

THE CURRENT



Presentation for Parcel 5 of
I-195 Redevelopment District









195 District



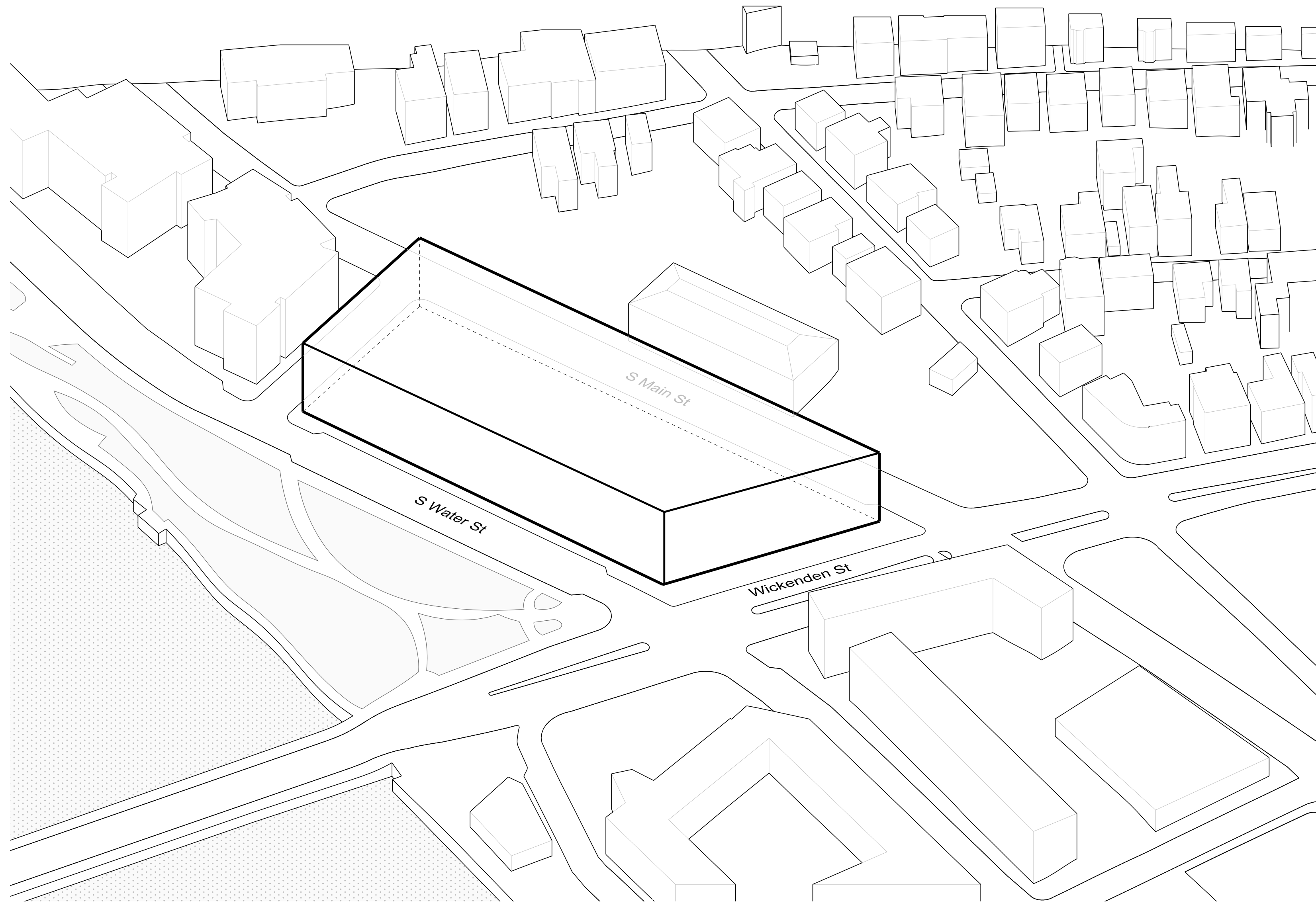
Mile of History

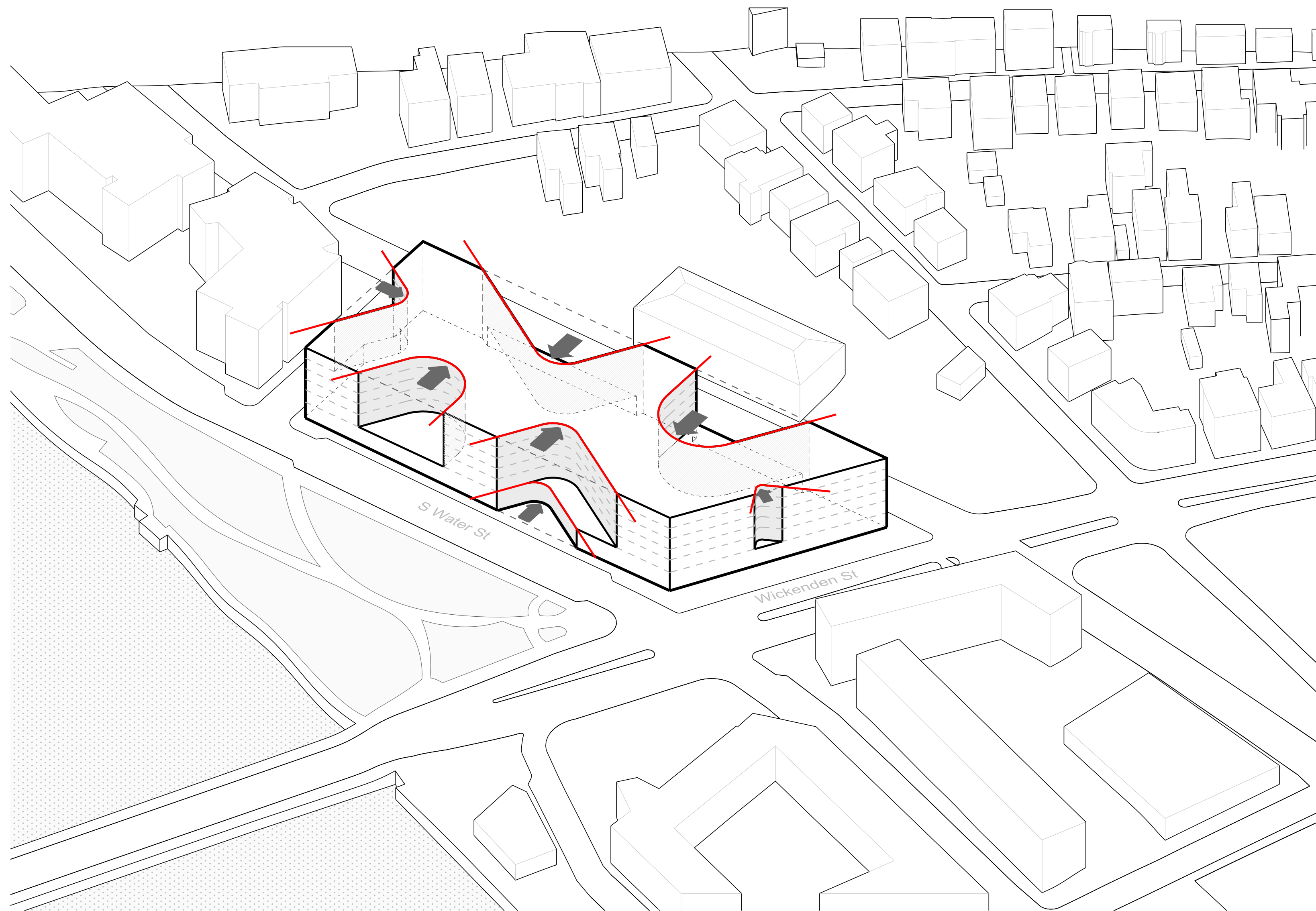


Jewelry District

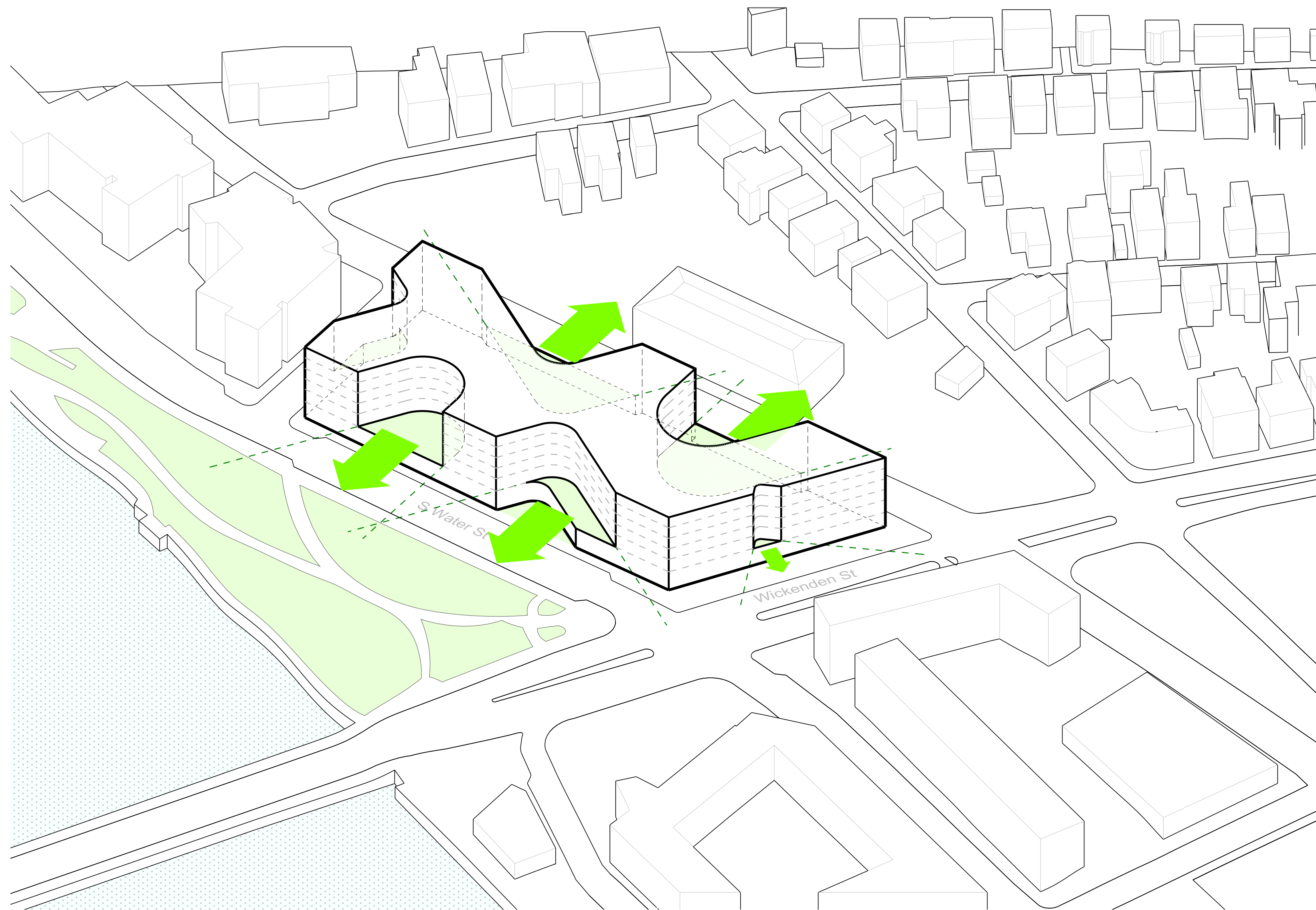


Fox Point

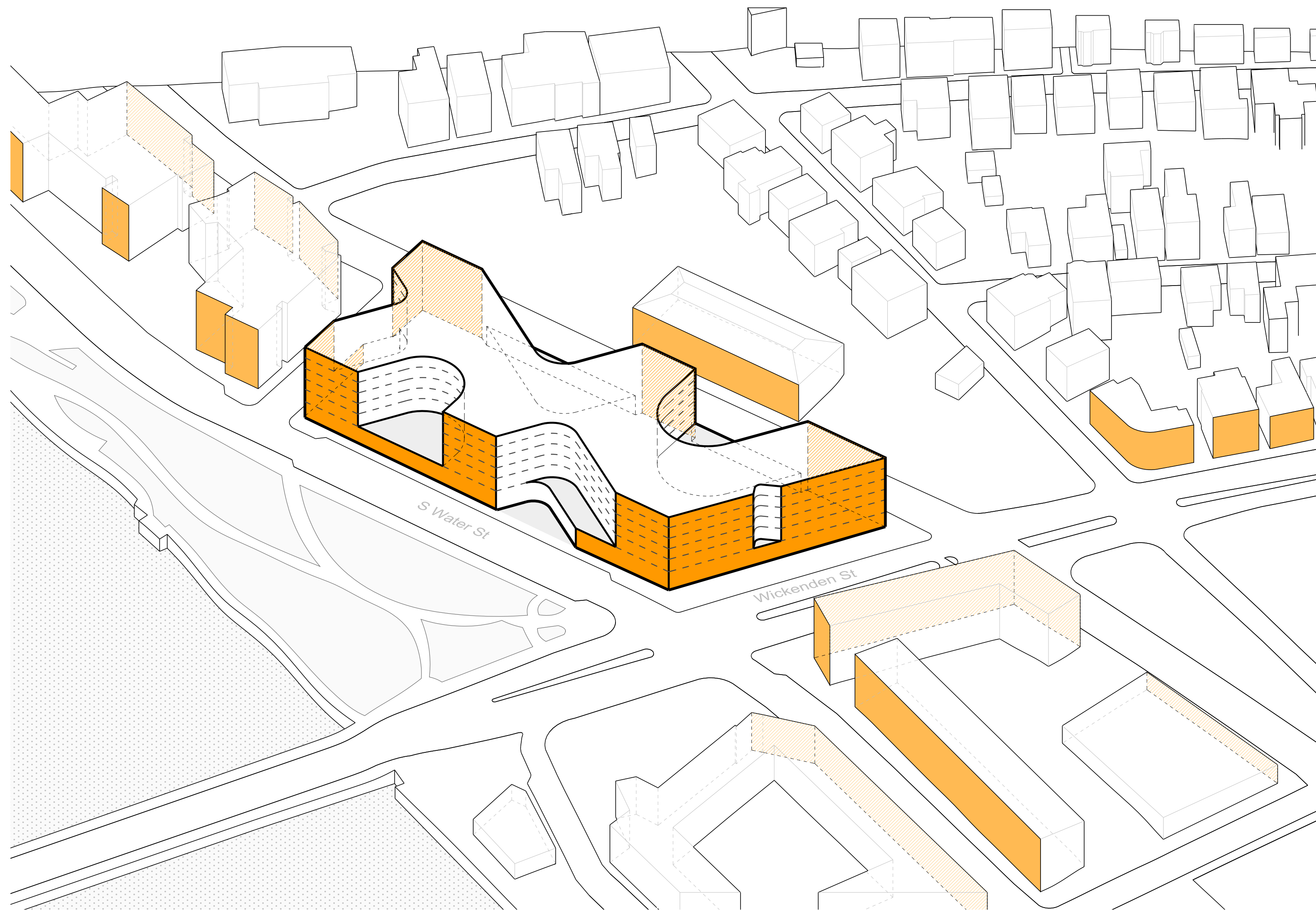




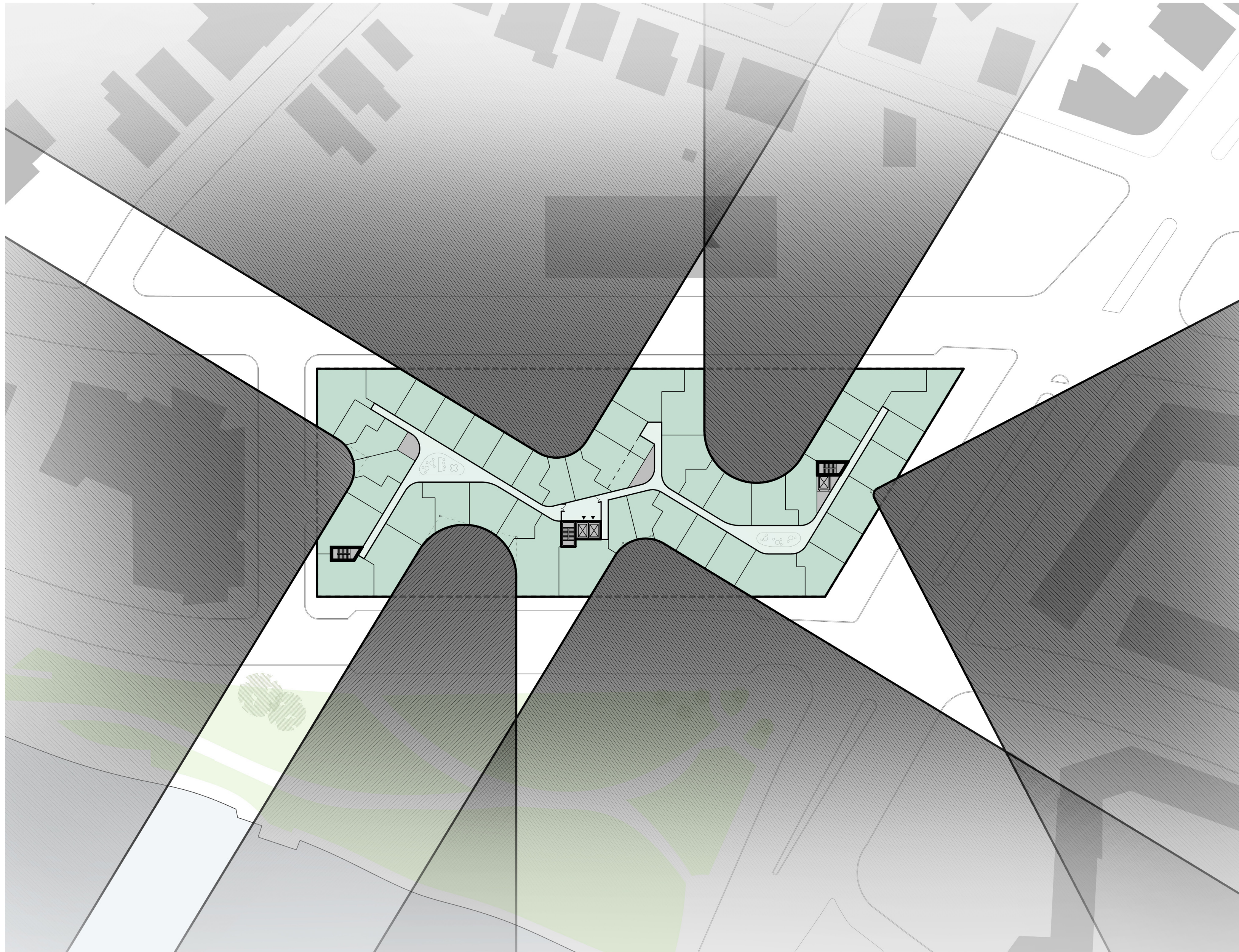
Carving of the massing creates courtyards that open up to the park/waterfront & to the adjacent Fox Point neighborhood



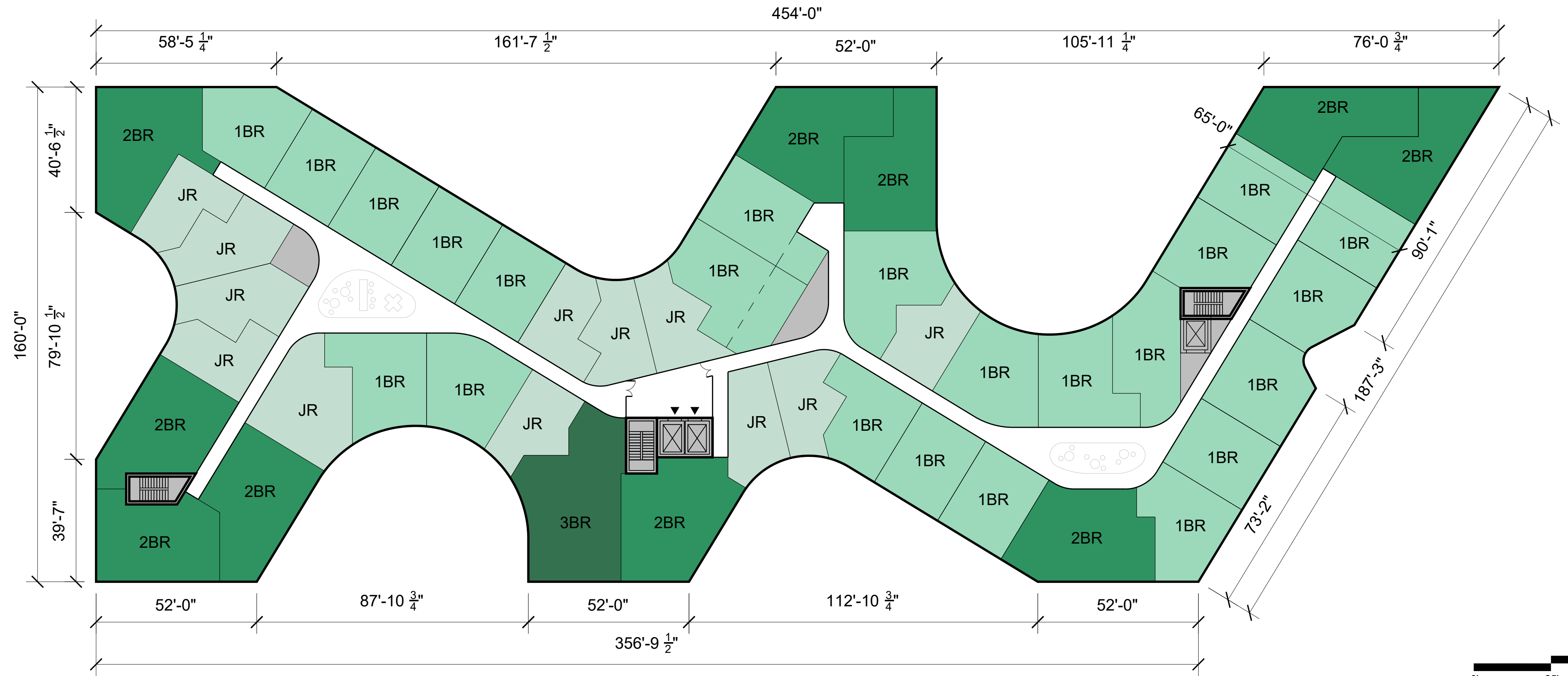
Courtyards break the massing into separate figures that read as individual buildings along the primary streets

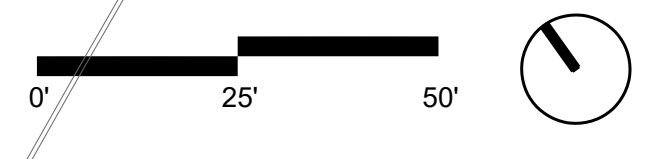
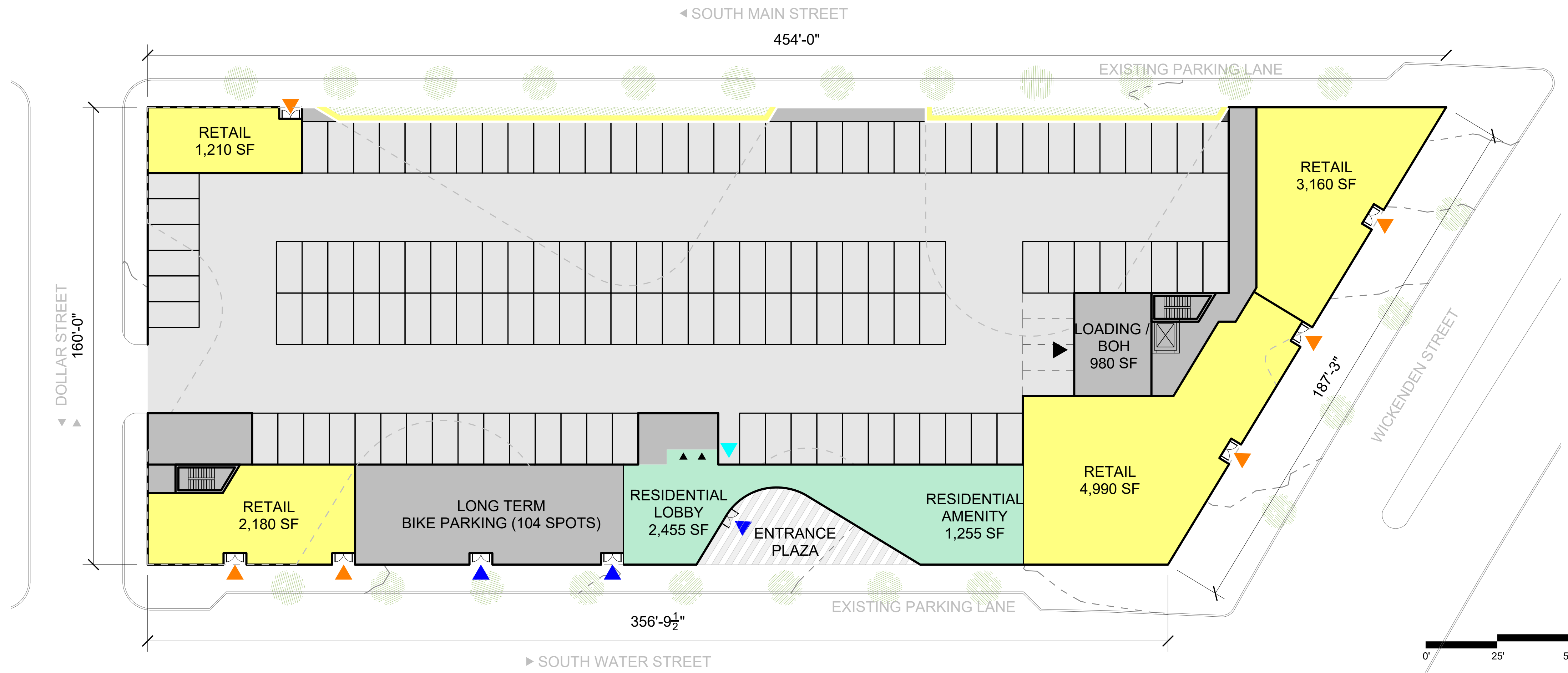






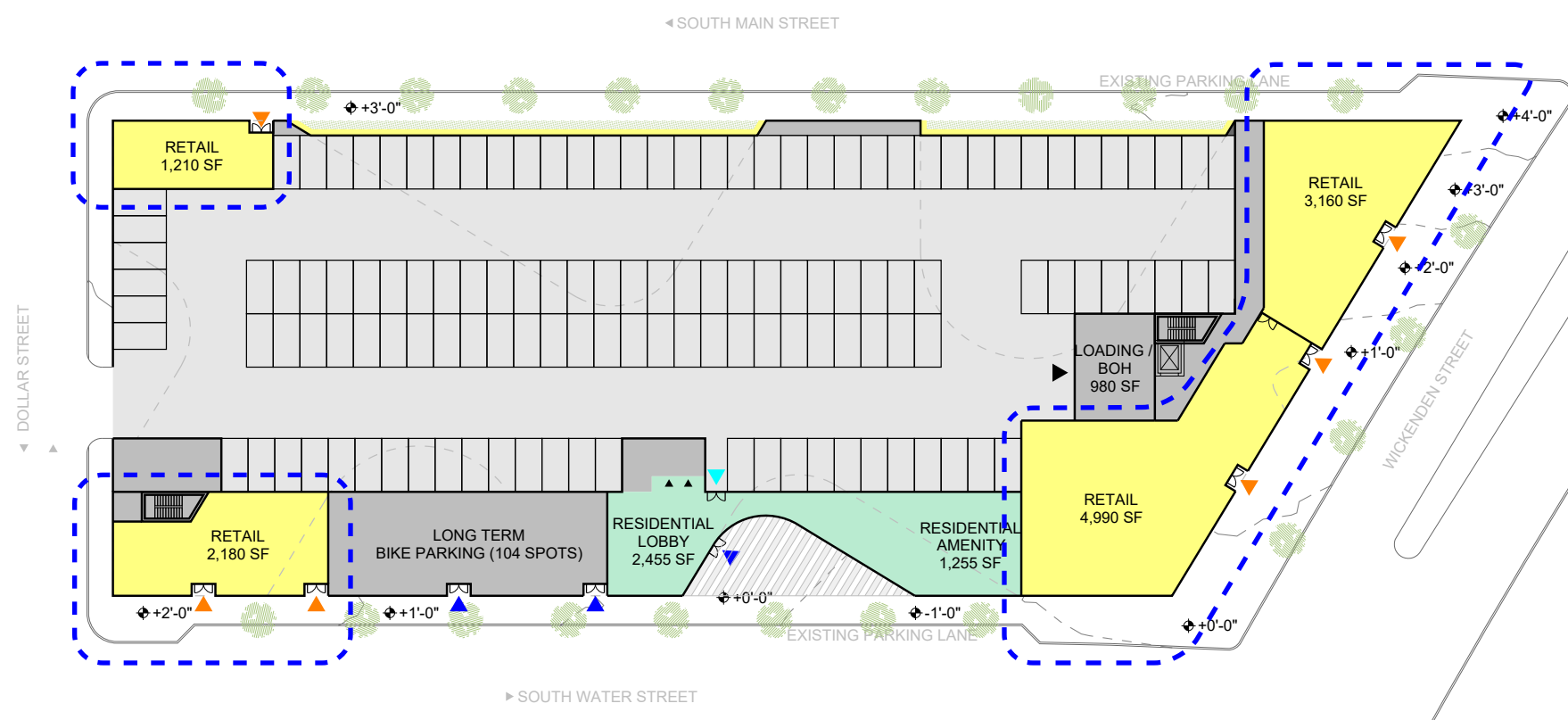
The massing is shaped by **5** landscaped courtyards which results in a building housing **220** modern apartments





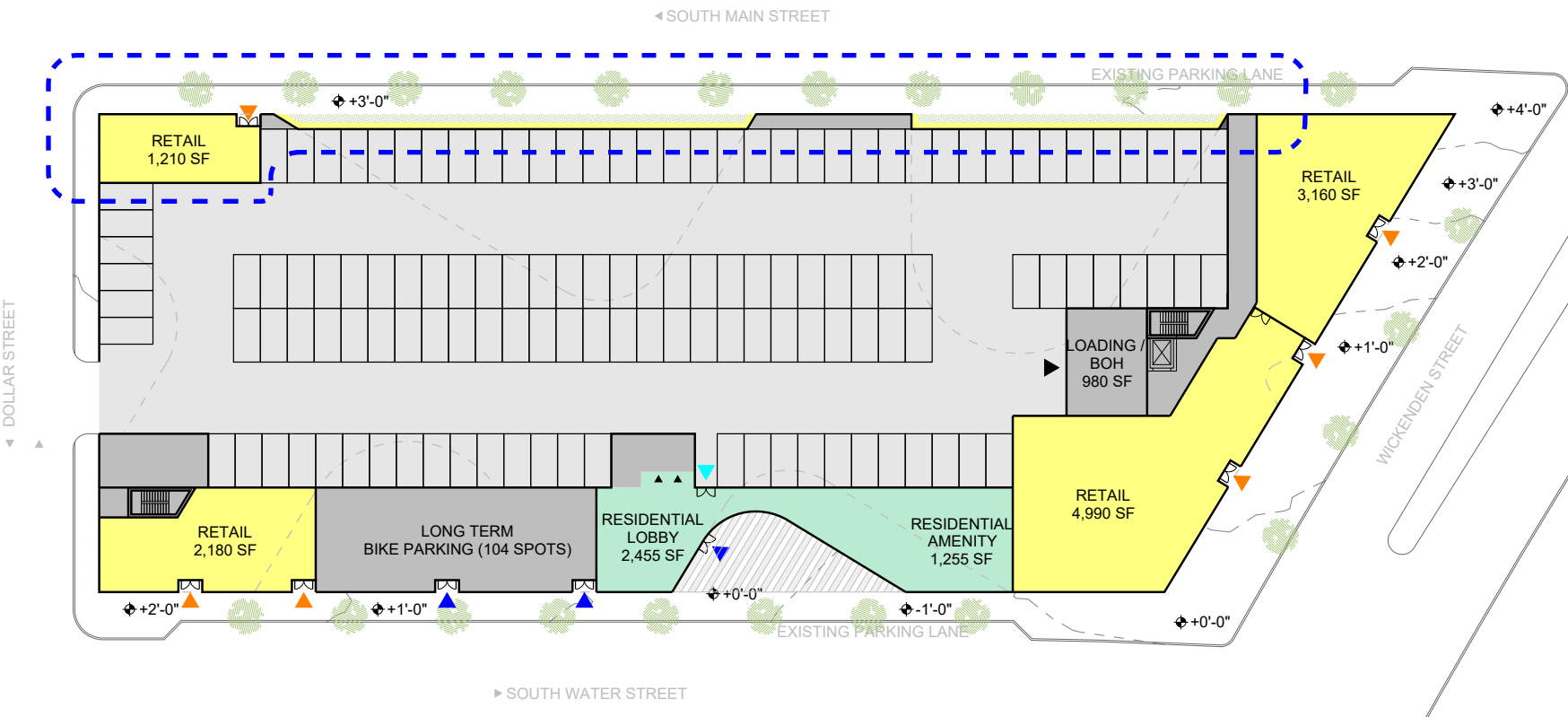
Retail Activation

Retail anchors the corners of the site, activating the park facing S Water St & extending the retail corridor down Wickenden St. These include opportunities for larger anchor tenants including fitness, bars, restaurants, as well as opportunities for pop-up shops that support local businesses.



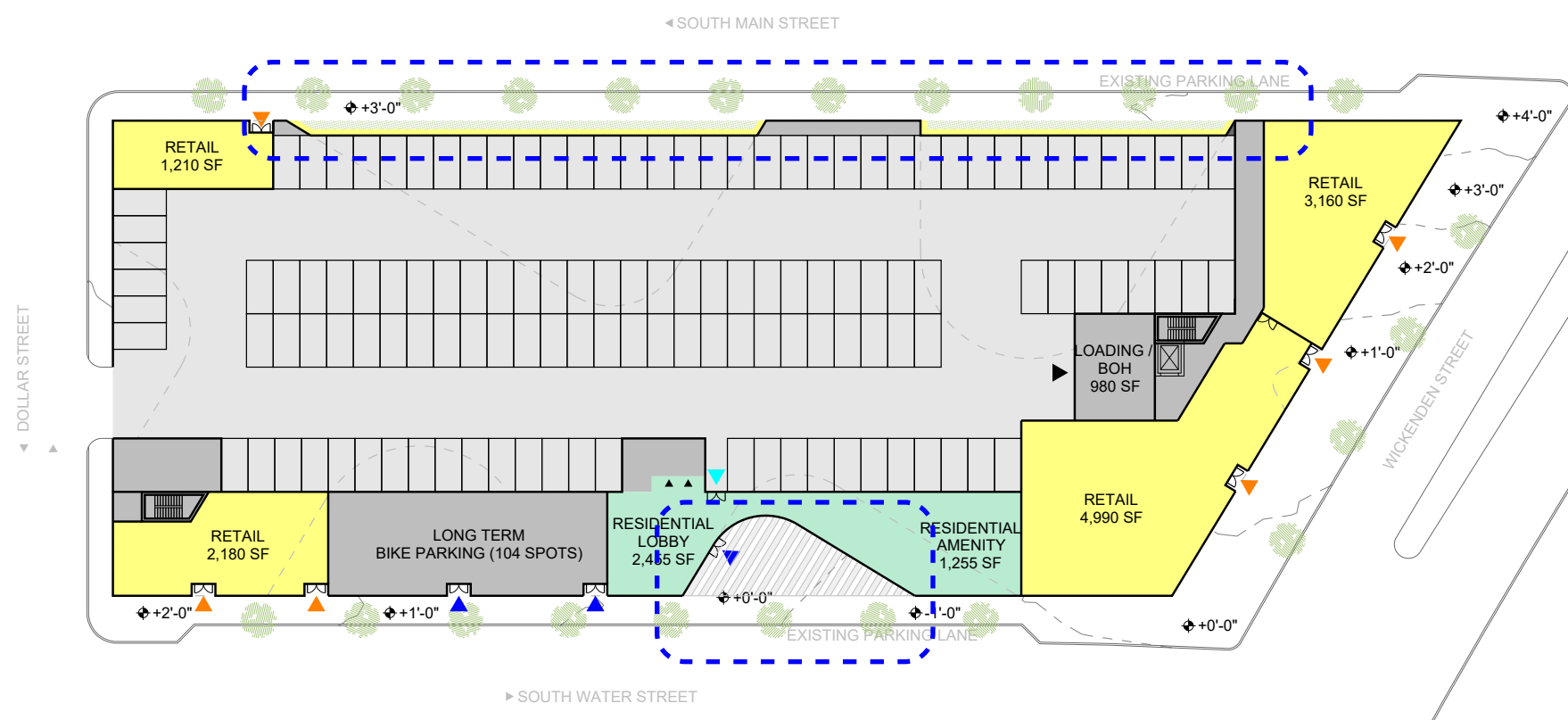
Culture

A portion of ground level is dedicated to support local institutions, providing gallery space and street wall opportunities to showcase local creative talent.



Greenscape

Carve outs at the ground level are an extension of the openspace of the park. They also provide breathing room for the sidewalks on S Water St & S Main St.













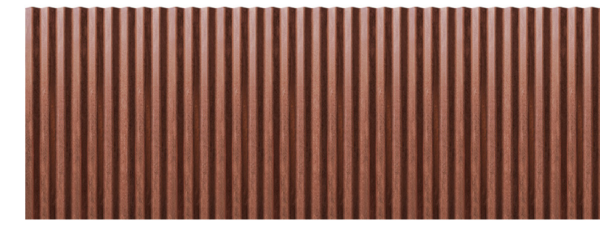
Bent Aluminum Facade
Terracotta color



Bent Aluminum Facade
Dark gray color



Punched windows



Preformed Aluminum Spandrel
Terracotta color



Preformed Aluminum Spandrel
Dark gray color



Local and resilient plant species



