

I-195 REDEVELOPMENT DISTRICT COMMISSION PARCEL 2 REDEVELOPMENT PROPOSAL - UPDATED

PROVIDENCE, RI

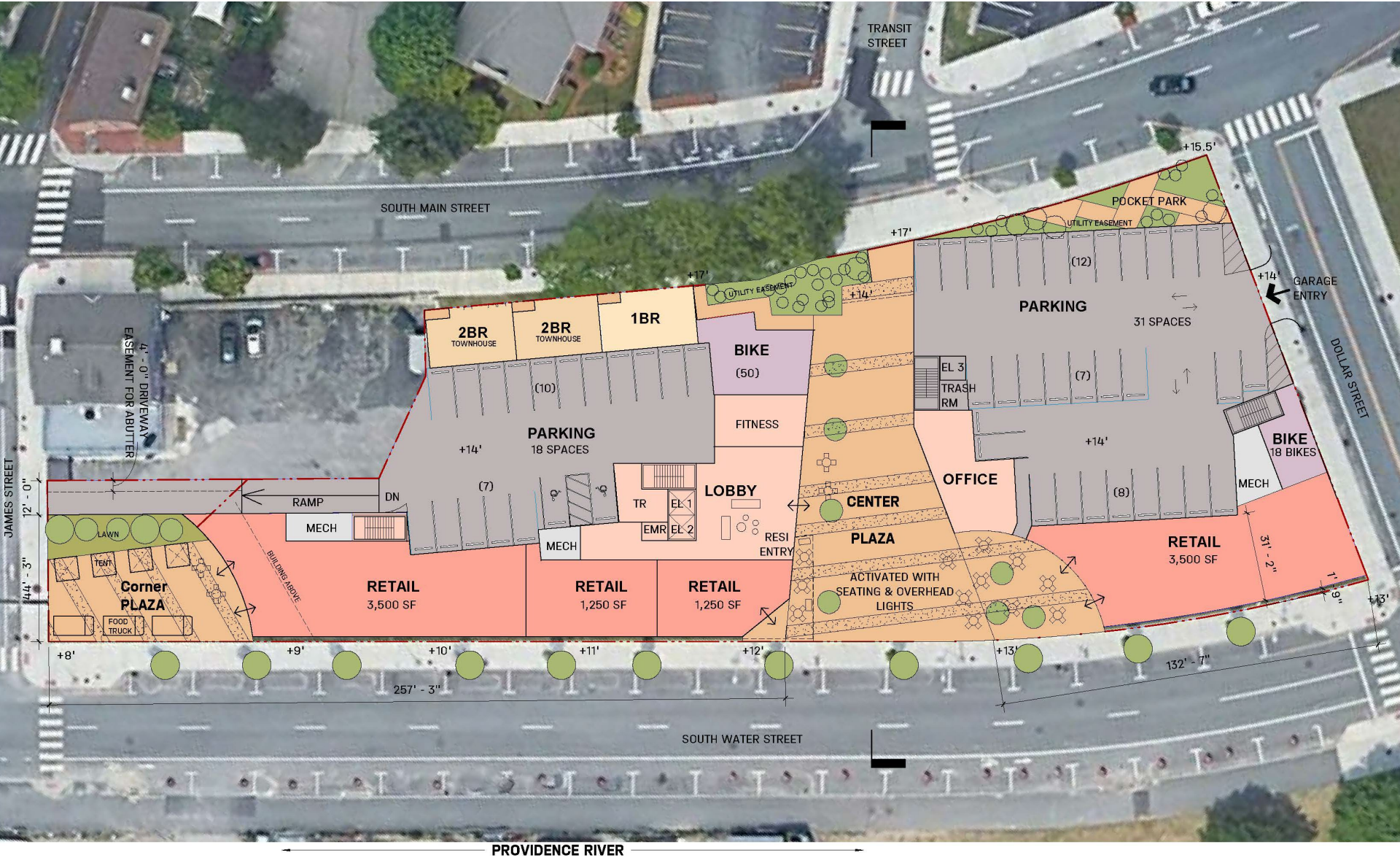


 EDEN PROPERTIES

SUMMARY OF CHANGES

	ORIGINAL PROPOSAL	CURRENT PROPOSAL	NET CHANGE
ACQUISITION PRICE	\$200,000	\$500,000	+\$300,000
# OF AFFORDABLE UNITS	0 units	7 units	+ 7 units
AMOUNT OF REBUILD RI EQUITY	\$4,064,226	\$1,775,000	- \$2,289,226
AVERAGE MARKET APARTMENT RENT PSF	\$3.28 psf	\$3.40 psf	+ \$.12 psf
RETAIL SF	8,554 sf	9,500 sf	+ 946 sf
PARKING SPACES	54	48	- 6
S MAIN STREET PROGRAM	Parking	2-story Townhomes and Pocket Park	
CENTER PLAZA	Parking Access	Lined with active uses. Parking now accessed off James Street and Dollar Street	
S WATER STREET PROGRAM	Lined with retail and the residential lobby	Continuous retail uses along S Water and either side of Center Plaza	
MASSING		<ul style="list-style-type: none"> - Building setback at James Street - Re-designed building connector over Center Plaza. 	

UPDATED FIRST FLOOR PLAN



PROVIDENCE RIVER

UPDATED S MAIN STREET VIEW – TWO STORY TOWNHOMES – LOOKING WEST



S WATER STREET & DOLLAR STREET – POCKET PARK



S MAIN STREET & DOLLAR STREET – POCKET PARK



UPDATED CENTER PLAZA VIEW FROM S WATER STREET



UPDATED VIEW – S WATER STREET AT JAMES STREET – UPPER FLOORS SET BACK



STREET LEVEL – S WATER TOWARD JAMES STREET