

# P28 Proposals



# P28 Proposals by the Numbers

Developer	DMG	Exeter	Pennrose	Post Road	Waldorf/Marshall
Architect	Bergmeyer	Torti Gallas	TAT	BH&A	DBVW
GSF (including parking)	439,500	256,724	120,508	281,500 (includes 12,280 SF J&WU building)	130,087, plus 84,763 SF parking garage
Residential (units)	387	246	120	205	0
Residential (SF)	308,159	218,524	79,800	217,960	0
Avg. Unit Size (SF)	756	722	665	992	-
Affordability	15% workforce - 52 units (120% AMI)	5% workforce - 14 units (120% AMI)	40% market, 40% affordable (30-60% AMI), 20% workforce (120% AMI)	10% workforce - 21 units (120% AMI)	-
Commercial (SF)	14,503	-	-	-	101640
Retail (SF)	23,348	22,700	6,997	6,250 + 12,280 J&WU building	18,705
Parking (onsite)	Zip Car only	30	36	112	232
Parking (offsite)	-	70	84	-	-
Parking (total ratio)	0	0.4	1.0	0.6	2.04
Maximum Height (stories)	13	6	6	7	6
Maximum Height (ft)	153	85	80' 4"	84	87

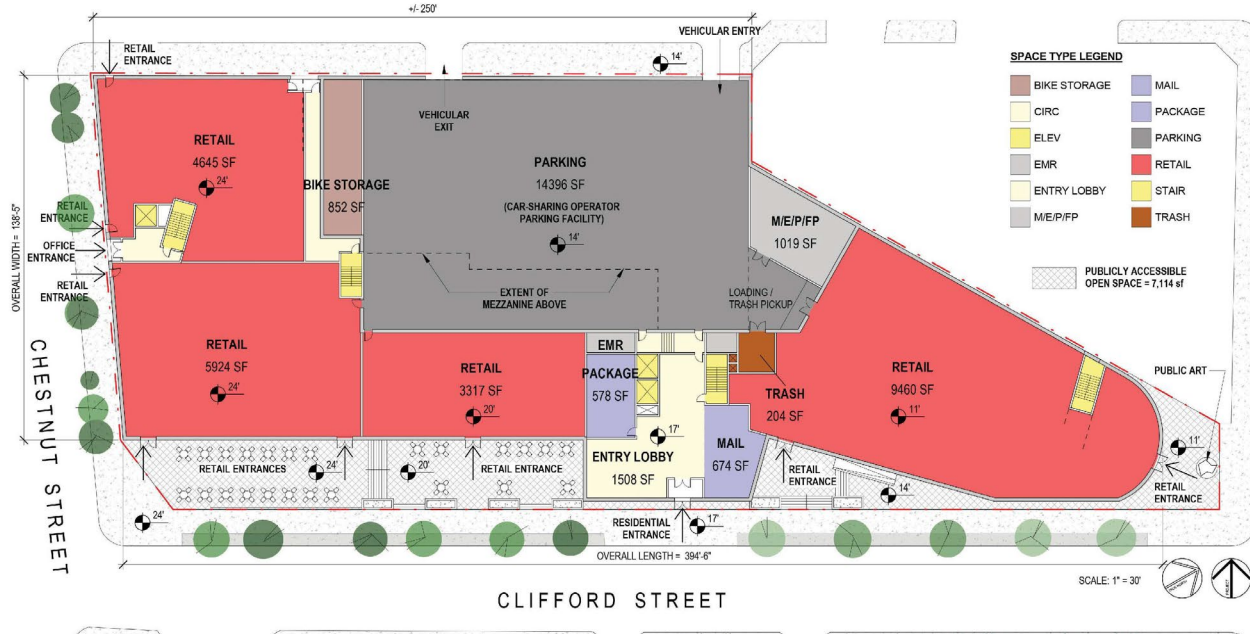
# DMG/Bergmeyer



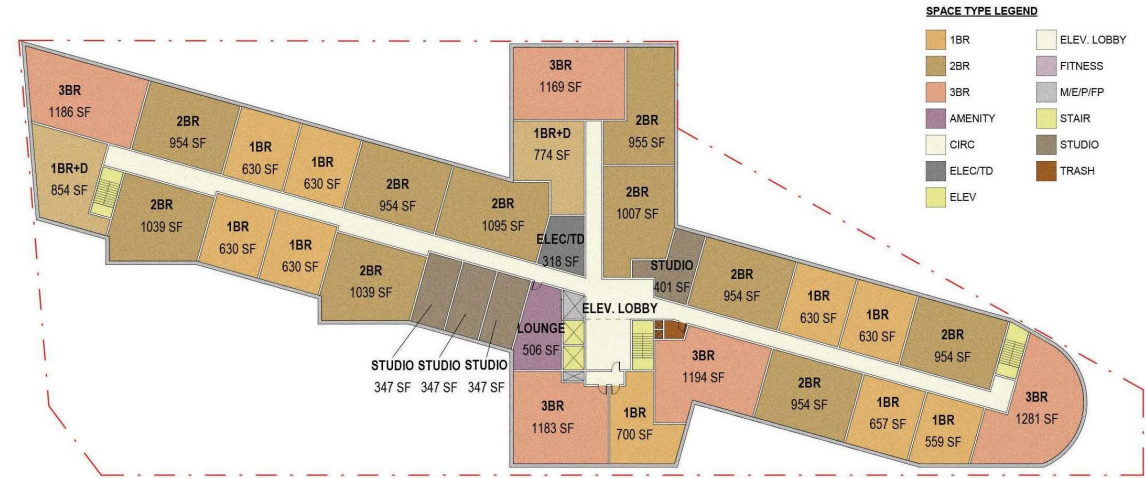
# Project Summary

- 13 story mixed-use residential building
- 387 units, 15% workforce (52 units)
- 23,348 SF retail
- 14,503 SF commercial
- Onsite parking for ZipCar only

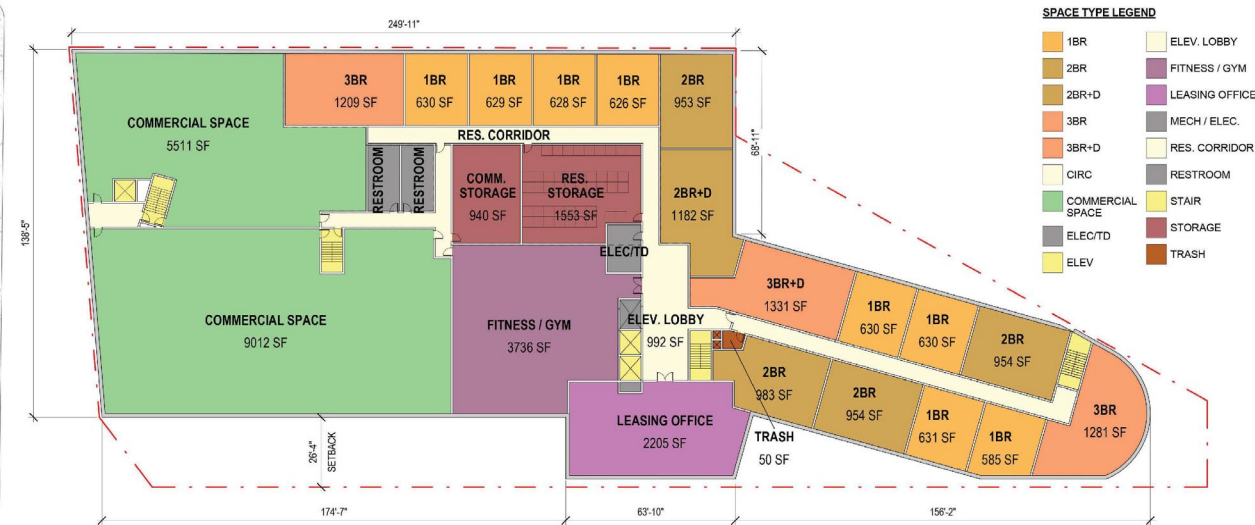
Ground Floor Plan



Upper Floor Plan



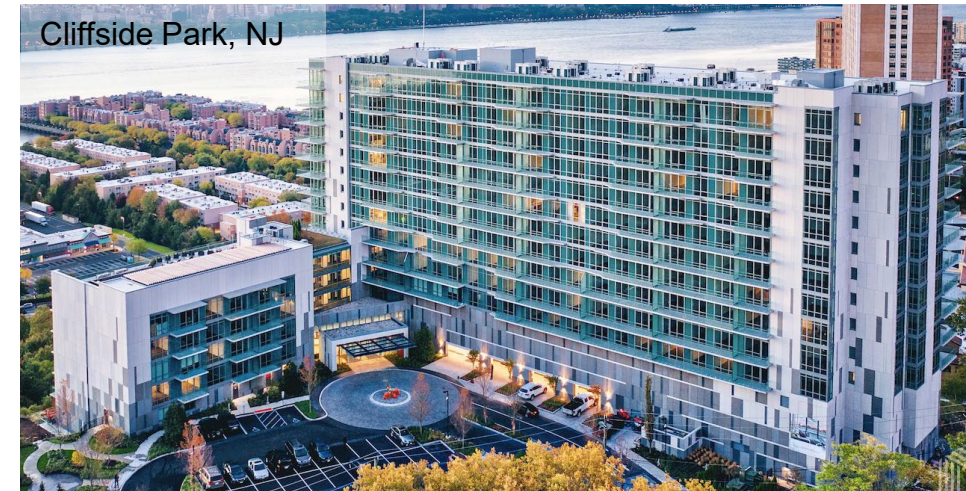
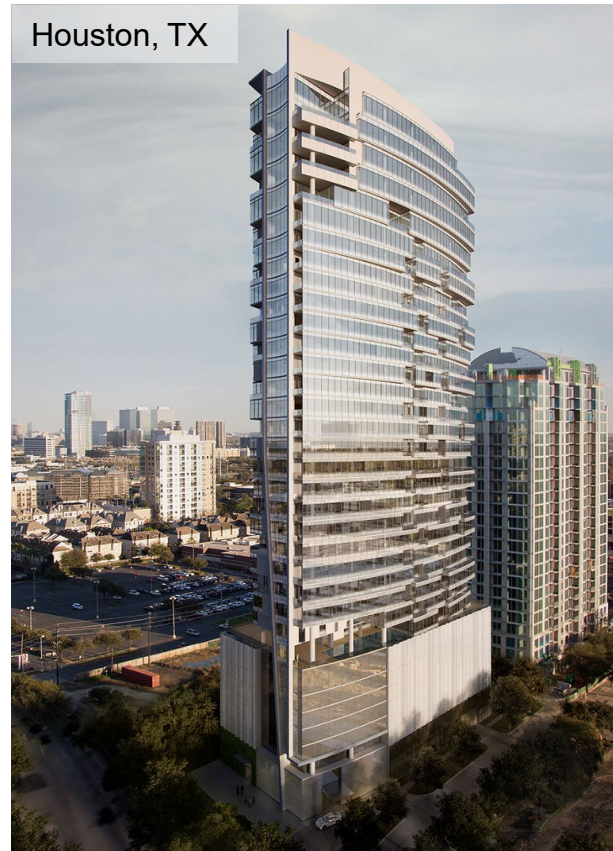
Second Floor Plan



# DMG Experience

**Credible developer, but will need to get up to speed on specifics of the Providence market**

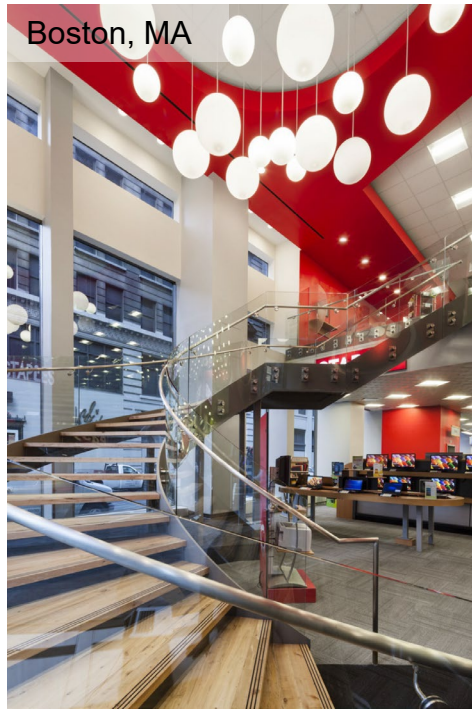
- Chinese-owned, with US office in New York City
- Limited US portfolio includes rental, condos, and student housing



# Bergmeyer Experience

## Strong design firm, but very limited ground-up residential experience

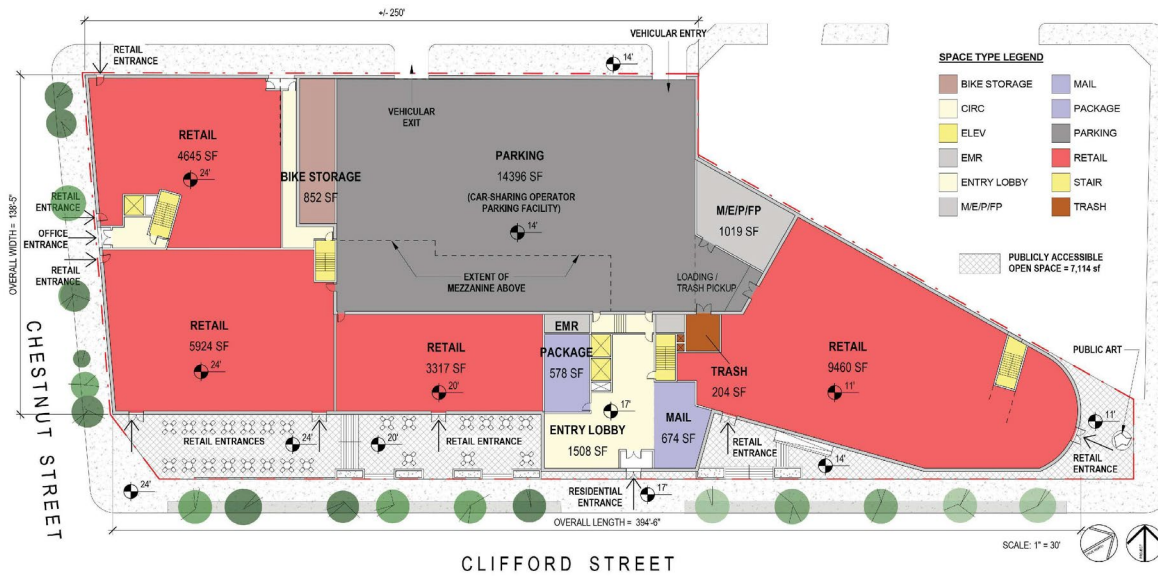
- ~70 person firm based in Boston
- Portfolio focused on Boston area and RI
- Past projects include dorms, one ground-up suburban office building, and retail, restaurant, hotel/hostel, and office interiors
- Portfolio is almost entirely interior architecture



# Urban Design Considerations

## Mostly positive urban design outcomes

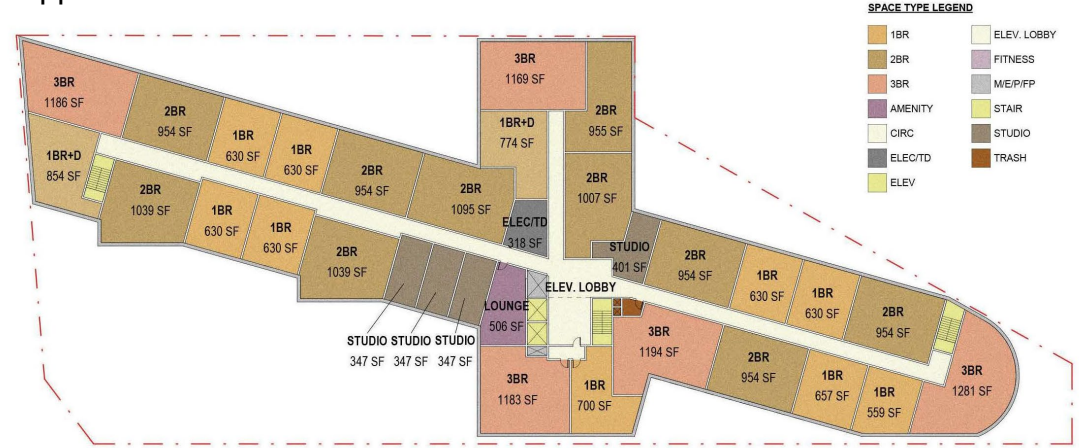
- Pros:
  - Active ground floor uses along Clifford and Chestnut
  - Zero lot line along Chestnut and Friendship
  - Setback along CityWalk/Clifford Street frontage creates space for café seating and public art
  - Varying configuration of setback creates visual interest and negotiates between CityWalk setback and existing street wall
- Cons:
  - Two curb cuts and parking along most of Friendship Street façade



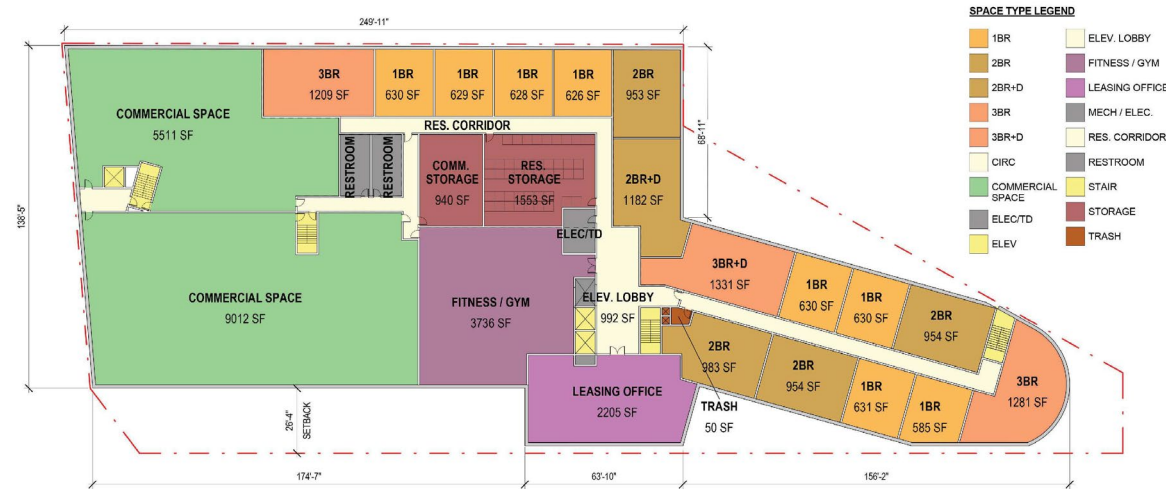
# Building Program Considerations

- **Ground-floor retail and second-floor office require market justification**
  - Volume of retail provided may exceed market demand, and the retail spaces are very large (3,317 - 9,460 SF)
  - Questionable viability of second-floor commercial space
- Inside corners created by the crossing of the two corridors creates tough-to-layout units with insufficient window wall frontage
- Proposal does not provide sufficient detail on how significant grade change will be accommodated

Upper Floor Plan



Second Floor Plan



Ground Floor Plan





# Zoning

## Proposal requires height bonus and one waiver, which we would recommend for approval

- Proposal meets qualifications for 30% height bonus, because it includes:
  - Active uses >51% of ground floor area
  - Publicly accessible open space >10% of lot area
- Waiver required for setback along Clifford Street, however public open space and outdoor seating are approved uses for a setback, especially along pedestrian/bike networks (CityWalk)



# Summary of Strengths and Weaknesses

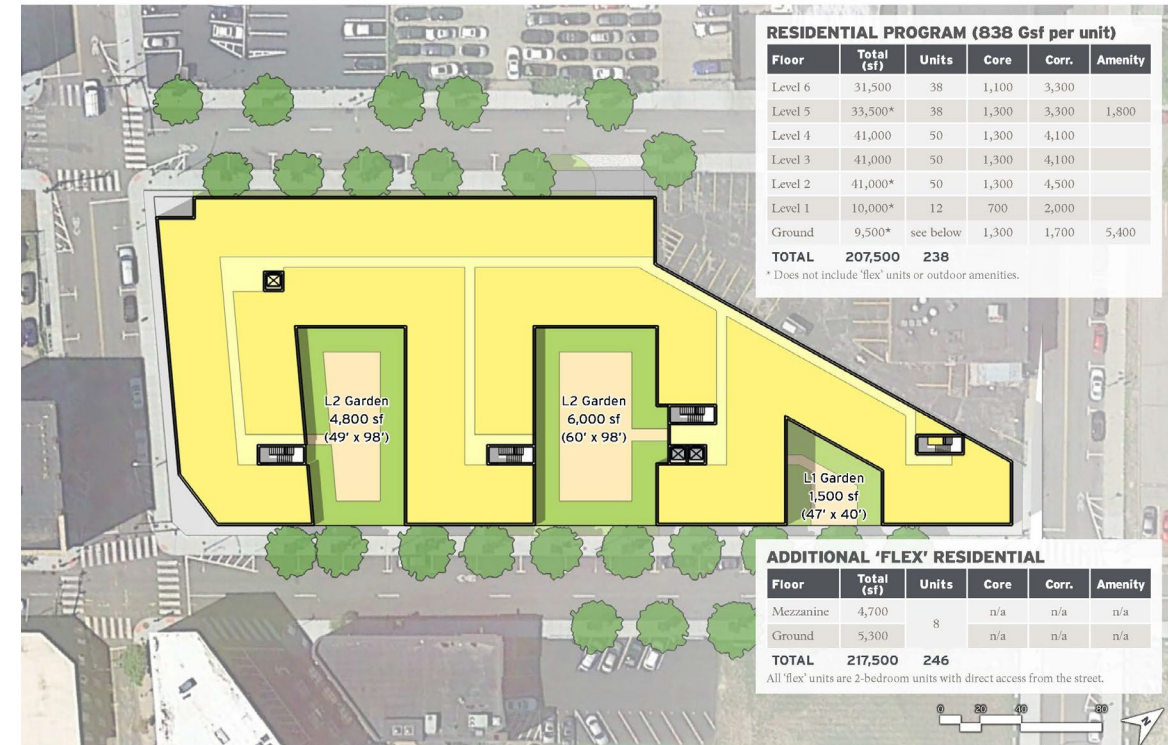
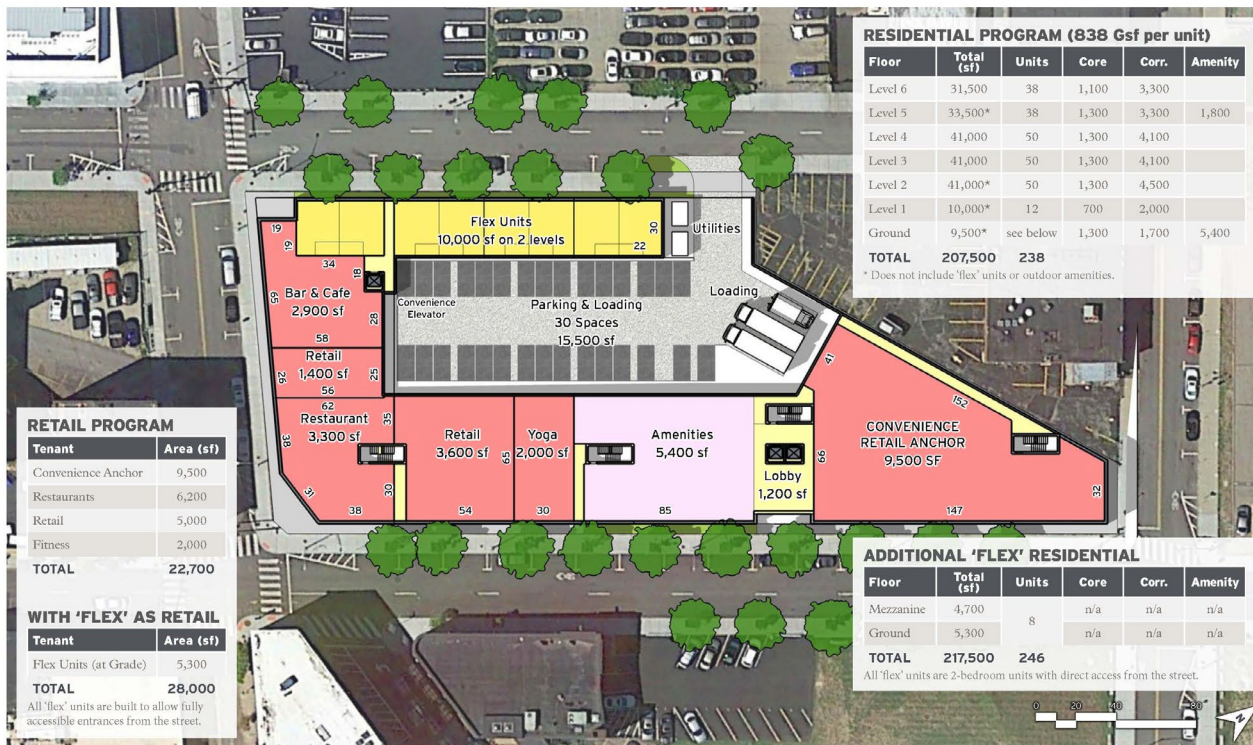
- Strengths:
  - Clever orientation of residential floors
  - Open space with retail activation along CityWalk
- Weaknesses:
  - Questionable market demand for that size/number of ground floor retail spaces
  - Questionable market demand for second floor office
  - Talented architect but lacks experience with this project type

# Exeter/Torti Gallas



# Project Summary

- 6 story mixed-use residential building
- 246 units, 5% workforce (14 units)
- Two-level “flex units” along Friendship Street
- 22,700 SF retail
- 30 on-site parking spaces (0.12 spaces per unit on-site)
- 70 spaces will be sought off-site (0.41 spaces per unit total on- and off-site)



# Exeter Experience

## Experienced developer of multifamily housing in urban infill settings

- US headquarters in Conshohocken, PA with numerous offices around US (none in New England)
- Developed/redeveloped >6,000 units of housing



# Torti Gallas Experience

**Experienced, urban-focused firm with a design sensibility appropriate for Providence**

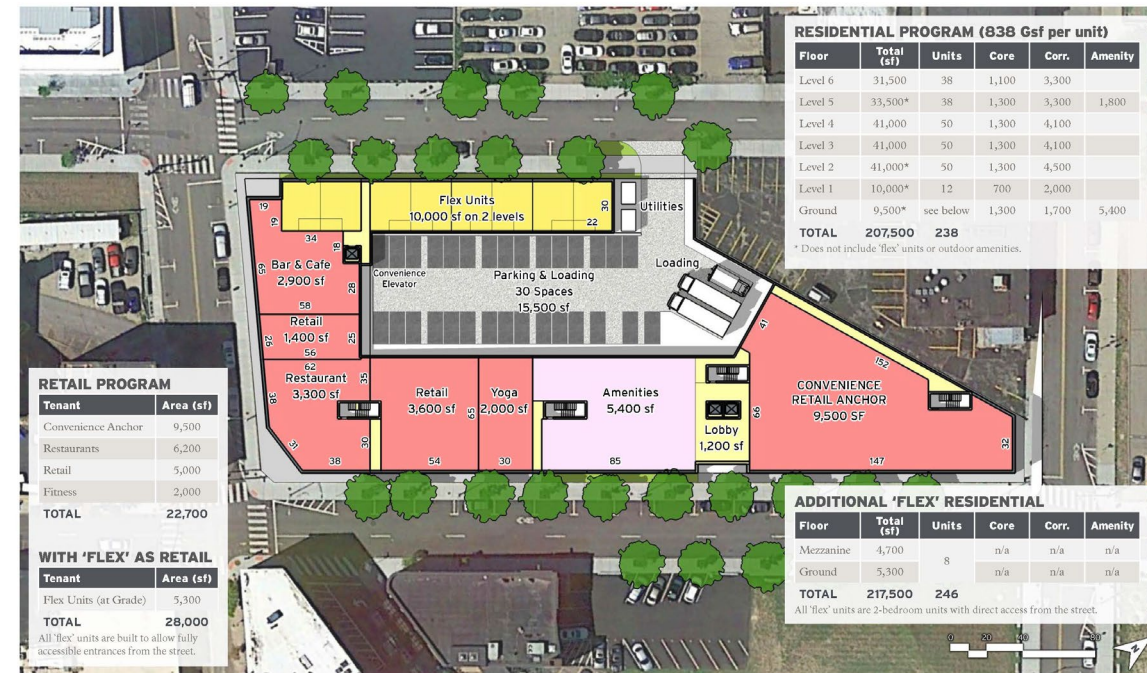
- 6 offices, headquartered in Washington DC
- Extensive portfolio, but no projects in Providence or Boston
- Experienced in both market-rate and affordable housing
- Portfolio includes mixed-use projects at a range of densities



# Urban Design Considerations

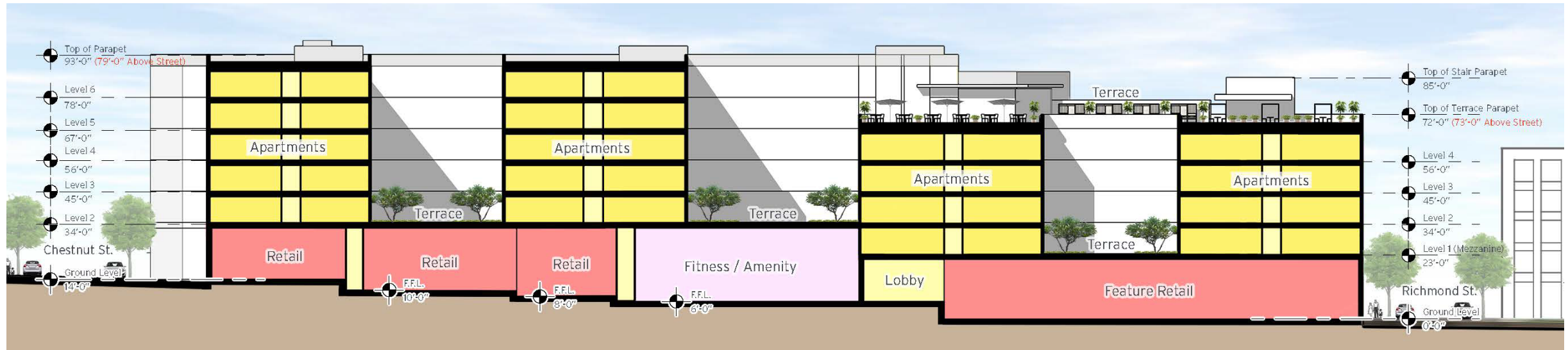
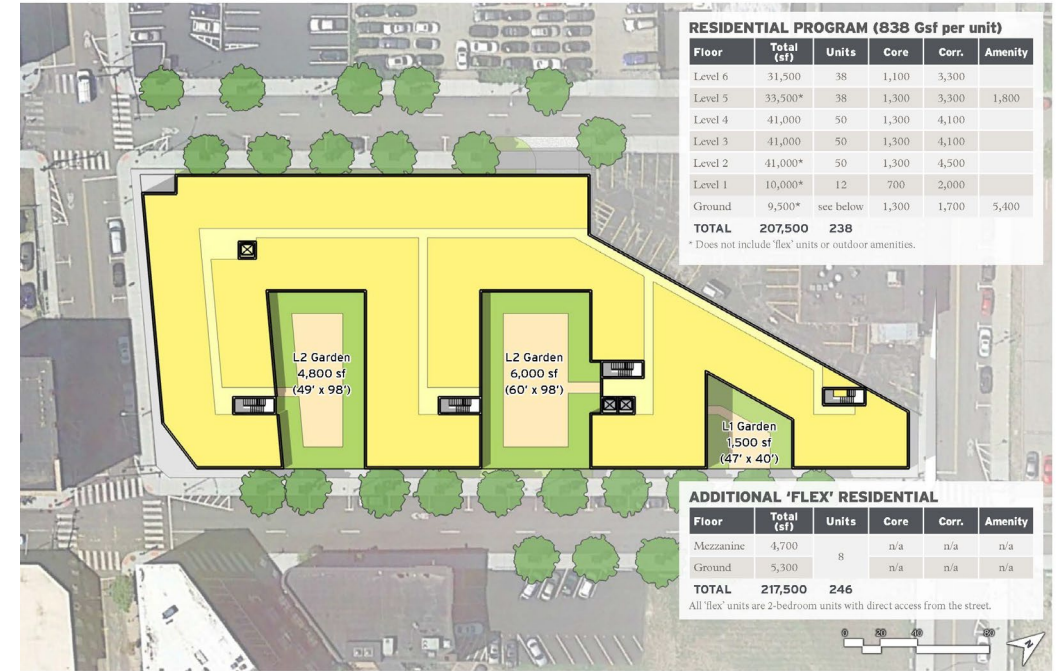
## Positive urban design outcomes

- Zero lot line on all sides, with chamfered corners on Chestnut
- Active ground floor use along Clifford and Chestnut (CityWalk), although questionable market demand for amount of retail proposed
- Small/medium retail spaces with large anchor on Richmond and Clifford
- Individual entrances for “flex units” will break up Friendship Street façade
- Single curb cut and no blank garage wall



# Architectural Considerations

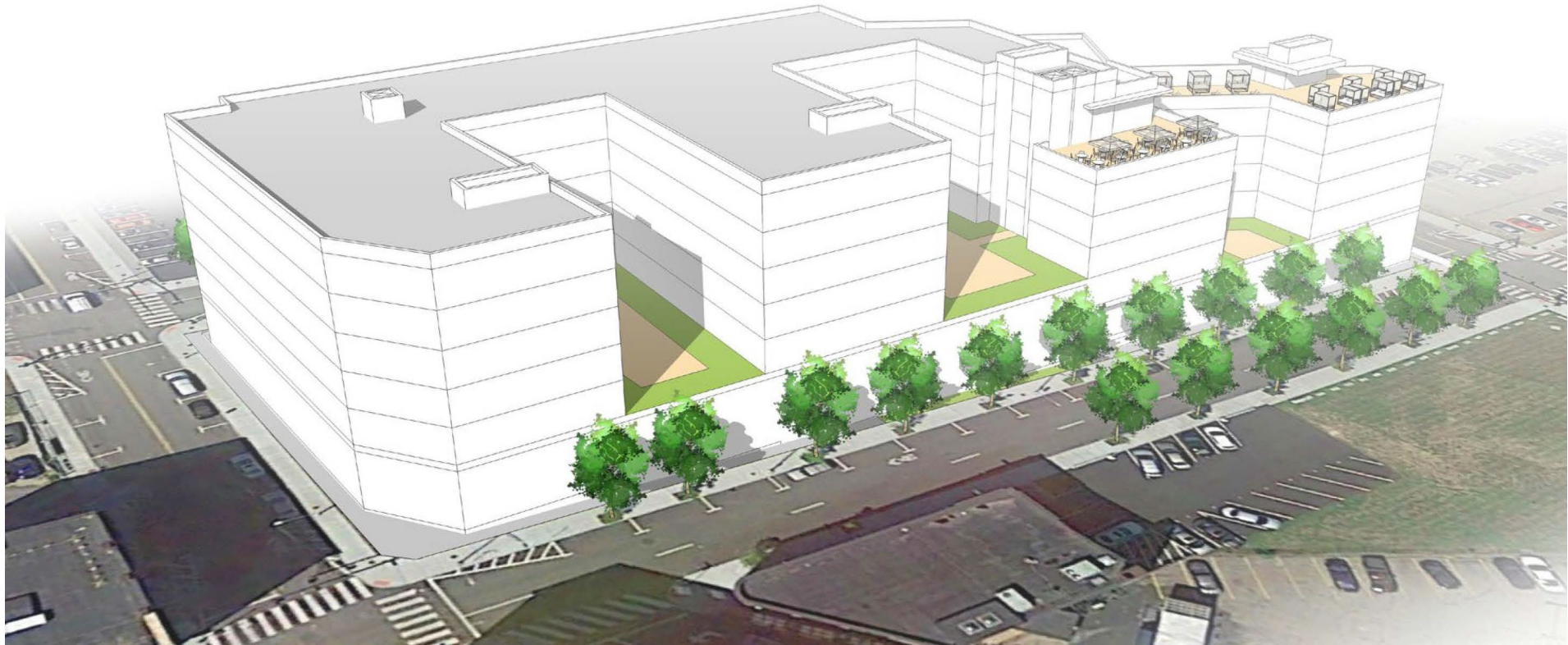
- Strategy for dealing with grade change is carefully worked out
- Abundance of inside corners will create challenging unit layouts





# Zoning

- No bonus or waivers required



# Summary of Strengths and Weaknesses

- Strengths:
  - Zero lot line with active or semi-active uses on all sides
  - Highly experienced team
  - Talented architect with a design sensibility that would work well in Providence
- Weaknesses:
  - Questionable market demand for the amount of retail proposed
  - Residential floors have multiple inside corners, resulting in challenging unit layouts

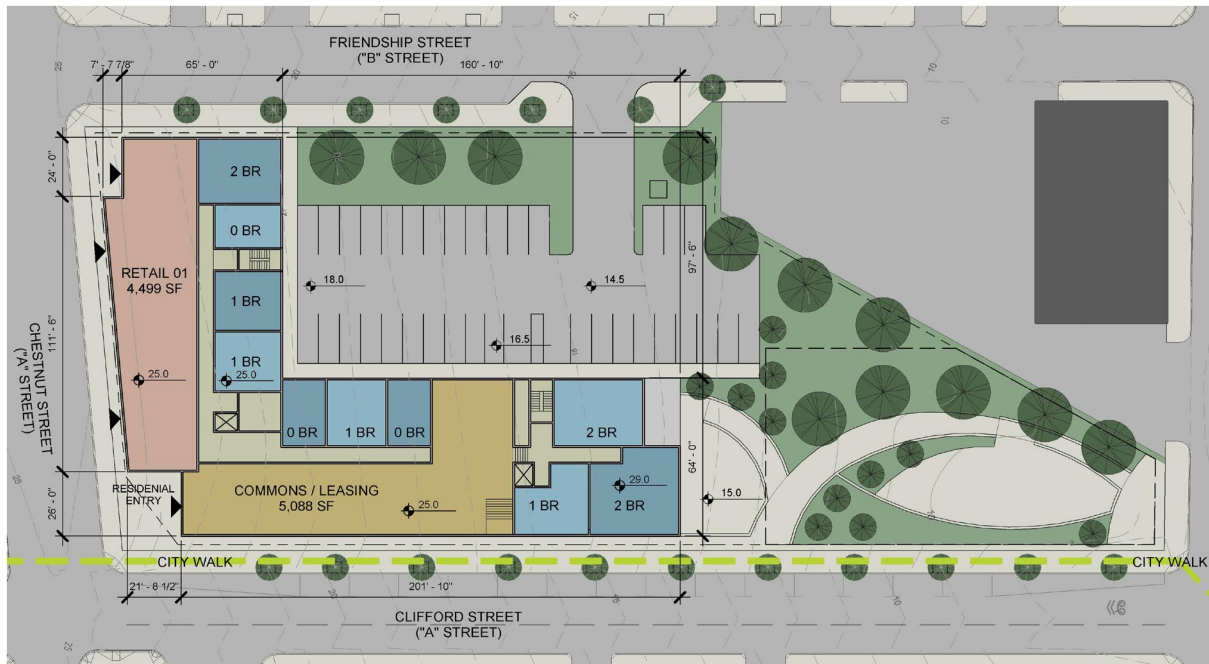
# Pennrose/TAT



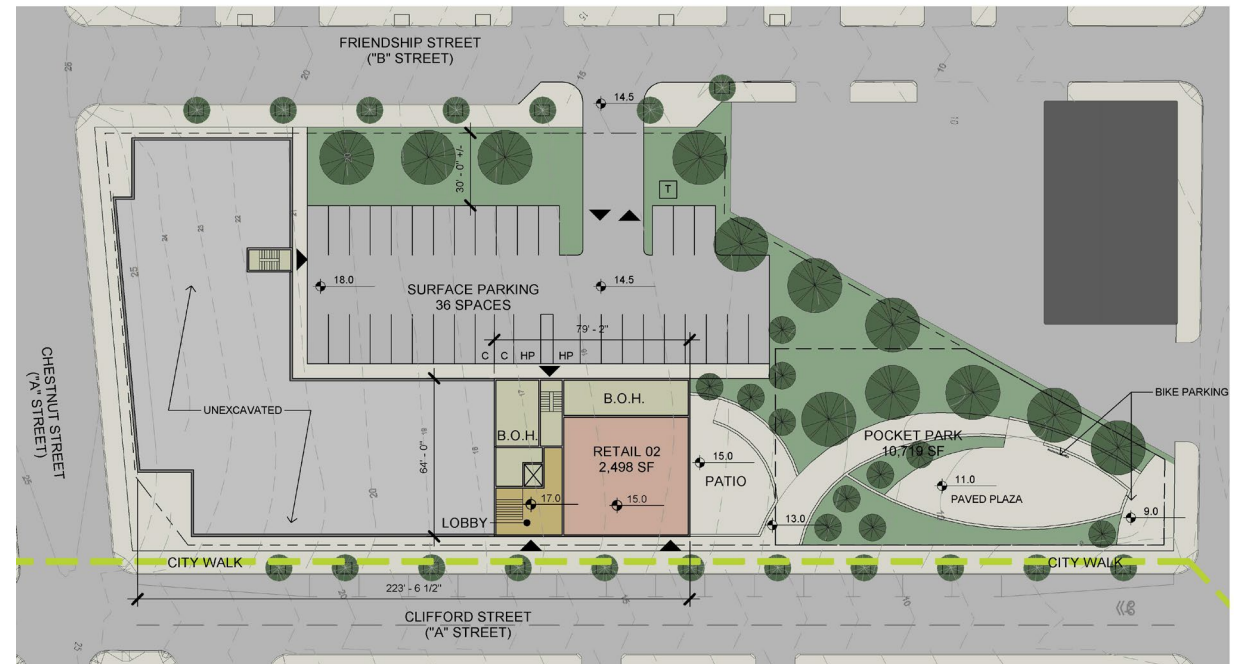
# Project Summary

- 6 story mixed-use residential building
- 120 units, 40% affordable, 20% workforce
- 6,997 SF retail
- 36 spaces provided on-site (0.3 spaces per unit)
- 84 spaces will be sought off-site (1 space per unit total on- and off-site)
- Surface parking along Friendship Street

Upper Level Ground Floor Plan



Lower Level Ground Floor Plan



# Pennrose Experience

**Credible and experienced, but design of some projects is one-size-fits-all**

- Based in Philadelphia with 3 satellite offices
- Developer for >265 projects in 16 states and Washington, DC, including >17,000 rental units
- Experienced in market-rate, affordable, and mixed-use multifamily housing



# TAT Experience

## Experienced residential firm with projects of varying design quality

- ~40 person firm based in Chelsea, MA
- Experienced in multifamily housing, mixed-use, and office
- Numerous low- and mid-rise stick-built housing projects throughout Boston region
- Architect for Chestnut Commons, I-195 Parcel 30 (under construction), which faces P28 across Chestnut Street

Haverhill, MA



Lynn, MA



East Boston, MA



Upham's Corner, Boston, MA



Fenway, Boston, MA



# Urban Design Considerations

**Proposal is suburban in character along several frontages, and does not maximize use of parcel**

- Within build-to zone only on Chestnut and half of Clifford Street frontage
- Publicly accessible open space for half of CityWalk/Clifford Street frontage
- Surface parking visible along Friendship Street frontage (buffered by open space)

View above Chestnut and Clifford



View above Chestnut and Richmond

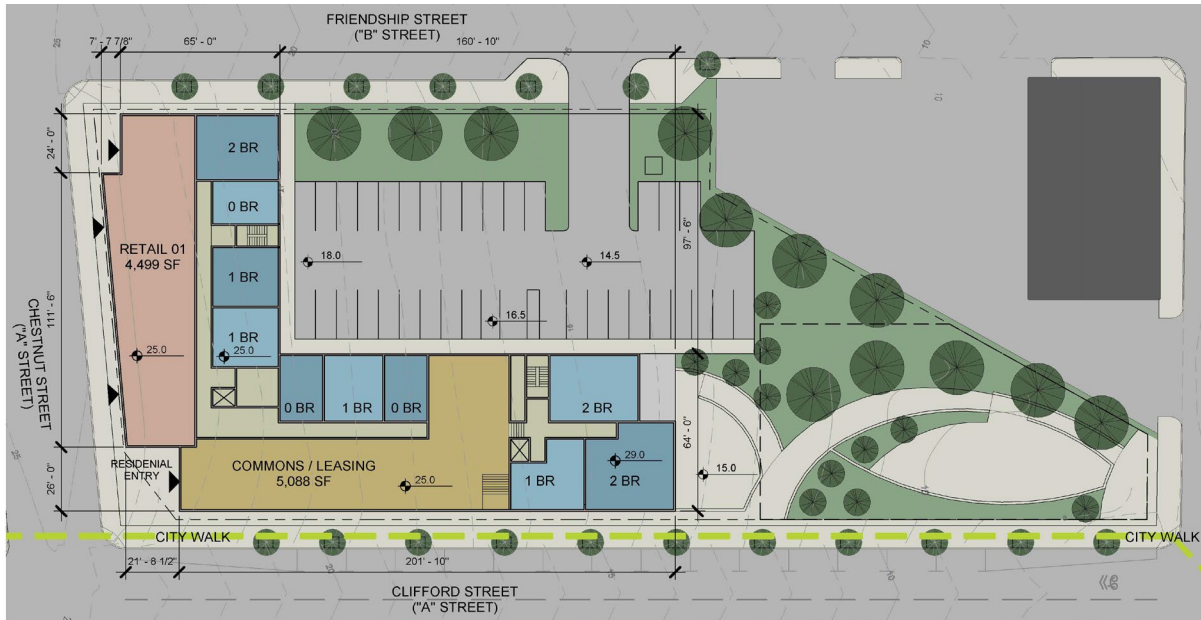


# Building Program Considerations

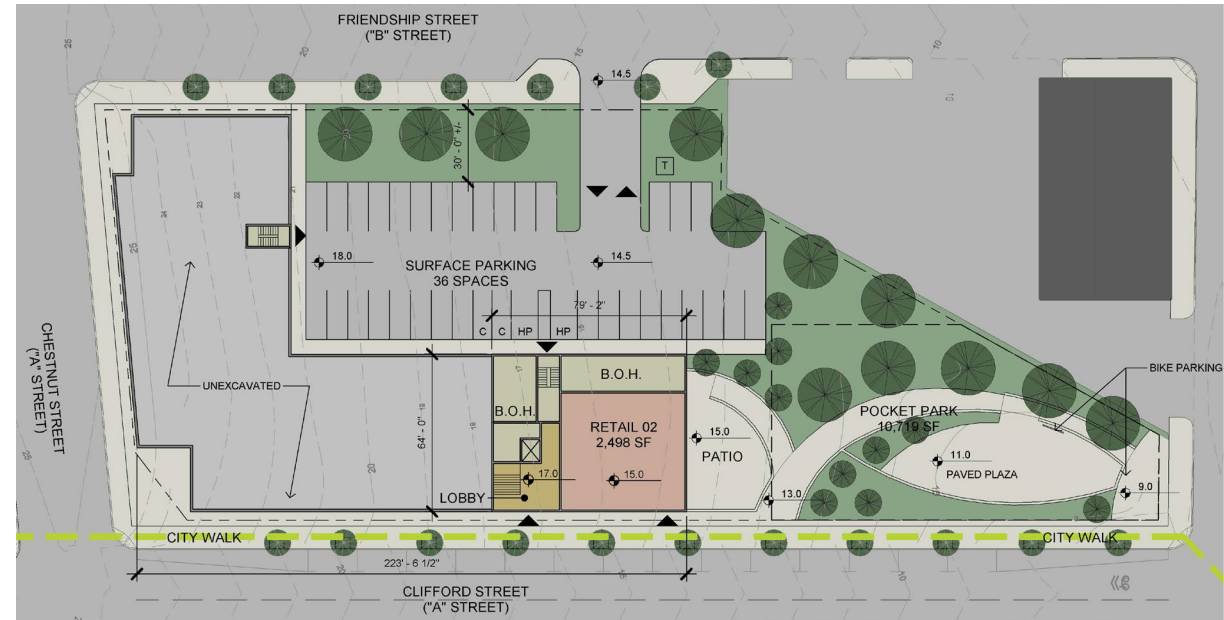
## Limited active ground floor uses

- Uses along Clifford Street (CityWalk) frontage are primarily private, though the one retail space is sited to help activate open space
- Single, relatively large retail space along Chestnut
- One residential unit fronts Friendship Street

Upper Ground Floor Plan



Lower Ground Floor Plan

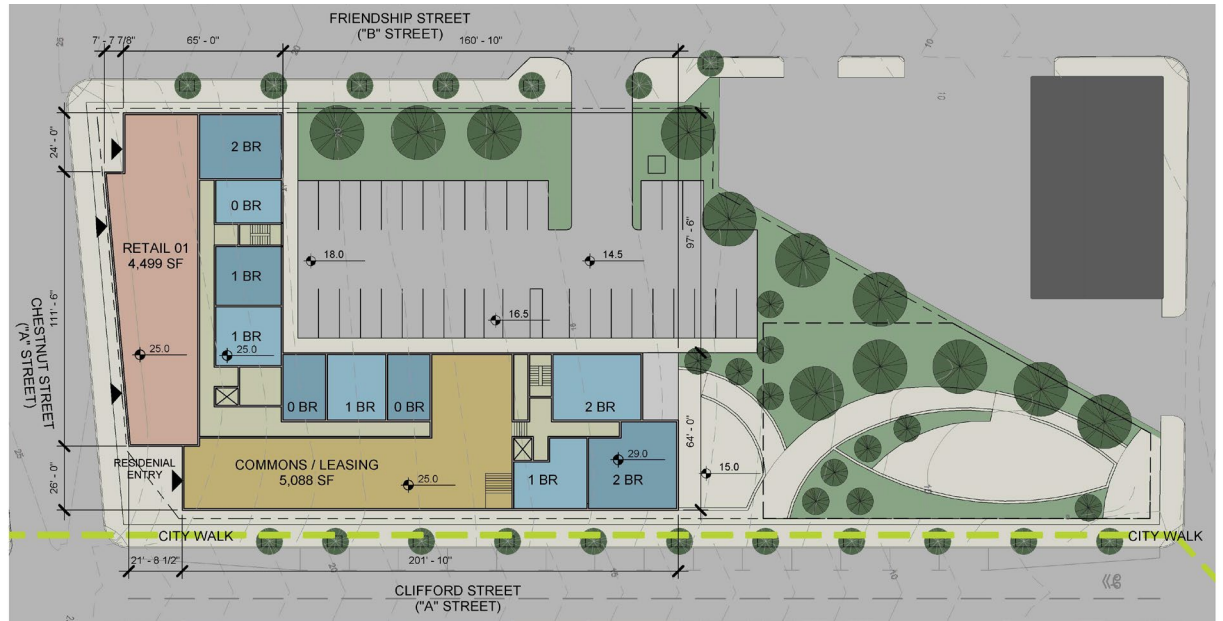




# Zoning

**Requires several waivers, which we would NOT recommend for approval**

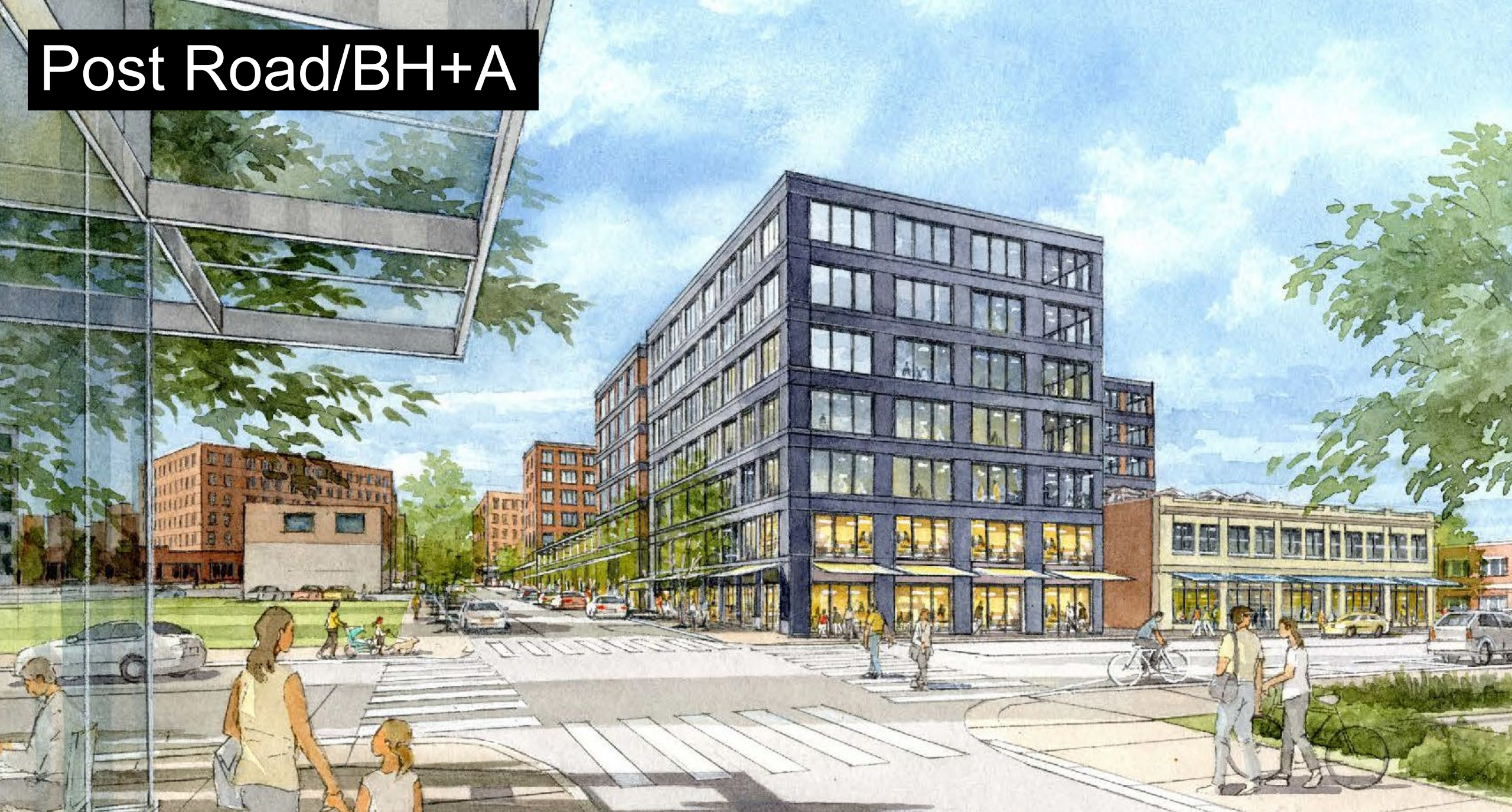
- Waiver needed for failing to build to within 0' - 8' of lot line for 80% of each lot frontage
  - While proposal generally meets criteria for a waiver on Clifford Street due to public open space along a pedestrian/bike network (CityWalk), the relationship of the open space to the surface parking lot does not result in a successful urban park
- Waiver required for surface parking along a B street
  - While landscaped zone exceeds the minimum required, we do not consider permanent exposed surface parking to be an acceptable use in the District



# Summary of Strengths and Weaknesses

- Strengths:
  - Experienced developer and architect
- Weaknesses:
  - Project has a suburban character and does not maximize use of the parcel
  - Surface parking along Friendship Street is not an acceptable use
  - Primarily private uses along Clifford Street (CityWalk)

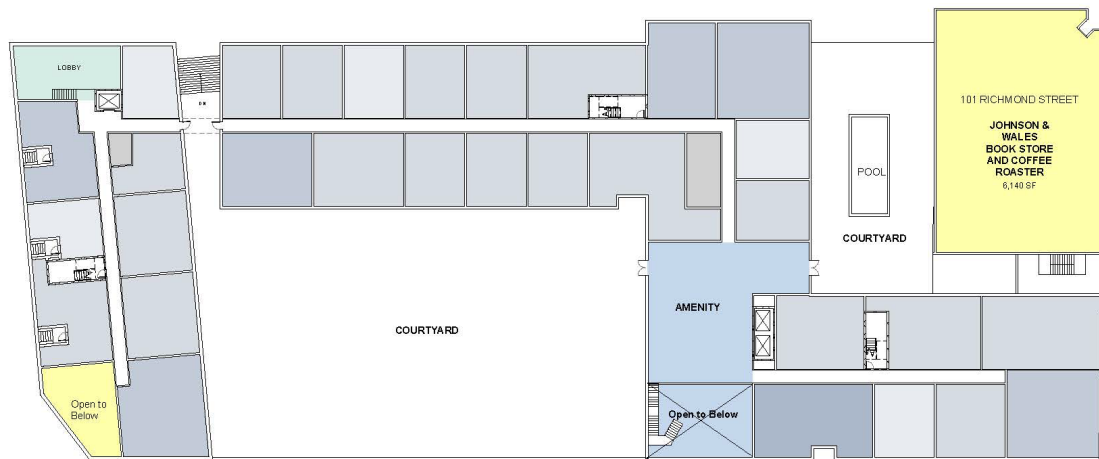
# Post Road/BH+A



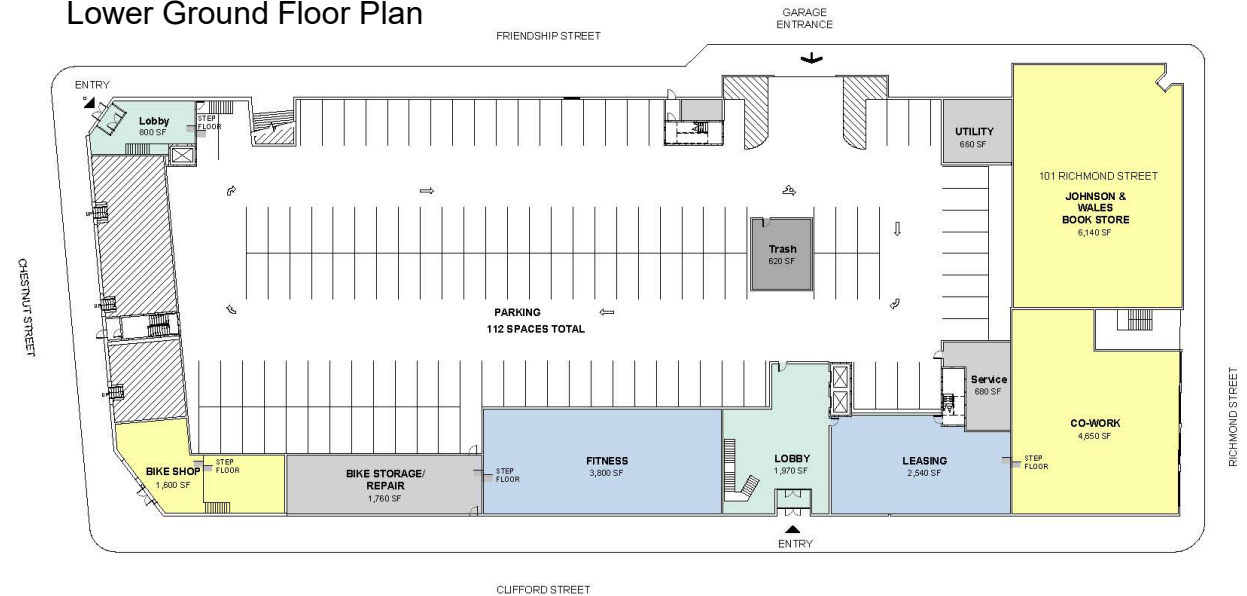
# Project Summary

- 6-7 story mixed-use residential building
- 205 units, 10% workforce (21 units)
- Single small retail space on Chestnut/Clifford frontages (1,600 SF)
- Ground floor co-working space at corner of Clifford and Richmond
- Propose to partner with J&WU to redevelop existing vacant building on Friendship and Richmond as a two-level university bookstore (12,280 SF)
- Townhouse units with stoops along Chestnut Street frontage
- 112 on-site parking spaces, no offsite parking (0.6 spaces per unit, 12 tandem)

Upper Ground Floor Plan



Lower Ground Floor Plan



# Post Road Experience

## Experienced developer with comparable, high-quality projects

- Based in Fairfield, CT
- Focus on market-rate multifamily rental housing in urban infill environments
- Multiple mid-rise stick-built housing projects in Boston area and Connecticut
- Firm is currently managing or has completed development of >1,850 rental units

Everett, MA



Stamford, CT



Everett, MA



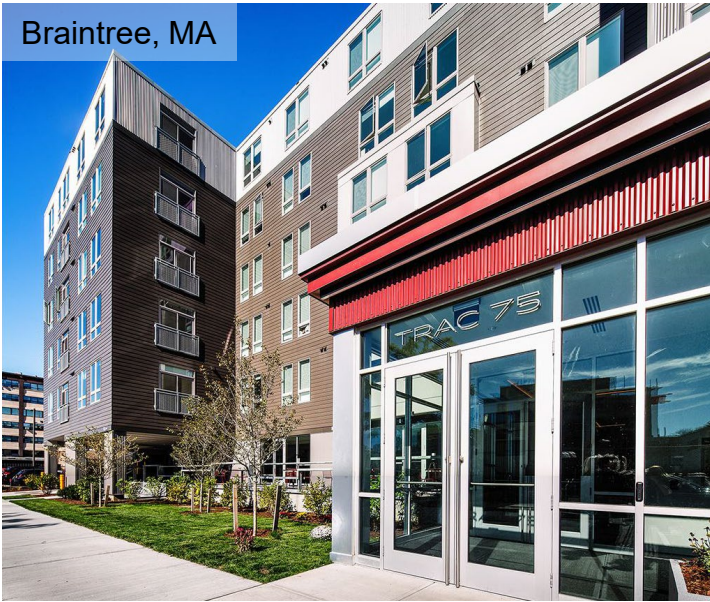
New Haven, CT



# BH+A Experience

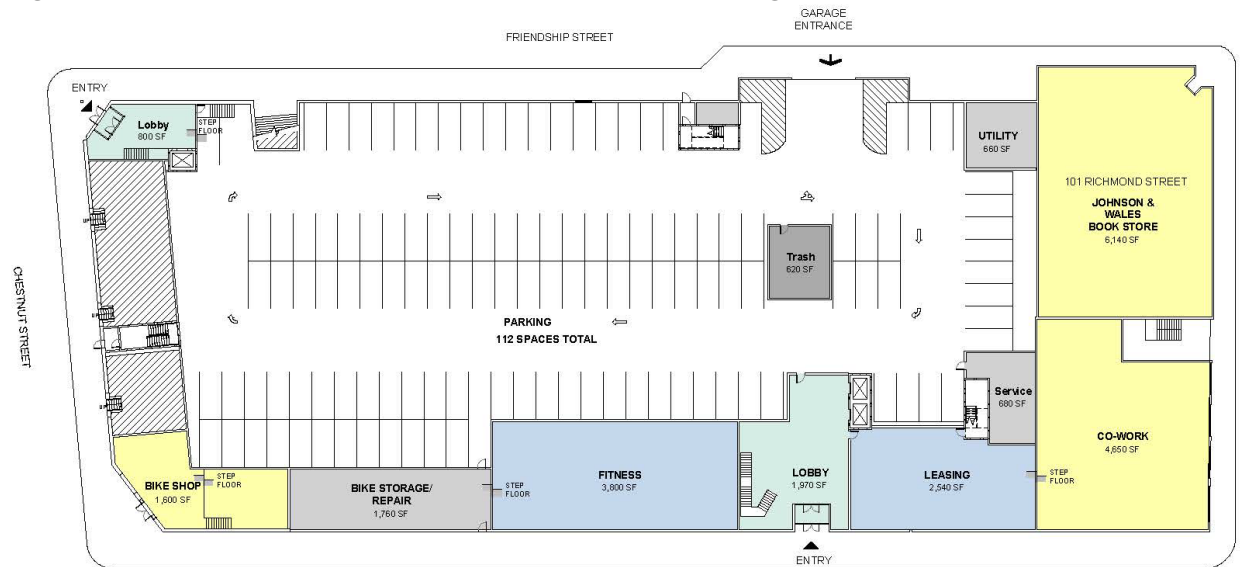
**Experienced residential firm with projects of varying design quality**

- 50-person WBE firm based in Boston
- Experienced in multifamily housing, office, and education/recreation
- Numerous mid-rise stick-built housing projects throughout Boston region



# Urban Design Considerations

- **Partnership with J&WU results in the redevelopment of existing vacant building, removal of surface parking, and full activation Richmond Street**
- **Pragmatic approach to parking and ground floor retail results in less-than-ideal activation of the other building edges**
  - Pros:
    - Zero lot line on all sides
    - Townhouse units along Chestnut provide some activation and façade articulation despite being a private use
  - Cons:
    - Most of frontage along CityWalk/Clifford Street consists of non-public uses
    - Blank façade along almost entire Friendship Street frontage



# Zoning

**One minor waiver is required, which we would recommend for approval**

- Inclusion of mezzanine level along Richmond Street may trigger requirement for a 10' setback above the 3<sup>rd</sup> floor for buildings over 6 stories. Even if requirement for a setback is triggered, we do not think a setback is warranted.





# Summary of Strengths and Weaknesses

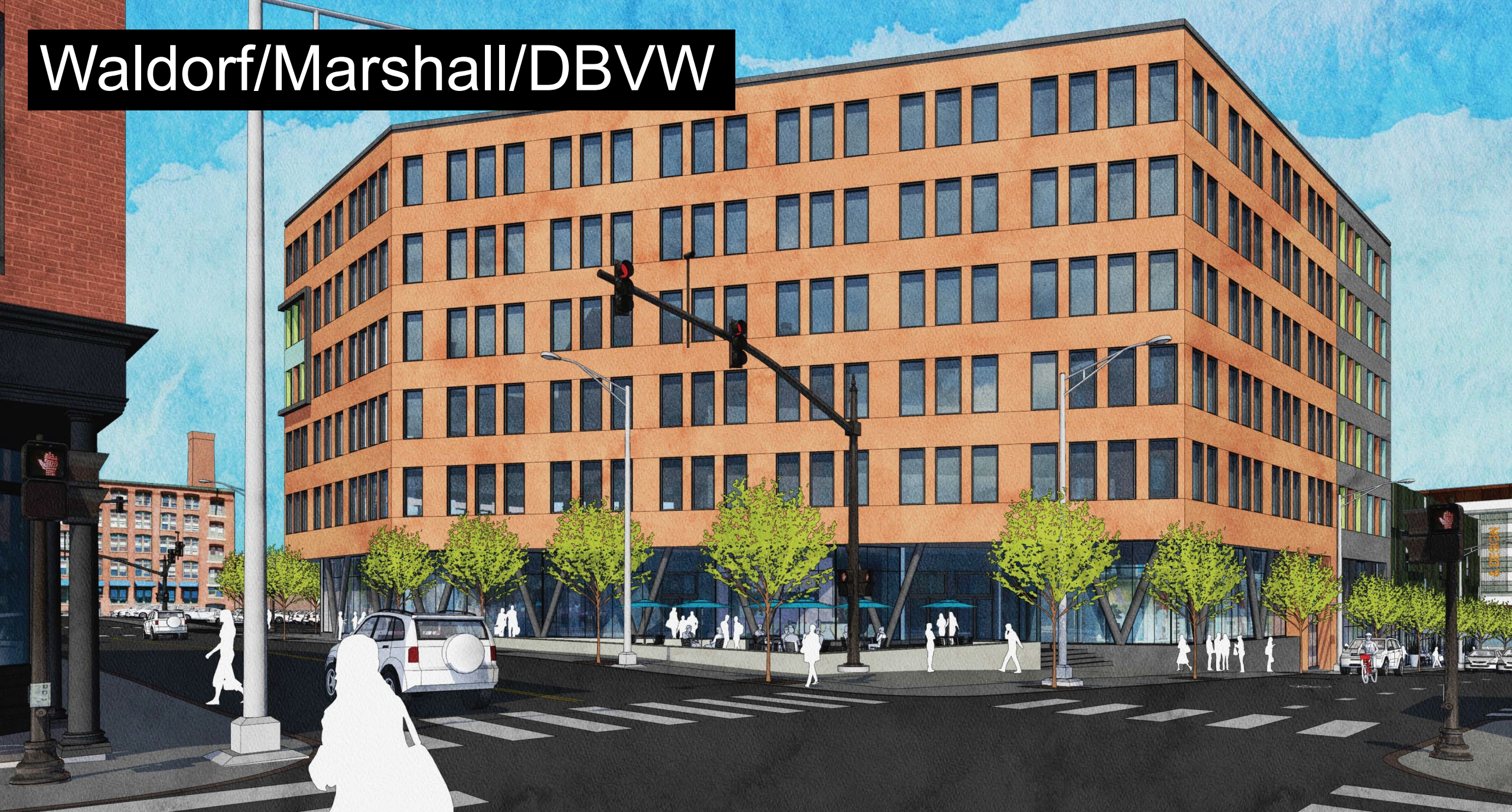
## Strengths:

- Experienced and capable developer and architect
- Realistic approach to retail and parking
- Incorporation of existing J&WU building has positive urban design outcomes

## Weaknesses:

- Structured parking along Friendship Street
- Some proposed uses along Clifford Street (CityWalk) are not street-activating

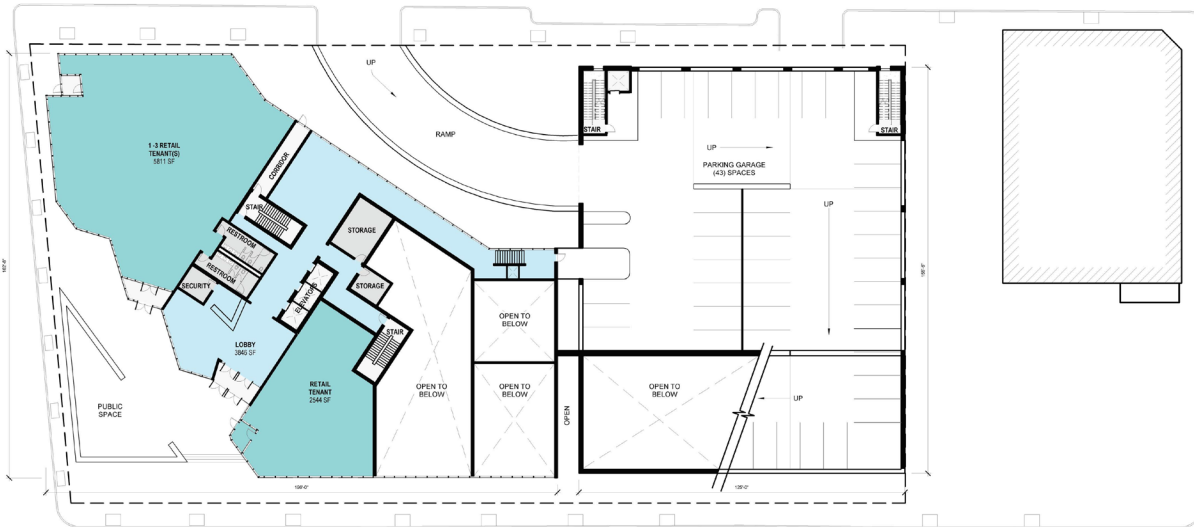
# Waldorf/Marshall/DBVW



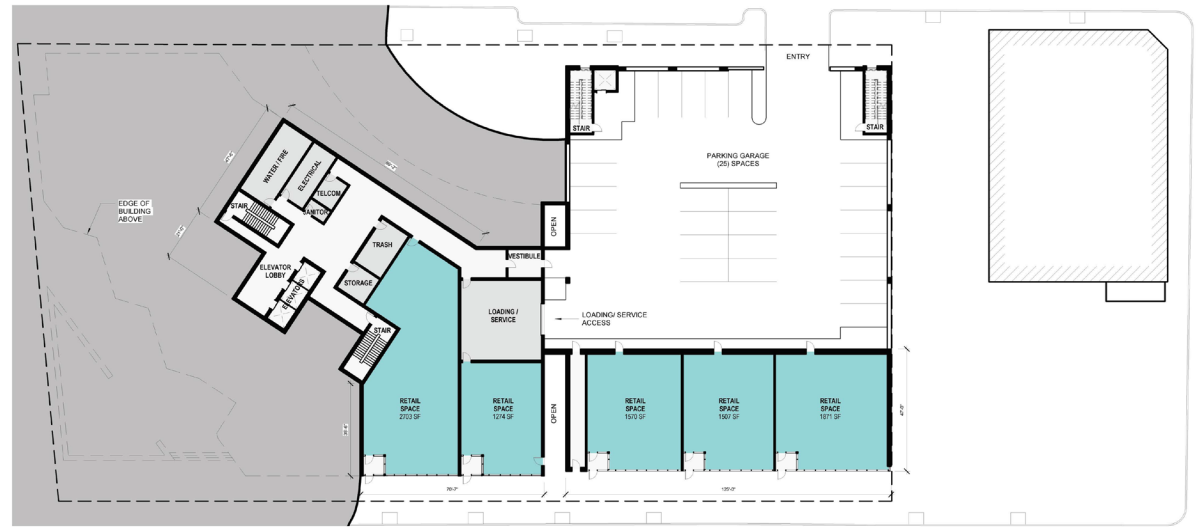
# Project Summary

- 6 story mixed-use commercial building
- 101,640 SF commercial space
- 18,705 SF retail
- 232 on-site parking spaces in 84,763 SF garage (2 spaces per 1000 SF)
- Land swap with J&WU consolidates existing JW&U surface parking with P28, creating a rectangular parcel and giving corner of Clifford and Richmond to JW&U

Upper Ground Floor Plan



Lower Ground Floor Plan



# Waldorf/Marshall Properties Experience

## Team has no experience with developing urban spec office buildings

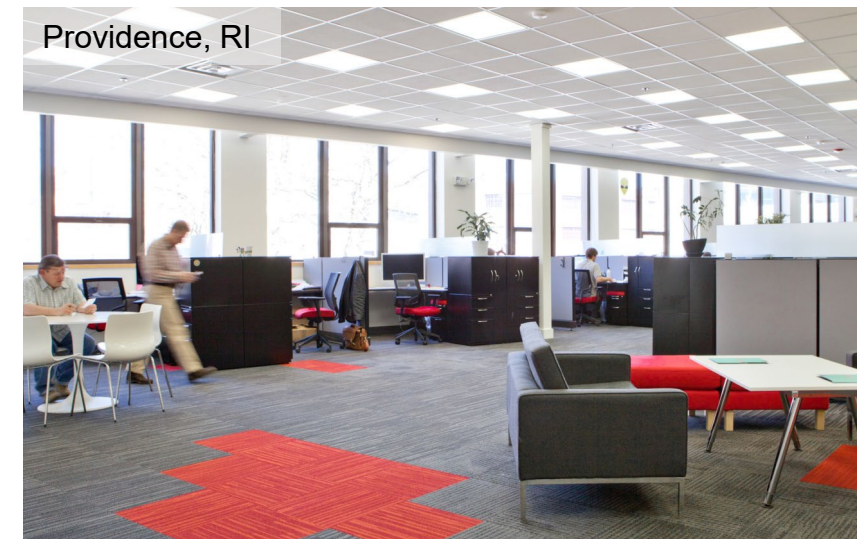
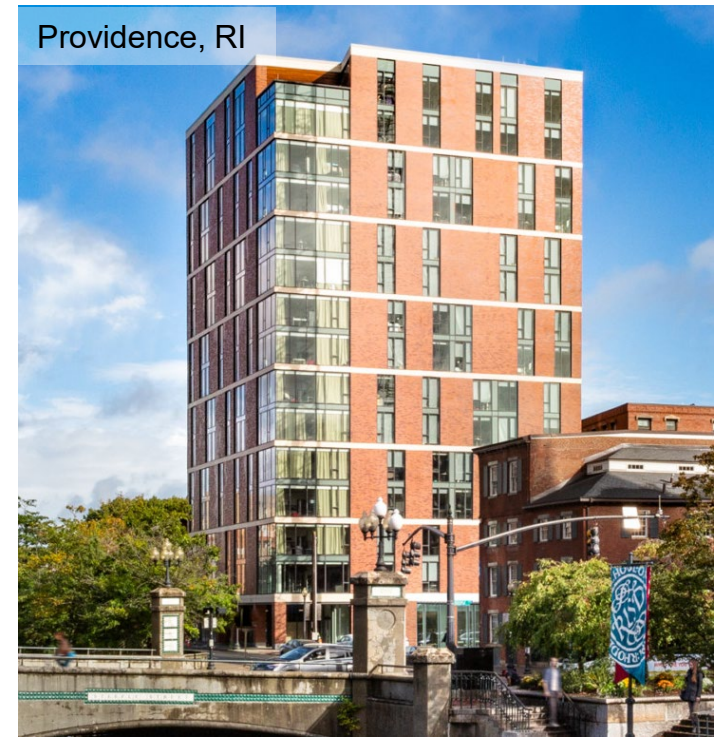
- Based in Rhode Island
- Limited portfolio of similar, recent projects; Waldorf redeveloped and manages one office building
- Chestnut Commons rental housing project on I-195 Parcel 30 (in construction) is Waldorf's only ground-up experience of any kind
- Partner Marshall Properties' ground-up experience in past 5 years comprised of one medical office building and one hotel



# DBVW Experience

## Talented firm with no experience in ground-up office buildings

- ~30-person firm based in Providence
- Focus on adaptive reuse and historic preservation
- Portfolio includes housing, academic, cultural
- Experience is primarily interior architecture and renovation
- Limited experience with ground-up new construction includes an engineering complex for URI



# Urban Design Considerations

- **Parking garage and ramp access have a negative impact on the quality of the public realm**
  - Garage is in very close proximity to Garrahy Garage
- J&WU land swap results in unknown outcomes at the corner of Clifford and Richmond, which is an important node for CityWalk
- Plaza activates corner of Chestnut and Clifford but retaining walls effectively make the space less public
- Expressed diagonal structure at the ground level is inconsistent with the desire to create human-scaled shopfronts



Proposed Land Swap with Lot 555

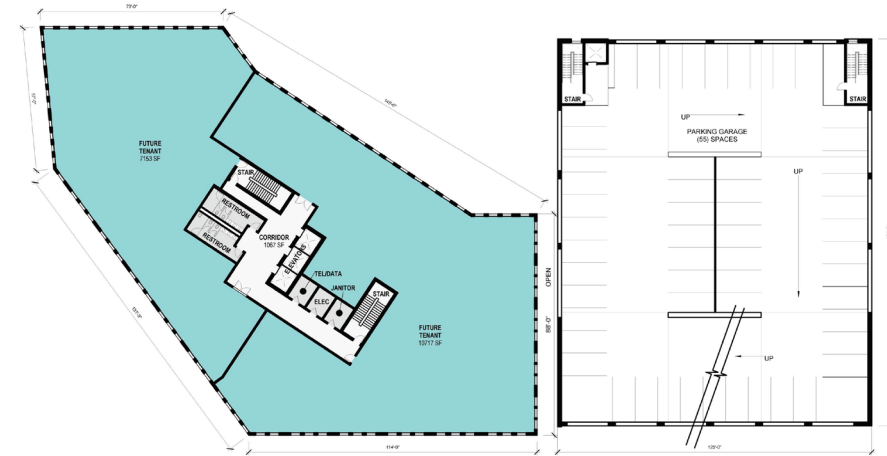


# Building Program Considerations

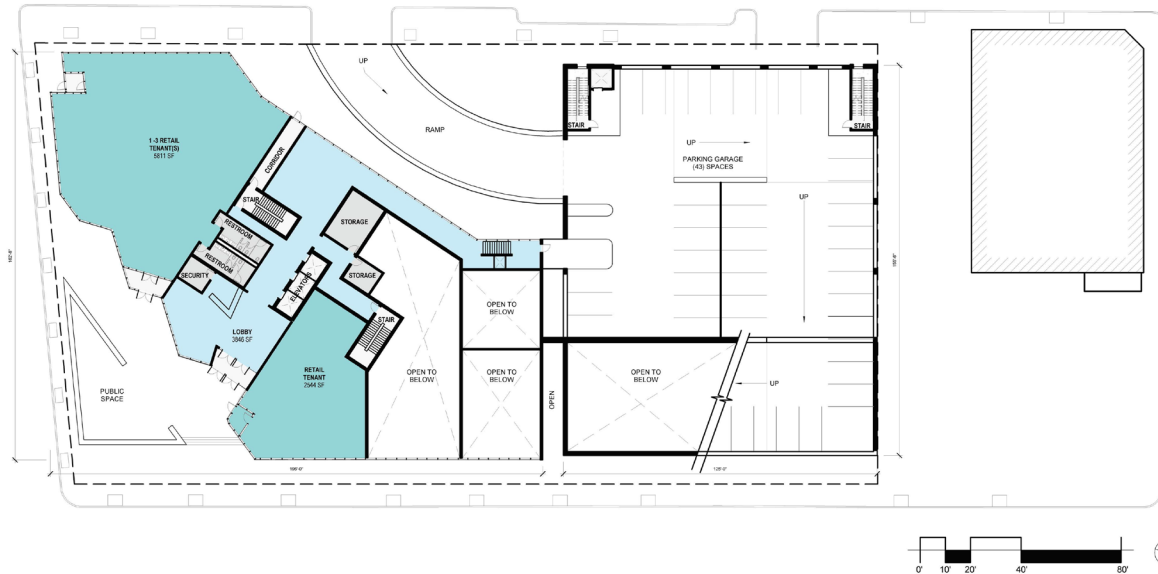
## Size and layout of office and retail require market justification

- Questionable viability of spec office
- Office floorplates are not optimized for the market in terms of both size and configuration
- Questionable demand for retail space (6 retail spaces at 1,300 – 2,700 SF plus one at 5,800 SF)

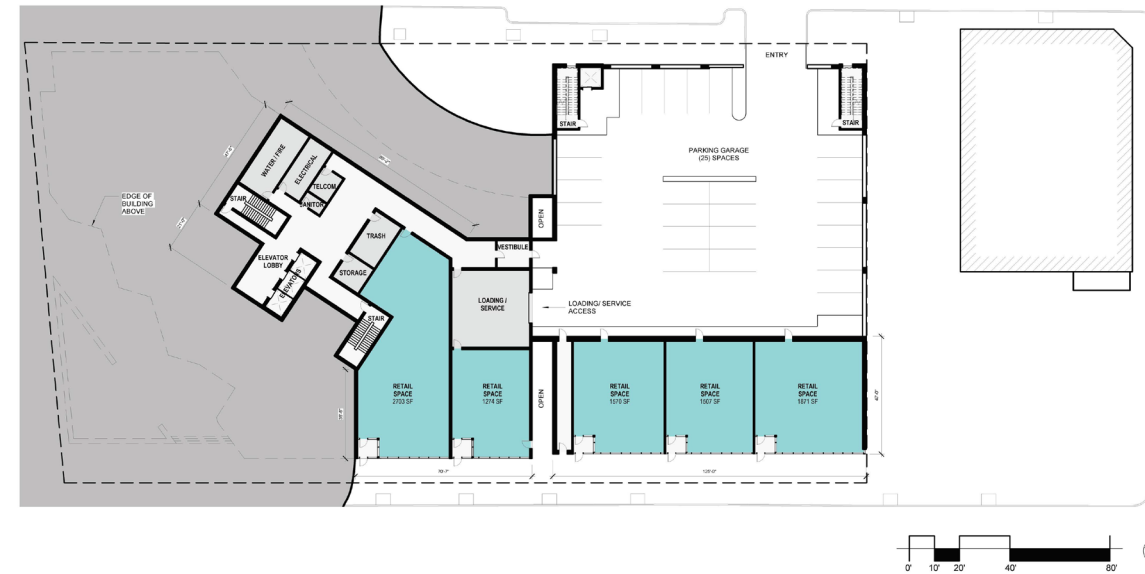
Typical Upper Floor Plan



Upper Ground Floor Plan



Lower Ground Floor Plan



# Zoning

**Requires a waiver, which we would NOT recommend for approval**

- Waiver needed for failing to build to within 0' - 8' of lot line for 80% of each lot frontage (parking ramp is primary issue)





# Summary of Strengths and Weaknesses

## Strengths:

- Talented architect

## Weaknesses:

- Developer and architect are not experienced with the project type
- Parking garage and ramp have negative impacts on the public realm
- Land swap with J&WU creates unknown outcomes for key node of CityWalk

