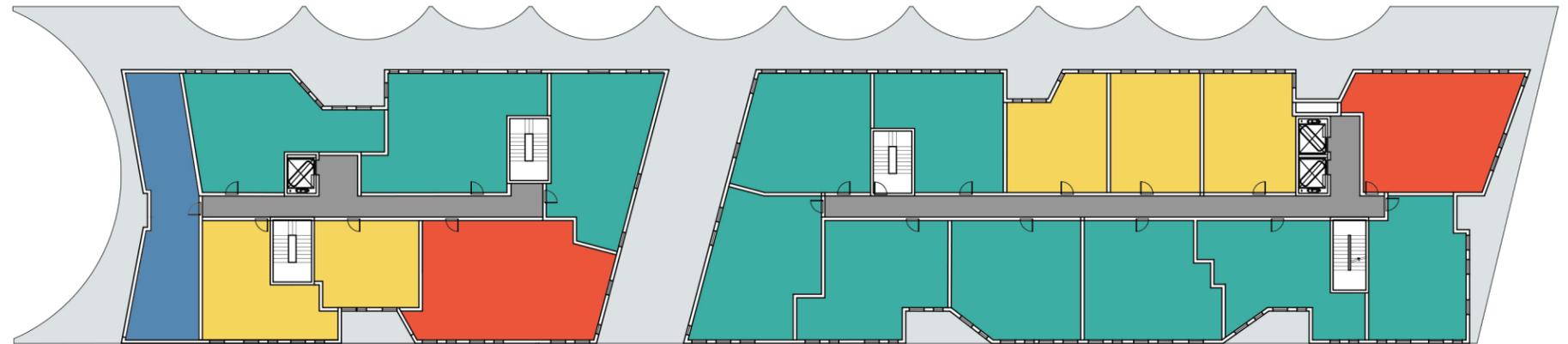
- 1 BR units
- 2 BR units
- 3 BR Units

6th Floor	18 Housing units
5	1 Bedroom Units
11	2 Bedroom Units
2	3 Bedroom Units

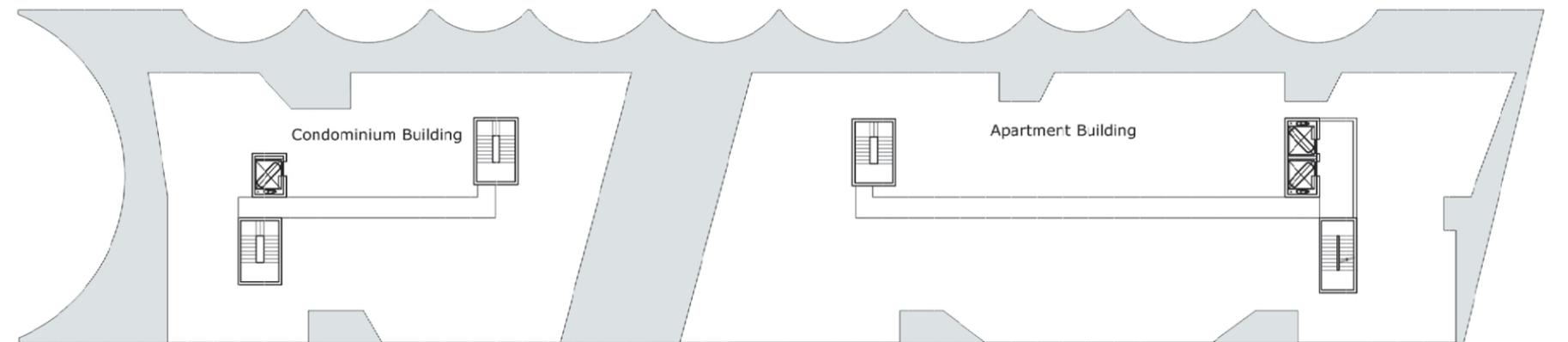
- 1 BR units
- 2 BR units
- 3 BR Units
- Rooftop



Fifth Floor plan



Sixth Floor plan



402 Melnea Cass Blvd
Condominium Building

400 Melnea Cass Blvd
Apartment Building

Roof plan

ARCHITECTURAL DESIGN

PERSPECTIVE AT MELNEA CASS/ WASHINGTON ST



ARCHITECTURAL DESIGN

GATEWAY PARK ON WASHINGTON STREET



ARCHITECTURAL DESIGN

CORNER OF MELNEA CASS / WASHINGTON STREET



ARCHITECTURAL DESIGN

DETAIL OF LIVE/WORK UNIT WITH MEZZANINE



ARCHITECTURAL DESIGN

CORNER OF HARRISON AVE / MELNEA CASS BLVD



ARCHITECTURAL DESIGN

VIEW ON HARRISON AVENUE



ARCHITECTURAL DESIGN

PLAZA BETWEEN NAWN FACTORY AND NUBA



ARCHITECTURAL DESIGN

VIEW OF GATEWAY PARK FROM NAWN FACTORY



ARCHITECTURAL DESIGN

GATEWAY PARK ON WASHINGTON STREET



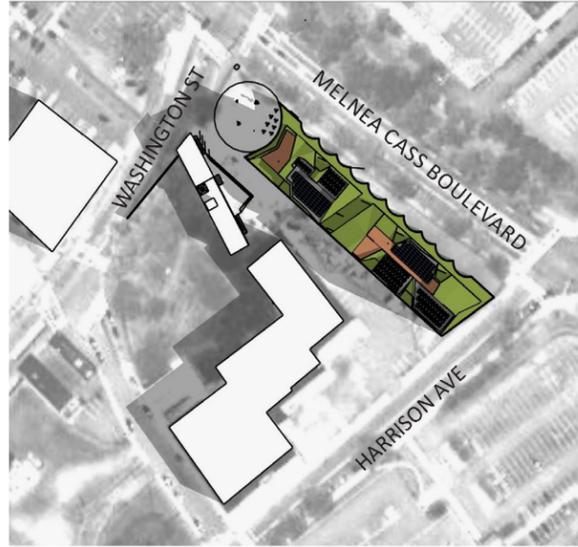
Design Impacts

- Shadow Studies
- Historic Resources Summary
- Landscaping/ Public Realm Improvements

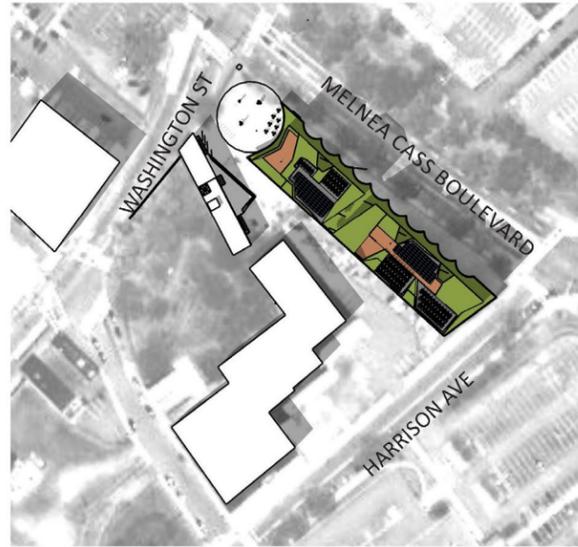
SHADOW STUDIES

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

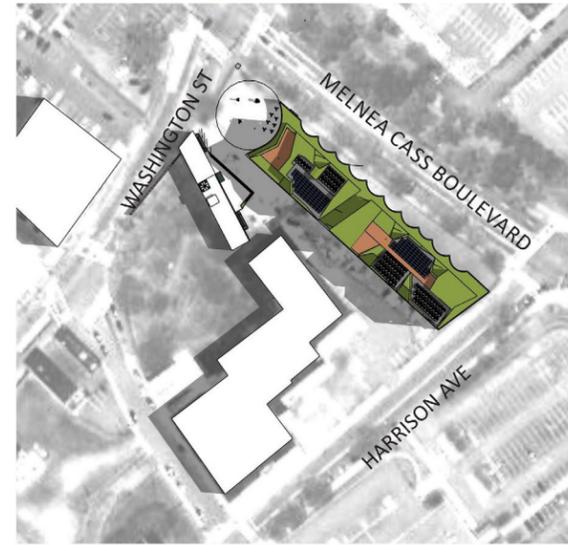
9:00 AM Altitude 23.42 Azimuth 112.6



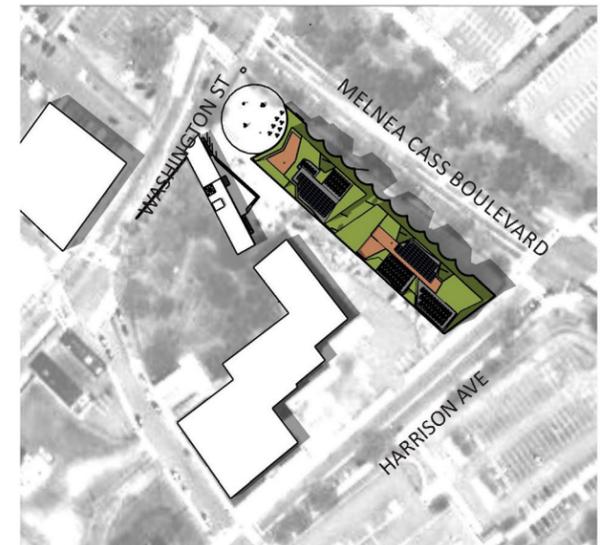
3:00 PM Altitude 39.18 Azimuth -136.7



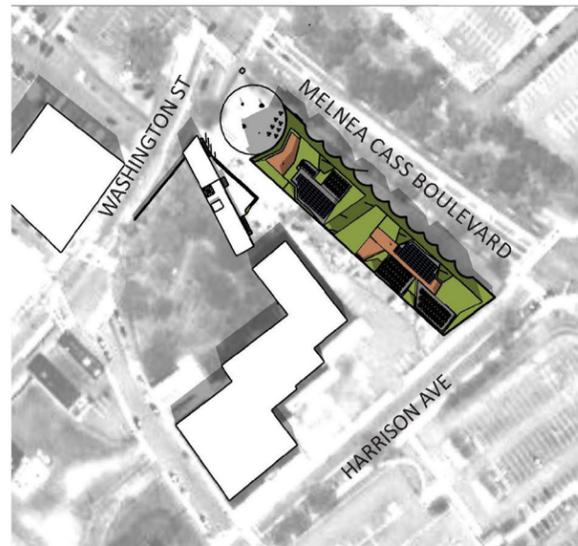
9:00 AM Altitude 23.42 Azimuth 112.6



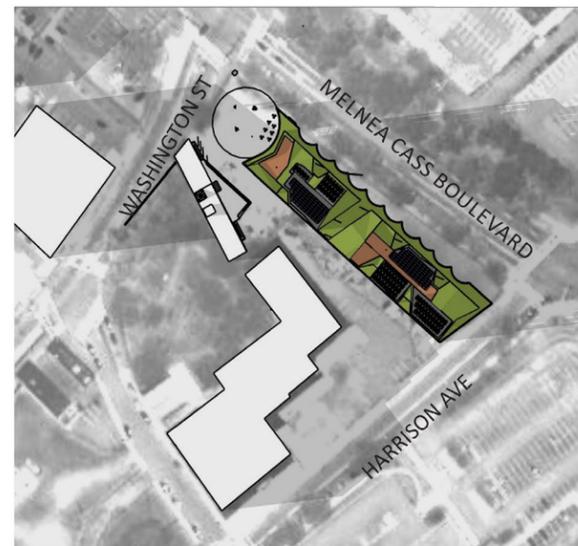
3:00 PM Altitude 39.18 Azimuth -136.7



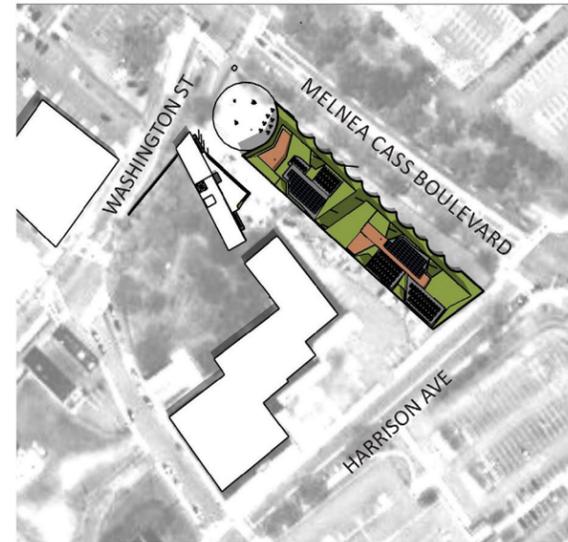
12:00 PM Altitude 46.52 Azimuth 161.1



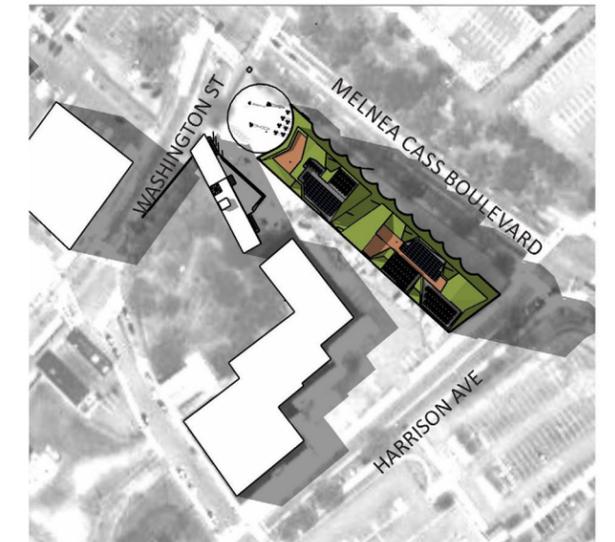
6:00 PM Altitude 9.9 Azimuth -98.4



12:00 PM Altitude 46.52 Azimuth 161.1



6:00 PM Altitude 9.9 Azimuth -98.4



Shadow Study: March 21, Vernal Equinox

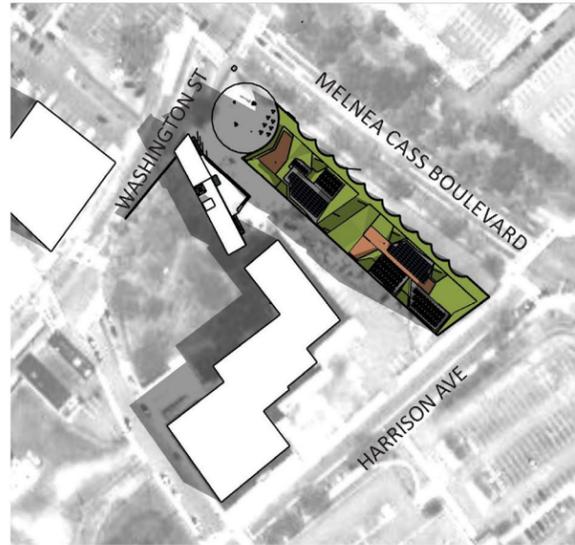


Shadow Study: June 21, Summer Solstice

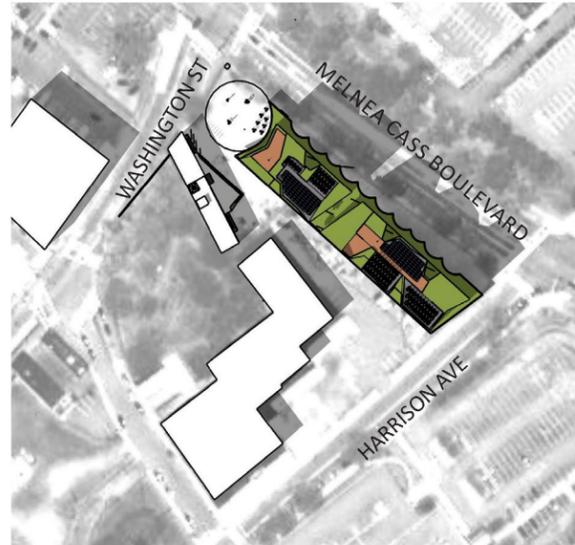
SHADOW STUDIES

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

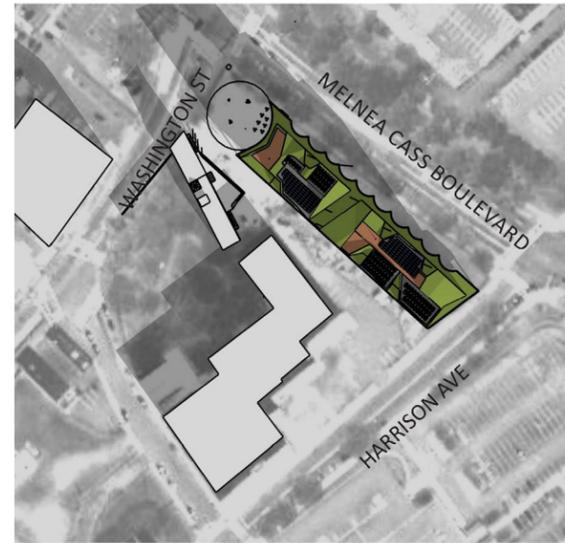
9:00 AM Altitude 23.42 Azimuth 112.6



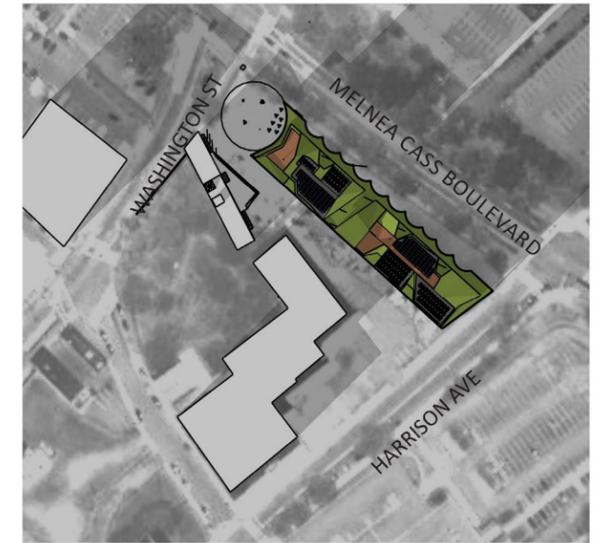
3:00 PM Altitude 39.18 Azimuth -136.7



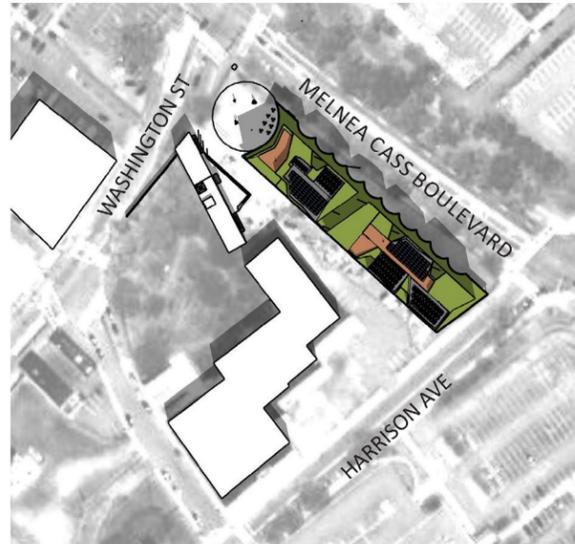
9:00 AM Altitude 23.42 Azimuth 112.6



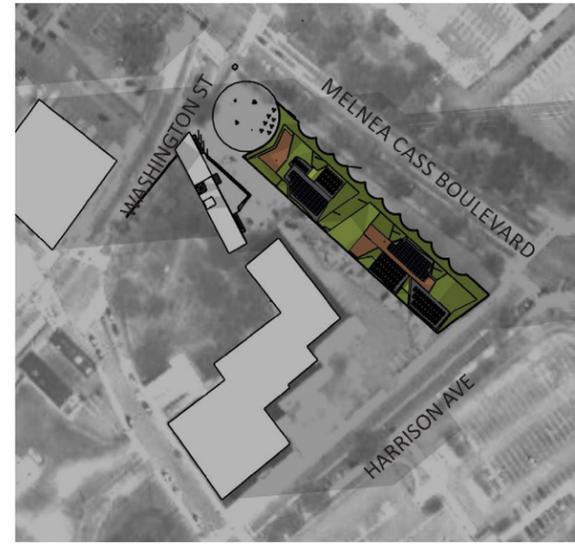
3:00 PM Altitude 39.18 Azimuth -136.7



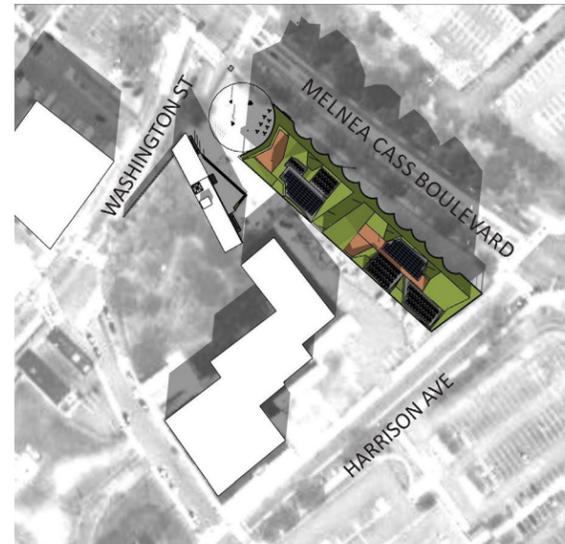
12:00 PM Altitude 46.52 Azimuth 161.1



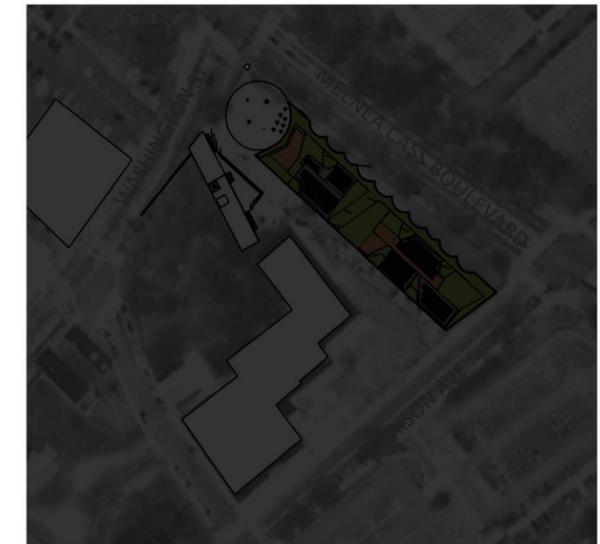
6:00 PM Altitude 9.9 Azimuth -98.4



12:00 PM Altitude 46.52 Azimuth 161.1



6:00 PM Altitude 9.9 Azimuth -98.4



Shadow Study: Sept. 21, Autumnal Equinox

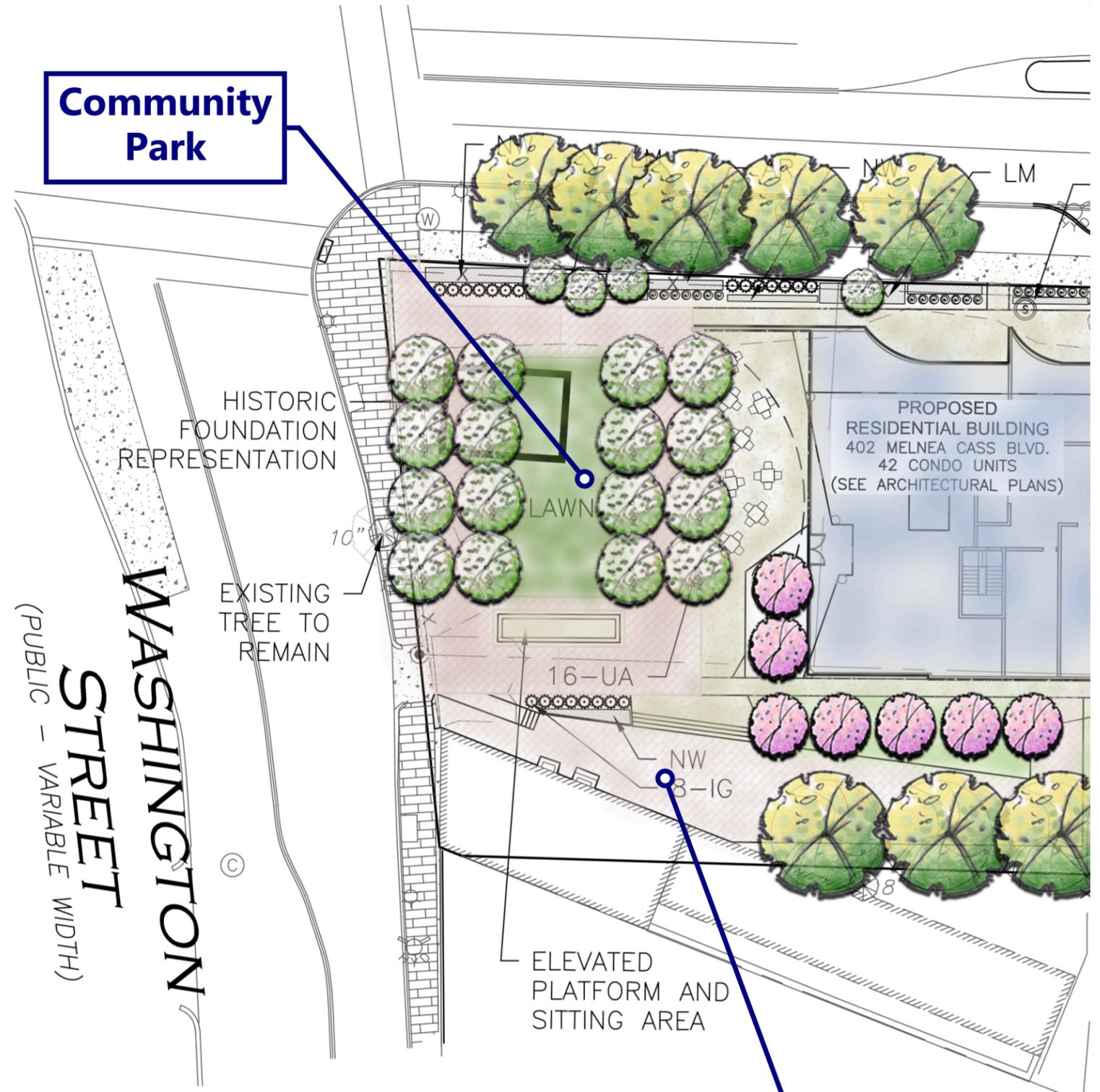


Shadow Study: Dec. 21, Winter Solstice

LANDSCAPING/ PUBLIC REALM IMPROVEMENTS

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.



PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS/EVERGREEN TREES						
AK	2	ACER RUBRUM 'KARPICK'	KARPICK MAPLE	3" CAL.	AS SHOWN	B&B
MR	5	MALUS 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2.5-3" CAL.	AS SHOWN	B&B
BP	11	BETULA PLATYPHYLLA 'DAKOTA PINNACLE'	DAKOTA PINNACLE ASIAN BIRCH	3" CAL.	AS SHOWN	POT
GT	5	GLEDTISIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	3" CAL.	40' O.C.	B&B
TOW	7	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
SHRUBS						
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	56	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'-2.5' HT.	36" O.C.	POT
GRASSES/PERENNIALS/BULBS						
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
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

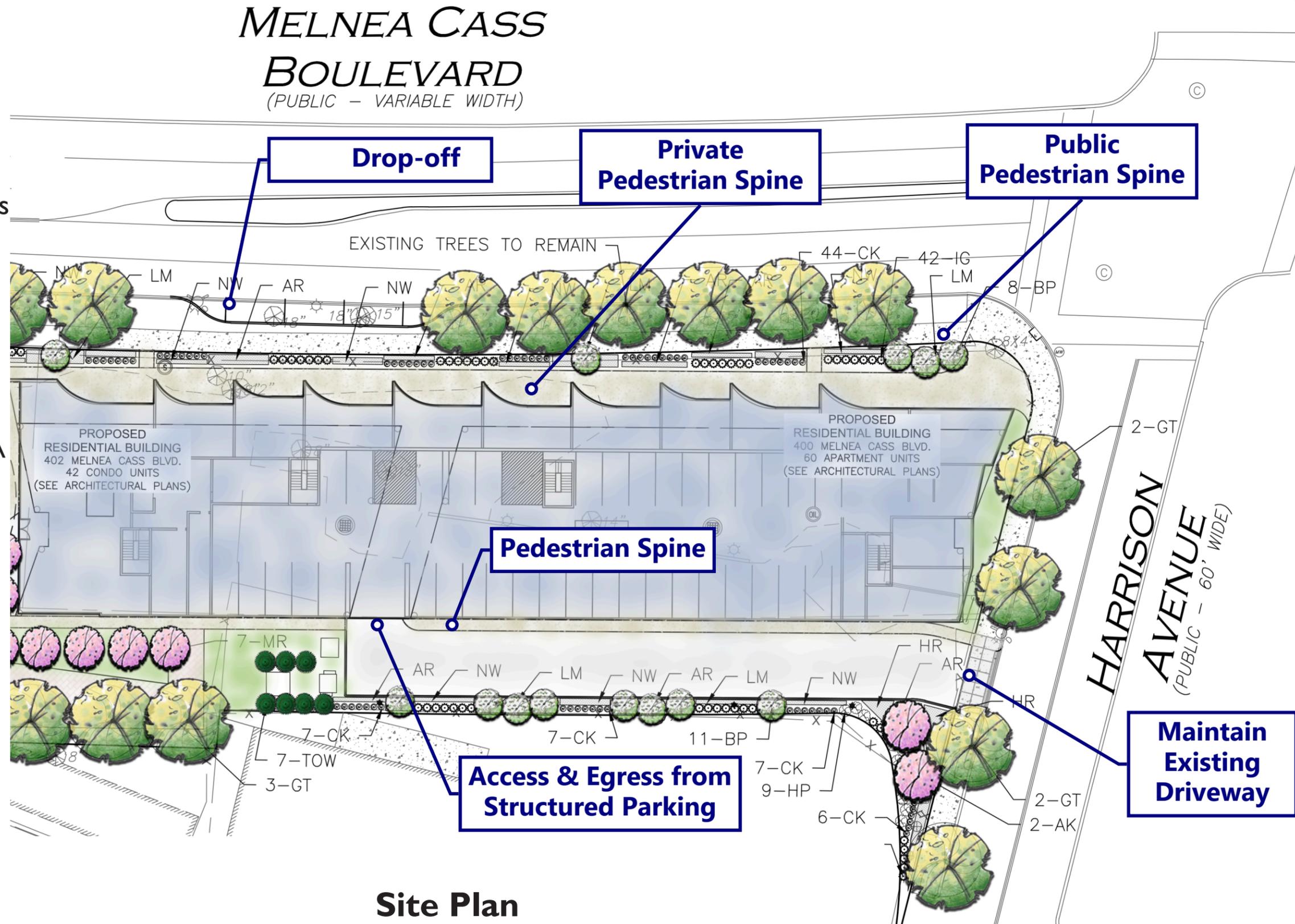
Landscape Plan

Nawn Factory area to be coordinated with Owner

LANDSCAPING/ PUBLIC REALM IMPROVEMENTS

Site conditions

- 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.

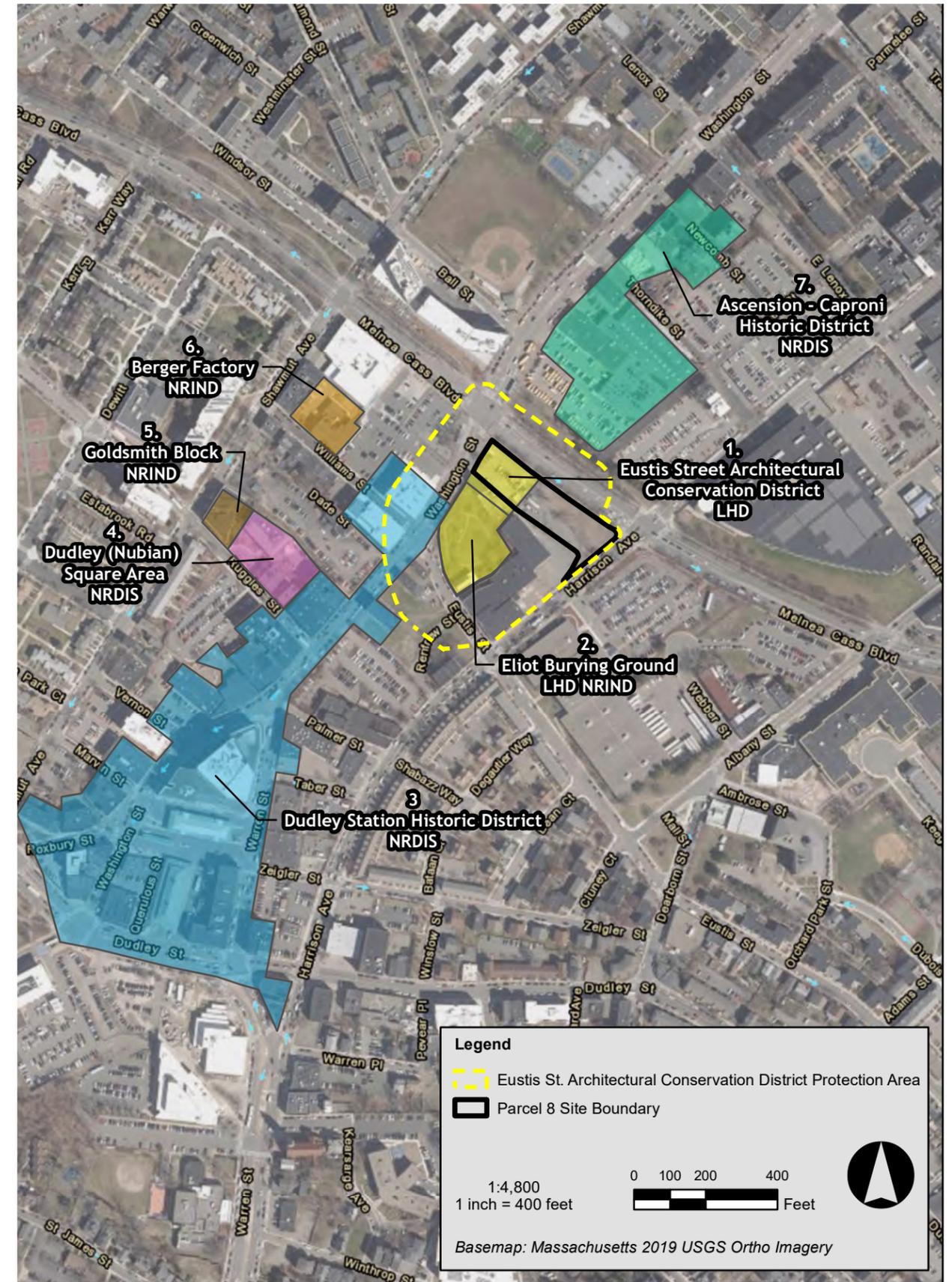


HISTORICAL RESOURCES SUMMARY

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.



Questions ?

URBANICA | NHP Foundation