

Parcel 9 West Building

Concept Plan Approval
Summer 2021



Agenda

- **Program Overview – West Building Updates**
- **Project Timeline**
- **Context & Site Plan**
- **Building Façade & Envelope**

Program Overview

Proposed Mixed-Income, Mixed-Use Development – West Building

- 66 units (approx. 131 residential rental units total)
- Planned **Childcare Space**, including infant/toddler and pre-school classrooms and outdoor spaces; serving approx. 50 families
- **Ground Floor Retail** along Alves Way (~1.2k square feet)
- **25 Parking Spaces** in a surface parking lot w/in the building footprint (51 parking spaces total)



Program Overview

Unit Mix			
Studio	1 BR	2 BR	Total
12	35	19	66
18%	53%	29%	100%

Affordability Mix				
30%	60%	Workforce	Market	Total
14	15	16	21	66
21%	23%	24%	32%	100%

**these unit and affordability mixes will likely adjust, based on shifting state priorities for affordable housing and funding available.*

- Inclusive mixed-income community
- Proposed partnership with childcare provider to create four classrooms, two outdoor play spaces, and dedicated spaces for staff
- Public outdoor spaces include: a landscaped courtyard between the two Parcel 9 buildings, patio at the ground floor retail space
- Integrated connections to City Walk and surrounding neighborhood
- Commitment to community engagement and sustainable development principles throughout the site

Project Timeline

West Building Development

- June 2021 – SHPO Approval (complete)
- Summer 2021 – I-195 District Commission Concept Approval
- Fall 2021 – I-195 District Commission Final Approval
- December 2021 – Tax Credit Submission to Rhode Island Housing
- May 2022 – Rhode Island Housing Award of Credits
- September 2022 – 100% Construction Drawings (if awarded)
- December 2022 – Construction Start (if awarded)

Community Outreach – *Ongoing*

- Fox Point Neighborhood Association
- Downtown Providence Neighborhood Association
- Jewelry District Association
- Providence Preservation Society
- Councilman John Goncalves - Providence Ward 1
- Our Lady of the Rosary Church









Second Floor Plan



Typical Upper Floor Plan



Aerial Perspective - Looking South



Aerial Perspective - Looking North



Perspective View from Traverse Street



Perspective View from Traverse Street



Perspective View from Parking Lot (across Traverse Street)



Perspective View from City Walk



Perspective View from Alves Way

Thank You!



Perspective View from City Walk