



Development of Parcel 5 of the 1-195 Redevelopment District

URBAN SPACES



PARENT+DIAMOND
REAL ESTATE DEVELOPMENT

merge

CROWLEY COTTRELL
LANDSCAPE ARCHITECTURE



pd PARENT+DIAMOND
REAL ESTATE DEVELOPMENT

- **Established in 1978**
- Greater Boston real estate developer with an emphasis on DE&I
- Specializes adaptive re-use and new construction
- Hundreds of market-rate homes locally and hundreds of affordable homes across the country
- www.parentdiamond.com

URBAN SPACES

- **Established in 2004**
- Cambridge-based developer w/ full construction management capabilities
- Over 1,250,000 s.f. of mixed-use residential, commercial, and office space development and almost +/-900 residential units
- www.urbanspacesllc.com



merge

- **Merge Architects founded in 2003**
- 100% female-owned (WBE)
- 60% leadership roles female
- Professor in Practice, Harvard University Graduate School of Design

- Architectural Record “Next Generation Leader”
- Architectural League of NY “Emerging Voices” Award
- 2024 Architect’s Newspaper HM “Best of Practice” midsize Northeast
- Current Member, Industry Advisory Group, OBO_US State Department
- www.mergearchitects.com

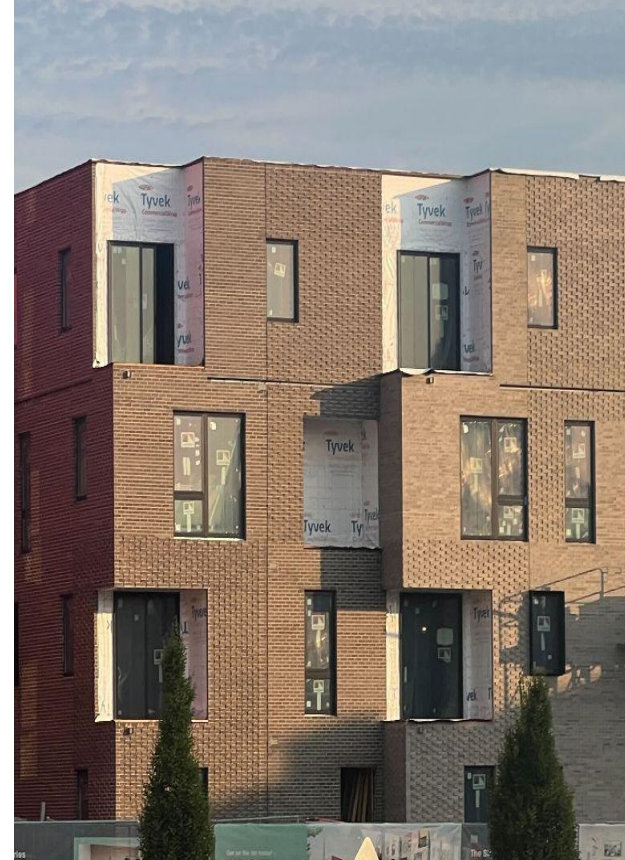


Condor Housing - Flats
East Boston, MA
9-Unit Multifamily Housing

Parcel 5, Providence, RI



Brush Park - Carriage Homes - Townhomes
Detroit, MI
60-Unit Multifamily Housing

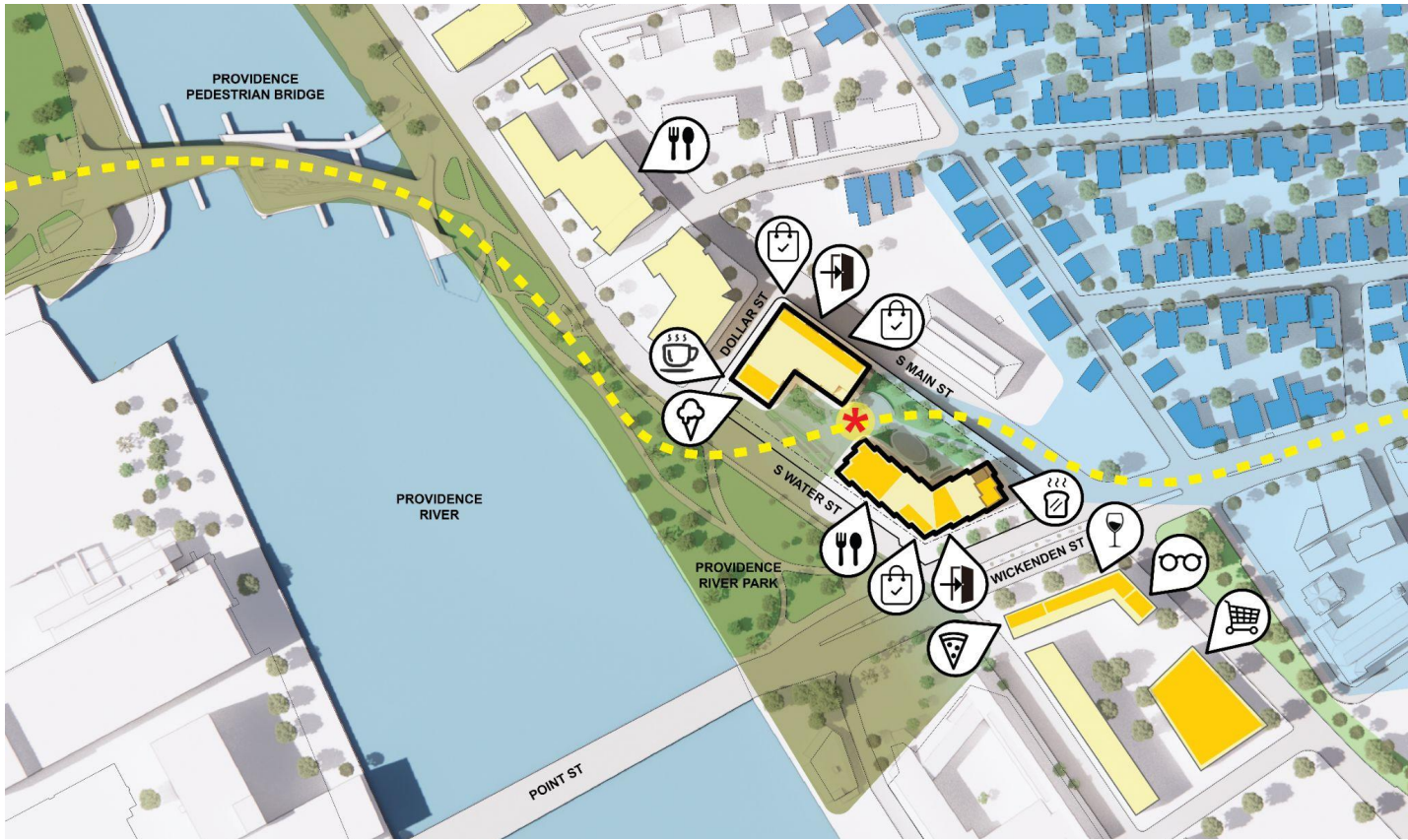


Brush Park - Duplex over Duplex Units
Detroit, MI
Multifamily Housing

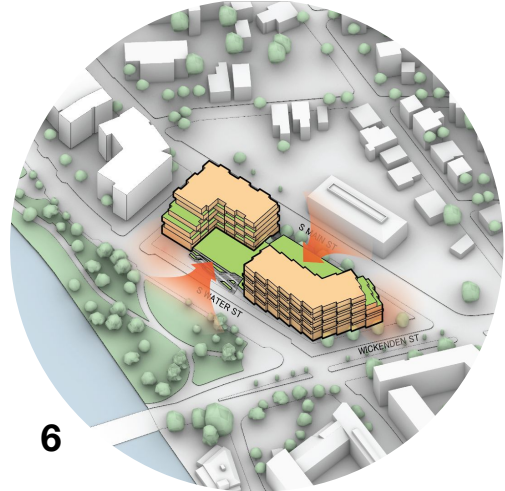
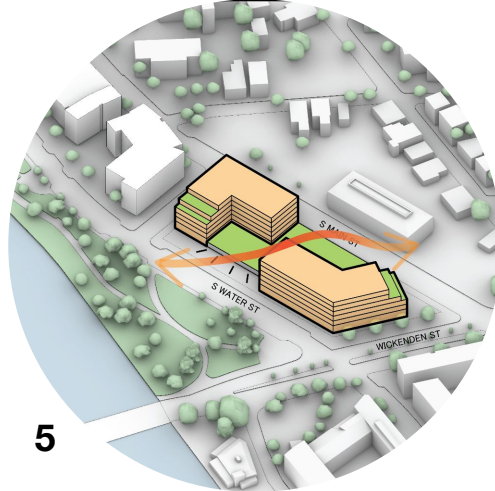
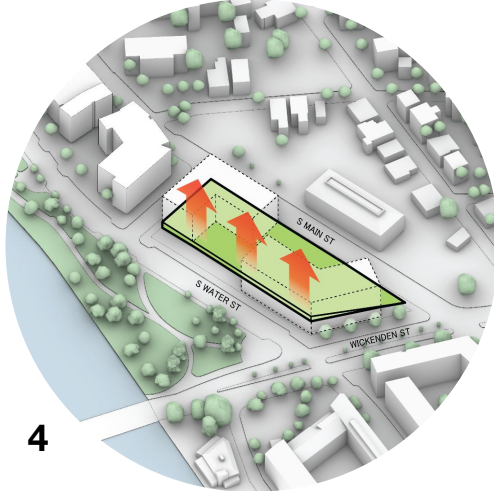
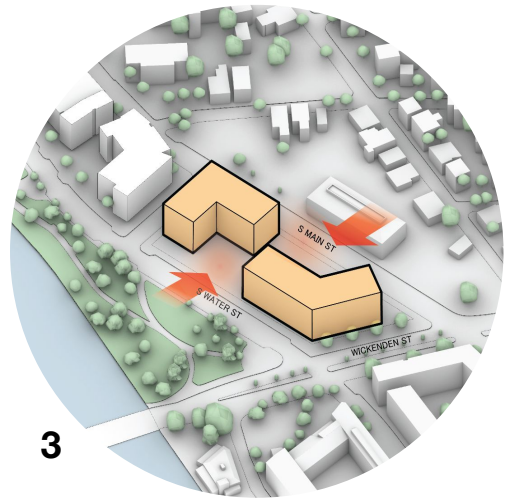
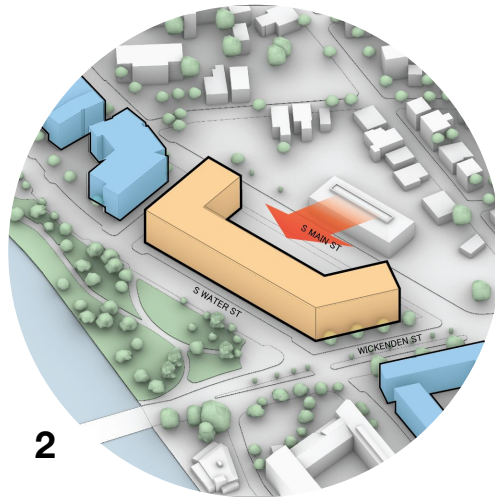
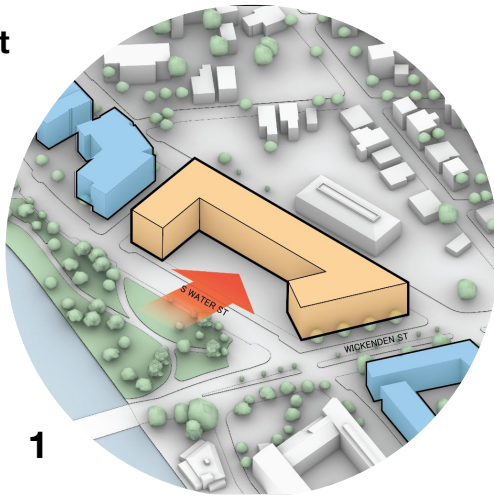


2400 Mass Ave.
Cambridge, MA
Mixed-Use - Retail / Multifamily Housing





Concept



Axonomic View - Park Level



Axonomic View - Overall



Unit Type	No.	Avg. Size (GSF)
Live/Work	4	700
Studio	18	400
1 BR	28	700
2 BR	36	1,000
3 BR	18	1,300
Total	104	850

95% market rate

Program Areas	Area (GSF)
Residential	88,125
Residential Common Area	29,375
Retail	8,000
Subtotal	125,500

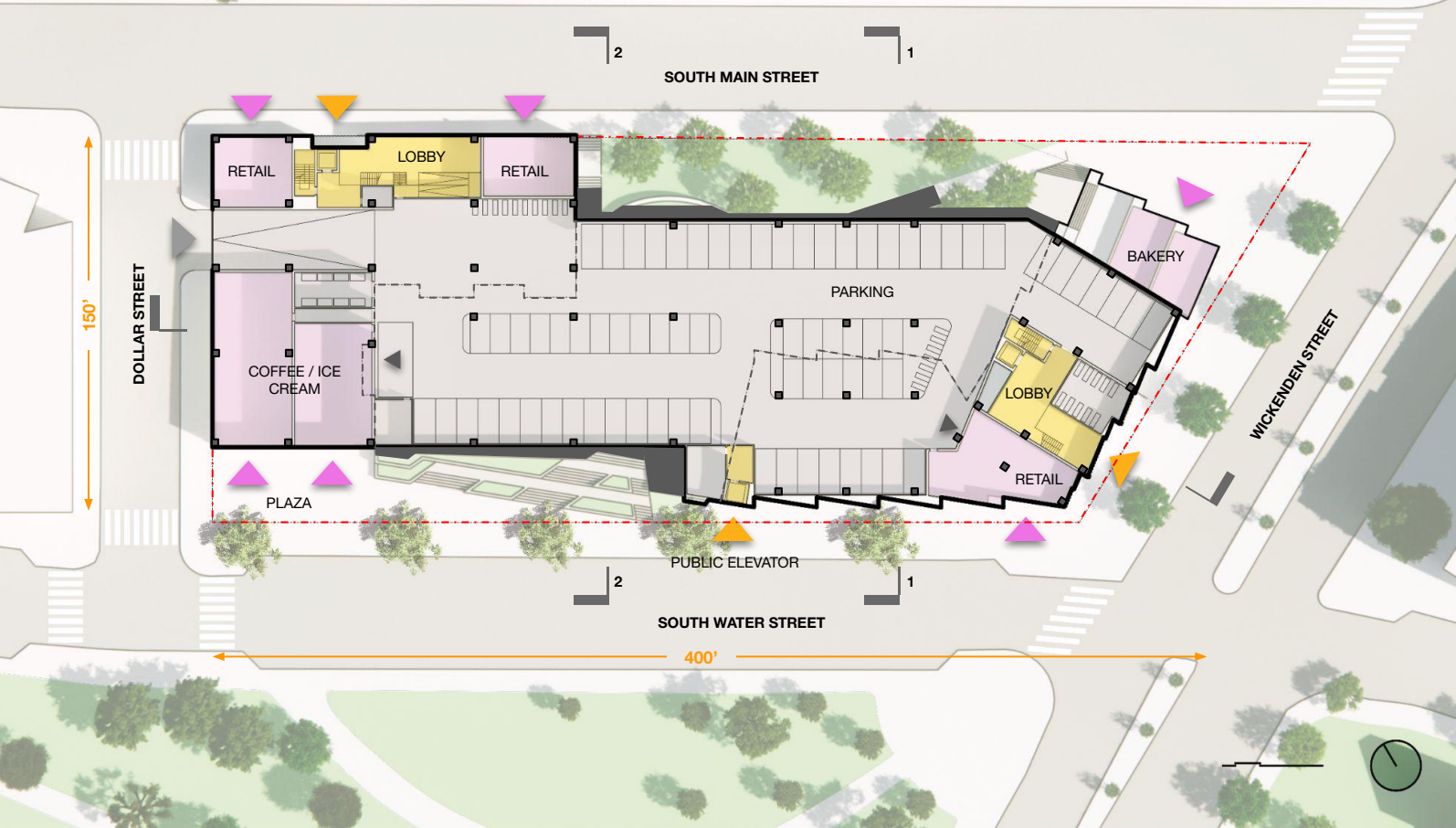
Parking	29,917
Total	155,417

Open Space	37,000
Total	192,417

74 structured spaces
55 interior bicycle parking spaces

Garage Plan

Parking 75
Bike Storage 55



- Retail & Commercial
- Amenity & Common Area
- Residential
- Garage, Circulation & Service
- Retail Entry
- Residential Entry
- Vehicular Entry
- Loading / Service Access

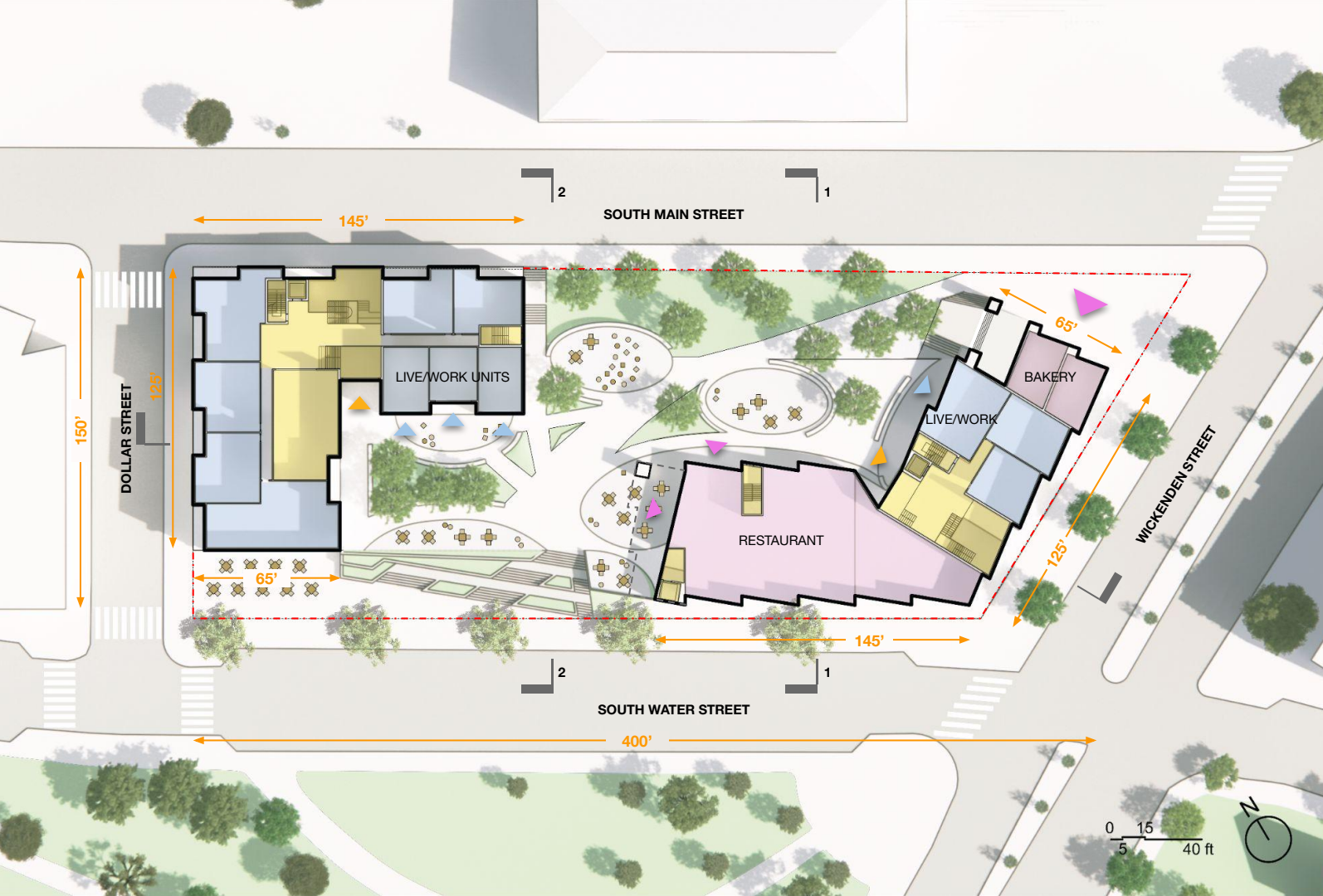
Park Level Plan

Live / Work *	4
One Bedroom	6
Two Bedroom	2
Three Bedroom	0

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- Retail Entry
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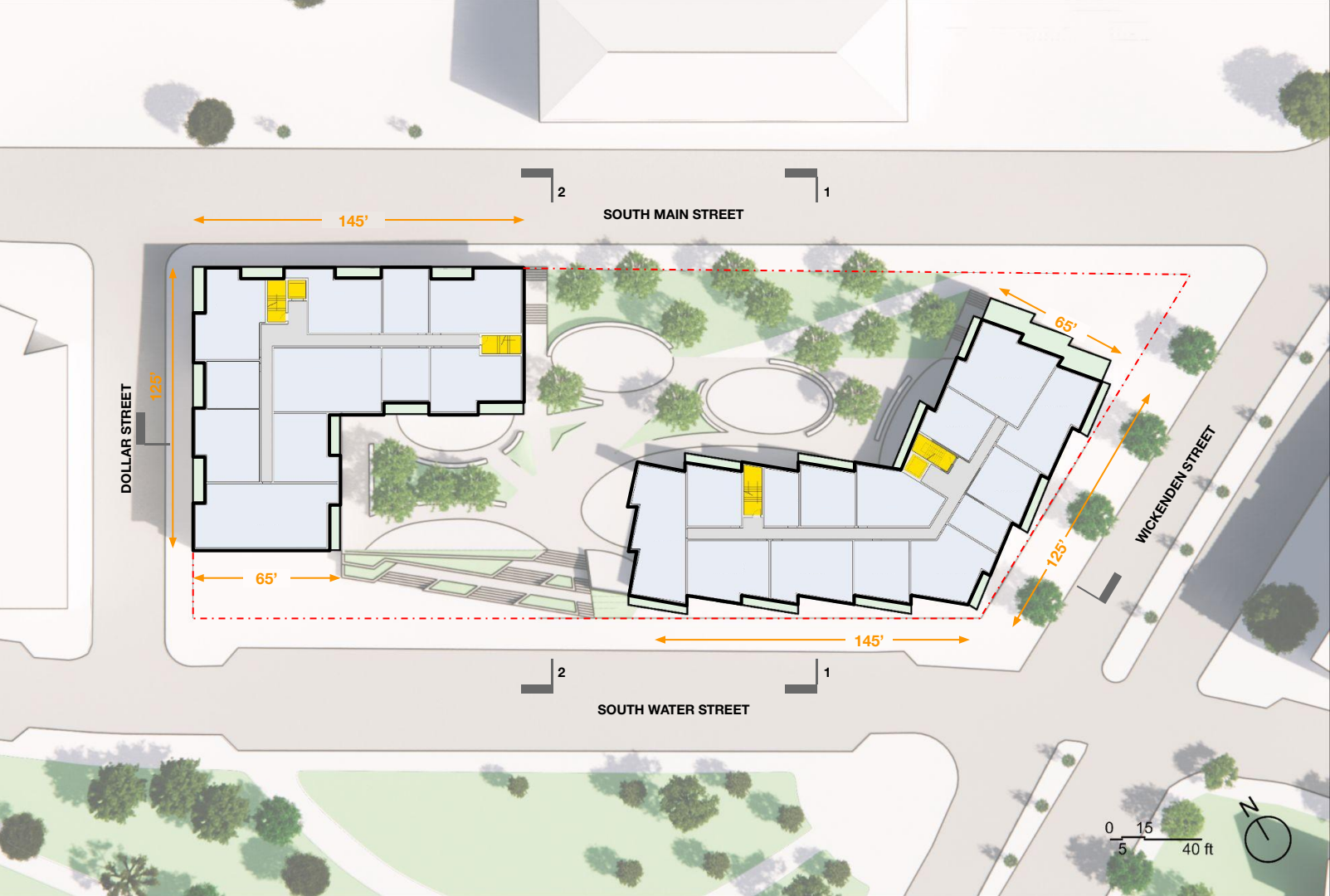


2nd Floor Plan

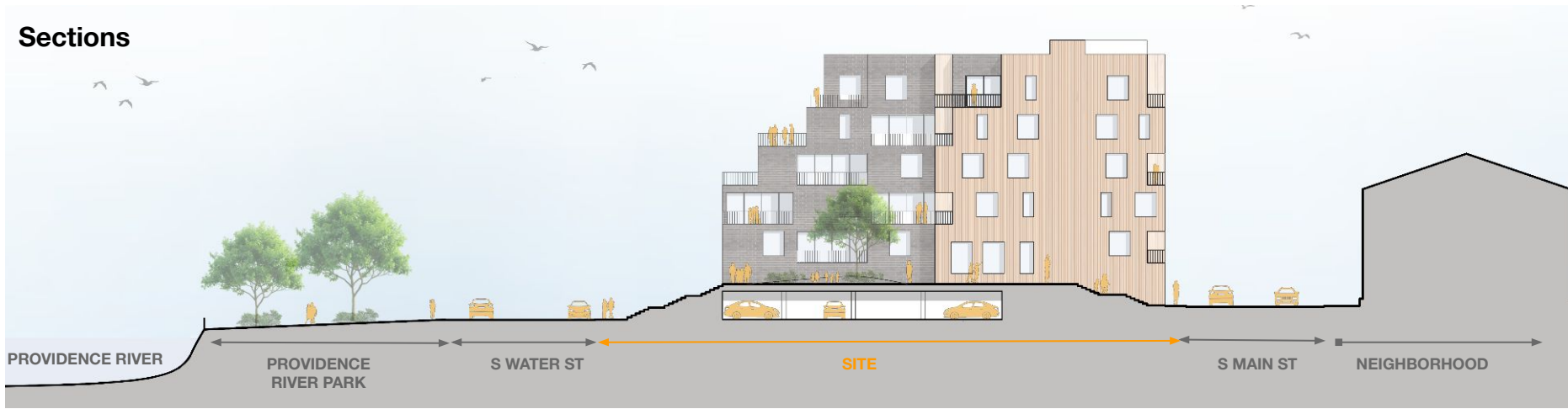
Studio	5
One Bedroom	7
Two Bedroom	8
Three Bedroom	5

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- Elevator & Egress
- Residential
- Corridor



Sections





View of Parcel 5 from South Water Street with Parcel 2 beyond



View of Parcel 5 from the Point Street Bridge, with Parcel 6 to the right



View of Parcel 5 from the corner of South Main Street and Wickenden Street



View of Parcel 5 from South Main Street showing park and restaurant



View from Parcel 5 towards the Providence River and Point Street Bridge



View from Parcel 5 towards the Providence River and the Michael S. Van Leesten Memorial Bridge

The End - Thank you!



View of Parcel 5 from South Water Street, with Parcel 6 beyond