

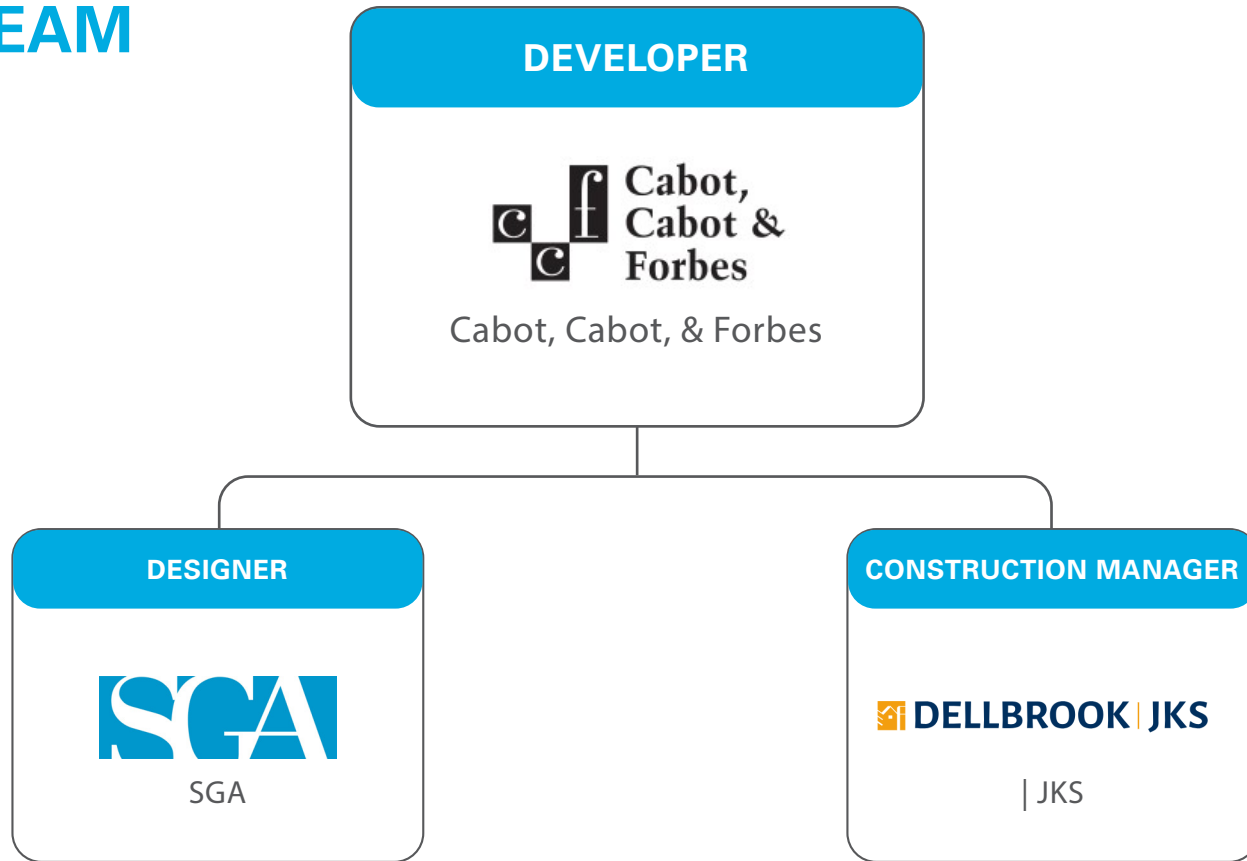


PARCEL 5 | RFP PRESENTATION

09.25.2024



PROJECT TEAM



Matt D'Amico
Director of Development



Al Spagnolo AIA, NCARB
Founding - Partner



Walker Shanklin AIA
Director of Architecture



Jacob Pray CPHB, CM-Learn
Senior Project Manager



CC&F

Founded in 1904, CC&F is one of the oldest and most distinguished real estate firms in the nation, having developed more than 100 million square feet of commercial space throughout the United States. The firm has led the industry in the redevelopment of key downtown districts of the nation's leading cities, completing numerous prestigious projects in Boston, Washington D.C., Philadelphia, Los Angeles, and Baltimore.

2,700+

UNITS OF
MULTIFAMILY
REAL ESTATE IN
NEW ENGLAND

100 M

SQUARE FEET OF
REAL ESTATE
THROUGHOUT THE
UNITED STATES

\$350 M

SECURED IN
DEVELOPMENT
FINANCING IN
LAST 12 MONTHS

~\$1.2 M

IN TOTAL CC&F
CURRENT
PROJECTS



IDYL | BOSTON, MA | 365 UNITS (2024)



250 UNITS | WOBURN, MA



200 UNITS | LEXINGTON, MA



EMBLEM 120 | WOBURN, MA | 289 UNITS (2022)



STRATUS | BRIGHTON, MA | 111 UNITS (2023)



MANUFACTURING | WOBURN, MA



MIXED-USE | SOMERVILLE, MA



OVERLOOK | BRIGHTON, MA | 555 UNITS (2021)

SGA

OUR EXPERTISE

MASTER PLANNING | ARCHITECTURE | INTERIOR DESIGN | VIRTUAL DESIGN + CONSTRUCTION | SUSTAINABILITY

SGA was founded in 1991 as a full-service design firm offering services focused on Architecture, Planning, Interior Design, Virtual Design and Construction (VDC) and Branded Environments. With locations in Boston and New York City, SGA is built around a strong design culture that is truly client-inclusive. Our talented and creative design teams have a passion for delivering truly unique and authentic visions aligned with our clients' aspirations.

Together with our clients, SGA treats the tenets below as our compass to cultivate and encourage design excellence. We do not rely on a "style" and firmly believe that each design opportunity deserves a truly distinct response. We deliver the expertise, services and technological resources to create innovative design solutions which solve complex challenges, promote social and environmental wellness, and unlock opportunities for great human experiences.

IDENTIFYING AN AUTHENTIC VISION

PRIORITIZING PLACE MAKING

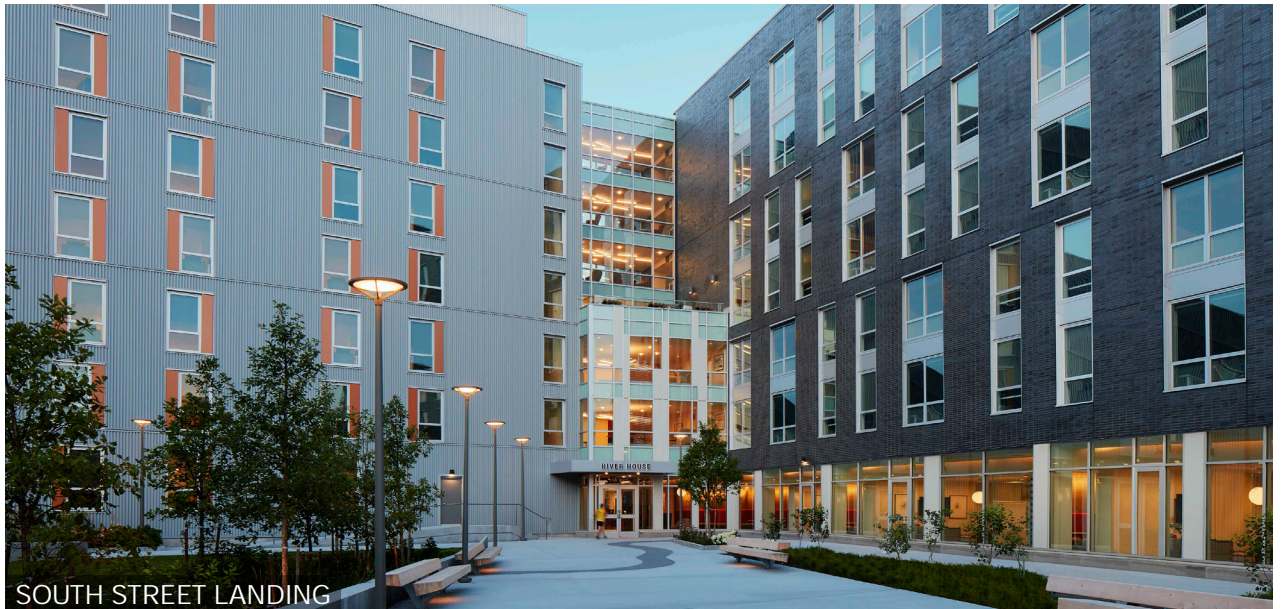
ELEVATING THE USER EXPERIENCE

PUSHING BOUNDARIES

EMPOWERING DEI COLLABORATION



SOUTH STREET LANDING



SOUTH STREET LANDING

DELLBROOK | JKS

We are one of the Northeast's largest and fastest growing construction companies. Our dedication to serving the needs of our clients has been the linchpin for our unprecedented success. Our mission is to put the industry's best talent in front of our clients' most challenging projects. Our business model is firmly grounded in tried-and-tested construction methods and organization processes complemented by innovative ways to deliver quality, savings and scheduling efficiencies to our clients.

Additionally, our collaborative, long-standing relationships with some of the Northeast's most qualified subcontractors means we effectively deliver a quality project on time and on budget with minimal disruption to ongoing operations. Whether it is a large commercial or multi-family project or a smaller academic or healthcare renovation, our projects maintain a cooperative and team-driven spirit fueled by our firm's philosophy, management style and core values. Our clients from both the public and private sector have embraced our Team Concept, recognizing the efficiency and superior results it delivers.



257 THAYER ST.

0%

Minority and Women Owned Enterprise Engagement

In the past 5 Years
Dellbrook | JKS has
awarded

\$87.5M

in 271 contracts and
opportunities to our
Minority and Women
owned tradepartners

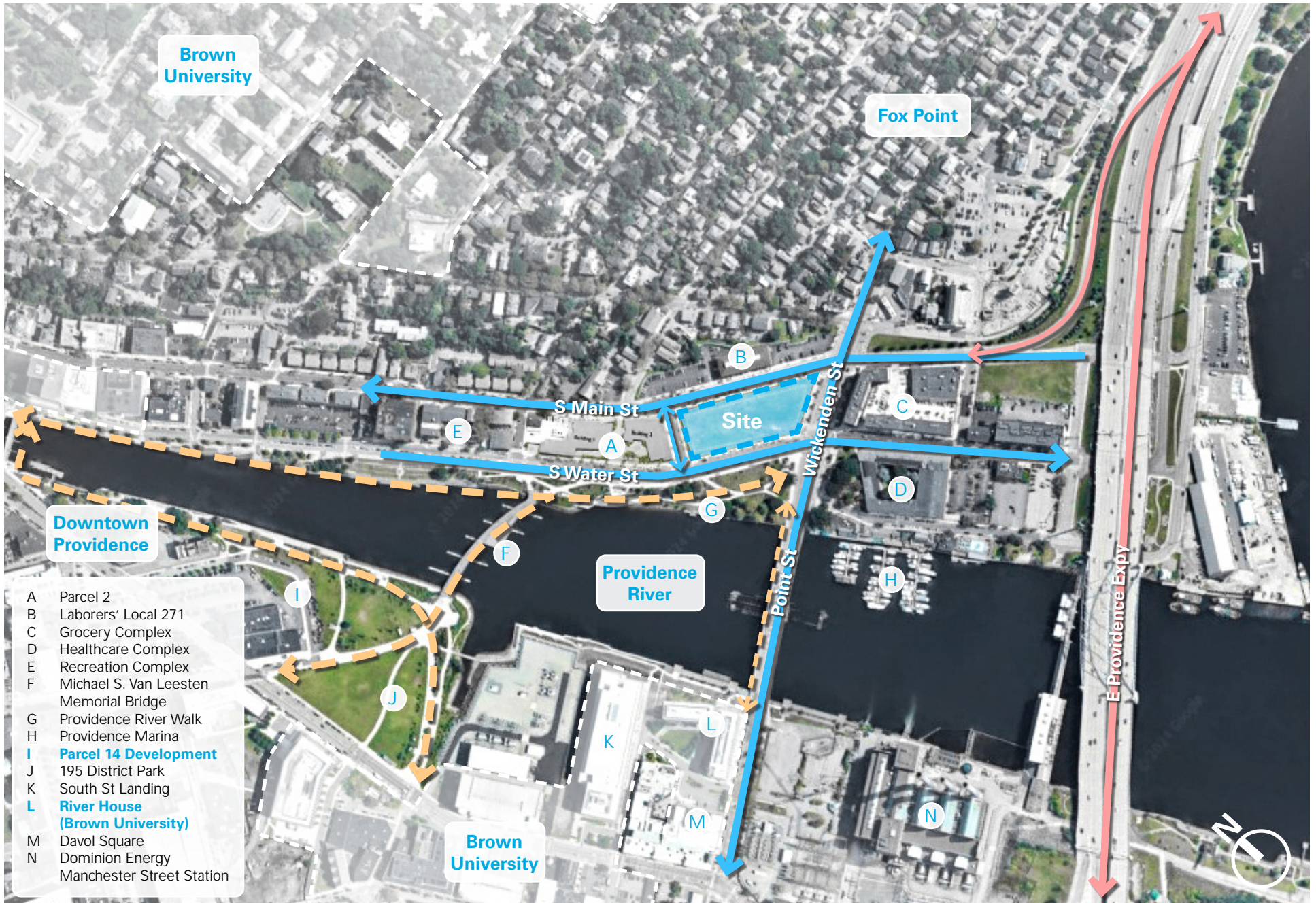
Since 2022,
the CPA has worked
with **58 Minority
and Women Owned
businesses** to provide
construction training
and development
courses.

Our OSHA 10
certification courses
have **certified 34
participants** at no
cost since 2023.

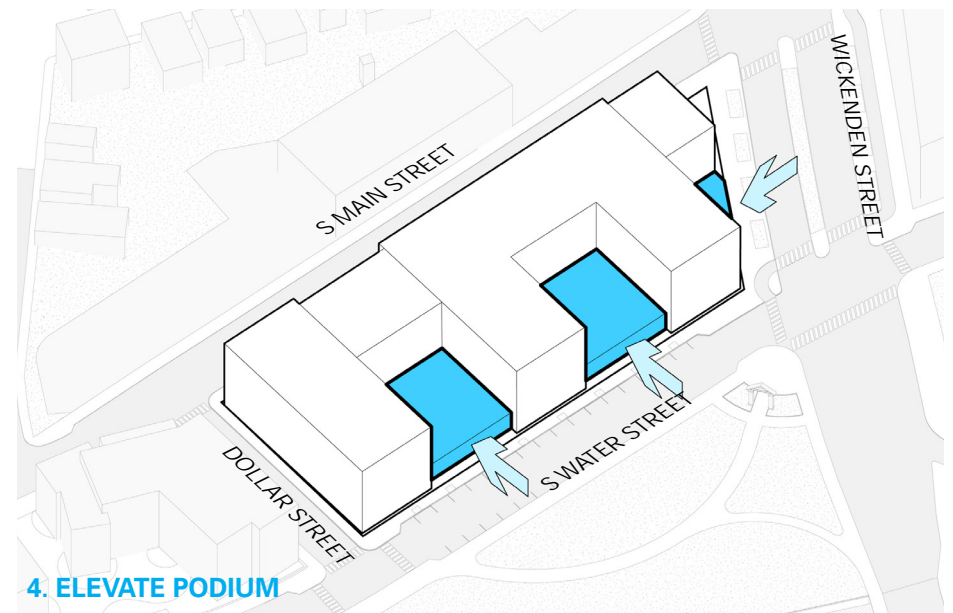
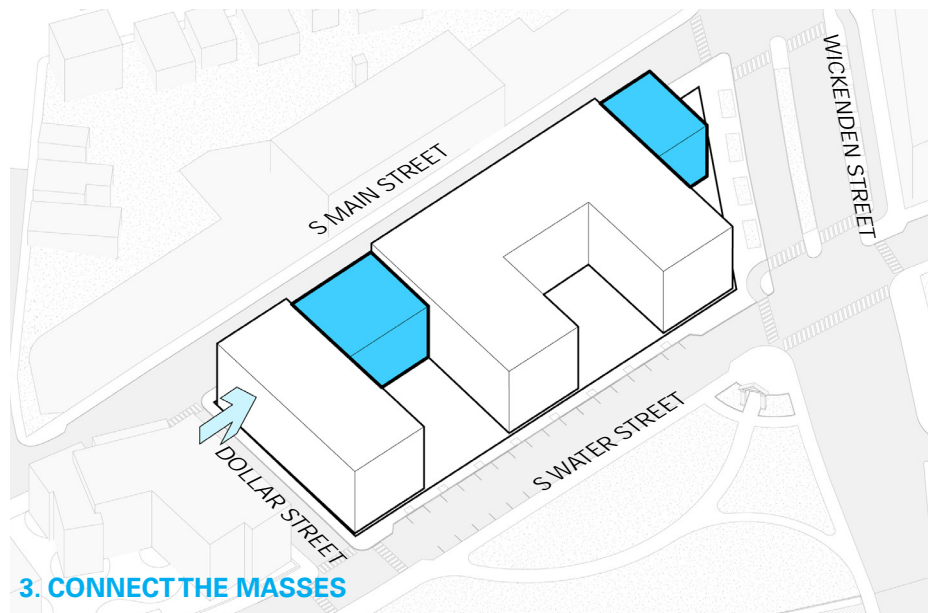
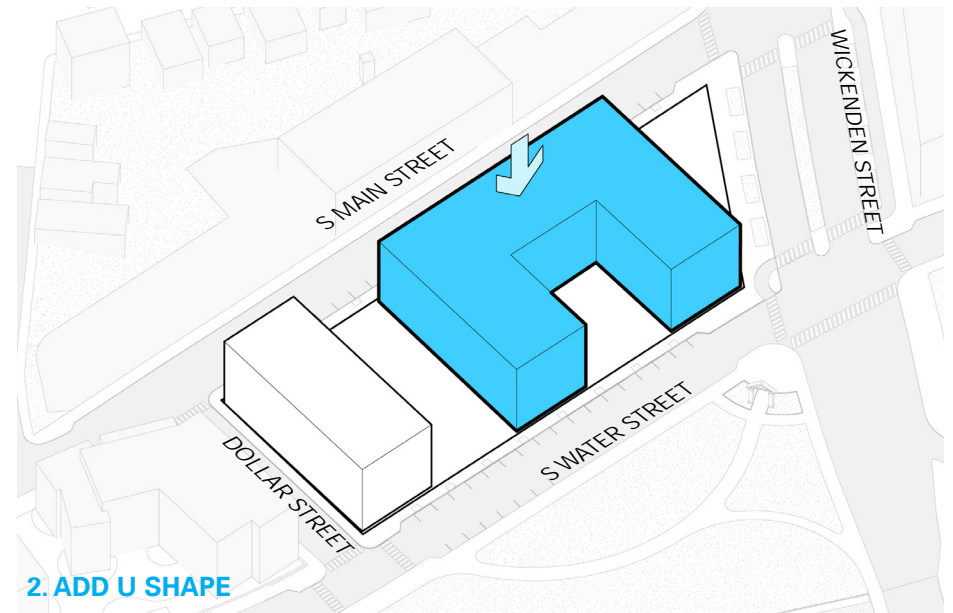
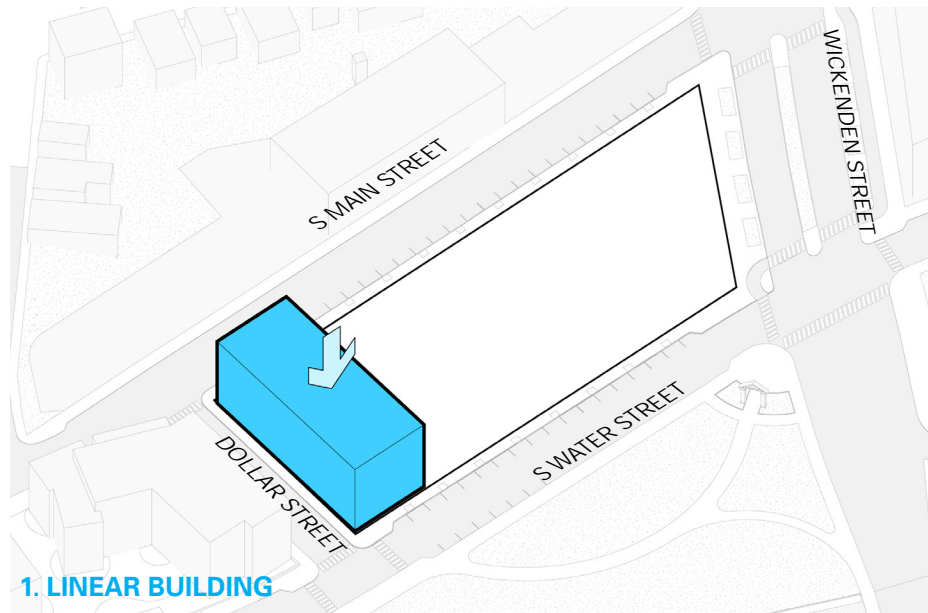


257 THAYER ST.

SITE CONTEXT



MASSING CONCEPT



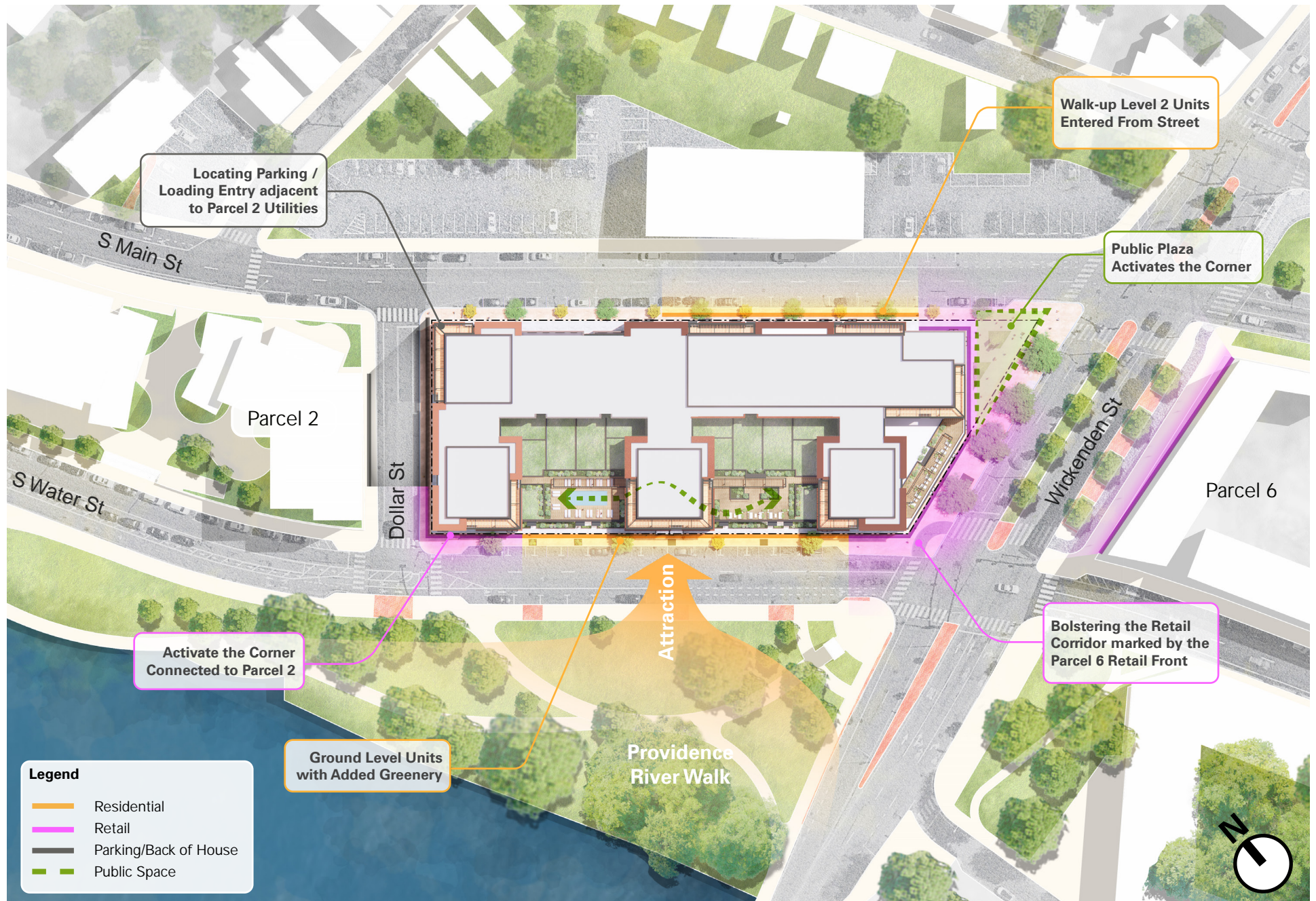


VIEW FROM WICKENDEN & WATER ST

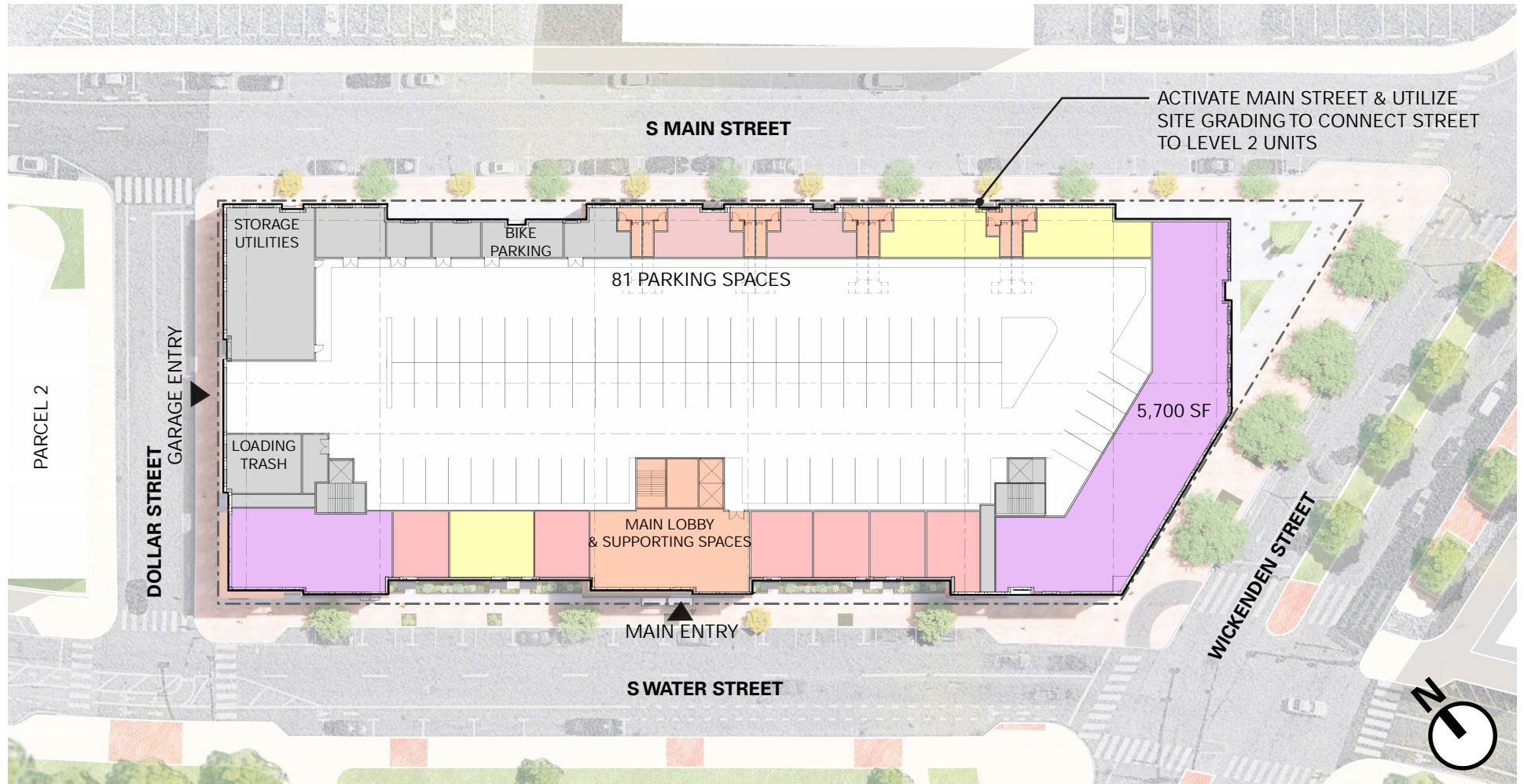
SITE ACCESS



STREET ACTIVATION



FLOOR PLANS | GROUND LEVEL



ACTIVATE MAIN STREET & UTILIZE SITE GRADING TO CONNECT STREET TO LEVEL 2 UNITS

- The public space highlights the ground level retail on the southern wing, bolstering the retail corridor located in Wickenden Street marked by the adjacent Parcel 6 retail front.
- The Center wing lands itself on Water Street with a transparent facade allowing the activity of the building's main lobby, amenities and egress to spill out onto the waterfront.
- The main lobby is joined by ground level units on either side that pull back from the sidewalk front to allow plantings and trees to add greenery to the sidewalk, while providing privacy to the residents.

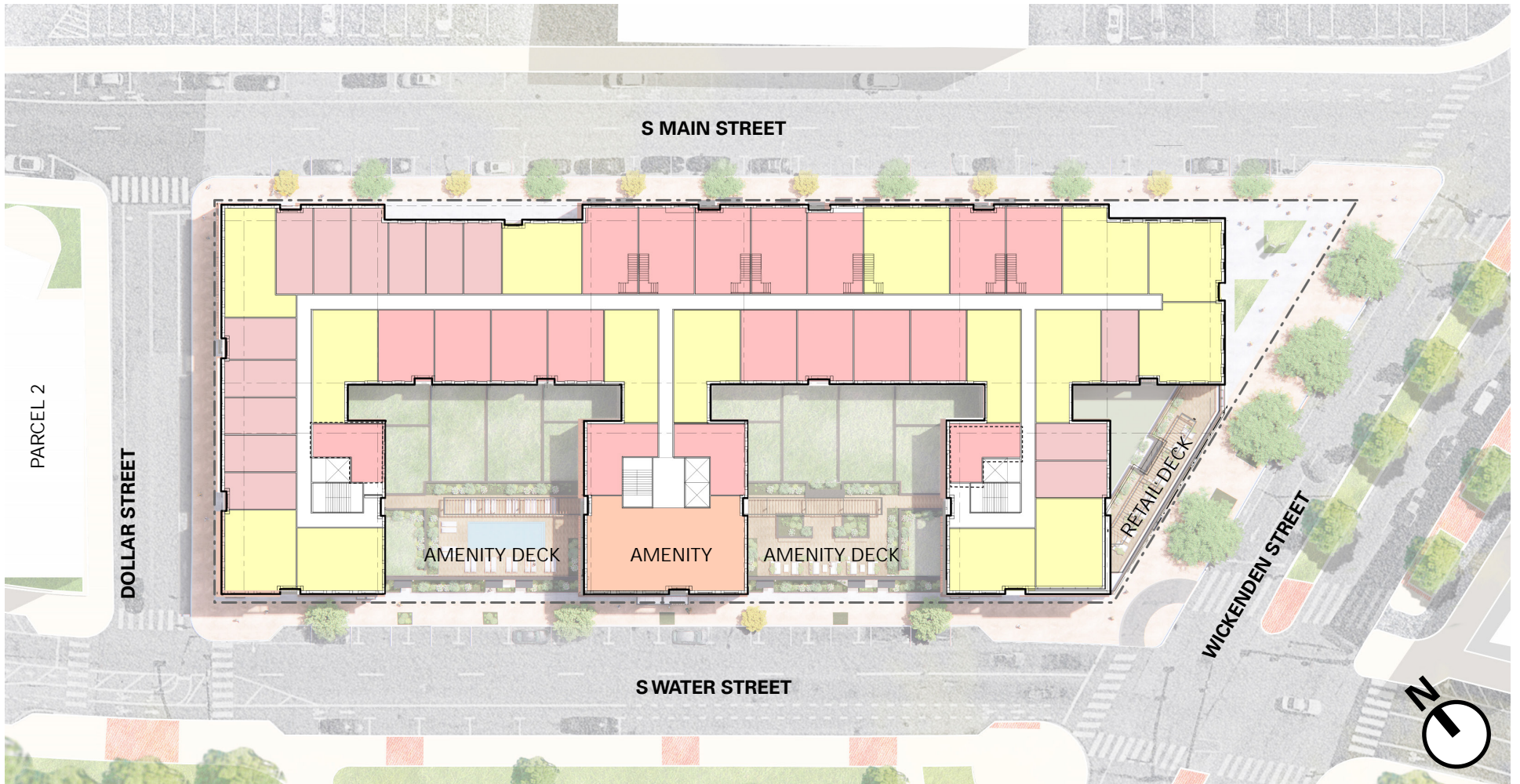
Legend

- RETAIL
- BACK OF HOUSE/PARKING
- RESIDENTIAL- 2 BEDROOM
- RESIDENTIAL- 1 BEDROOM
- RESIDENTIAL- LOBBY



VIEW FROM MAIN ST

FLOOR PLANS | AMENITY LEVEL 2



Legend

- RETAIL
- BACK OF HOUSE/PARKING
- RESIDENTIAL- 2 BEDROOM
- RESIDENTIAL- 1 BEDROOM
- RESIDENTIAL- AMENITY



VIEW FROM WICKENDEN & WATER ST



VIEW FROM WICKENDEN & MAIN ST

DEVELOPMENT PROGRAM

AFFORDABILITY LEVEL

CC&F commits to building at least 5% of the overall unit count as privately subsidized workforce housing units at 80-120% AMI. CC&F will work closely with the Commission and the City of Providence to determine exact income levels and to establish local preference for these workforce housing units.

VEHICULAR PARKING

We anticipate providing approximately 81 parking spaces internal to the building at the first floor level. This parking will be concealed from all primary street facades with active ground floor programming and will be accessed off of Dollar Street, directly adjacent to the service and loading spaces of Parcel 2.

PROGRAM TABLE

Program Areas	
Program	GSF
Residential	222,100
Office	N/A
Retail	7,800
Hotel	N/A
Laboratory	N/A
Structured Parking	32,700
Other (Specify)	
Total	262,600

Level	GSF
Open Space	4,100
Level 1	58,600
Level 2	40,400
Level 3	40,400
Level 4	40,400
Level 5	40,400
Level 6 and above	42,400
Total	266,700

Vehicular Parking	
Type	#
Structured Parking	81
Surface Parking	0
On-Street	0
Off-site	0
Total	81

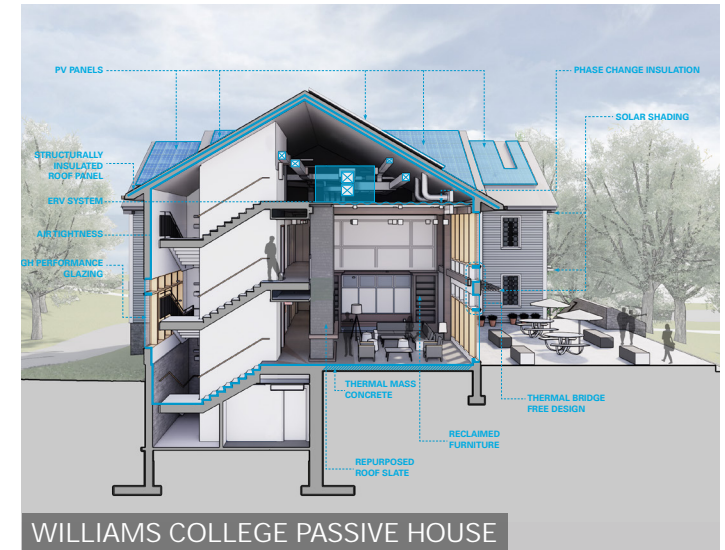
Residential Units (if applicable)			
Unit Mix	Number	Avg. Size (GSF)	
Studio	72	450	
1 BR	101	650	
2BR	86	850	
3 BR	0	0	
Etc.			
Total Units	259	661	
Affordability Level (AMI)			
	Units	AMI	% of Total
Market Rate	246		95%
Workforce	13	80-120%	5%
Affordable	0	0	0
Etc.			
Total			

Bicycle Parking	
Type	#
Interior	125
Exterior Covered	0
Exterior Uncovered	12
Total	137

SUSTAINABILITY

The development project intends to follow several sustainable principles for the project.

- LEED SILVER
- 100% ELECTRIFICATION
- HIGH ALBEDO ROOFING
- 20% EV PARKING RATIO
- LOW VOC INTERIOR FINISHES
- LOCALLY SOURCED MATERIALS



PROJECT SCHEDULE

Parcel 5 Development Schedule				Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 24	Month 28	Month 32	Month 36	Month 40	Month 44
Phase	Description	Duration	Dates																										
P.E.	LOI Execution	4 Weeks	11/4/24 - 11/29/24																										
	Concept Plan Approval	8 Weeks	1/13/25 - 3/7/25																										
	Final Plan Approval	8 Weeks	9/22/25 - 11/14/25																										
	Signage Plan Approval	8 Weeks	9/22/25 - 11/14/25																										
	Building Permitting	4 Weeks	3/9/26 - 4/3/26																										
Design	Conceptual Design	6 Weeks	12/2/24 - 1/10/25																										
	Estimating	4 Weeks	1/13/25 - 2/7/25																										
	Schematic Design	12 Weeks	3/10/25 - 5/30/25																										
	Estimating	4 Weeks	6/2/25 - 6/27/27																										
	Design Development	12 Weeks	6/30/25 - 9/19/25																										
	Estimating	4 Weeks	9/22/25 - 10/17/25																										
	Early Release Packages	4 Weeks	10/20/25 - 11/14/25																										
	Construction Documentation	16 Weeks	11/17/25 - 3/6/26																										
Construction	Bidding	1 Month	3/9/26 - 4/3/26																										
	Sitework & Foundations	8 Months	4/6/26 - 12/4/26																										
	Structure, Facade, Roof	12 Months	7/6/26 - 7/9/27																										
	Interior Fit Out	18 Months	10/5/26 - 3/31/28																										
	Project Close Out	2 Months	4/3/28 - 6/2/28																										

LOI EXECUTION - 11/29/24 CONCEPT PLAN APPROVAL - 3/7/25 FINAL PLAN APPROVAL - 11/14/25 100% CD'S - 3/6/26
 START OF CONSTRUCTION - 4/6/26 MARKETING KICKOFF - 9/30/27 MOVE IN READY - 3/31/28 STABILIZATION - 7/6/29

COMPETITIVE ADVANTAGE

MARKET APPROACH

CC&F has designed this building to accommodate the right level of amenities for this Providence market with a wide mix of unit types. From ground level units, to walk-ups, terrace units and balconies, this project has offerings for all types of residents. In addition the development team plans to work closely with The Collaborative Companies (TCC) to help guide and inform the residential design throughout the process.

BUILDING FORM

The development team has worked hand in hand between ownership, architecture and construction to ensure this project is practical and can be executed efficiently. The 5 over 1 podium style construction, contextual materials, and carefully thought out unit mix will allow this project to meet its expected proforma on top of enhancing the street presence and activity level of Providence.

DENSE PLAN

This development will feature a dense urban plan of 259 units on a 1.49 acre parcel, equating to 174 units an acre.

NEIGHBORHOOD ACTIVATION

This project seeks to create an active and vibrant residential community with multiple layers of programmatic uses to help integrate the building into the surrounding urban fabric. Unique ground floor residential units, active usable space on top of the ground floor podium, indoor/outdoor retail space, and a public plaza help to greatly enhance the building's connection to the surrounding community.



PROJECT EXECUTION

CC&F IS THE RIGHT TEAM FOR THE JOB

Our focus on high quality projects in New England means that Parcel 5 will have a local development team managing the job with a boutique approach toward quality, market positioning and design. CC&F is able to be nimble in attracting the right capital sources for each project, leveraging regional, national, and international buckets of capital in order to achieve success in construction.

DEVELOPMENT CAPITAL

CC&F has over \$350MM in development capital over the last 12 months.

CC&F PROJECT PIPELINE

- **Zero New Boston** - Woburn, MA. 250 Units, awaiting capitalization and fully permitted
- **331 Concord Ave** - Lexington, MA. 200 Units, In Permitting
- **Assembly Square** - Somerville, MA. 1000 Units (Estimated), in concept design and permitting
- **200 Quannapowitt** - Wakefield, MA. 440 Units, In Construction.
- **60 Kilmarnock Street** - Boston, MA. 365 Units, Completed.
- **Overlook at St. Gabriel's** - Brighton, MA. 555 Units, Completed / Stabilized
- **Atmark** - Cambridge, MA. 428 Units. Completed / Stabilized
- **Stratus** - Brighton, MA. 111 Units. Completed / Stabilized
- **Deco** - Quincy, MA. 148 Units, Completed / Stabilized



THANK YOU!
Q&A