

# VITAL ON THE RIVER

SOUTH MAIN ST, PROVIDENCE RI 02909 | SEPTEMBER 2024

**bcp**  
BLUEDOG  
CAPITAL PARTNERS, LLC

**ZDS**





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## PROJECT NARRATIVE

### STRATEGIC LOCATION

- Located on the **Providence River** at a strategic gateway between the east and west sides of Providence and the “old” and the “new” elements of the city.
- Within walking distance to Providence’s best neighborhoods, government, medical and educational institutions.
- **Connected** to the Providence River through its parks, public spaces and cultural events.
- **Accessible** to mass transit bus routes and train station.

### THE VISION

- **Vital on the River** is conceived to be a **transformative** project.
- It highlights bold architectural design, form and function.
- The facade design **engages and activates** the surrounding streets and all aspects of the community.
- The building has a mix of spaces that capture the “**Ethos**” of today’s post-pandemic culture.
- An emphasis on the **new norm** of flexible work, travel, personal health and wellness.
- A **lifestyle development** where owners, tenants and guests can **Live, Work and Prosper (LWP)**.
- The project is an essential component to the District’s mission.







SCHOOL STREET



MAC ON FIFTH



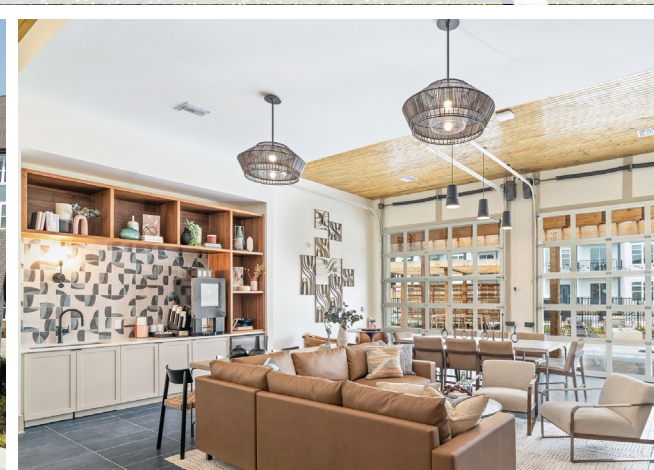
CUSTOM HOUSE BUILDING



MAC ON FIFTH



VITAL AT SPRINGBROOK



VITAL AT SPRINGBROOK



**RICHARD TASCA, ESQ**  
Chairman  
Co-Chief Executive Officer



**SEAN MARCHIONTE**  
President  
Co-Chief Executive Officer



**KEVIN MALOOF**  
Chief Financial Officer



**SARAH HARRIS**  
Chief Investment Officer



**DREW MILSAPS**  
Director of Construction

DEVELOPMENT TEAM

**BLUEDOG CAPITAL PARTNERS "BCP"**

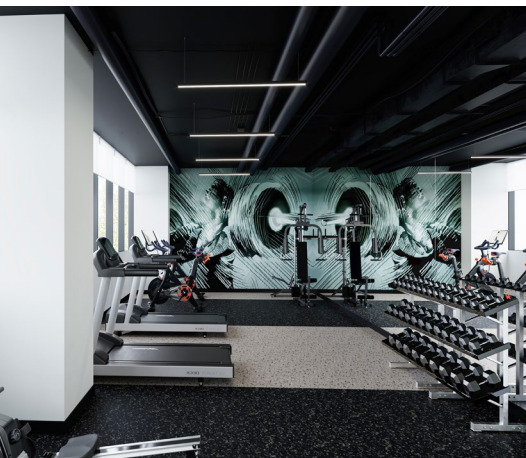
BCP IS BOUTIQUE REAL ESTATE INVESTMENT FIRM WITH 60+ YEARS EXPERIENCE IN THE REAL ESTATE INDUSTRY WITH EXPERTISE IN

- Private Lending*
- Equity Investments*
- Development and Construction*
- Property Management*

BCP has grown its portfolio through real estate debt and equity investments by placing private capital in the residential, commercial and hospitality sectors.







ROCKVILLE OFFICE CENTER

EMBLEM 125



33 BASSETT STREET APARTMENTS

HELL'S KITCHEN RESTAURANT



**ERIC ZUENA,**  
AIA NCARB, LEED AP  
Founding Principal



**JULIE BARTLETT**  
AIA, LEED AP  
Associate Principal  
Senior Project Manager



**NAVID TEHRANI**  
AIA NCARB  
Design Director  
of Architecture

DESIGN TEAM

# ZDS ARCHITECTURE & INTERIORS

**WE RESPOND TO OUR CLIENT'S VISION, THE MARKET, AND THE ESSENTIAL NEED TO DELIVER A PRODUCT THAT STANDS THE TEST OF TIME.**

ZDS is a multi-disciplinary design firm that provides architectural and interior design services to the hospitality, commercial, and multi-unit sectors. We offer our clients exceptional design and efficient execution on all of our projects.

**38+ Staff**

**2 Offices**

ZDS is a collective of + 38 Thinkers and Creatives, with projects from coast to coast.

Born in downtown Providence, Rhode Island our talents have expanded to Washington, D.C.

**COLLABORATIVE THINKING + EFFECTIVE DESIGN = IMPACTFUL EXPERIENCES**

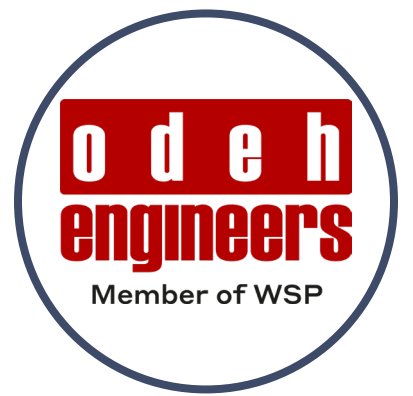




**PROJECT MANAGEMENT**  
NORTHSTAR PROJECT  
& REAL ESTATE SERVICES



**ARCHITECTURE & INTERIORS**  
ZDS



**STRUCTURAL**  
ODEH ENGINEERS



**MEP/FP**  
WSP ENGINEERS



**CIVIL / LANDSCAPE**  
VHB ENGINEERING



**GEO-TECHNICAL & ENVIRONMENTAL**  
GZA GEO-ENVIRONMENTAL

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**DESIGN CONSULTANT TEAM**

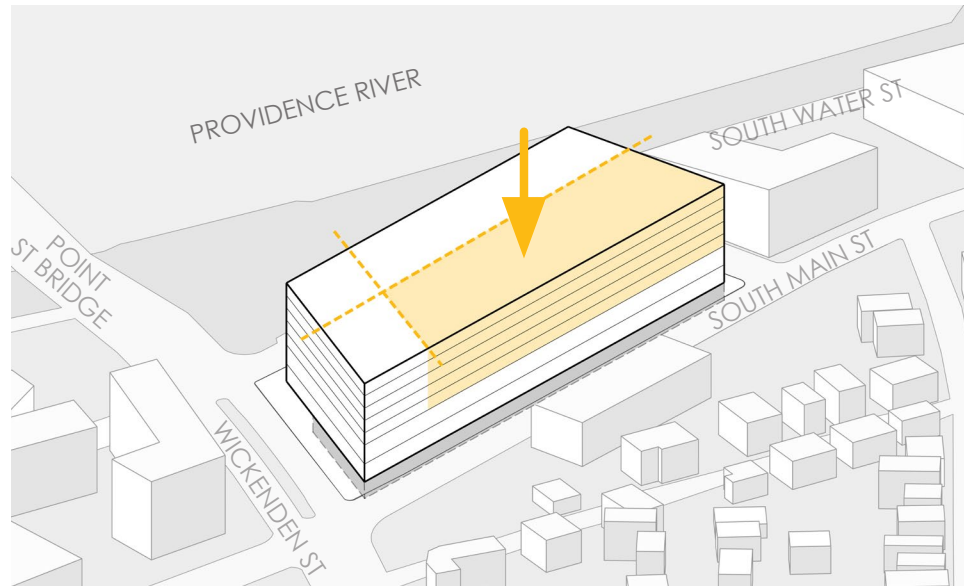
**WE CULTIVATE A PARTNERSHIP WITH OUR CLIENTS AND CONSULTANTS.**

Our unified approach to the design process assures we create an impactful design rooted in our collective experiences.

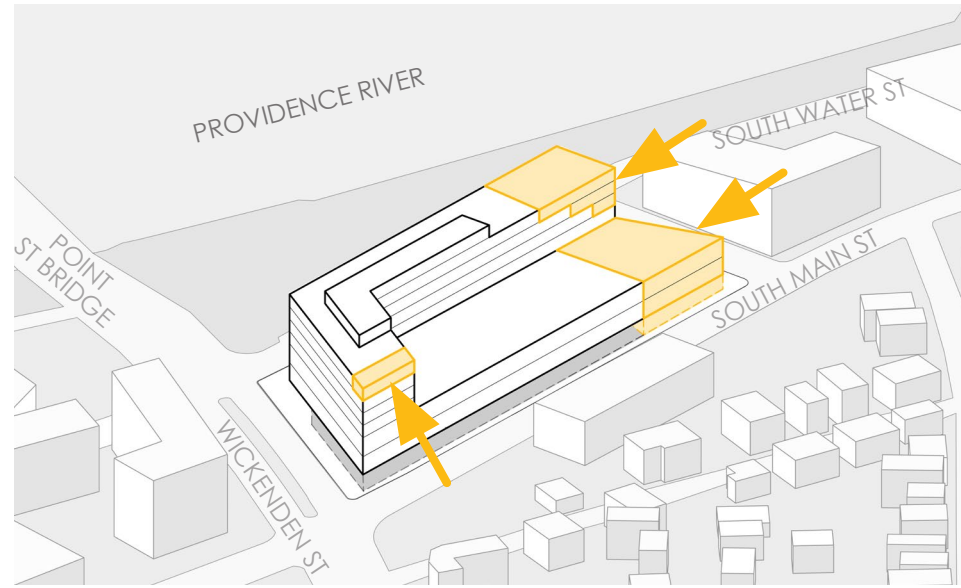
**OUR TEAM OF ARCHITECTS & DESIGNERS** are a unique group of forward thinkers. We share a passion for great design. ZDS is a business that cultivates synergy both inside our studios and alongside our professional consultants, clients, builders, and end users. Our process produces innovative and practical solutions, which are assured to be market-driven and location sensitive.



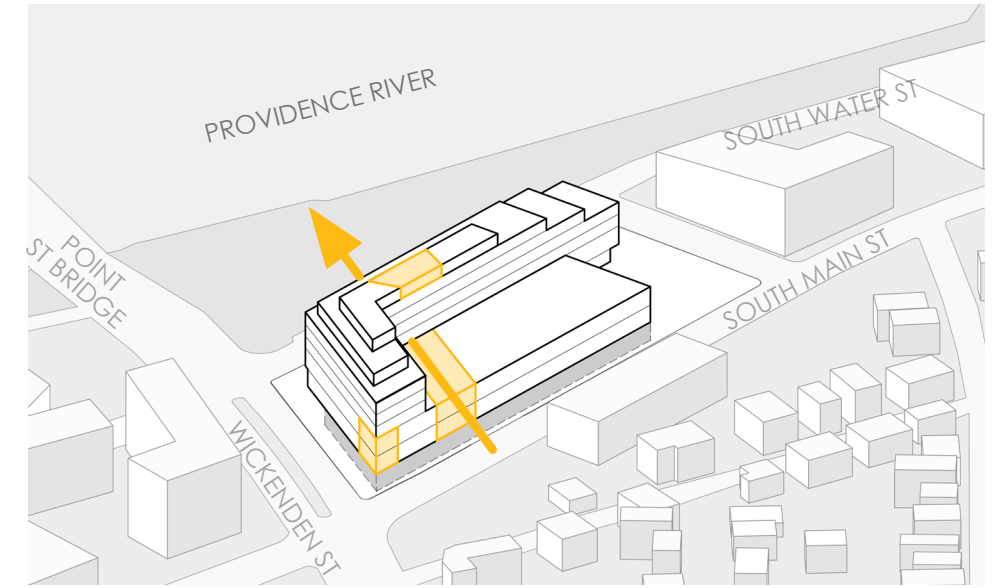
# CONCEPT EVOLUTION



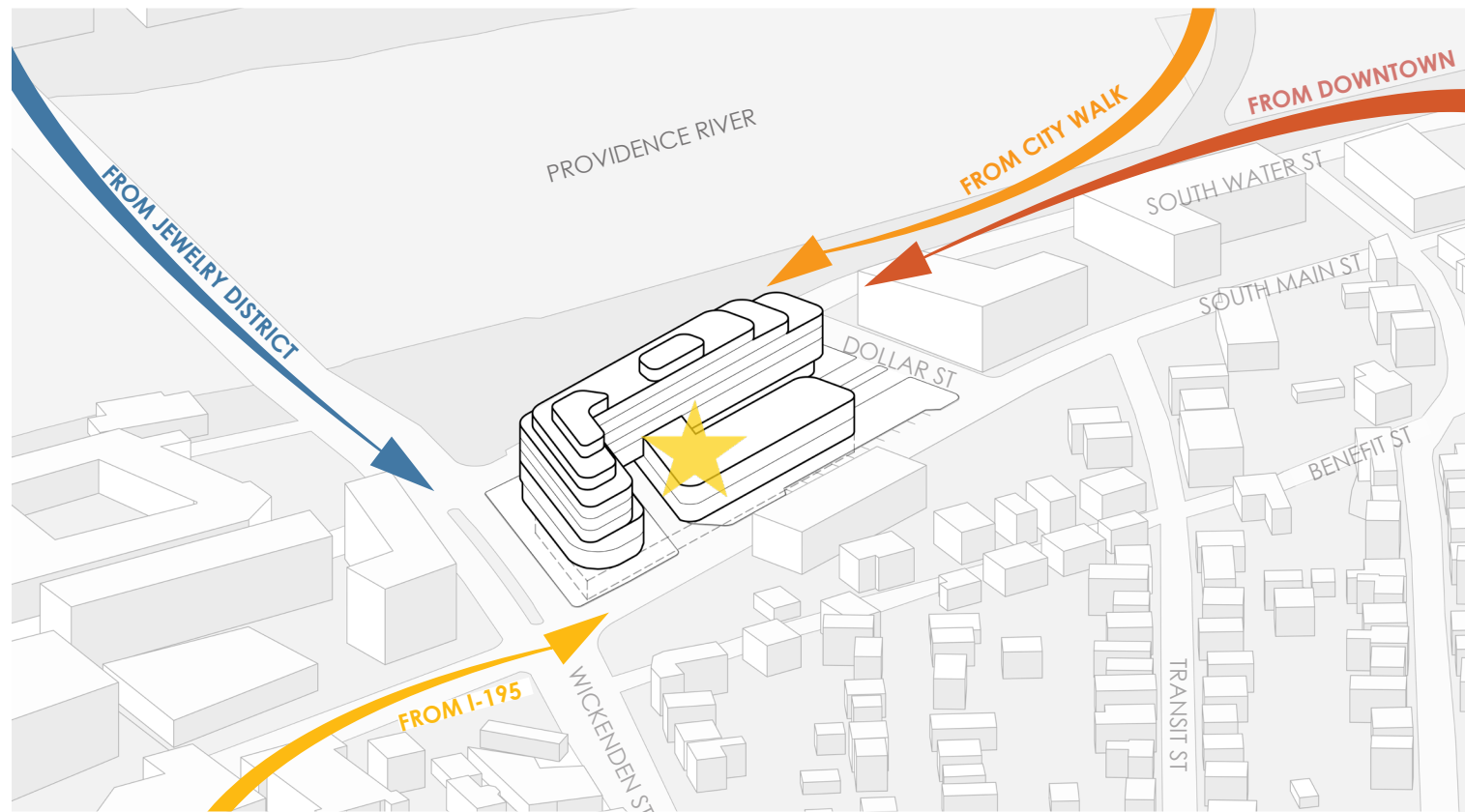
**SUBTRACT**



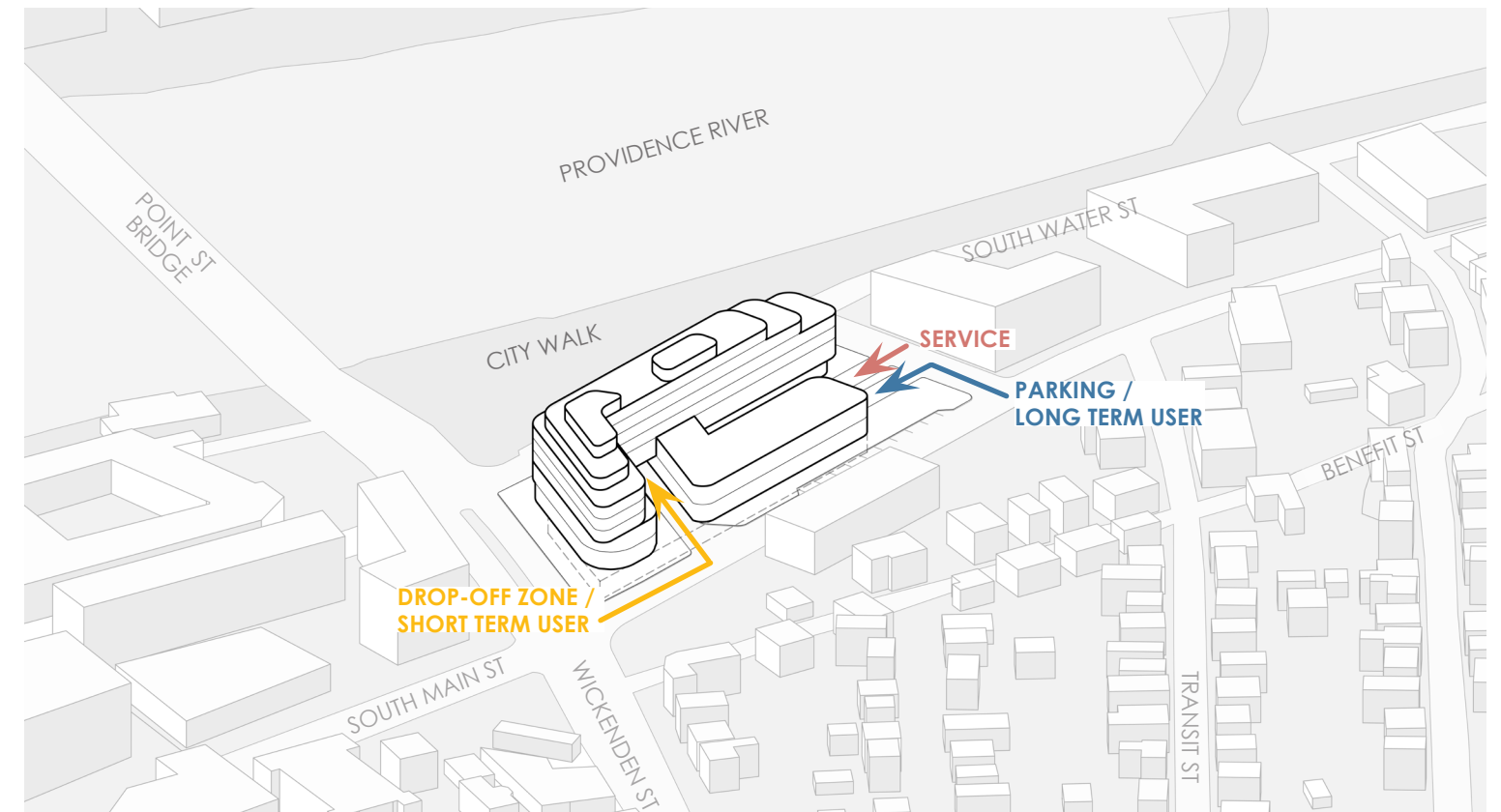
**DISSOLVE**



**CONNECT**



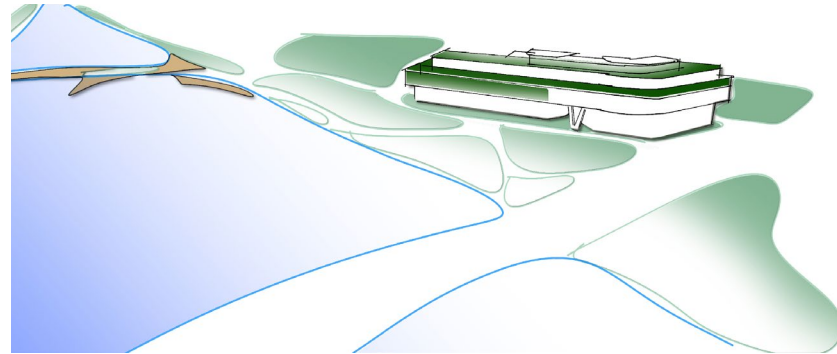
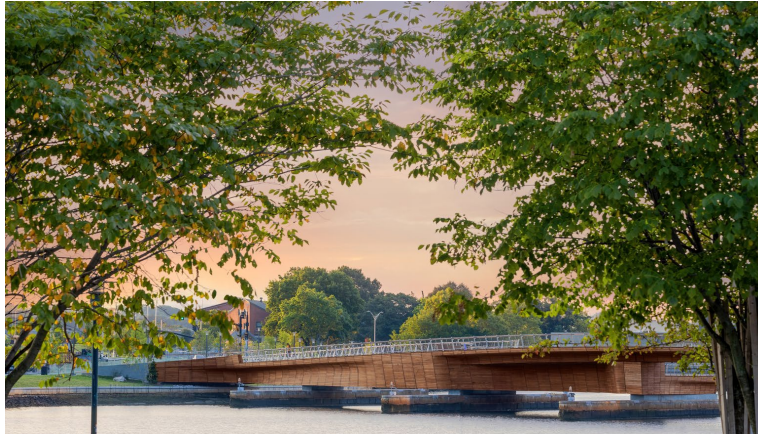
**GATEWAY TO THE CITY**



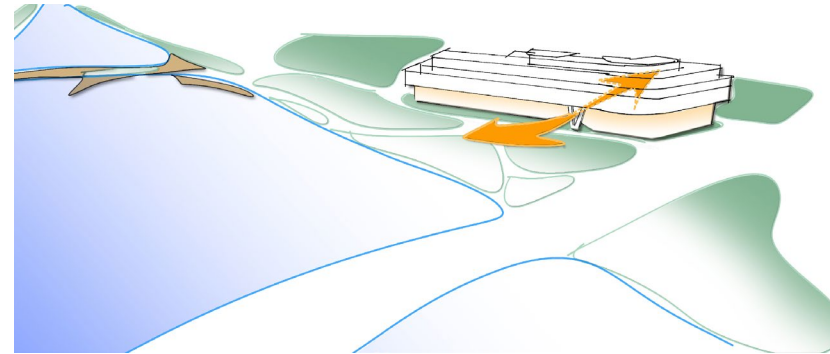
**SITE ACCESS**



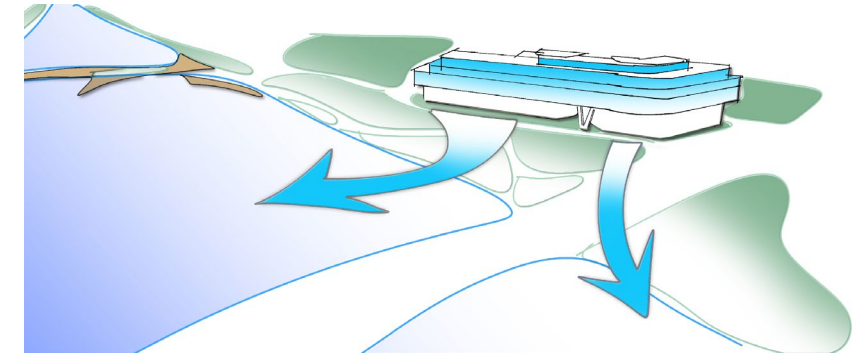
# INSPIRATION



CONNECTION TO NATURE AND THE PEDESTRIAN BRIDGE



ALLOW POROSITY THROUGH THE SITE

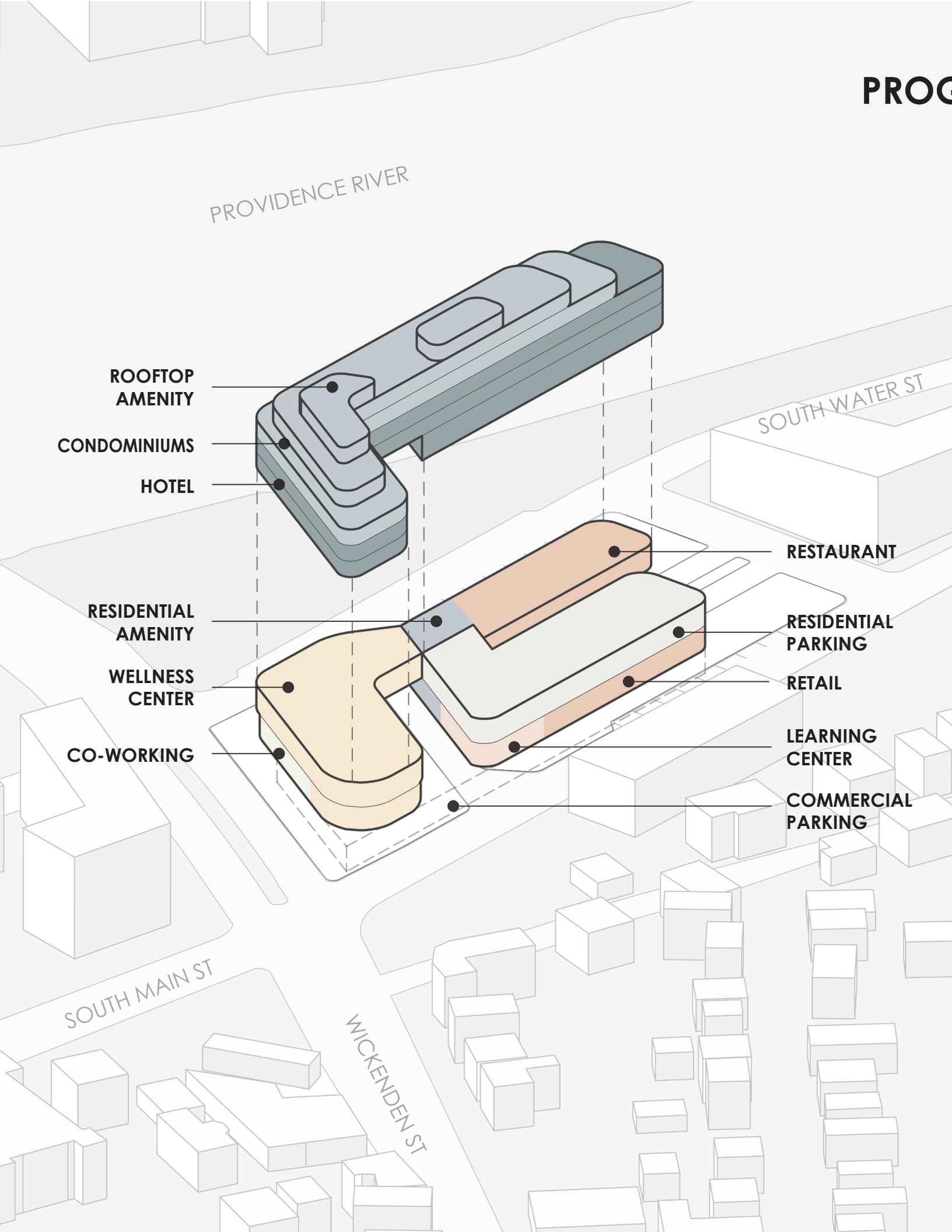


MAXIMIZED WATER VIEWS





# PROGRAM



<p>Parking <i>(Basement + 2nd Floor)</i></p>	47,100 NSF
<p>Commercial / Retail <i>(Ground Floor + 2nd Floor)</i></p>	41,700 NSF
<p>Residential Lobby / Amenity <i>(Ground Floor + Roof)</i></p>	8,900 NSF
<p>Hotel <i>(2nd/3rd/4th Floors)</i></p>	57,600 NSF
<p>Condominiums <i>(5th/6th Floors)</i></p>	40,700 NSF
<b>Total:</b>	<b>196,000 NSF</b>



# PROPOSED SITE PLAN



SEPTEMBER 2024



# LANDSCAPE FEATURES

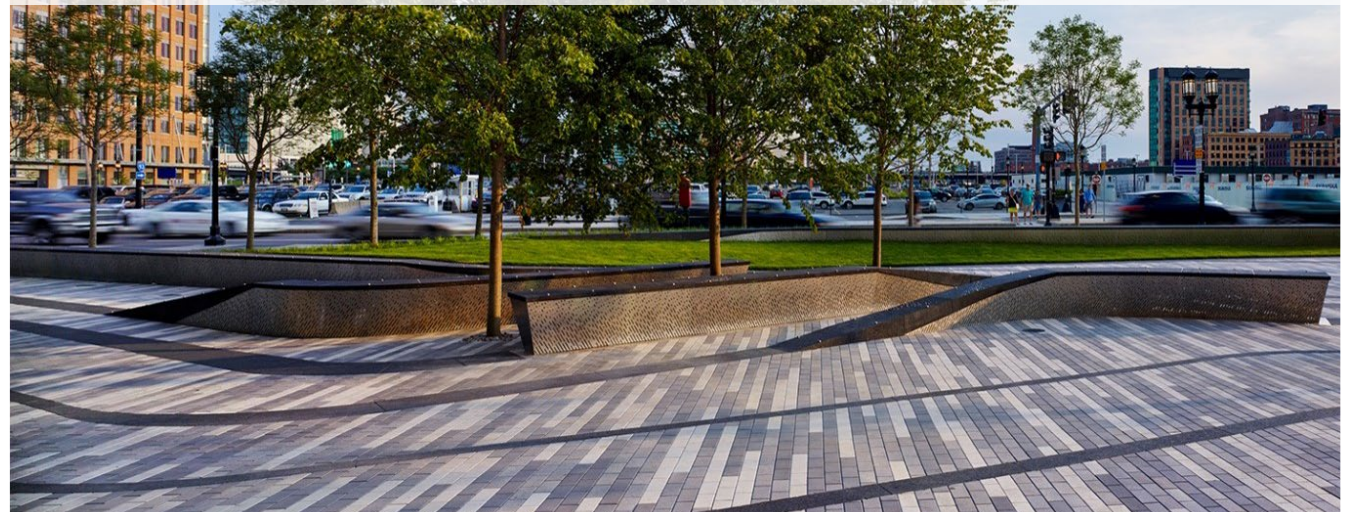
SEATING & PLANTER



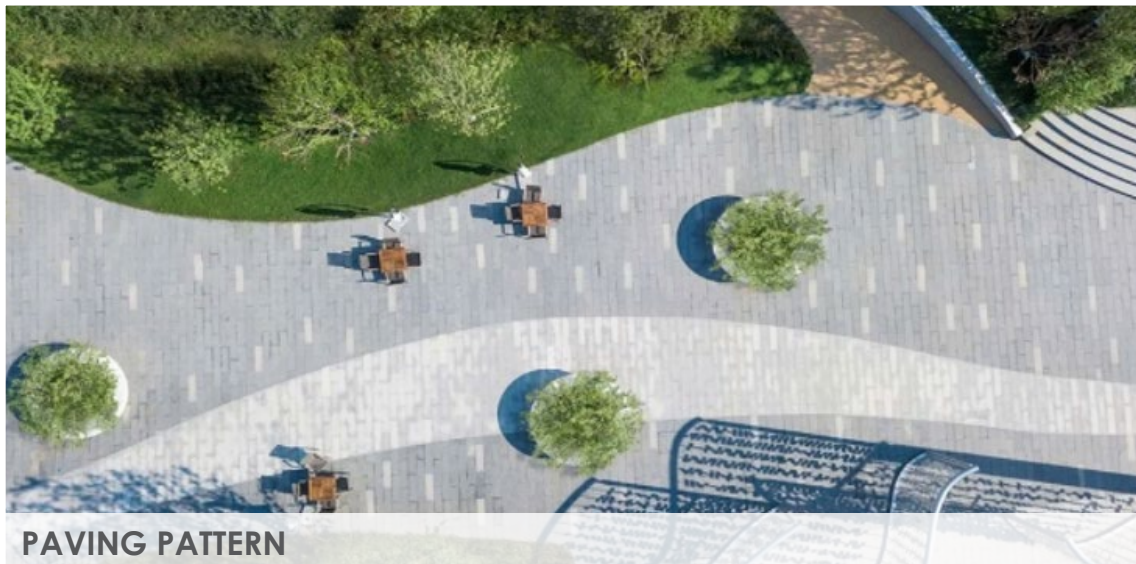
CORNER TREATMENT



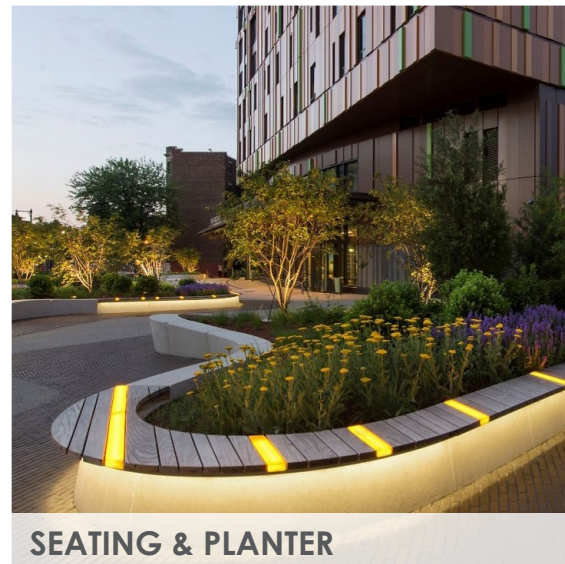
PAVING PATTERN



SEATING & PLANTER



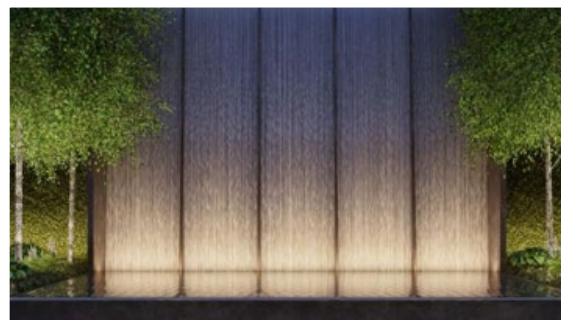
PAVING PATTERN



SEATING & PLANTER

SEATING & PLANTER

GREEN SCREEN



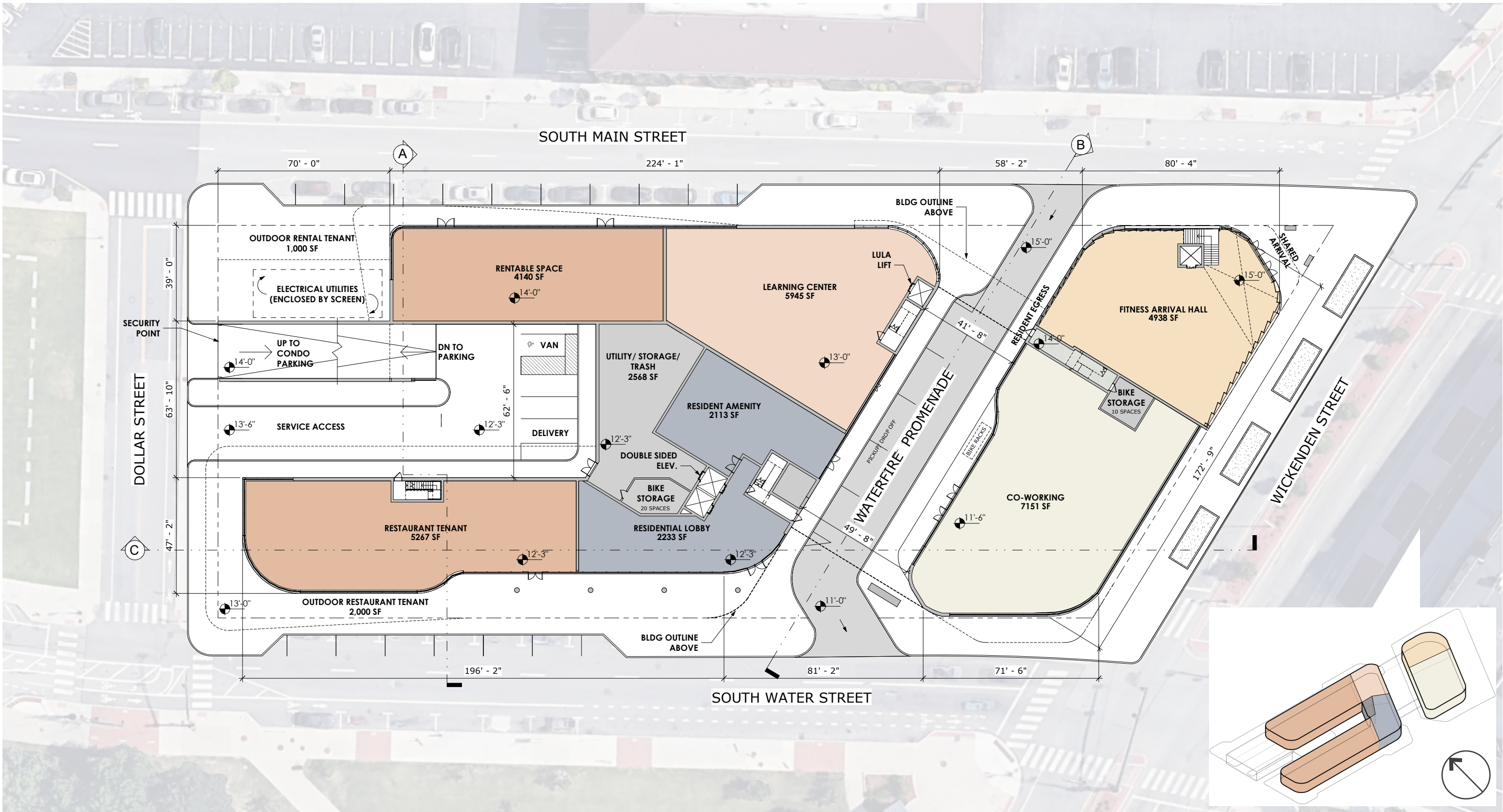
WATER FOUNTAIN



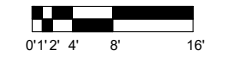
GREEN SCREEN



# PROJECT FLOOR PLANS



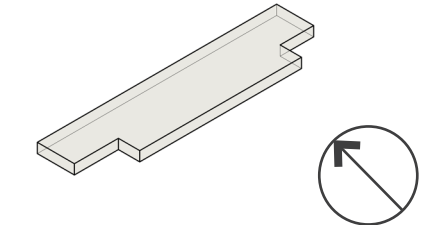
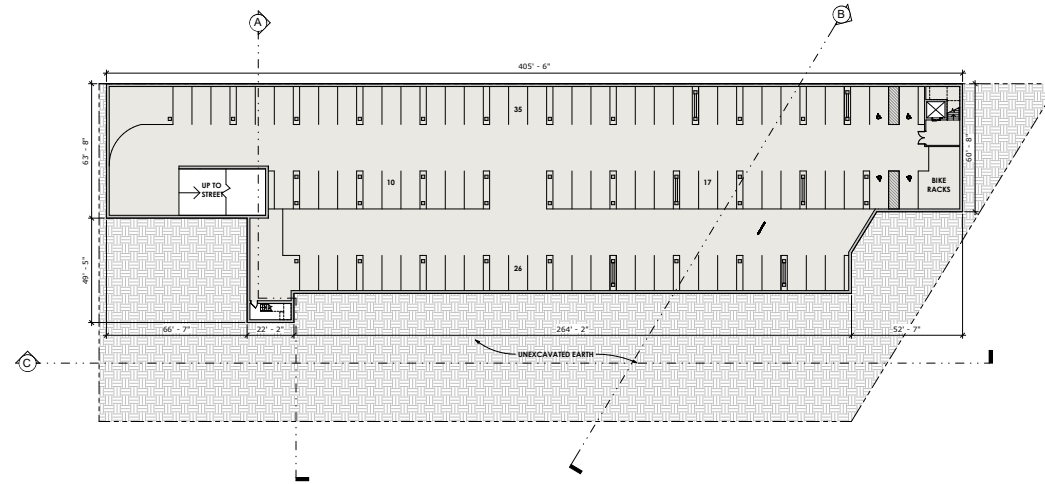
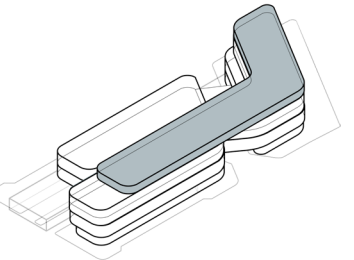
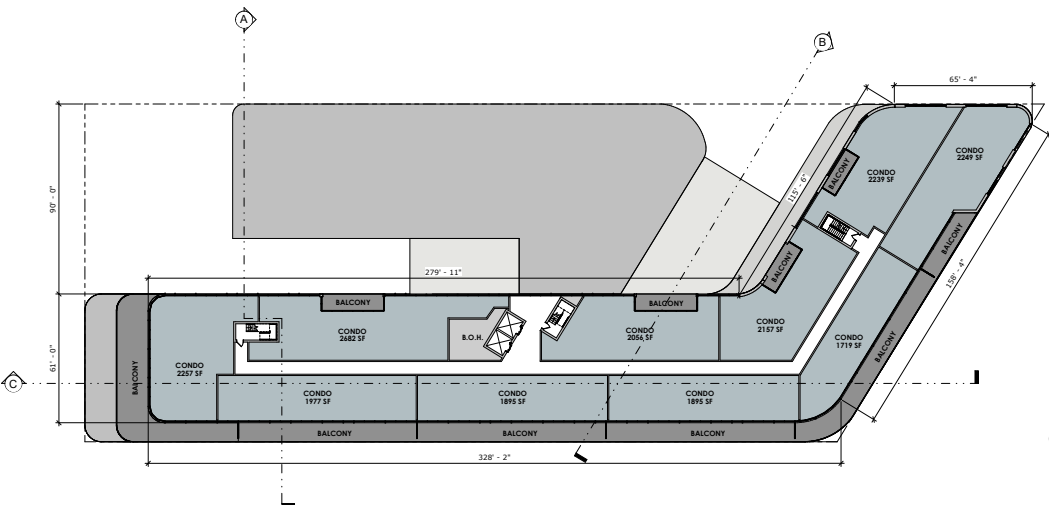
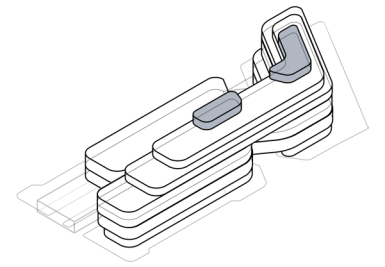
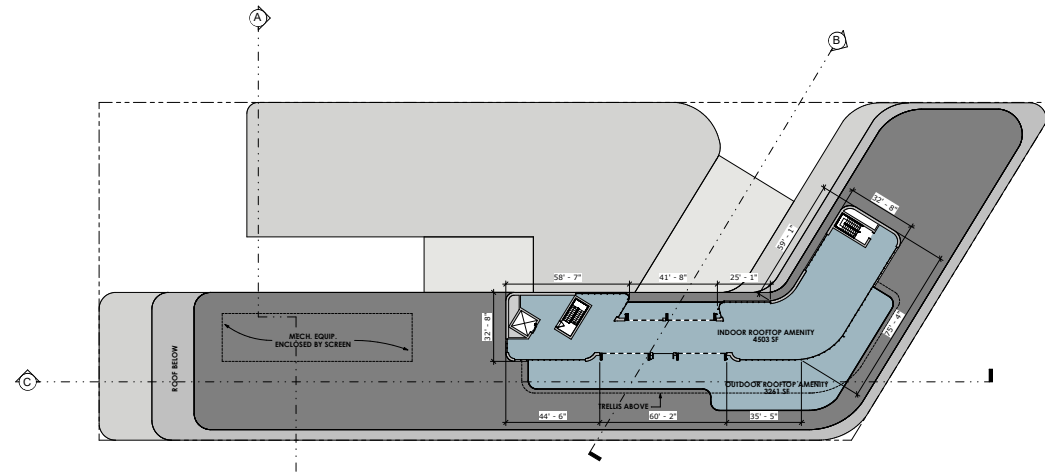
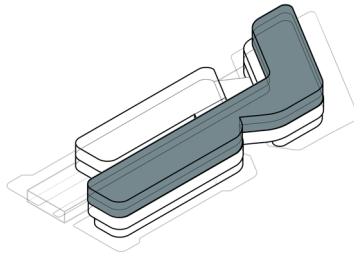
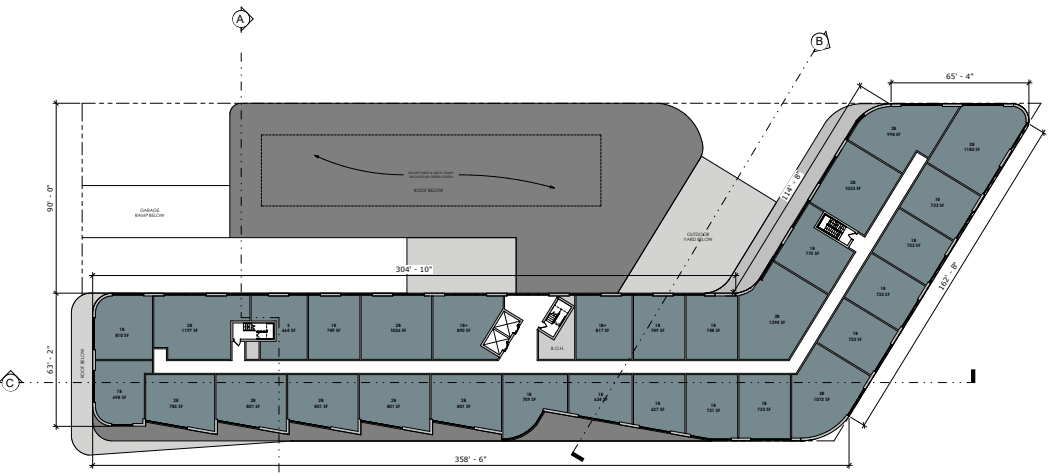
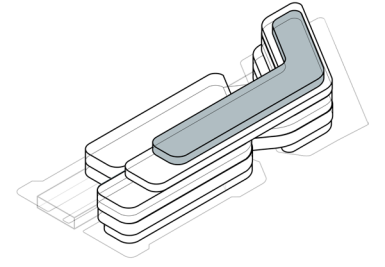
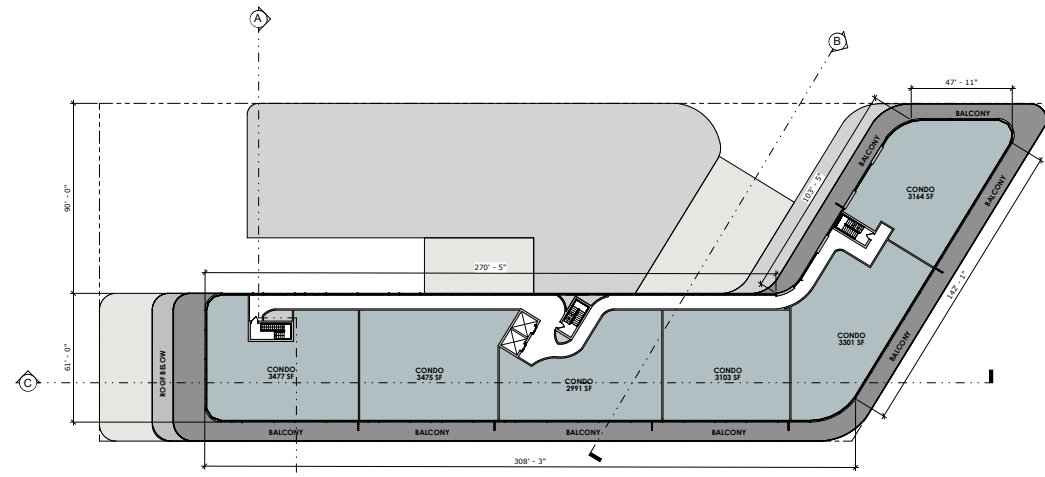
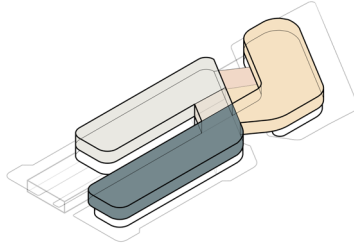
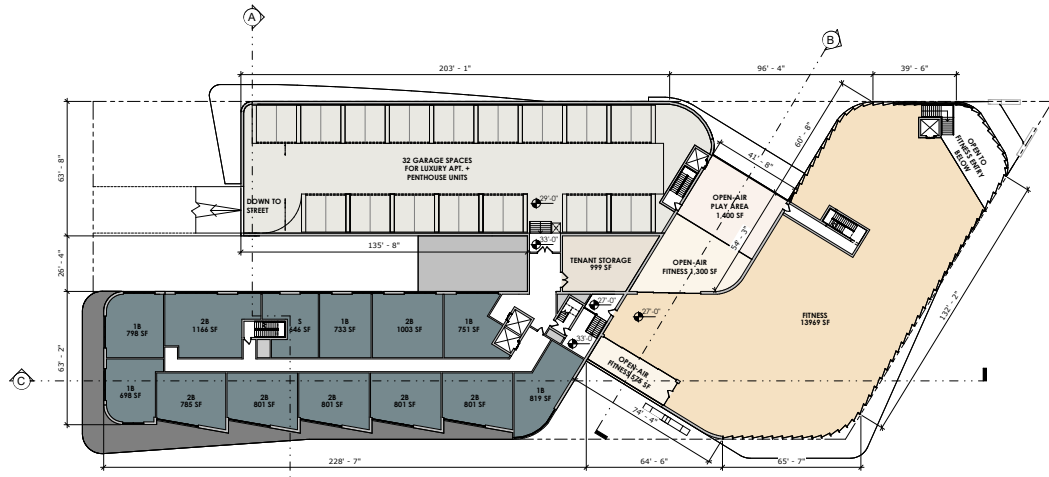
GROUND FLOOR PLAN



SEPTEMBER 2024



# PROJECT FLOOR PLANS

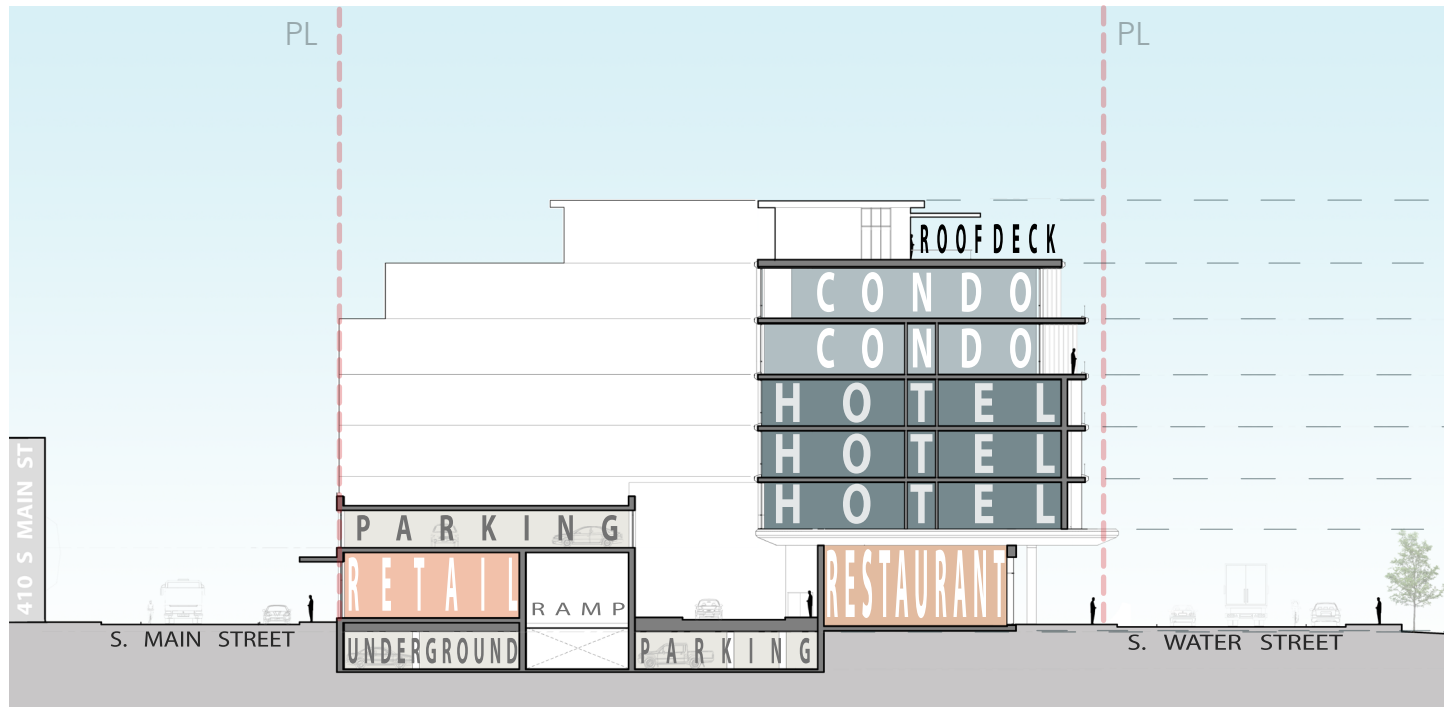


5TH FLOOR PLAN

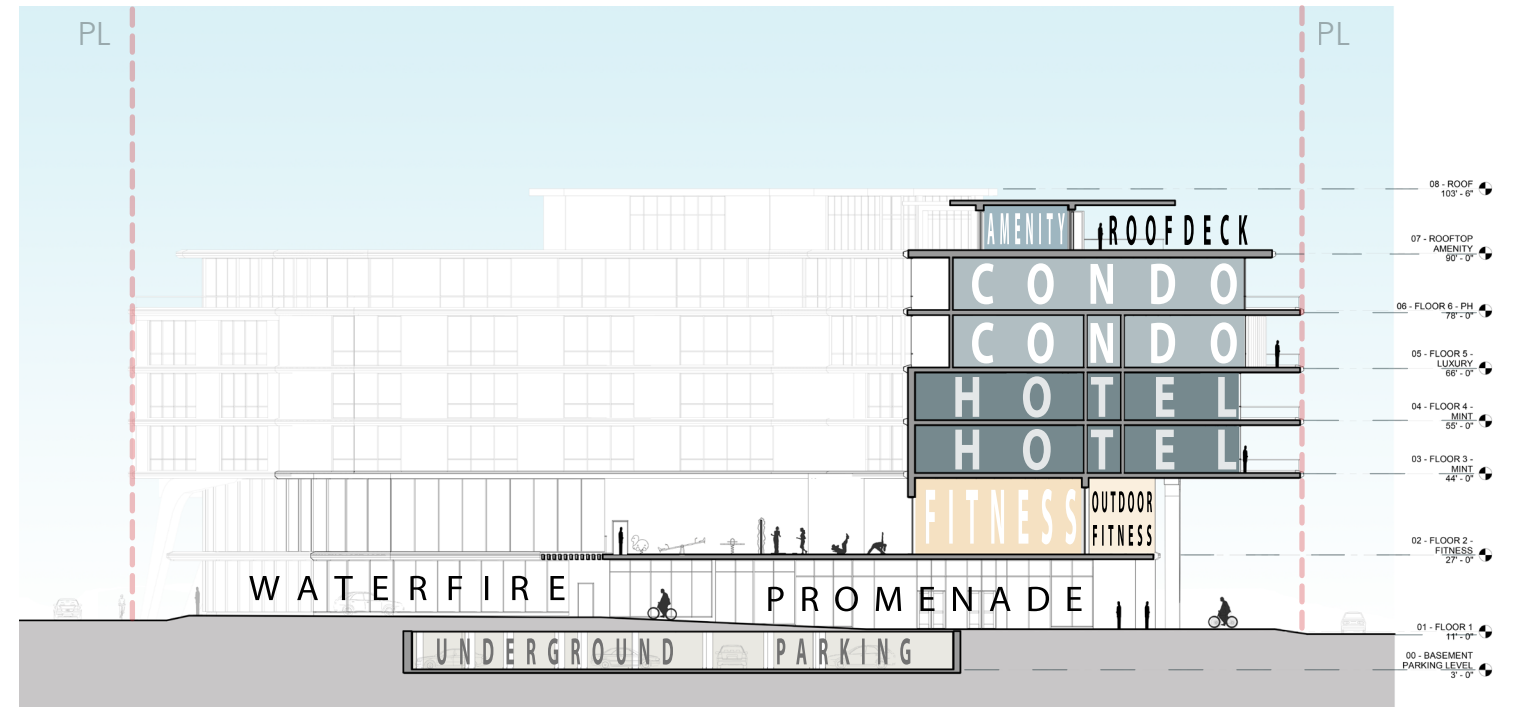
BASEMENT FLOOR PLAN



# SCHEMATIC SECTIONS



SECTION A



SECTION B



SECTION C



# VIEW FROM POINT STREET BRIDGE FACING EAST





# VIEW FROM RIVER





# VIEW FROM SOUTH MAIN STREET FACING WEST





# VIEW FROM WICKENDEN STREET FACING WEST

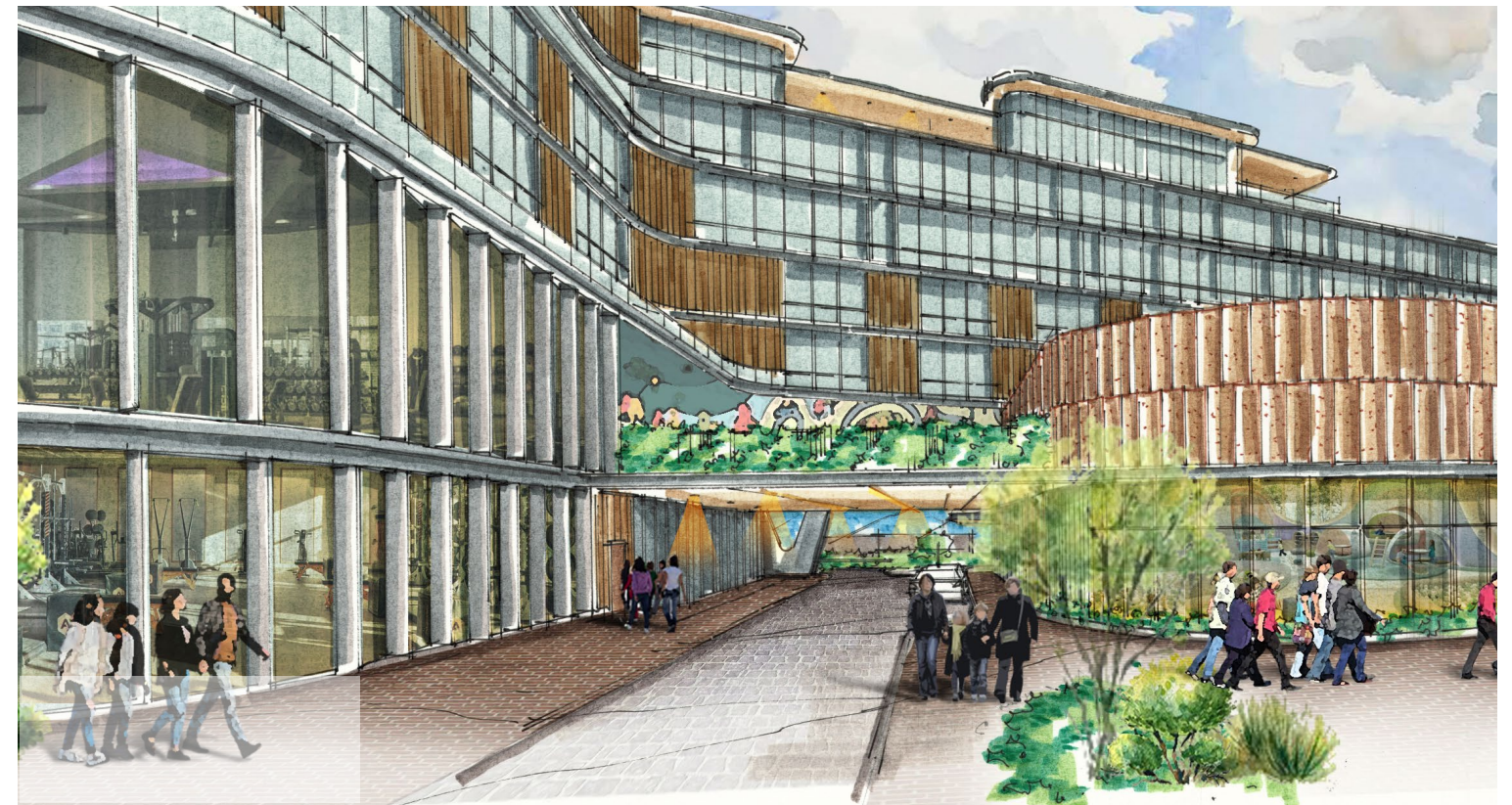




# PROMENADE VIGNETTES



VIGNETTE OF ENTRY & PROMENADE FROM SOUTH WATER STREET



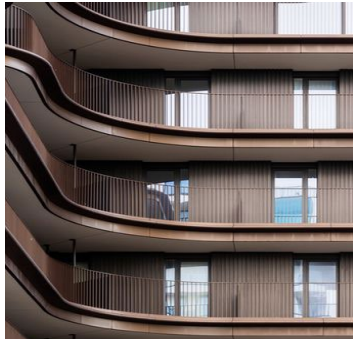
VIGNETTE OF PROMENADE FROM SOUTH MAIN STREET



# MATERIAL SELECTION



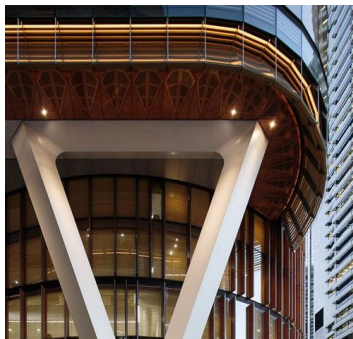
COMPOSITE WOOD TRELLIS AND CEILINGS OF BALCONIES



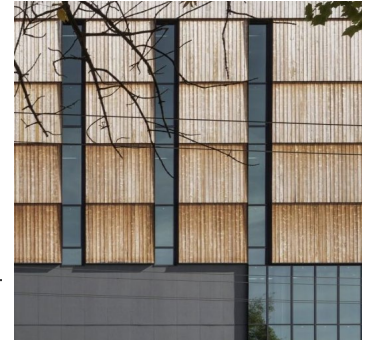
DARK BRONZE METAL TRIM AND GLASS BALCONY RAILS



RESYSTA WOOD SCREEN AND FLOOR-TO-CEILING STOREFRONT



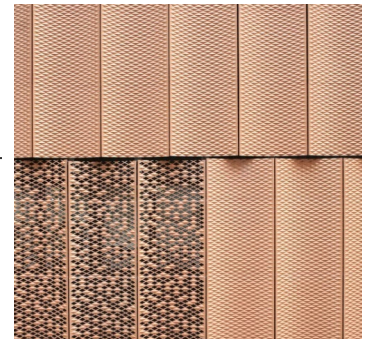
SCULPTURAL STRUCTURAL ELEMENT CLAD IN METAL PANEL



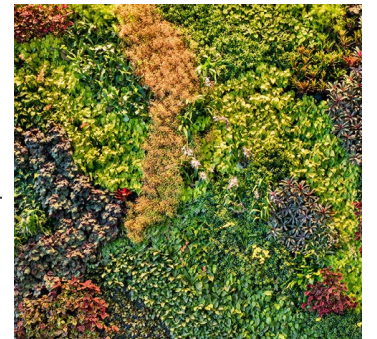
RESYSTA WOOD CLADDING



FLOOR-TO-CEILING STOREFRONT & CURTAIN-WALL & ANGLED METAL PANELS



CONCAVE BRONZE PERFORATED AND SOLID METAL PANELS



NATURAL GREEN WALL



THANK YOU

**bcp** **ZDS**  
BLUEDOG CAPITAL PARTNERS, L.L.C.

