



PROVIDENCE ART & DESIGN CENTER

I-195 Parcel 5

PA
+
DC

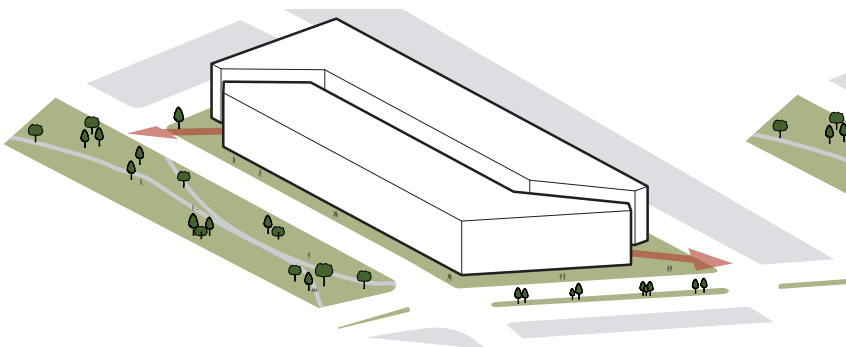


- *The Providence Art & Design Center is a mixed-use project that includes both housing and a distinct creative destination for the city of Providence.*
- *A use that supports the mission of Innovation & Design.*
- *A porous, walkable arrangement with both exterior storefronts and an inner pedestrian street.*
- *200 residential units and 50,000 sf new Art & Design Center.*
- *5% of units provided as creative workforce housing.*
- *Agreement in principle with OPEN Projects to create an exhibition space within the building, and with Jamestown based Angel's Kitchen for a food and beverage concept.*

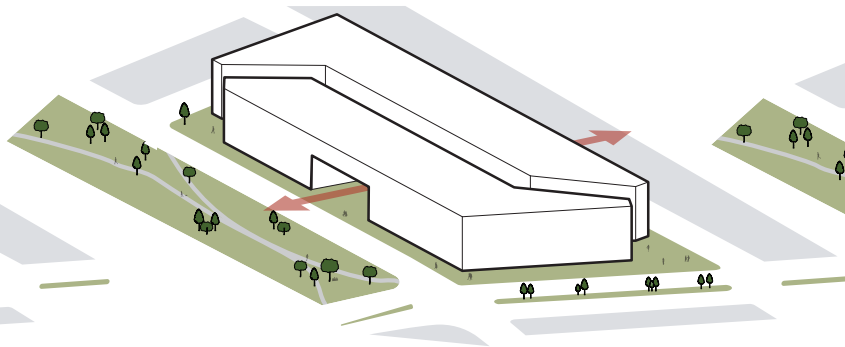
PA
+
DC

To create an Art & Design focused destination that provides housing, delivers on the mission of the 195 Innovation and Design District, and maximizes the creative capital concentrated in the city of Providence.

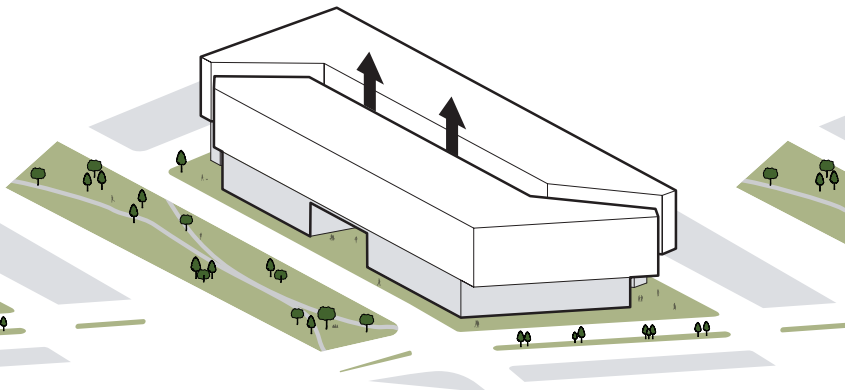
Mission



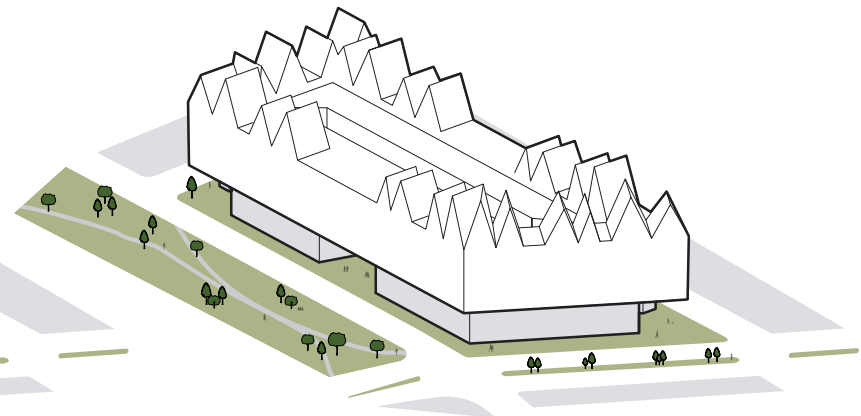
Inner Pedestrian Street



Mid-Block Connection



Nested Bars



Residential Variation

- *Giving over the ground plane to pedestrians.*
- *24' wide major pedestrian internal street running from NW/SE along the strong desire line from Wickenden Street to the Riverwalk.*
- *Mid-block connection from South Water to South Main Street.*
- *Variable gable elements that echo the sense of "variations on a theme" present in the adjacent neighborhoods.*



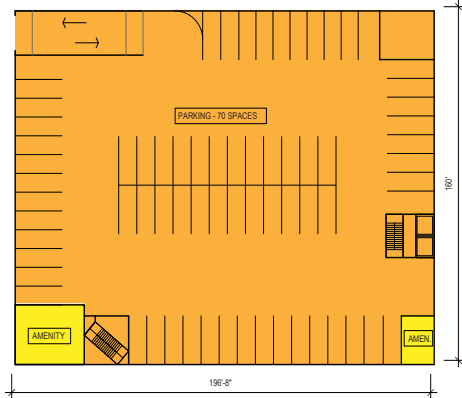
Lightning Splitter, Daniel Pierce House
Transit Street, RI



Platform
Culver City, CA

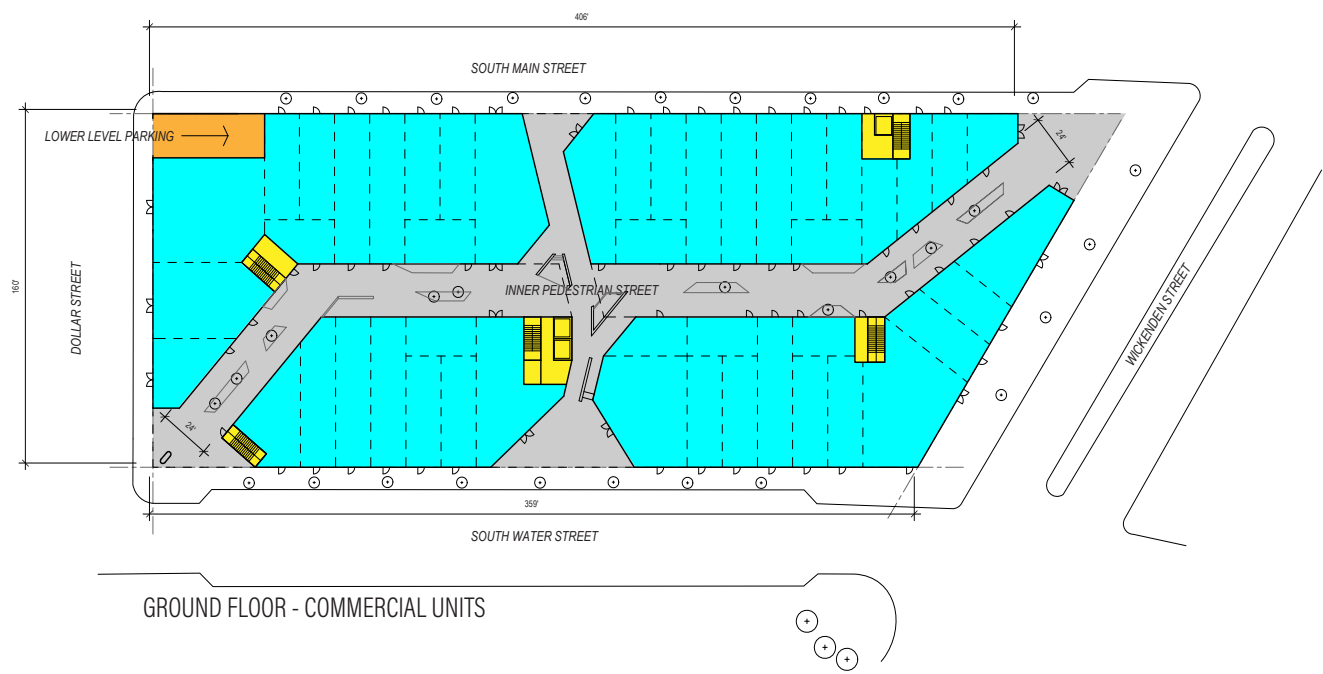


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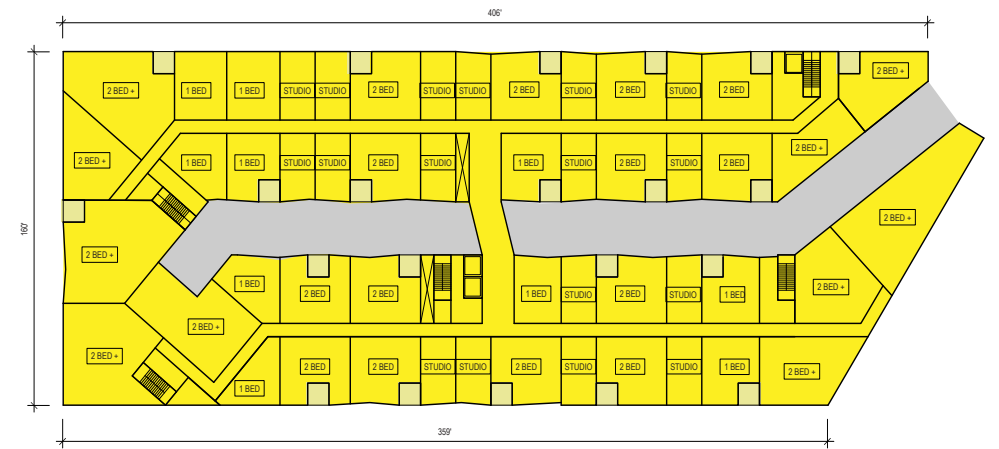


LOWER LEVEL

- UNDERGROUND PARKING
- DESIGN CENTER COMMERCIAL
- RESIDENTIAL UNITS, AMENITIES
- INNER PEDESTRIAN STREET



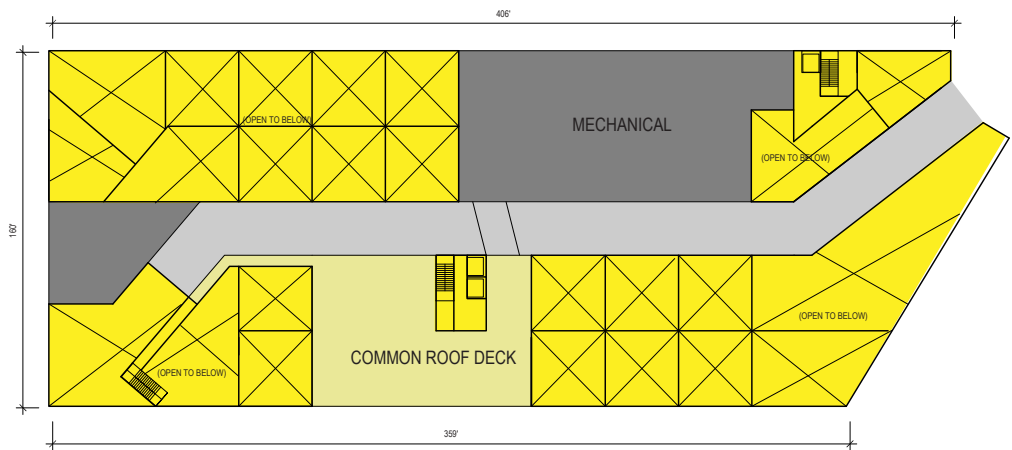
GROUND FLOOR - COMMERCIAL UNITS



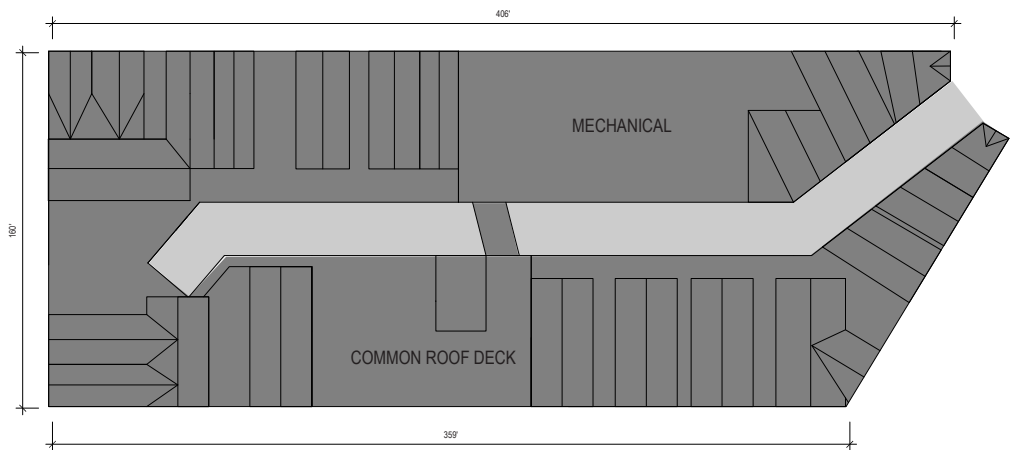
LEVEL-02, 04 - RESIDENTIAL UNITS



LEVEL-03, 05 - RESIDENTIAL UNITS



ROOF LEVEL



ROOF PLAN



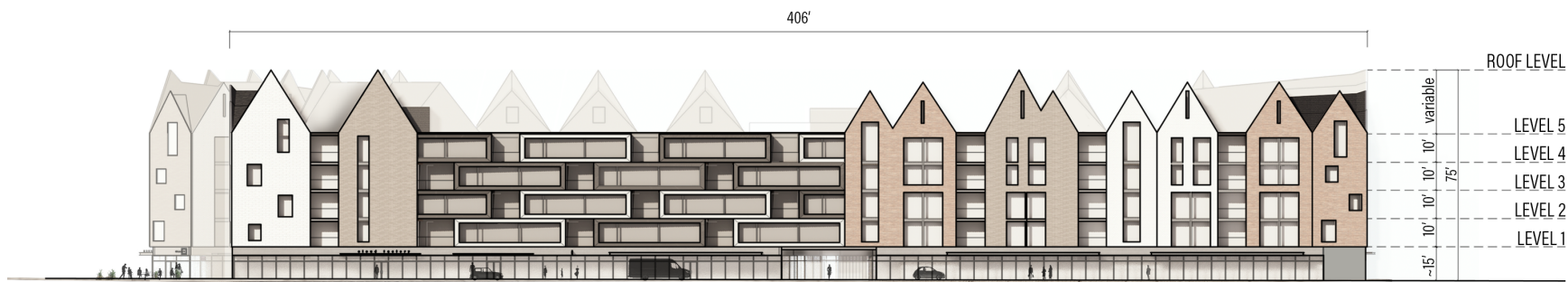
- *The Providence Art & Design Center consists of 2 primary programmatic categories: public/commercial activation at the ground floor and inner pedestrian street, and private residential apartments above.*
- *The ground level includes over 15,000 gsf of public open space, with 50,000 gsf of flexible retail offerings.*
- *Levels 2 through 5 are a mix of studio, 1 bed, 2 bed and 2 bedroom + apartment units. These 200 apartments average 980 gsf, with many offering private outdoor patios that provide a round-the-clock presence, contributing to public safety.*
- *31,000 sf of sub-surface parking, including 70+ parking spaces.*



West



South



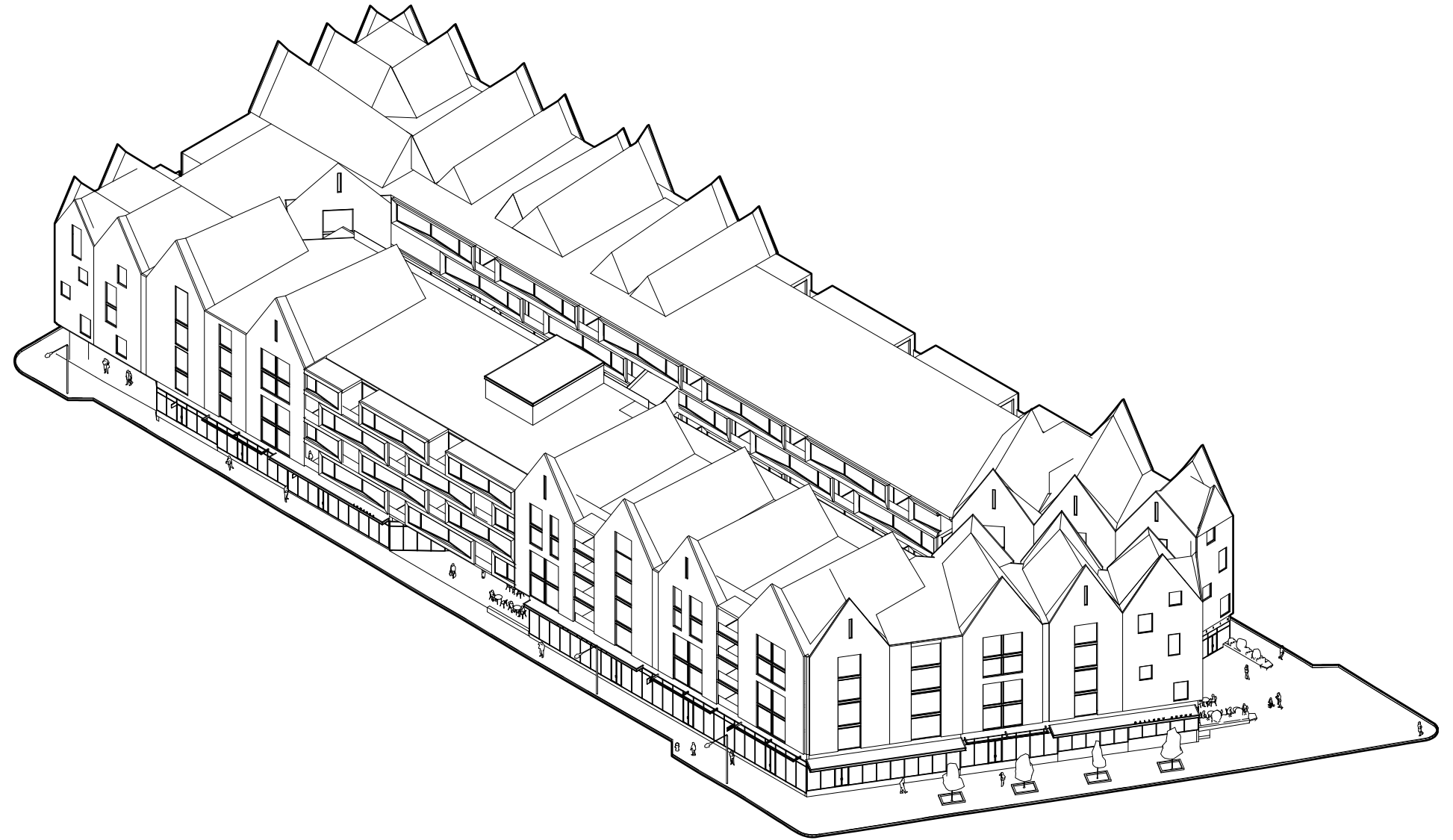
East



North

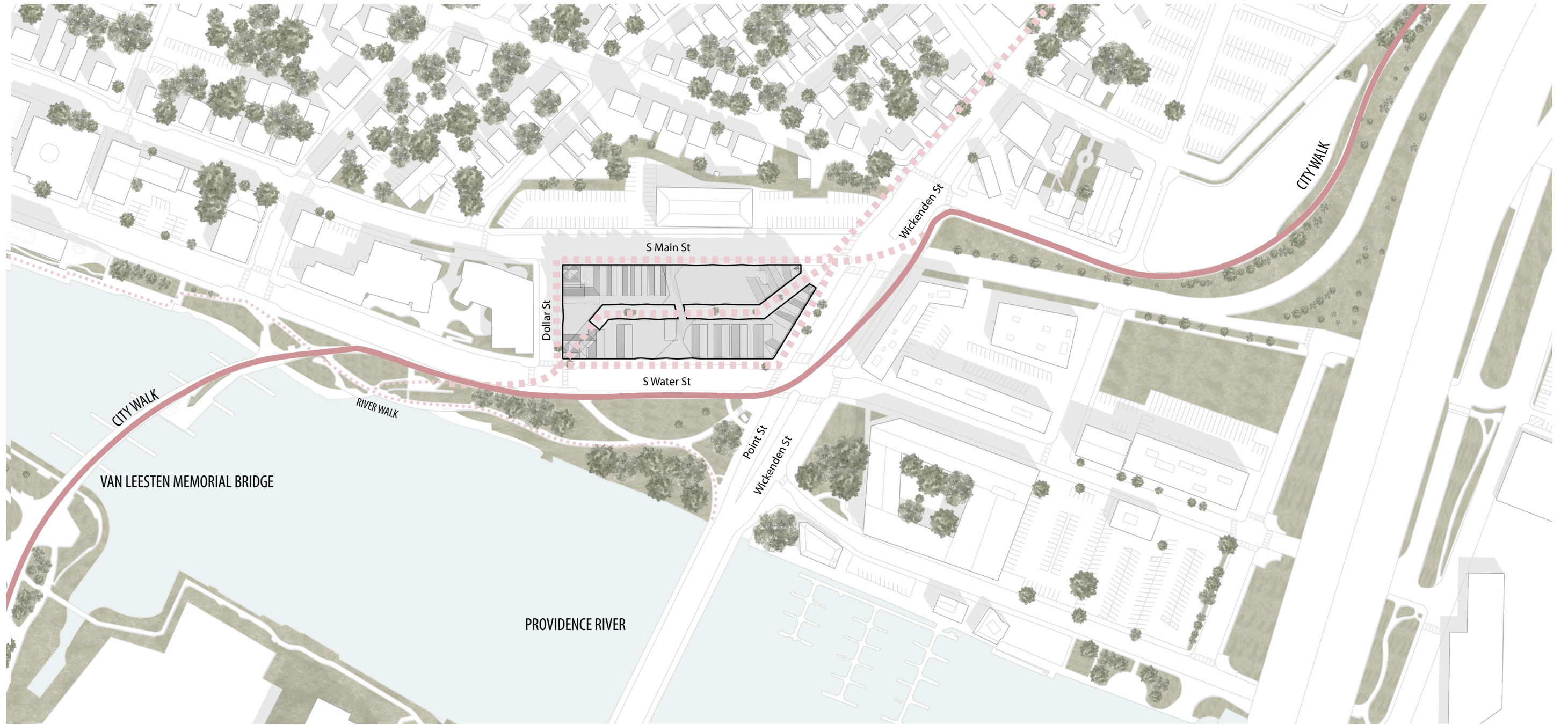
12' 24' 36' 48'

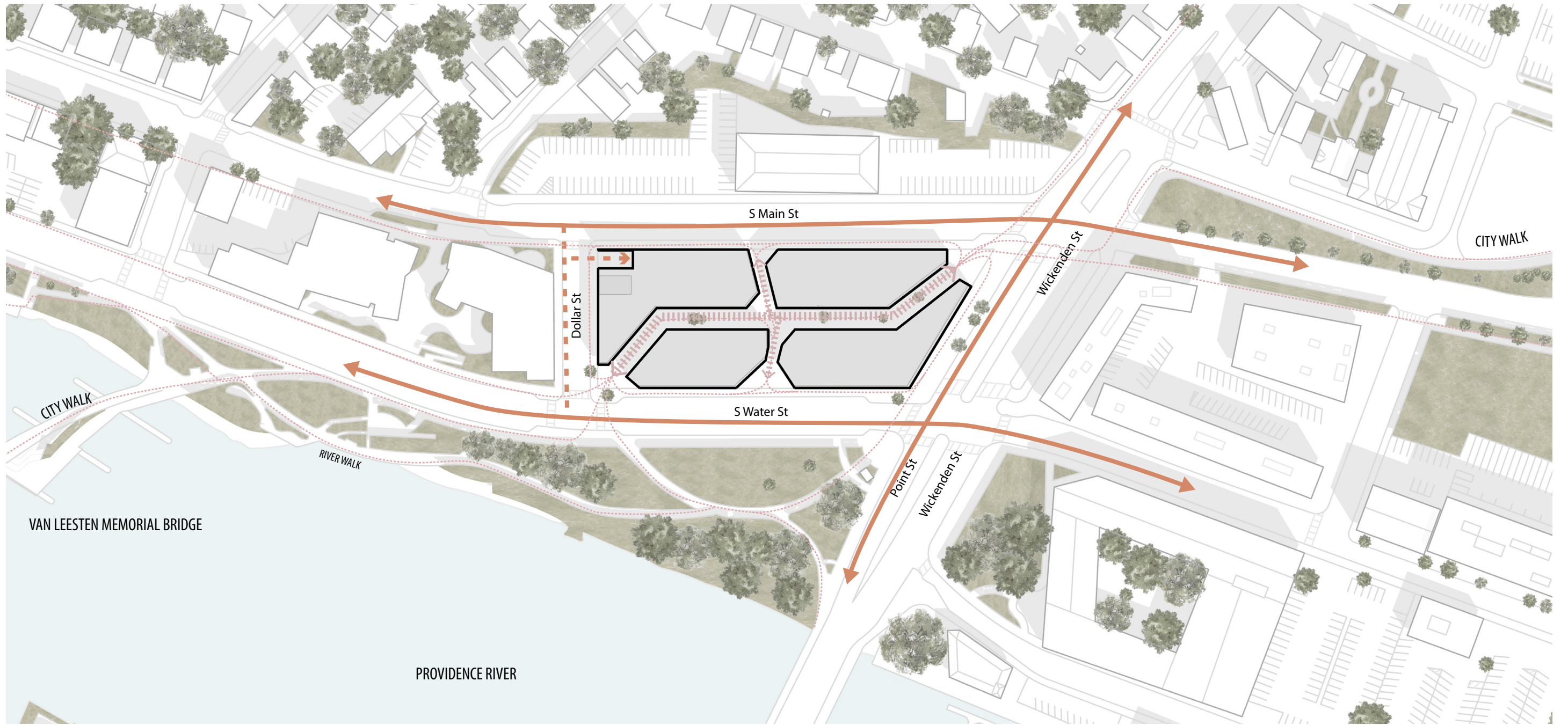




Zoning Summary

The Art & Design Center has (5) total stories above grade including (1) commercial story and (4) stories of residential apartments, and is in compliance with all zoning requirements of the 195 Innovation and Design District. The building height, number of stories, and minimum ground story height are all in compliance with the District Development Plan.





01: A Porous / Public Podium



02: Dynamic Plantings



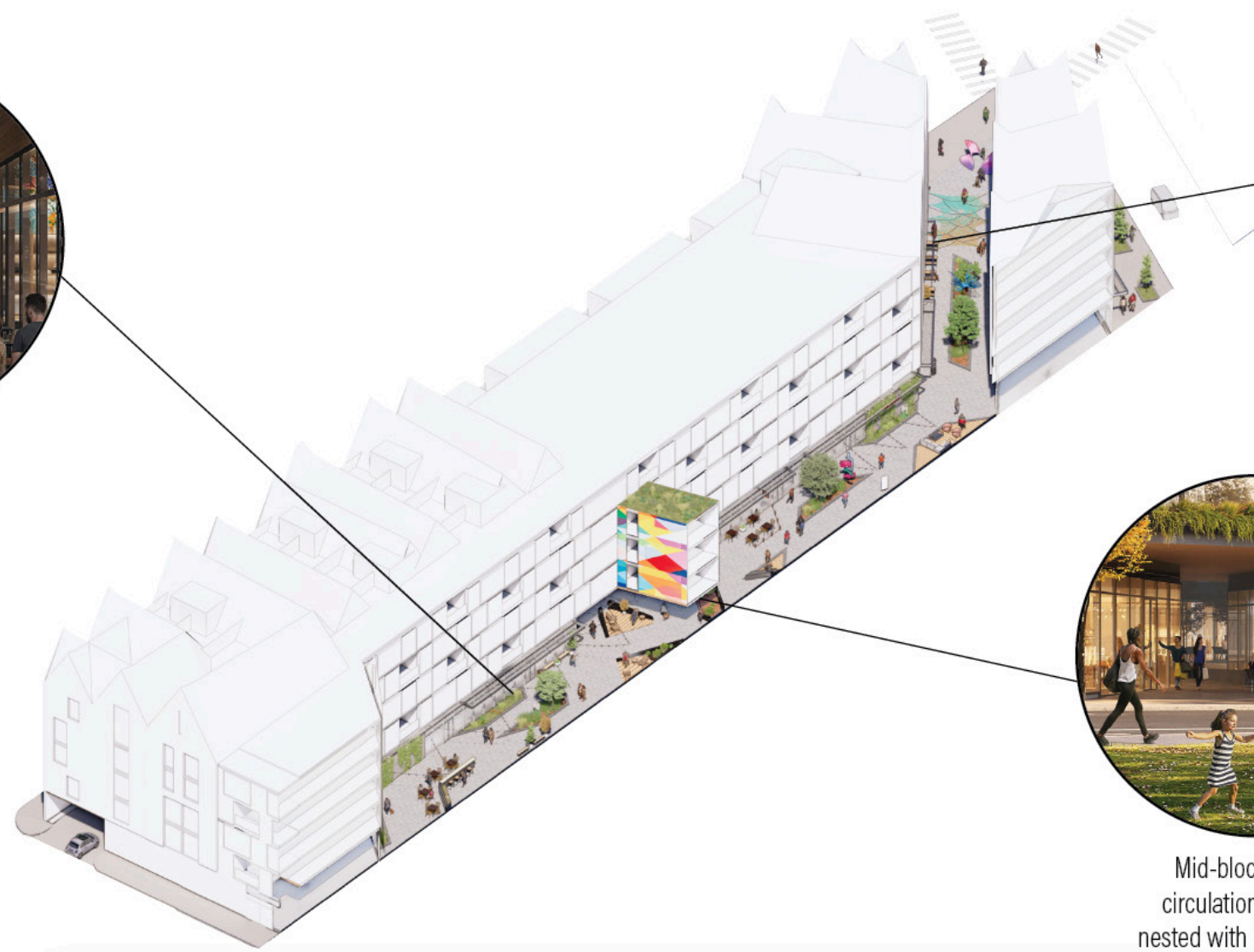
03: Public Art and Exhibition



04: Pedestrian Centric



Interior Storefronts and
Outdoor Dining



Wickenden Street Open
Corner Invites Circulation to
Inner Network



Mid-block interior
circulation openings
nested with bridge above



Concept Collage

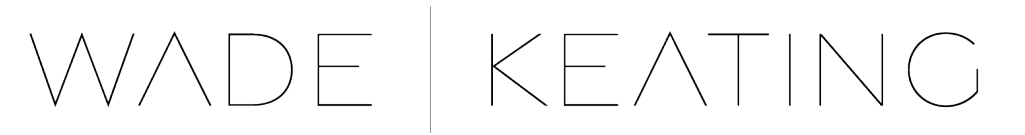
- *The building organization consists of two efficient, double-loaded apartment bars, nested and separated by the Inner Pedestrian Street, which provides daylighting and outdoor space for the apartments located on the inner core.*
- *The Inner Pedestrian Street creates a venue for significant hardscape, landscape, seating and outdoor occupation.*
- *Areas for outdoor dining including a significant outdoor dining zone on the river side (South Water Street).*
- *Flexible Commercial Occupation foregrounding Art & Design focused uses.*





Real Estate Development

+



Architecture, Development



Kaitlin McCarthy
Founder & CEO



Briana Pinheiro
Vice President



Andrew Wade Keating, AIA
Partner, Principal



Who We Are

Founded in 2022 by Kaitlin McCarthy, our firm is a proud certified Woman Business Enterprise (WBE). Based in Boston and 100% women-operated, we bring a unique and inclusive perspective to the real estate development industry.

Our Vision

We are passionate about the built environment and firmly believe that by diversifying the people at the table in development projects, we can positively evolve the landscape. Our goal is to create developments that represent inclusivity and equity for the communities in which we build.

Our Values

At our firm, we prioritize building partnerships grounded in trust, transparency, and tailored solutions. We believe that a strong foundation in these principles leads to successful and sustainable projects.

Our Team

With over 30 years of combined experience in real estate development, our team brings a wealth of knowledge and expertise to every project we undertake. Our backgrounds span architectural, civil, and mechanical engineering, complemented by our proficiency in financial controls, entitlements, permitting, and construction management. This diverse skill set is a valuable asset throughout the complete development life cycle.



Changing the Face of Real Estate Development

BOSTON DESIGN CENTER



The Boston Design Center includes showrooms featuring over 1,200 luxury product lines of fabric, furniture, lighting, antiques, fine art, wall and floor coverings, kitchen and bath components, and contract services.

SOWA BOSTON



SoWa Boston is the Art + Design district in the South End alive with restaurants, artist studios, galleries, home decor showrooms, and fashion boutiques housed in chic reclaimed industrial warehouse buildings.

PLATFORM, LOS ANGELES



PLATFORM is a modern complex of high-end retailers, unique culinary experiences, and cool pop-ups located in Culver City, CA. Platform has a unique internal circulation strategy, and an innovative structure to monetize and support tenants and brand partnerships.

\$878B

It is estimated that each year the creative economy generates \$878 billion or 4.5% of United States GDP.

3RD

Rhode Island has the 3rd largest percentage of creative sector jobs in the country, after New York and California.

13

There are 13 Art museums within a 2.5 mile radius of the proposed Providence Art & Design Center.

3RD

RI host the 3rd most industrial designers in the nation after Detroit and Cleveland.

18K

The Arts also have generated over 18,000 current jobs in Rhode Island.

2.3B

The U.S. Bureau of Economic Analysis reports that arts and cultural production accounts for \$2,367,747,000 and 3.25% of the Rhode Island economy.

- An Art & Design- focused destination that includes housing, delivers on the mission of the 195 Innovation and Design District, and maximizes the creative capital concentrated in the city of Providence.*
- The commercial and retail offering of the Design Center will not be driven solely by art & design program but will include a broad offering of retail, food & beverage, showroom and home furnishings with the art & design focus as the soul of the project.*
- Our community conversations have included artists, gallery night organizers, design outreach organizations, and design professionals (many of whom make multiple weekly trips to the Boston Design Center).*
- We propose a blend of local businesses and design focused name brands with national reach.*
- Market rate space will support a limited amount of community-focused program that can be offered to support and incubate local makers/ galleries/ organizations.*
- We propose a component of 5% of apartments as creative workforce housing with a goal of increasing this ratio dependent on available incentives.*

Sources: DESIGNXRI, RISCA, Pvd2031 Cultural Plan

Team Metrics:

- Over 400 residential units developed*
- Over 2.8M sq ft commercial retail delivered*
- Over 50 years of combined experience*
- Over \$3B of construction managed*



Integrated Approach:

An integrated team that includes Real Estate Development, Architecture, and Construction Management within one overall structure provides the following benefits:

- Faster feedback loop*
- Real-time cost modeling*
- Scope clarity*
- Flexibility*
- Schedule certainty*
- Budget certainty*
- Quality control*





PROVIDENCE ART & DESIGN CENTER

Thank You!

