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

- Aloft Hotel
- Parcel 14 Site
- Brown University 200 Dyer Street
- Wexford Point225 Innovation Center
- River House
- Brown University 70 Ship Street
- Wexford 2 & 3 Davol Square
- Shawmut’s RI Office
- Johnson & Wales University Physician’s Assistant Center
- 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

<table>
<thead>
<tr>
<th></th>
<th>RESIDENTIAL</th>
<th>OFFICE</th>
<th>LAB</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>159,000</td>
<td>120,000</td>
<td>233,000</td>
</tr>
<tr>
<td>TOTAL MASTERPLAN</td>
<td>512,000 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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
VIEW FROM PLAZA AT BASE OF PEDESTRIAN BRIDGE
VIEW FROM EAST SIDE OF THE PROVIDENCE RIVER
UNIT SIZES AND TARGET UNIT MIX

PROGRAM TABLE

<table>
<thead>
<tr>
<th>PROGRAM AREAS</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>159,300</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AREA/USE BY FLOOR</th>
<th>GSF</th>
<th>PROGRAM/USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEVEL 1</td>
<td>11,800</td>
<td>RETAIL/AMENITY, LOBBY, SERVICE</td>
</tr>
<tr>
<td>LEVELS 2-11</td>
<td>145,000</td>
<td>RESIDENTIAL</td>
</tr>
<tr>
<td>ROOF</td>
<td>2,500</td>
<td>MECHANICAL, AMENITY</td>
</tr>
<tr>
<td>TOTAL</td>
<td>159,300</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RESIDENTIAL UNITS</th>
<th>NUMBER</th>
<th>AVG. SIZE (GSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUDIO</td>
<td>37</td>
<td>475</td>
</tr>
<tr>
<td>1</td>
<td>75</td>
<td>640</td>
</tr>
<tr>
<td>2</td>
<td>30</td>
<td>800</td>
</tr>
<tr>
<td>3</td>
<td>7</td>
<td>1025</td>
</tr>
<tr>
<td>TOTAL</td>
<td>149</td>
<td>650</td>
</tr>
</tbody>
</table>

*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 RESILIENCEY 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.
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 MIDDLE OF PEDESTRIAN BRIDGE
THANK YOU

QUESTIONS?