Development Proposal for:

I-195 Redevelopment District Commission

Parcel 5

August 23, 2024

Prepared by:

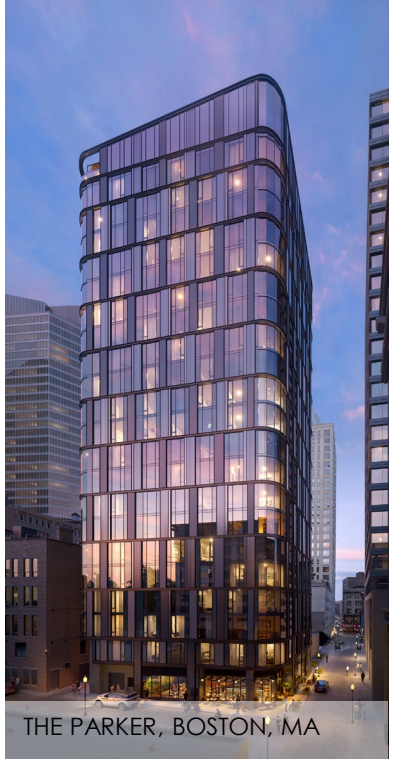
MATTESON companies

PETER JAMES Properties

Stantec

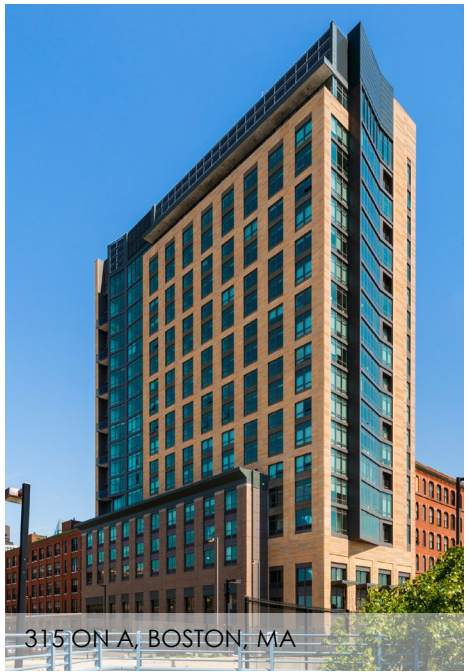
TEAM EXPERIENCE


BUNKER HILL HOUSING, CHARLESTOWN, MA


THE PARKER, BOSTON, MA

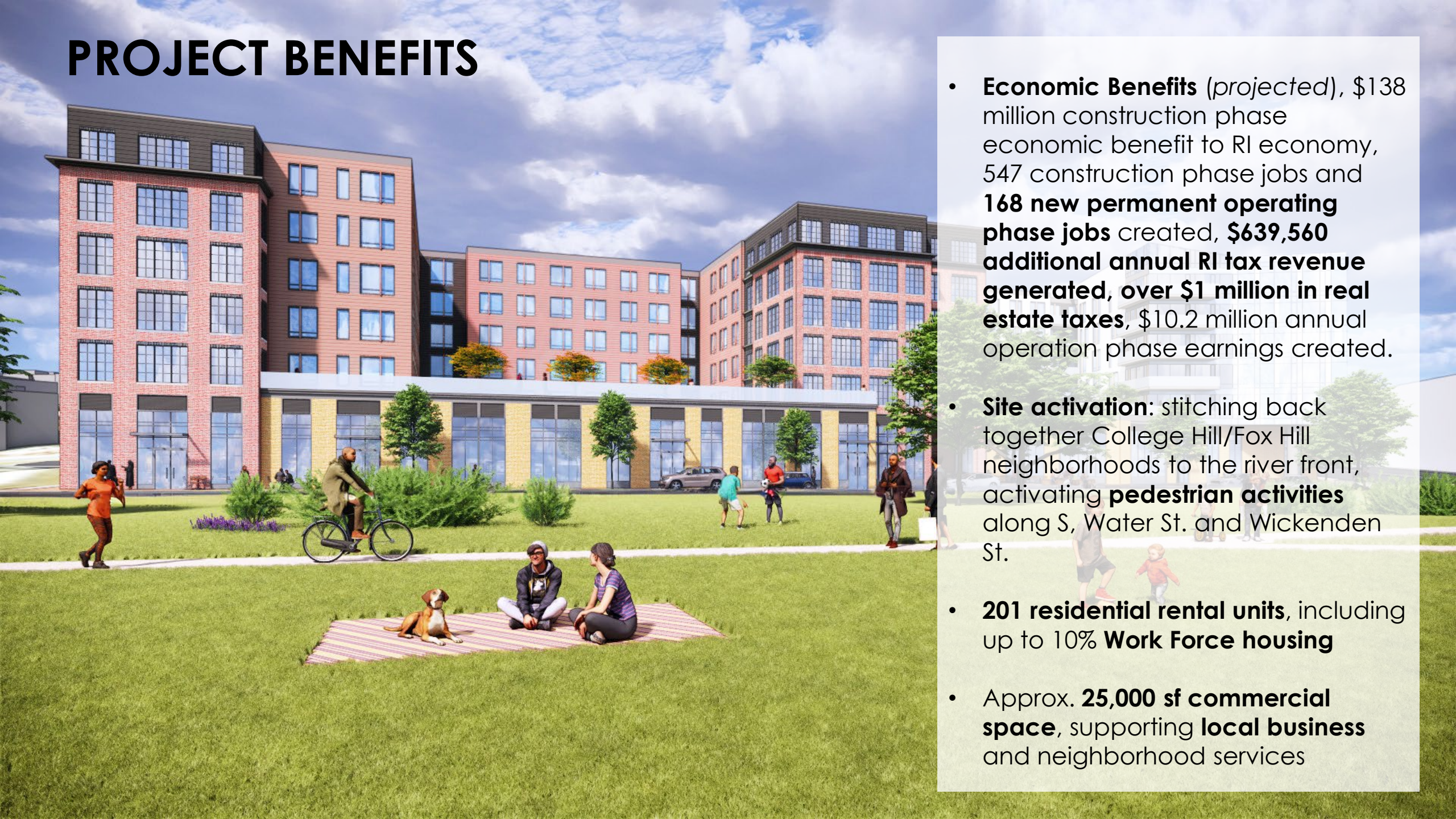

HUNTINGTON TOWER, BOSTON, MA


WATERPLACE, PROVIDENCE, RI


315 ON A, BOSTON, MA


DOT BLOCK, BOSTON, MA

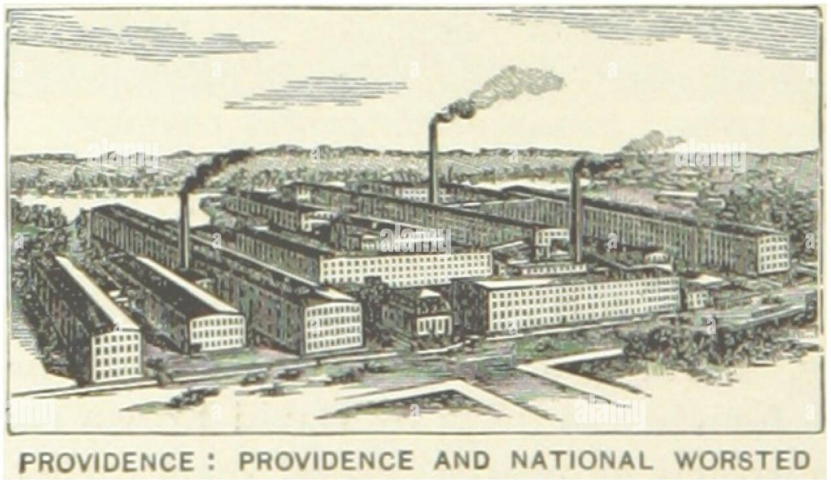
PROJECT BENEFITS



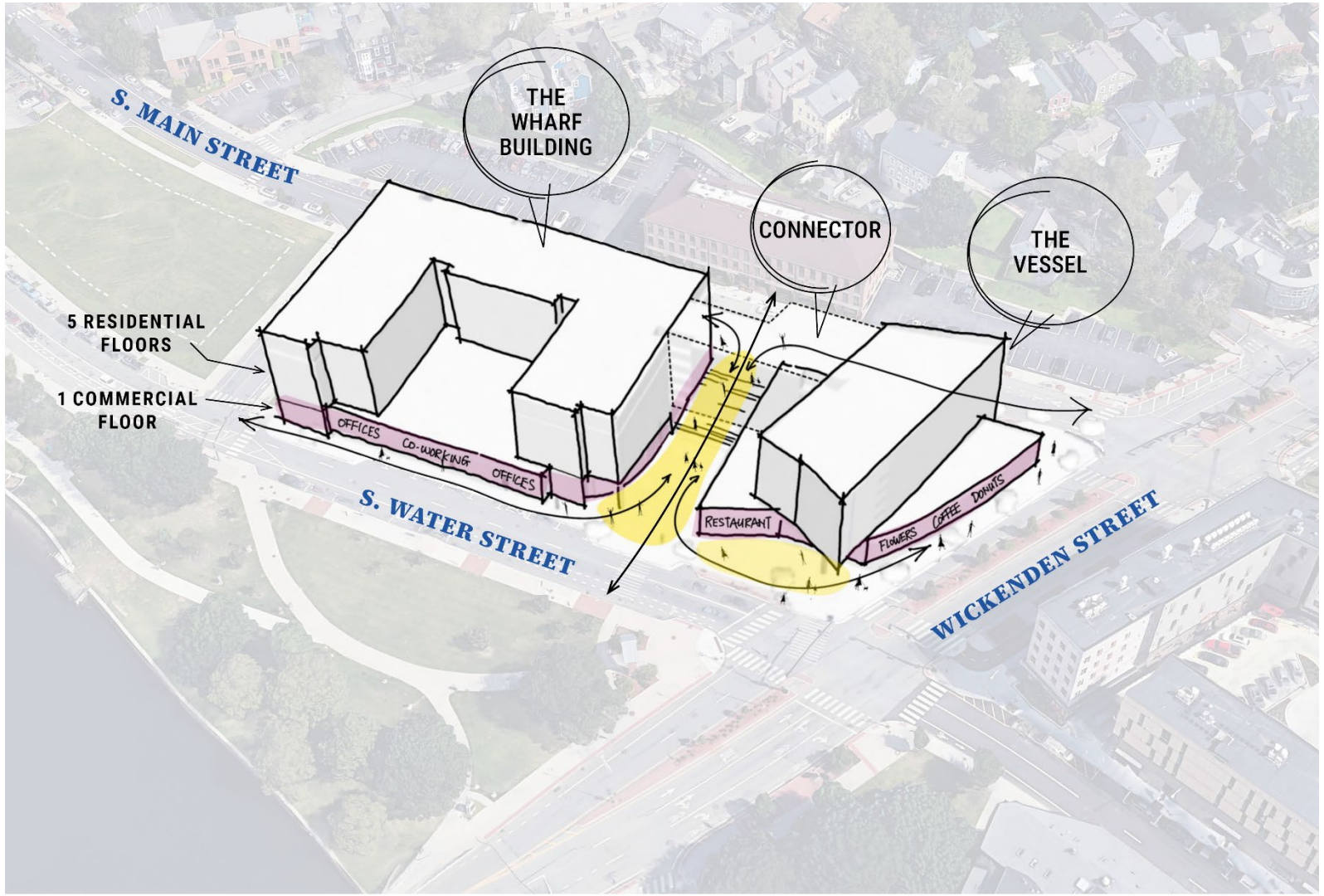
- **Economic Benefits** (*projected*), $138 million construction phase economic benefit to RI economy, 547 construction phase jobs and **168 new permanent operating phase jobs** created, **$639,560 additional annual RI tax revenue generated, over $1 million in real estate taxes**, $10.2 million annual operation phase earnings created.
- **Site activation**: stitching back together College Hill/Fox Hill neighborhoods to the river front, activating **pedestrian activities** along S, Water St. and Wickenden St.
- **201 residential rental units**, including up to 10% **Work Force housing**
- Approx. **25,000 sf commercial space**, supporting **local business** and neighborhood services

HONORING A RICH HISTORY OF CULTURAL AND ECONOMIC INDEPENDENCE

- Crucial in shaping the **region's economy** in late 18th century
- **Diverse architecture** style: Colonial, Federal, Greek revival
- Design Goals:
  - **Stitch** back neighborhoods
  - **Celebrate** manufacturing trade
  - **Honor** a rich history and culture



SITE CONNECTION AND ACTIVATION



- **Massing and Parti**: a vessel leaving port
- **Ground level activation** along S. Water, Wickenden and Main Street
- **Cross-block connection** from S. Water and S. Main

VIEW FROM S. WATER ST LOOKING NORTH-EAST

VIEW TOWARDS RIVERFRONT

VIEW AT WICKENDEM & S. MAIN ST CORNER

VIEW AT WICKENDEM & S. WATER ST CORNER


VIEW FROM RIVERFRONT

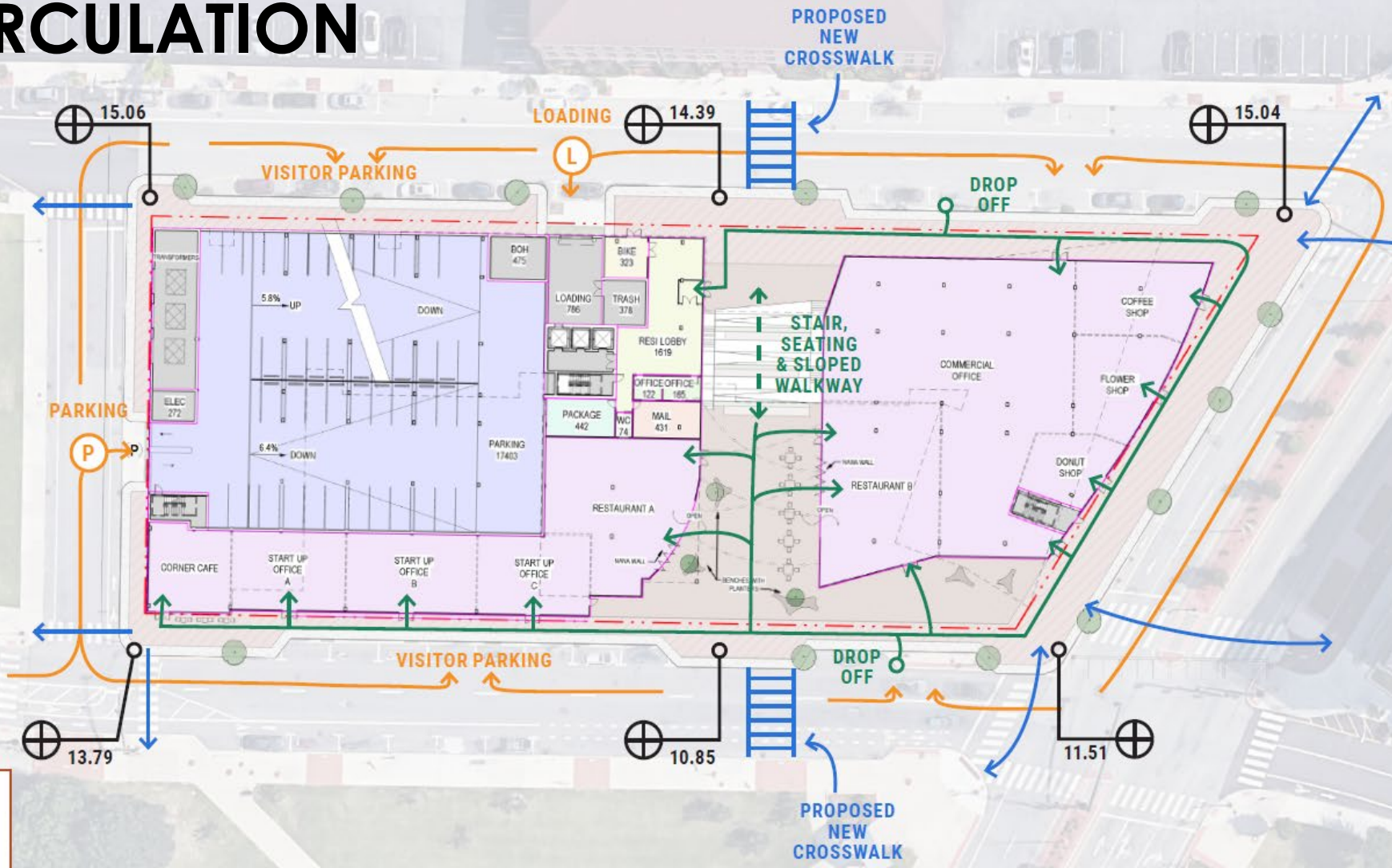
ZONING SUMMARY

- Proposed project meets the **Dimensional Regulations**
  - Min. building height 2 stories
  - **Actual building height 6 stories**
  - Min. ground floor 15’
  - **Actual ground floor 17’6”**
  - Build-to zone of 0’-8’
  - **Actual site setback 0’- 5’ approx.**
  - Min. build-to percentage of 80%
  - **Actual lot coverage: 80.6%**

- Proposed project meets the **Special Considerations**
  - Permeability through the parcel for pedestrian access
  - Strong pedestrian and bike desire lines
  - Complement historic context

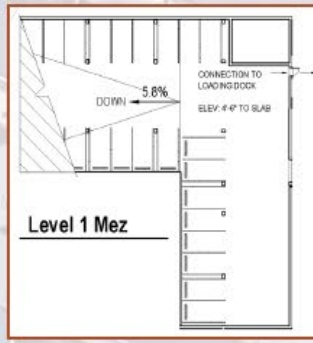
VIEW FROM RIVERFRONT LOOKING SOUTH ON S. WATER ST.

SITE CIRCULATION



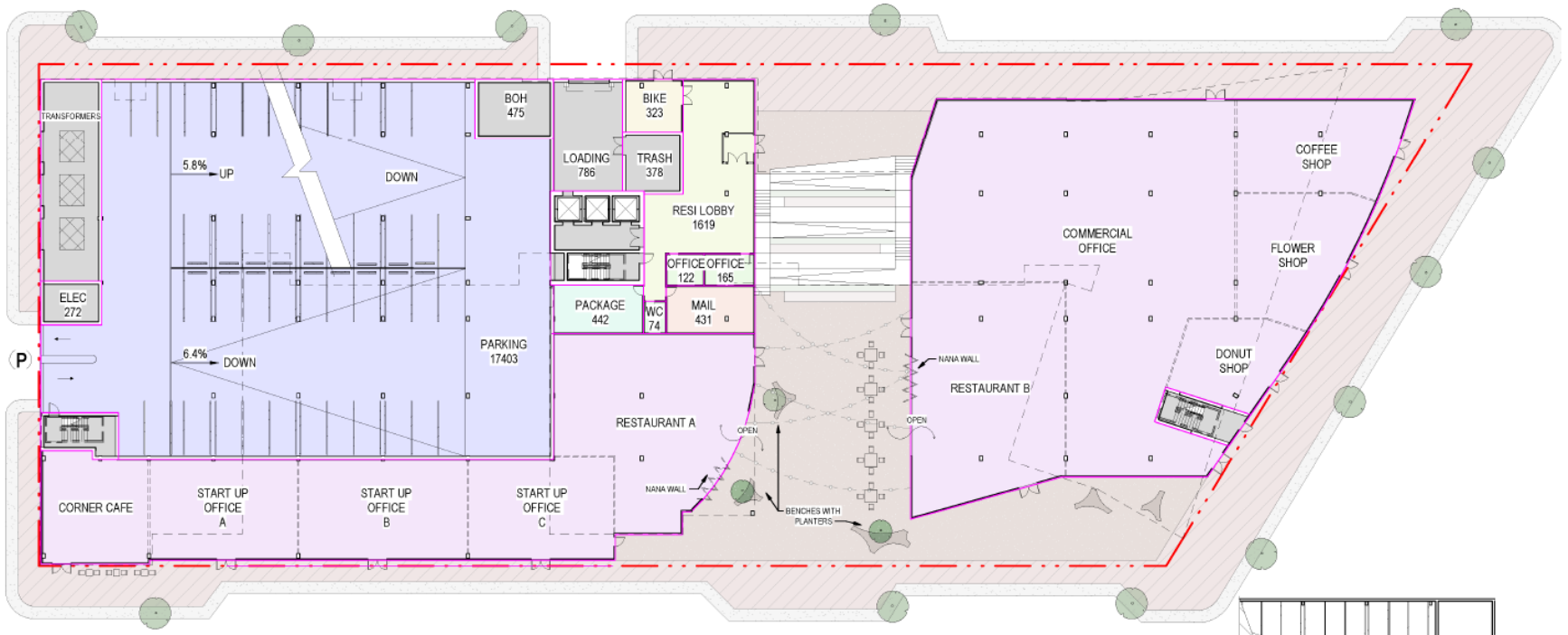
LEGEND

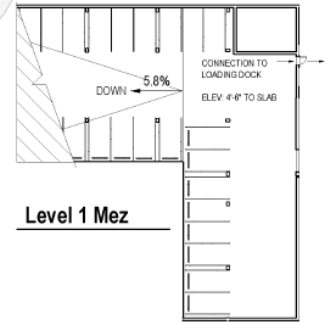
- PEDESTRIAN ON SITE
- VEHICLES
- PEDESTRIAN CONNECTION TO OTHER PARCELS
- SPOT ELEVATION



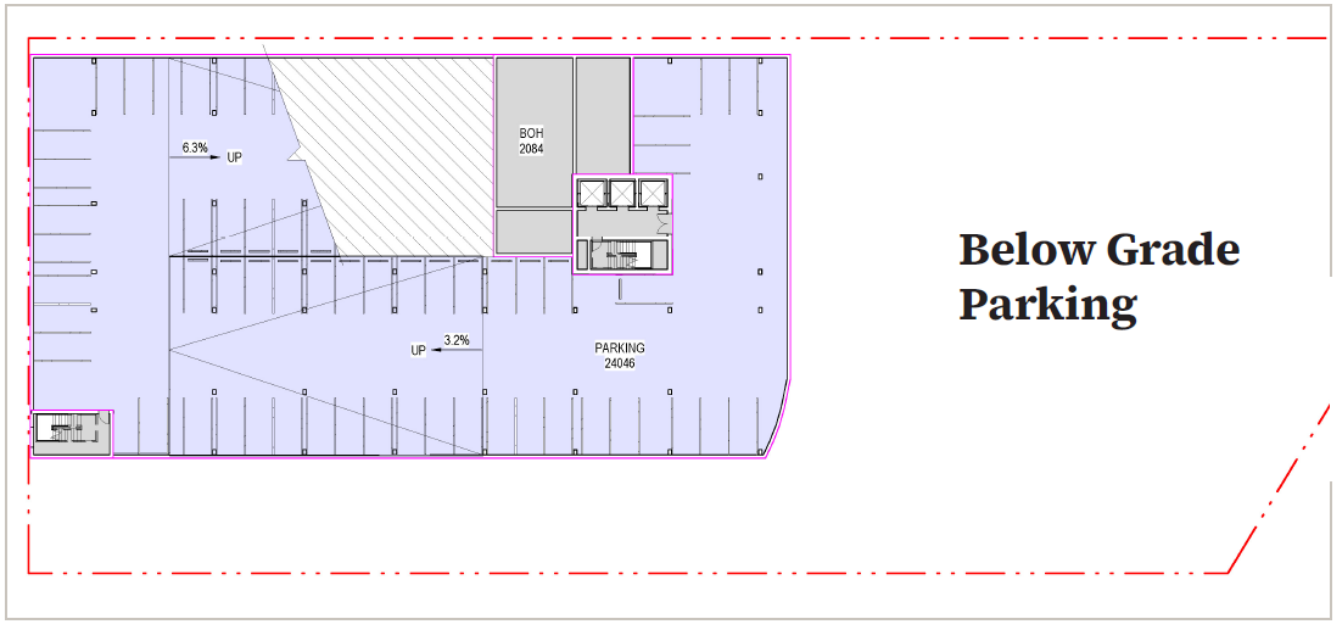
FLOOR PLANS

GROUND FLOOR





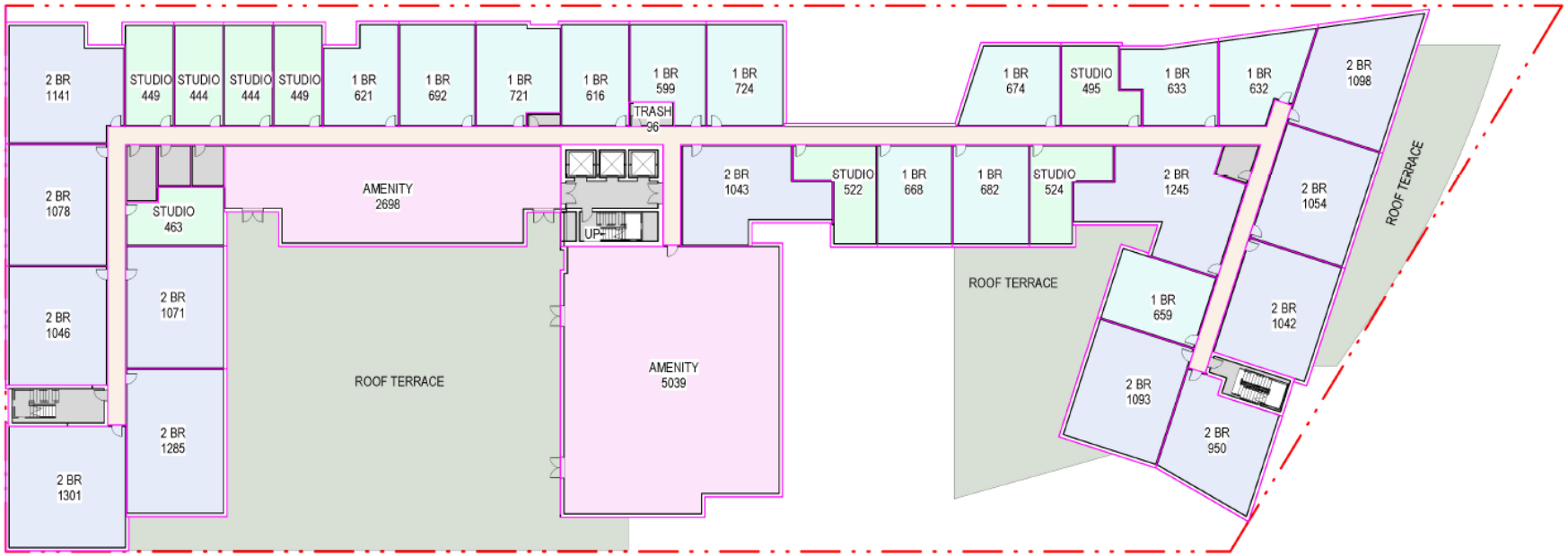
BELOW GRADE



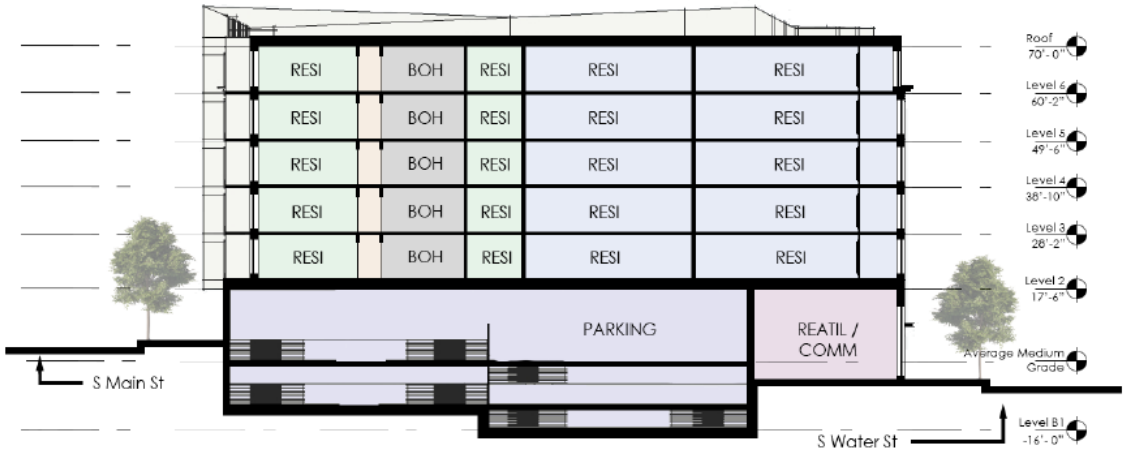
FLOOR PLANS

LEVEL 3-6

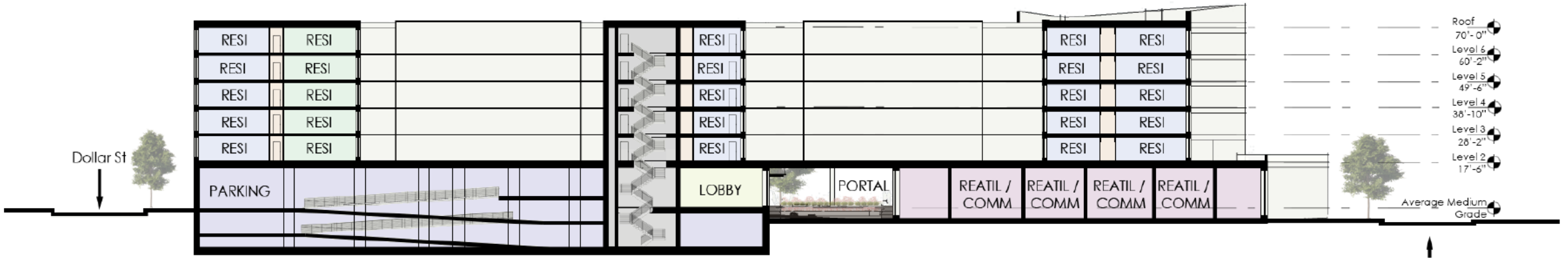
LEVEL 2



BUILDING SECTIONS

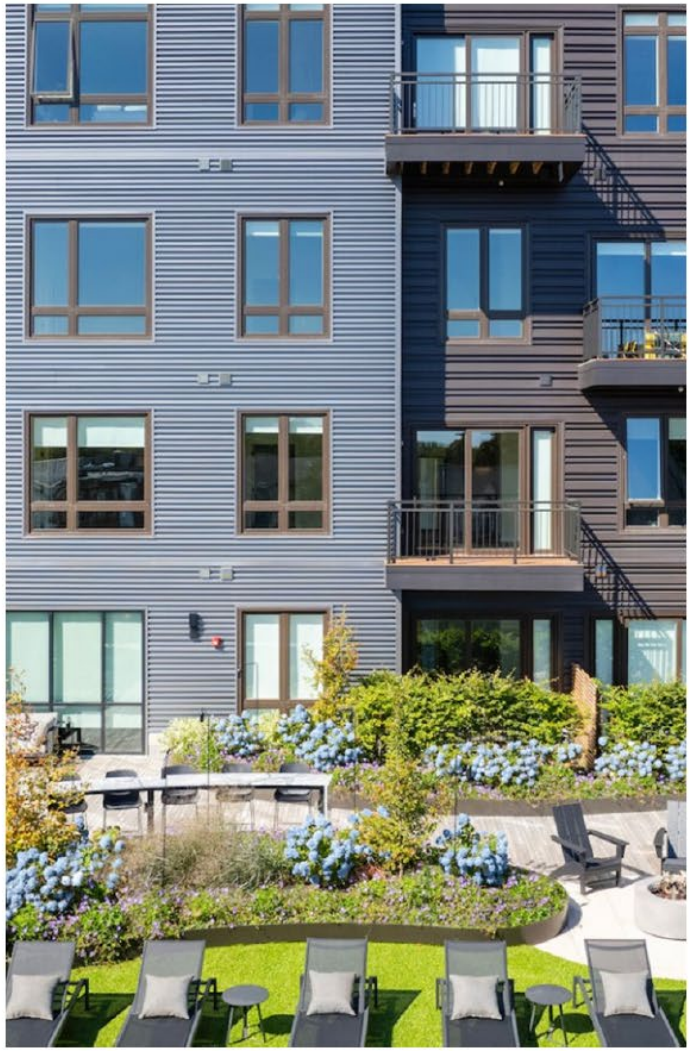


Cross -Sections from South Water Street to South Main Street

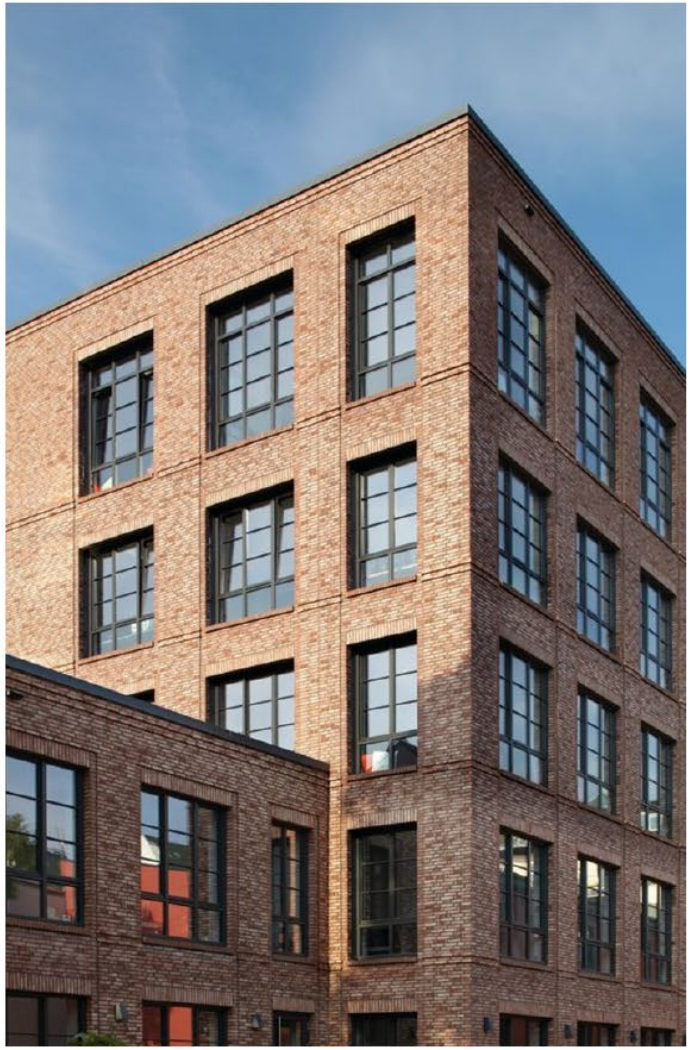


Cross -Section from Wickenden Street to Dollar Street

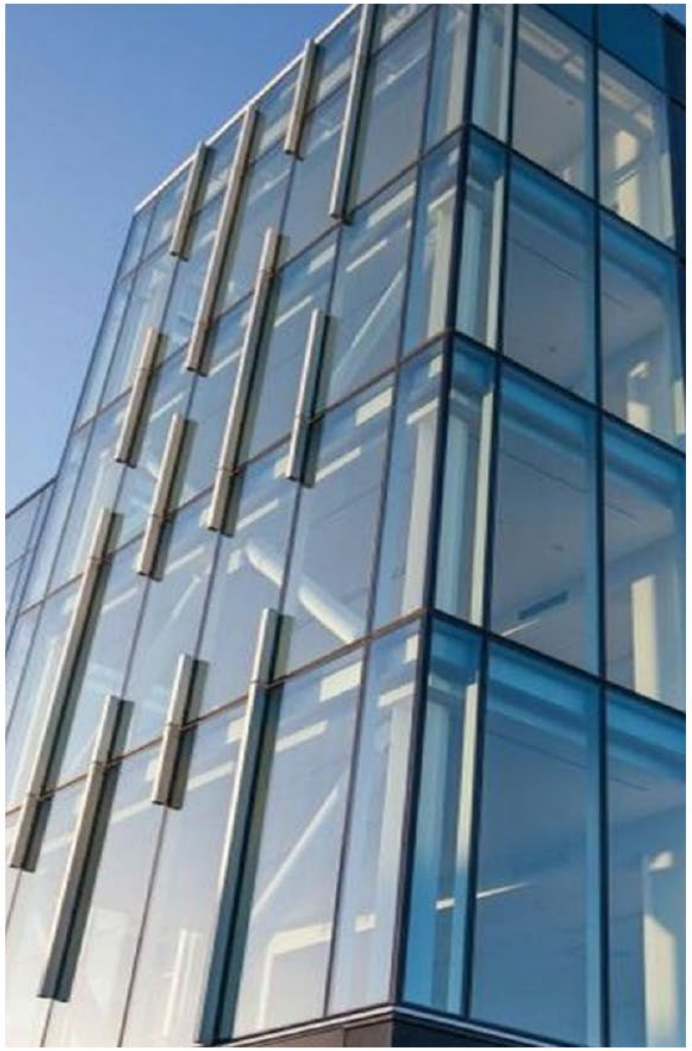
CONCEPTUAL FAÇADE MATERIALS



FIBER CEMENT siding at less prominent facades, with varied module sizes to create richness and variety



BRICK façade at major elevations of the “Wharf” building, with detailing and simple coursing articulations to pay homage to traditional warehouse buildings in the city.



GLASS façade at major elevations of the “Ship” building, with patterned mullion caps and glazed in metal panels to add texture

PROGRAM SUMMARY

Program Areas	
Program	**GSF**
Residential	204,520 SF
Office	13,200 SF
Retail	11,700 SF
Hotel	/
Laboratory	/
Structured Parking	41,305 SF
Other (Specify) _____	/
Total	**270,725 SF**
Area per Floor	**GSF**
Open Space	12,000 SF
Level 1	44,485 SF
Level 2	38,880 SF
Level 3	38,880 SF
Level 4	38,880 SF
Level 5	38,880 SF
Level 6 and above	38,100 SF
Total	**238,105 SF**

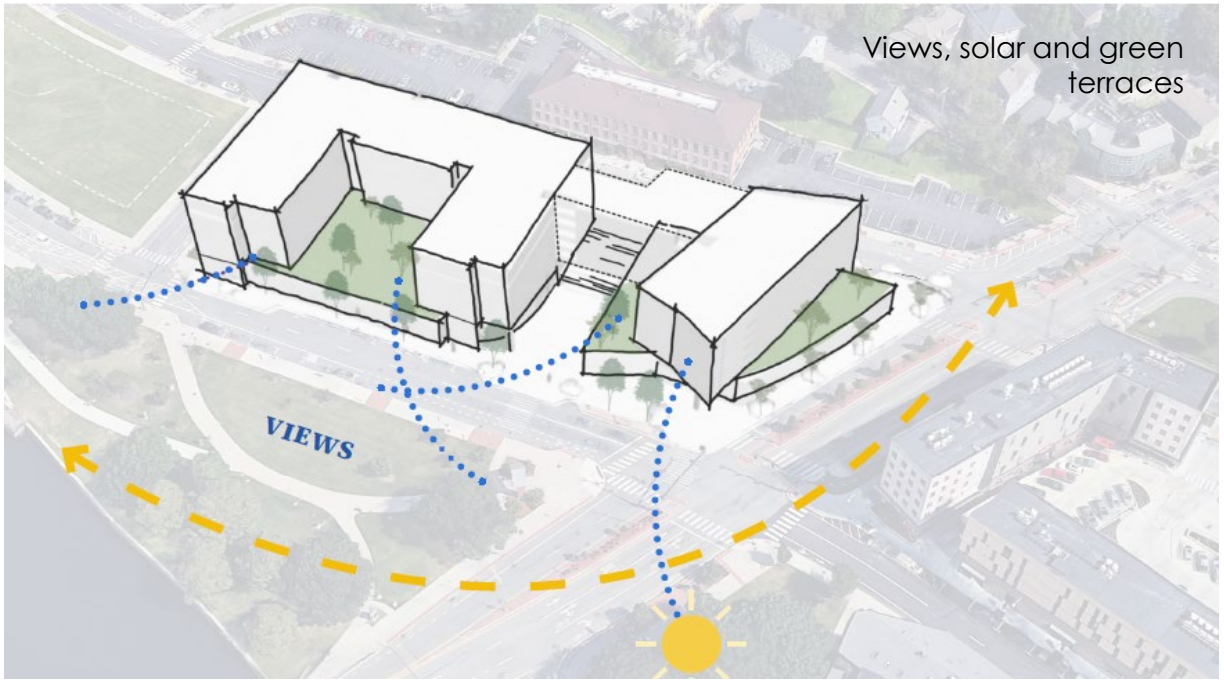
Residential Units (if applicable)		
Unit Mix	**# Units**	**Avg. Size (GSF)**
Studio	40	465
1 BR	84	675
2 BR	77	1100
3 BR	/	/
Etc.		
Total Units	**201**	/

Affordability Level (% AMI)			
	# Units	**% AMI**	**% of Total**
Market Rate	191	–	48.3
Workforce	10	100/120	32.8
Affordable	0	N/A	N/A
Etc.	0	N/A	N/A
Total	**201**		

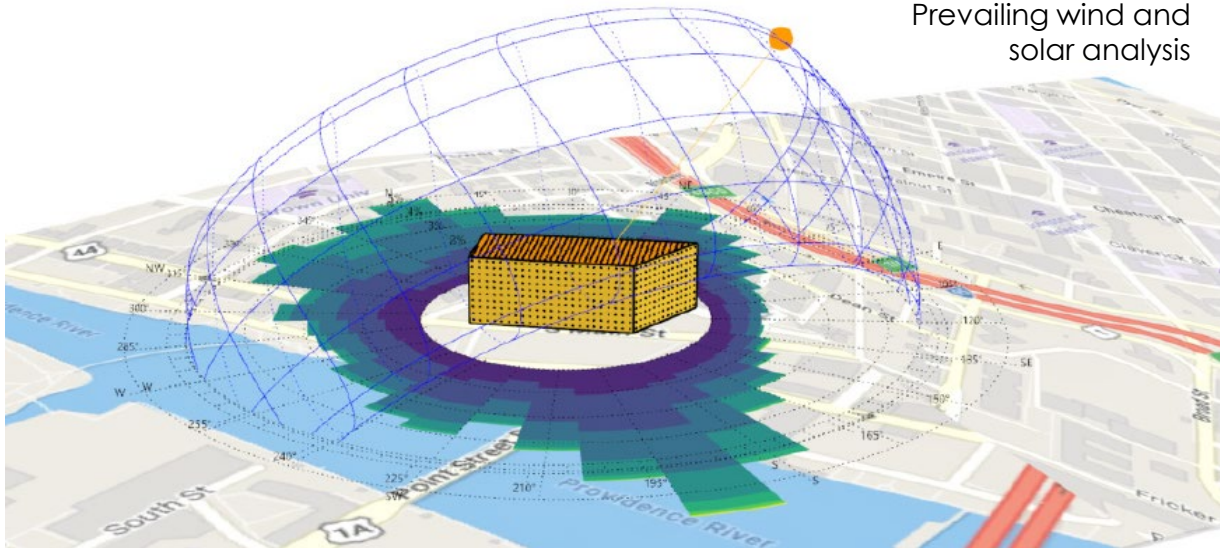
Vehicular Parking	
Type	**# Spaces**
Structured Parking	118
Surface Parking	/
On-Street	15 (VISITOR)
Off-Site	/
Total	**133**

Bicycle Parking	
Type	**# Spaces**
Interior	100 APPROX.
Exterior Covered	/
Exterior Uncovered	20 APPROX.
Total	**120** APPROX.

SUSTAINABILITY AND RESILIENCE



Views, solar and green terraces



Prevailing wind and solar analysis

- Building massing **optimizes solar exposure** to residential units and open courtyards, maximizing **daylight** access and **views** of Providence River
- Building orientation allows South to North traveling wind during warm seasons from **river-cooled air** to reach more units
- Ready for **rising sea level**: all residential units are placed above the ground floor, dry flood proofing design to be incorporated to protect ground floor uses.
- 2nd floor amenity to be designed as an **area of refuge** during flood and extreme heat event, with direct access to open terrace and emergency power
- Investigate feasibility of achieving **higher levels of energy reduction** than prevailing energy code
- **Reducing embodied carbon** by thoughtful choice of building materials and their construction specifications


THANK YOU!