

Parcel 5 - Providence, RI

A New Community for All



Team Members:

Toll Brothers
APARTMENT LIVING



PARTRIDGE
SNOW &
HAHN_{LLP}



Toll Brothers
AMERICA'S LUXURY HOME BUILDER

TOLL BROTHERS - DEVELOPER -

Toll Brothers, Inc.

- Is a FORTUNE 500 Company and is the nation's leading builder of luxury homes.
- As of October 31, 2023, the Company had \$1.3 billion in cash and marketable securities, total assets of \$12.5 billion, and shareholders' equity of \$6.8 billion.
- As of August 31, 2024, Toll Brothers had a market cap of \$14 billion.

Toll Brothers Apartment Living

- Has completed over 10,000 apartment units nationally, with more than 18,000 units in production.

New England Division

- Has developed 8 luxury apartment projects containing approximately 3,000 residences with a total market capitalization of nearly \$1 billion.

Toll Brothers
APARTMENT LIVING

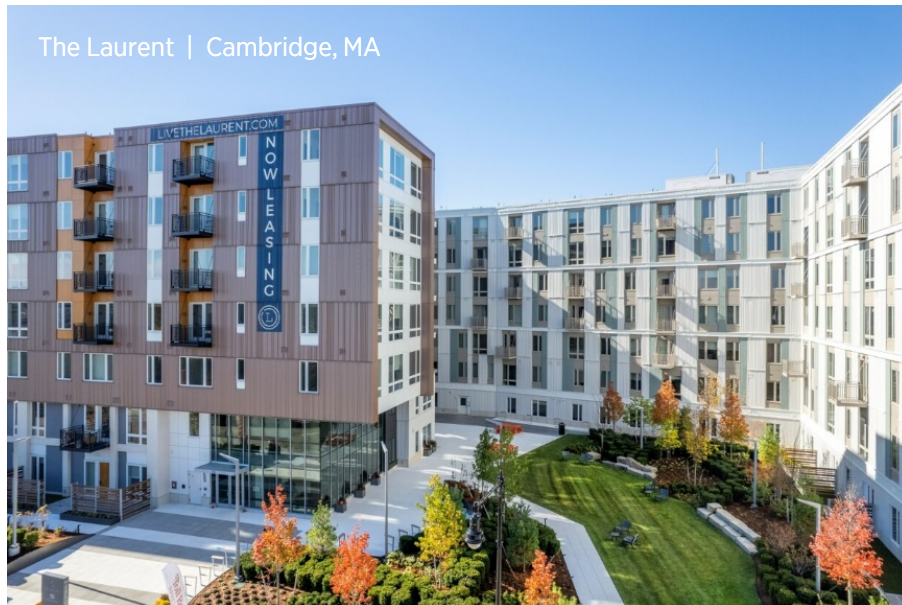


Toll Brothers[®]

**FORTUNE WORLD'S MOST
ADMIRABLE COMPANIES
10 YEARS IN A ROW**

QUALIFICATIONS & EXPERIENCES

Toll Brothers Apartment Living; A Proven Track Record of Success



QUALIFICATIONS & EXPERIENCES



The Laurent | Cambridge, MA



Emblem 120 | Woburn, MA



Toll Brothers Apartment Living
The Kendrick | Needham, MA



Toll Brothers Apartment Living
Lyra | Boston, MA

PARTRIDGE SNOW & HAHN LLP

- LEGAL COUNSEL -



Jay Peabody

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Counsel

Michael Mineau

Land Use
Counsel

Headquartered in Providence, Partridge Snow & Hahn LLP is a full-service business law and litigation firm committed to working collaboratively with clients to develop a deep understanding of their various industries, objectives, and unique ways of working to help advance business goals and solve legal challenges. Learn more at psh.com.

PARTRIDGE
SNOW &
HAHN LLP

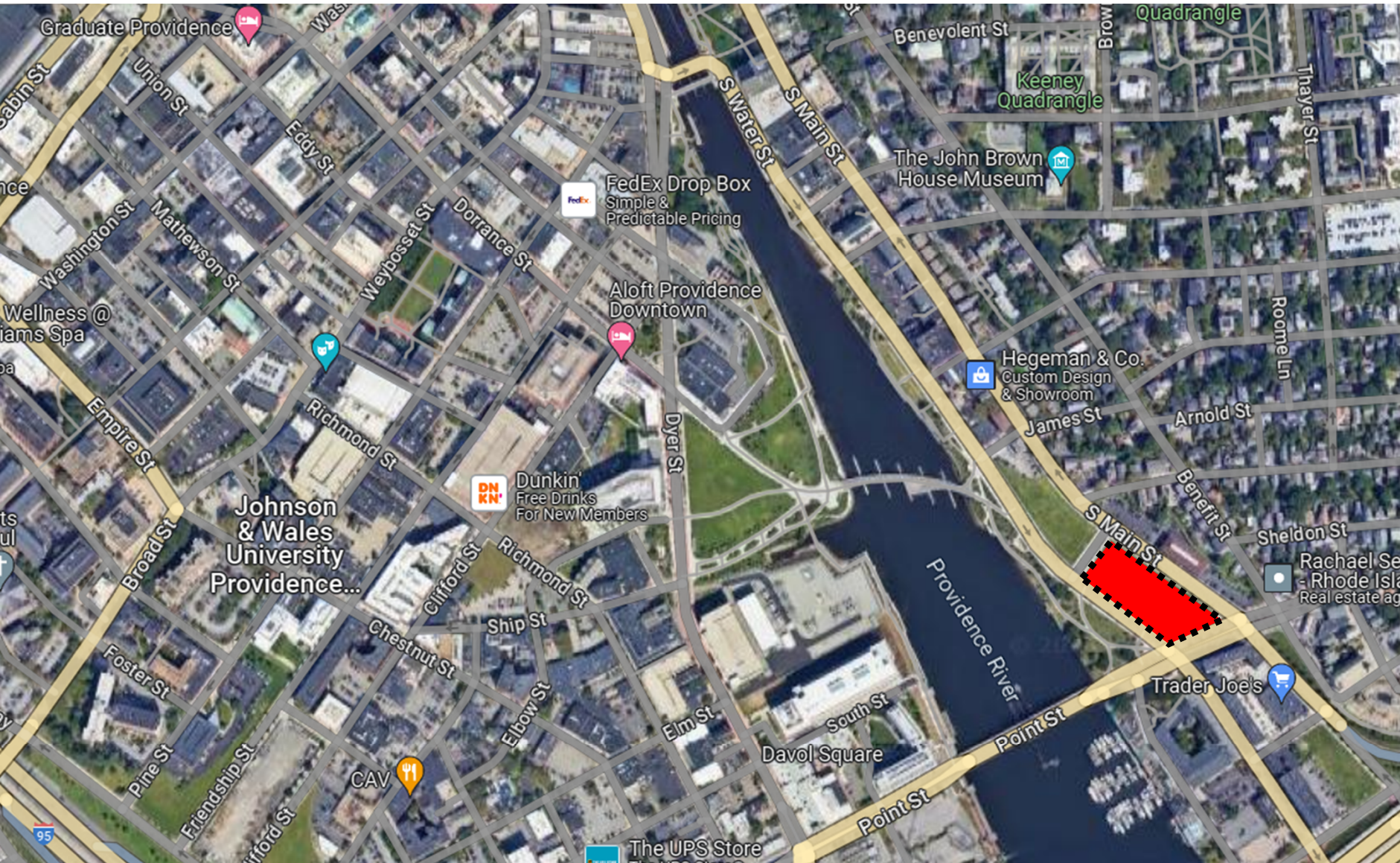
CUBE 3 STUDIO - ARCHITECT



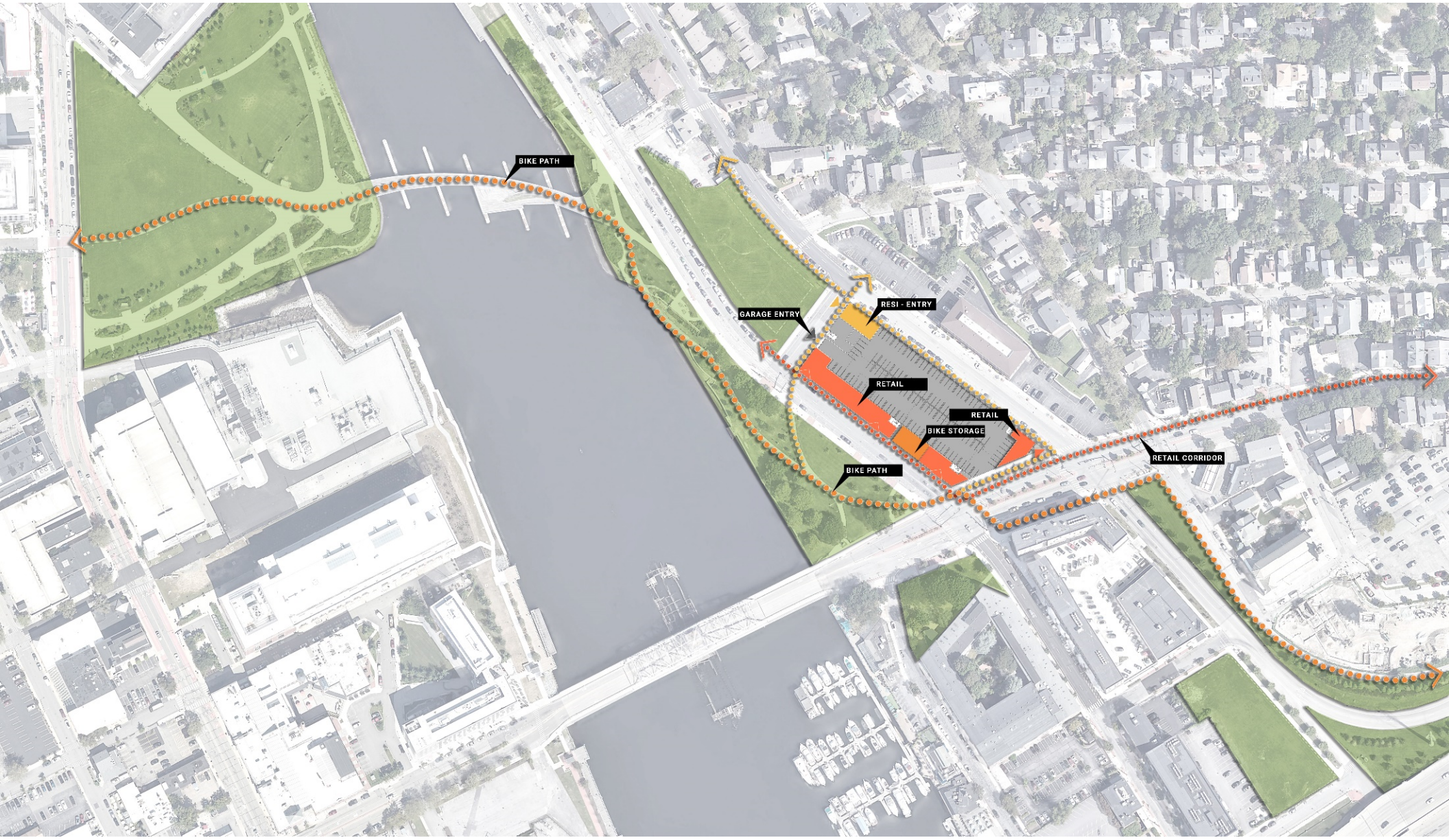
Since our founding in 2003, we've become one of the busiest architecture firms in the Northeast – and one of the fastest growing companies in the entire industry – for one simple reason: **We create designs that turn buildings in partners**



Parcel 5 | Locus Map



Parcel 5 | Conceptual Site Connection and Activation Diagram



Toll Brothers

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Parcel 5 | Conceptual Floor Plans



Ground Floor Concept



Toll Brothers

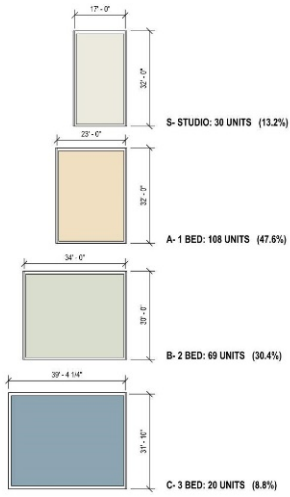
FORTUNE WORLD'S MOST
ADMIRE COMPANIES
10 YEARS IN A ROW



Parcel 5 | Conceptual Floor Plans



Podium Level Concept



Typical Level Concept



DEVELOPMENT PROGRAM

Program Areas	
Program Areas	GSF
Residential	236,150
Office	0
Retail	11,650
Hotel	0
Laboratory	0
Structured Parking	50,510
Other (Specify) <u>Bike Parking</u>	2,090
Total	300,310
Area per Floor	GSF
Open Space	16,930
Level 1	64,160
Level 2	47,230
Level 3	47,230
Level 4	47,230
Level 5	47,230
Level 6 and above	47,230
Total	300,310

Vehicular Parking	
Type	# Spaces
Structured Parking	130
Surface Parking	0
On-Street	0
Off-Site	0
Total	130

Bicycle Parking	
Type	# Spaces
Interior	100
Exterior Covered	0
Exterior Uncovered	14
Total	114

Program Areas		
Unit Mix	# Units	Avg. Size (NRSF)
Studio	30	544
1 BR	108	736
2 BR	69	1043
3 BR	20	1366
Etc.	0	0
Total Units	227	865

Parcel 5 | Conceptual Material Palette



HORIZONTAL WOOD LOOK FIBER CEMENT SIDING



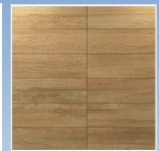
VERTICAL DARK GRAY FIBER CEMENT SIDING



SMOOTH LIGHT GRAY FIBER CEMENT PANEL



HORIZONTAL WHITE/ GRAY FIBER CEMENT SIDING



WOOD LOOK PORCELAIN TILE



GRAY BRICK



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FORTUNE WORLD'S MOST ADMIRABLE COMPANIES 10 YEARS IN A ROW



Parcel 5 | Rendering View From South – Point Street Bridge



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Parcel 5 | Rendering View From South – South Water Street



Parcel 5 | Rendering View From West – South Water Street



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Parcel 5 | Rendering View From North – South Main Street



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THANK YOU



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