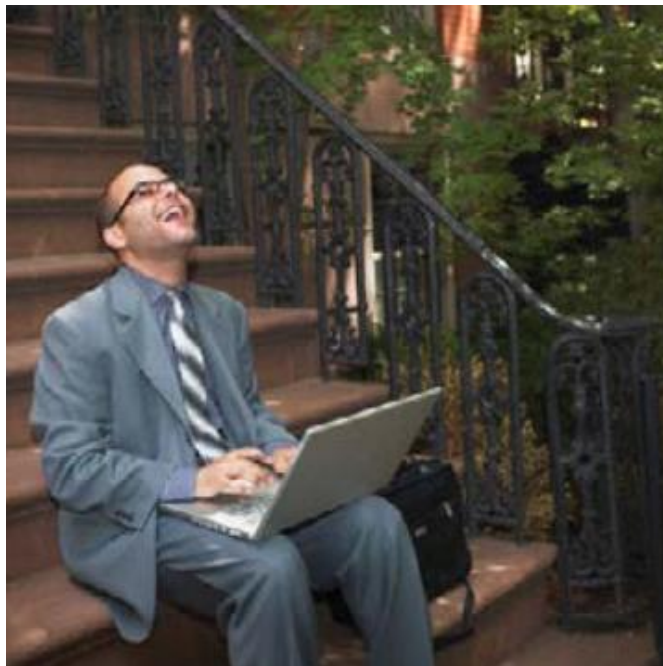




# I-195 REDEVELOPMENT DISTRICT PROVIDENCE, RHODE ISLAND

## Level 1 Submission: Parcels 2,5,6



### The Row at College Hill

March 14, 2018

PROVIDENCE, RHODE ISLAND

**I-195 REDEVELOPMENT - PARCELS 2,5,&6**





# Waterfront Access Diagram





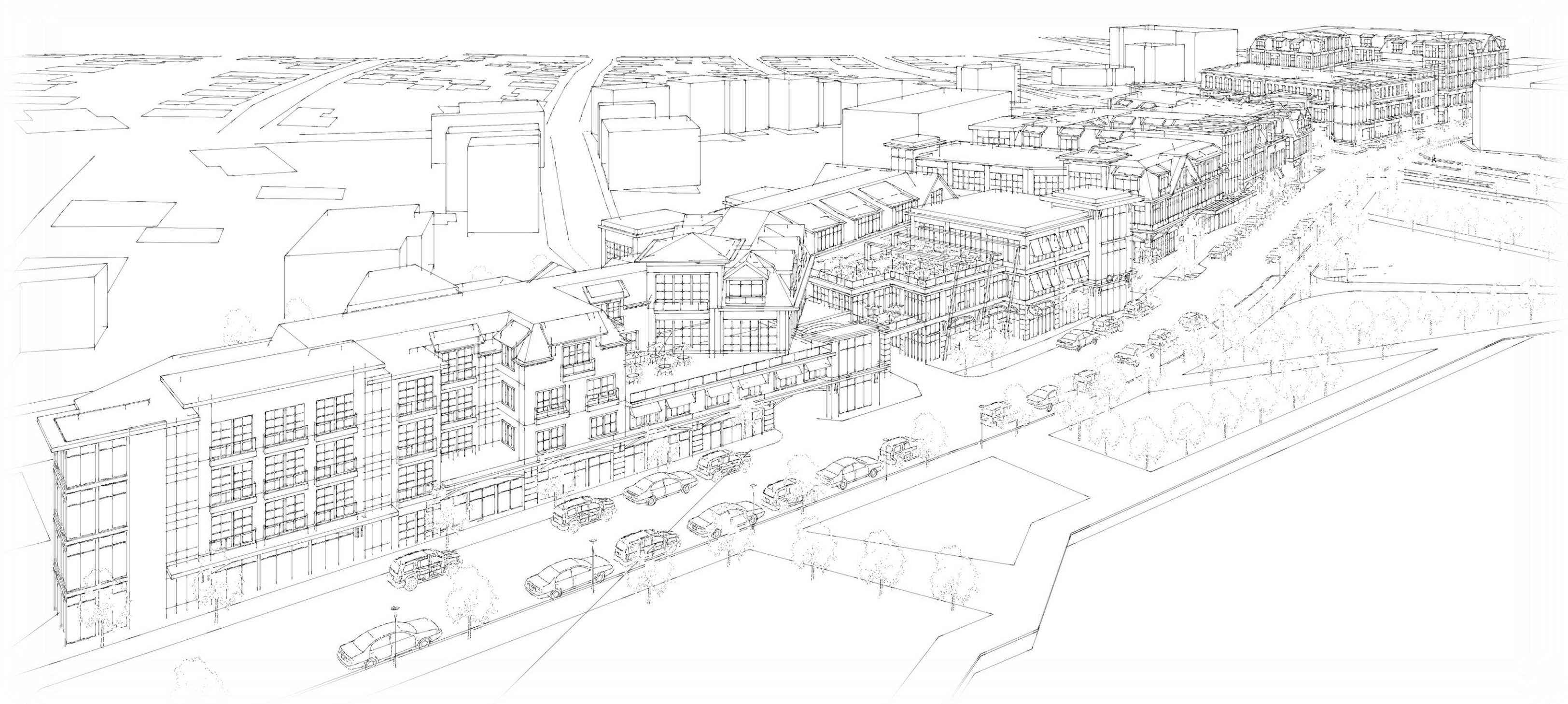
# The Row at College Hill

March 14, 2018

PROVIDENCE, RHODE ISLAND

**I-195 REDEVELOPMENT - PARCELS 2,5,&6**





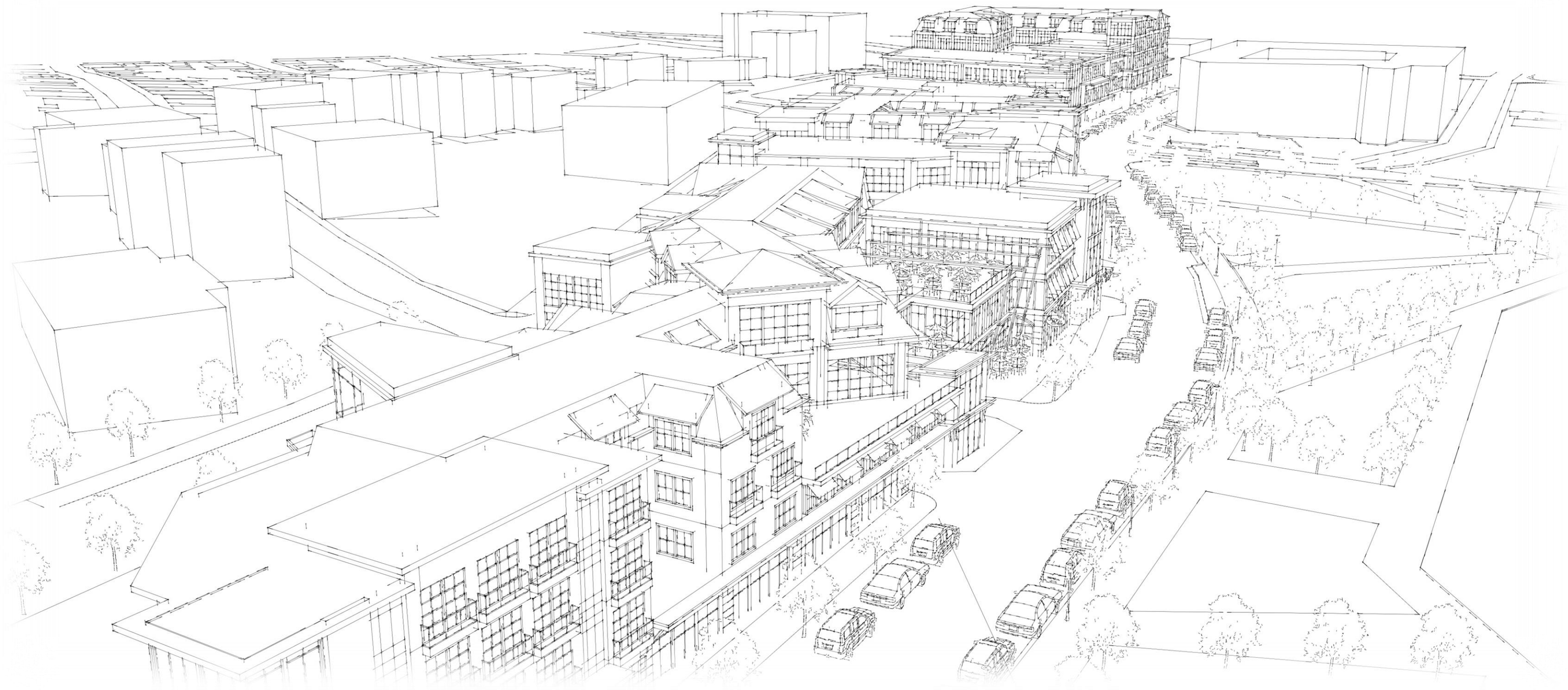
# The Row at College Hill

March 14, 2018






PROVIDENCE, RHODE ISLAND

**I-195 REDEVELOPMENT - PARCELS 2,5,&6**

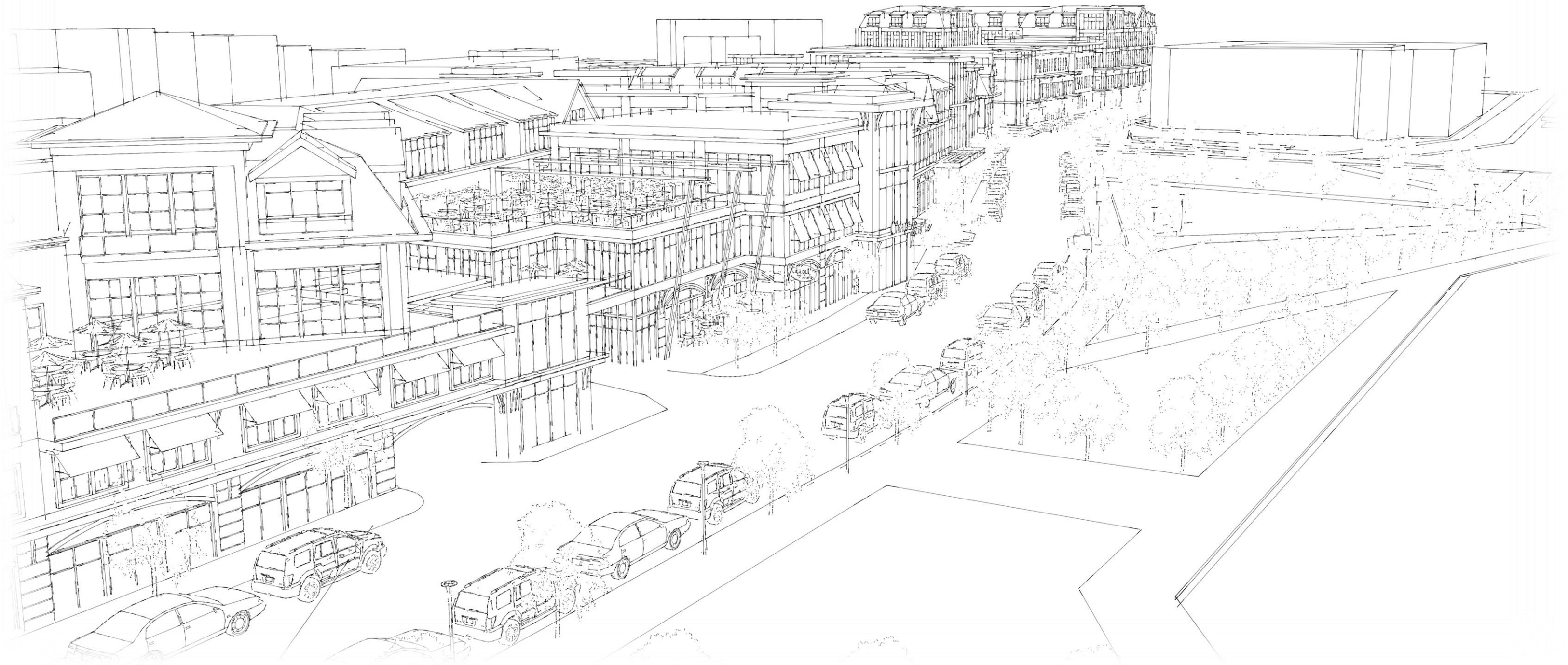




# Area Totals

								
	Parking						Totals	Totals w/ Lower Level
Parcel	Lower Level	Retail	Restaurant	Office	Residential	Hotel		
2	30,500 93 Spaces	13,100	30,000	-	32,450 22 Apartments	48,400 70 Rooms	123,950	154,450
5	56,461 182 Spaces	48,500	-	-	92,500 82 Apartments	-	141,000	197,461
6	119,485 365 Spaces	13,000	-	203,500	-	-	216,500	335,985
Total	206,446 640 Spaces	74,600	30,000	203,500	124,950	48,400	481,450	687,896
<i>All areas are in gross square feet.</i>								

# Sketch Parcels 2,5&6 (Retail& Residential)





# Program – Shops waterfront & neighborhood



Total Square Footage = 74,600 SF

- Parcel 2: 13,100 SF
- Parcel 5: 48,500 SF
- Parcel 6: 13,000 SF

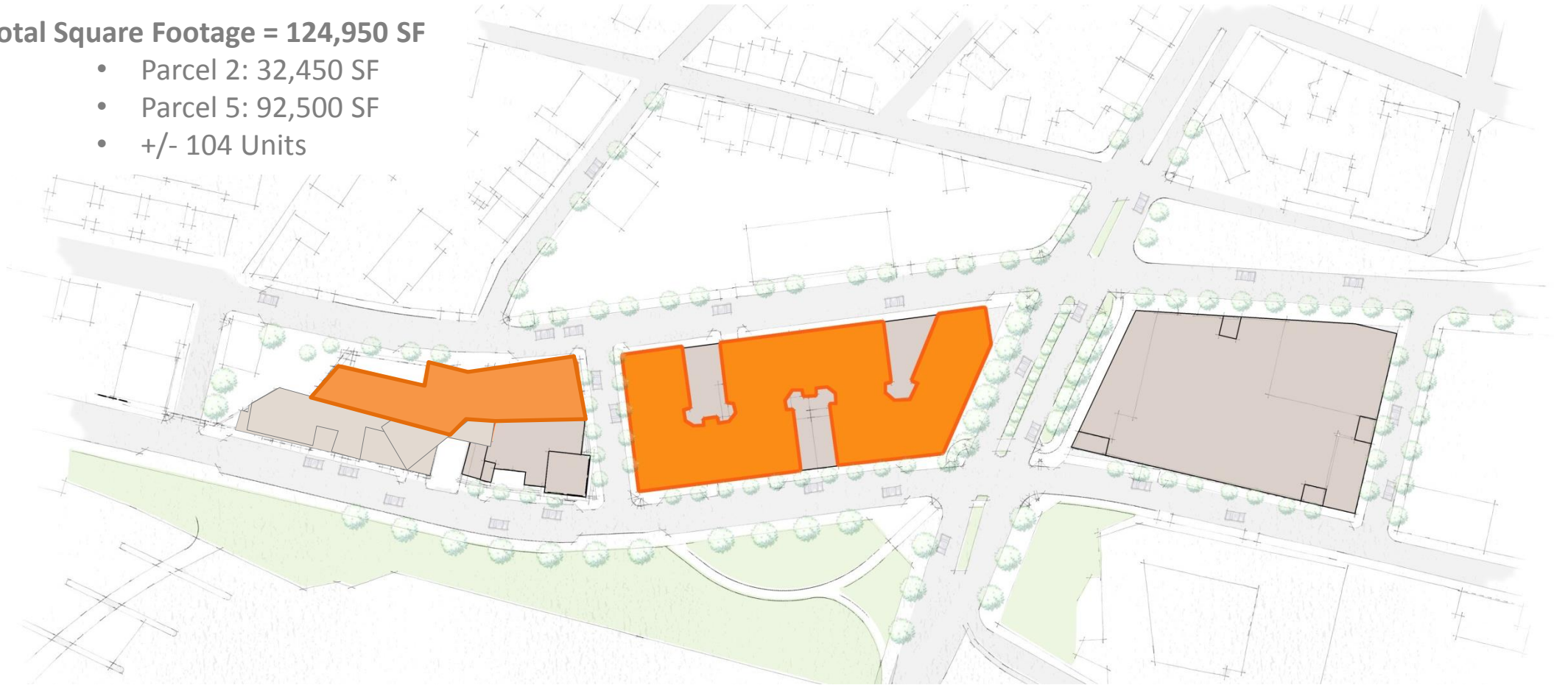


# Program – Residential



Total Square Footage = 124,950 SF

- Parcel 2: 32,450 SF
- Parcel 5: 92,500 SF
- +/- 104 Units



# Program – Office



Total Square Footage = 203,500 SF  
• Parcel 6: 203,500 SF



# Sketch Parcels 5&6 (Retail, Residential & Office)



## The Row at College Hill

March 14, 2018

PROVIDENCE, RHODE ISLAND

**I-195 REDEVELOPMENT - PARCELS 2,5,&6**



# Program – Restaurant



# Sketch Parcel 2 (Restaurant)



## The Row at College Hill

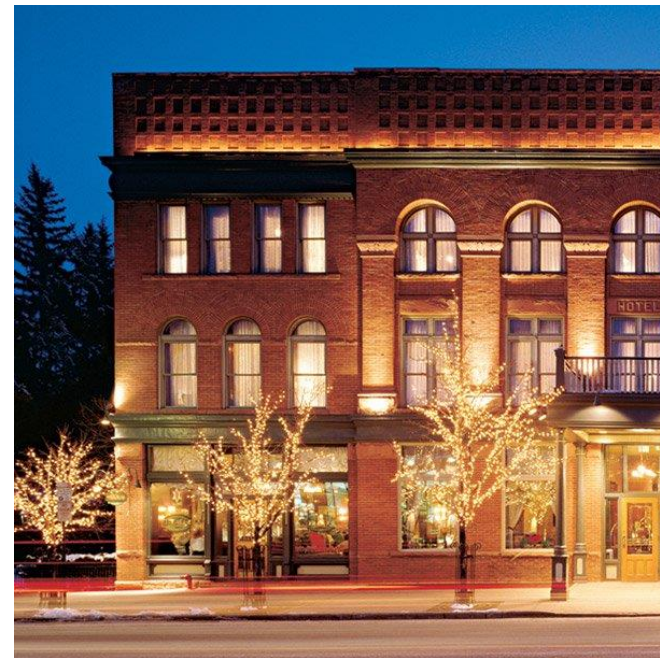
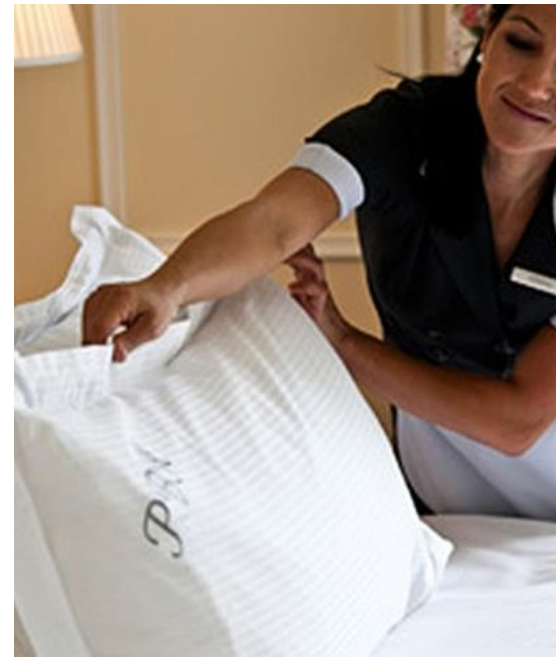
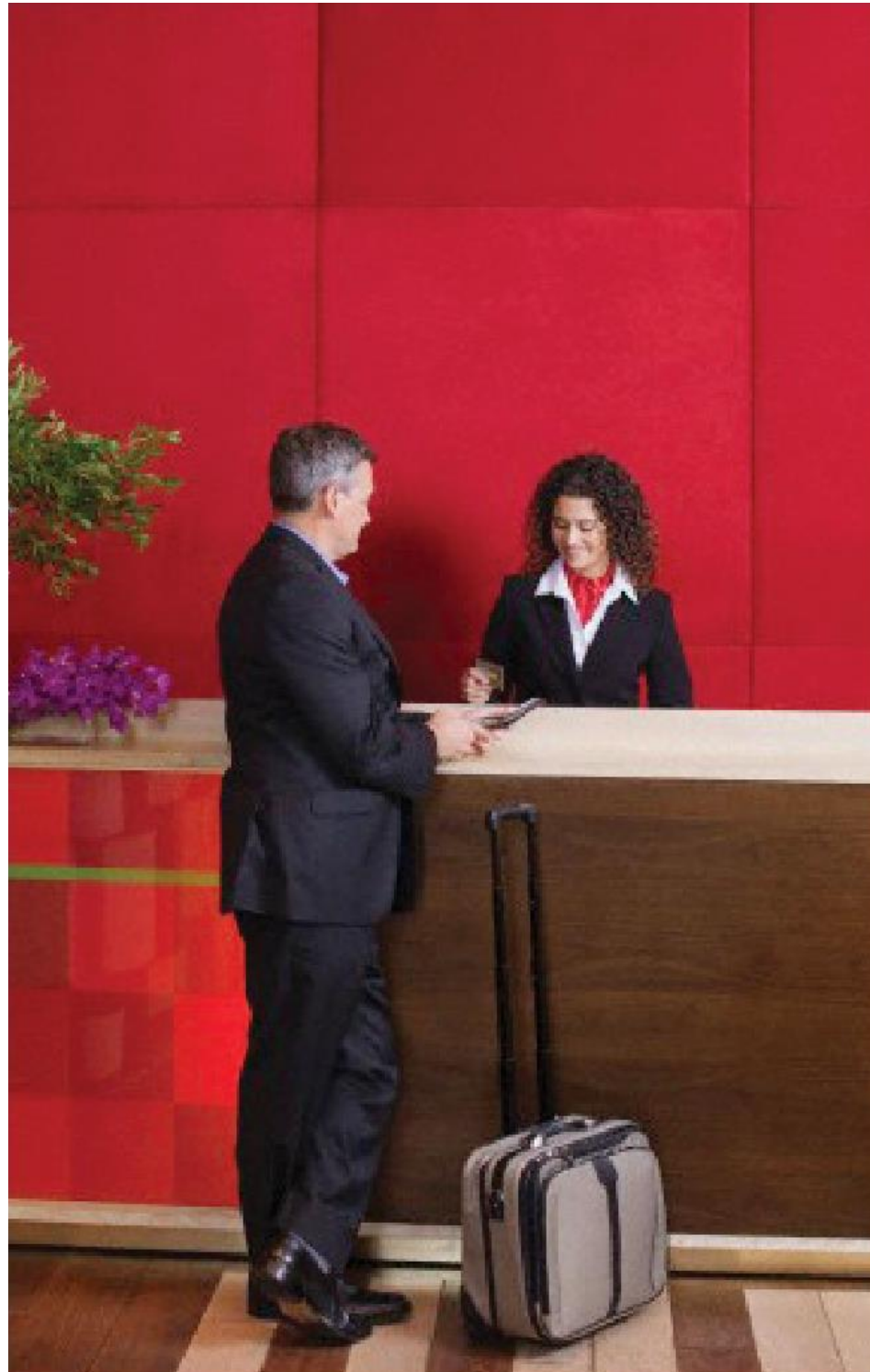
March 14, 2018

PROVIDENCE, RHODE ISLAND

**I-195 REDEVELOPMENT - PARCELS 2,5,&6**



# Program – Hotel



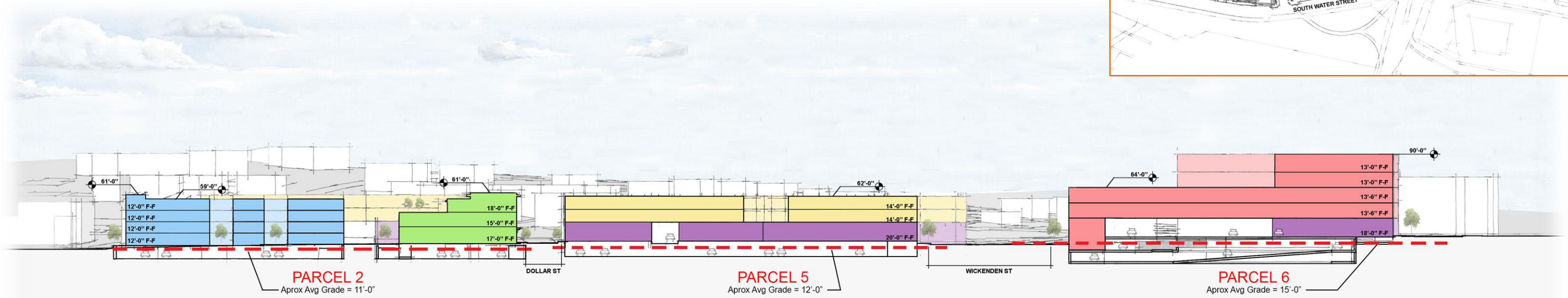
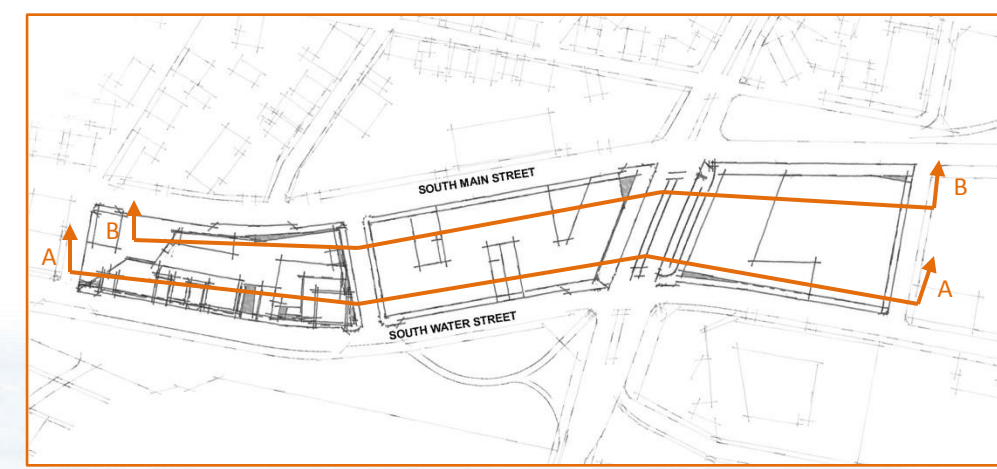
Total Square Footage = 48,400 SF

- Parcel 2: 48,500 SF
- 70+ Rooms

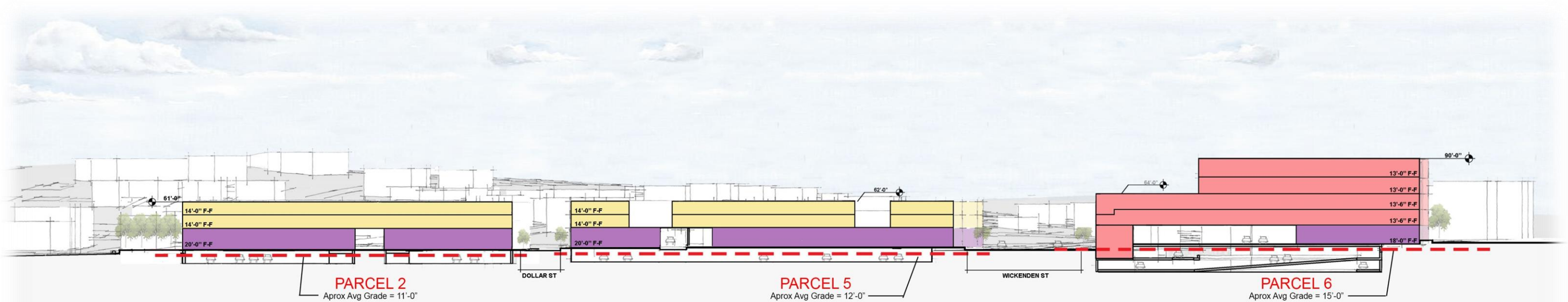


# Overall Sections

- RETAIL
- RESTAURANT
- RESIDENTIAL
- HOTEL
- OFFICE
- PARKING



Section A



Section B



# Overall Ground Level Program Diagram



## The Row at College Hill

March 14, 2018

PROVIDENCE, RHODE ISLAND

**I-195 REDEVELOPMENT - PARCELS 2,5,&6**



# Overall Second Level Program Diagram



# Overall Third Level Program Diagram



- RETAIL
- RESTAURANT
- RESIDENTIAL
- HOTEL
- OFFICE
- PARKING



## The Row at College Hill

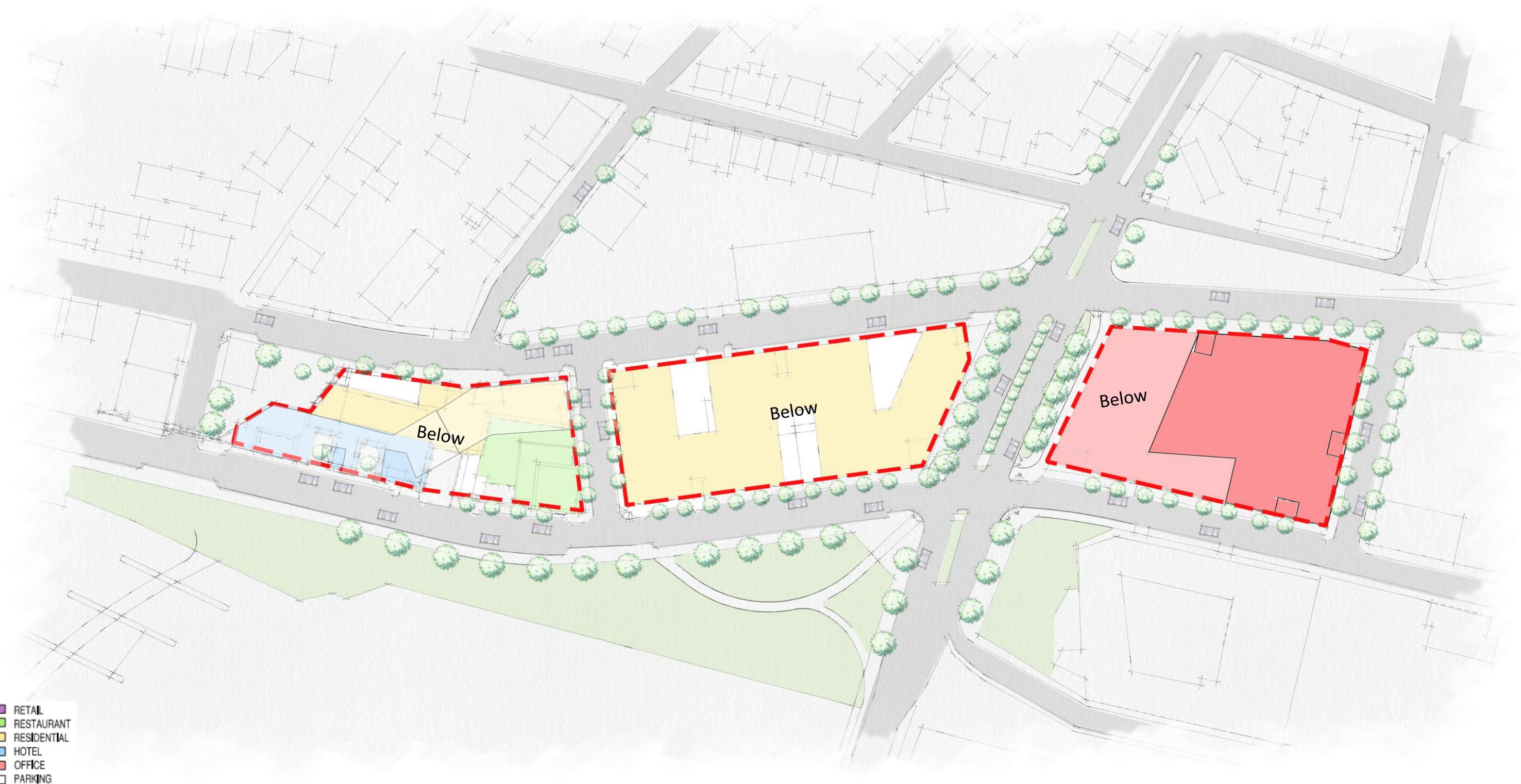
March 14, 2018

PROVIDENCE, RHODE ISLAND

**I-195 REDEVELOPMENT - PARCELS 2,5,&6**



# Overall Fourth & Fifth Level Program Diagram



- RETAIL
- RESTAURANT
- RESIDENTIAL
- HOTEL
- OFFICE
- PARKING



## The Row at College Hill

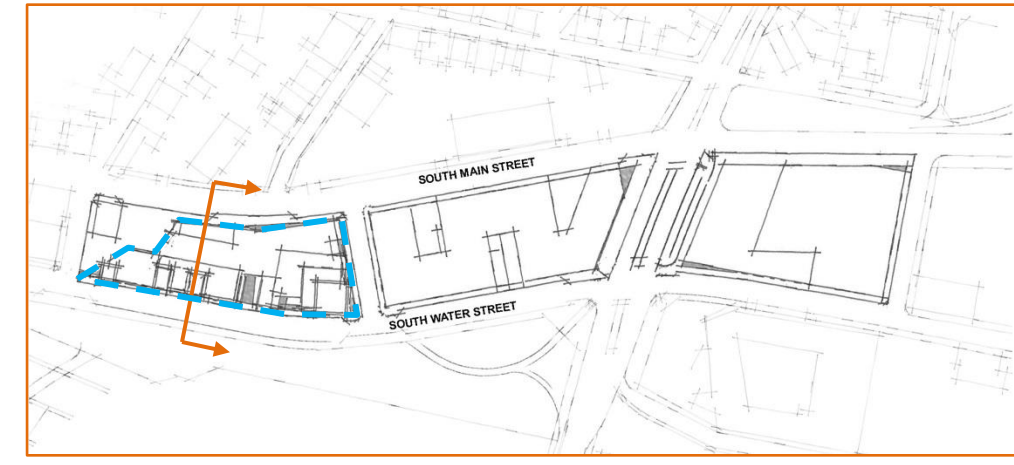
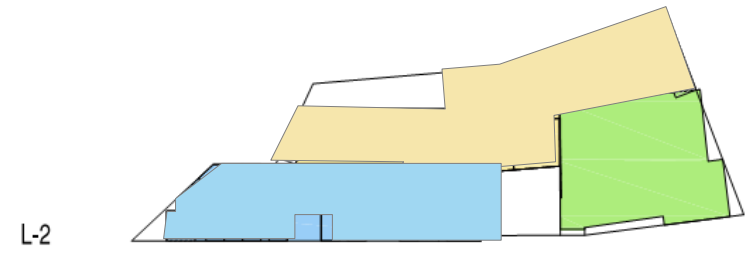
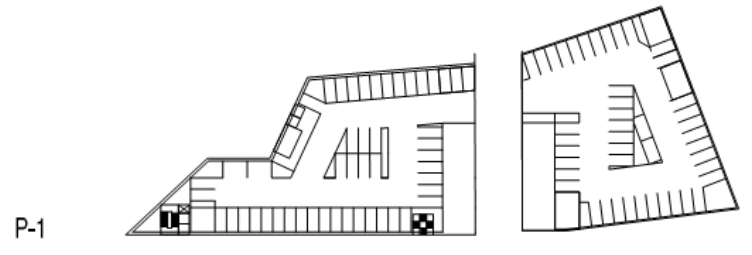
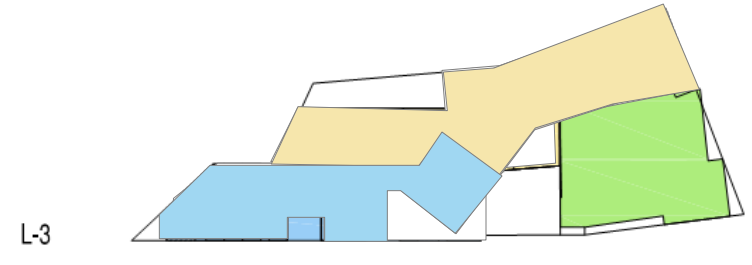
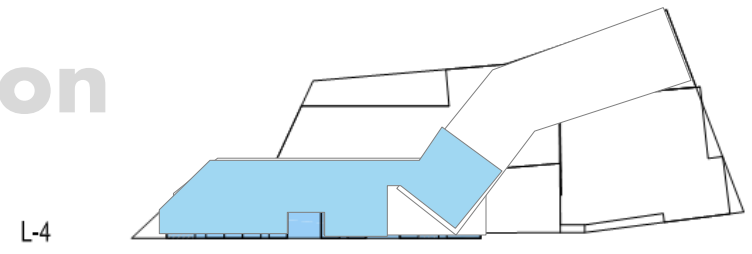
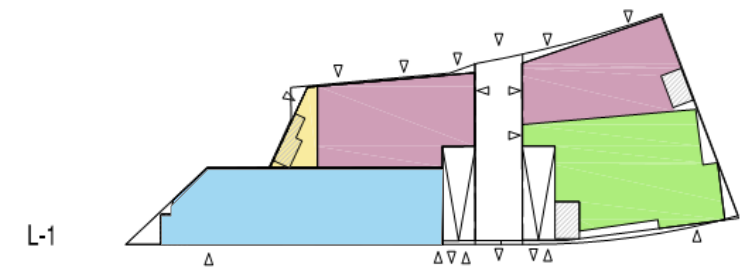
March 14, 2018

PROVIDENCE, RHODE ISLAND

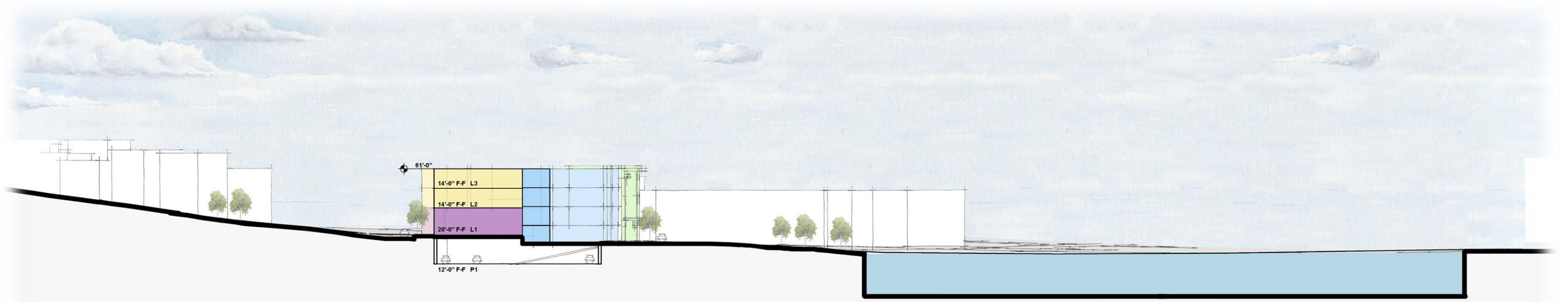
**I-195 REDEVELOPMENT - PARCELS 2,5,&6**



# Parcel 2 Plans and Section

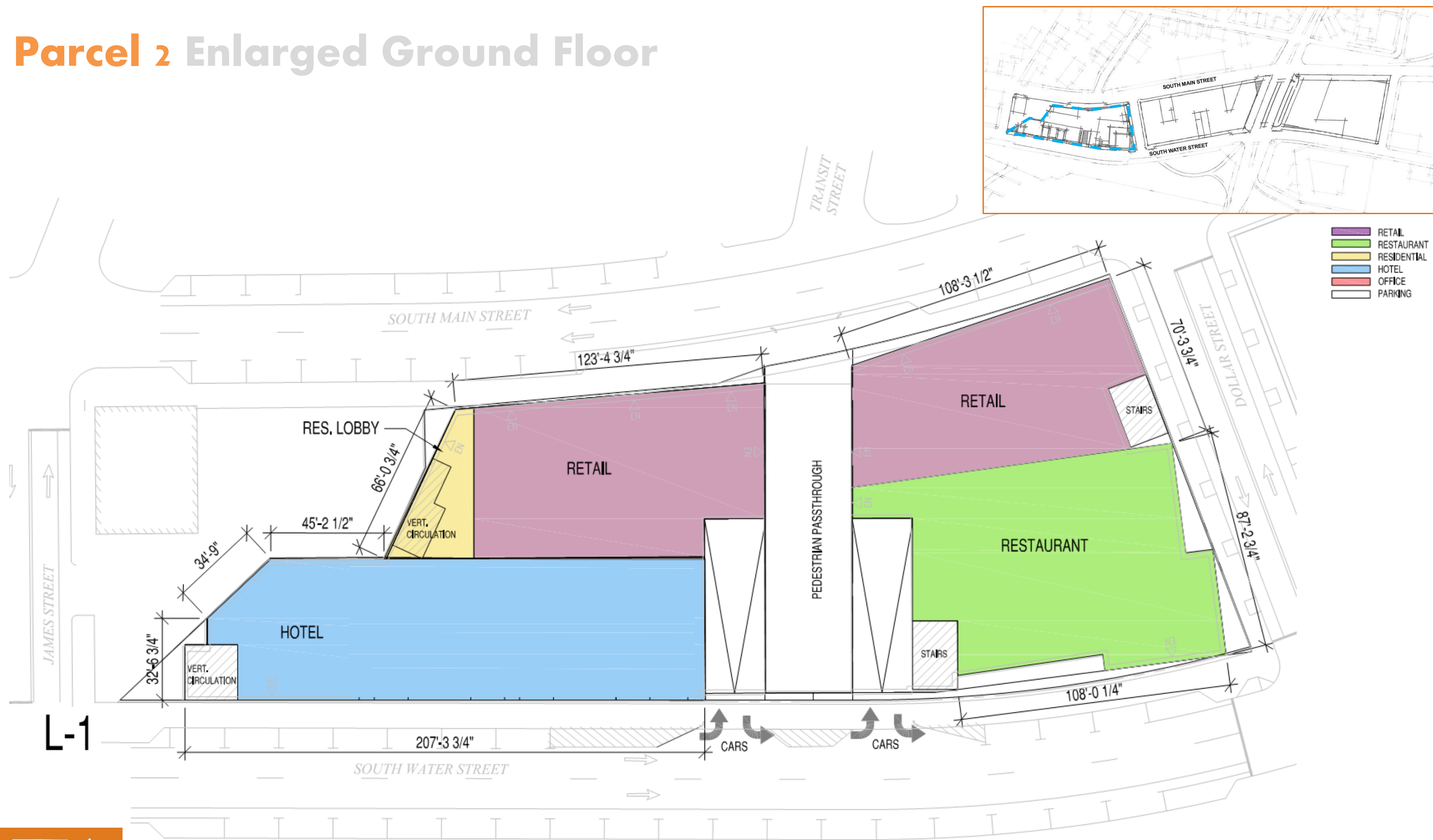


- RETAIL
- RESTAURANT
- RESIDENTIAL
- HOTEL
- OFFICE
- PARKING



Parcel 2 Short Section

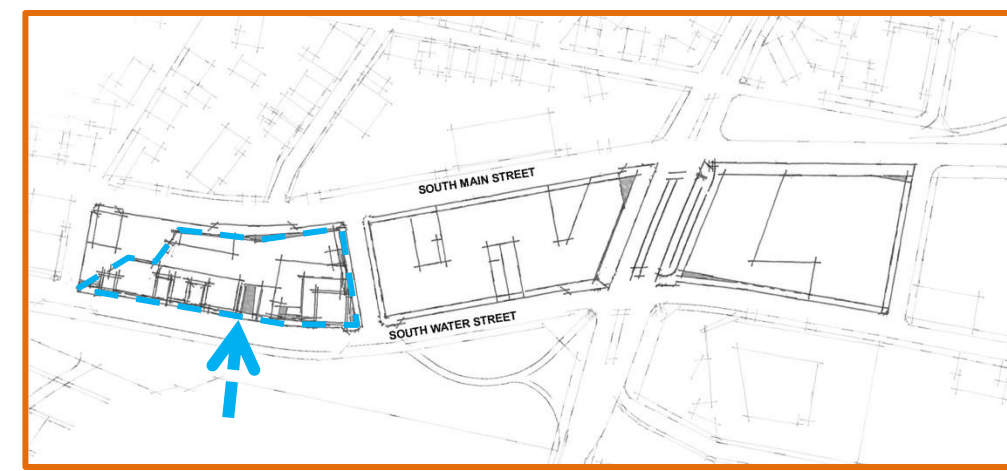
# Parcel 2 Enlarged Ground Floor



# Parcel 2 Elevation

## General Materials

- Brick and Stone
- Siding and Paneling
- Glass and Aluminum Storefront



Overall- South Water Street Elevation



Parcel 2 - South Water Street Elevation

Pedestrian Pass Through to Transit Street



## The Row at College Hill

March 14, 2018

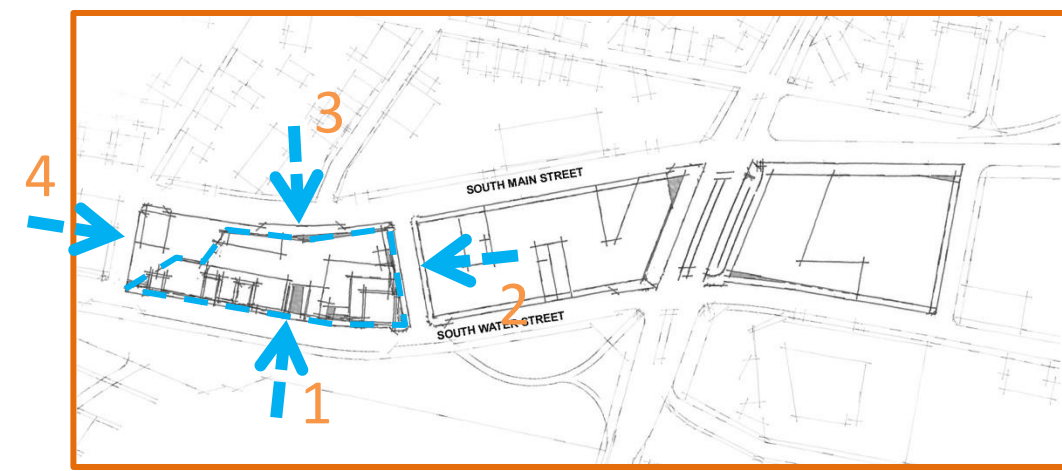
PROVIDENCE, RHODE ISLAND

I-195 REDEVELOPMENT - PARCELS 2,5,&6

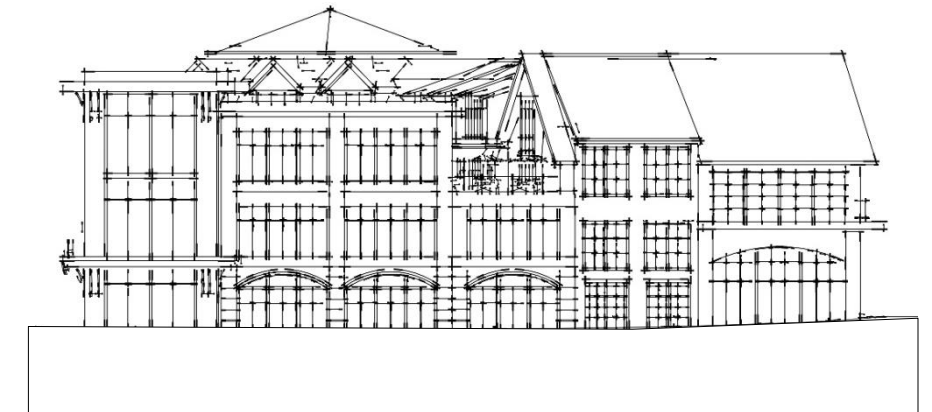


# Parcel 2 Elevations

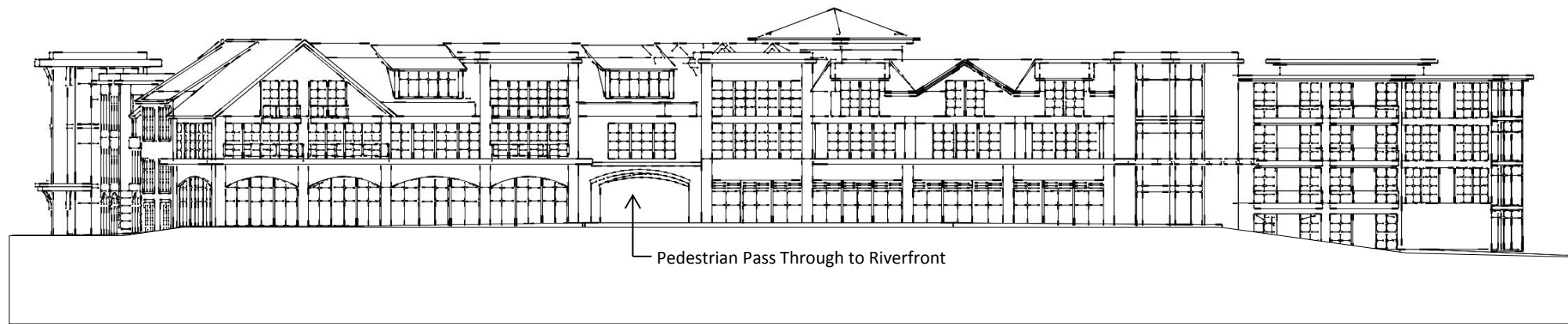
AVERAGE GRADE : +11.0'  
 BUILDING HEIGHT : +61.0'



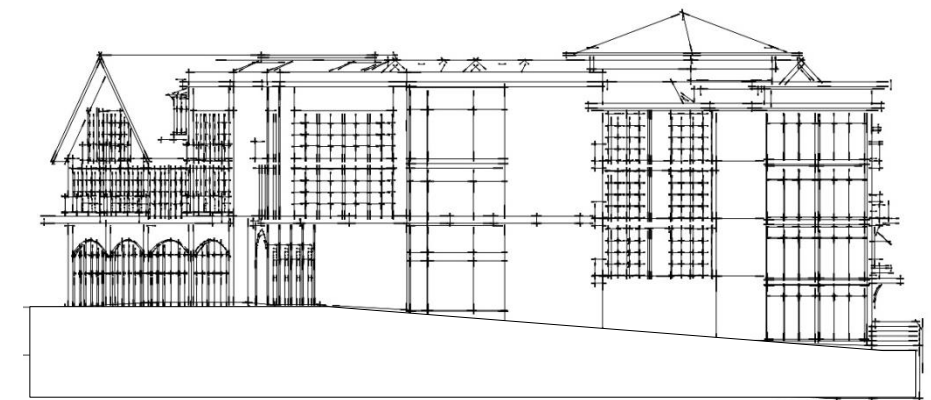
Elevation 1 – Facing S. Water St.



Elevation 2 – Facing Dollar St.



Elevation 3 – Facing S. Main St.

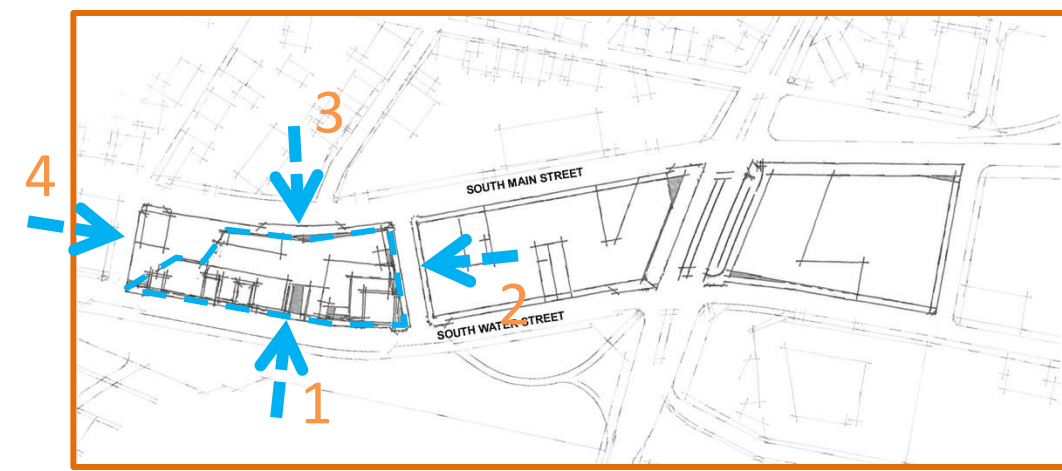


Elevation 4 – Facing James St.

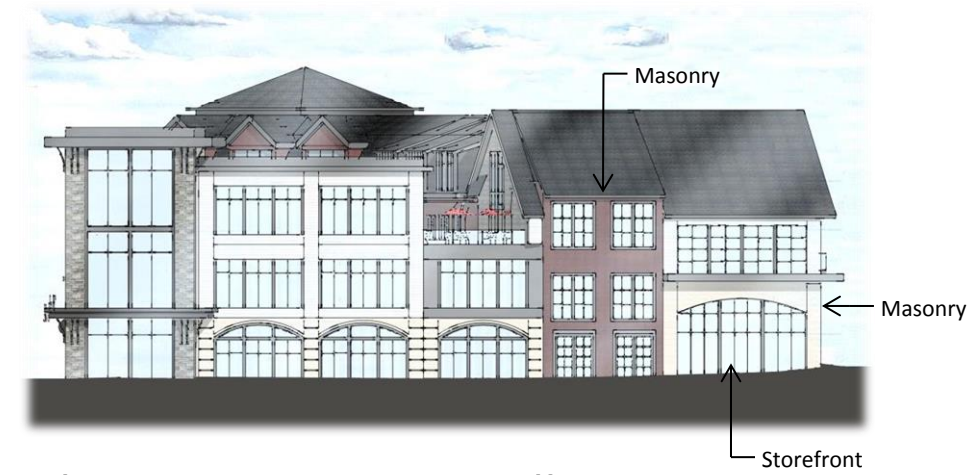


# Parcel 2 Elevations

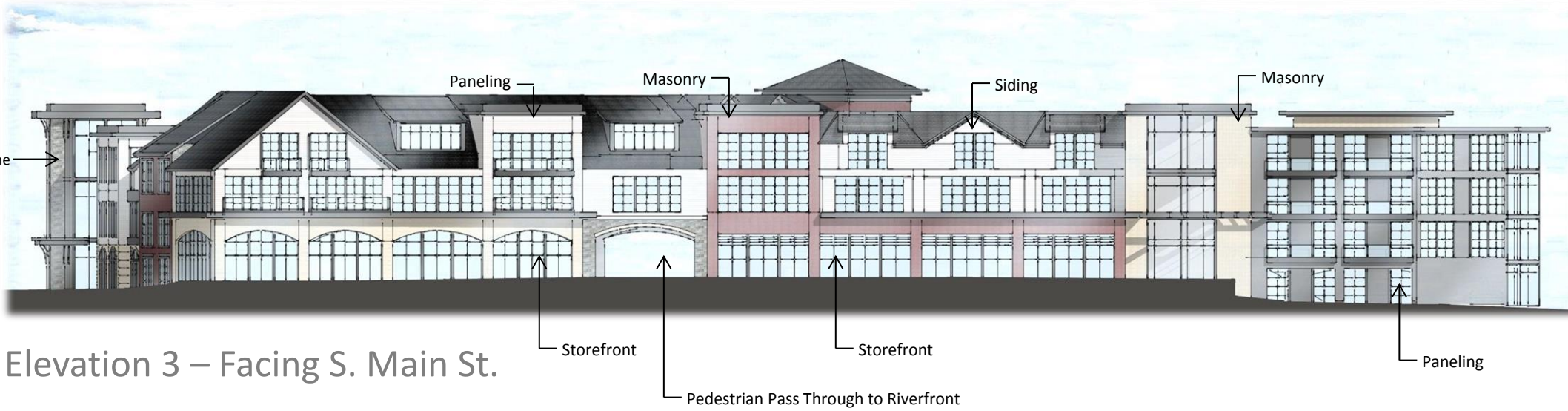
AVERAGE GRADE : +11.0'  
 BUILDING HEIGHT : +61.0'



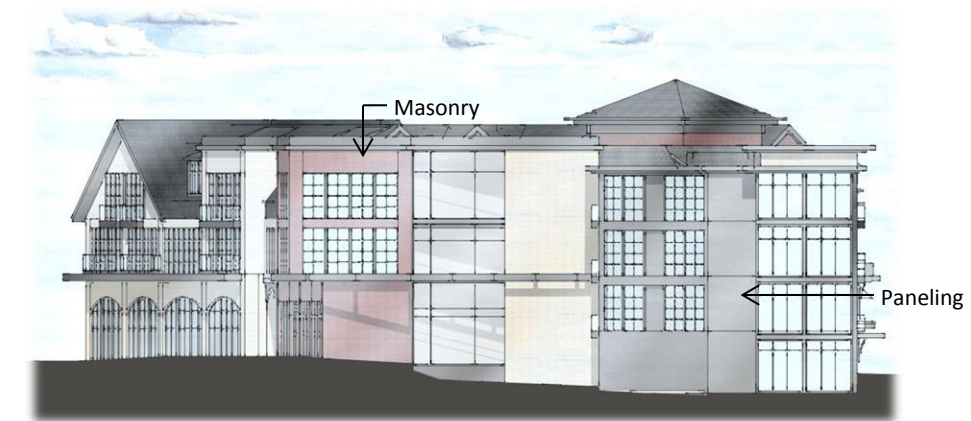
Elevation 1 – Facing S. Water St.



Elevation 2 – Facing Dollar St.

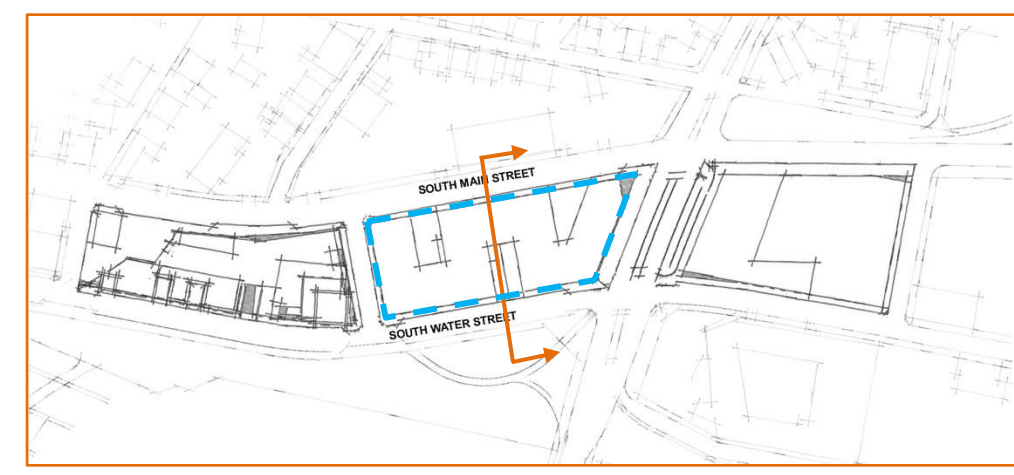


Elevation 3 – Facing S. Main St.

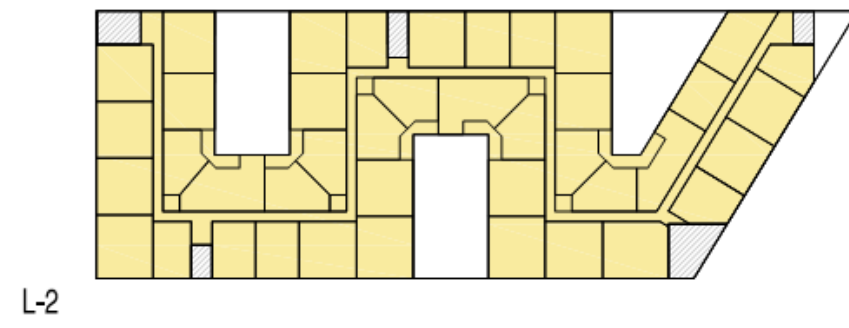
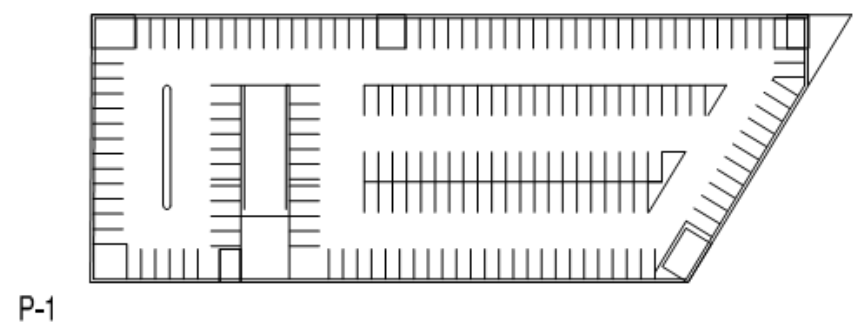
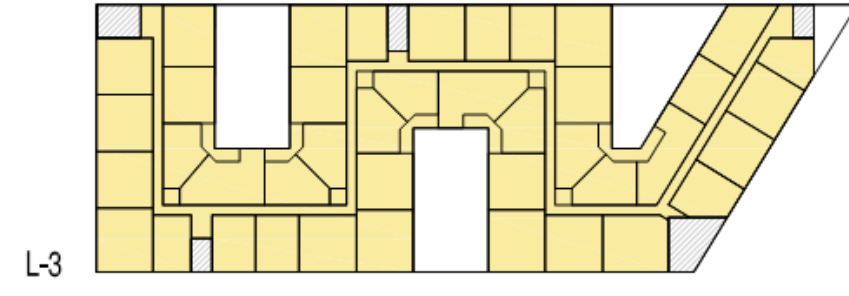
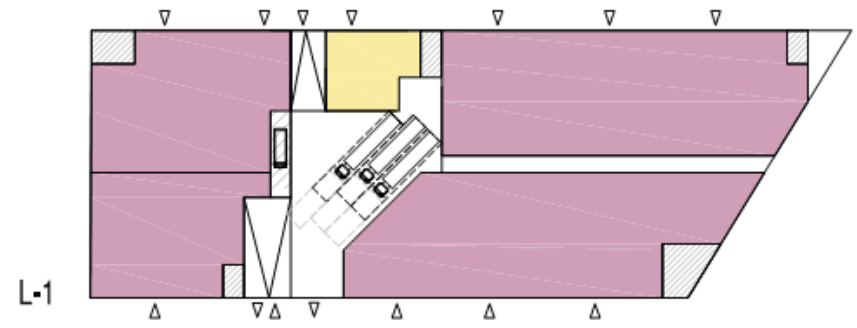


Elevation 4 – Facing James St.

# Parcel 5 Plans & Section



- RETAIL
- RESTAURANT
- RESIDENTIAL
- HOTEL
- OFFICE
- PARKING



Parcel 5 Short Section



## The Row at College Hill

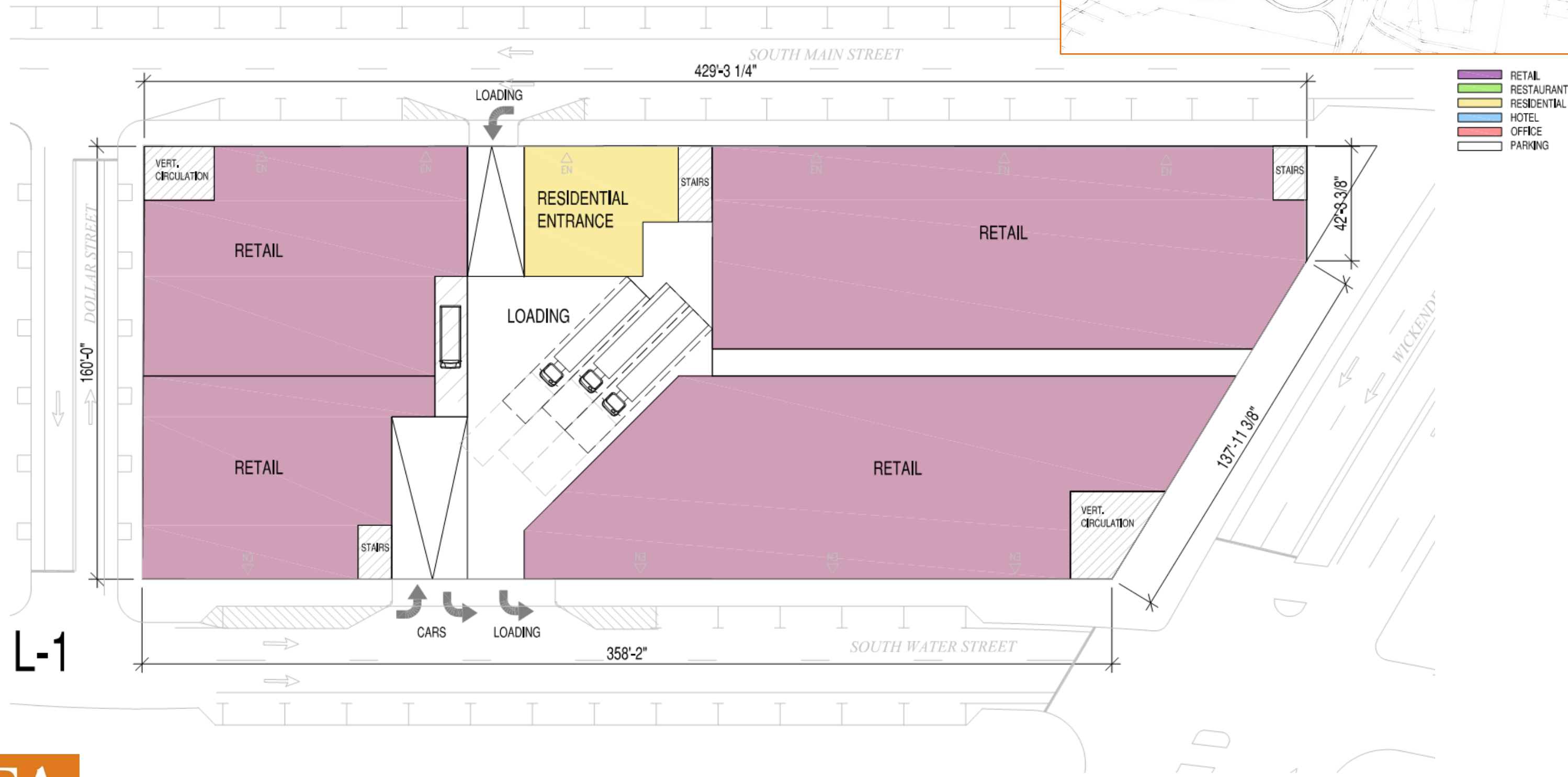
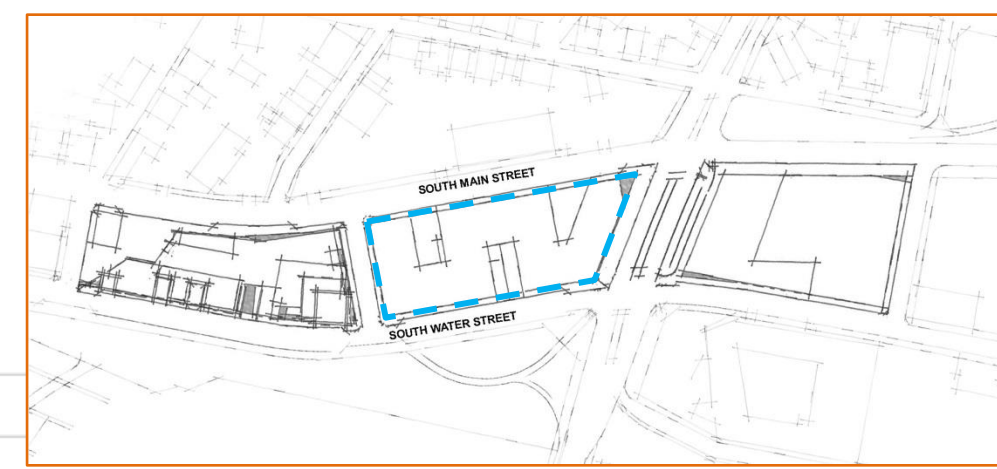
March 14, 2018

PROVIDENCE, RHODE ISLAND

### I-195 REDEVELOPMENT - PARCELS 2,5,&6



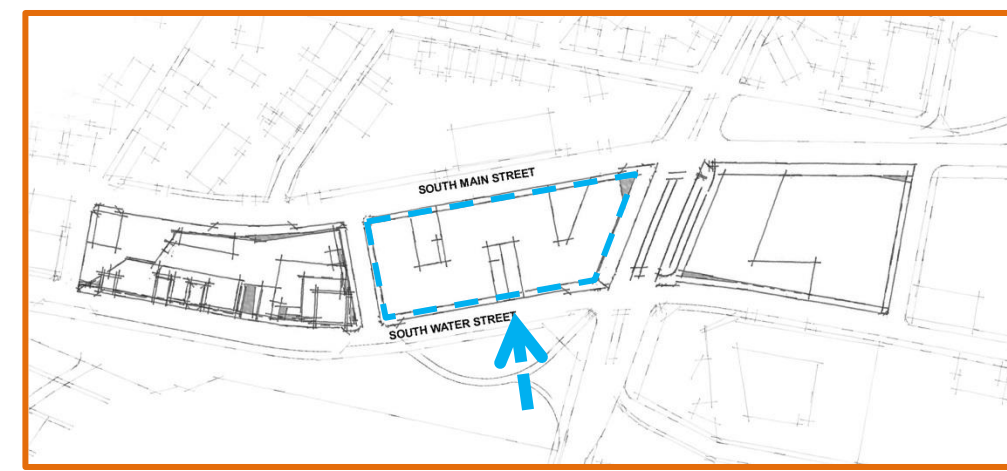
# Parcel 5 Enlarged Ground Floor



# Parcel 5 Elevation

## General Materials

- Brick and Stone
- Siding and Paneling
- Glass and Aluminum Storefront



Overall- South Water Street Elevation

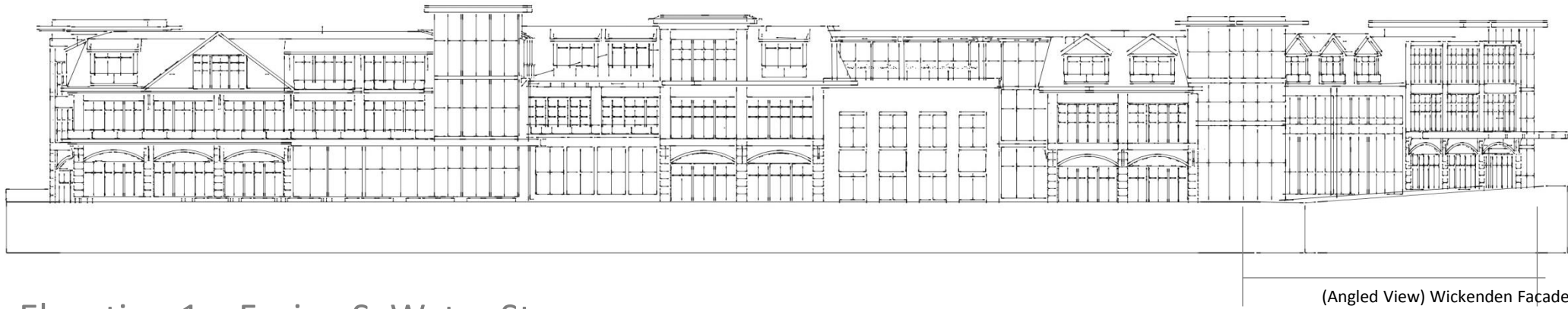
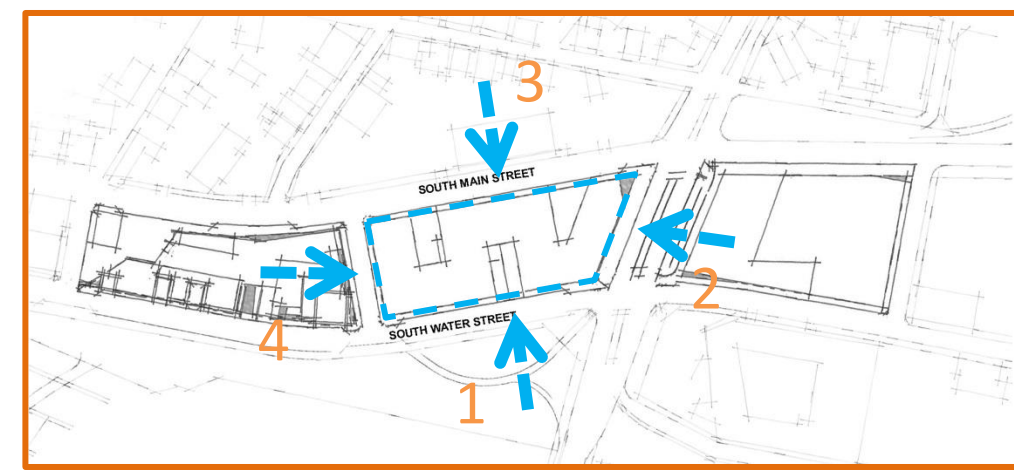


Parcel 5 - South Water Street Elevation

(Angled View) Wickenden Facade

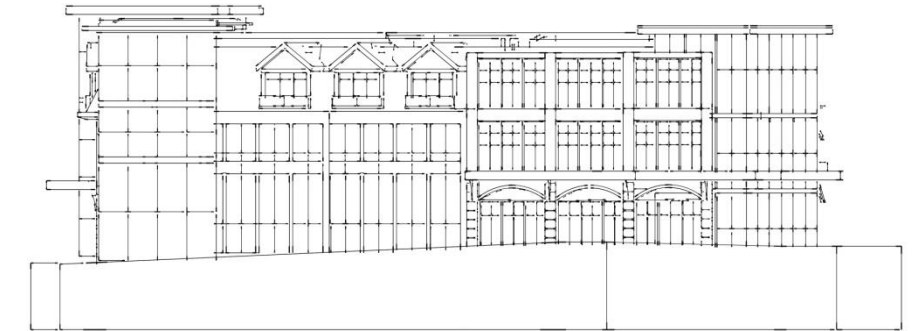
# Parcel 5 Elevations

AVERAGE GRADE : +12.0'  
 BUILDING HEIGHT : +62.0'

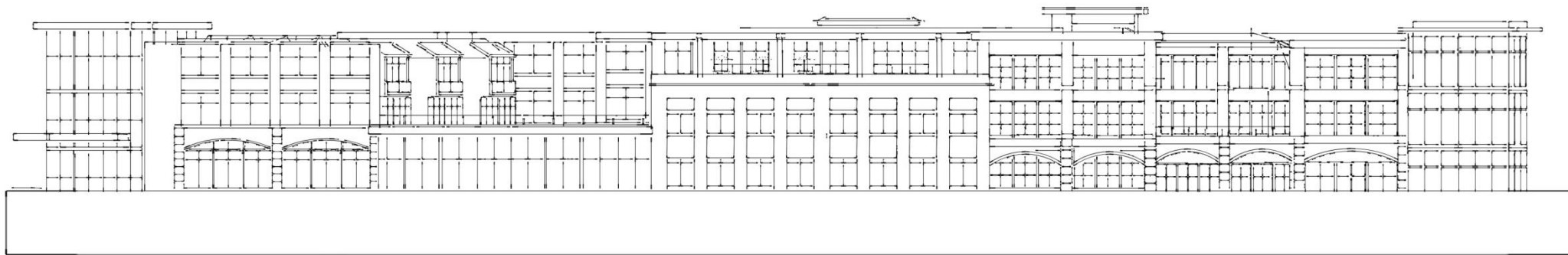


Elevation 1 – Facing S. Water St

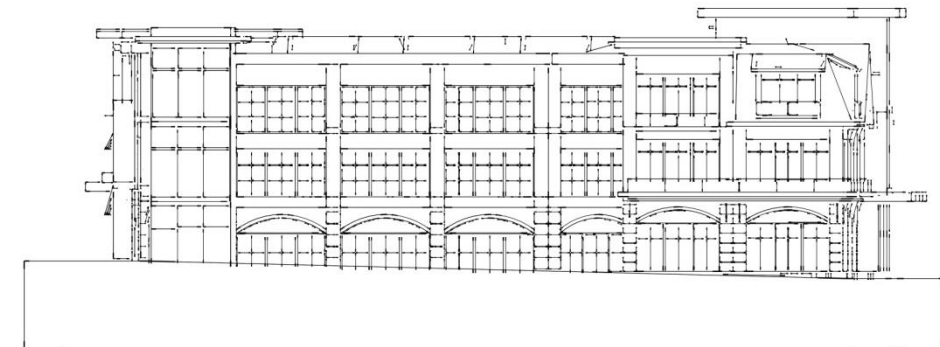
(Angled View) Wickenden Façade



Elevation 2 – Facing Wickenden St.



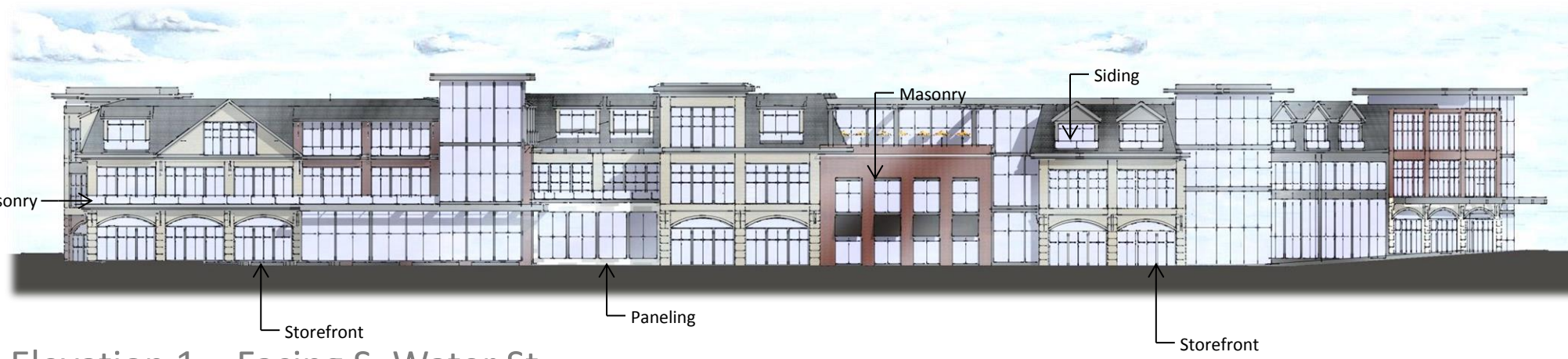
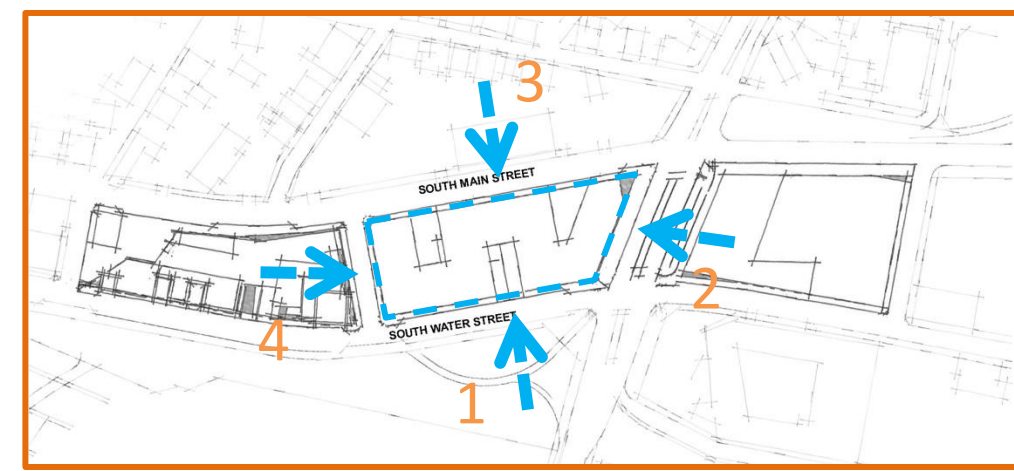
Elevation 3 – Facing S. Main St.



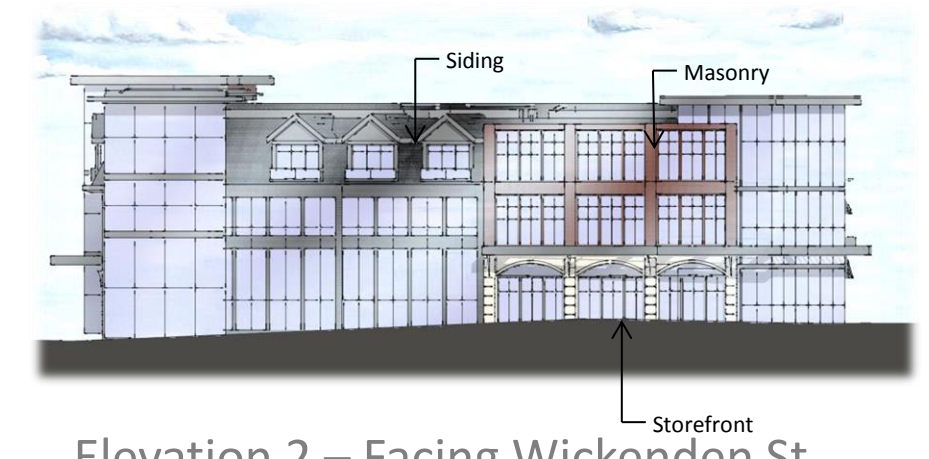
Elevation 4 – Facing Dollar St.

# Parcel 5 Elevations

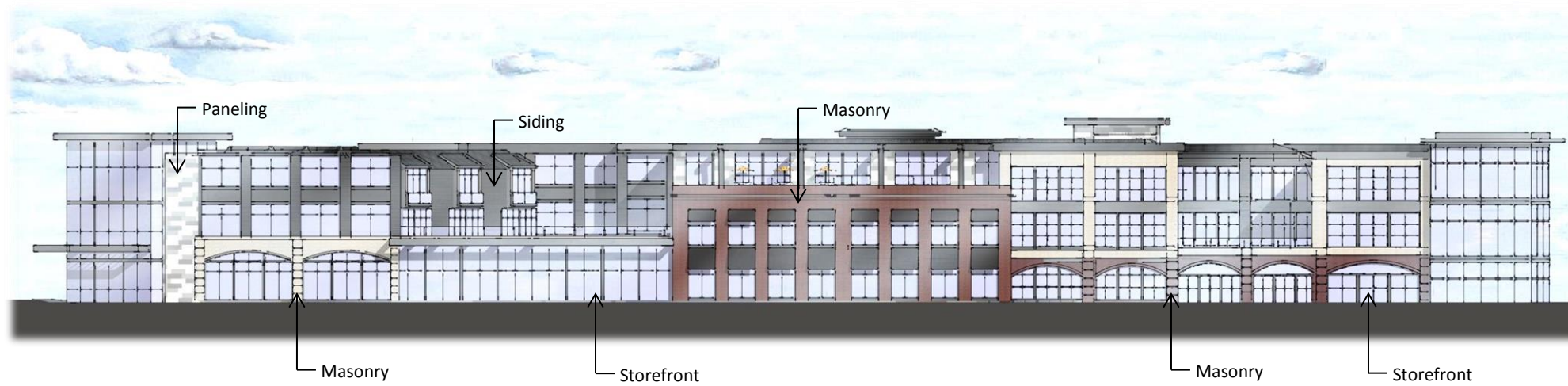
AVERAGE GRADE : +12.0'  
 BUILDING HEIGHT : +62.0'



Elevation 1 – Facing S. Water St



Elevation 2 – Facing Wickenden St.

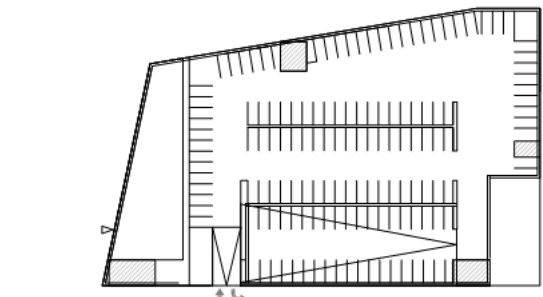


Elevation 3 – Facing S. Main St.

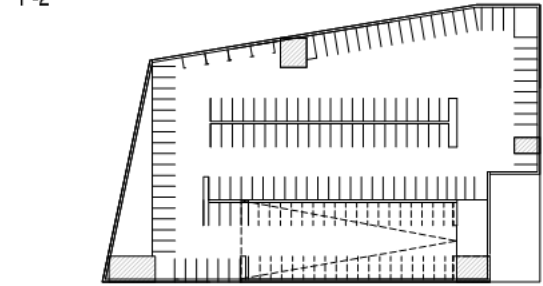


Elevation 4 – Facing Dollar St.

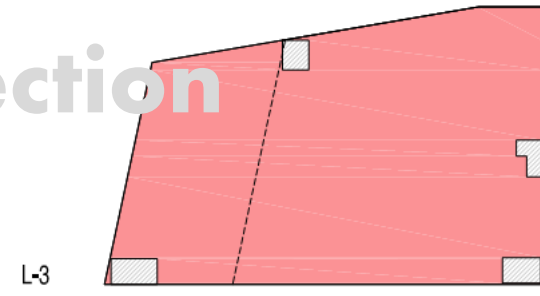
# Parcel 6 Plans & Section



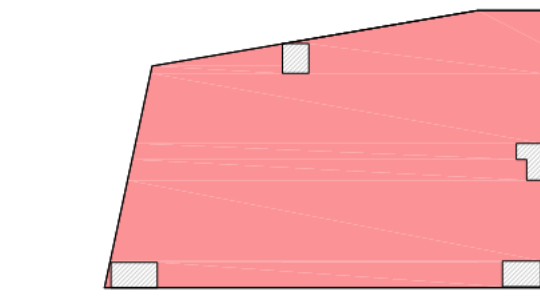
P-2



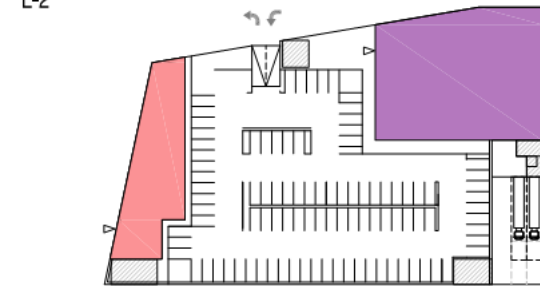
P-3



L-3

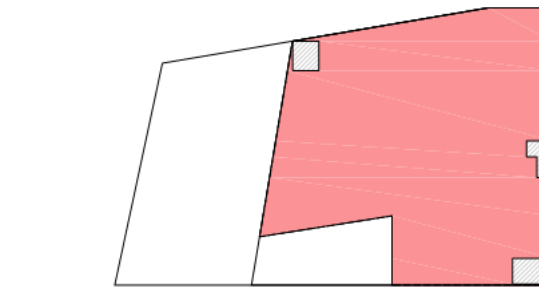


L-2

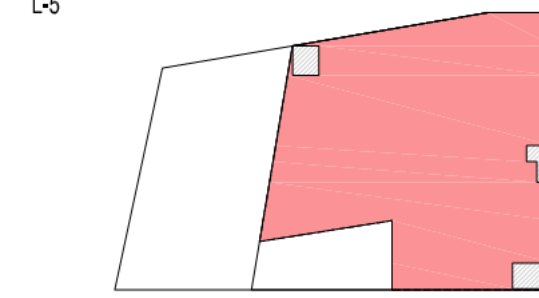


L-1

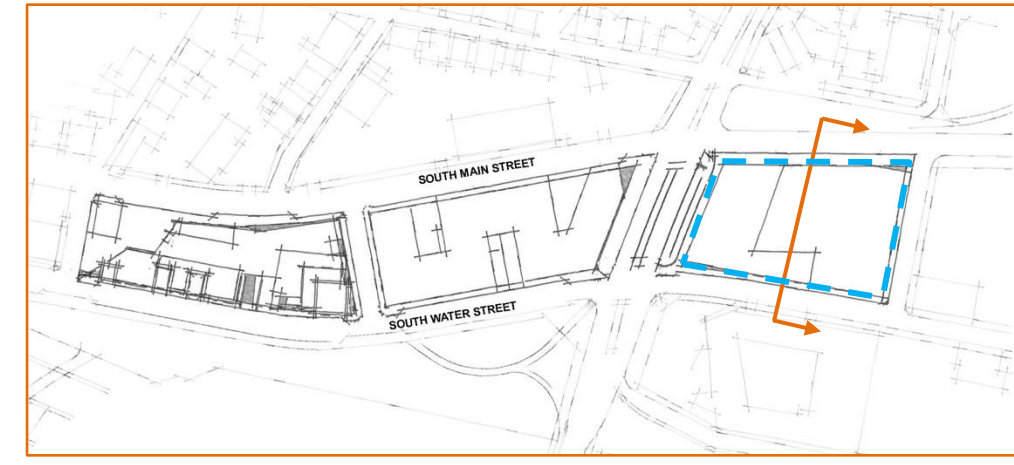
P-1



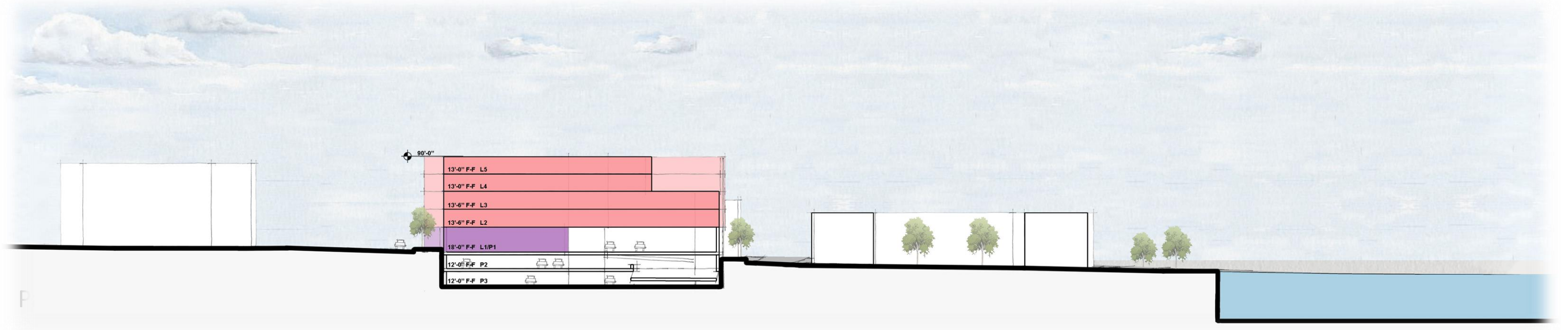
L-5



L-4

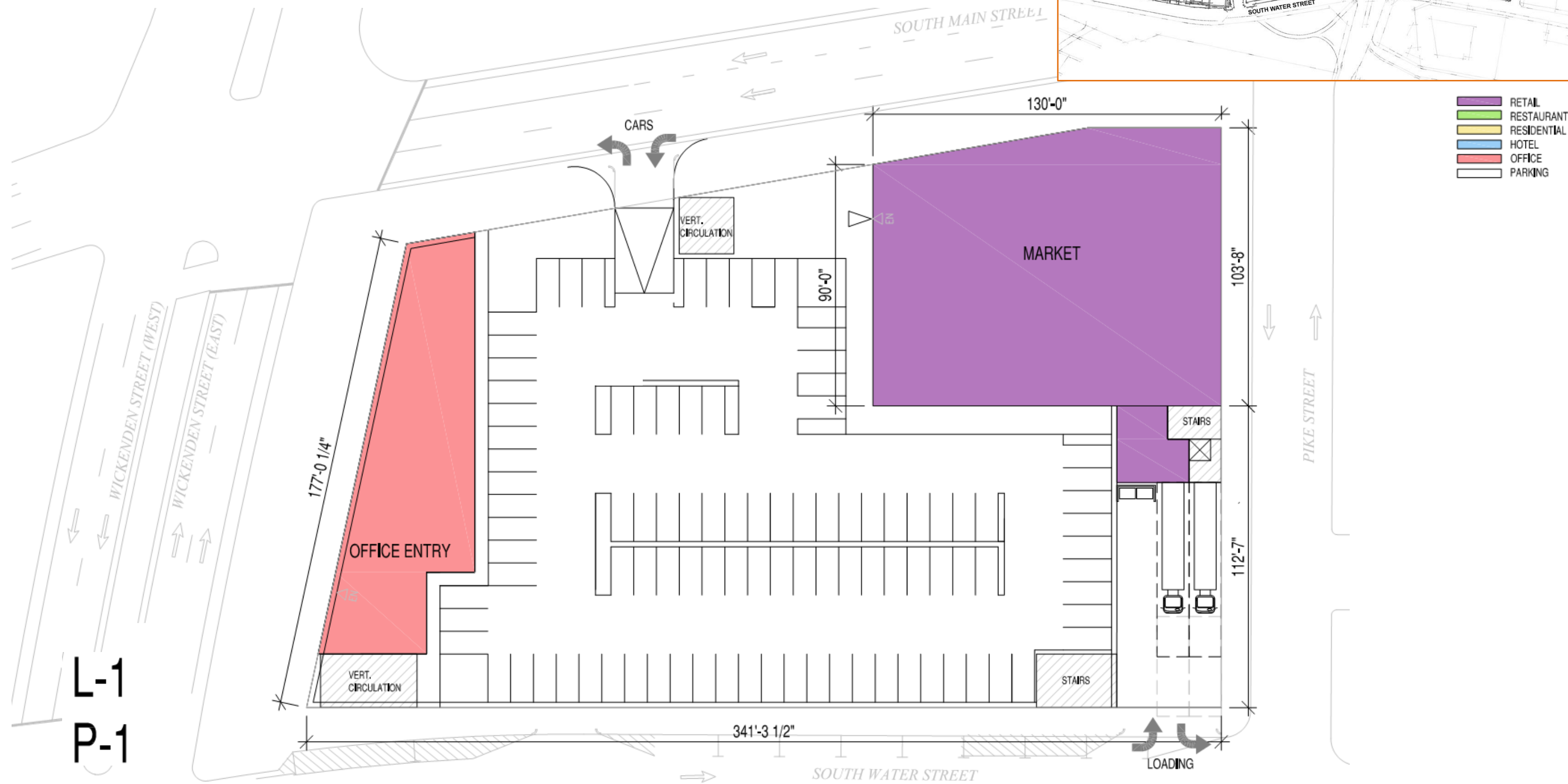
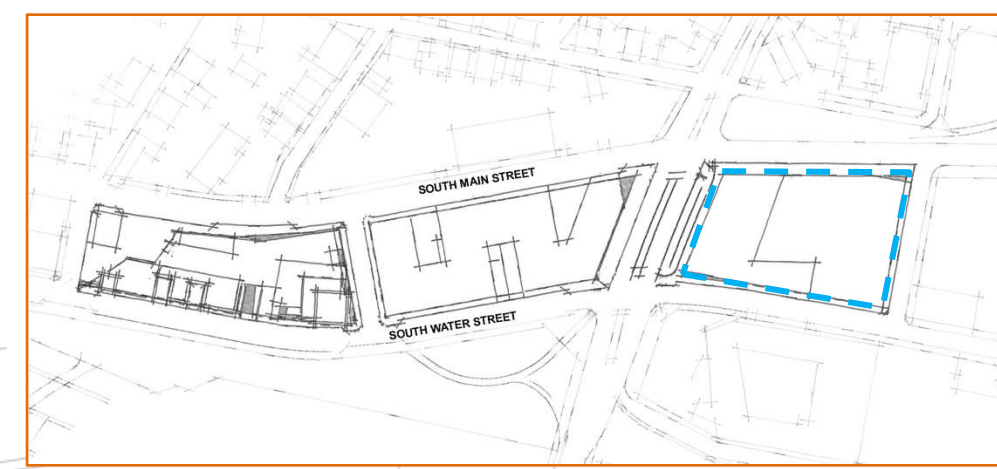


- RETAIL
- RESTAURANT
- RESIDENTIAL
- HOTEL
- OFFICE
- PARKING



# Parcel 6 Enlarged Ground Floor

South Main St

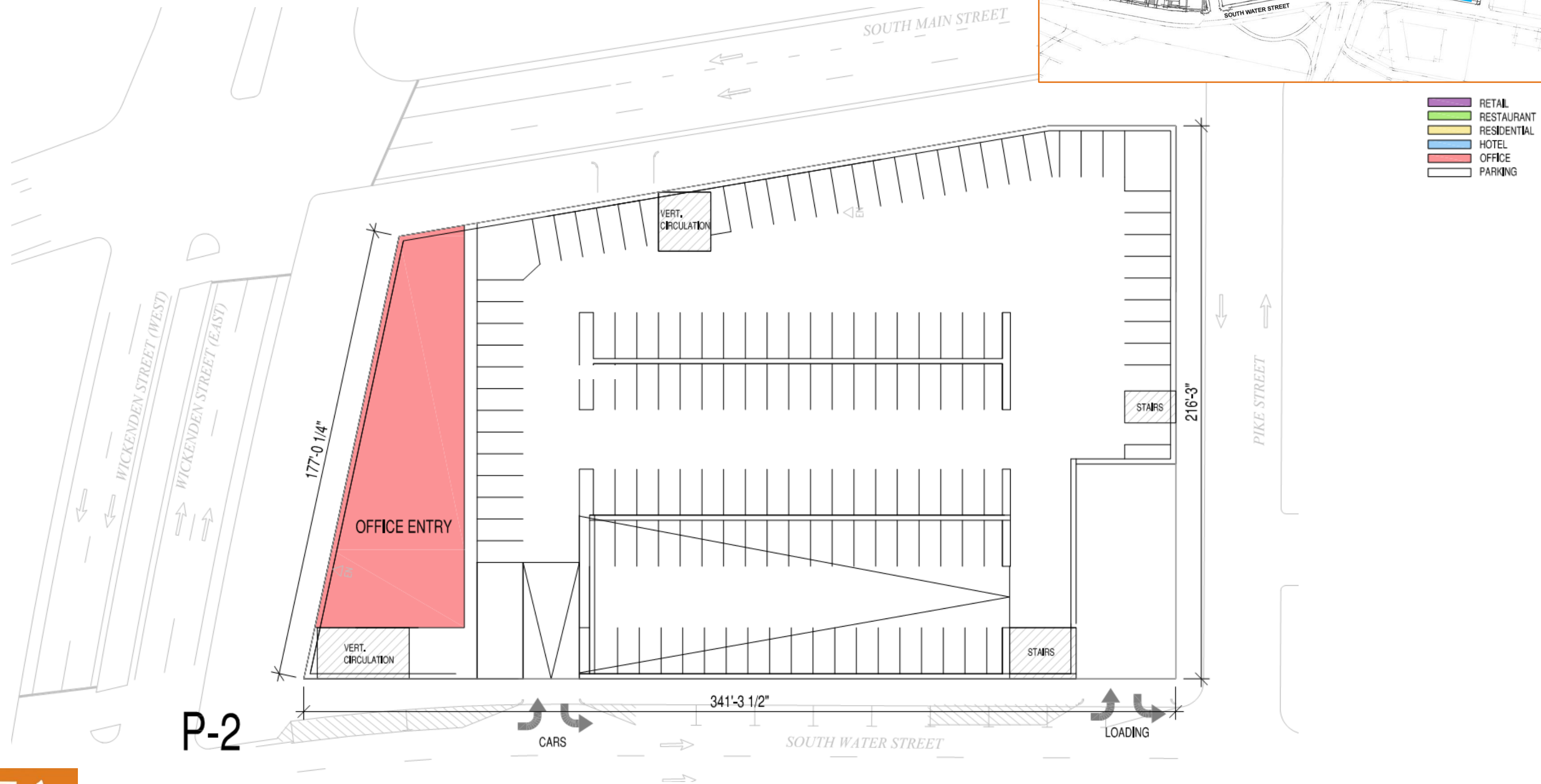
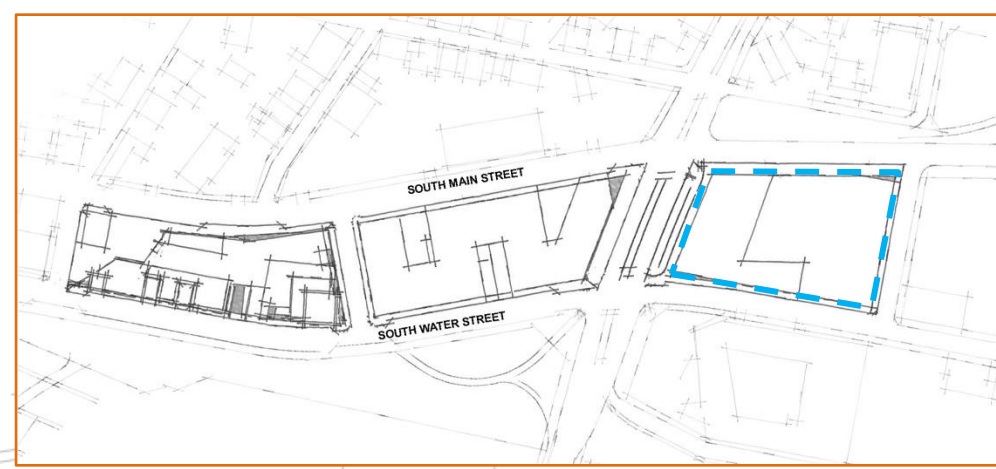


L-1  
P-1



# Parcel 6 Enlarged Ground Floor

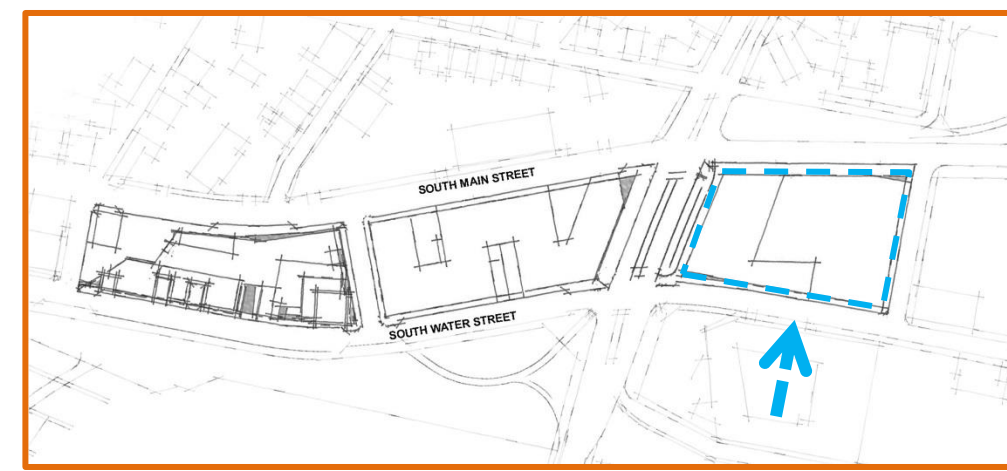
South Water St



# Parcel 6 Elevation

## General Materials

- Brick and Stone
- Siding and Paneling
- Glass and Aluminum Storefront



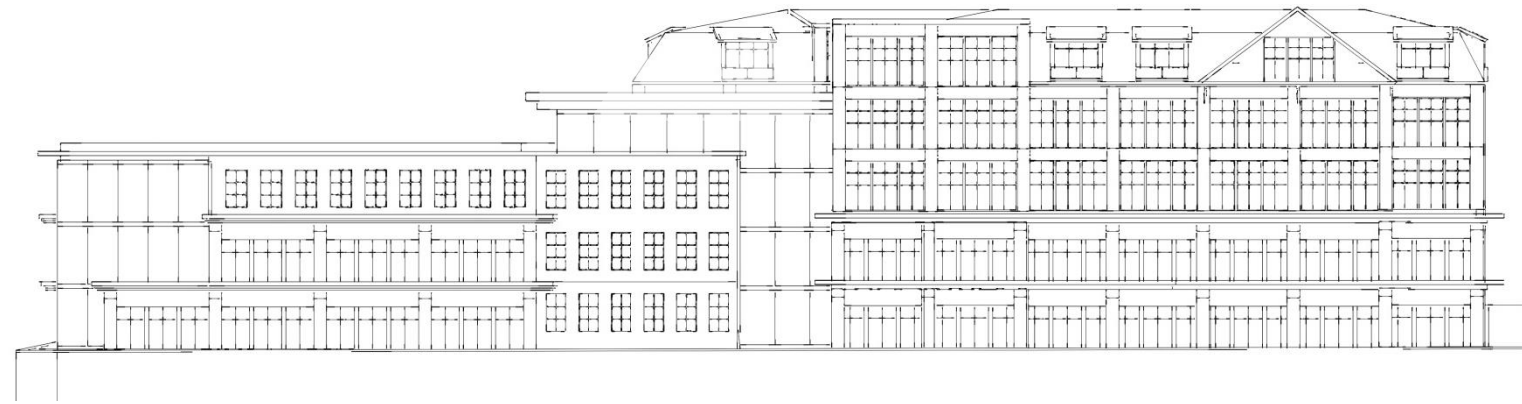
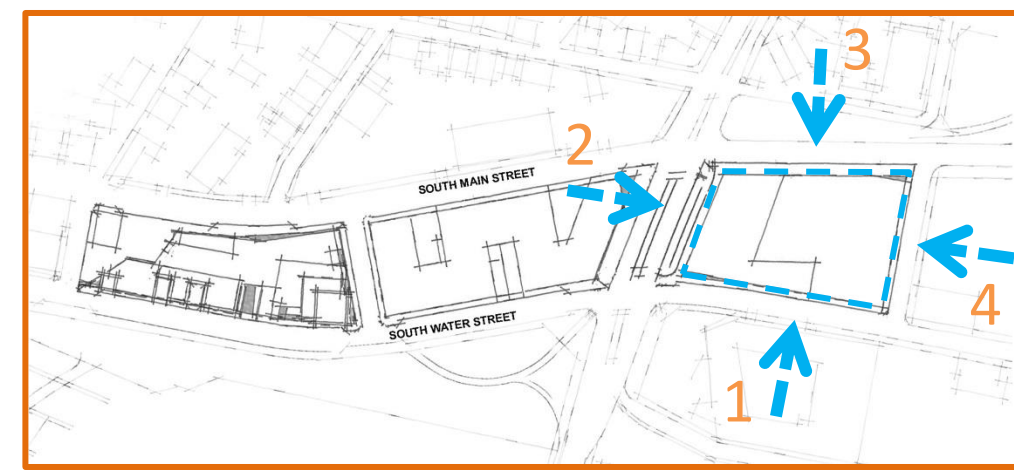
Overall- South Water Street Elevation



Parcel 5 - South Water Street Elevation

# Parcel 6 Elevations

AVERAGE GRADE :	+15.0'
BUILDING HEIGHT	
C-2 :	+65.0'
W-2 :	+90.0'



Elevation 1 – Facing S. Water St.



Elevation 2 – Facing Wickenden St



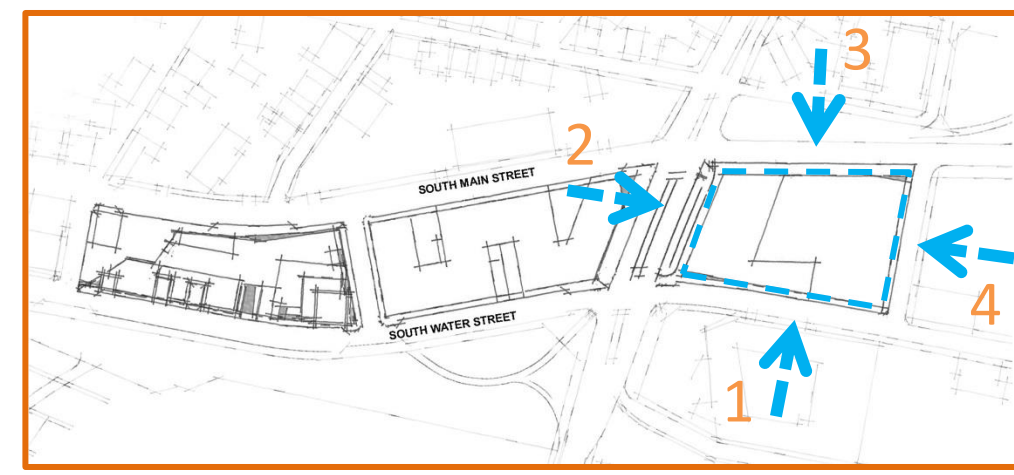
Elevation 3 – Facing S. Main St.



Elevation 4 – Facing Pike St.

# Parcel 6 Elevations

AVERAGE GRADE :	+15.0'
BUILDING HEIGHT	
C-2 :	+65.0'
W-2 :	+90.0'



Elevation 1 – Facing S. Water St.



Elevation 2 – Facing Wickenden St



Elevation 3 – Facing S. Main St.



Elevation 4 – Facing Pike St.



## The Row at College Hill

March 14, 2018

PROVIDENCE, RHODE ISLAND

**I-195 REDEVELOPMENT - PARCELS 2,5,&6**

