

Providence Innovation Design District Parcel 2 Development

September 20, 2021



 EDEN PROPERTIES

PCA

 TRAVERSE
landscape architects

 PEREGRINE GROUP
REAL ESTATE ADVISORY

GRAFFITO 



Agenda

Project Team

Track Record

Design + Placemaking

Project Implementation

Team



PCA



GRAFFITO 

Developer

[Eden Properties](#)
Mike Samuels
Noah Maslan

Architect

[PCA Design](#)
David Chilinski
Nidhi John

Landscape Architect

[Traverse Landscape Architects](#)
Kris Bradner

Development Consultant

[Peregrine Group](#)
Colin Kane
Eric Busch

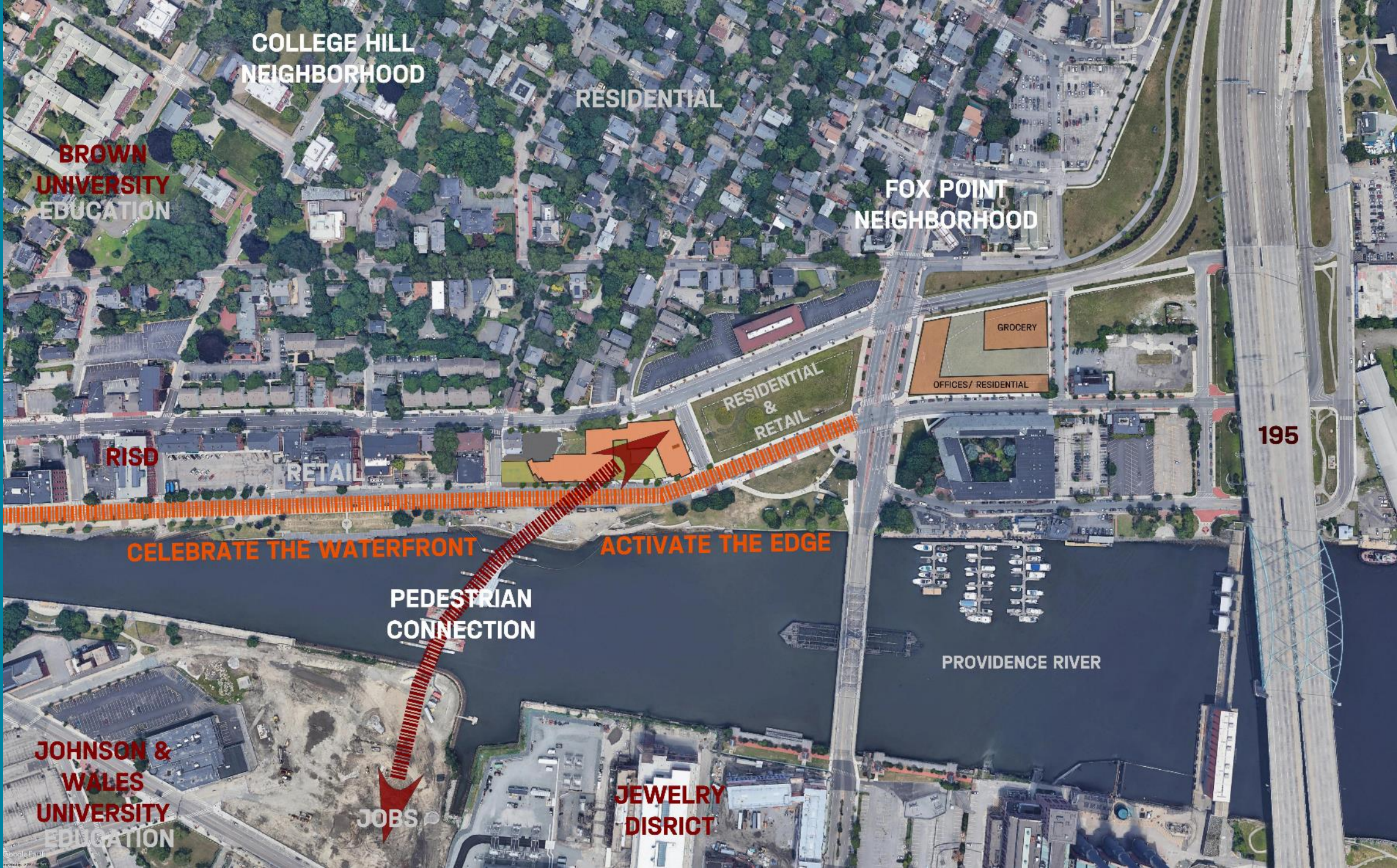
Retail Consultant/Broker

[Graffito SP](#)
Jesse Baerkahn

EDEN PROPERTIES



Opportunity



COLLEGE HILL
NEIGHBORHOOD

RESIDENTIAL

BROWN
UNIVERSITY
EDUCATION

FOX POINT
NEIGHBORHOOD

GROCERY

OFFICES/ RESIDENTIAL

RESIDENTIAL
&
RETAIL

195

RISD

RETAIL

CELEBRATE THE WATERFRONT

ACTIVATE THE EDGE

PEDESTRIAN
CONNECTION

PROVIDENCE RIVER

JOHNSON &
WALES
UNIVERSITY
EDUCATION

JOBS

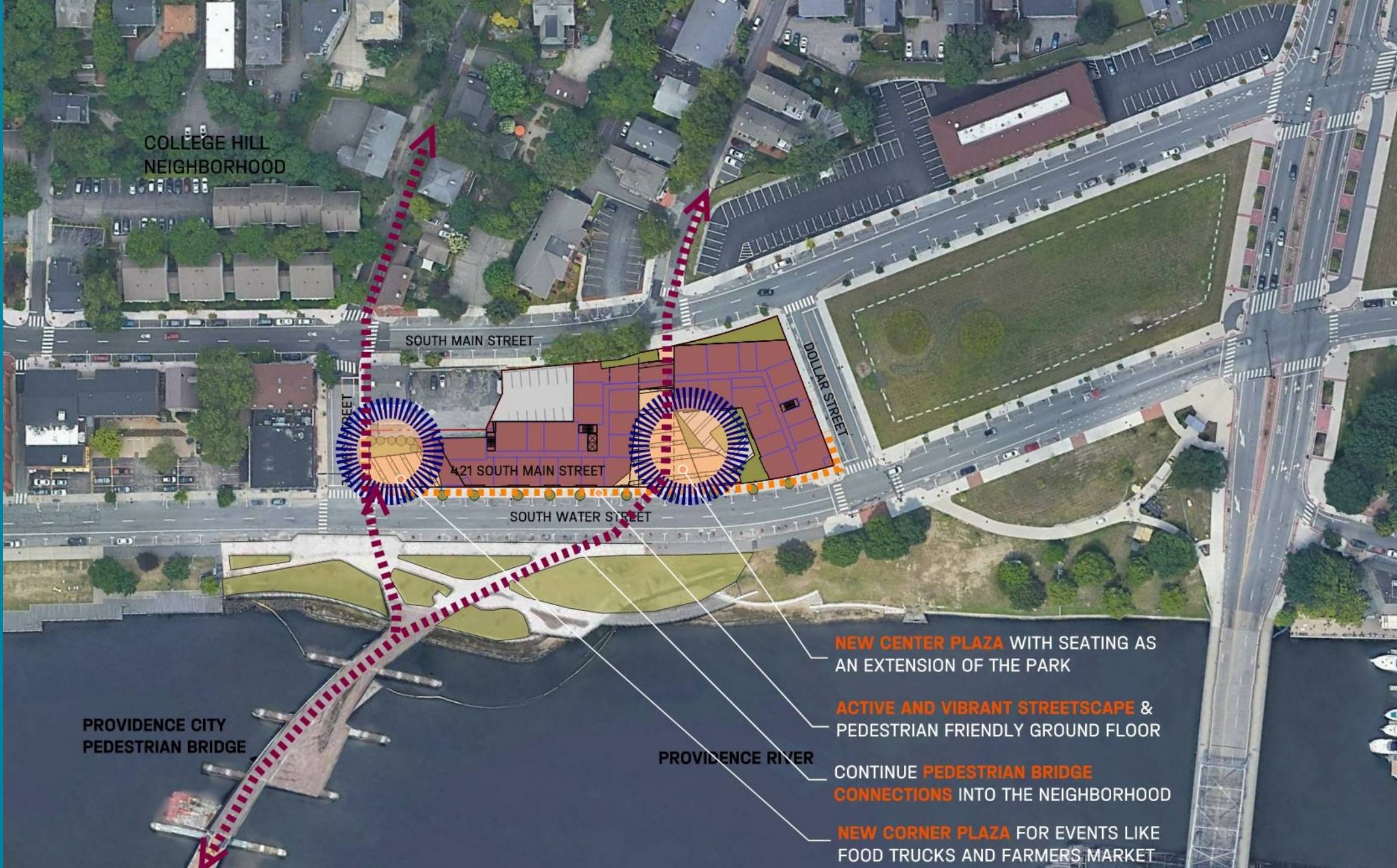
JEWELRY
DISTRICT



Celebrating +
Enhancing
the Existing



Concept



COLLEGE HILL
NEIGHBORHOOD

SOUTH MAIN STREET

DOLLAR STREET

421 SOUTH MAIN STREET

SOUTH WATER STREET

PROVIDENCE CITY
PEDESTRIAN BRIDGE

PROVIDENCE RIVER

NEW CENTER PLAZA WITH SEATING AS
AN EXTENSION OF THE PARK

ACTIVE AND VIBRANT STREETScape &
PEDESTRIAN FRIENDLY GROUND FLOOR

CONTINUE **PEDESTRIAN BRIDGE**
CONNECTIONS INTO THE NEIGHBORHOOD

NEW CORNER PLAZA FOR EVENTS LIKE
FOOD TRUCKS AND FARMERS MARKET



4 Steps to Create a Place Where People Want to Be

1. Create a **public realm** that activates the ground floor.
2. Design your building to **welcome** the average person.
3. Add '**sociable spaces**' to your buildings.
4. Create indoor + outdoor places where people can **gather**.





Public Realm + Retail





421

RESTAURANT

Center Plaza View from the Pedestrian Bridge



S Water Street

Metrics



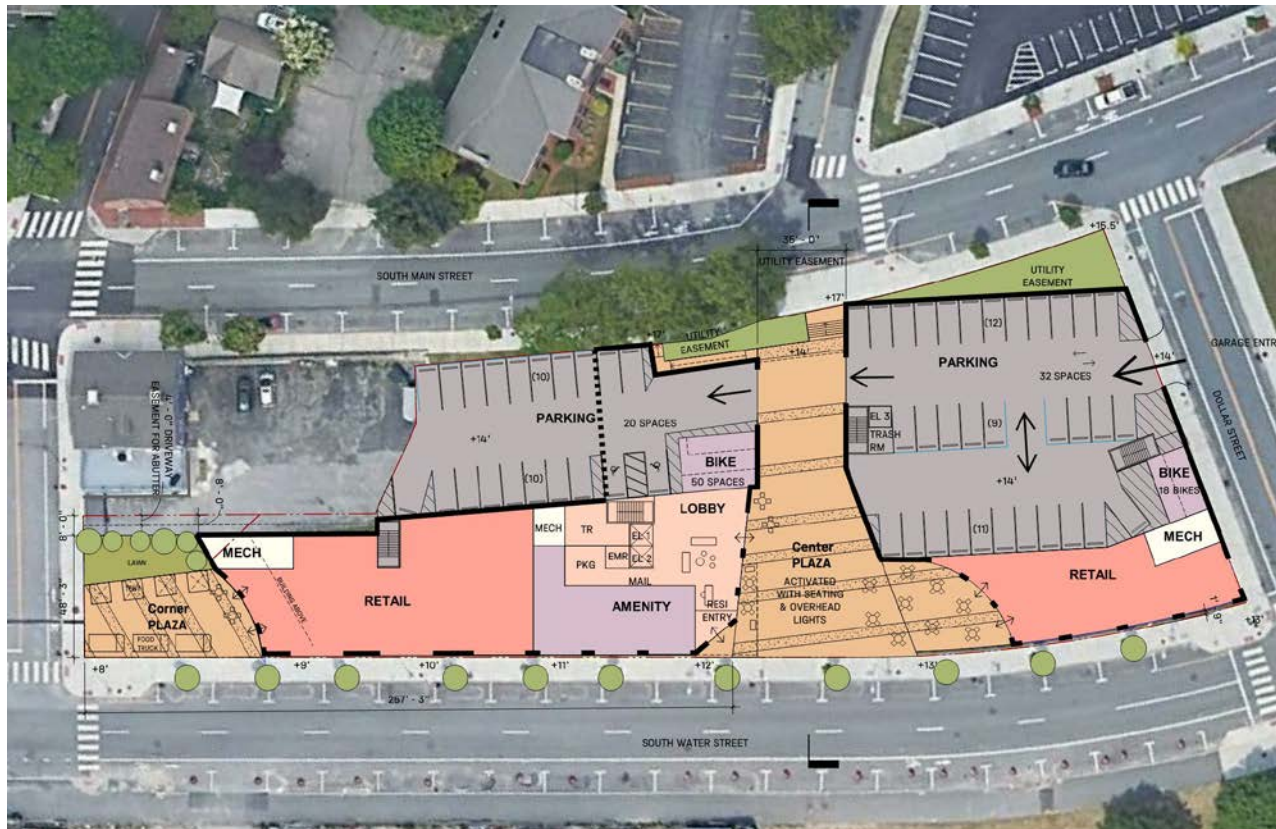
UPPER FLOOR

RESIDENTIAL	156,000 SF
	(5 FLOORS)
RETAIL	8,600 SF

163 UNITS

STUDIOS	41
1 BEDS	59
1 BED/DENS	9
2 BEDS	54

52 PARKING SPACES
89 BIKE SPACES



GROUND FLOOR

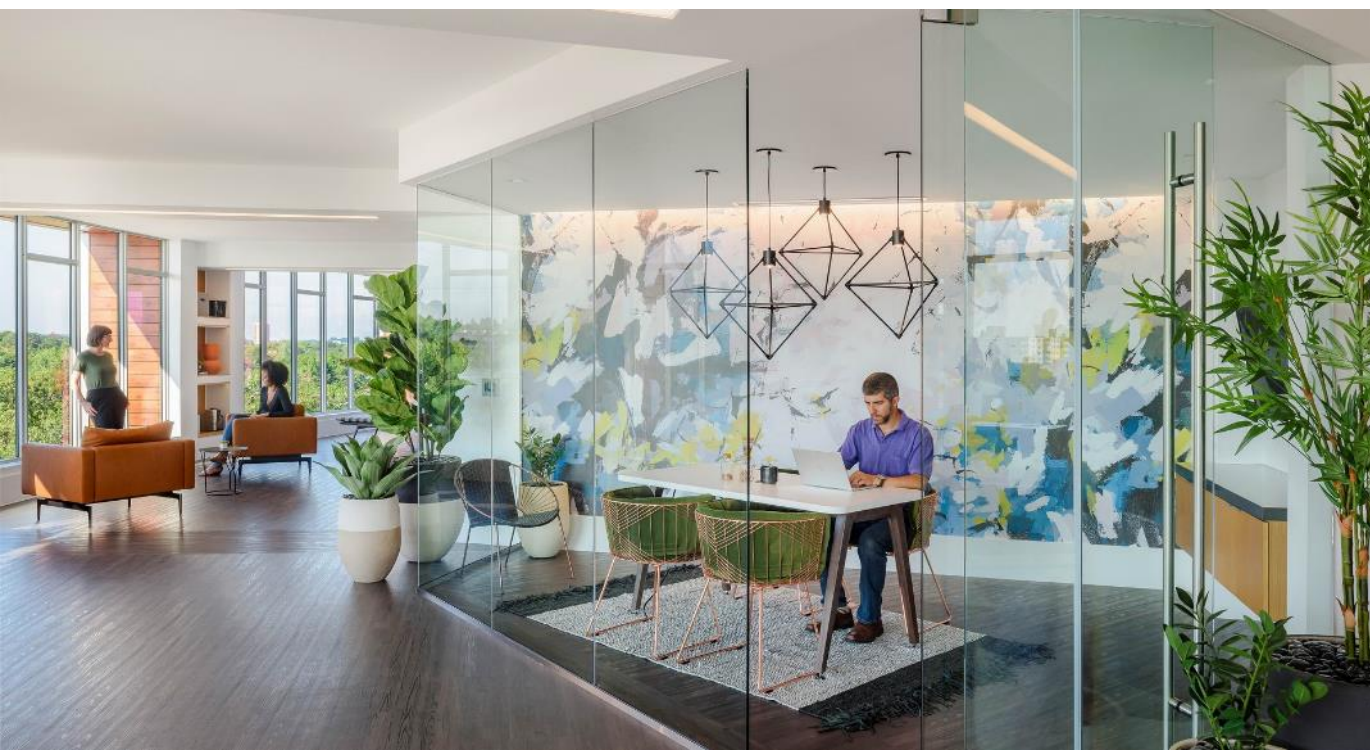
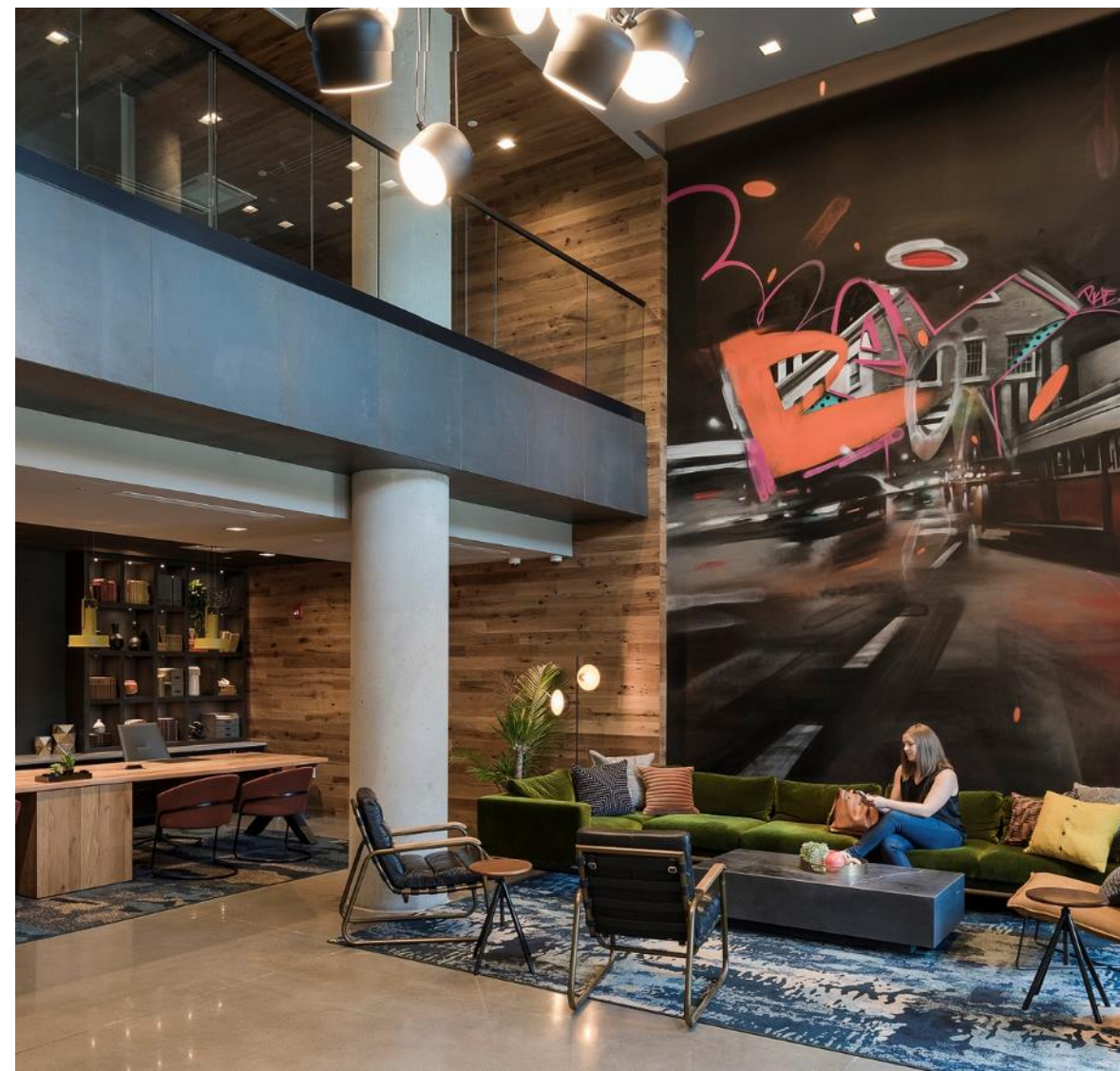


the power of placemaking

“What attracts people most ... is other people”

- William Whyte

Lobby + Amenities





sustainable + responsible design

Place

Restoring a Healthy Interplay with Nature

Beauty

Uplifting the Human Spirit

Equity

Supporting a Just + Equitable World

Water

Conservation + Optimized Uses

Energy

Reduce Load + Meet Demand

Materials

Safe for All Species Throughout Time

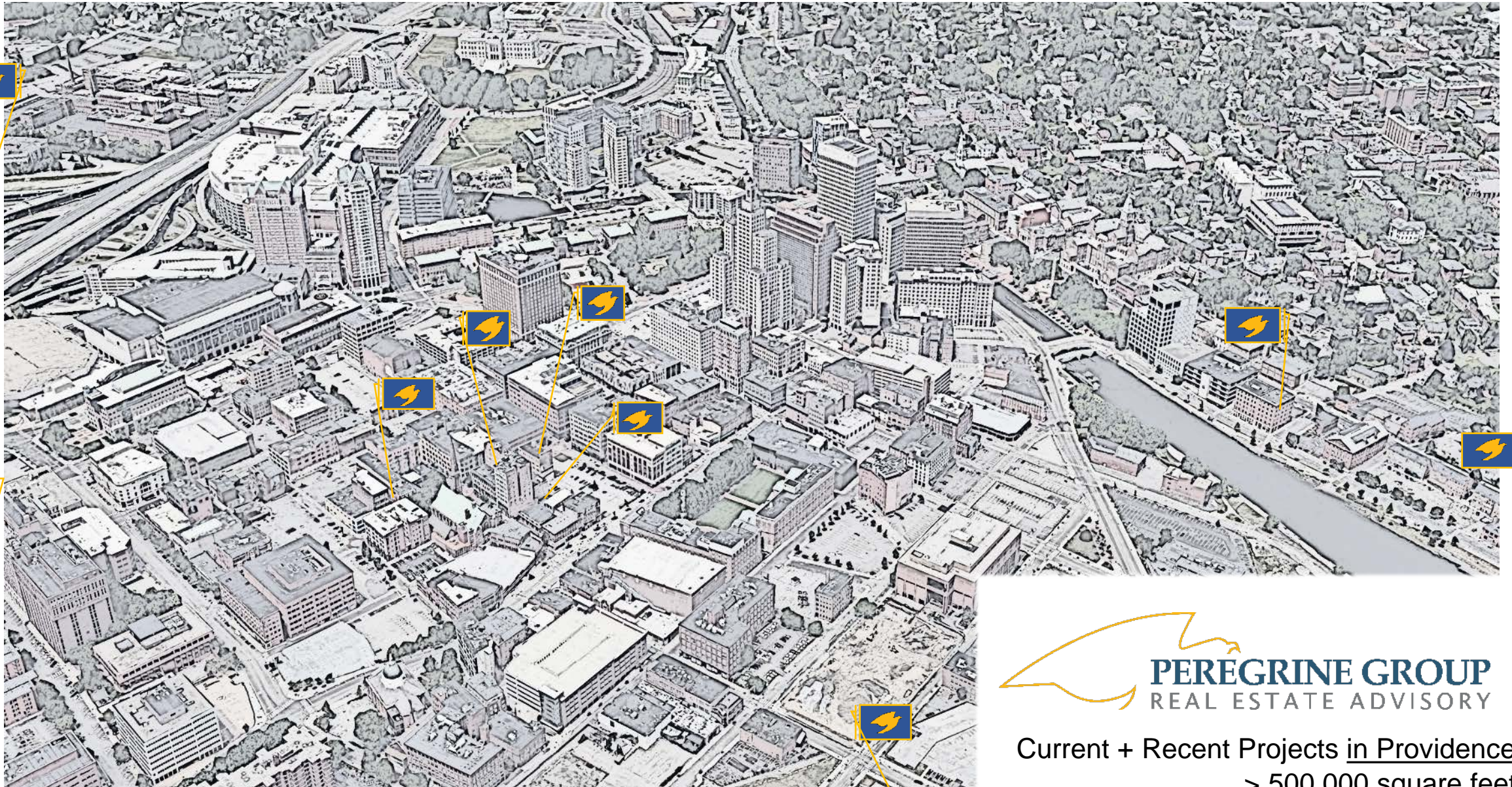
Health + Wholeness

Elevate Well-Being



- Real Estate Development Advisory
- Project Management
- Concept & Strategy through Construction & Operations
- Based in Rumford, RI





Current + Recent Projects in Providence
> 500,000 square feet



THANK YOU!