



# PARCELS 14 AND 15 - RFP PRESENTATION | 04.19.23

SGA COMMUNICATING. COLLABORATING. CREATING.



# PROJECT TEAM





# TEAM EXPERIENCE



SOUTH STREET LANDING



RIVERHOUSE



CHANNEL CENTER



GTECH BUILDING



ALOFT HOTEL

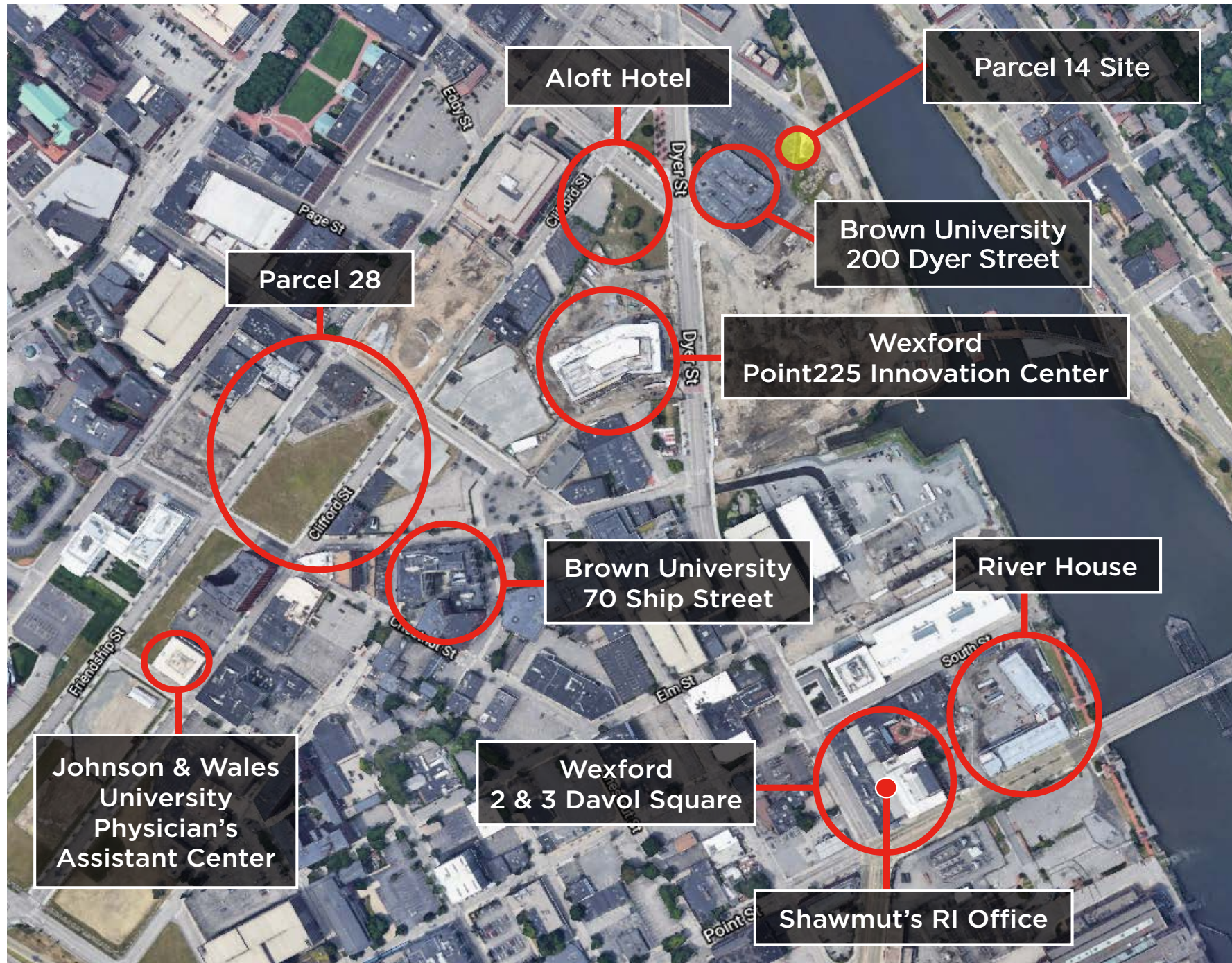


# TEAM EXPERIENCE

## EXPERIENCE IN INNOVATION & DESIGN DISTRICT | PROVIDENCE



SHAWMUT RANKED #1 BUILDER IN RI BY *ENGINEERING NEWS-RECORD*



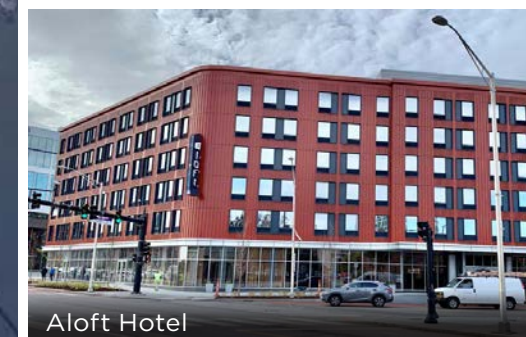
River House Apartments



Point225 Innovation Center



Emblem 125 (Parcel 28)



Aloft Hotel



# LOCATION AND PARCELS

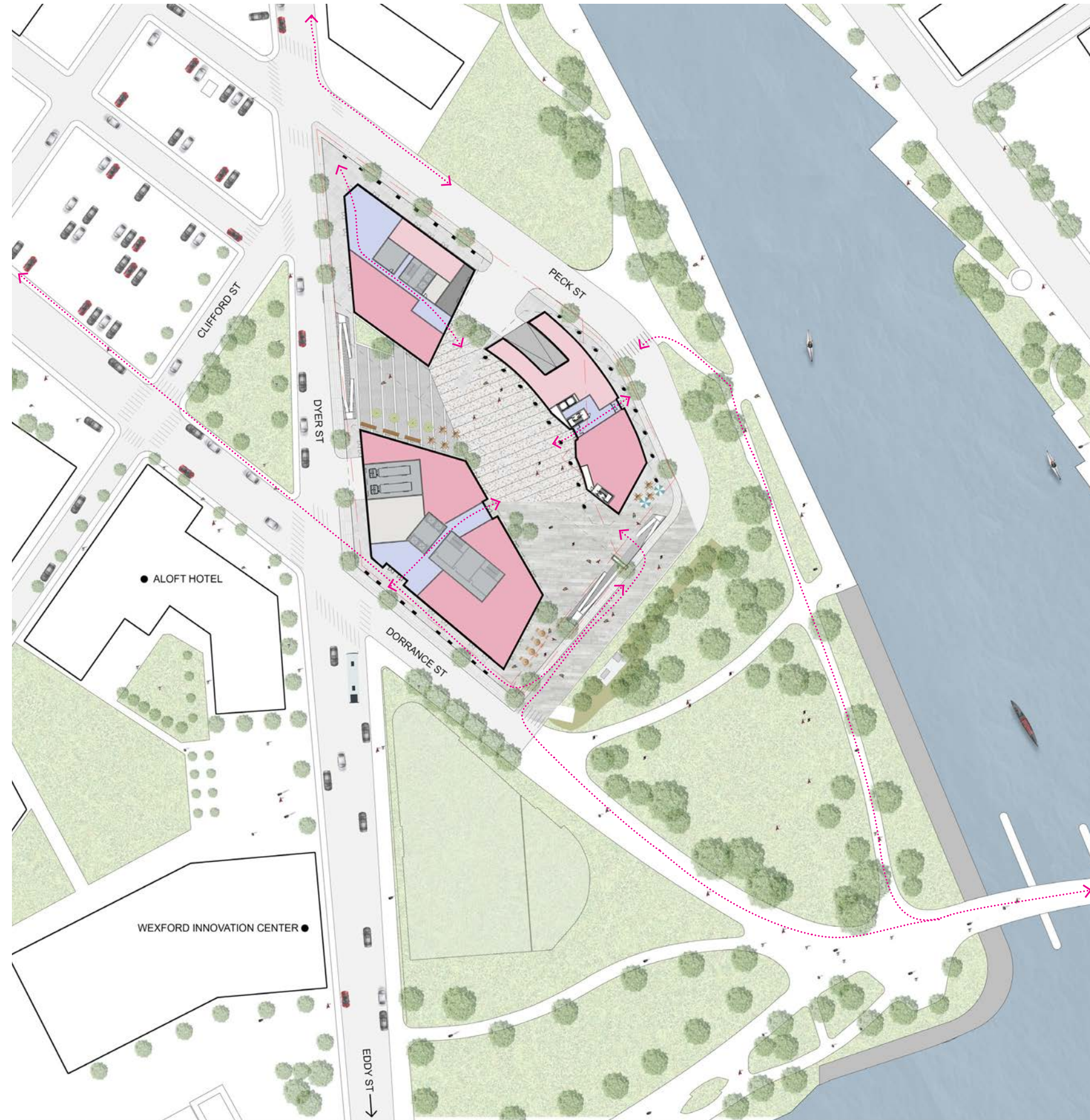




# SITE PLAN - MASTERPLAN

- MASTERPLAN UNLOCKS THE DEVELOPMENT POTENTIAL OF THE BLOCK
- RESILIENCY FEATURES WILL BE IMPLEMENTED ACROSS ENTIRE MASTERPLAN
- PROJECT IS DESIGNED TO CONFORM TO CITY OF PROVIDENCE ZONING AND I-195 DISTRICT DEVELOPMENT PLAN DESIGN GUIDELINES. NO WAIVERS ARE BEING REQUESTED
- NEW URBAN REALM WILL BE CREATED

	RESIDENTIAL	OFFICE	LAB
TOTAL	159,000	120,000	233,000
TOTAL MASTERPLAN	512,000 SF		





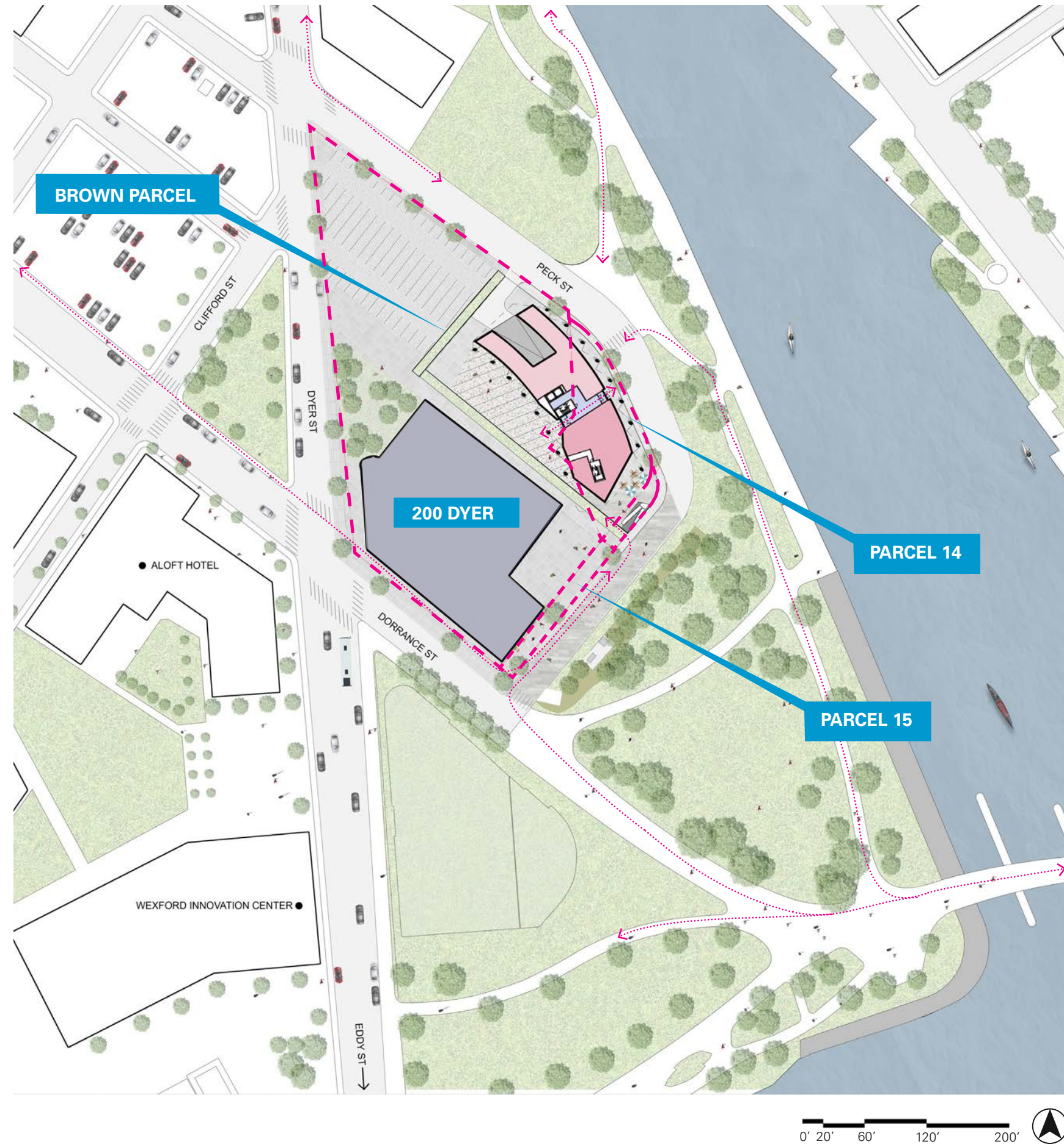
# MASTERPLAN - AERIAL VIEW





# SITE PLAN - RESIDENTIAL

- RESIDENTIAL BUILDING SPANS OVER BOTH I-195 PARCEL 14 AND BROWN PARCEL
- PARCEL 15 CAN BE INCORPORATED INTO TOTAL MASTERPLAN
- REQUIRED RESILIENCY FEATURES WILL BE IMPLEMENTED IN PHASE 1 RESIDENTIAL BUILDING
- BUILDING HEIGHTS WILL BE COMPLIANT WITH AS-OF-RIGHT LIMITS





# VIEWS



VIEW FROM PLAZA AT BASE OF PEDESTRIAN BRIDGE



# VIEWS



VIEW FROM EAST SIDE OF THE PROVIDENCE RIVER



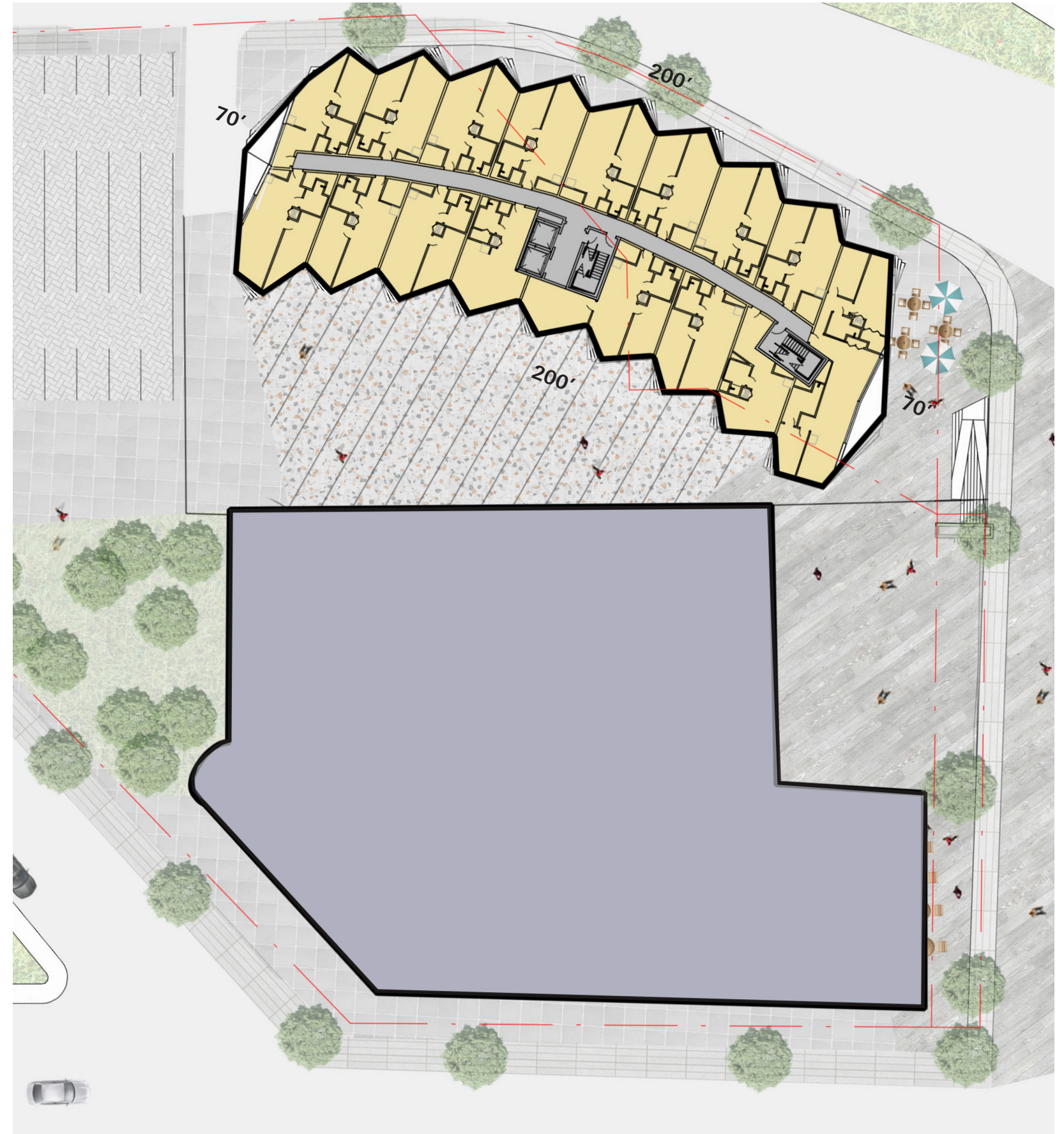
# UNIT SIZES AND TARGET UNIT MIX

## PROGRAM TABLE

PROGRAM AREAS		
PROGRAM	GSF	
RESIDENTIAL	159,300 GSF	
AREA/USE BY FLOOR		
LEVEL	GSF	PROGRAM/USE
LEVEL 1	11,800 GSF*	RETAIL/AMENITY, LOBBY, SERVICE
LEVELS 2-11	145,000 GSF	RESIDENTIAL
ROOF	2,500 GSF	MECHANICAL, AMENITY
TOTAL	159,300 GSF	
RESIDENTIAL UNITS		
UNIT MIX	NUMBER	AVG. SIZE (GSF)
STUDIO	37	475
1	75	640
2	30	800
3	7	1025
TOTAL	149	650

\*8,000 SF OF GROUND FLOOR ACTIVATED AND COMMERCIAL USES

56 ON-SITE UNDERGROUND PARKING SPACES





# PUBLIC BENEFITS

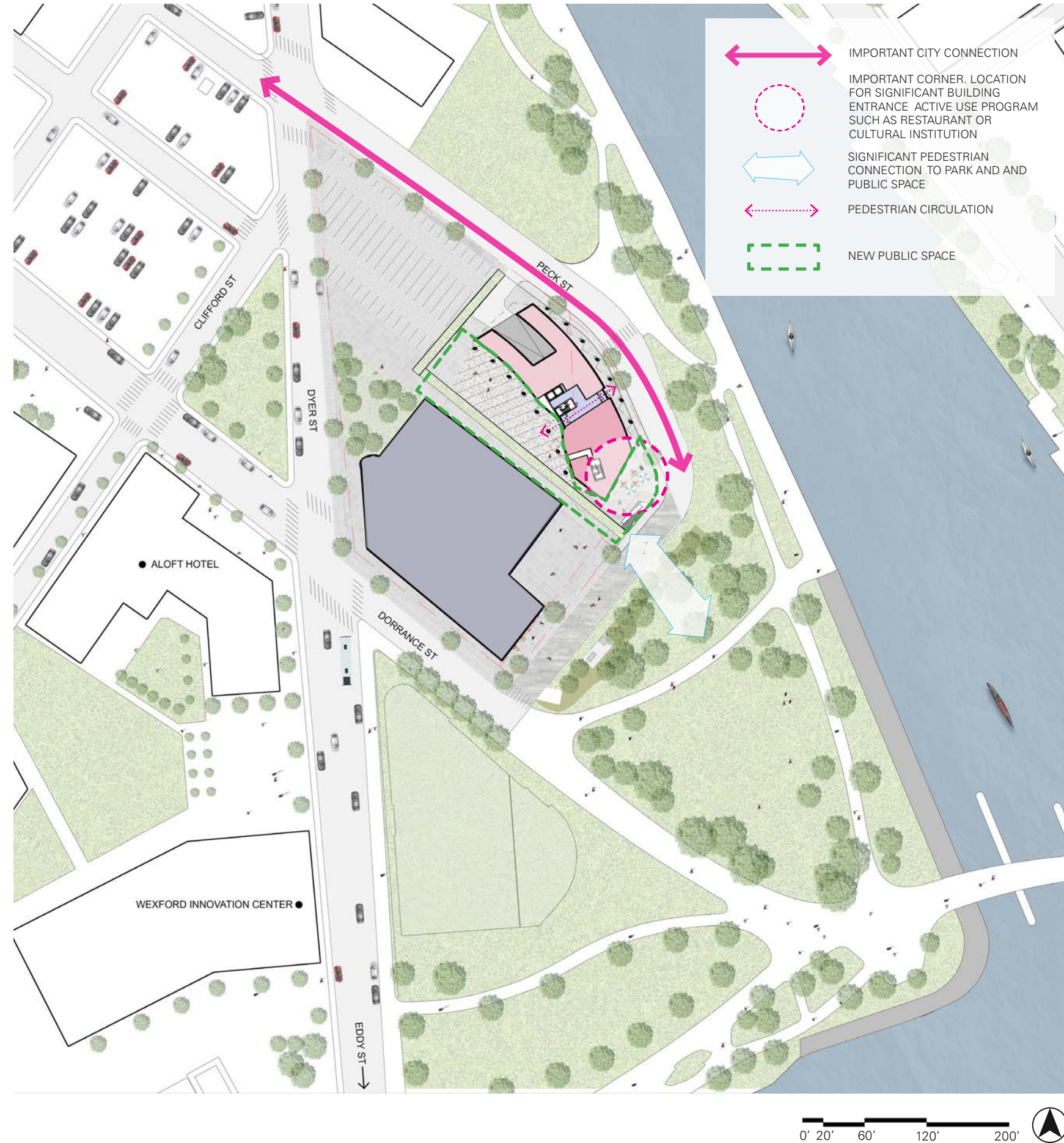
- COMMITMENT TO 10% WORKFORCE HOUSING
- COLLABORATION WITH THE CITY AND 195 DISTRICT TO ACTIVATE GROUND FLOOR USES AND IMPROVE PEDESTRIAN EXPERIENCE. PROVIDING EYES ON STREET AND RESTAURANTS SPILLING OUT INTO THE PARK FOR SAFE AND ENLIVENED STREETS
- THE PROJECT WILL PROVIDE THE AMOUNT OF DENSITY THAT THE PARK REQUIRES FOR FULL ACTIVATION.
- NEW PUBLIC REALM COMPLEMENTS THE PUBLIC REALM OF THE PARK WITH A MIX OF BOTH GROUND FLOOR AND UPPER LEVEL USES, BOTH LIVING AND WORKING, IN A TRUE NEIGHBORHOOD
- MEETS ALL RESILIENCY GOALS FOR THE DISTRICT





# CONNECTIONS TO PARK PHASE 1

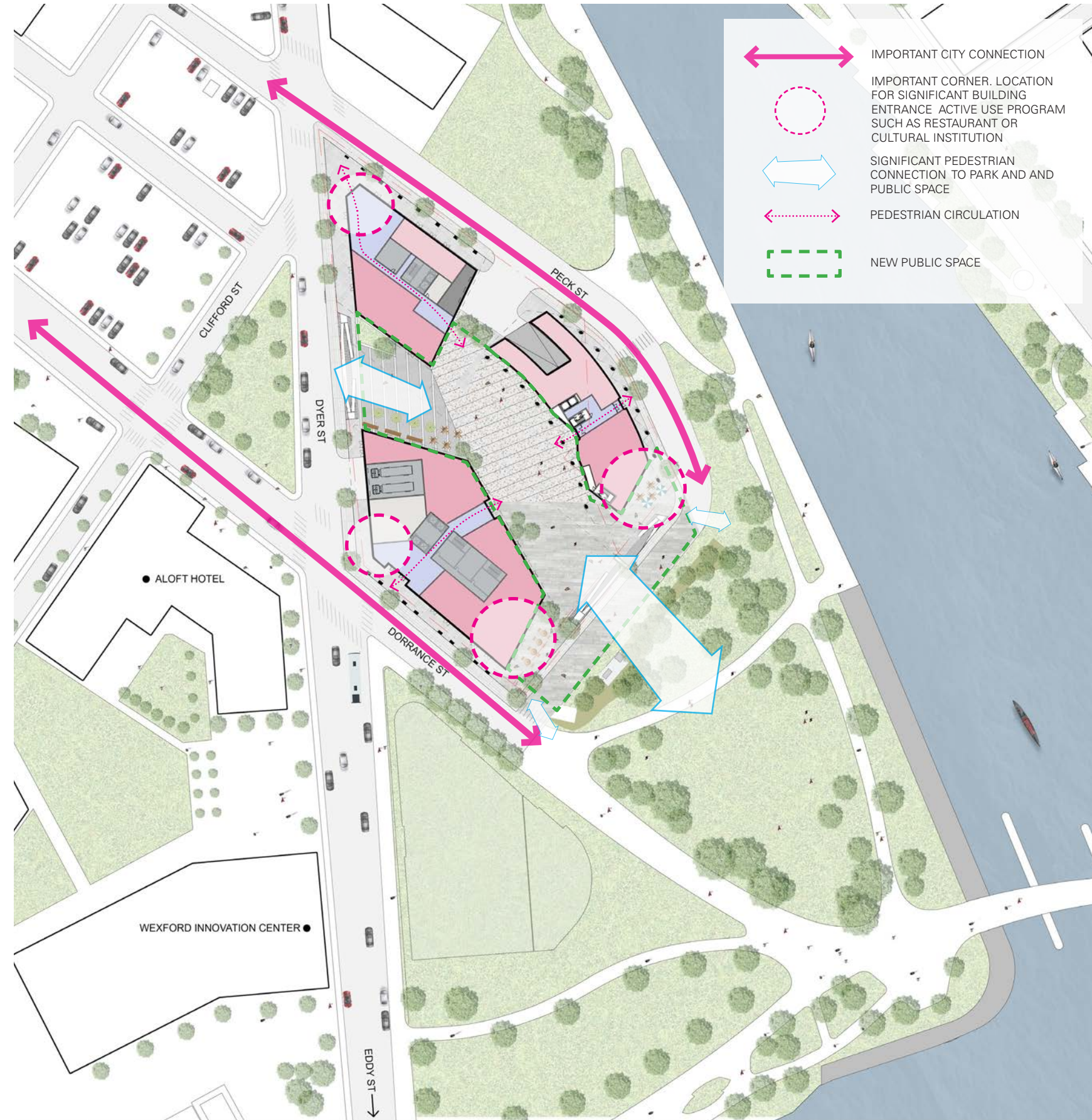
- GROUND FLOOR AMENITY USES ON THE SOUTHERN EDGE WILL FACE THE PARK AND ACTIVATE THE NORTHERN EDGE OF THE PARK
- GROUND FLOOR USES ON THE EASTERN EDGE OF THE BUILDING WILL COMPLEMENT THE RIVERWALK
- OUTDOOR USES WILL REINFORCE THE SIGNIFICANT URBAN PATHWAY TERMINUS AT THE CORNER OF PECK STREET





# CONNECTIONS TO PARK MASTERPLAN

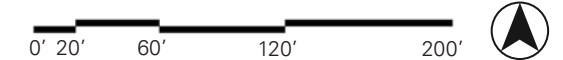
- GROUND FLOOR AMENITY USES ON THE SOUTHERN EDGE WILL FACE THE PARK AND ACTIVATE THE NORTHERN EDGE OF THE PARK
- CENTRAL COURTYARD WILL CONNECT SPATIALLY AND VISUALLY TO THE PARK AND TO DYER STREET
- GROUND FLOOR USES ON THE EDGES OF THE BLOCK WILL COMPLEMENT THE RIVERWALK, THE PARK, AND THE URBAN REALM
- OUTDOOR USES WILL REINFORCE THE SIGNIFICANT URBAN PATHWAY AT CORNERS OF PECK AND DORRANCE STREETS.
- POTENTIAL FOR A 'WOONERF' (A DUTCH TERM FOR A SHARED STREET) ON PECK STREET CONNECTING THE PARK AND THE DEVELOPMENT.





# DEAL

- A. PURCHASE PRICE FOR PARCELS 14 AND 15 - \$600,000
- B. NO SUBSIDY ANTICIPATED FOR WORKFORCE HOUSING UNITS
- C. PROPERTY WILL BE ADDED TO COMMERCIAL TAX ROLL DESPITE THE CONTRIBUTION OF BROWN UNIVERSITY LAND TO THE PROJECT
- D. MASTERPLAN BUILD OUT SHALL BE ALSO ADDED TO COMMERCIAL TAX ROLL
- E. SEEKING A TAX STABILIZATION AGREEMENT UNDER THE I-195 DISTRICT TSA ORDINANCE FROM THE CITY OF PROVIDENCE







VIEW FROM PECK STREET





VIEW FROM MIDDLE OF PEDESTRIAN BRIDGE



**THANK YOU**  
QUESTIONS?