

I-195 DISTRICT COMMISSION PRESENTATION - PARCEL 2

SEPTEMBER 20, 2021

PROVIDENCE PARTNERSHIP FOR COMMUNITY REINVESTMENT, LLC



PARENT+DIAMOND
REAL ESTATE DEVELOPMENT

URBAN SPACES





PROJECT TEAM

OWNERSHIP



PARENT + DIAMOND
DEVELOPER
MBE CERTIFIED



URBAN SPACES, LLC
DEVELOPER

CONSULTANTS



GOODE LANDSCAPE STUDIO
LANDSCAPE ARCHITECT
WBE CERTIFIED



HALEY & ALDRICH
GEOTECHNICAL / RESILIENCY



WINDWARD ENGINEERS
MEP/FP ENGINEERING
MBE CERTIFIED



**SIMPSON GUMPERTZ
& HEGER**
ENVELOPE



TIGHE AND BOND
SITE/CIVIL

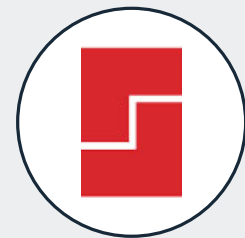


HLB LIGHTING DESIGN
LIGHTING
WBE CERTIFIED

DESIGN TEAM



NELSON WORLDWIDE
DESIGN ARCHITECT
MINORITY LED TEAM



SILMAN
STRUCTURAL ENGINEERING



CODE RED
CODE CONSULTING



THE AVENUE CONCEPT
PUBLIC ART



HEROICA CONSTRUCTION
GENERAL CONTRACTOR
MBE CERTIFIED



PARENT+DIAMOND

REAL ESTATE DEVELOPMENT



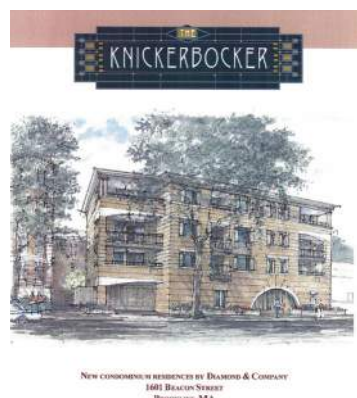
Ralph Parent
Principal



Merrill H. Diamond
Principal



THE LANCASTER
(JOINT VENTURE W/ URBAN SPACES)



THE KNICKERBOCKER



THE SEARS ESTATE AT LONGWOOD



THE ST. GEORGE



STONELEIGH



THE WATERWORKS AT CHESTNUT HILL

URBAN SPACES



Paul Ognibene
Chief Executive Officer



Jeff Hirsh, R.A.
Vice President of Operations



121 FIRST STREET, CAMBRIDGE, MA
Construction Costs: \$14,600,000
Completion Date: Sept. 2018



AXIOM, CAMBRIDGE, MA
Construction Costs: \$27,700,000
Completion Date: Oct. 2015



DANA PARK PLACE, CAMBRIDGE, MA
Construction Costs: \$7,800,000
Completion Date: Aug. 2010



THE RAND, CAMBRIDGE, MA
Construction Costs: \$7,400,000
Completion Date: April 2017



BRIX, SALEM, MA (JOINT VENTURE W/ URBAN SPACES)
Construction Costs: \$24,700,000
Completion Date: Oct. 2021



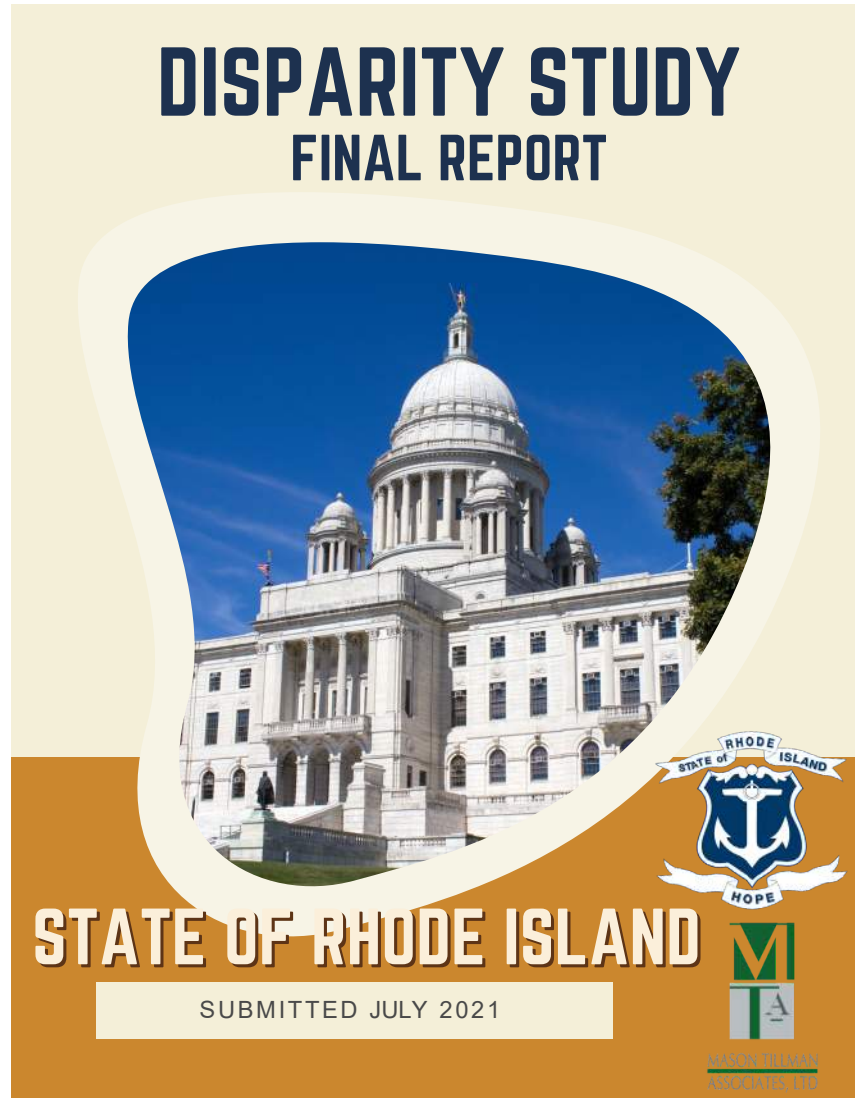
KENDALL EAST, CAMBRIDGE, MA
Construction Costs: \$54,000,000
Completion Date: Nov. 2021



30 HAVEN, READING, MA
Construction Costs: \$12,700,000
Completion Date: Sept. 2012



1047 COMM. AVE, BOSTON, MA
Construction Costs: \$23,200,000
Completion Date: Feb. 2017



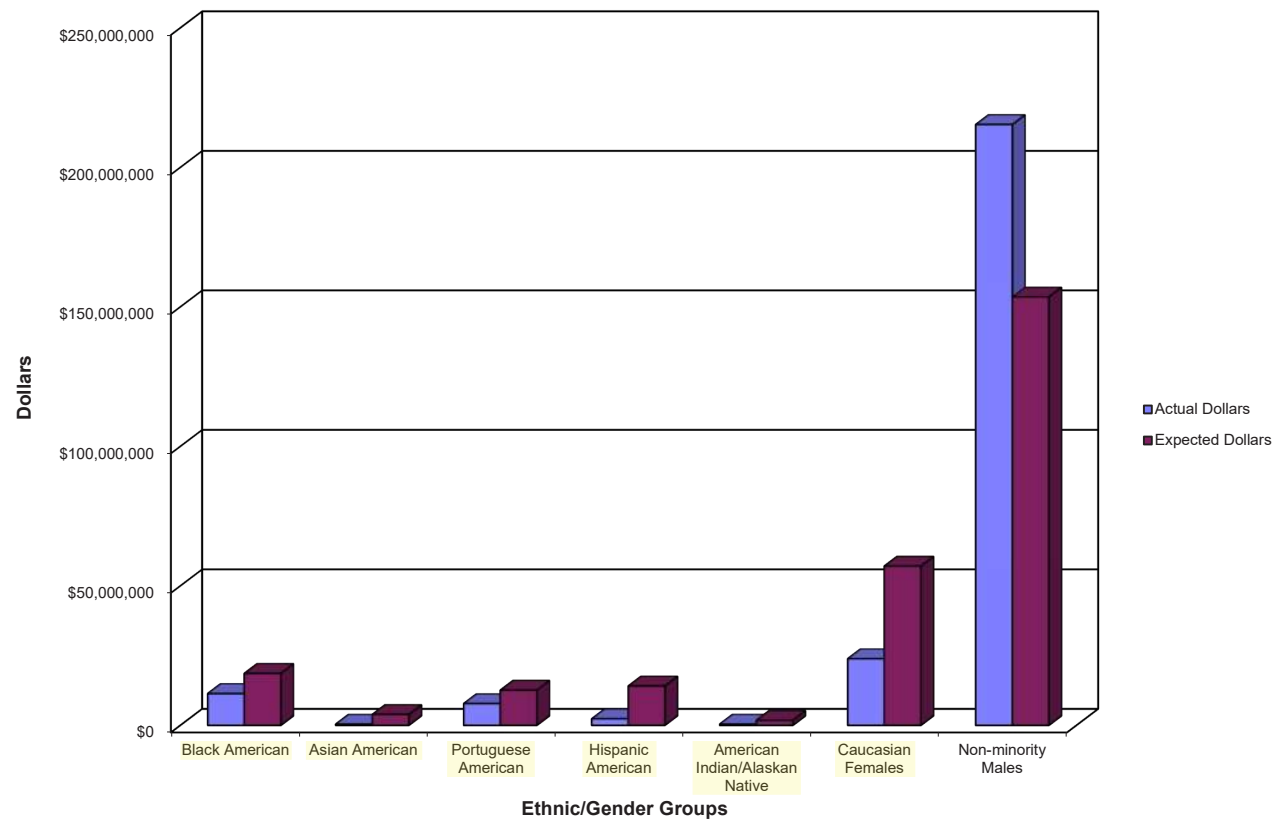
IV. Subcontract Disparity Summary

As indicated in Table 8.3, disparity was found for Black American, Asian American, Hispanic American, Caucasian female, minority business enterprise, and woman business enterprise construction subcontractors.

**Table 8.3: Subcontract Disparity Summary
July 1, 2014 to June 30, 2017**

Ethnicity / Gender	Construction
Black Americans	Disparity
Asian Americans	Disparity
Portuguese Americans	No Disparity
Hispanic Americans	Disparity
American Indian/Alaskan Natives	No Disparity
Caucasian Females	Disparity
Minority Business Enterprises	Disparity
Woman Business Enterprises	Disparity

**Chart 8.1: Disparity Analysis: Construction Subcontracts
July 1, 2014 to June 30, 2017**



**Table 8.2: Disparity Analysis: Construction Subcontracts
July 1, 2014 to June 30, 2017**

Group	Actual Dollars	Utilization	Availability	Expected Dollars	Dollars Lost	Disp. Ratio	P-Value	
Black American	\$11,413,584	4.36%	7.12%	\$18,631,219	-\$7,217,635	0.61	< .05 *	
Asian American	\$435,472	0.17%	1.49%	\$3,906,546	-\$3,471,074	0.11	< .05 *	
Portuguese American	\$7,812,356	2.98%	4.82%	\$12,621,149	-\$4,808,792	0.62	not significant	
Hispanic American	\$2,359,800	0.90%	5.40%	\$14,123,666	-\$11,763,867	0.17	< .05 *	
American Indian/Alaskan Native	\$442,483	0.17%	0.69%	\$1,803,021	-\$1,360,538	0.25	----	
Caucasian Females	\$23,904,102	9.13%	21.81%	\$57,095,672	-\$33,191,570	0.42	< .05 *	
Non-minority Males	\$215,370,784	82.28%	58.67%	\$153,557,308	\$61,813,476	1.40	< .05 †	
TOTAL	\$261,738,581	100.00%	100.00%	\$261,738,581				
Ethnicity and Gender		Actual Dollars	Utilization	Availability	Expected Dollars	Dollars Lost	Disp. Ratio	P-Value
Black American Females		\$997,486	0.38%	1.15%	\$3,005,035	-\$2,007,550	0.33	not significant
Black American Males		\$10,416,098	3.98%	5.97%	\$15,626,184	-\$5,210,085	0.67	< .05 *
Asian American Females		\$253,000	0.10%	0.46%	\$1,202,014	-\$949,014	0.21	----
Asian American Males		\$182,472	0.07%	1.03%	\$2,704,532	-\$2,522,060	0.07	< .05 *
Portuguese American Females		\$938,745	0.36%	1.26%	\$3,305,539	-\$2,366,794	0.28	not significant
Portuguese American Males		\$6,873,611	2.63%	3.56%	\$9,315,610	-\$2,441,999	0.74	not significant
Hispanic American Females		\$0	0.00%	0.46%	\$1,202,014	-\$1,202,014	0.00	----
Hispanic American Males		\$2,359,800	0.90%	4.94%	\$12,921,652	-\$10,561,853	0.18	< .05 *
American Indian/Alaskan Native Females		\$0	0.00%	0.11%	\$300,504	-\$300,504	0.00	----
American Indian/Alaskan Native Males		\$442,483	0.17%	0.57%	\$1,502,518	-\$1,060,034	0.29	----
Caucasian Females		\$23,904,102	9.13%	21.81%	\$57,095,672	-\$33,191,570	0.42	< .05 *
Non-minority Males		\$215,370,784	82.28%	58.67%	\$153,557,308	\$61,813,476	1.40	< .05 †
TOTAL		\$261,738,581	100.00%	100.00%	\$261,738,581			
Minority and Females		Actual Dollars	Utilization	Availability	Expected Dollars	Dollars Lost	Disp. Ratio	P-Value
Minority Business Enterprises		\$22,463,696	8.58%	19.52%	\$51,085,601	-\$28,621,906	0.44	< .05 *
Woman Business Enterprises		\$26,093,333	9.97%	25.26%	\$66,110,778	-\$40,017,446	0.39	< .05 *

(*) denotes a statistically significant underutilization.

(†) denotes a statistically significant overutilization.

(**) denotes that this study does not test statistically the overutilization of M/WBEs or the underutilization of non-minority males.

(----) denotes an underutilized group with no contracts awarded, too few contracts awarded, or too few available firms to test statistical significance.

OWNERSHIP



RALPH PARENT



PARENT + DIAMOND
DEVELOPER
MBE CERTIFIED

PRE-DEVELOPMENT



HARIL PANDYA



COURTNEY GOODE



JASON BOOTH



CARRIE HAWLEY



JHONNY LEYVA

DESIGN TEAM



NELSON WORLDWIDE
DESIGN ARCHITECT
MINORITY LED TEAM

CONSULTANTS



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HLB LIGHTING DESIGN
LIGHTING
WBE CERTIFIED



HEROICA CONSTRUCTION
GENERAL CONTRACTOR
MBE CERTIFIED

CONSTRUCTION

COMMITMENT

Minimum 25% or more of Construction Related Jobs to Minorities and Women

COMMITMENT

Minimum 10% or more of Construction Related Jobs to Minorities of the State of Rhode Island and Women

WEALTH GENERATION

Set aside up to **10% investment opportunity** for minorities as a micro-investment crowd fund

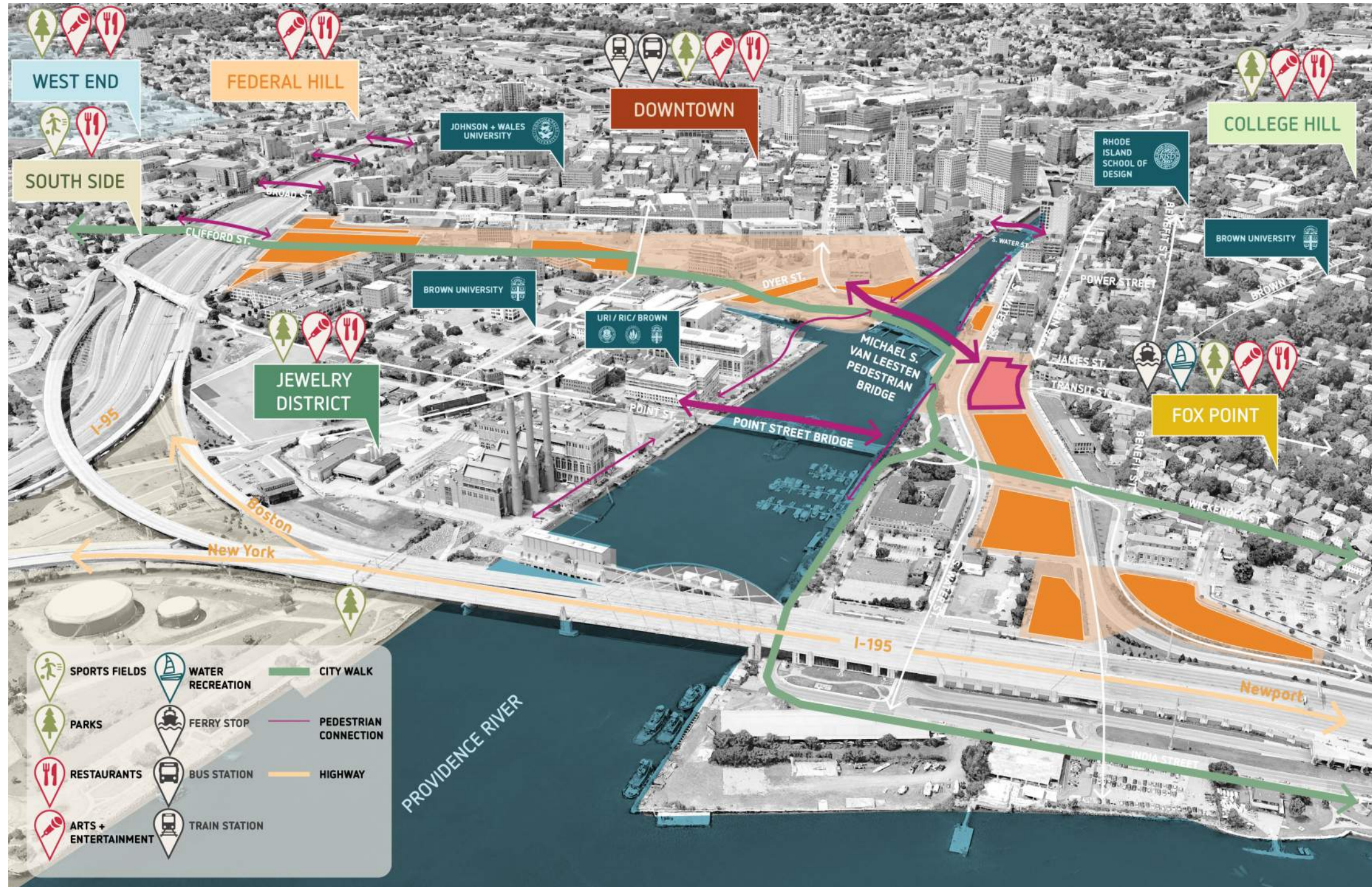
We look forward to working with all minority organizations including:



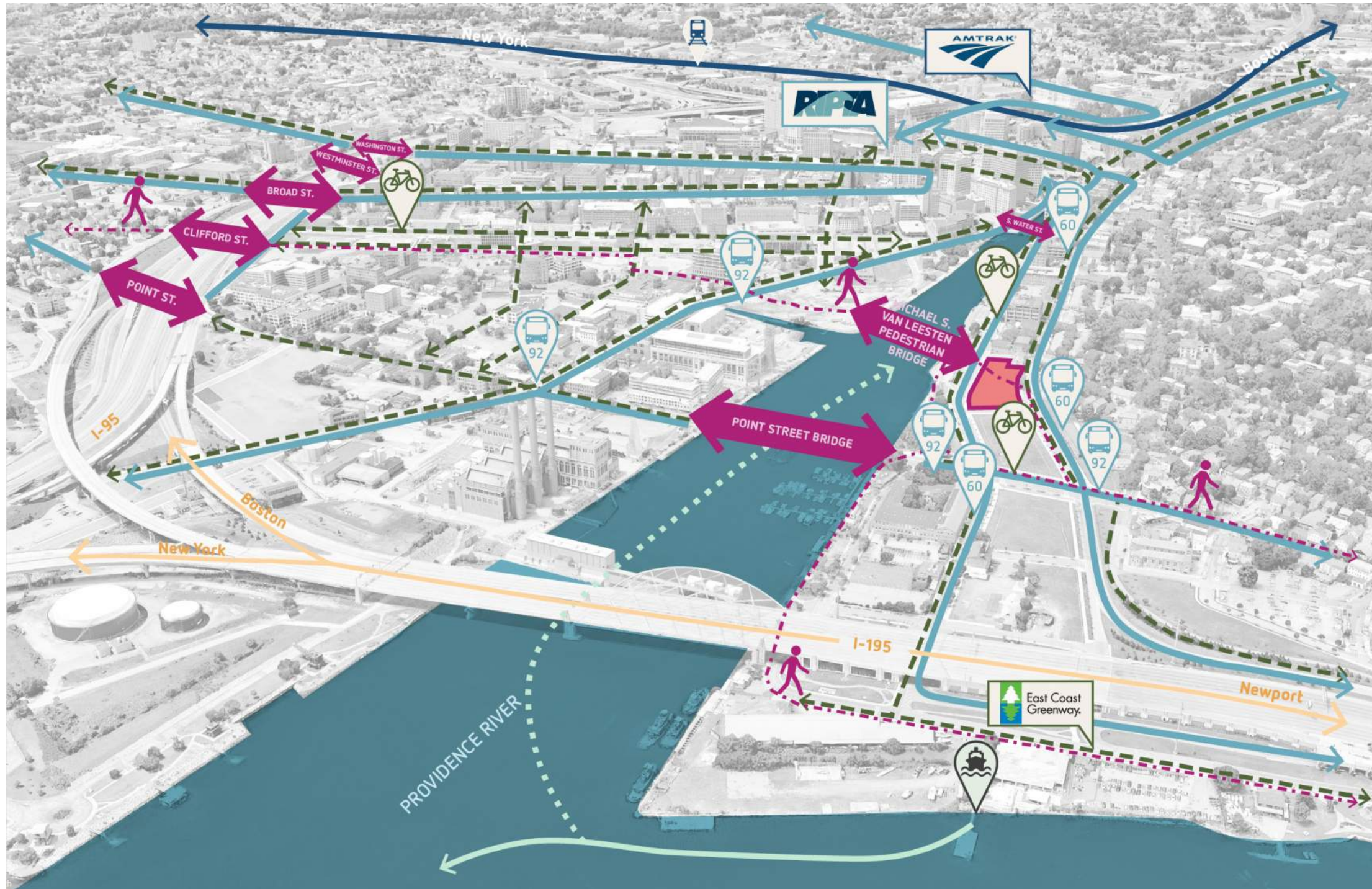
SITE IMAGES

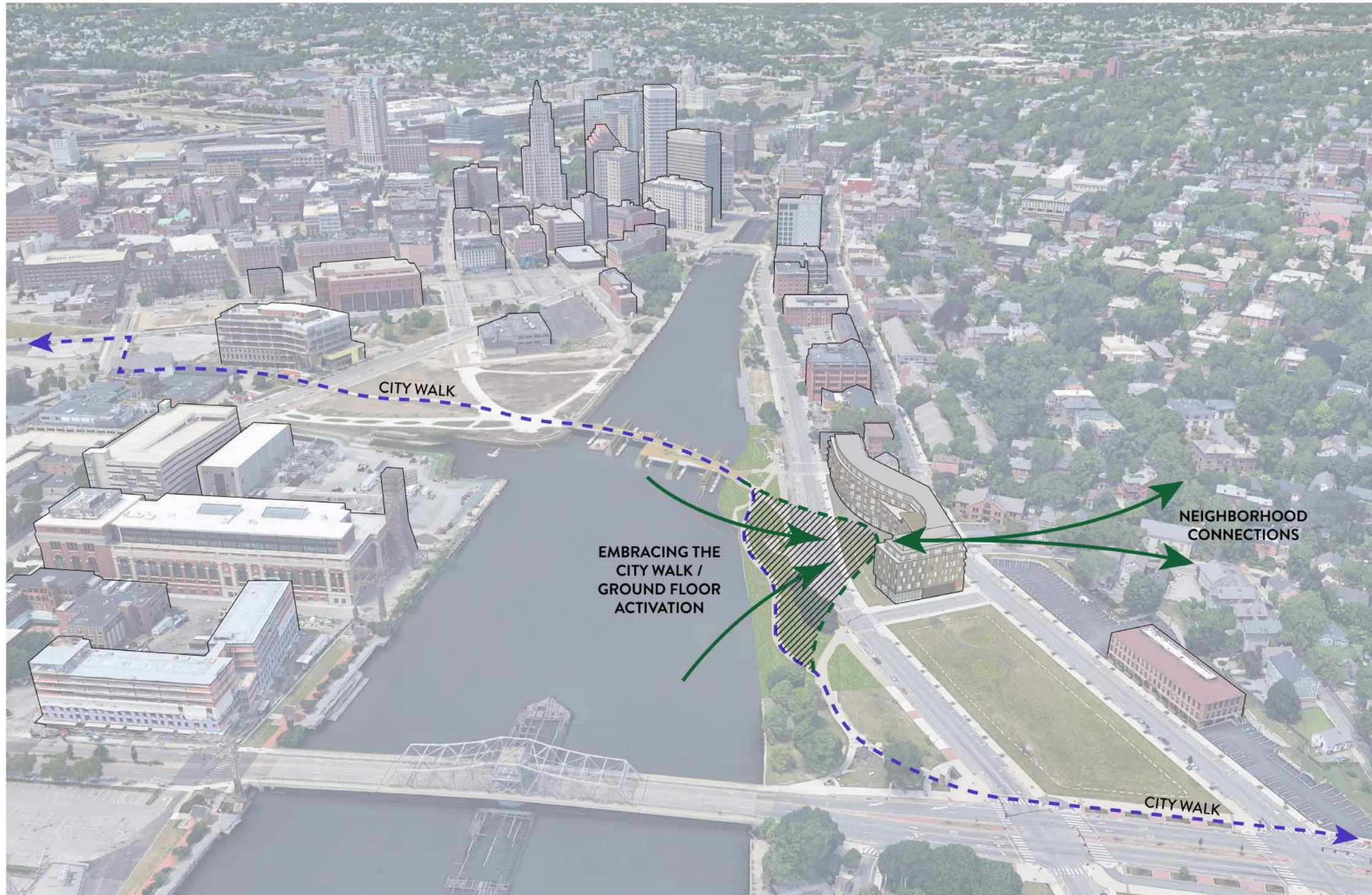


NEIGHBORHOOD CONNECTIONS AND AMENITIES NEAR THE SITE

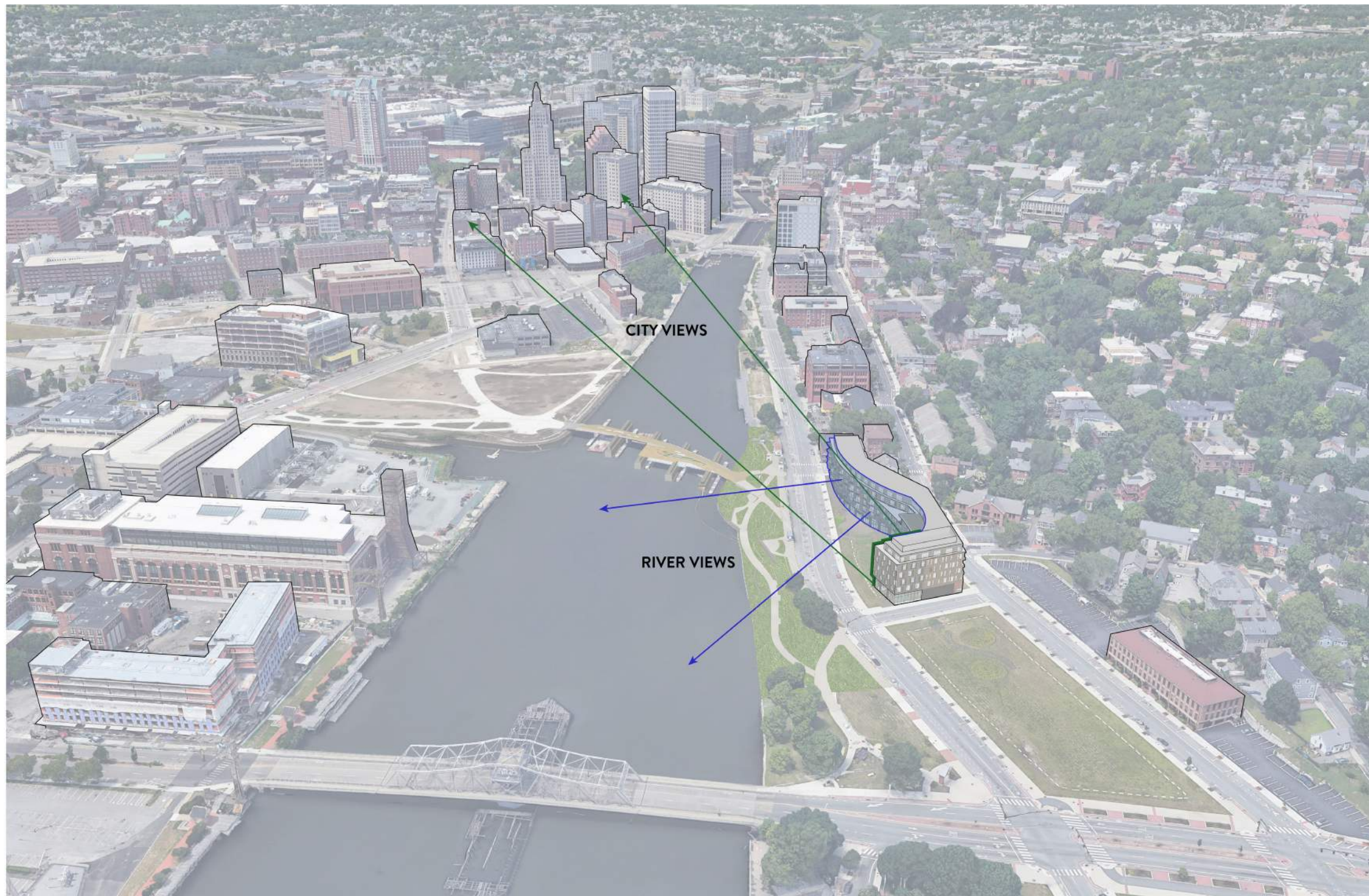


MULTI-MODAL TRANSIT CONNECTIONS TO THE SITE





VIEW CORRIDORS



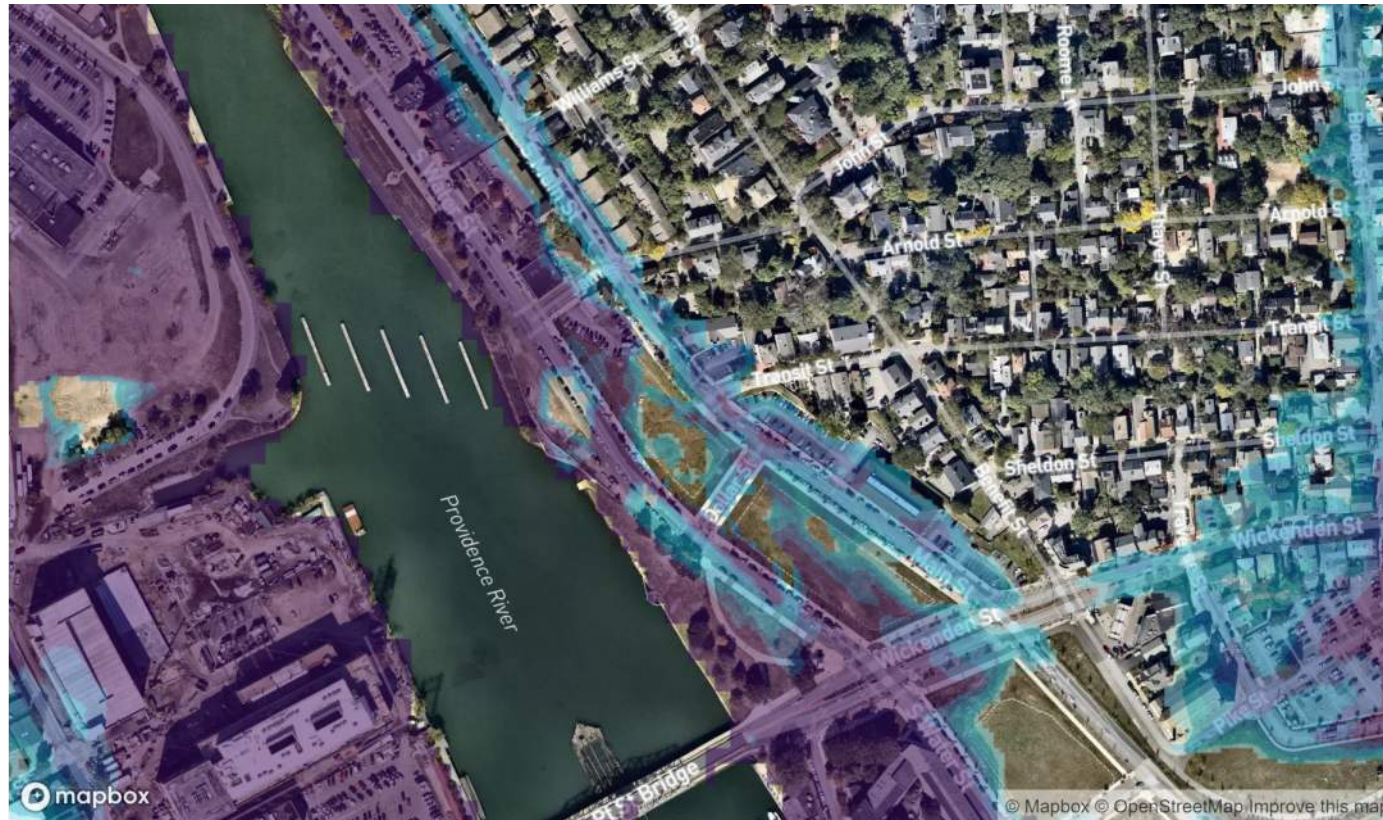
CONCEPTUAL GROUND FLOOR PLAN



CONCEPTUAL LANDSCAPE PLAN



RESILIENCY & CLIMATE CHANGE

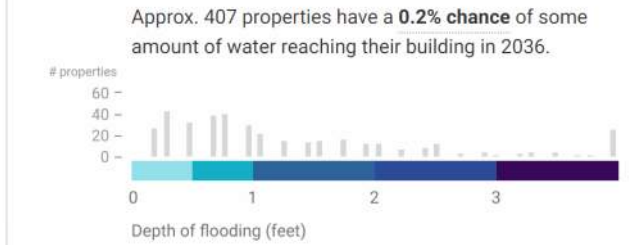


2035 FLOOD RISK MAP

If nothing is done to mitigate climate change and adapt the development in ways like raising the ground floor elevation and redirecting storm-water, our site would experience up to 3 feet of flooding in 2035 in a severe hurricane, and 1 foot of flooding in a heavy storm.

This year **In 15 years** In 30 years

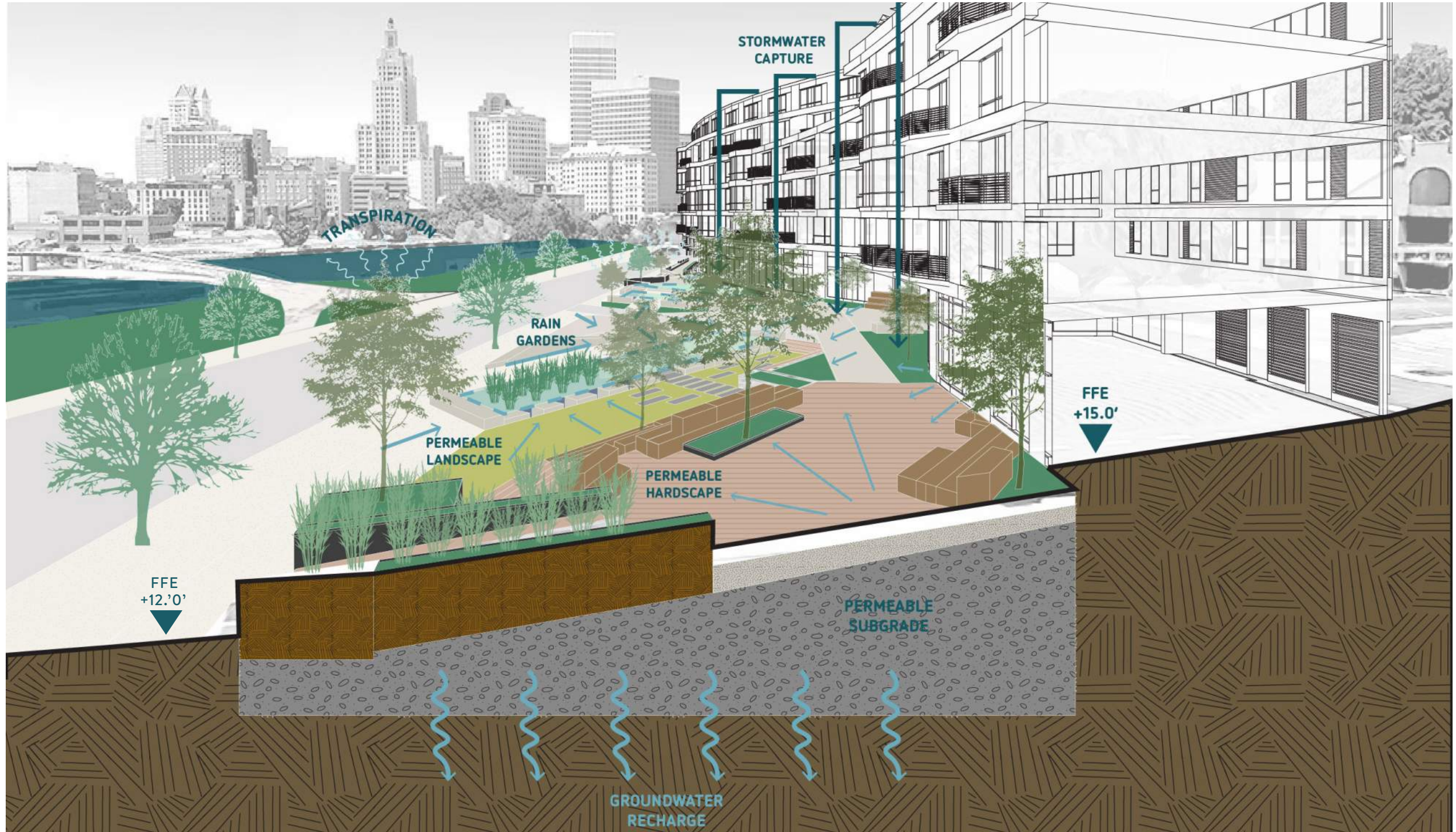
Select a projected flood risk:



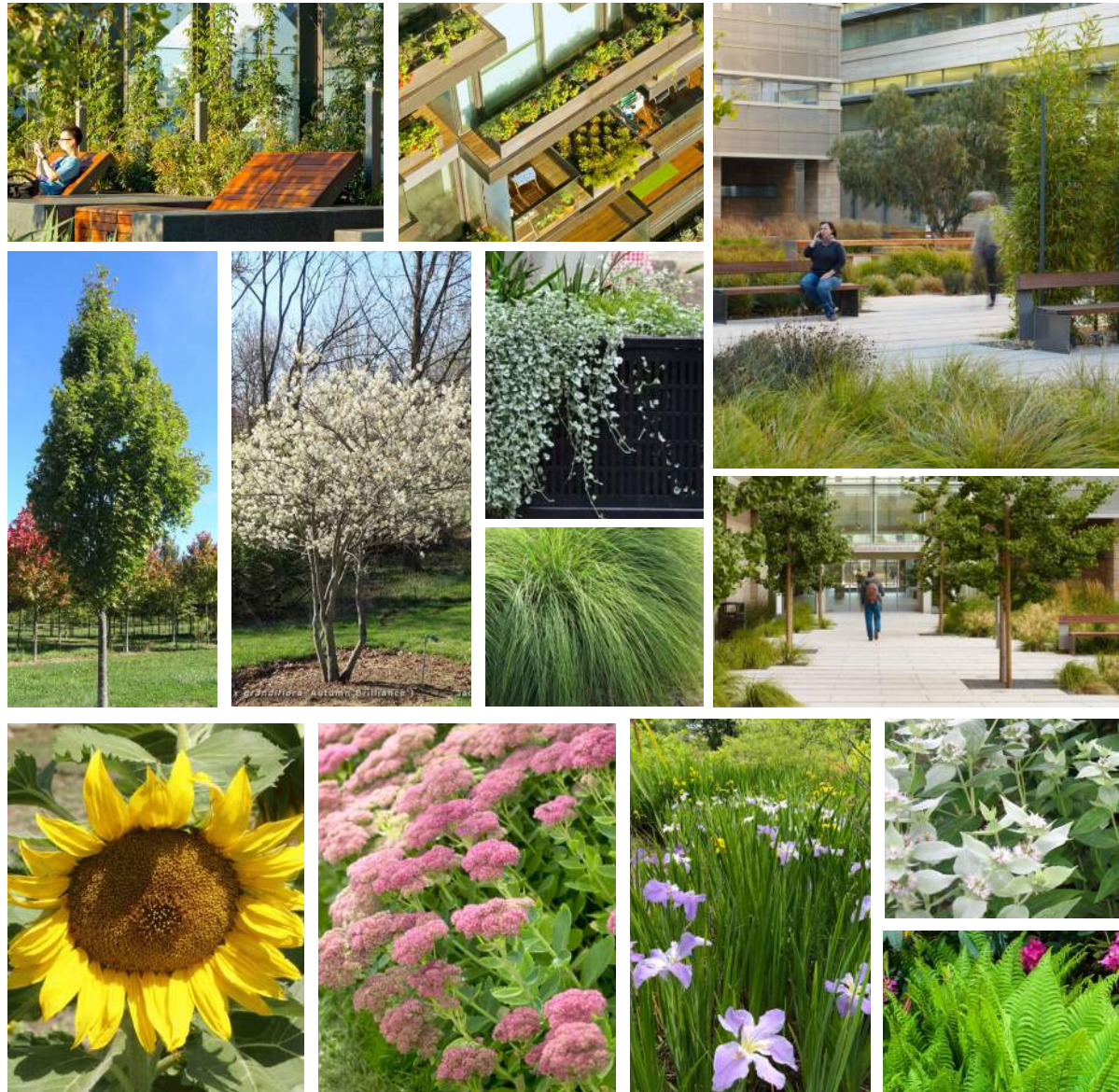
2035 FLOOD PREDICTIONS WITH FLOOD FACTOR (TM) MODEL, SOURCE: FIRST STREET FOUNDATION'S FLOOD RISK EXPLORER, https://floodfactor.com/zip/02903/2903_fsid#flood_risk_explorer



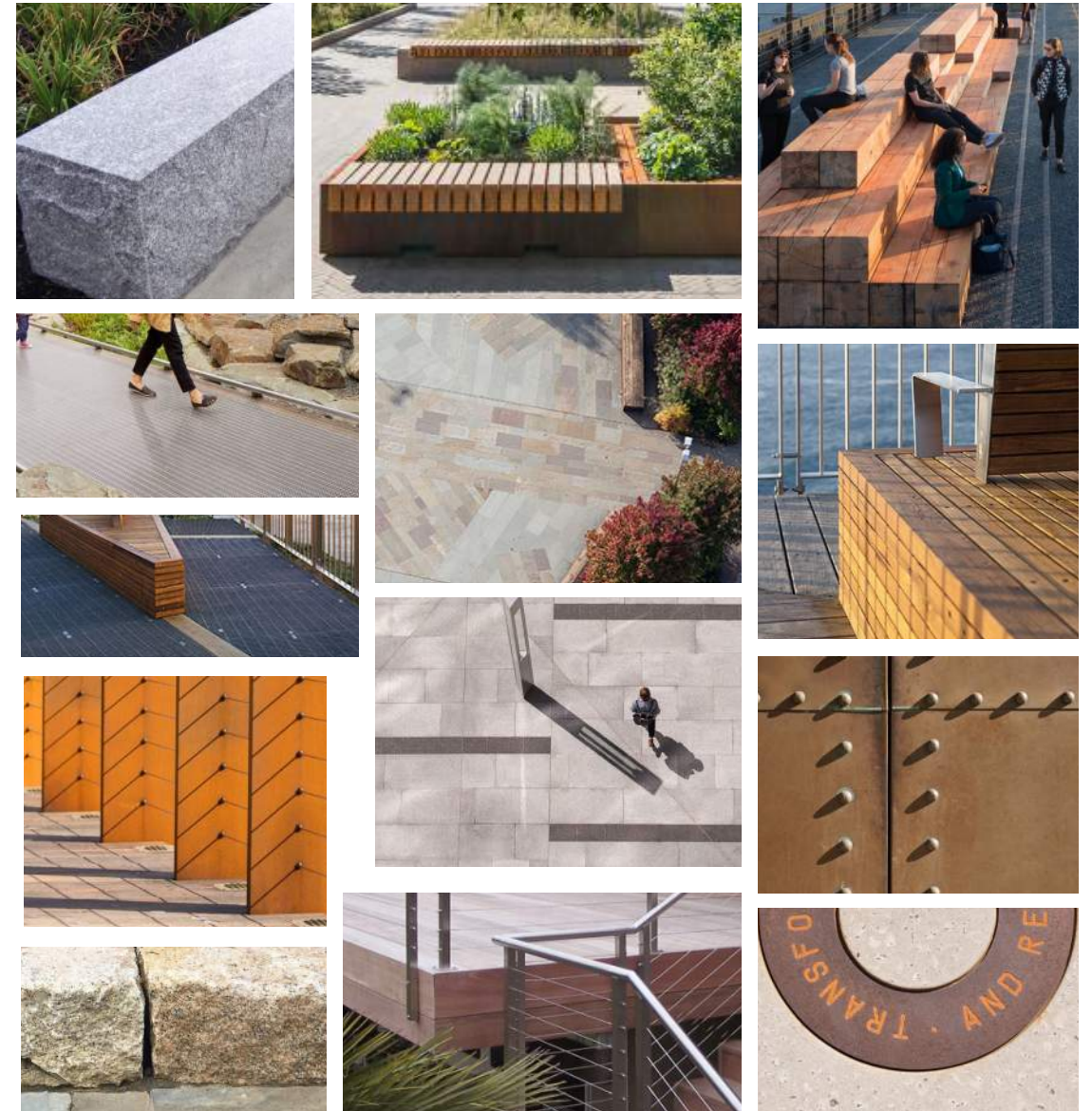
STORM-WATER MANAGEMENT



LANDSCAPE PALETTE



LOW-MAINTENANCE, HARDY PLANTS INCLUDING RAIN GARDEN SPECIES, SMALL SHADE TREES, CLIMBING VINES, LUSH GRASSES AND FERNS, POLLINATOR PLANTS, AND SUNFLOWERS AS A REFERENCE TO THE SITE'S CURRENT POPULAR SUNFLOWER FIELD INSTALLATIONS.



INSPIRATION FROM FOX POINT'S HISTORY OF SHIPPING + MERCANTILE TRADE. USE OF DURABLE WOOD DECKING, UPCYCLED INDUSTRIAL WOOD BEAMS, GRANITE SLABS, REFINED STONE AND PERMEABLE CONCRETE BRICK PAVING, A MIX OF STAINLESS, POWDER COATED, AND CORTEN STEEL, CABLING, AND UNIQUE FINISHING DETAILS REMINISCENT OF THE HISTORIC SHIPPING INDUSTRY.

BUILDING CHARACTER CONTEXT



IRONS & RUSSELL CO. (JEWELRY DISTRICT)



FALL RIVER IRON WORKS (CURRENTLY CALLED THE 'BEB', RISD)



BROWN UNIVERSITY CAMPUS QUAD



WILLIAM MASON HOUSE, 1812



THE ALICE BUILDING

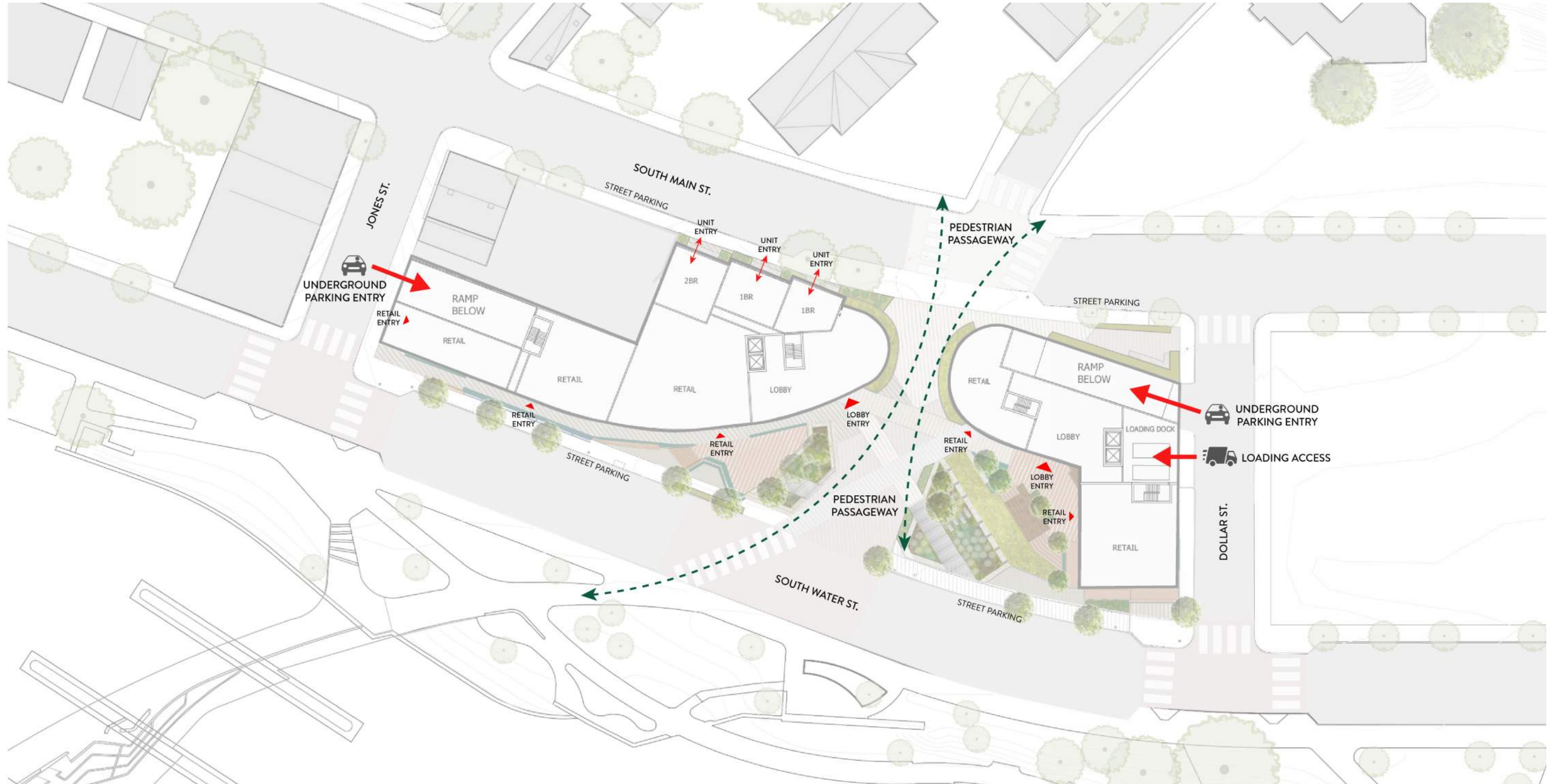


WILKINSON BUILDING

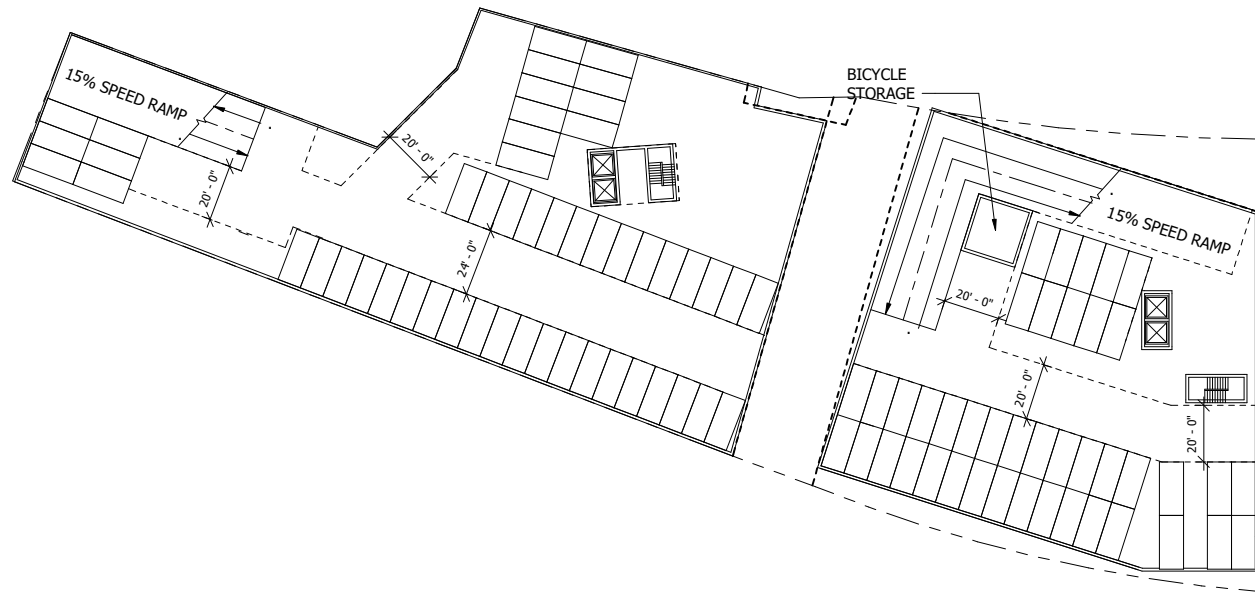


PLANT CITY FOOD HALL (NEIGHBORING BUILDING)

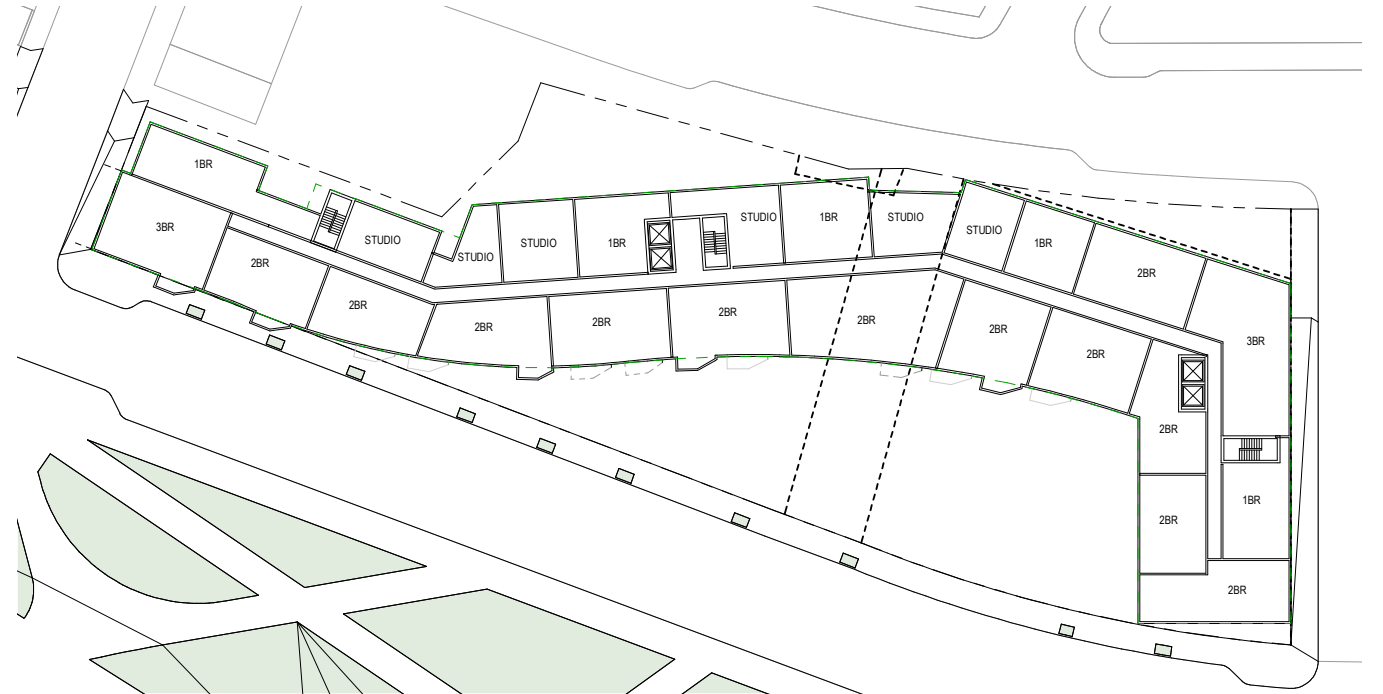
SITE ACCESS PLAN



FLOOR PLANS & SITE SECTION



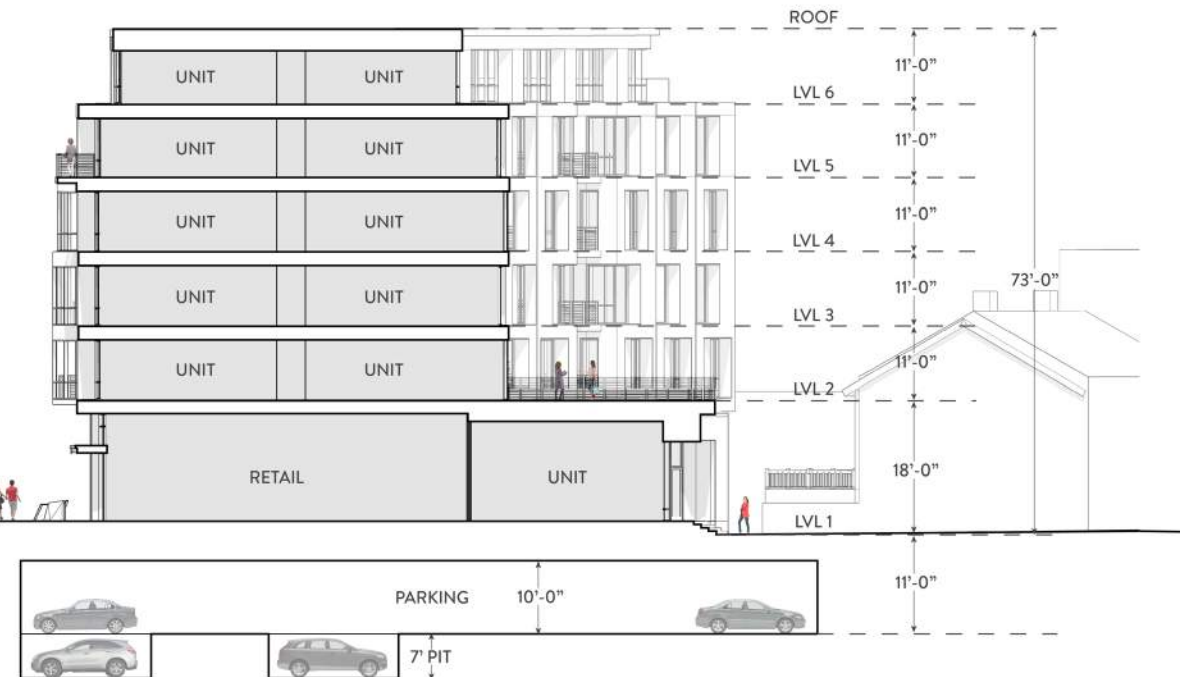
LOWER LEVEL PLAN



TYPICAL UPPER LEVEL PLAN



SITE SECTION





BIRDSEYE VIEW FROM PROVIDENCE RIVER





VIEW FROM SOUTH WATER STREET



VIEW OF SOUTHWEST FACADE



BIRDSEYE VIEW OF CENTRAL EMBRACE



GROUND LEVEL VIEW OF CENTRAL EMBRACE

BIRDSEYE VIEW LOOKING NORTH



BIRDSEYE VIEW LOOKING TOWARDS DOWNTOWN





ARTIST CREDIT: BEZT (ETAM CRU) "SHE NEVER CAME" 2015

GROUND LEVEL VIEW FROM DOLLAR ST AND SOUTH MAIN ST

OVERALL PROJECT SUMMARY:

- > Total Square Footage = 159,953 GFA
- > Total Residential Square Footage = 134,953 SF
- > Total Retail Square Footage = 25,000 SF
- > Total Unit Count = 120 Units
- > Total Parking Spaces (Underground) = 140 Spaces (120 Residential & 20 Retail)
- > Total Bike Parking Spaces = 24 Residential (Interior Spaces) + Additional Public Spaces at Locations around the Site

PROJECT BENEFITS:

- > Partnering small MBE/WBE companies with larger partners to enhance the future capacity of the former
- > Minimum 20% or more of construction related jobs to minorities and women
- > Minimum 10% or more of construction related jobs to minorities and women of the State of Rhode Island
- > 10% Investment opportunity, as a minority micro-investment crowd fund, to foster a sense of ownership and a means of wealth creation
- > We are offering a program called *Building a Building* to the administration of the local high school. Introduced students to both classroom and field instruction on every aspect of “Building a Building”
- > The opening on the ground plane creates a public gateway from Fox Hill and beyond to the waterfront
- > The new project does not maximize the full extents of the site, therefore allowing dynamic open spaces that contribute to the vibrancy of the river
- > The unique design creates texture and interest along the riverfront and an iconic statement for the neighborhood
- > The design is responsive to climate change and resiliency and forward looking to the future of Providence

THANK YOU

PROVIDENCE PARTNERSHIP FOR COMMUNITY REINVESTMENT, LLC



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REAL ESTATE DEVELOPMENT

URBAN SPACES