

**DEVELOPMENT OF PARCEL 8 AND 8A  
CONCEPTUAL DESIGN STUDY**

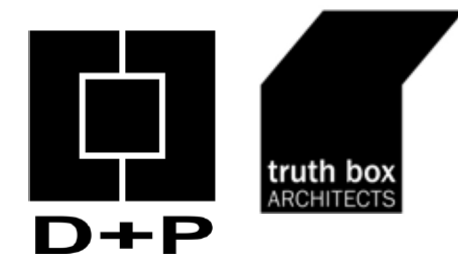
**I-195 Redevelopment District**

Prepared for: The I-195 Redevelopment Commission

On behalf of: D+P Real Estate & Truth Box Inc.

By: Perkins Eastman

Date of revised submission: Sept. 21, 2022



**PERKINS —  
EASTMAN**

*Human by Design*

**Thornton Tomasetti**



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## PROJECT TEAM

Developer  
**D+P REAL ESTATE & TRUTH BOX INC.**  
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Providence, RI 02909  
401-450-0731

Architect  
**PERKINS EASTMAN**  
225 Dyer Street, 2<sup>nd</sup> Floor  
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Parking Engineer  
**THORNTON TOMASETTI**  
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**DEACON MARVEL**  
Perkins Eastman  
Principal-In-Charge



**ROBERT SANTOS**  
Perkins Eastman  
Project Architect



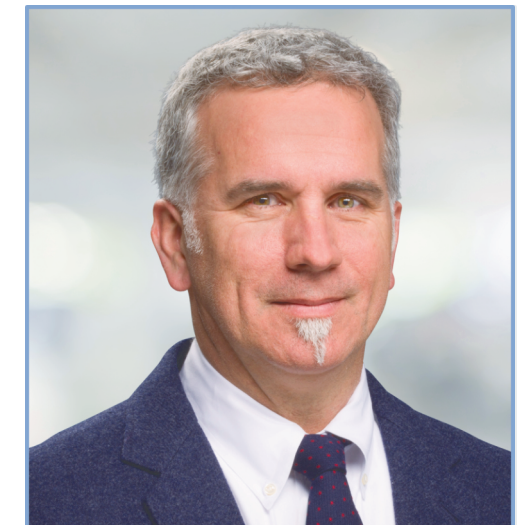
**LEO PATTERSON**  
Perkins Eastman  
Project Manager



**STUART LACHS**  
Perkins Eastman  
Consulting Principal  
(Residential Practice Leader)



**HILARY BERTSCH**  
Perkins Eastman  
Consulting Principal  
(Commercial/Retail)



**TODD NEAL**  
Thornton Tomasetti  
Parking Engineer

## PERKINS EASTMAN

With an office in Providence, Perkins Eastman is a local firm and one with global resources. Our human-centered design philosophy informs our approach to each unique project. We strive to improve people's lives and enhance communities by effectively implementing tested mixed-use strategies and site-specific design awareness.

- **Place Matters** The character of the community - its sense of place - creates an experience. Each place has a story that informs a unique approach.
- **Value Through Design** From affordable to luxury, student to senior, we approach each project to create a differentiated product to bring to the marketplace.
- **New 21<sup>st</sup> Century Strategic Environments** We create places for modern work styles - spaces that improve collaboration and flexibility, support new ways of working and incorporate health, wellness and sustainability.



First Street Parcel A, Cambridge MA - Office Building

## THORNTON TOMASETTI

- **Integrated Approach** Our Structural, Sustainability and Parking services yield benefits greater than the sum of their parts. Through working together across specialties, we solve complex design challenges, improve conductivity, maximize energy efficiency, and deliver elegant, cost-effective buildings where structure and function perform together to advance sustainability goals.
- **Design Efficiently** Through efficient design we are not only able to realize a cost-effective solution, but we are able to maximize benefit to the community. When it comes to parking design, through an efficient layout we are able to give more space back to the client, future users, and the neighborhood.
- **Sustainability** Is at the core of all of our practice and we strive to help our clients in understanding the environmental impact of building, operating and maintaining their buildings.



First Street Parcel C, Cambridge MA - Mixed-Use Residential

# FEEDBACK SUMMARY

Utile comment from Memo dated 07/11/2022 regarding prior design in italic.  
Response by the current Project Team in bold.



## MASSING

*The massing of the two buildings is roughly equal; South and East facade monotonous*

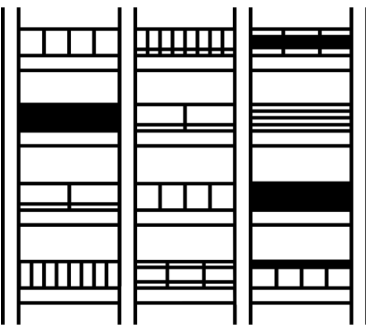
- Differentiates the building aesthetically and with respect to height; varied the massing
- Increased height at the South end of site



## STREET ACTIVATION

*Parking is 50% of frontage along S. Main Street, including the corner at Tockwotton Street; missing opportunity to activate the space and accommodate future urban changes*

- Activate the street along S. Main Street with retail including the corner at Tockwotton
- Proposed fabric takes into consideration future urban interventions



## FACADE

*Facade strategy is in-congruent; volumes look like two separate projects*

- Material strategy is coordinated between two buildings
- Facade strategy is unique to each program yet coordinated to realize a cohesive design

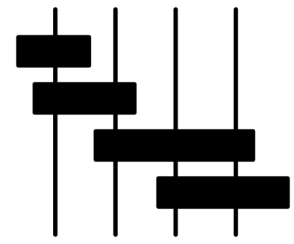


## PARKING

*Inefficient parking provided; 2 and 3-car deep tandem spaces  
Parking levels have different entrances and no coordination*

- Five-level parking with minimal frontage provides ample space for building users
- Focus on logical parking configurations and capacity to avoid tandem parking

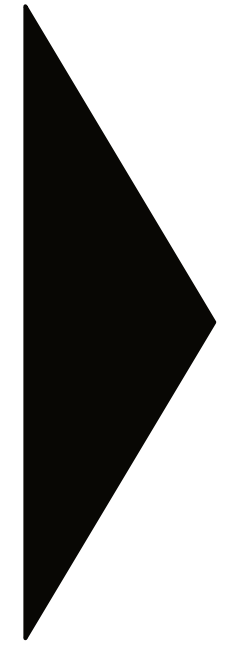
**SCOPE DEFINITION (UNCHANGED)**



- Up to **6 stories** on Parcel 8
- Up to **130'** building height on Parcel 8A
- Office Building: **58,000 GSF** (including Retail Level)
- Residential Building: **80-100 Units**
- **Corporate headquarters**, occupied by owners

- **Market-leading workforce housing percentage**
- **Shared parking** between residential and office use
- **Parking entirely above grade level**

	<b>Previous Submission</b>
GBA (SF incl. Parking)	194,000 SF
Parking Spaces	169 structured
Tandem Parking Spaces	138
Regular Parking Spaces	31
Residential Area	75,000 SF
Parking Area	57,000 SF
Office Area	58,000 SF
Retail Area	4,000 SF
# Market-rate units	51 rental
# Workforce-rate units	18 (100-120% AMI)
Total units	69
Construction Start Mo.	March 2023
FAR	5.14



<b>New Submission</b>	<b>Difference</b>
240,000 SF	+46,000 SF
180 structured	+11 structured
0	(138)
180	+149
99,000 SF	+24,000 SF
79,000 SF	+22,000 SF
55,000 SF	(3,000) SF
7,000 SF	+3,000 SF
76 rental incl. 6 Penthouse	+25 rental incl. 6 Penthouse
19 (@ 100% AMI)	+1 (@ 100% AMI)
95	+26
Summer 2023	Similar timeline
6.35	+1.21

**SITE CONTEXT - PARCEL PLAN**

The site is well-connected through various modes of transport to diverse user-groups in the community. The design is intended to reinforce these urban-scale connections through not only offering sufficient parking but also to reinforce connections to the Downtown Transit Connector.



**KEY**

GREEN OPEN SPACE

PAVED OPEN SPACE

CAR Highway



CAR Local



BIKE



WALK



TRANSIT BUS 35, 60, 78



TRANSIT BUS 90



# PARKING DESIGN INTENT

The design has several beneficial aspects:

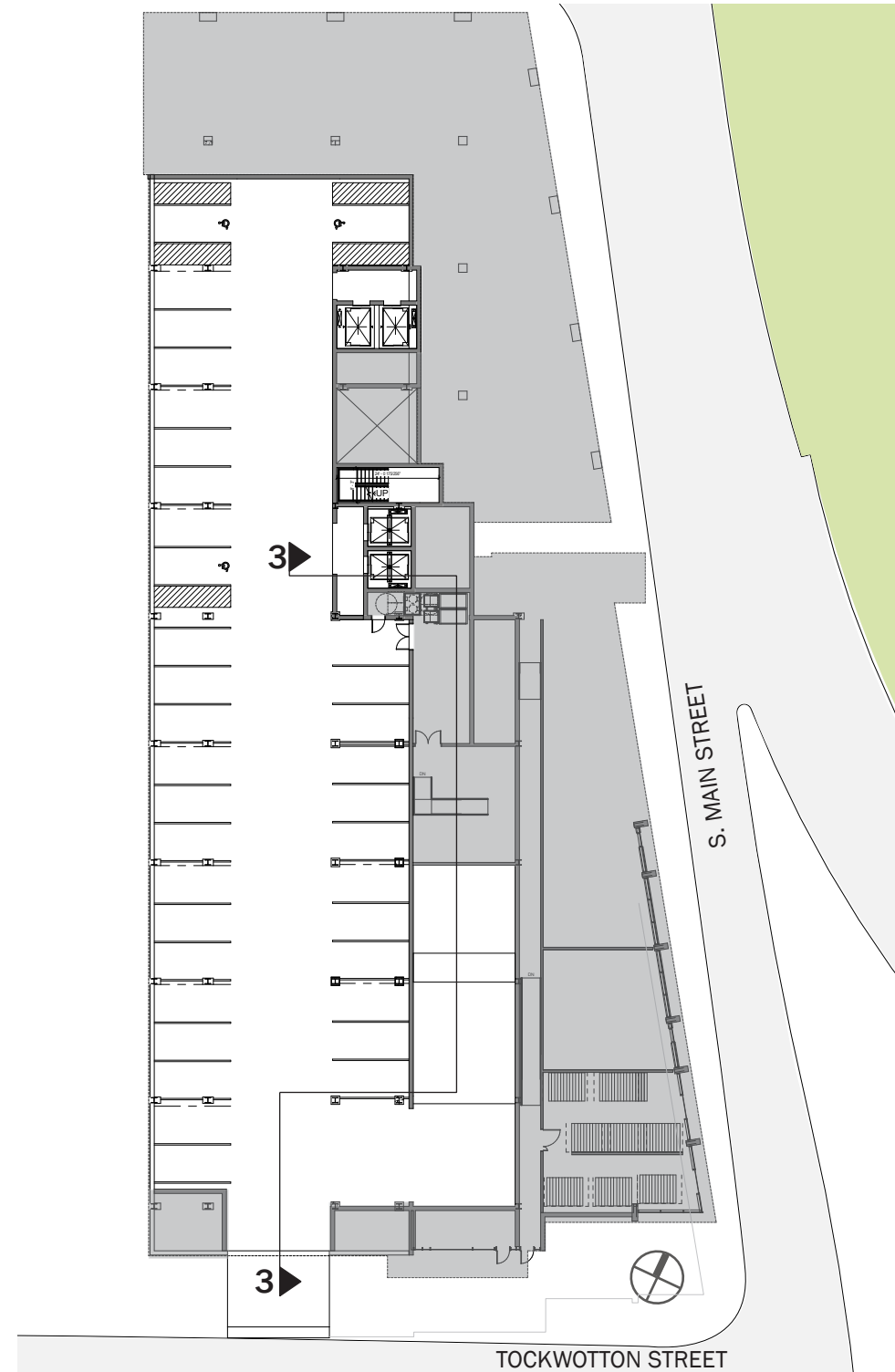
- As a resiliency measure we have focused on parking above-grade.
- Community benefit of being wrapped by retail and residential units along S. Main Street
- Designed to be naturally ventilated as a sustainable approach

Previous submission design capacity: 169 spaces

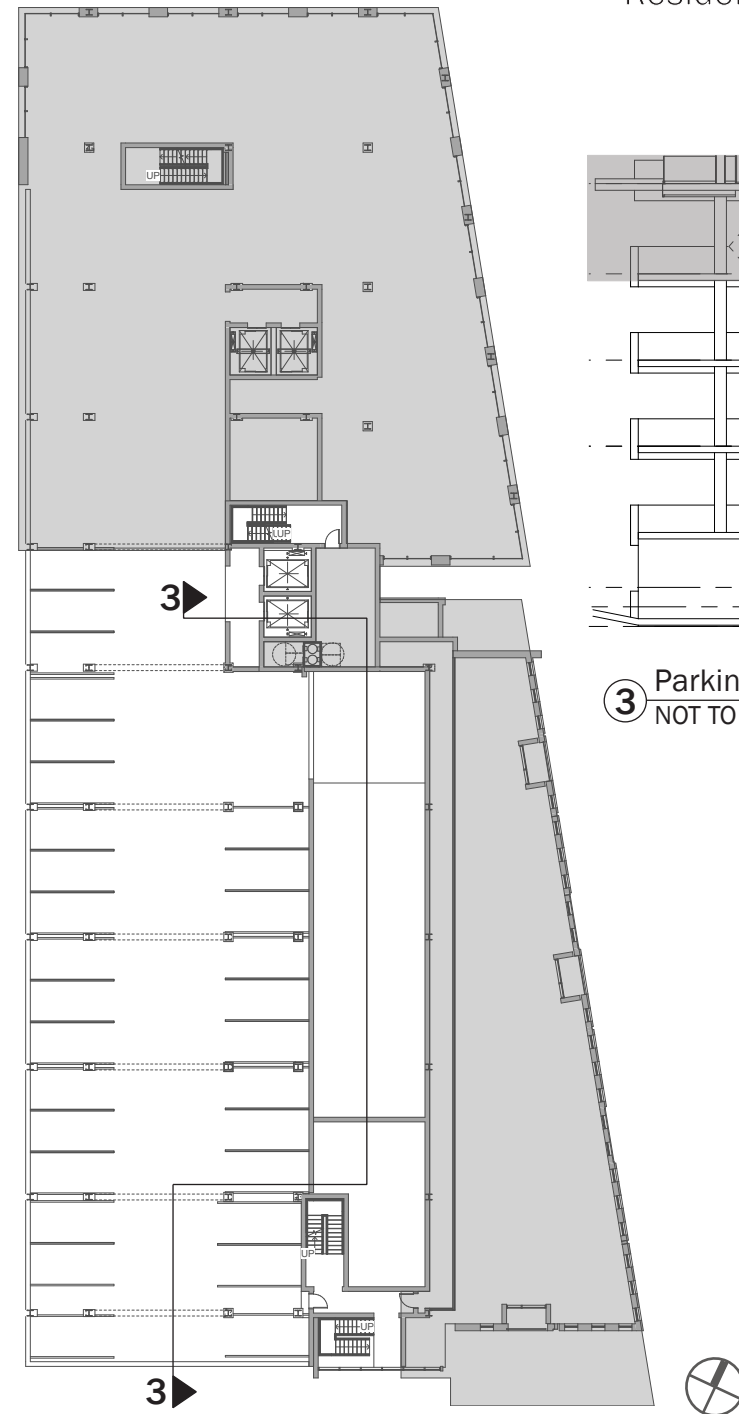
New submission design capacity: 180 +/- spaces

Commercial use parking: 130 spaces

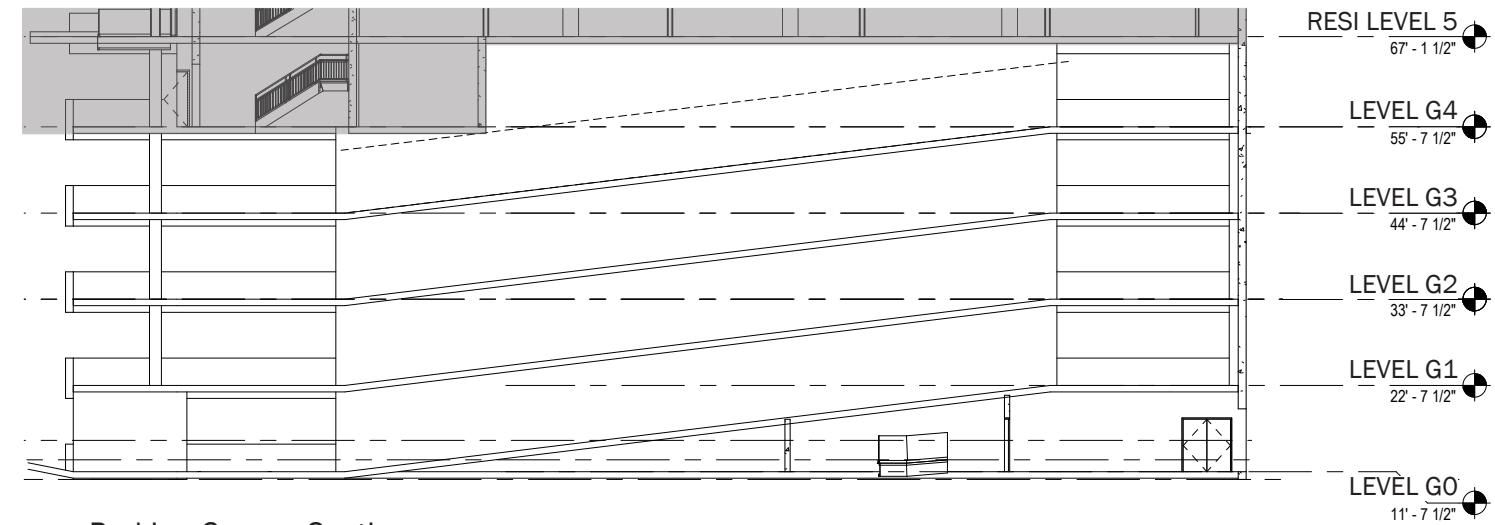
Residential use parking: 50 spaces



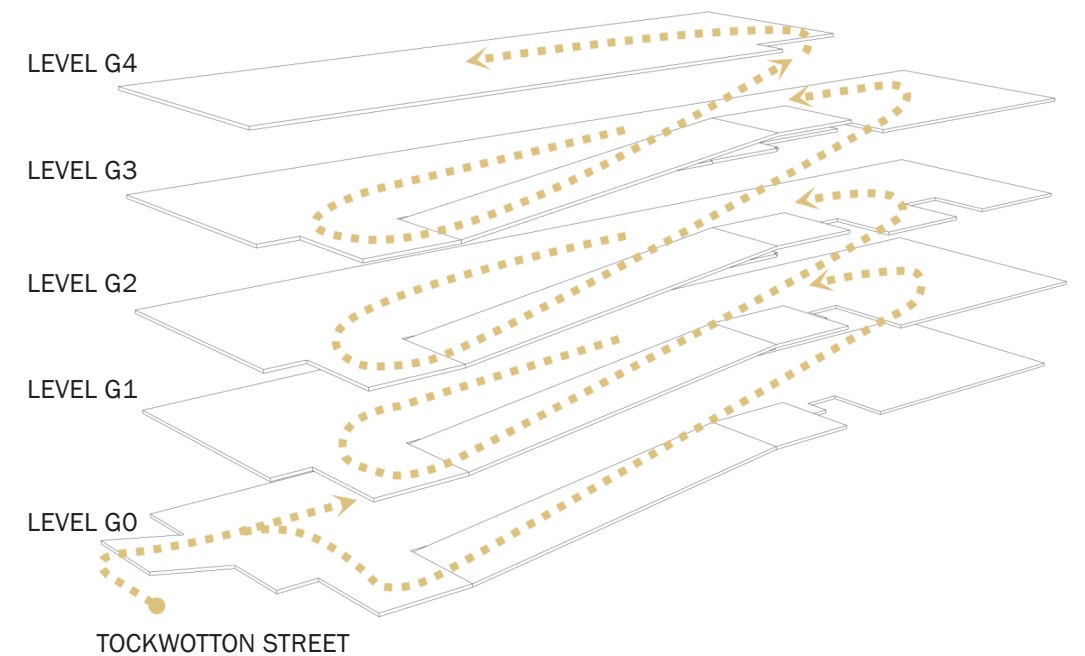
1 Proposed G0 Structure, Typical  
NTS



2 Proposed G4 Structure  
NTS Parking capacity = 30 spaces



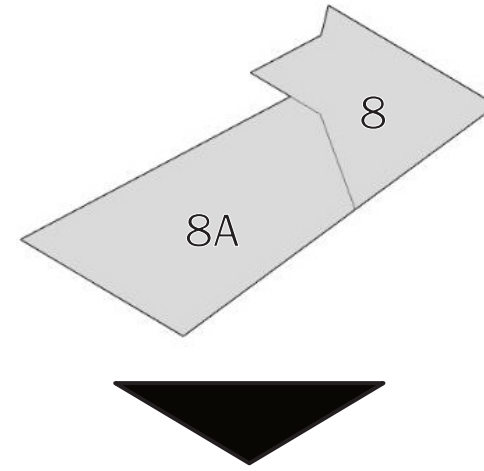
3 Parking Garage Section  
NOT TO SCALE



Parking Garage Exploded Axonometric



PROGRAM EVOLUTION - PARTI VOLUMES



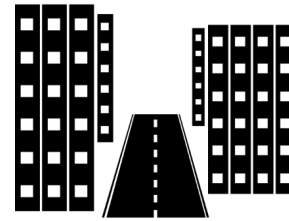
CORPORATE HEADQUARTERS



STRUCTURED PARKING



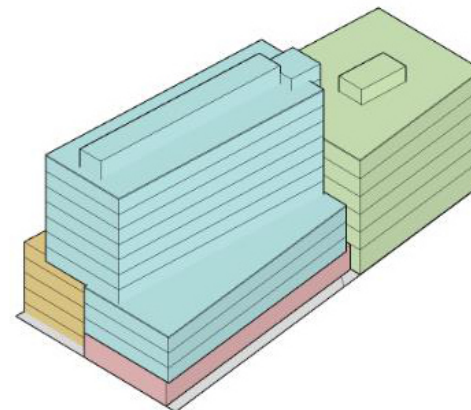
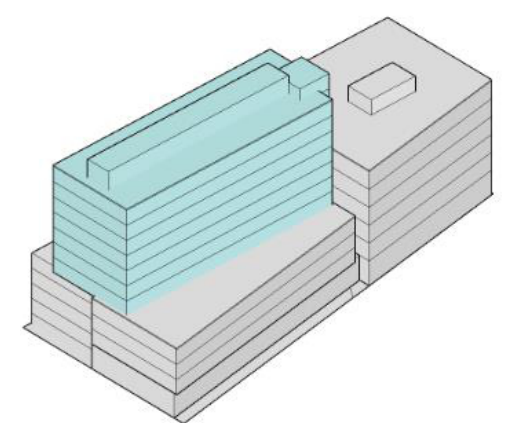
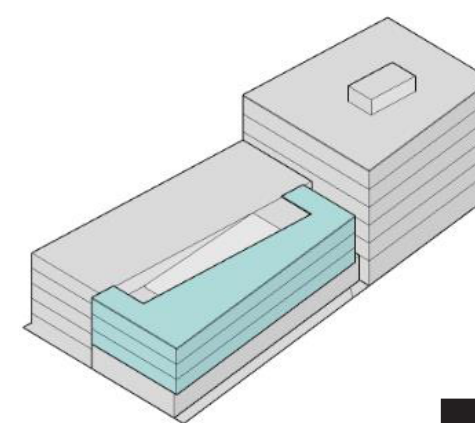
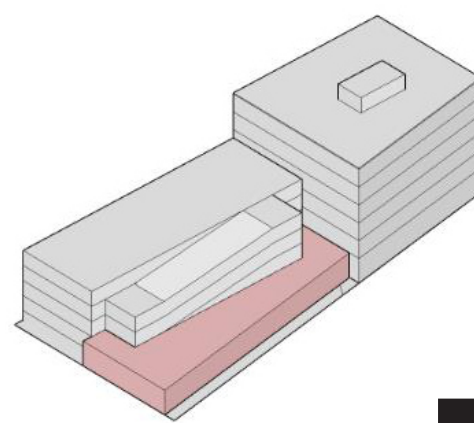
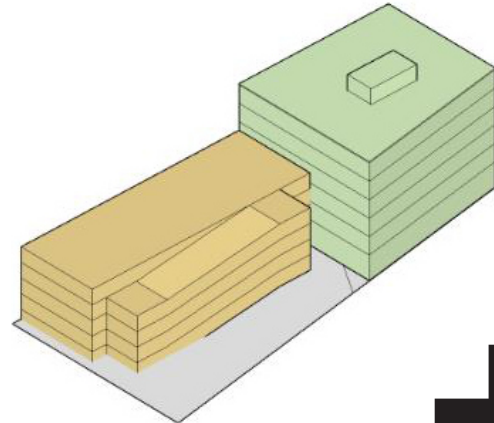
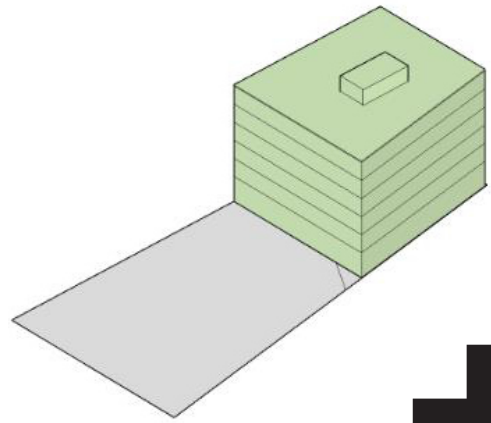
RETAIL ACTIVATION



NEIGHBORHOOD SCALE RESIDENTIAL



URBAN SCALE RESIDENTIAL



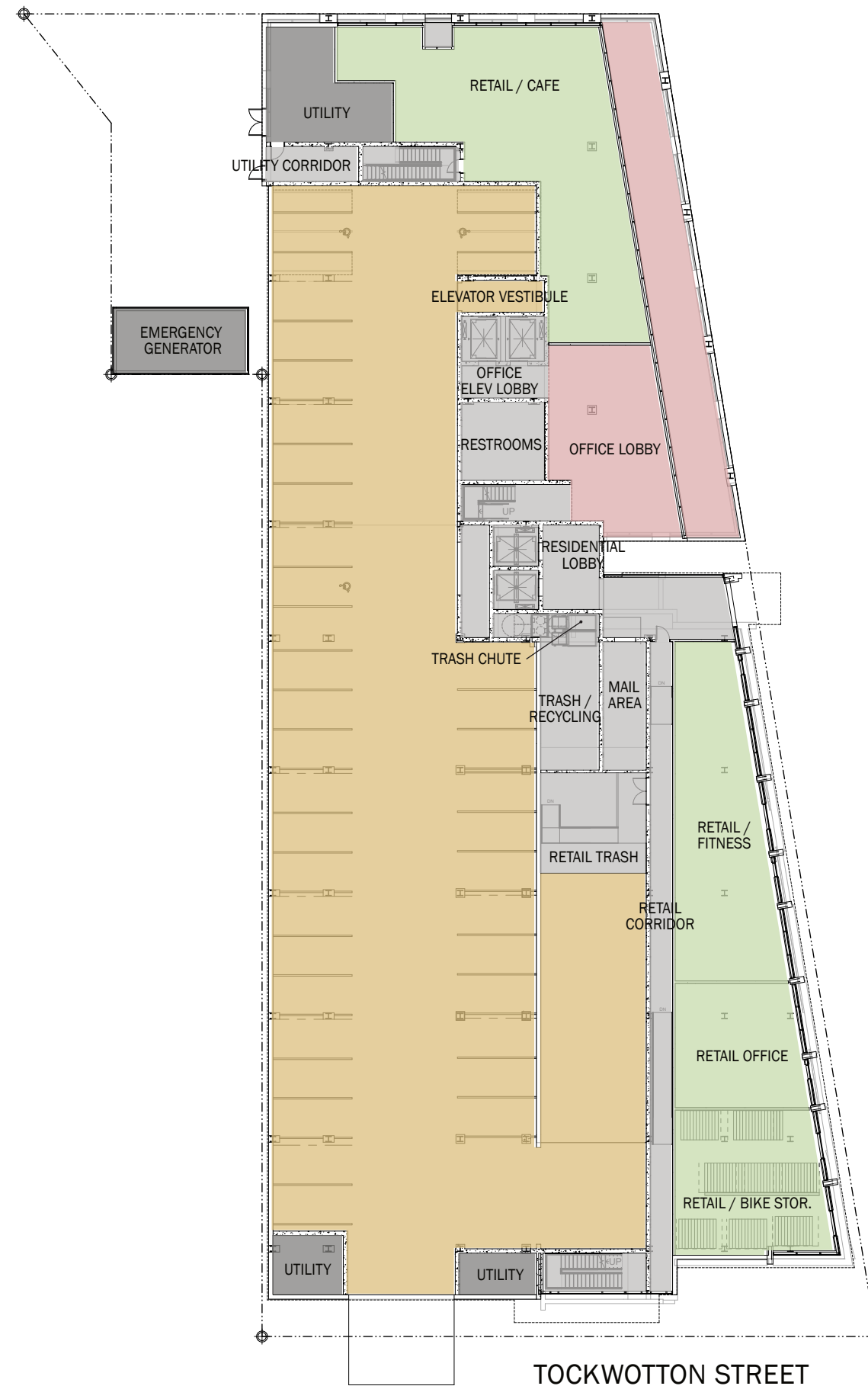
# CONCEPT PLANS

## Level 1

- Ground floor plan
- Not to scale

### KEY

COMMERCIAL OFFICE
RETAIL
PARKING
RESIDENTIAL
AMENITY
CORE & CIRCULATION
UTILITY
STUDIO UNIT
1 BR UNIT
1BR+D UNIT
2BR UNIT
2BR+D UNIT
3BR UNIT



S. MAIN STREET

TOCKWOTTON STREET

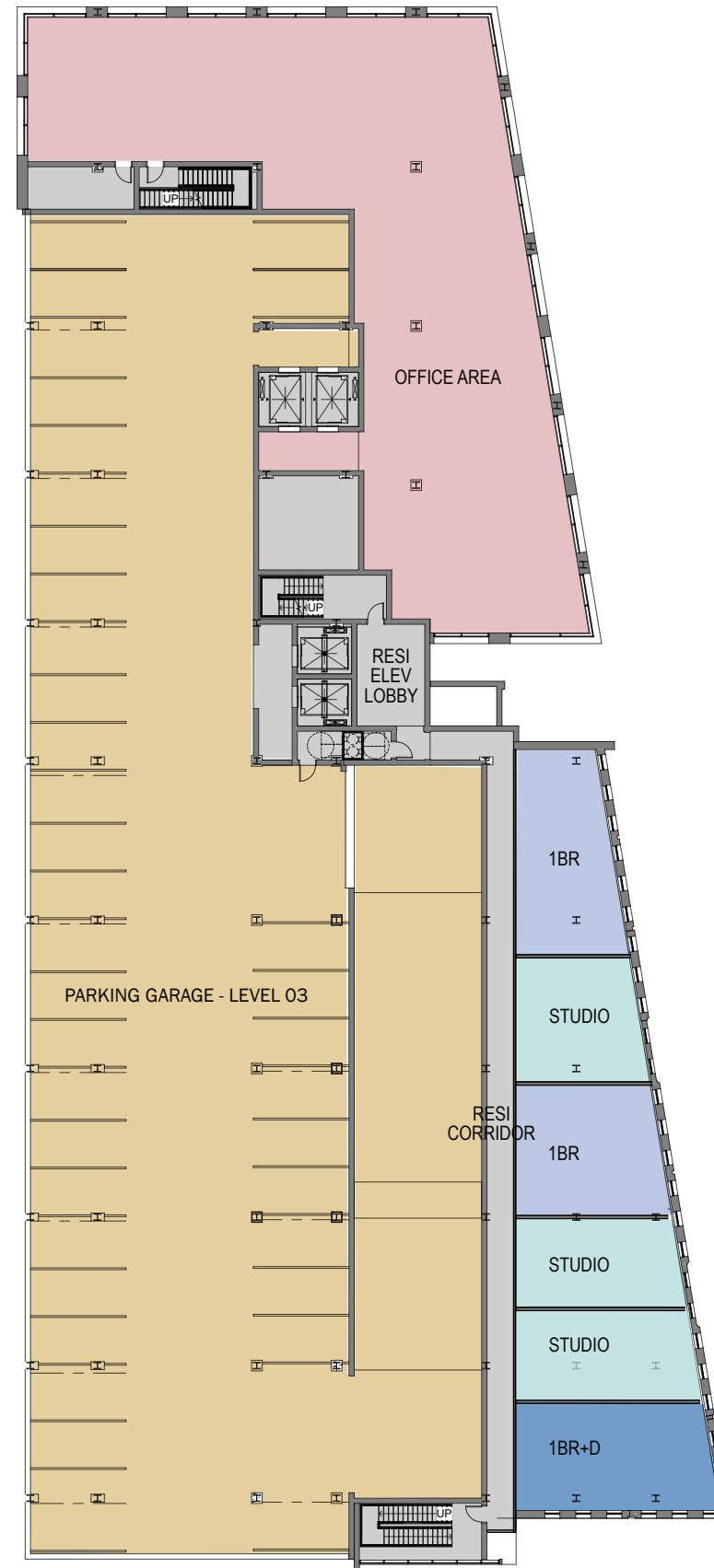
# CONCEPT PLANS

## Level 2

- Office plan
- Residential podium plan
- Not to scale

### KEY

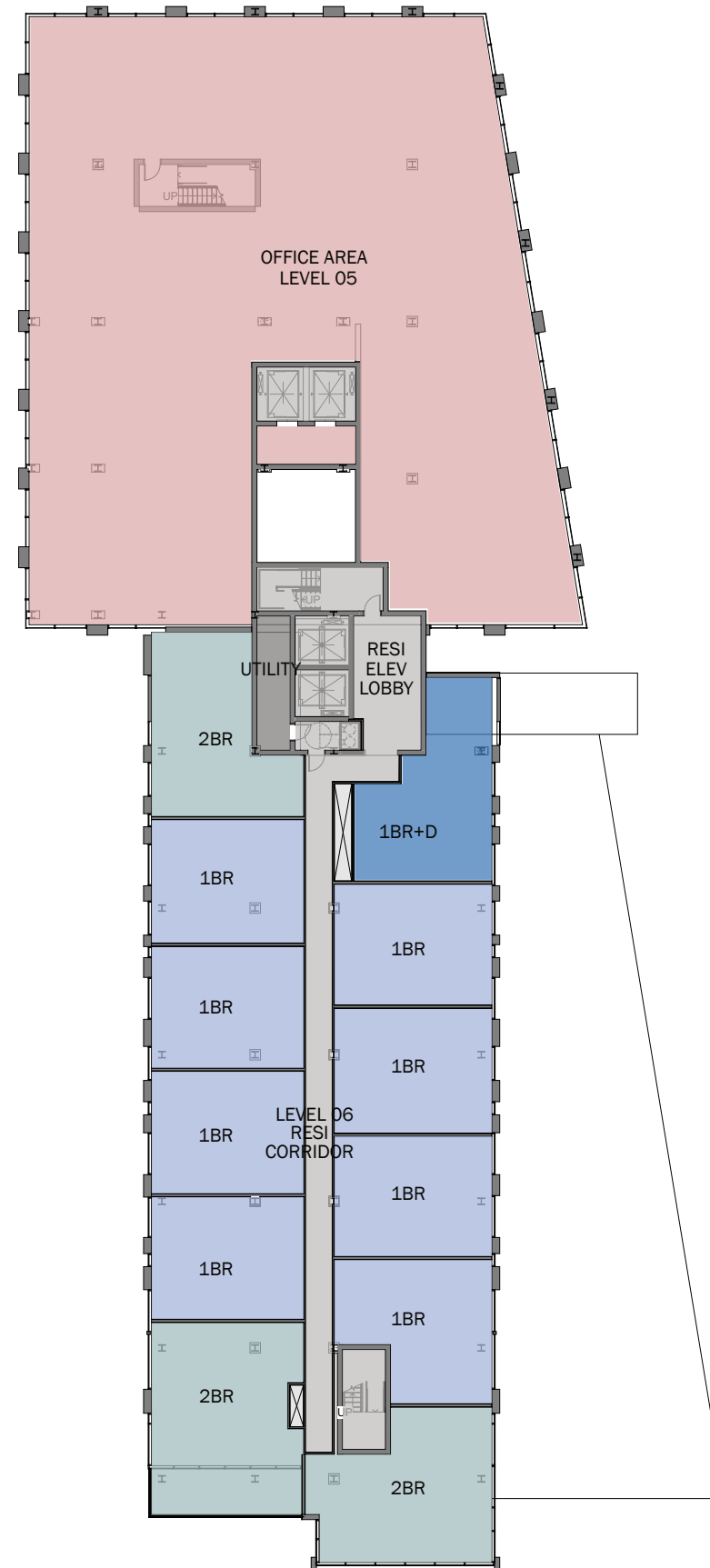
COMMERCIAL OFFICE
RETAIL
PARKING
RESIDENTIAL
AMENITY
CORE & CIRCULATION
UTILITY
STUDIO UNIT
1 BR UNIT
1BR+D UNIT
2BR UNIT
2BR+D UNIT
3BR UNIT



# CONCEPT PLANS

Level 6 Residential, Level 5 Office

- Typical residential tower plan
- Not to scale



## KEY

- COMMERCIAL OFFICE
- RETAIL
- PARKING
- RESIDENTIAL
- AMENITY
- CORE & CIRCULATION
- UTILITY
- STUDIO UNIT
- 1 BR UNIT
- 1BR+D UNIT
- 2BR UNIT
- 2BR+D UNIT
- 3BR UNIT

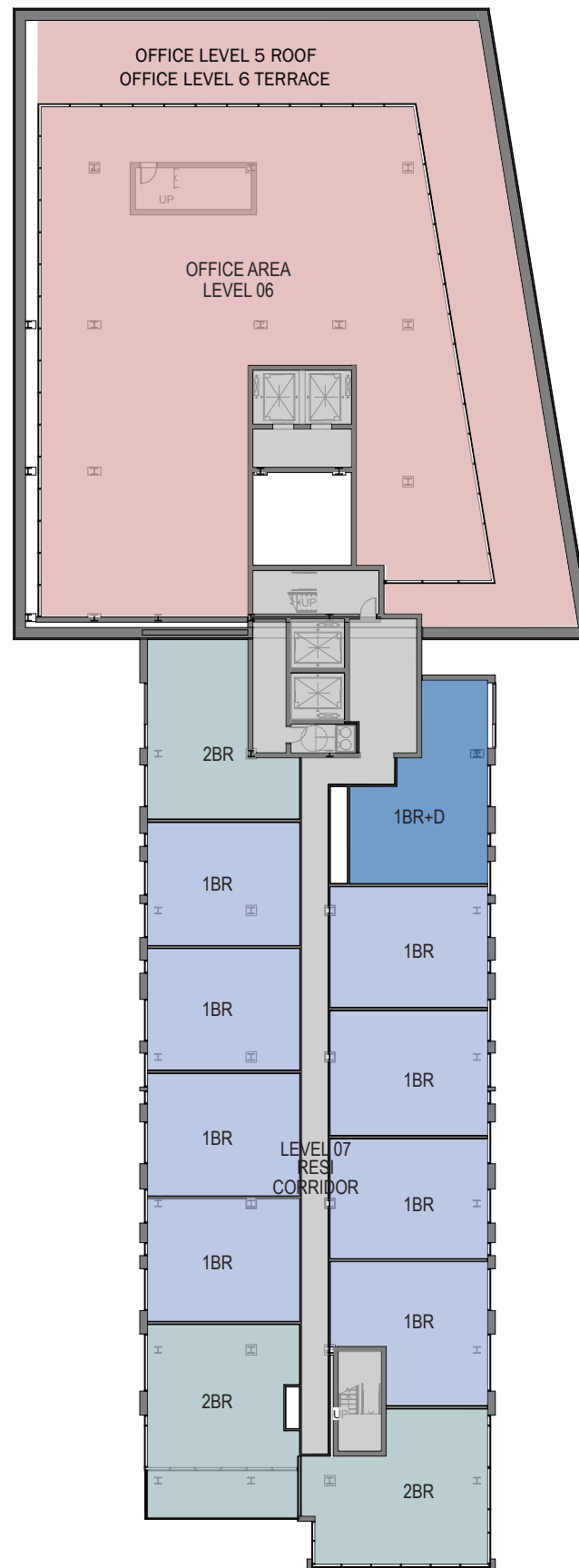
# CONCEPT PLANS

## Level 6 Office

- Not to scale

### KEY

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UTILITY
STUDIO UNIT
1 BR UNIT
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3BR UNIT



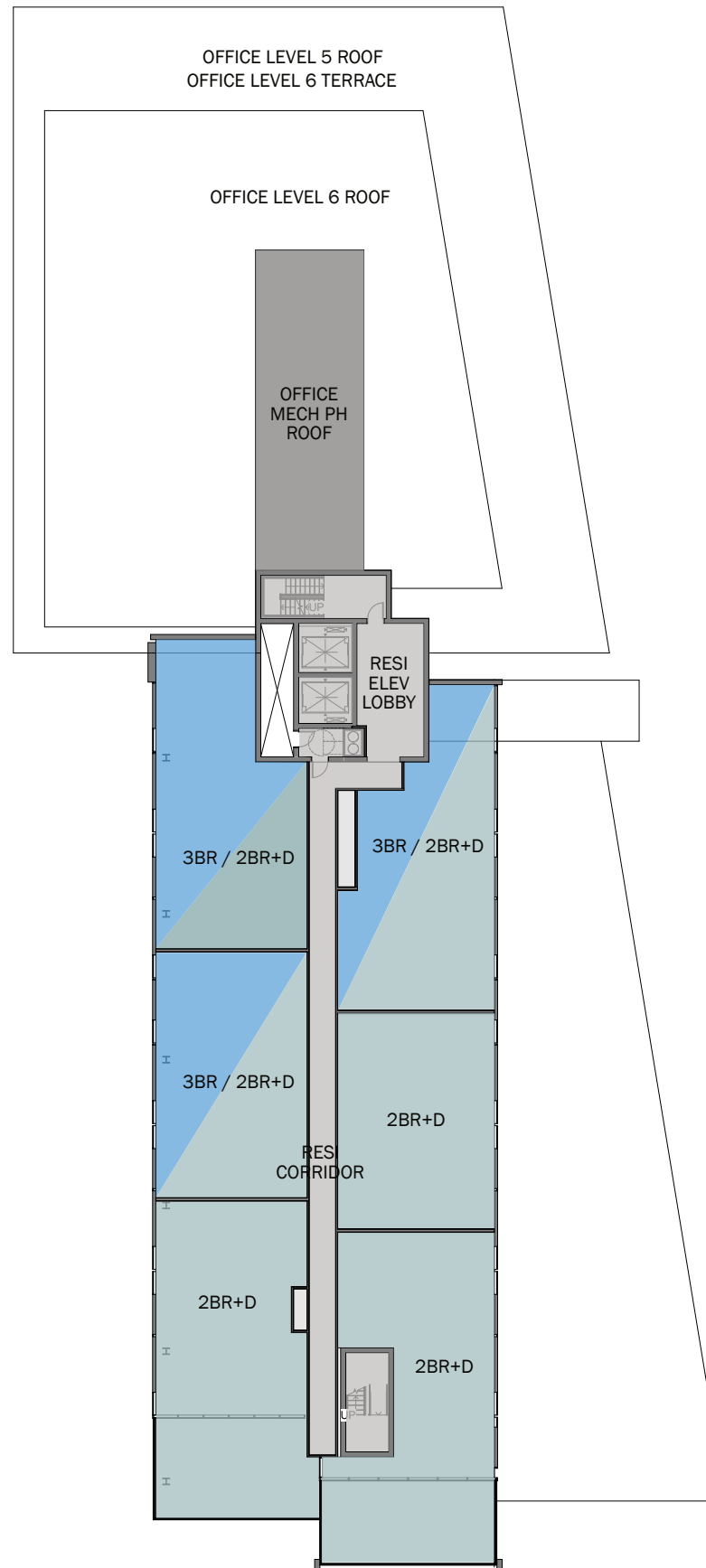
# CONCEPT PLANS

## Level 10

- Penthouse plan
- Not to scale


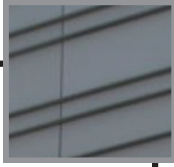
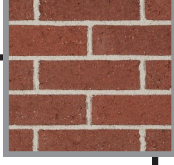
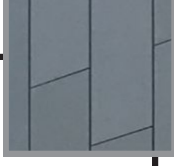

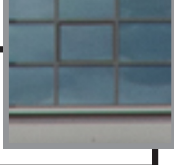
### KEY

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UTILITY
STUDIO UNIT
1 BR UNIT
1BR+D UNIT
2BR UNIT
2BR+D UNIT
3BR UNIT



# CONCEPT ELEVATION

## KEY

- 1 Limestone 
- 2 Patina Zinc 
- 3 Face Brick 
- 4 Aluminum Panel 
- 5 GFRC Panel 
- 6 Window Wall 



CONCEPT RENDERS

Exterior Render  
East Elevation at Pike and S. Main Street





CONCEPT RENDERS - STREETScape

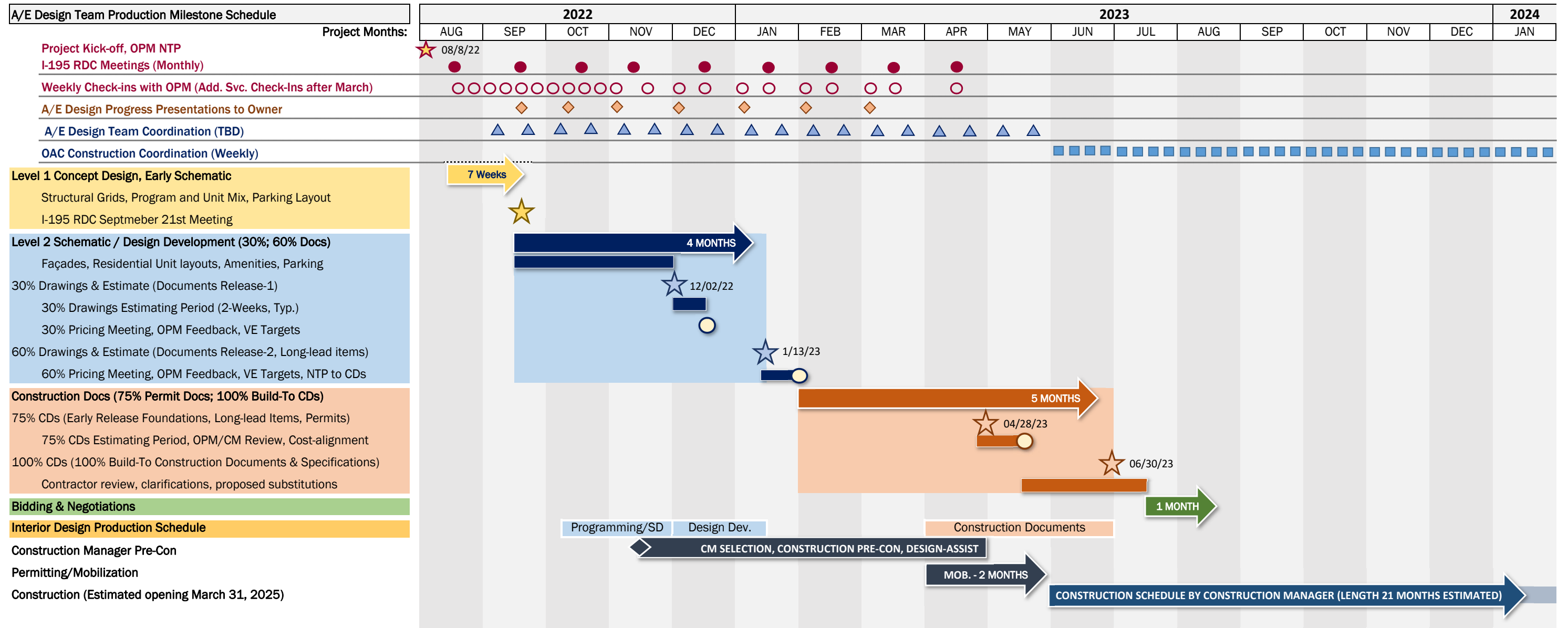


**Detail Render**  
Entrance to client's space and residential units



**Detail Render**  
Retail space provided for local businesses

# IMPLEMENTATION SCHEDULE



# DISCUSSION