

An architectural rendering of a waterfront development. On the left, a long, modern building with a light-colored, vertically-ribbed facade and large windows runs along the edge. A wide, multi-level promenade with concrete steps and walkways extends from the building towards the water. The promenade is landscaped with various plants, including tall grasses, purple flowers, and green shrubs. Several people are shown walking and standing on the promenade. To the right of the promenade, a wooden boardwalk runs along the water's edge, lined with young trees. In the background, a city skyline with various skyscrapers is visible across the water under a blue sky with scattered clouds. An orange horizontal bar is located above the date.

February 08, 2021

NEW PIER 5

COMMUNITY PRESENTATION

URBANICA cbt

U R B A N I C A

Development Team

Urbanica



General Air



NHP Foundation



URBANICA



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...”

Specifically, our work involves the reuse of a historic structures and challenging urban sites. We seek to infuse these buildings and places with a new life and purpose. Urbanica has an outstanding track record of successfully completed projects in both public and private ventures. Most recently, Urbanica has focused efforts on Request for Proposals for City/Town/Municipality-owned historic buildings. Urbanica recently finished building several publically awarded projects, a former police station in Somerville, the former Area D4 police station in Boston’s South End, and the Engine 1 Fire Station in Belmont as well as the first LEED Platinum certified Energy Positive Townhouses in the City of Boston. Urbanica has also successfully completed many Boston Planning and Development Agency (formerly known as Redevelopment Authority (BRA)) sponsored projects: a loft building conversion in the South End and the conversion of a warehouse into the Harborside Inn on State Street in Boston.

General Air



Providing exceptional HVAC services to the community with 30+ years of experience

Next Generation Careers

Building a pipeline of young enthusiastic mechanical contractors and engineers. As the world of HVAC becomes increasingly more technical, we continue to build partnerships within our own communities, joining local organizations that are committed to this mission.



NHP Foundation



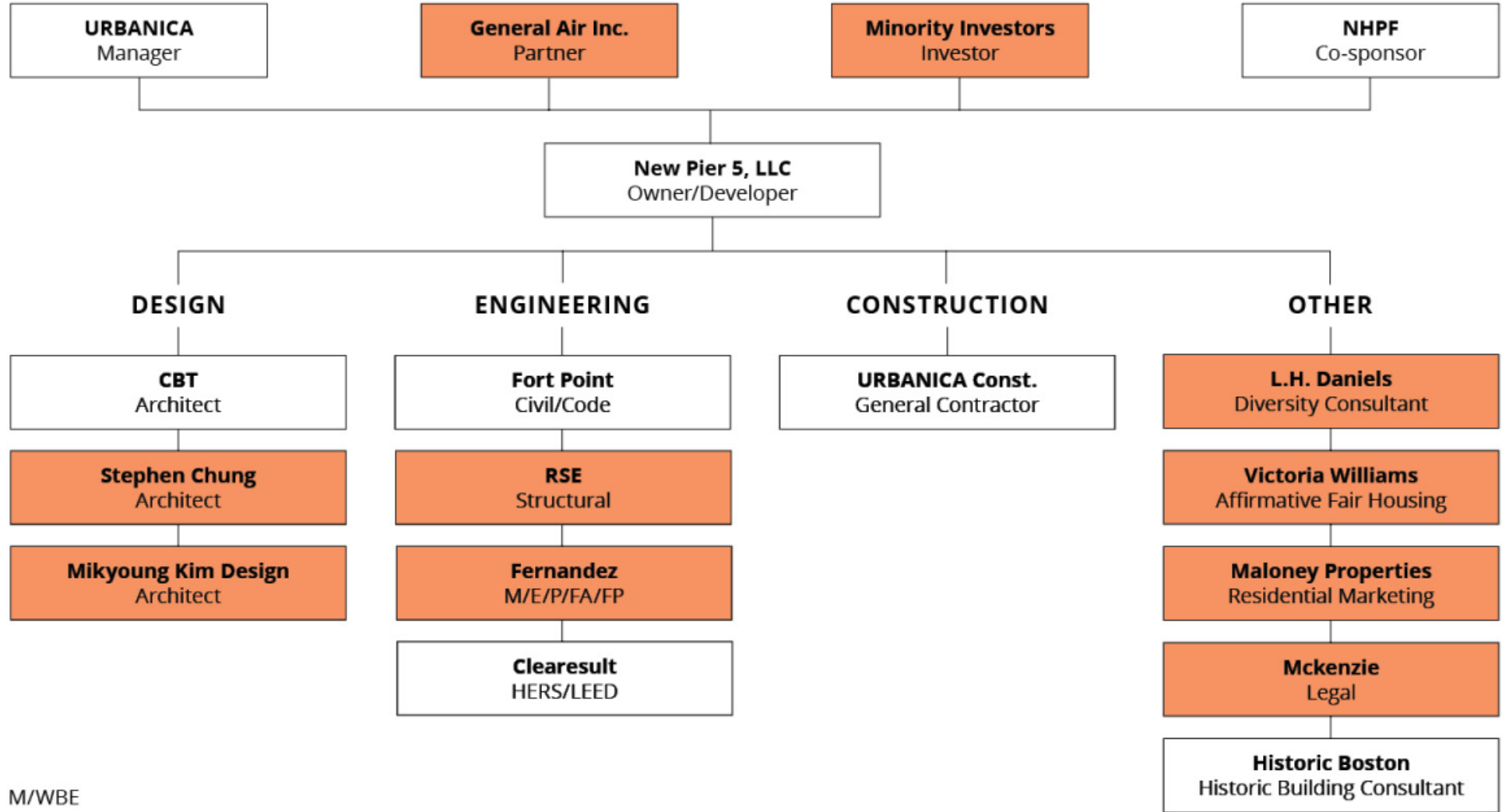
A national not-for-profit
affordable housing developer

10,000 affordable rental
units in 16 states

Award-winning resident
services programs



Project Team



Development Benefits



LIVE

Affordable Housing Opportunities on Pier

- 89 rental units
- 100% income-restricted



CONNECT

Community Amenities for a Better Neighborhood

- 2,000 sf for community usage
- First floor of the project fully open to public
- Courageous Sailing Programs to Bring Unique Activities to the Waterfront
- Historic Pump House will be restored to serve as the site's anchor
- A local grocery store - Foodie's Market for affordable, high quality produce.



SUSTAIN

Balanced, Climate-Resilient Growth along Boston's Shoreline

- Pier lifted up as a whole to accommodate projected sea level rise
- Green roof to significantly reduce the impacts of urban heat island
- Public spaces and the rooftops designed to capture storm water



PLAY

Public Realm Creation through Year-Round Activities

- Exposed & sheltered skating areas
- Entire roof is publicly accessible
- Community garden plots, & harvest areas
- Water access point for the public for kayaks
- Continuous walkable and bikeable paths



SUPPORT

Incentives and Benefits

- 10% equity investment of the commercial section as a minority crowd fund
- \$100,000 from the developer fee to set up a non-profit community program
- Community fund to maintain the public spaces and streetscape



WORK

Good Jobs Strategy

- 150 jobs created-At least 51% of the total work hours for Boston residents
- At least 51% of the total work hours for minorities
- At least 12% of the total work hours for women
- At least 40% of the total contracted trades will be with W/MBE

Affordable Housing Creation

	Total		#30% AMI	#50% AMI	#80% AMI	#120% AMI
Bedrooms	Unit	Sq FT	Units	Units	Units	Units
Efficiency	15	500	5	6	2	2
1	39	600	2	17	12	8
2	22	750	1	2	10	9
3	13	1,000	3	2	4	4
Total	89		11	27	28	23

Community Amenities for a Better Neighborhood



Pick up a sandwich from the market and walk up to one of the terraces on the roof on a warm spring afternoon while enjoying the stunning waterfront views...

Restoration of Historic Pump House

HBI HISTORIC
BOSTON
INCORPORATED

HBI is a non-profit organization that specializes in redeveloping at-risk historic buildings in order to help Boston's neighborhoods thrive.



Track Record of Minority Participation

150
Jobs created

51+%
of the total work hours for Boston residents

51+%
of the total work hours for minorities

12+%
of the total work hours for women

40+%
of the total contracted trades will be with W/MBE

Boston Redevelopment Authority Statistical Report

Project: MELNEA HOTEL
Project Date: From: 12/01/2016 To: 12/01/2018
Gen.Cont: CRANSHAW CONSTRUCTION

Project Type: Open Shop

	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

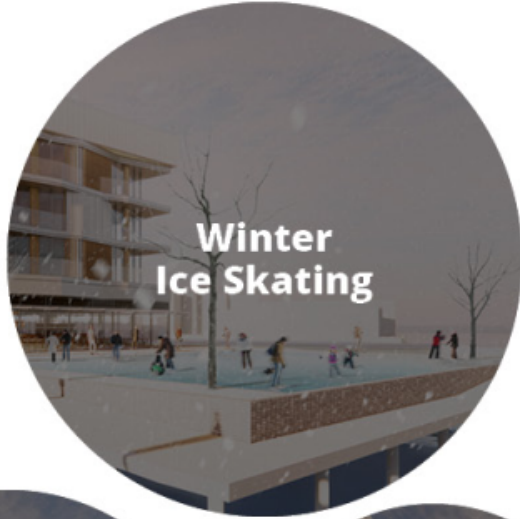
Report is for 17 contractors

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											
	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
Contractor: CARR, H. & SONS, INC.											
CARPENTER	72.00	0.00	0.0%								
LABORER	128.00	34.00	26.6%								
PLASTERER	22.00	22.00	100.0%								
Totals for Contractor:	222.00	56.00	25.2%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: EAST COAST INTERIORS CORP.											
CARPENTER	8,492.00	8,291.00	97.6%								
Totals for Contractor:	8,492.00	8,291.00	97.6%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: FEDERAL CONCRETE											
CARPENTER	833.00	288.00	34.6%								
IRON WORKER	172.00	80.00	46.5%								
LABORER	236.00	177.00	75.0%								
Totals for Contractor:	1,241.00	545.00	44.0%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: FRONTLINE INC.											
LABORER	3,492.00	3,094.00	88.6%								
Totals for Contractor:	3,492.00	3,094.00	88.6%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: HELICAL DRILLING											
EQUIPMENT OPERATOR	71.00	0.00	0.0%								
LABORER	140.00	39.20	28.0%								
Totals for Contractor:	211.00	39.20	18.6%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: INNER CITY FIRE PROTECTION											
LABORER	127.00	127.00	100.0%								
SPRINKLER FITTER	611.00	799.00	131.0%								
Totals for Contractor:	738.00	926.00	125.5%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: JJRG WILLIAMS PLUMBING											
PLUMBER	1,798.00	1,141.00	63.5%								
Totals for Contractor:	1,798.00	1,141.00	63.5%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: MARGUERITE CONCRETE INC											
CARPENTER	147.00	0.00	0.0%								
CARPET LAYERS	222.00	120.00	54.1%								
EQUIPMENT OPERATOR	154.00	84.00	54.5%								
LABORER	117.00	22.00	18.8%								
Totals for Contractor:	640.00	226.00	35.3%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: METRO EQUIPMENT COMPANY											
CEMENT WORKER	278.00	422.00	151.8%								
EQUIPMENT OPERATOR	244.00	244.00	100.0%								
LABORER	1,422.00	1,103.00	77.6%								
Totals for Contractor:	2,944.00	1,769.00	60.1%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: OUTKAST ELECTRICAL											
ELECTRICIAN	3,672.00	3,672.00	100.0%								
Totals for Contractor:	3,672.00	3,672.00	100.0%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: PEGASUS & SON MASONRY CONS											
LABORER	816.00	390.00	47.8%								
MASON TENDER	1,365.00	874.00	63.3%								
Totals for Contractor:	2,181.00	1,264.00	58.0%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: SAVE ON WALLS											
CARPENTER	8,083.00	3,054.00	37.8%								
LABORER	814.50	738.00	90.6%								
Totals for Contractor:	8,897.50	3,792.00	42.6%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: STREAMLINE WATERPROOFING & CAULKING											
WATERPROOFER	887.00	416.00	46.9%								
Totals for Contractor:	887.00	416.00	46.9%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: SUPERIOR PLUMBING, INC											
PLUMBER	2,182.00	1,368.20	62.7%								
Totals for Contractor:	2,182.00	1,368.20	62.7%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: T & T STEEL ERECTORS, INC.											
IRON WORKER	724.00	440.00	60.8%								
Totals for Contractor:	724.00	440.00	60.8%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: YOUTH BUILD BOSTON											
CARPENTER	395.00	395.00	100.0%								
Totals for Contractor:	395.00	395.00	100.0%	0.00	0.0%	0.00	0.0%	0	0	0	0
Contractor: ZICHELE STEEL ERECTORS, INC											
IRON WORKER	120.00	0.00	0.0%								
Totals for Contractor:	120.00	0.00	0.0%	0.00	0.0%	0.00	0.0%	0	0	0	0

Construction Workforce Statistical Report to BPDA

Public Spaces Creation | Year Round Activation



Waterfront Experience



Pier 4



Aquarium



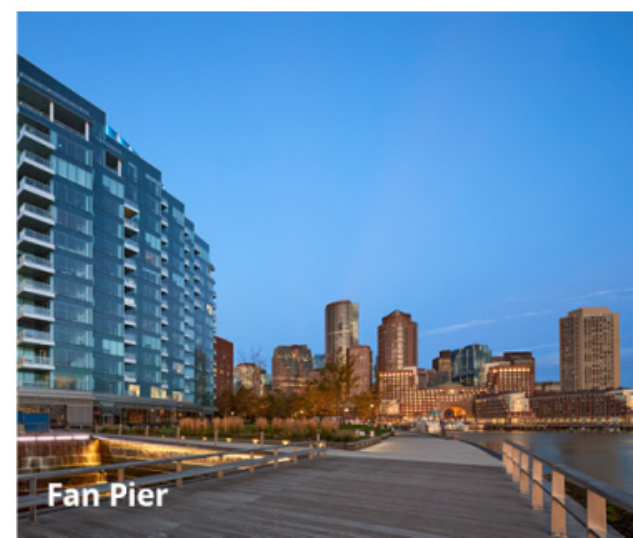
Fan Pier



Pier 4



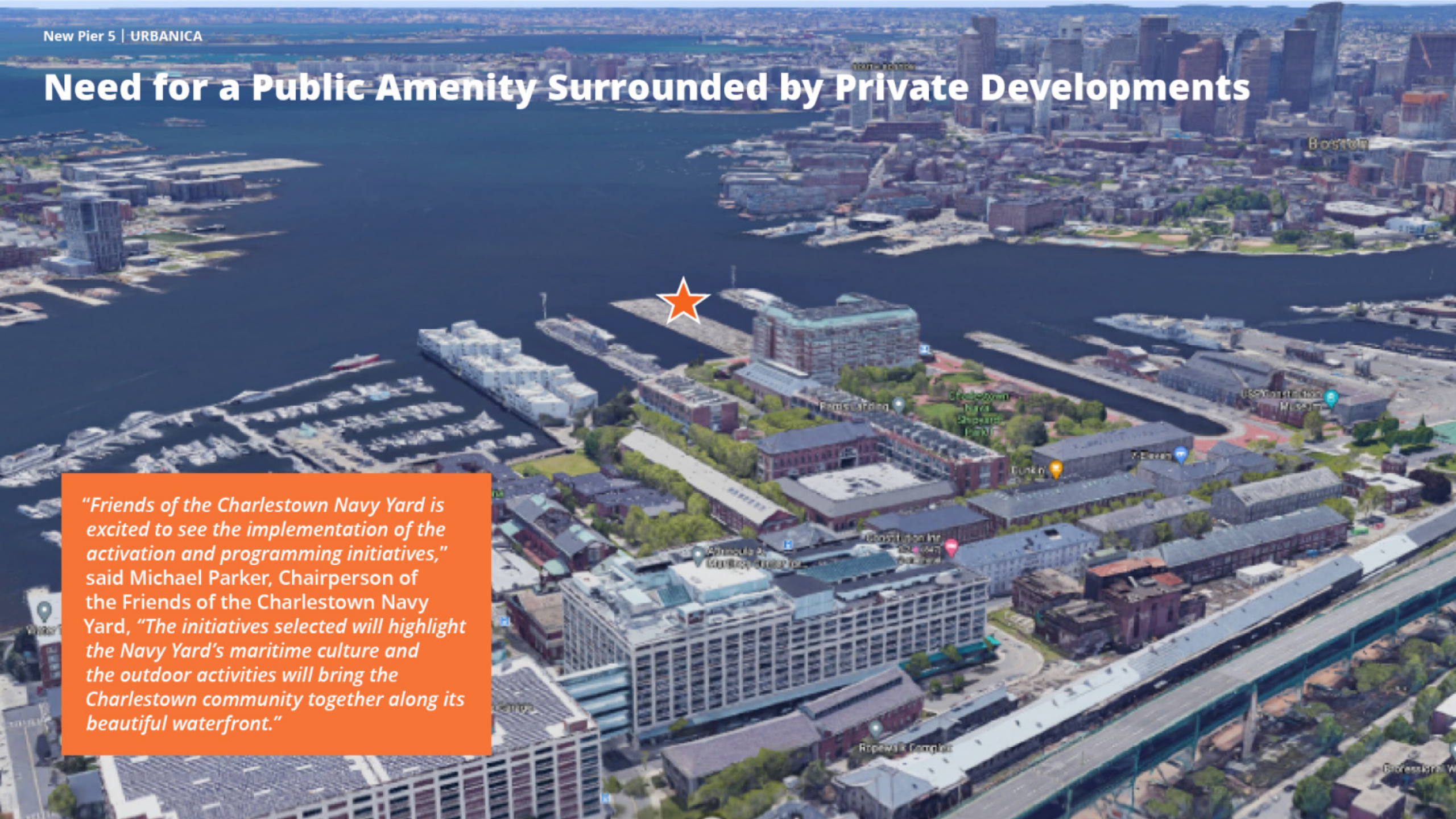
Commonwealth Pier



Fan Pier

Need for a Public Amenity Surrounded by Private Developments

"Friends of the Charlestown Navy Yard is excited to see the implementation of the activation and programming initiatives," said Michael Parker, Chairperson of the Friends of the Charlestown Navy Yard, "The initiatives selected will highlight the Navy Yard's maritime culture and the outdoor activities will bring the Charlestown community together along its beautiful waterfront."



Threshold into the Waterfront



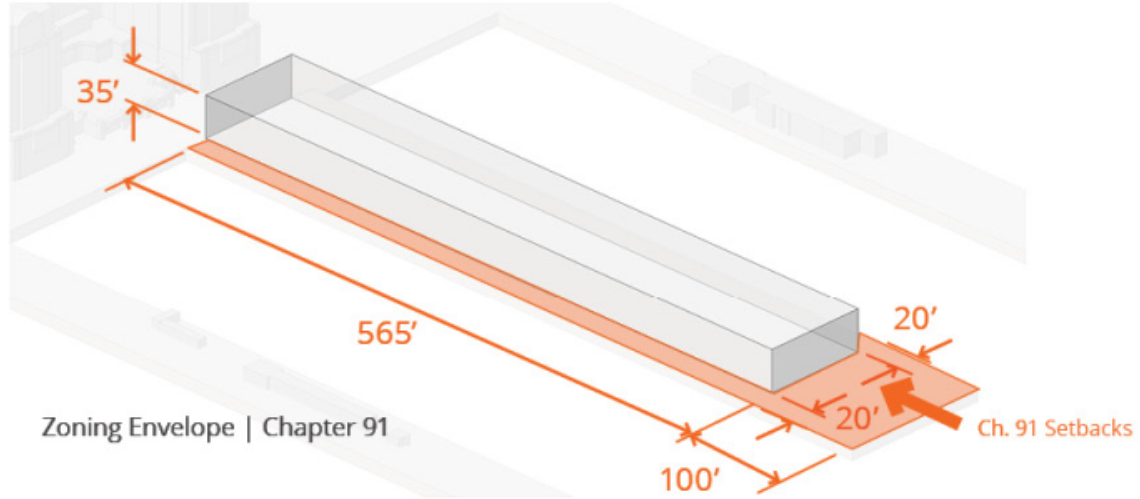
“By bringing activities for people of all ages to the Navy Yard, we hope to encourage a more inclusive and equitable waterfront for Boston’s residents and visitors to enjoy,” said Mayor Walsh. “The Navy Yard is a place of national historic significance, and we are pleased with the creative proposals we received and the selections that will be moving forward this summer. We look forward to continuing to work with the community to ensure that the Navy Yard is a welcoming public space while celebrating and respecting its history.”

Pump House

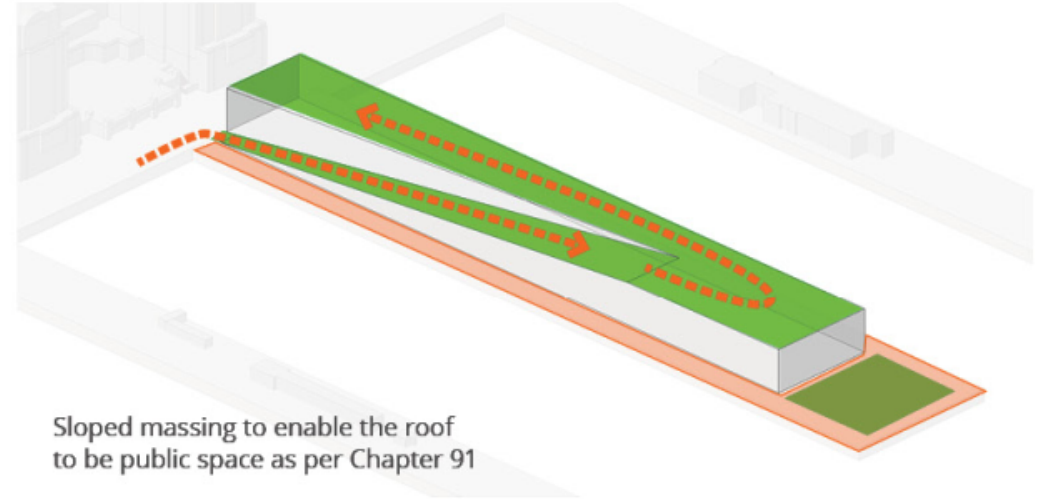


Public Realm | Designing for Resiliency

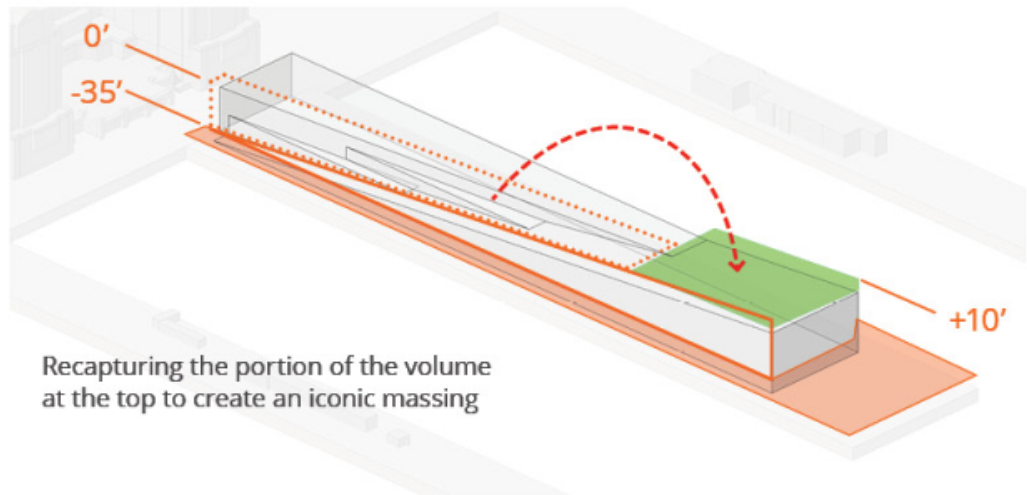
EDGE | 01



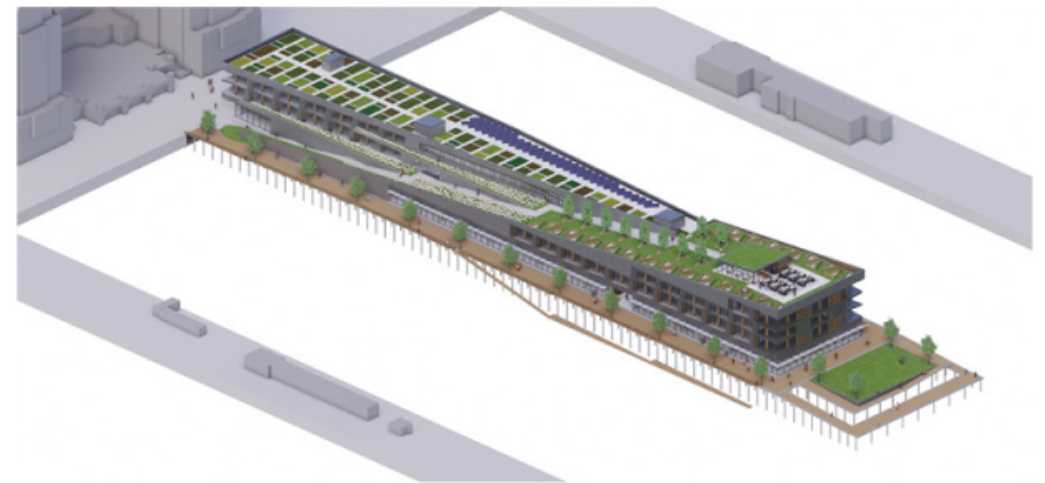
PROW | 02



ENTRY | 03



ROOF | 04



Ground Floor + Rooftop Amenities

Grab groceries at the food market and cultivate your own produce in the rooftop community garden...



All-Season Activation

Enjoy the ice-skating rink at the prow in the Winter...



Sunbathe at the waterfront park in the Summer...



Live with Water

Walk down from the waterfront park that descends into the water and experience the shifting tides...

Learn how to sail with Courageous sailing's new amenities...



True Waterfront Living with Uninterrupted Views



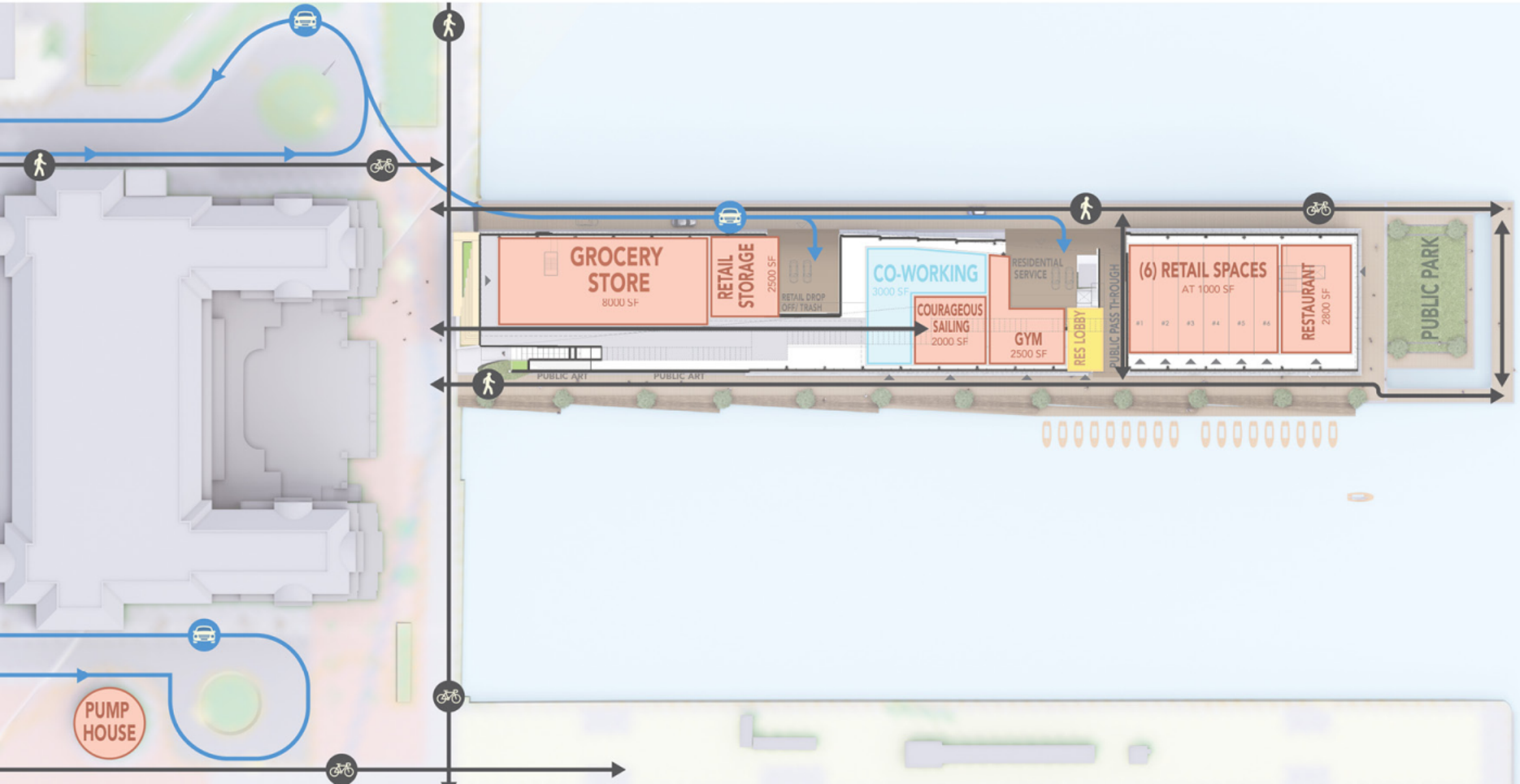
Site Plan



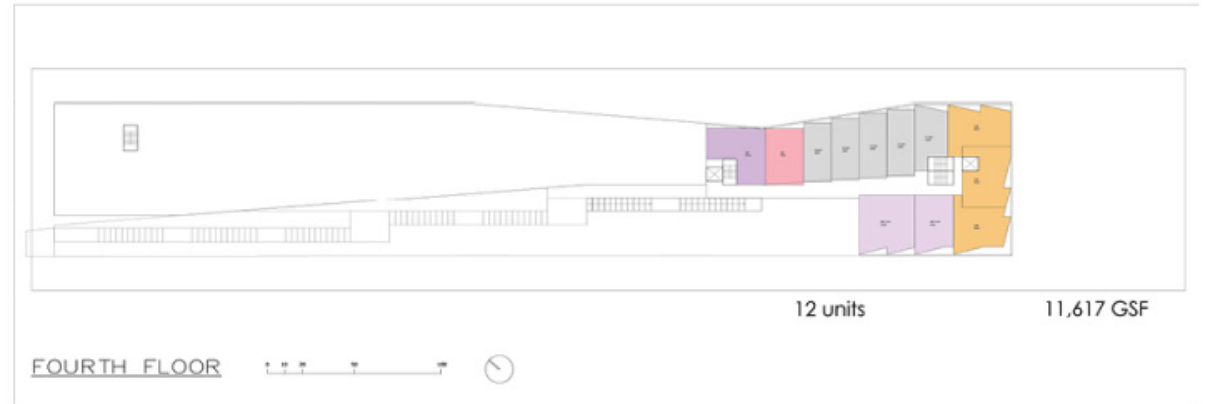
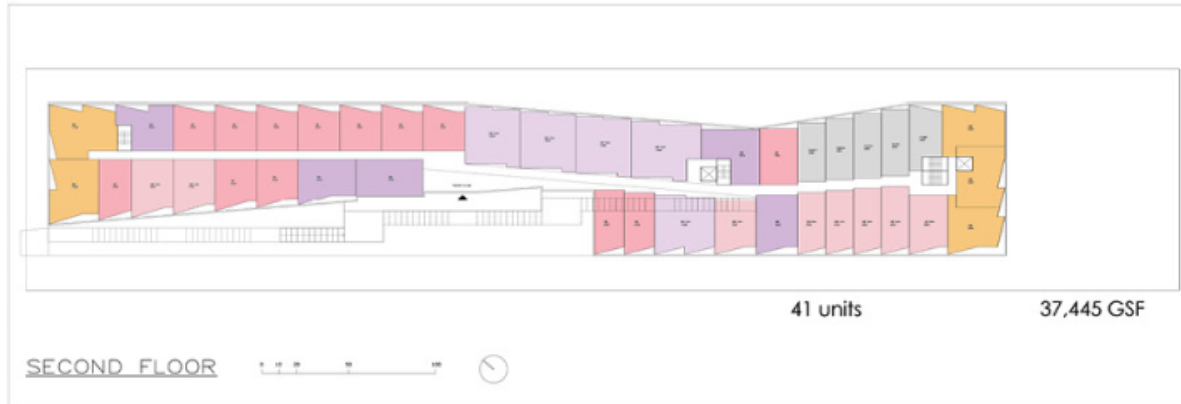
Ground floor plan



Connectivity Plan



Floor Plans



Elevations



SOUTH WEST ELEVATION

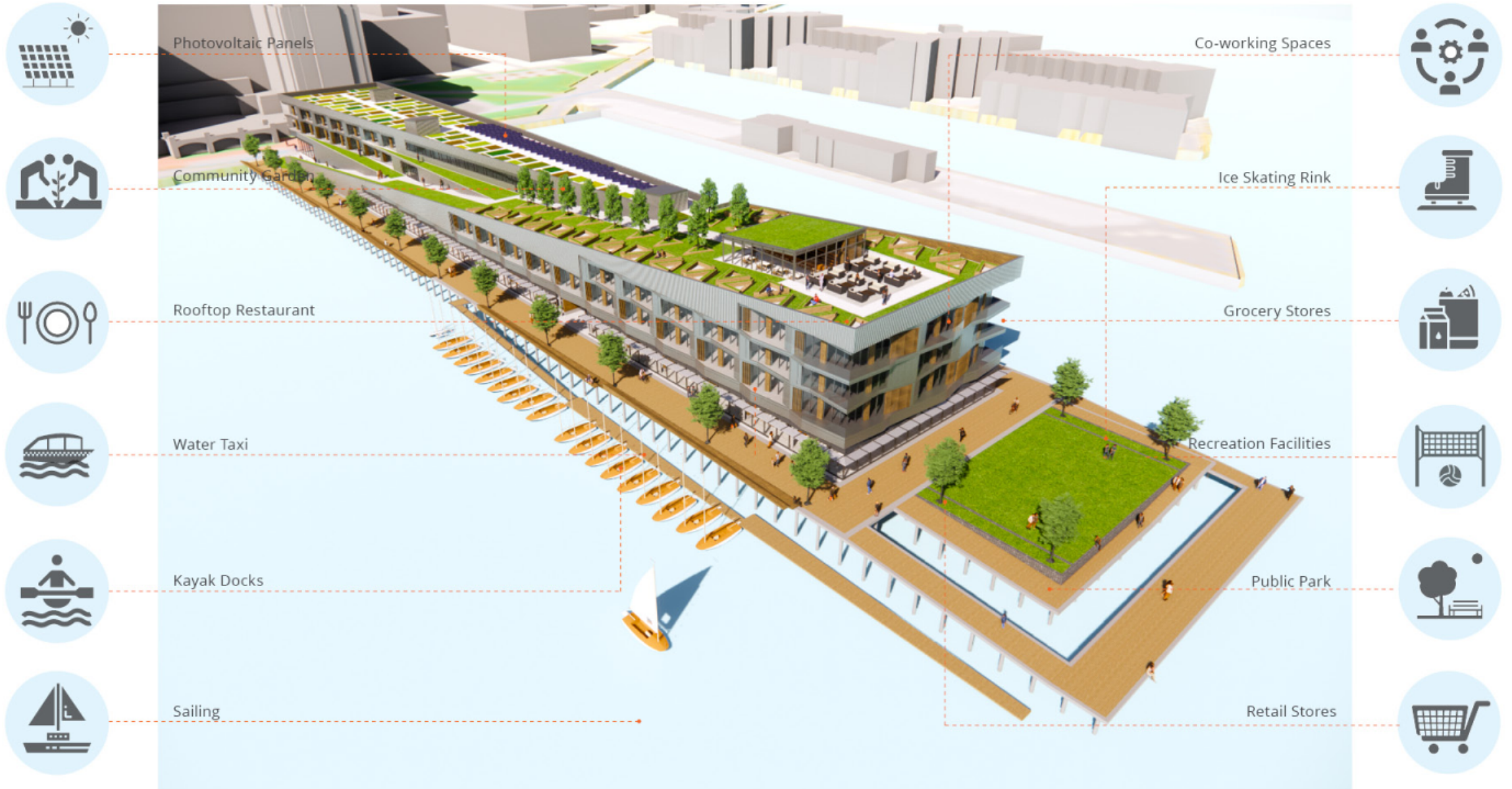


NORTH EAST ELEVATION



NORTH WEST ELEVATION

A Place Welcoming to All



Scaling Towards Flagship Wharf

