

March 20, 2019

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# Development of Parcel 28 of I-195 Redevelopment District

## Project Highlights

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- Project will improve and enhance the urbanization-development, and help transform the underdeveloped area into a modern district.
- Project will improve the local economy by adding Ground Floor Retail, driving the development of the neighborhood economy and increasing local pedestrian traffic.
- DMG is committed to protect the global environment and bring innovation to the neighborhood by adding an Electric Charging Station within the parking garage to support Electric plug-in vehicles.
- DMG is devoted to improving quality of life by offering diversified and superior amenities, such as Zip Cars, Gym and Lounges, Rooftop Garden to promote a healthy and active lifestyle with an affordable rent.
- DMG is focusing on making contributions to the neighborhood by providing street arts and contributing funds for maintaining local parks.
  - Maintenance of the East and West Side Parks
  - Development of street side Artwork to be established along Clifford Street
- DMG teams up with Bergmeyer to deliver the project on time with delightful design and promised quality.

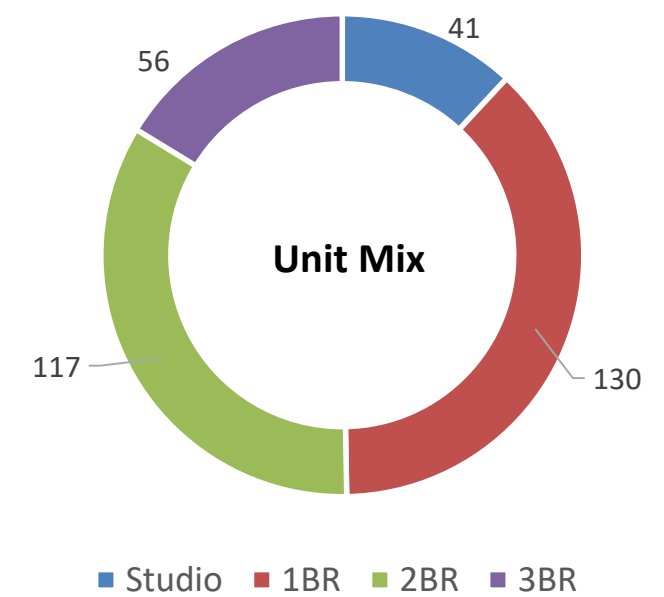
# General Information

## Land Information

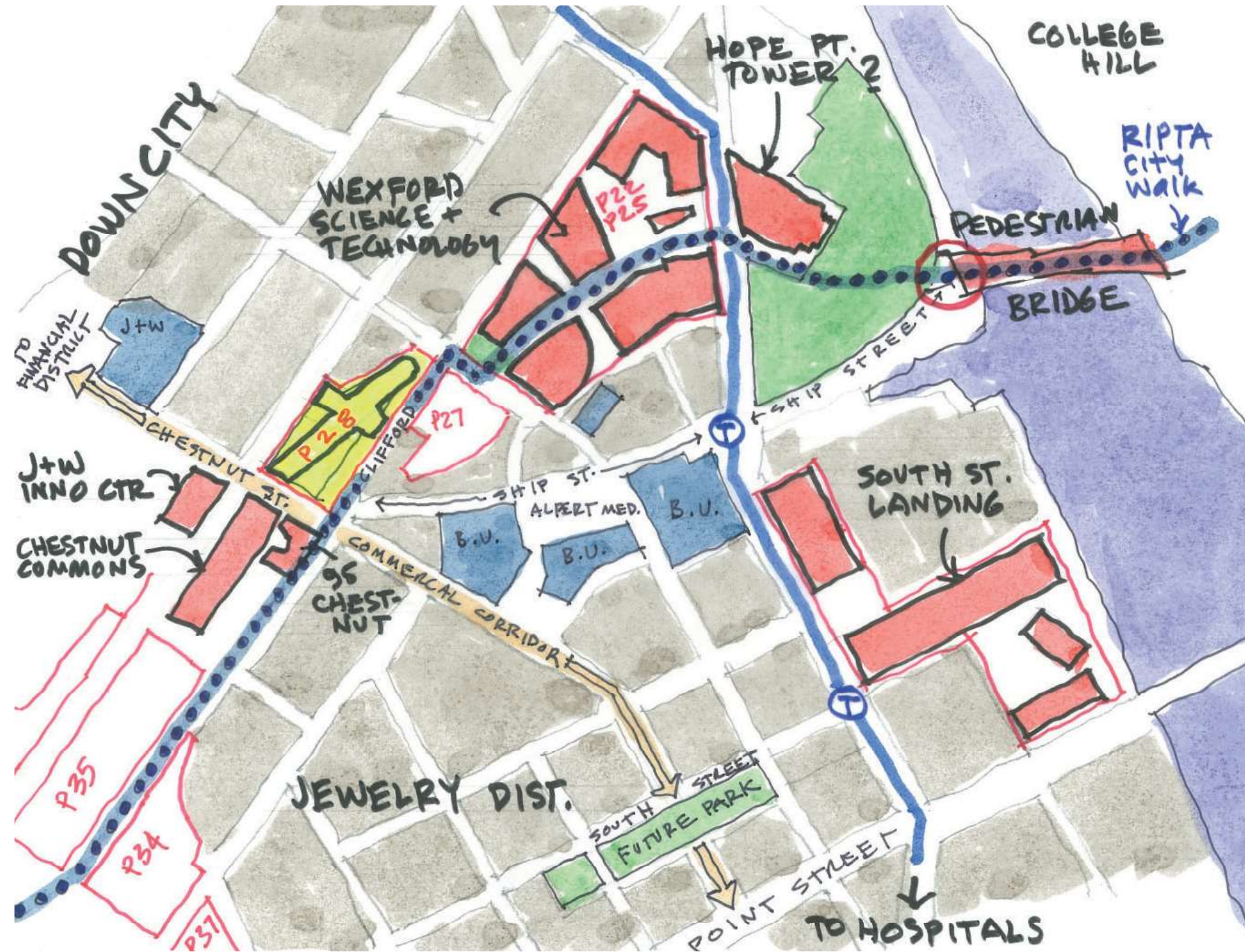
<b>Project Location</b>	Providence, Rhode Island
<b>Parcel #</b>	Parcel 28 of I-195 Redevelopment District
<b>Land Acres</b>	1.25 Acres
<b>Maximum Height</b>	13 Stories, 153 Feet
<b>Total Units</b>	344 Units
<b>Gross Area</b>	430,754 SF
<b>Rentable Area</b>	283,788 SF
<b>Parking</b>	15,248 SF for Zip Car(or equivalent)
<b>Retail</b>	23,346 SF

## Building Information

<b>Building Use</b>	Mixed-Used Residential
<b>Ground Floor</b>	Retail
<b>Building Structure</b>	Steel Structure, Window Walls, Punched Windows, Precast Panel Systems
<b>Affordable/Workforce Housing</b>	15%
<b>Building Amenities</b>	Open Air Lounge and Garden Modern Gym Indoor Lounge Meeting Rooms Bike Storage Co-working Spaces Modern Parcel Delivery System Electric Charging Station within the Parking Garage



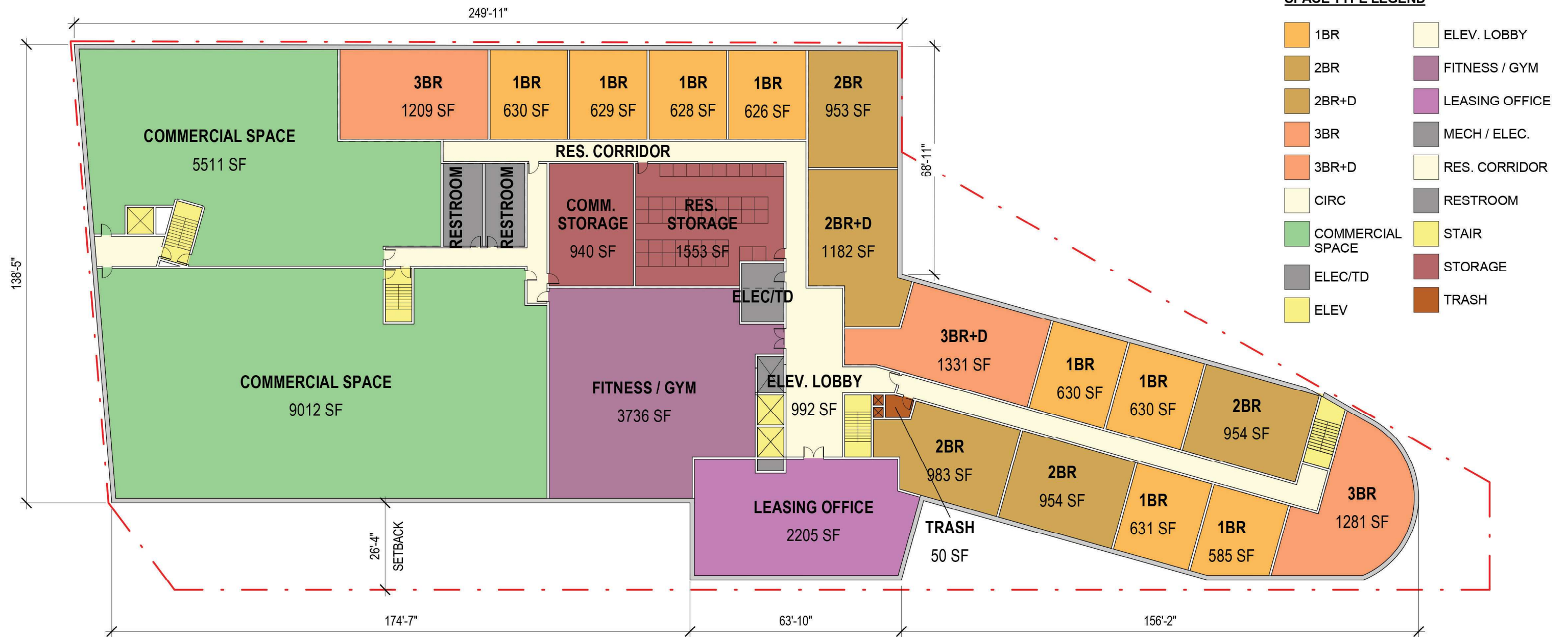
# Site Context



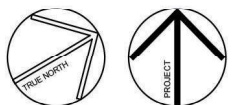
# Ground Floor and Site Access Plan



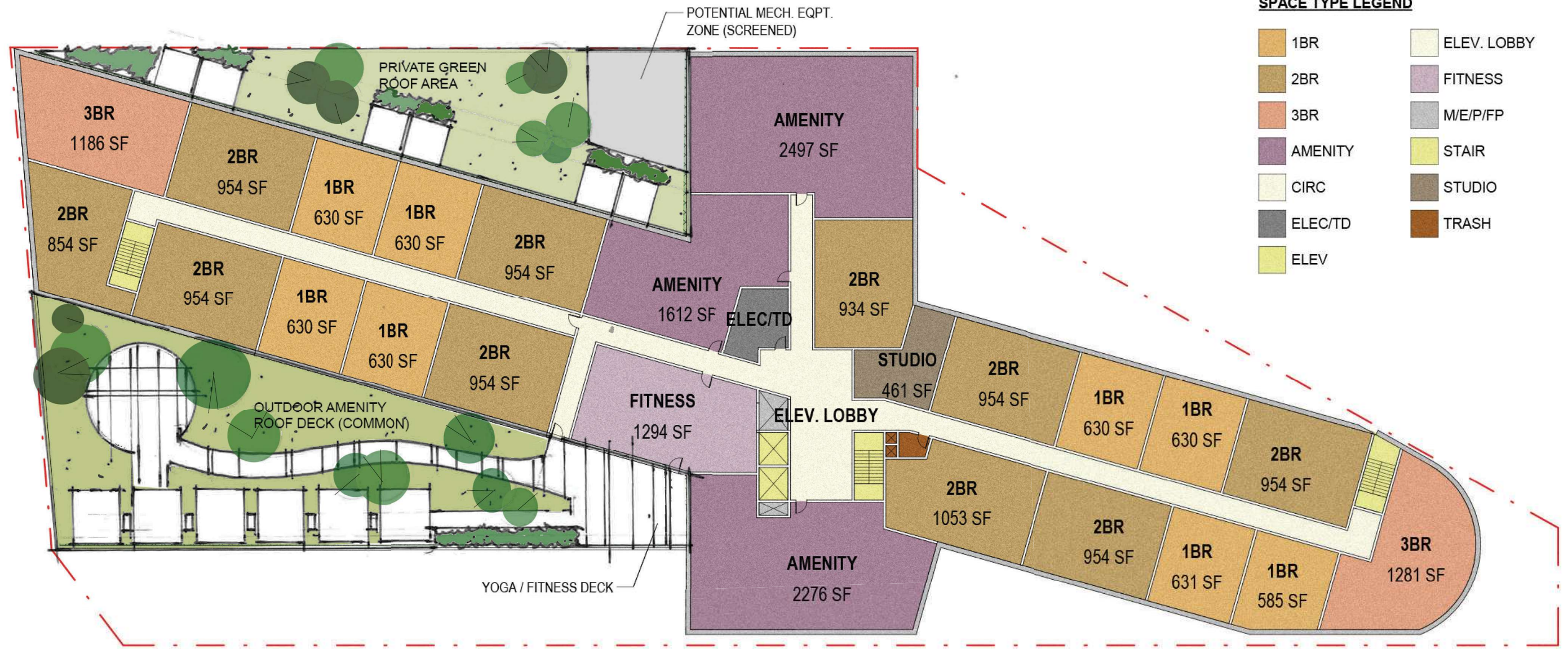
# Second Floor Plan



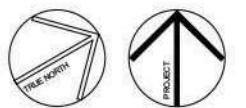
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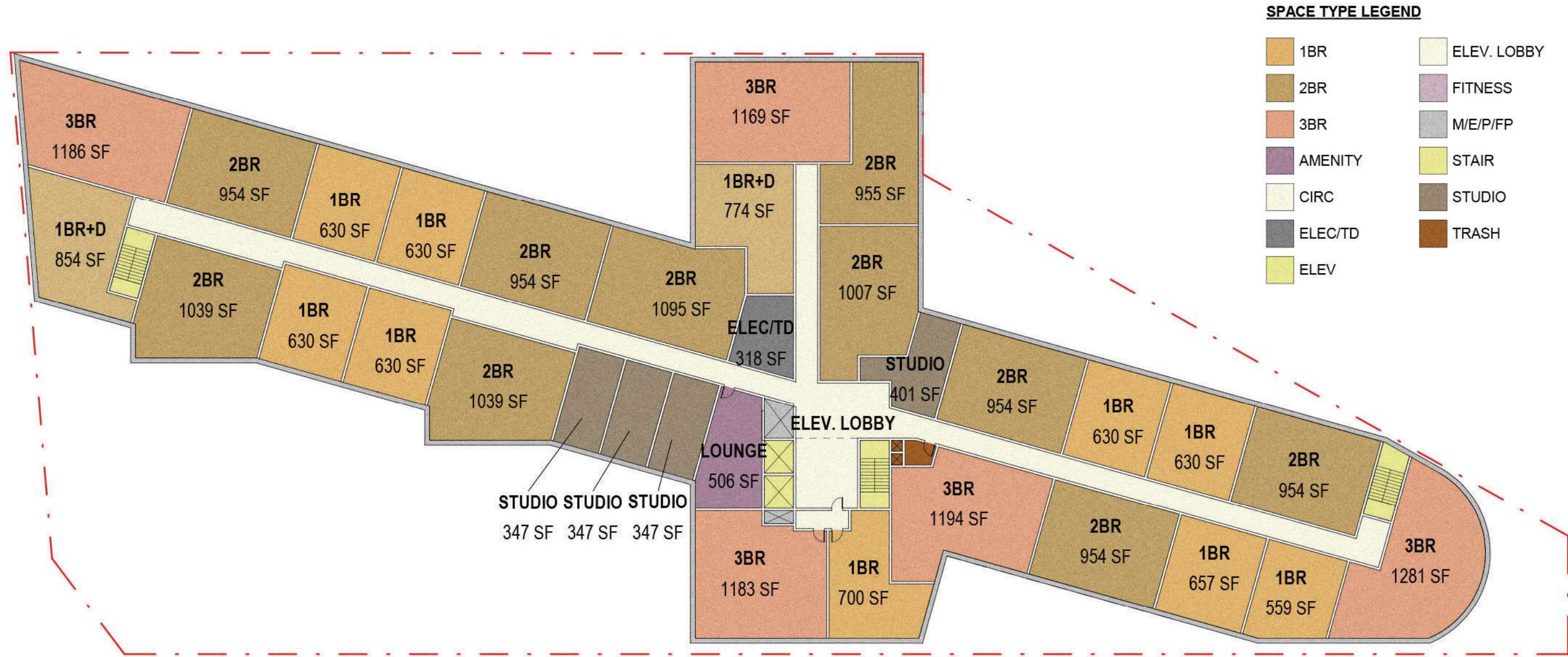
# Third Floor Plan



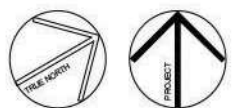
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# Typical Upper Level Floor Plan (Floors 4-13)

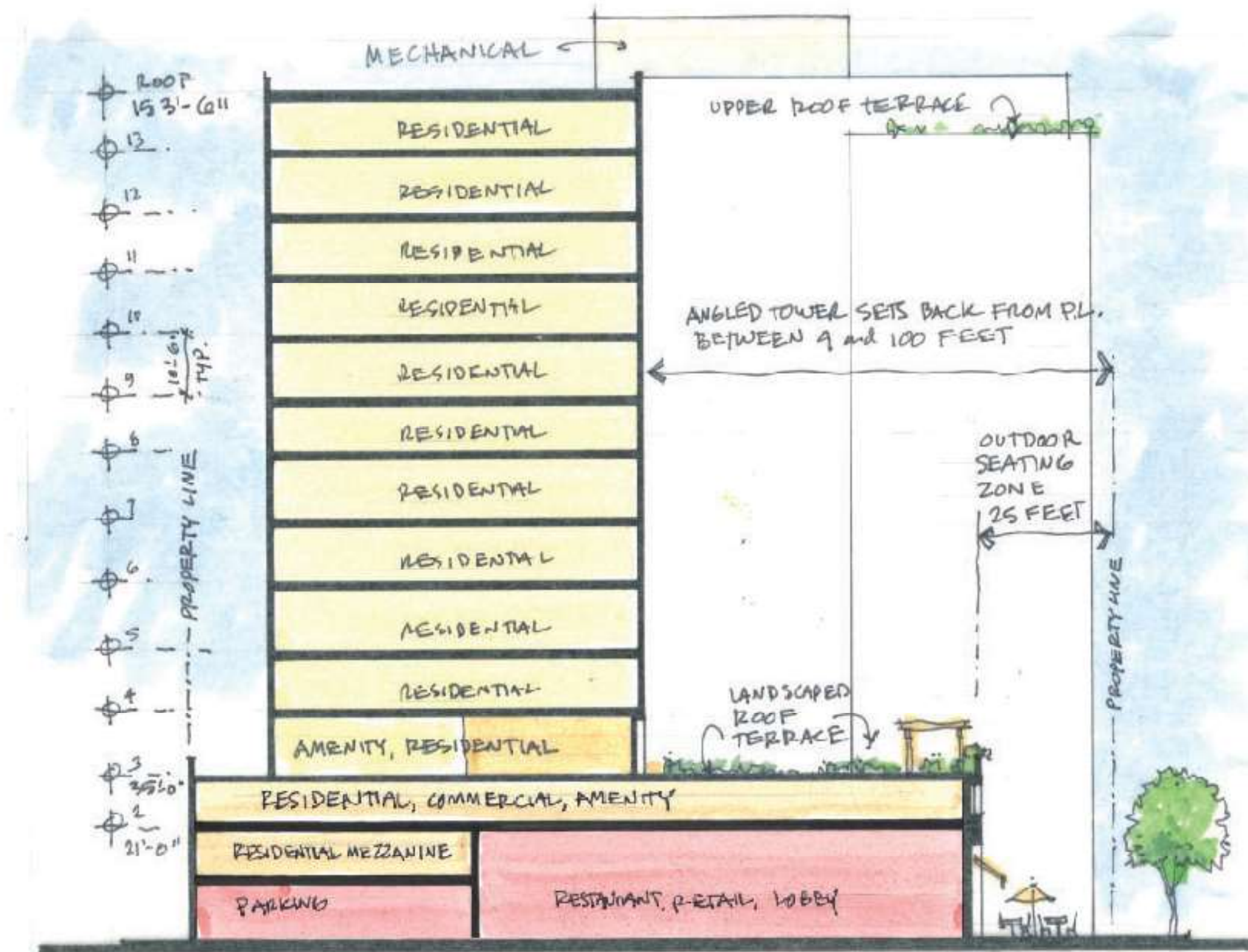


SCALE: 1" = 30'





# Conceptual Cross-Section



## Model and Renderings



Aerial View



View Up Clifford Street

## Model and Renderings



Aerial View



View Down Clifford Street

# Team



DMG Investments LLC (DMG) was established as a real estate investment company in 2013. DMG integrates the experiences of real estate financing, developing, operating and property managing. After years entering US market, DMG achieved remarkable accomplishments. Today, DMG has projects in New York, New Jersey, Texas, Tennessee, and many other regions with great potential.

## Project Listing



**1 One Park Condos**  
Cliffside Park, NJ  
Luxury condominium ground up development project, DMG in-house management project  
Gross 417,045-sf, 204 condo units



**2 Auden Albany**  
Albany, NY  
Ground up development project  
DMG in-house management project  
Gross 202,582sf, 322-bed student housing



**3 Auden Houston**  
Houston, TX  
Renovation and DMG in-house management project., Gross 202,582sf, 322-bed student housing



**4 Arabella**  
Houston, TX  
Ground up development project,  
33-story luxury Condominium,  
99-unit condominiums

# Bergmeyer

Bergmeyer was founded in 1975 as a full service design firm and has since partnered with hundreds of clients to realize their visions. Bergmeyer operates as a corporation with broad ownership by many of the firm’s leaders and their 70-person staff are advocates of the firm’s user-focused design. Bergmeyer has designers working in architecture, interior design, graphic design, planning, and sustainability.

## Project Listing



**1 Independence Wharf**  
Boston, MA  
Renovation and repositioning of 470 Atlantic Avenue along Boston’s Fort Point Channel.



**2 699 Boylston Street**  
Boston, MA  
Repositioned as 699 Boylston Street, key areas of the building were renovated, including new lobby, new two-story façade and streetscape.



**3 Endicott College New Residence Hall**  
Beverly, MA  
New 62,000-sf, 250-bed student residence hall



**4 Brown and Howard Wharf**  
Newport, RI  
Luxury condominium residences in 3 buildings on a waterfront pier with private marina

# THANKS.