

# Parcel 2 Developer Proposals

## Design Comparison & Comments



Eden



Parent+Diamond / Urban Spaces



Urbanica

# Program Comparison



Development Entity	Subsidiary of Eden Properties LLC	Providence Partnership for Community Reinvestment LLC (PPCR)	Collage Providence LLC
Developer(s)	<b>Eden Properties</b>	<b>Parent+Diamond/ Urban Spaces</b>	<b>Urbanica</b>
Program	Apartments Over Retail	Condos Over Retail	Apartments Over Retail
Total GSF	<b>164,595</b>	159,953	136,666
Residential GSF	<b>156,041</b>	140,588	120,666
Retail GSF	8,554	<b>19,490</b>	16,000
Total Units	163	120	<b>194</b>
Market-rate Units	163	108	<b>182</b>
Affordable Units	0	<b>12</b>	<b>12</b>
Avg. Gross Unit Size (SF)	957	<b>1,125</b>	622
Avg. Net Unit Size (SF)	733	<b>849</b>	478
Structured Parking GSF	20,088	<b>41,000</b>	39,000
Enclosed Parking	52	140	120
Enclosed Bicycle Parking	<b>66</b>	24	0
Covered Bicycle Parking	0	0	<b>120</b>
Uncovered Bicycle Parking	<b>23</b>	8	20

Note that **bold numbers** indicate highest numbers in each category

# Eden

# Program Comparison



Development Entity	Subsidiary of Eden Properties LLC	Providence Partnership for Community Reinvestment LLC (PPCR)	Collage Providence LLC
Developer(s)	Eden Properties	Parent+Diamond/ Urban Spaces	Urbanica
Program	Apartments Over Retail	Condos Over Retail	Apartments Over Retail
Total GSF	<b>164,595</b>	159,953	136,666
Residential GSF	<b>156,041</b>	140,588	120,666
Retail GSF	<b>8,554</b>	19,490	16,000
Total Units	<b>163</b>	120	194
Market-rate Units	<b>163</b>	108	182
Affordable Units	<b>0</b>	12	12
Avg. Gross Unit Size (SF)	<b>957</b>	1,125	622
Avg. Net Unit Size (SF)	<b>733</b>	849	478
Structured Parking GSF	<b>20,088</b>	41,000	39,000
Enclosed Parking	<b>52</b>	140	120
Enclosed Bicycle Parking	<b>66</b>	24	0
Covered Bicycle Parking	<b>0</b>	0	120
Uncovered Bicycle Parking	<b>23</b>	8	20

Note that **bold numbers** indicate highest numbers in each category

# Team

- The team is highly qualified, thoughtful, and realistic about current market conditions in Providence.

## ARCHITECT – PCA DESIGN \*SEE ATTACHED PORTFOLIO

Founded in 1982, PCA is recognized as one of Greater Boston’s largest, most responsive and innovative design firms. They bring an uncommon blend of business insight and creative problem-solving to each of our projects. With expertise in architecture, planning and interior design, the results speak for themselves: thoughtful, award-winning design that has generated one success after another for our clients — projects that both thrive in the marketplace and bring lasting value to our community.

## LANDSCAPE ARCHITECT – TRAVERSE LA \*SEE ATTACHED PORTFOLIO

At Traverse Landscape Architects, a WBE certified business in Massachusetts and Rhode Island, their mission is to enhance human experience through design. They push beyond the norms of conventional thinking, building consensus and using their expertise to provide value. They create vital, meaningful landscapes that foster community and address the critical issues that impact people’s lives and the environment.

## RETAIL CONSULTANT & BROKER – GRAFFITO SP

Graffito operates as a strategic partner (the “SP”) to landlords, tenants and developers focused on the ground floor activation of mixed-use projects. Their work spans from project inception to completion and exists at the intersection of retail leasing, neighborhood strategy, urban design, and branding. Graffito’s approach embraces a local-first mentality that is steeped in the context of the places and spaces we work.

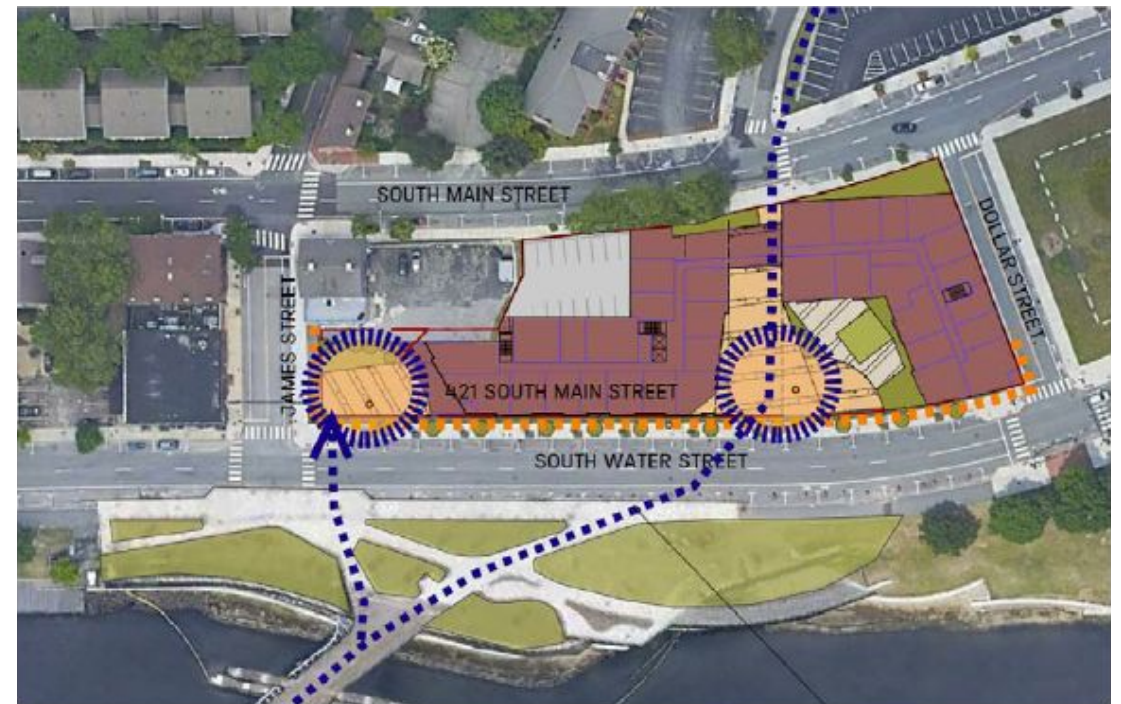
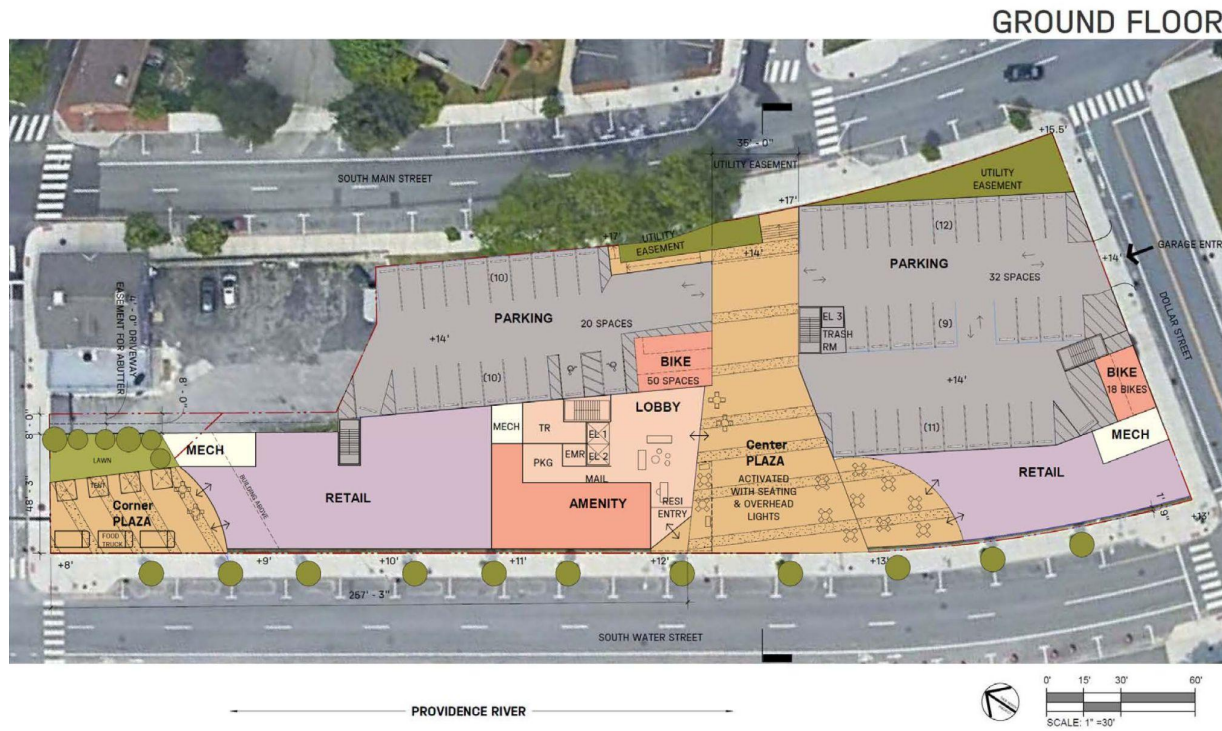
Their company was founded on a belief that our urban neighborhoods will be more valuable, sustainable, and useable when ground-floor uses are carefully planned, coordinated, and executed. The Graffito team is made up of a diverse set of individuals with experience in commercial transactions, real estate development, urban planning, small business advocacy, community engagement, graphic design and branding. Graffito has extensive experience in the Providence market that they will bring to bear on Parcel 2.

## DEVELOPMENT CONSULTANT – PEREGRINE GROUP REAL ESTATE ADVISORS

Peregrine Group, based in Rumford, Rhode Island, brings a regional presence with national experience across multiple facility types. As Real Estate Advisors and Project Managers, who also own, develop and manage properties, Peregrine brings a comprehensive understanding of the development process life-cycle and the challenges and opportunities that exist in every phase in the Rhode Island market.

# Site Plan Diagram

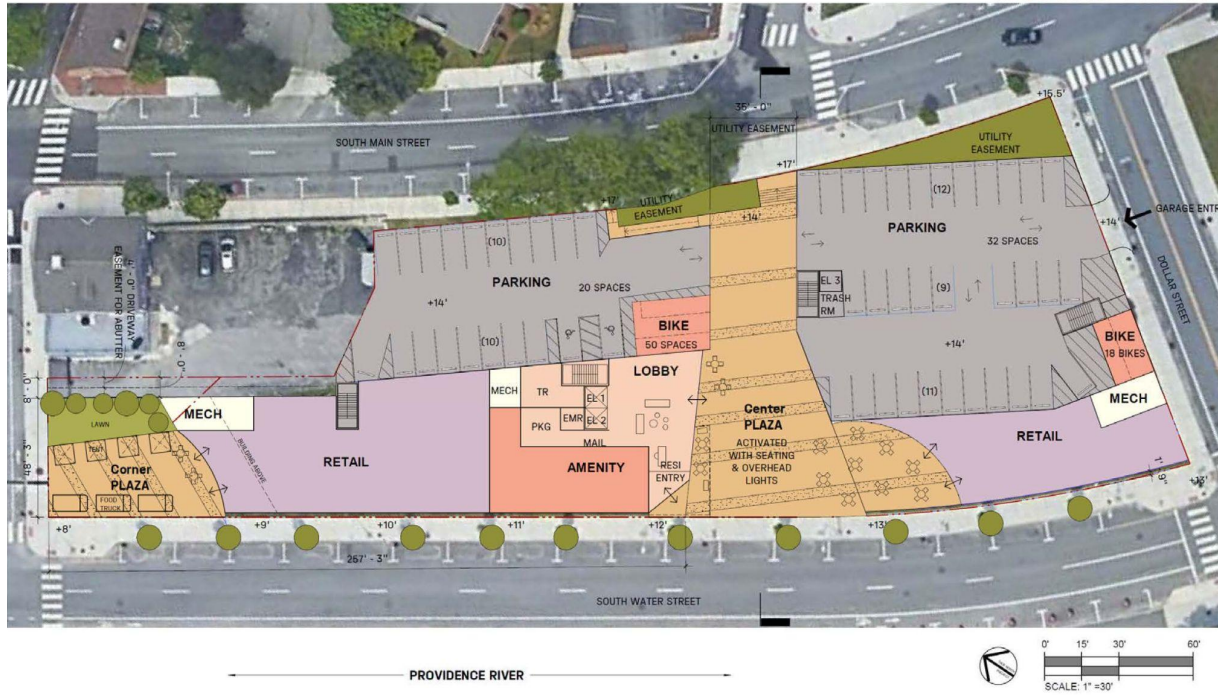
- Ground level parking is the most cost-effective way to provide parking, but is not ideal from an urban design perspective - especially along the S. Main frontage.
- Two plazas with similar designs and programming strategies might dilute the ability of the project to activate the public realm.



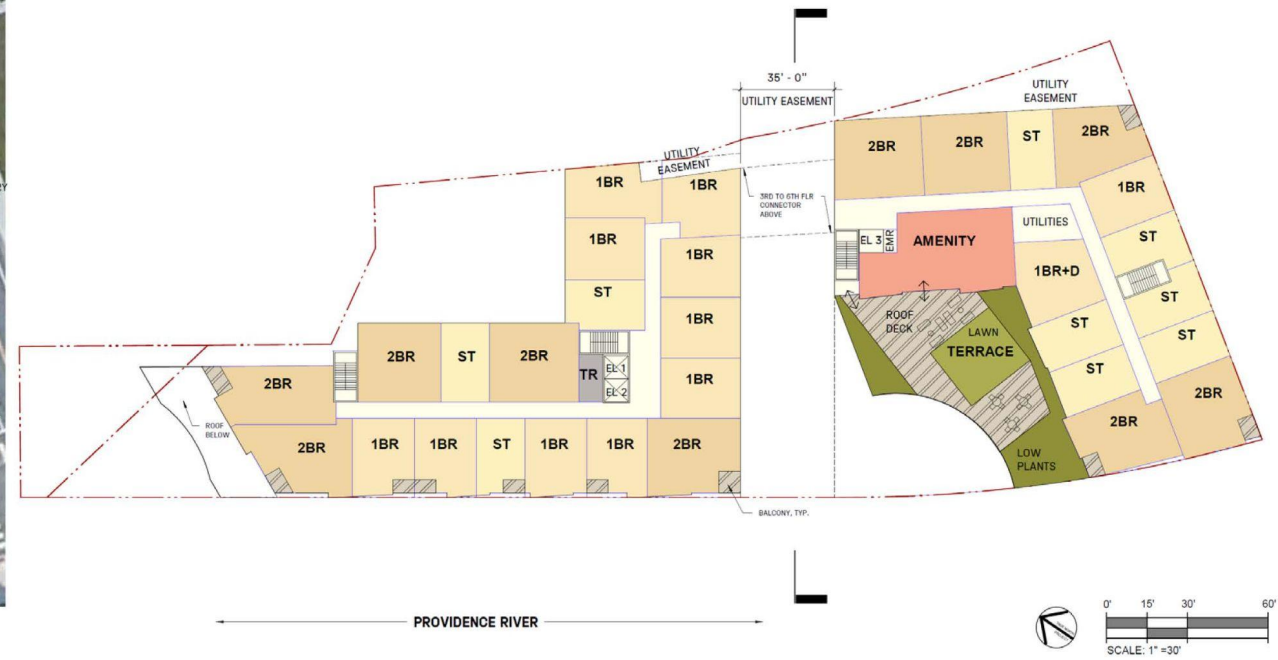
# Ground Floor & 2nd Floor

- Amenity space on the second floor helps activate the roof space above the parking and retail space.

GROUND FLOOR



SECOND FLOOR







# Urban Form & Architectural Expression

- The developer is widening the sidewalk and holding the street edge and elevation on South Water Street. Retail is focused on the street rather than the plazas.
- Color and material palette, while cost effective, seems out of context.

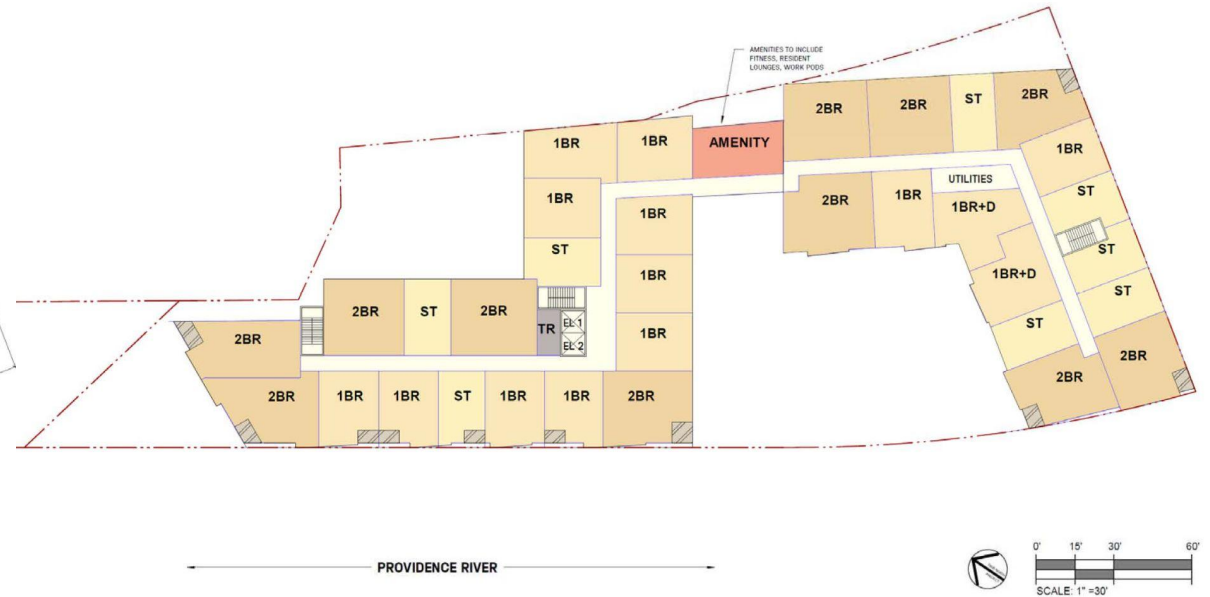
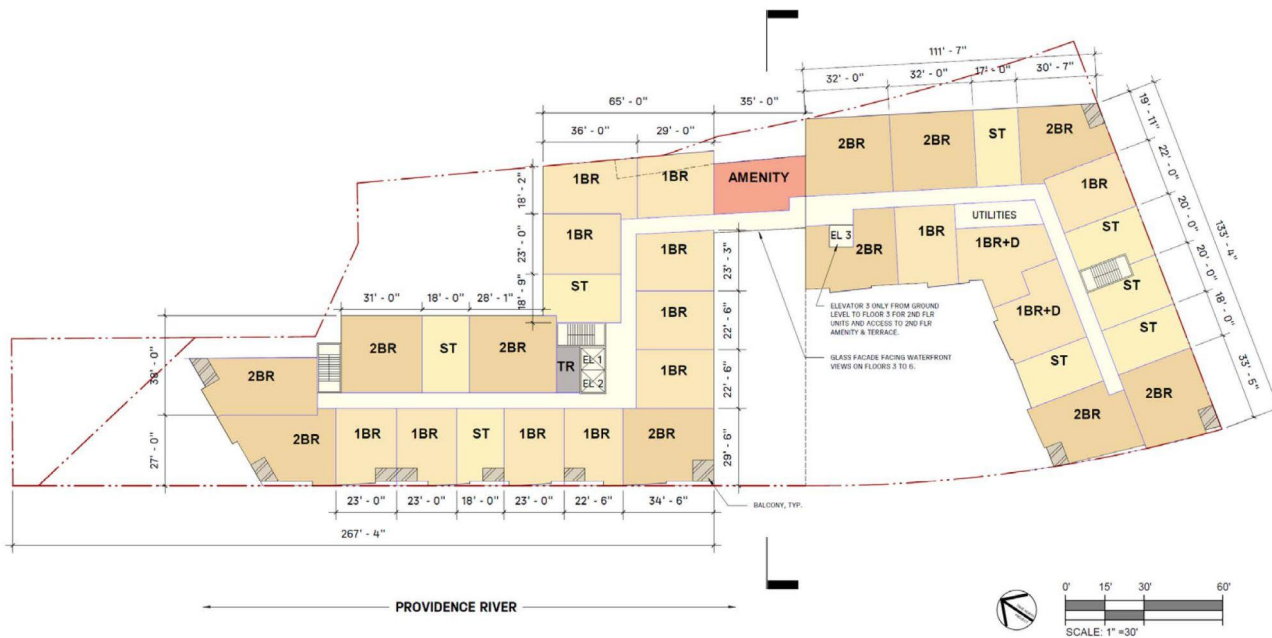


# 3rd Floor & 4th-6th Floors

- The bays shown in renderings look less prominent in plan.

THIRD FLOOR

FOURTH- SIXTH FLOORS



# Potential Waivers

- Given the different grades along South Main Street, a waiver for the First Floor Height for non-residential uses seems reasonable.
- The request for parking on the first floor of the South Main Street elevation is more problematic, especially on such a prominent parcel.

## ZONING SUMMARY

The project generally complies with the I-195 Redevelopment District Development Plan. However, due to the topography of the site and its orientation on two designated primary streets – South Water Street and South Main Street – the project will require design waivers.

1. Parking on the first floor. The project will require a waiver from Section 2.2 (D) (4), Section 2.4 (B)(4), and (B)(6), and a Special Exception from 2.2 E. in order to locate parking on the first floor on the South Main Street side of the building. Underground parking is not financially viable on this site due to the water table and market economics. Further, since the site fronts two primary streets and the parking must be located at grade, it will front on South Main Street so as to maximize retail and public engagement on South Water Street along the waterfront at the entrance to the pedestrian bridge.
2. First Floor Height for non-residential uses. The project will require a waiver from the minimum height requirement of 18' for non-residential uses in order for the overall average height of the building to remain under 70' in height. There are significant existing grade changes on the site. The grade drops off six feet from S Main to S Water and rises five feet from James Street to Dollar Street. Therefore, in order to maintain a consistent second floor elevation, either, or both retail spaces may require an overall first floor height less than 18'.

Presently, we do not anticipate the need for zoning relief related to the portion of Parcel 2 that is located with the City of Providence zoning jurisdiction. The parcel is located in a C-2 district where both outdoor dining and outdoor markets are permitted uses. The proposed project anticipates the parcel being redeveloped as an outdoor plaza for the proposed adjacent restaurant and other outdoor events.

# Parent+Diamond / Urban Spaces

# Program Comparison






Development Entity	Subsidiary of Eden Properties LLC	Providence Partnership for Community Reinvestment LLC (PPCR)	Collage Providence LLC
Developer(s)	Eden Properties	Parent+Diamond/ Urban Spaces	Urbanica
Program	Apartments Over Retail	Condos Over Retail	Apartments Over Retail
Total GSF	164,595	<b>159,953</b>	136,666
Residential GSF	156,041	<b>140,588</b>	120,666
Retail GSF	8,554	<b>19,490</b>	16,000
Total Units	163	<b>120</b>	194
Market-rate Units	163	<b>108</b>	182
Affordable Units	0	<b>12</b>	12
Avg. Gross Unit Size (SF)	957	<b>1,125</b>	622
Avg. Net Unit Size (SF)	733	<b>849</b>	478
Structured Parking GSF	20,088	<b>41,000</b>	39,000
Enclosed Parking	52	<b>140</b>	120
Enclosed Bicycle Parking	66	<b>24</b>	0
Covered Bicycle Parking	0	<b>0</b>	120
Uncovered Bicycle Parking	23	<b>8</b>	20

# Team

- The team is highly qualified, thoughtful, and ambitious.











## DESIGN TEAM + CONSULTANTS

---

OWNERSHIP		DESIGN TEAM
		
<b>PARENT + DIAMOND</b> DEVELOPER MBE CERTIFIED	<b>URBAN SPACES, LLC</b> DEVELOPER	<b>NELSON WORLDWIDE</b> DESIGN ARCHITECT MINORITY LED TEAM

---

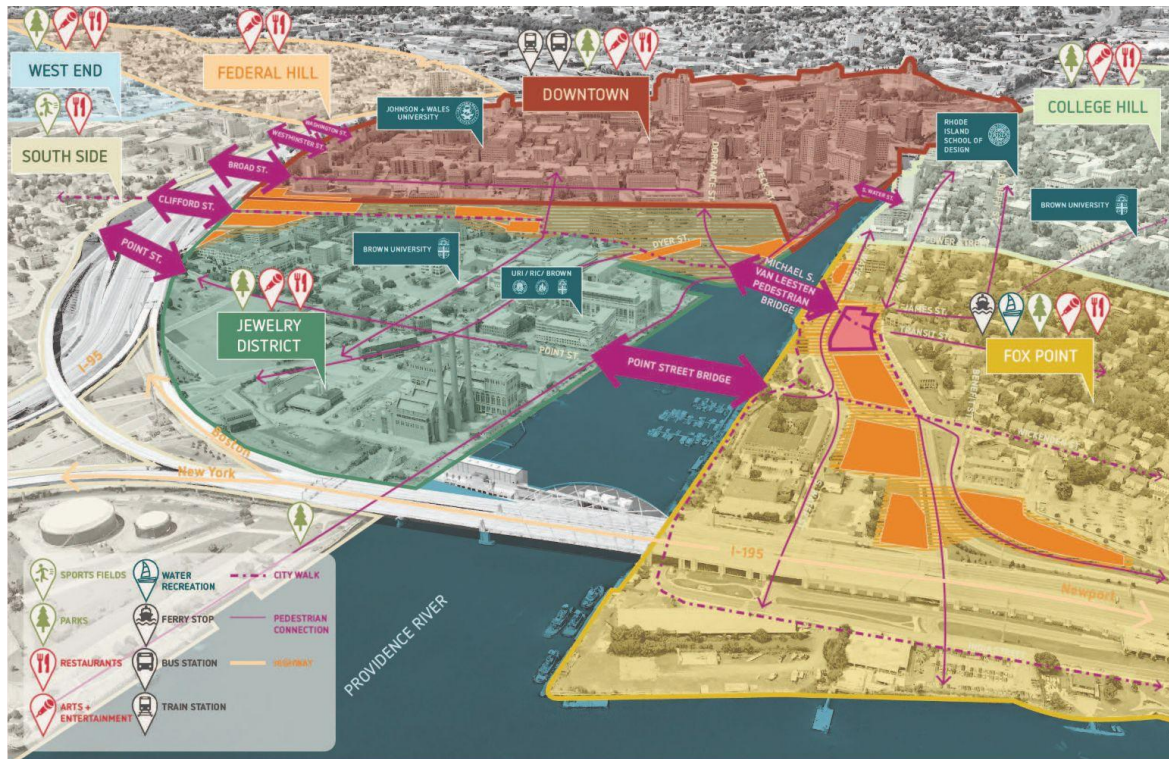
### CONSULTANTS

		
<b>GOODE LANDSCAPE STUDIO</b> LANDSCAPE ARCHITECT WBE CERTIFIED	<b>WINDWARD ENGINEERS</b> MEP/FP ENGINEERING MBE CERTIFIED	<b>TIGHE AND BOND</b> SITE/CIVIL
		
<b>HALEY &amp; ALDRICH</b> GEOTECHNICAL / RESILIENCY	<b>SIMPSON GUMPERTZ &amp; HEGER</b> ENVELOPE	<b>HLB LIGHTING DESIGN</b> LIGHTING WBE CERTIFIED
		
<b>SILMAN</b> STRUCTURAL ENGINEERING	<b>CODE RED</b> CODE CONSULTING	
		
<b>THE AVENUE CONCEPT</b> PUBLIC ART	<b>HEROICA CONSTRUCTION</b> GENERAL CONTRACTOR MBE CERTIFIED	

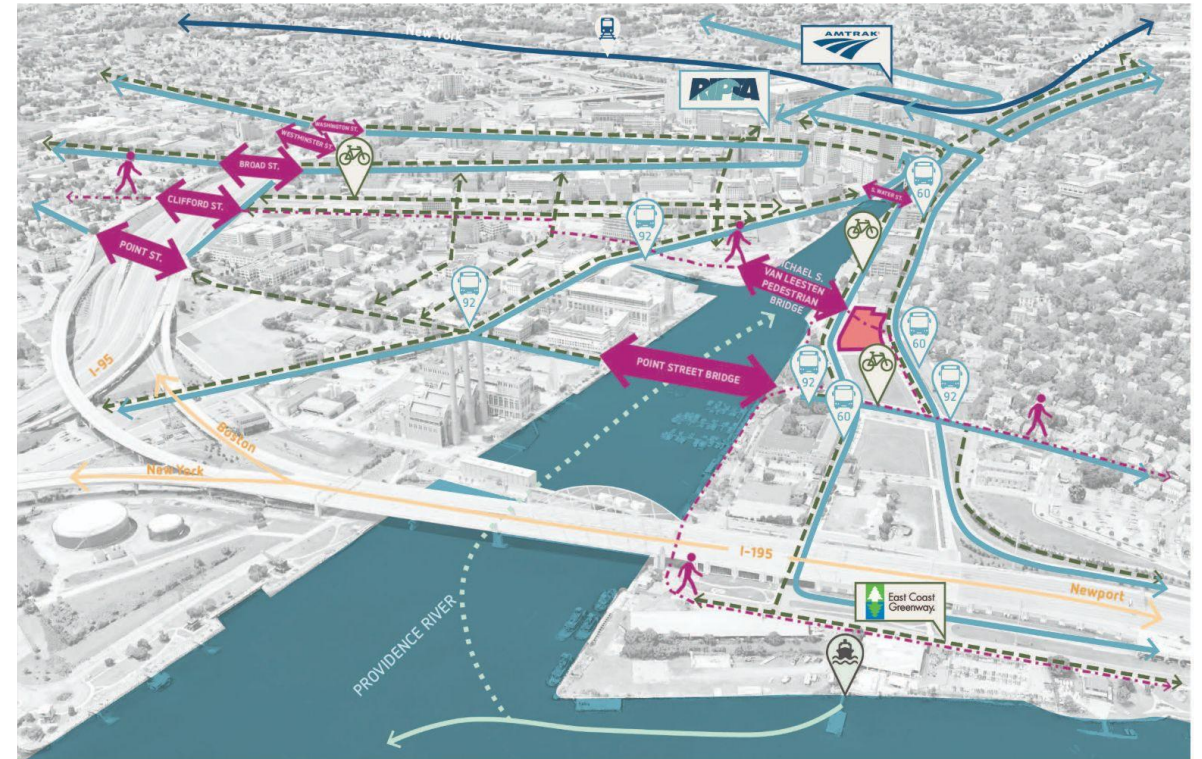
57

# Site Strategy Diagrams

- The proposal includes thoughtful consideration of the larger context.



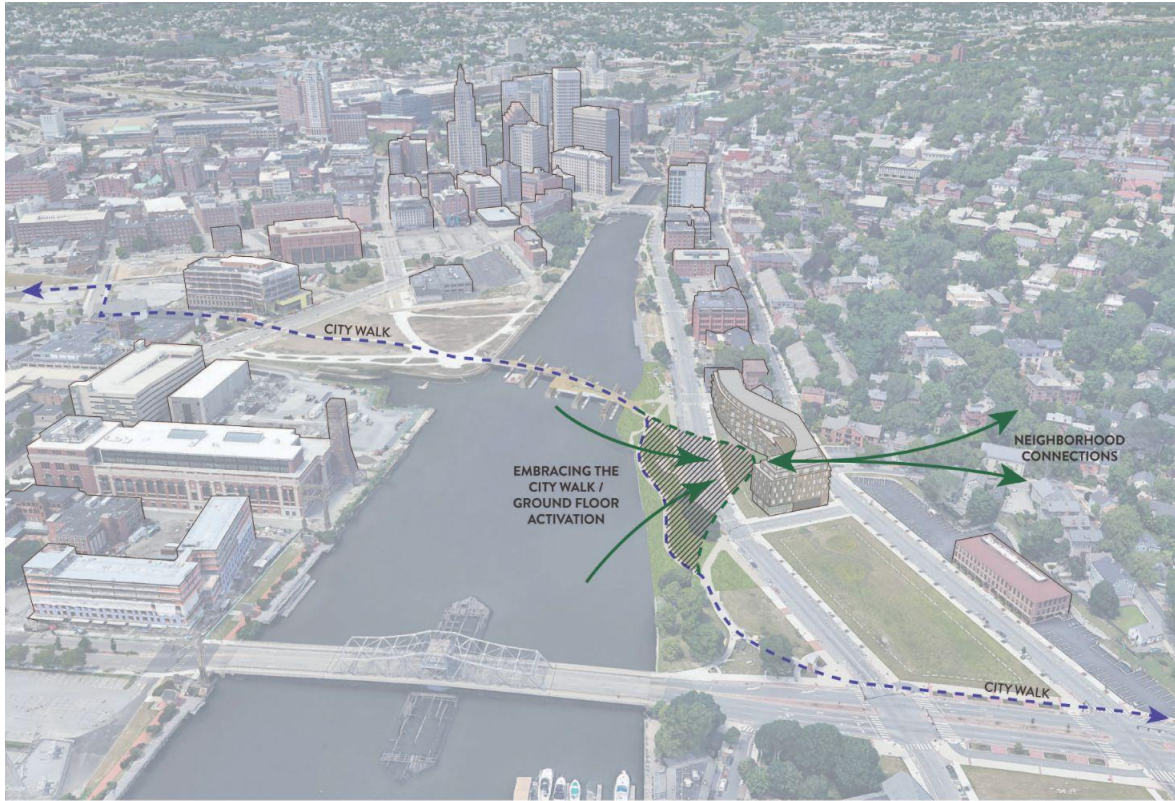
Neighborhood Connections & Amenities



Multimodal Transit Connections

# Site Strategy Diagrams

- The proposal includes thoughtful consideration of the larger context.



“Neighborhood Embrace”

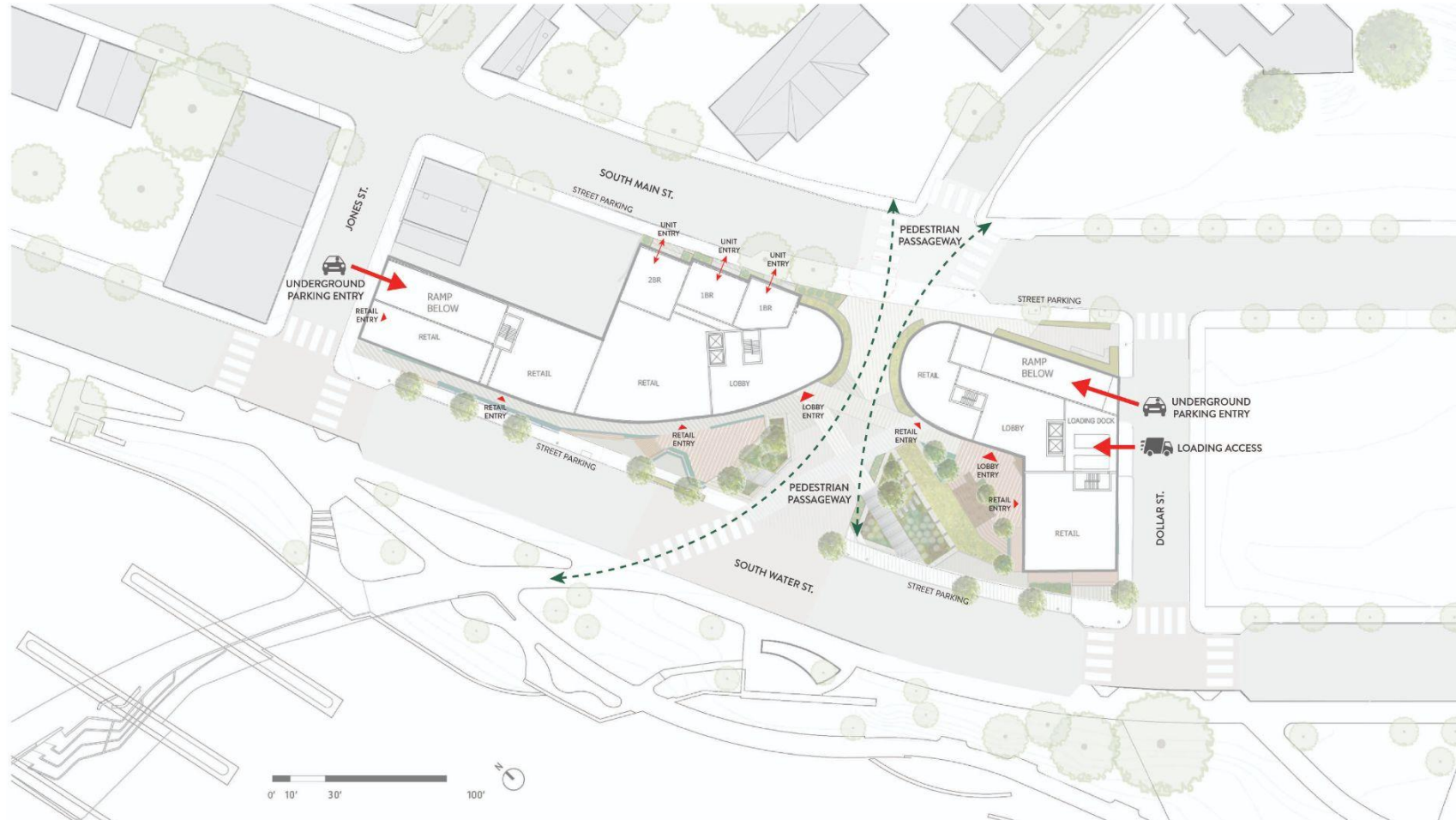


View Corridors



# Site Access Diagram

- The proposal includes thoughtful consideration of the larger context and site access issues.



# Ground Floor Plan

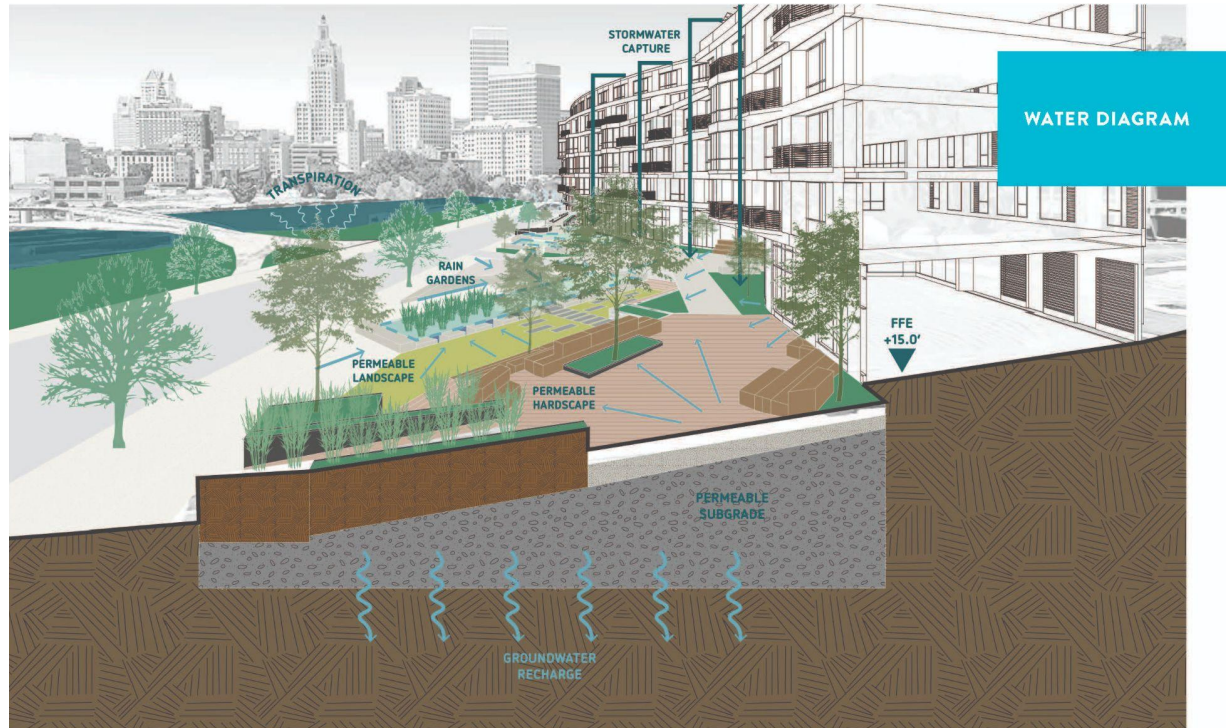
- The ground floor plan has been skillfully integrated with a thoughtful and ambitious landscape plan.





# Resiliency

- While a thoughtful response to resiliency issues, the landscape treatment south of “Exchange Plaza” may cut off the retail from pedestrian desire lines and view corridors.



A screenshot of the FloodFactor website interface for the 02906 zip code in Rhode Island. The page includes a navigation menu with options like "Home", "About", "Methodology", "Environmental Changes", "Historic", "Solutions", and "Help Center". A sidebar on the left lists various tools: "Summary", "Score Map", "Historic Flooding", "Flood Risk Explorer", "Environmental Changes", and "Community Solutions". The main content area features a satellite map of the area with color-coded flood risk zones. A note at the bottom states: "Note: 1 property in this area is protected by adaptation. While the above projections take into account this protection, risks may substantially increase in the event of adaptation failure." A "Help" button is visible in the bottom right corner.

A screenshot of the FloodFactor website showing a detailed flood risk analysis for 02906, Rhode Island. The page includes a navigation menu and a sidebar with the same tools as the previous screenshot. The main content area displays a flood risk analysis for the year "In 15 years". It includes a table showing the number of properties impacted by different flooding likelihoods:

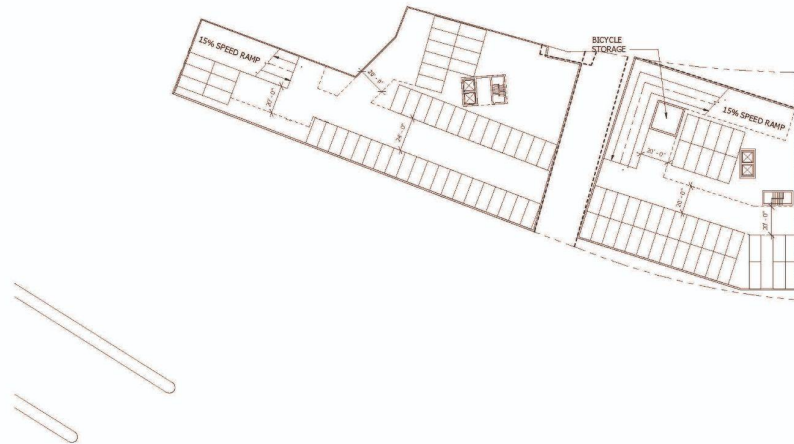
Flooding likelihood	0.2%	1%	5%	20%	50%
Properties impacted	407	211	9	7	6

Below the table, a bar chart shows the "Depth of flooding (feet)" for various properties, with a legend indicating the number of properties impacted. The chart shows that approximately 407 properties have a 0.2% chance of some amount of water reaching their building in 2036. A note at the bottom states: "Approx. 407 properties have a 0.2% chance of some amount of water reaching their building in 2036." A "Help" button is visible in the bottom right corner.

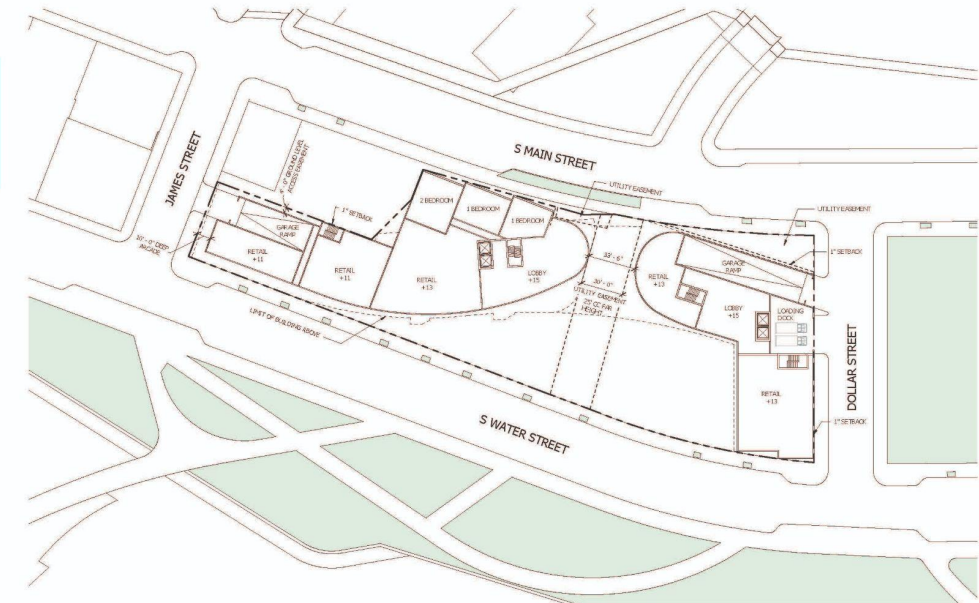
# Basement & Ground Floor

- While subsurface parking preserves space on the ground floor for activating uses, this approach may not be financially viable given the costs of subsurface parking and the need to mitigate potential flood vulnerability.

## BASEMENT

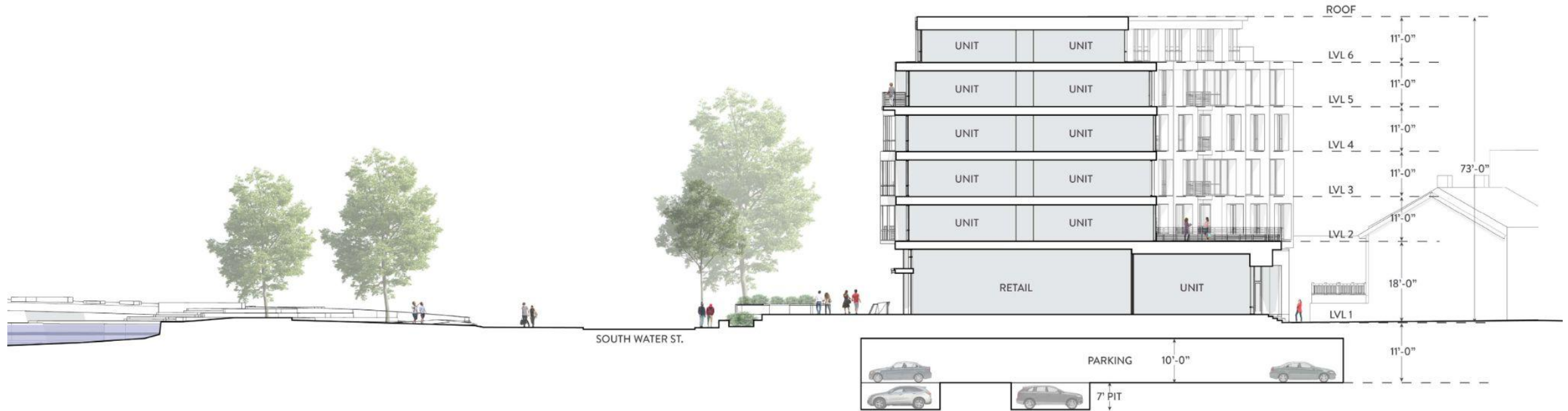


## GROUND FLOOR



# Building Section: North/South

- While subsurface parking preserves space on the ground floor for activating uses, this approach may not be financially viable given the costs of subsurface parking and the need to mitigate potential flood vulnerability.



# 2nd Floor & 3rd/4th Floor

- The full depth of the building mass crosses the easement at the third floor (and above).

SECOND FLOOR



THIRD & FOURTH FLOOR



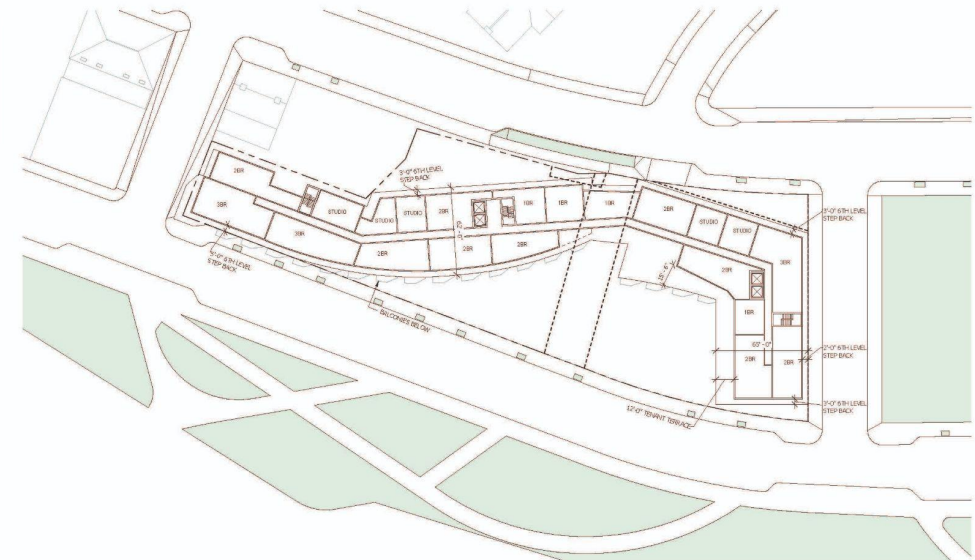
# 5th Floor & 6th Floor

- The 3rd, 4th, and 5th floor plans are the same. The 6th floor has setbacks along both the S. Main and S. Water frontage.

FIFTH FLOOR



SIXTH FLOOR





# Exterior Elevations



# Urban Form & Architectural Expression



# Urban Form & Architectural Expression

Massing and coloration of the proposal create a fitting eastern terminus to the bridge.

VIEW FROM PROVIDENCE RIVER PEDESTRIAN BRIDGE



BIRDSEYE VIEW FROM PROVIDENCE RIVER



# Urban Form & Architectural Expression

- Articulation of the massing at a smaller scale create interesting shadows and a welcome level of texture. The quality of the architecture raises questions about financial feasibility.

VIEW FROM SOUTH WATER STREET



VIEW OF SOUTHWEST FACADE



# Urban Form & Architectural Expression

GROUND LEVEL VIEW OF CENTRAL EMBRACE



BIRDSEYE VIEW OF CENTRAL EMBRACE



# Urban Form & Architectural Expression

- Orthogonal treatment of the massing facing S. Main Street is appropriate, given the context.

BIRDSEYE VIEW LOOKING TOWARDS DOWNTOWN



BIRDSEYE VIEW LOOKING NORTH



# Urban Form & Architectural Expression

- North end of the proposal is out of scale with the existing building.

VIEW FROM JAMES STREET



GROUND LEVEL VIEW FROM DOLLAR ST AND SOUTH MAIN ST



190

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

191

# Potential Waivers

- No specific waivers mentioned as part of the submission.

The RFP Response provided by the Providence Partnership for Community Reinvestment, LLC complies with the goals and objectives of the I-195 Development Plan as they relate to appropriate uses and treatments for both the built and unbuilt future of the riverfront. The I-195 Plan speaks to this kind of balance in all things, and it underscores the project's potential to provide opportunities for transformational physical, social, and economic change.

To that end, we have been extremely mindful of the requirements embedded within the Request for Proposals as they relate to the I-195 District Development Plan. That said, to the extent that our overall planning and design will likely be further refined through an open and inclusive community and municipal process, a situation could arise where relief is sought for the benefit of the public once the designated proposal is determined.

We are committed to a development of Parcel 2 that complies in every way possible and practical with the I-195 Development Plan.



# Urbanica + Collage

# Program Comparison

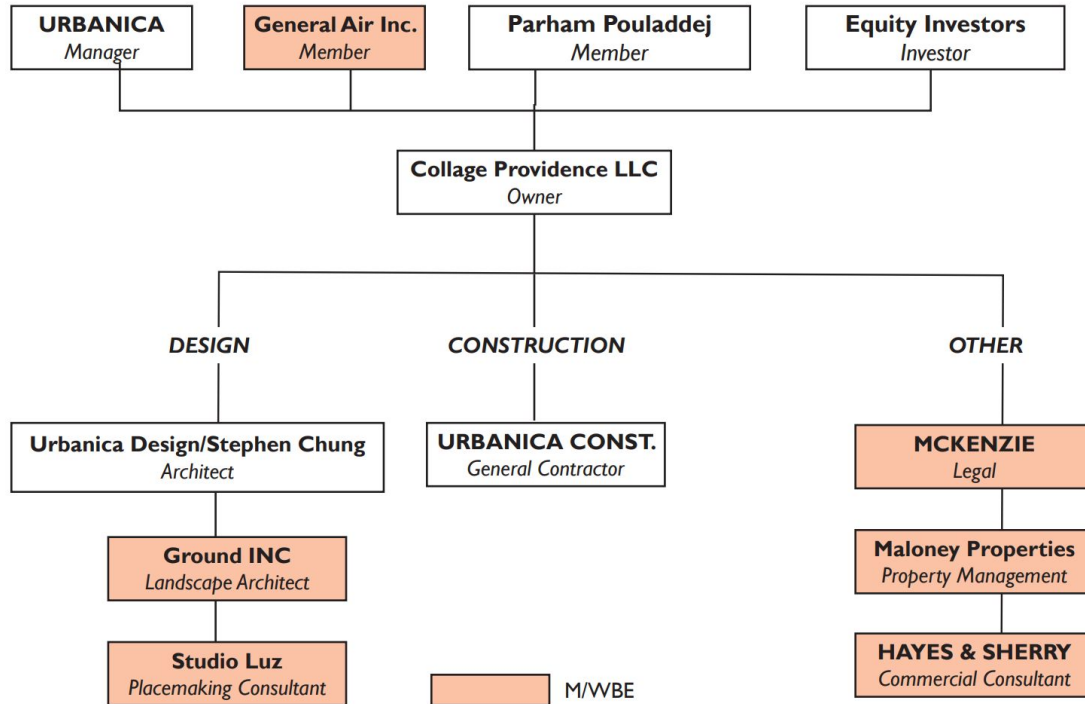


Development Entity	Subsidiary of Eden Properties LLC	Providence Partnership for Community Reinvestment LLC (PPCR)	Collage Providence LLC
Developer(s)	Eden Properties	Parent+Diamond/ Urban Spaces	Urbanica
Program	Apartments Over Retail	Condos Over Retail	Apartments Over Retail
Total GSF	164,595	159,953	<b>136,666</b>
Residential GSF	156,041	140,588	<b>120,666</b>
Retail GSF	8,554	19,490	<b>16,000</b>
Total Units	163	120	<b>194</b>
Market-rate Units	163	108	<b>182</b>
Affordable Units	0	12	<b>12</b>
Avg. Gross Unit Size (SF)	957	1,125	<b>622</b>
Avg. Net Unit Size (SF)	733	849	<b>478</b>
Structured Parking GSF	20,088	41,000	<b>39,000</b>
Enclosed Parking	52	140	<b>120</b>
Enclosed Bicycle Parking	66	24	<b>0</b>
Covered Bicycle Parking	0	0	<b>120</b>
Uncovered Bicycle Parking	23	8	<b>20</b>

# Team

- The team is highly qualified, thoughtful, and ambitious.
- In-house architecture and construction management may result in some cost efficiencies during design and construction.

I.1  
**PROJECT TEAM LIST / ORGANIZATIONAL STRUCTURE**



**OWNER/DEVELOPER**

Collage Providence LLC  
429 Melnea Cass Blvd,  
Roxbury, MA 02119  
T: (617) 654-8900

**GENERAL CONTRACTOR**

Urbanica Construction  
429 Melnea Cass Blvd,  
Roxbury, MA 02119  
T: (617) 654-8900

**DEVELOPER MANAGER**

Urbanica, Inc  
429 Melnea Cass Blvd,  
Roxbury, MA 02119  
T: (617) 654-8900

**HERS/LEED CONSULTANT**

CLEARresult  
50 Washington Street, Ste. 3000  
Westborough, MA 01581  
T: (508) 836-9501

**PARTNER [MBE]**

Parham Pouladdej  
7 Gaston Street  
Dorchester, MA 02121  
T: (617) 427-7370

**MANAGEMENT AGENT [WBE]**

Maloney Properties Inc.  
27 Mira Lane  
Wellesley, MA 02481  
T: (781) 943-0200

**PARTNER**

General Air Conditioning & Heating Inc  
7 Gaston Street  
Dorchester, MA 02121  
T: (617) 427-7370

**COMMERCIAL LEASING**

Hayes & Sherry  
Cushman & Wakefield Alliance Member  
146 Westminster St, 2nd Floor  
Providence, RI 02903  
T: (401) 273-1980

**ARCHITECT**

Urbanica Design, LLC  
429 Melnea Cass Blvd,  
Roxbury, MA 02119  
T: (617) 654-8900

**LANDSCAPE ARCHITECT**

Ground Inc. [WBE]  
258 Washington Street #G  
Somerville, MA 02143  
T: (617) 718-0889

**PLACEMAKING CONSULTANT**

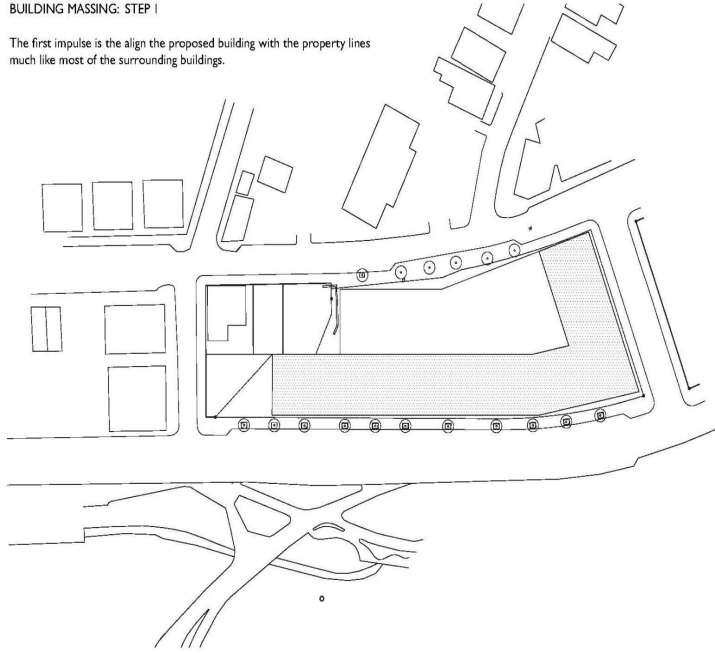
Studio Luz Architects, Ltd [M/WBE]  
10 Dorrence Street, Suite 700  
Providence, RI 02903  
T: (617) 247-9842

# Site Approach Diagrams

- Site planning approach demonstrates a thoughtful and nuanced understanding of the larger site forces and access issues.

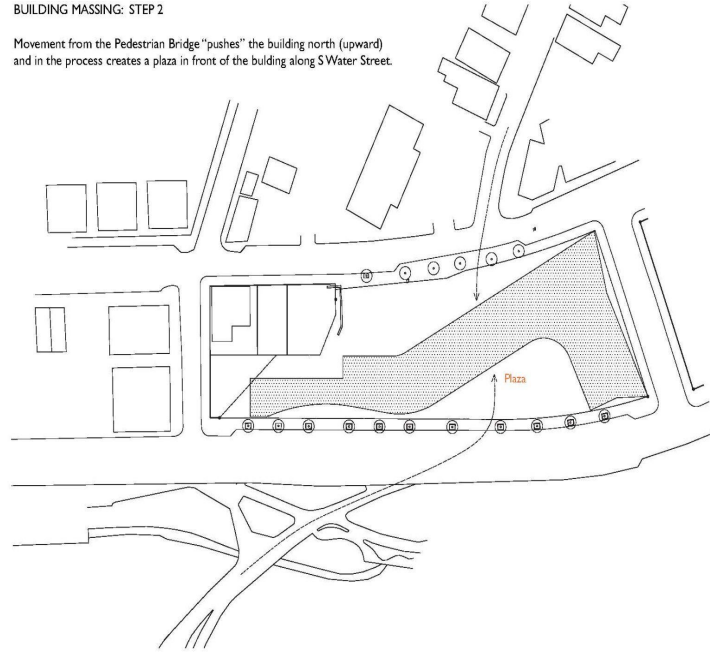
## BUILDING MASSING: STEP 1

The first impulse is to align the proposed building with the property lines much like most of the surrounding buildings.



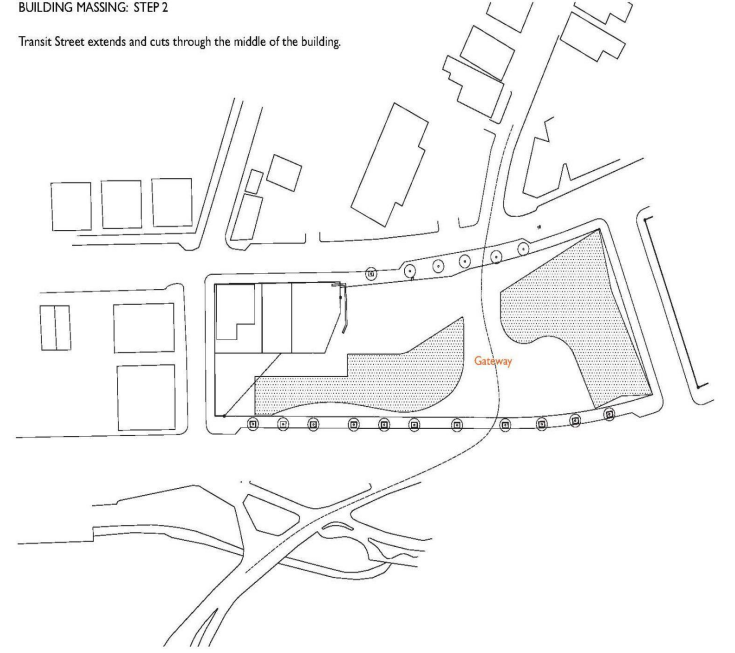
## BUILDING MASSING: STEP 2

Movement from the Pedestrian Bridge "pushes" the building north (upward) and in the process creates a plaza in front of the building along S Water Street.



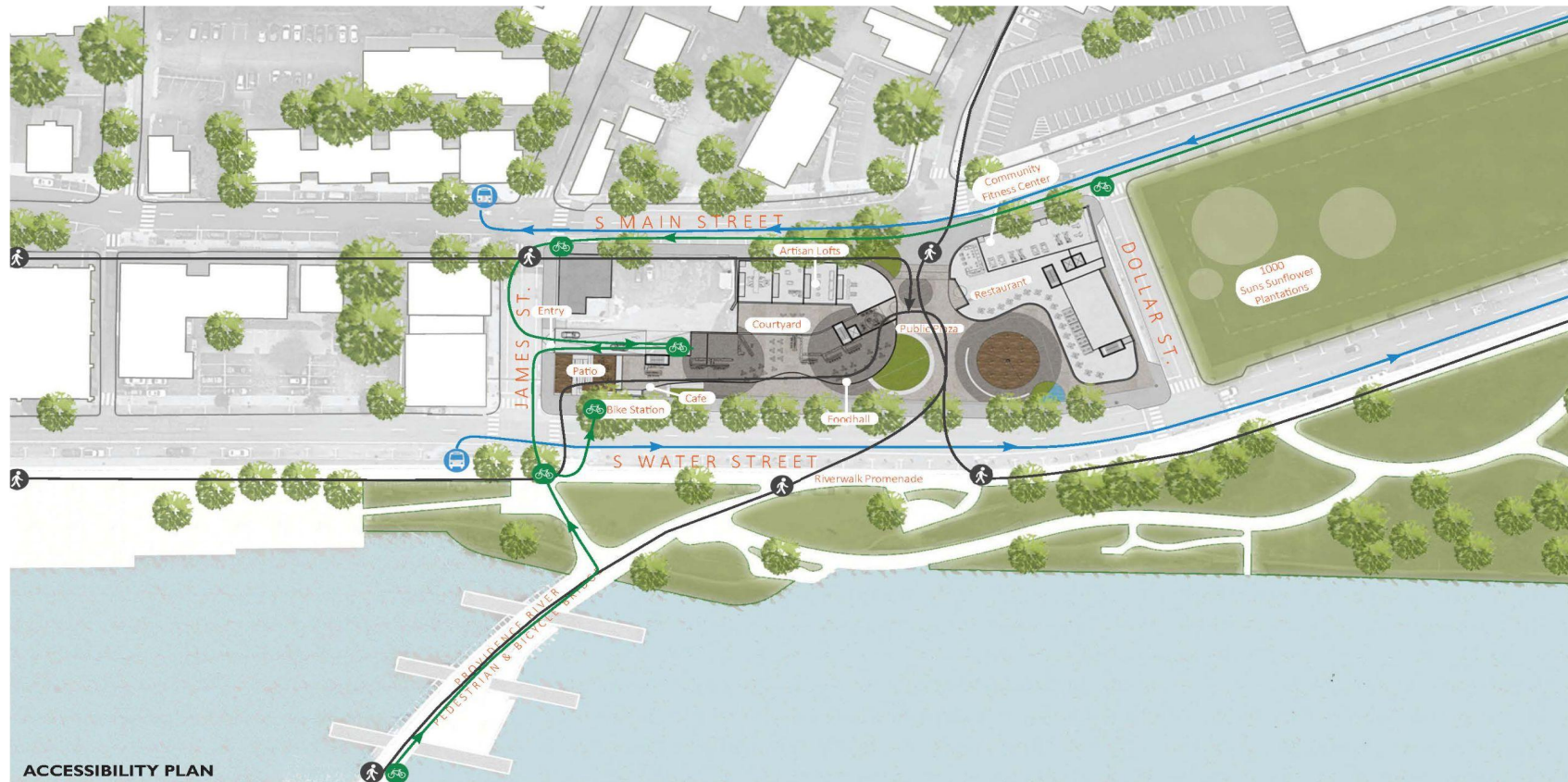
## BUILDING MASSING: STEP 2

Transit Street extends and cuts through the middle of the building.



# Ground Floor Plan

- Site planning approach demonstrates a thoughtful and nuanced understanding of the larger site forces and access issues.
- Initial proposal missed smaller National Grid easement along South Main Street and 30' wide easement at garage level. A revised approach will require two garages with distinct entrances.



# Ground Floor

- Concentration of activating ground floor uses around a single distinctive outdoor space seems appropriate. Ambitious retail program will require a curatorial approach and affordable rents.

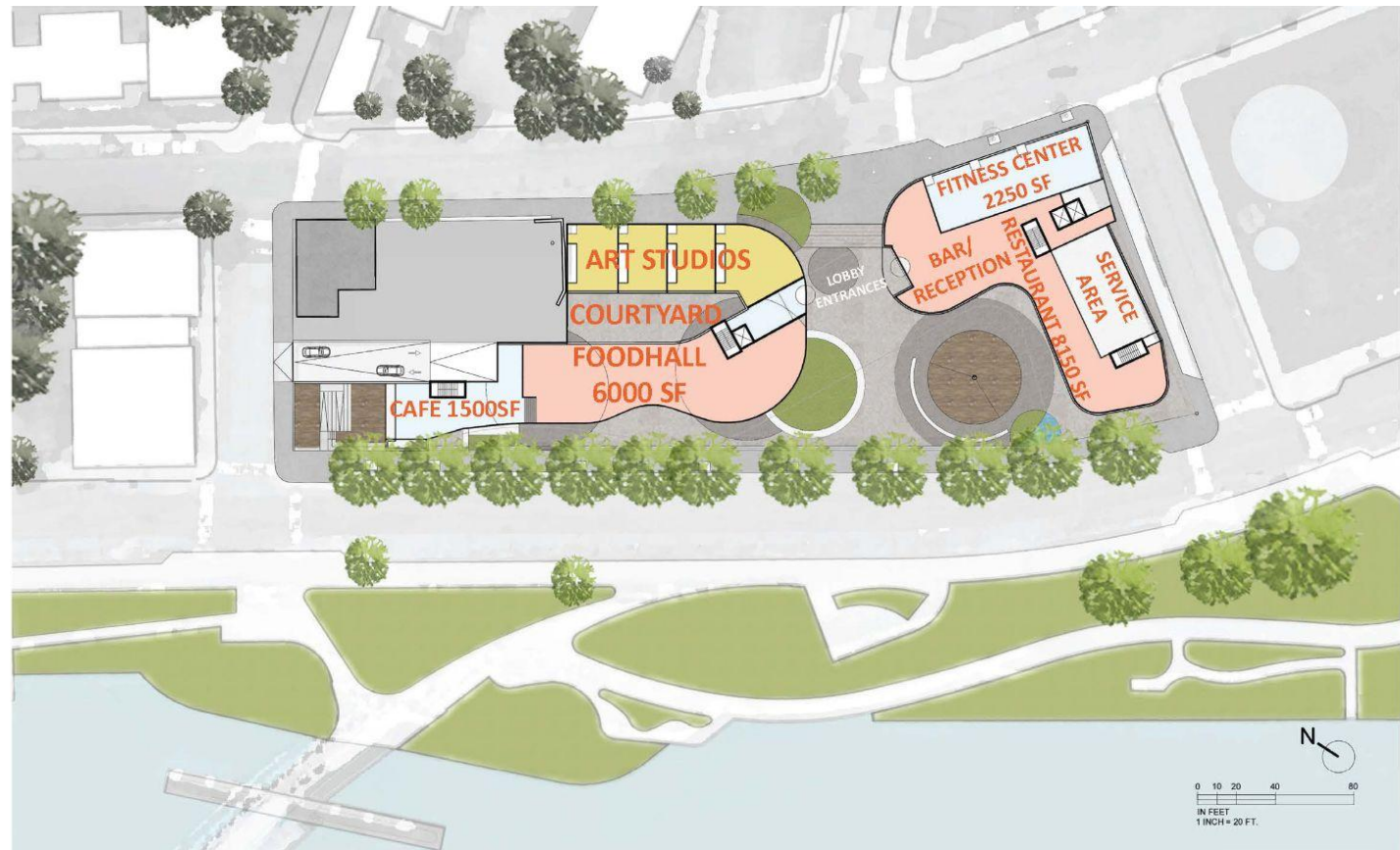
**4 RESIDENTIAL UNITS: 3800gsf**

- (3)- 750SF Artist live-work Units**
- (1)- 1550SF Artist live-work Unit**

Note: The 1st floor units are designated as Live/Work and have their own private entrances/porches located off of the shared driveway

First Floor contains:

- 6000 SF Foodhall**
- 2250 Fitness center**
- 2 Resident Lobby on either sides**
- 7000SF Brewery Hall/Restaurant**
- 1500SF Cafe Indoor**
- 1500SF Cafe Outdoor Patio**
- 23000SF Open Space/Public Plaza**

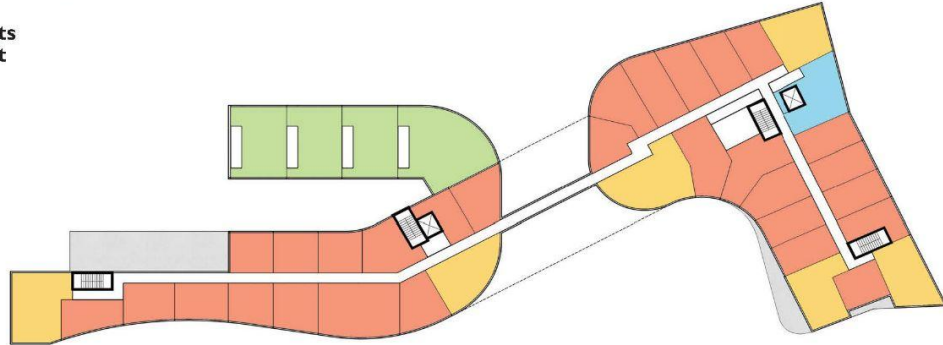


**FIRST FLOOR PLAN**

# 2nd/3rd Floor & 4th Floor

- A thin glassy bridge crosses the easement on the 2nd and 3rd floor and the full building mass crosses on the three floors above (4th-6th floors).

■ Live-work units  
■ Studios  
■ 2BR Units  
■ 1BR Unit

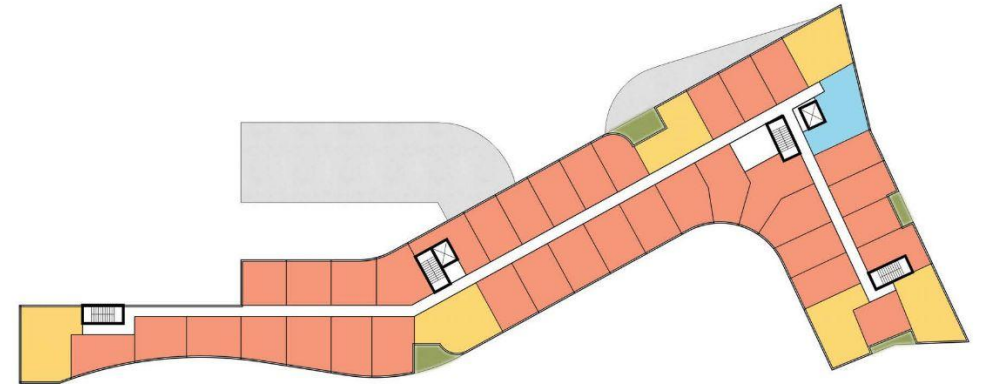


40 UNITS: 26,703 SF

- (4) Affordable Artist Live-work spaces
- (29) 400SF-450SF Studios
- (1) 800sf 1BR
- (6) 750SF- 800SF 2BR

## SECOND/THIRD FLOOR PLAN

■ Deck  
■ Studios  
■ 2BR Units  
■ 1BR Unit



43 UNITS: 23,878 SF

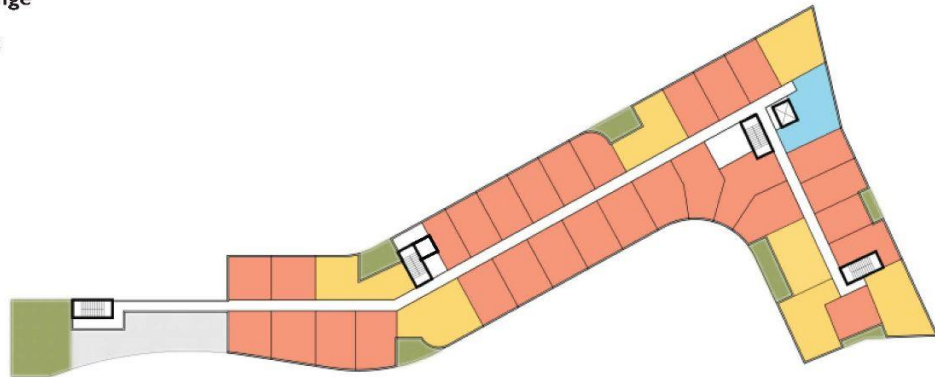
- (36) 400SF-450SF Studios
- (1) 800sf 1BR
- (6) 750SF- 800SF 2BR

## FOURTH FLOOR PLAN

# 5th & 6th Floor

- A thin glassy bridge crosses the easement on the 2nd and 3rd floor and the full building mass crosses on the three floors above (4th-6th floors).

■ Deck/Lounge  
■ Studios  
■ 2BR Units  
■ 1BR Unit

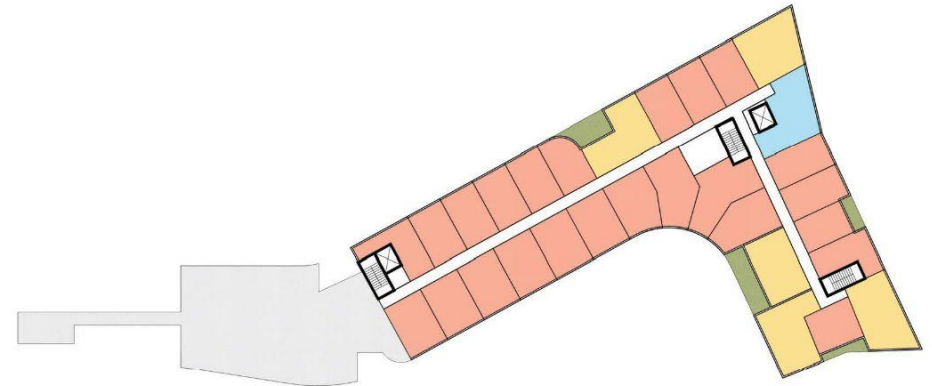


37 UNITS: 21,975 SF

(29) 400SF-450SF Studios  
(1) 800sf 1BR  
(7) 750SF- 800SF 2BR

## FIFTH FLOOR PLAN

■ Deck  
■ Studios  
■ 2BR Units  
■ 1BR Unit



30 UNITS: 16,777 SF

(24) 400SF-450SF Studios  
(1) 800sf 1BR  
(5) 750SF- 800SF 2BR

## SIXTH FLOOR PLAN



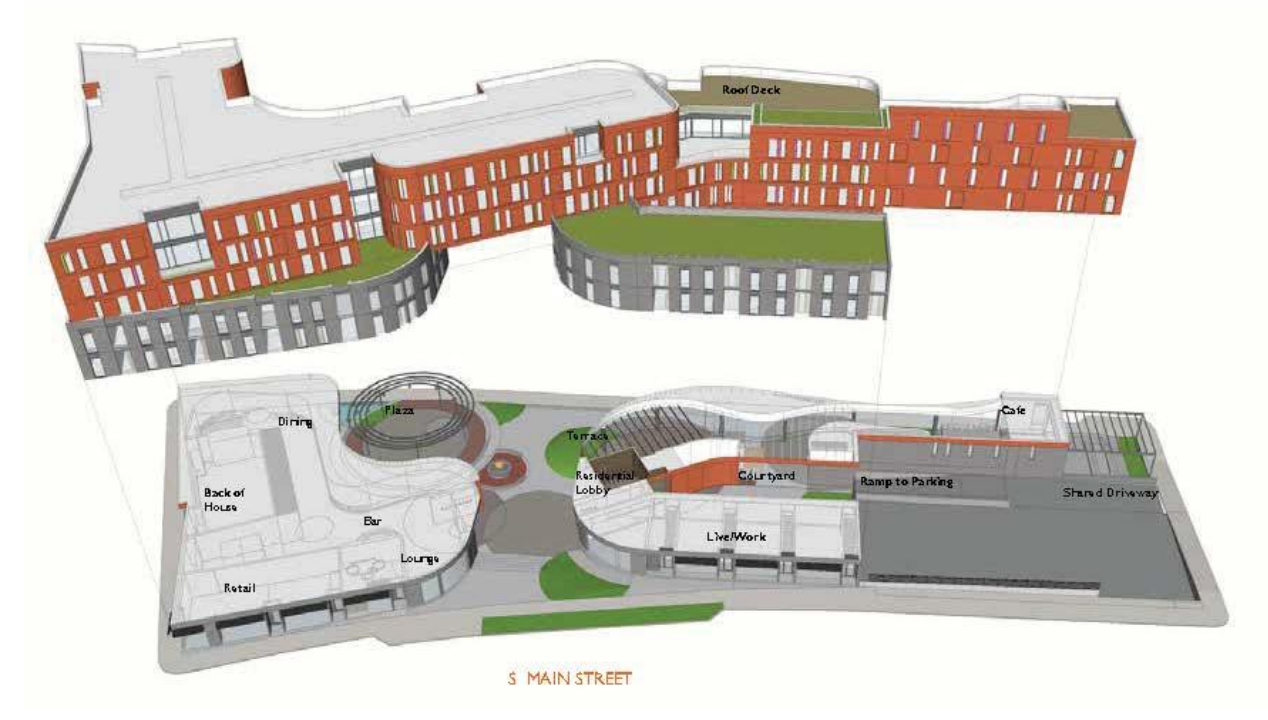
# Urban Form & Architectural Expression



Aerial View

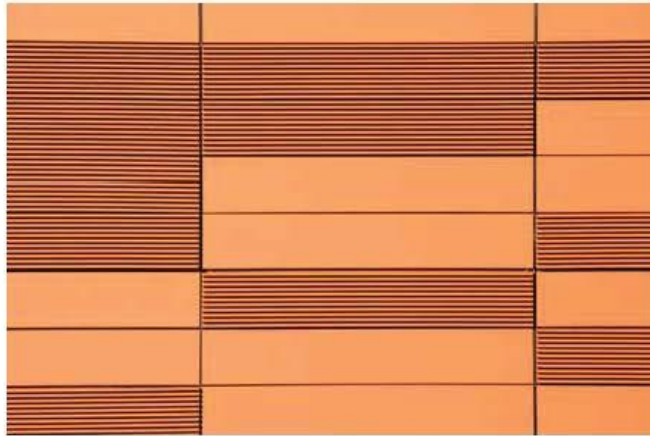
# Massing Approach

- The curves forms of the building are most costly to execute than a building with orthogonal components.



# Materiality

- The cladding materials are higher quality than what is typical for Providence rental development.



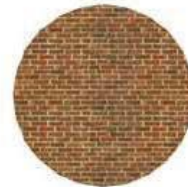
Terra Cotta Rain Screen Panel



Ironspot Brick



Terra Cotta Rain Screen Typical Assembly



Brick 1



Brick 2



Granite



Cobblestone



Grass/Ivy



Colorful painted panel detail

# Urban Form & Architectural Expression

- Concentration of activating ground floor uses around a single distinctive outdoor space seems appropriate and is likely to be successful (if the spaces can be filled).



View of across the Plaza from SWater Street

# Urban Form & Architectural Expression

- Concentration of activating ground floor uses around a single distinctive outdoor space seems appropriate and is likely to be successful (if the spaces can be filled).



View of the Food Hall along S Water Street



View from the Interior Courtyard looking towards the river

# Urban Form & Architectural Expression

- The space has been conceived to work during the day and evening.



View of the Stage in the Plaza



View of Plaza

# Urban Form & Architectural Expression

- The space has been conceived to work during the day and evening.



View of the Food Hall along S Water Street



Cafe Terrace with Film Screen

# Urban Form & Architectural Expression

- The massing of the proposal has a successful scale along S. Main Street.



Aerial View



View of Gateway looking down Transit Street



# Urban Form & Architectural Expression

- The massing of the proposal has a successful scale along S. Main Street.



View of along S Main Street



View along S Main Street

# Urban Form & Architectural Expression

- The James Street corner, a challenge for all teams, has been sensitively handled.



Aerial View

# Potential Waivers

- A waiver is required for the “build-to-zone” requirement.

## Use Regulation

	Allowed Uses	Variance?
Live/Work Space, Multifamily, Retail, Arts Studio	Allowed.	No

## Dimensional Regulation

	Dimensional Standards	Proposal	Variance?
Minimum First Floor Height	18' for non-residential	18'	No
Maximum Building Height	6 stories	68', 3-6 stories	No
Primary St and Secondary St Build-to-line	Build-to zone of 0' to 8'	0-8' to each Primary and Secondary St	No
Building to Percentage	Minimum build-to percentage of 80%	Lower than 80% at the S. Water St	Yes
Interior Side Build-to-line	None	N/A	No
Rear Setback	None	N/A	No
30' easement	25' Clearance above the finished grade	28'	No

## Off-Street Parking

	Space per unit	Proposal	Variance?
Vehicle Parking lots	No minimum requirements	90	No
Bike Parking lots	1 per 2 dwelling units, 1 per 2500 sf Retail, Arts Studio/Live-work space/Brewery	100	No
Loading	Access from Primary St is prohibited	Accesses all from Secondary streets.	No

# Design Comparison

Eden



Parent+Diamond / Urban Spaces



Urbanica



- end -