

Providence Innovation Design District Parcel 2 Development

January 19, 2022



EDEN PROPERTIES

PCA

TRAVERSE
landscape architects

PEREGRINE GROUP
REAL ESTATE ADVISORY

GRAFFITO *sp*

The I-195 Redevelopment Act of 2011 designates the District parcels for “commercial, institutional and residential development and beneficial reuse, including without limitation to support or encourage workforce development, education and training, and **the growth of ‘knowledge-based’ jobs** and industries such as research and development, life sciences, media technologies, entrepreneurship and business management, design, hospitality, software design and application, and a variety of other uses consistent with a Knowledge-based economy.”

Housing the Knowledge-Based Workforce

- Unit Sizes and Mix to that attracts a knowledge-based workforce and accommodates hybrid work
- Building Amenities

Long-Term Ownership

- Curate events & retail/restaurant uses

Establish a Public Realm

- Defined building edge at grade along S Main and S Water Street to ensure continuity on Parcel 5

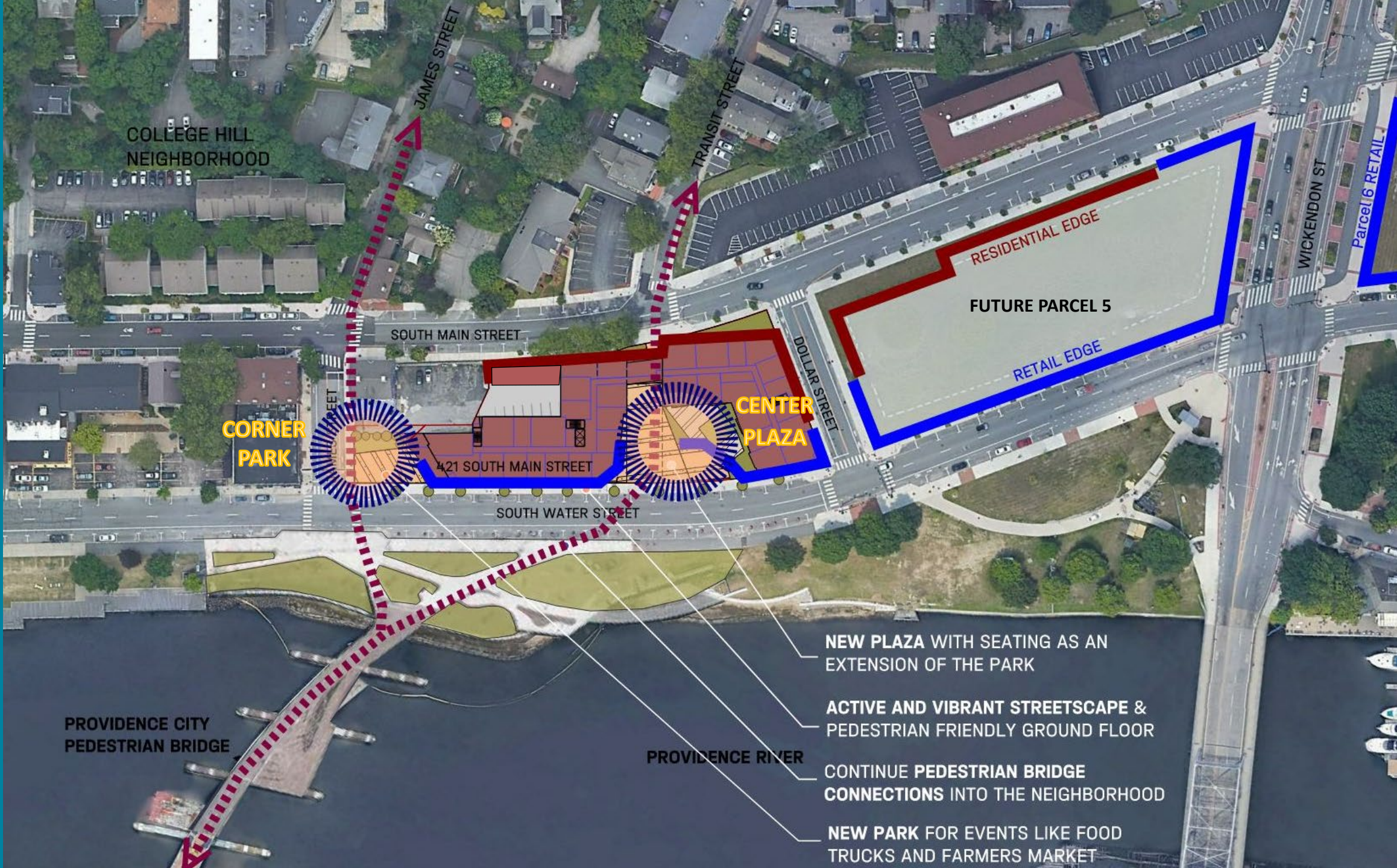
Feasible Business Plan

- Unit types and rents consistent with the market
- Right-sized retail space to enliven & remain occupied
- Building design that is executable in the market

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. 	

Site Plan



COLLEGE HILL NEIGHBORHOOD

JAMES STREET

TRANSIT STREET

SOUTH MAIN STREET

RESIDENTIAL EDGE

FUTURE PARCEL 5

RETAIL EDGE

WICKENDON ST

Parcel 6 RETAIL

CORNER PARK

CENTER PLAZA

421 SOUTH MAIN STREET

SOUTH WATER STREET

DOLLAR STREET

PROVIDENCE CITY PEDESTRIAN BRIDGE

PROVIDENCE RIVER

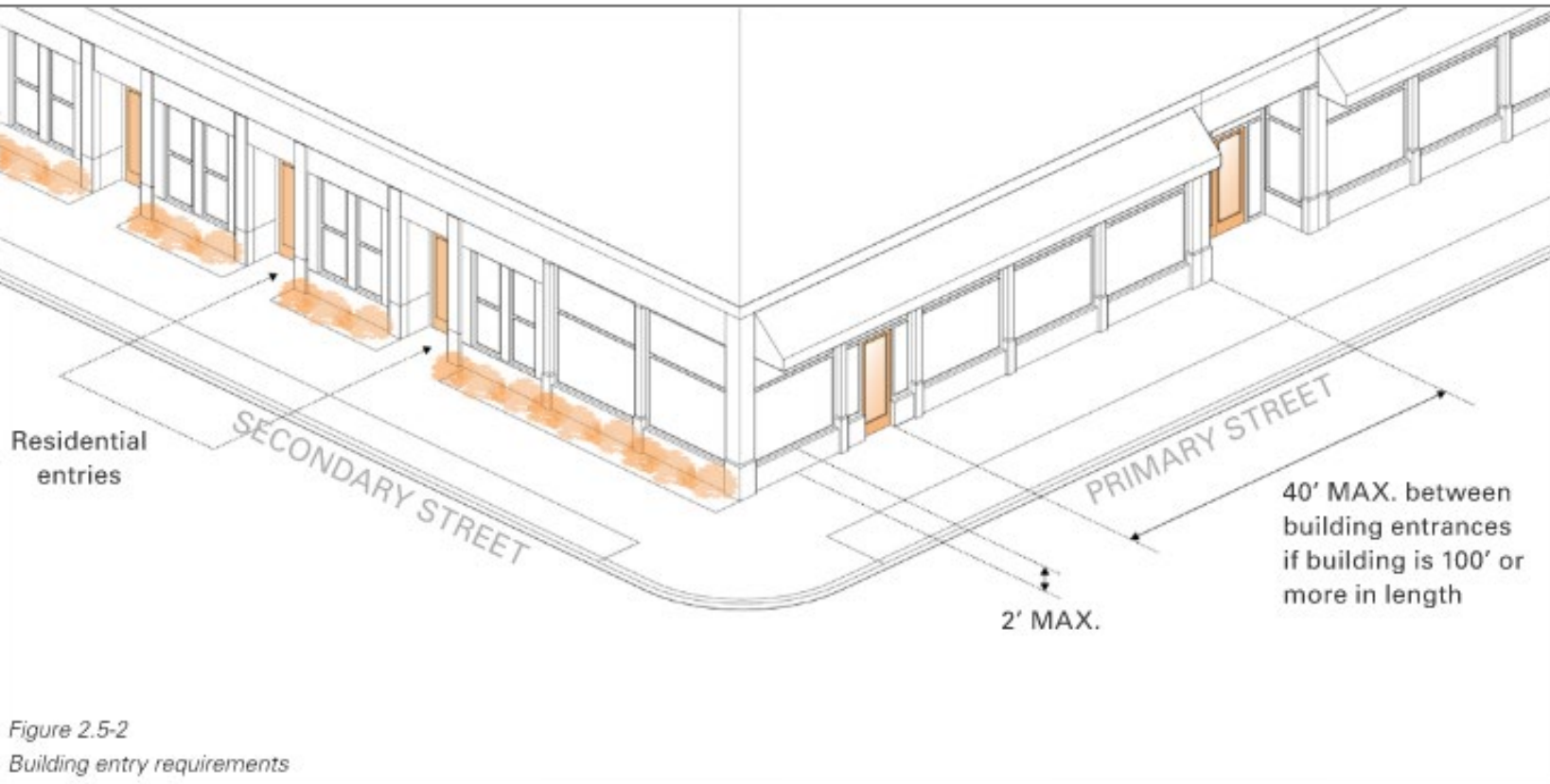
NEW PLAZA WITH SEATING AS AN EXTENSION OF THE PARK

ACTIVE AND VIBRANT STREETScape & PEDESTRIAN FRIENDLY GROUND FLOOR

CONTINUE PEDESTRIAN BRIDGE CONNECTIONS INTO THE NEIGHBORHOOD

NEW PARK FOR EVENTS LIKE FOOD TRUCKS AND FARMERS MARKET

Ground floor at grade is fundamental to the success of the site



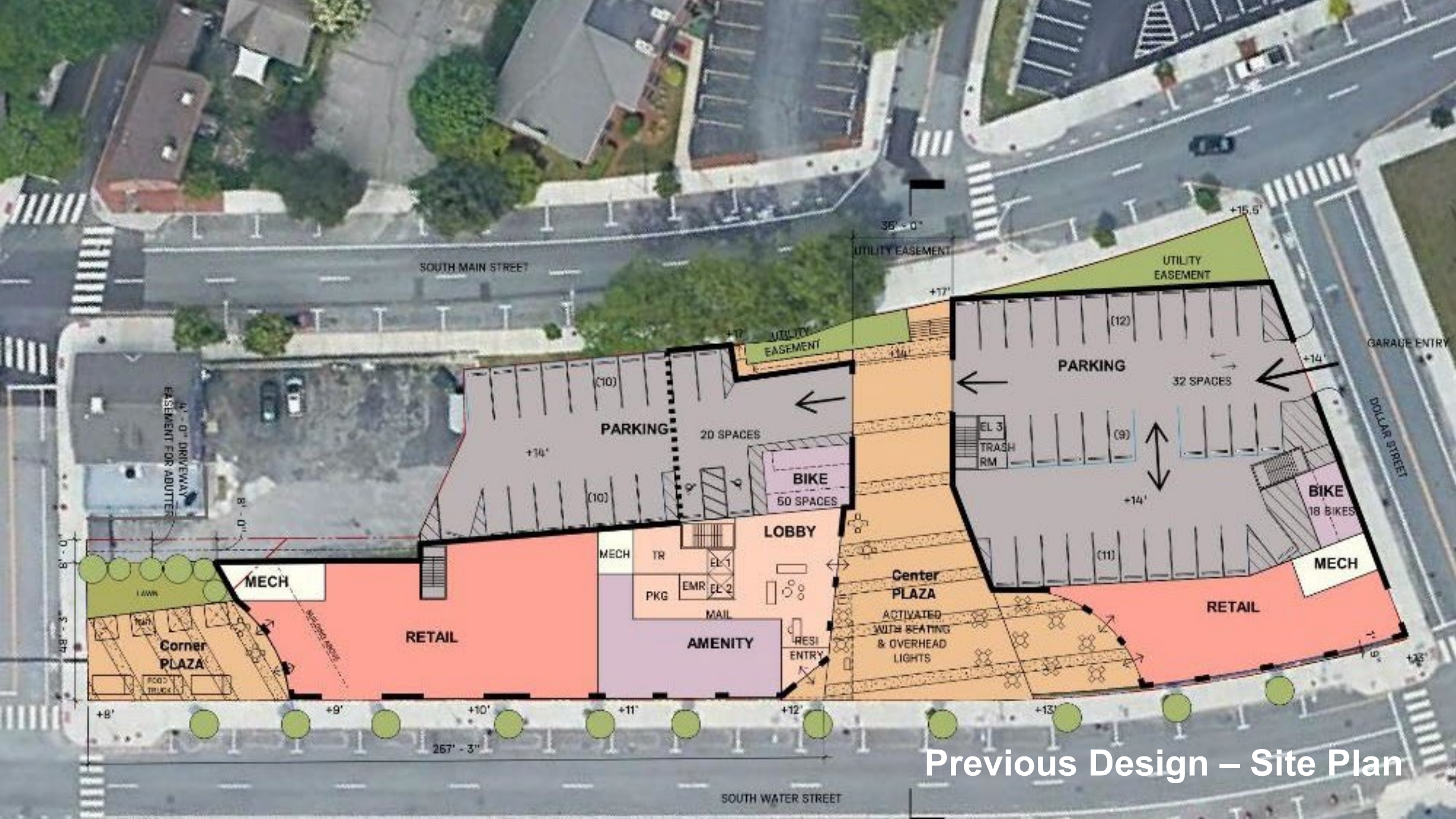
1. Locate buildings to define the street edge and to create a continuous, pedestrian-scaled street wall.
2. Promote pedestrian activity by placing entrances at grade level and unobstructed from view from the public right-of-way.

Figure 2.5-2
Building entry requirements

Great Retail Streets



1. 12' wide accessible sidewalks at grade with street trees and street lighting.
2. Glassy storefronts with impactful lighting and retail signage.
3. Operable storefronts to allow Cafes to open on to the street.
4. Buildings that create street walls and define outdoor rooms lined with activity.



SOUTH MAIN STREET

EASEMENT FOR ADJUTER
4'-0" DRIVEWAY

UTILITY EASEMENT

UTILITY EASEMENT

PARKING
20 SPACES

PARKING
32 SPACES

BIKE
50 SPACES

BIKE
18 BIKES

LOBBY

Center
PLAZA
ACTIVATED
WITH SEATING
& OVERHEAD
LIGHTS

RETAIL

MECH

MECH

TR

EMR

EL-2

MAIL

AMENITY

RESI
ENTRY

MECH

Corner
PLAZA
FOOD
TRUCK

GARAGE ENTRY

DOLLAR STREET

+8'

+9'

+10'

+11'

+12'

+13'

+14'

+15'

35'-0"

+17'

+15.5'

+14'

+14'

+14'

8'-0"

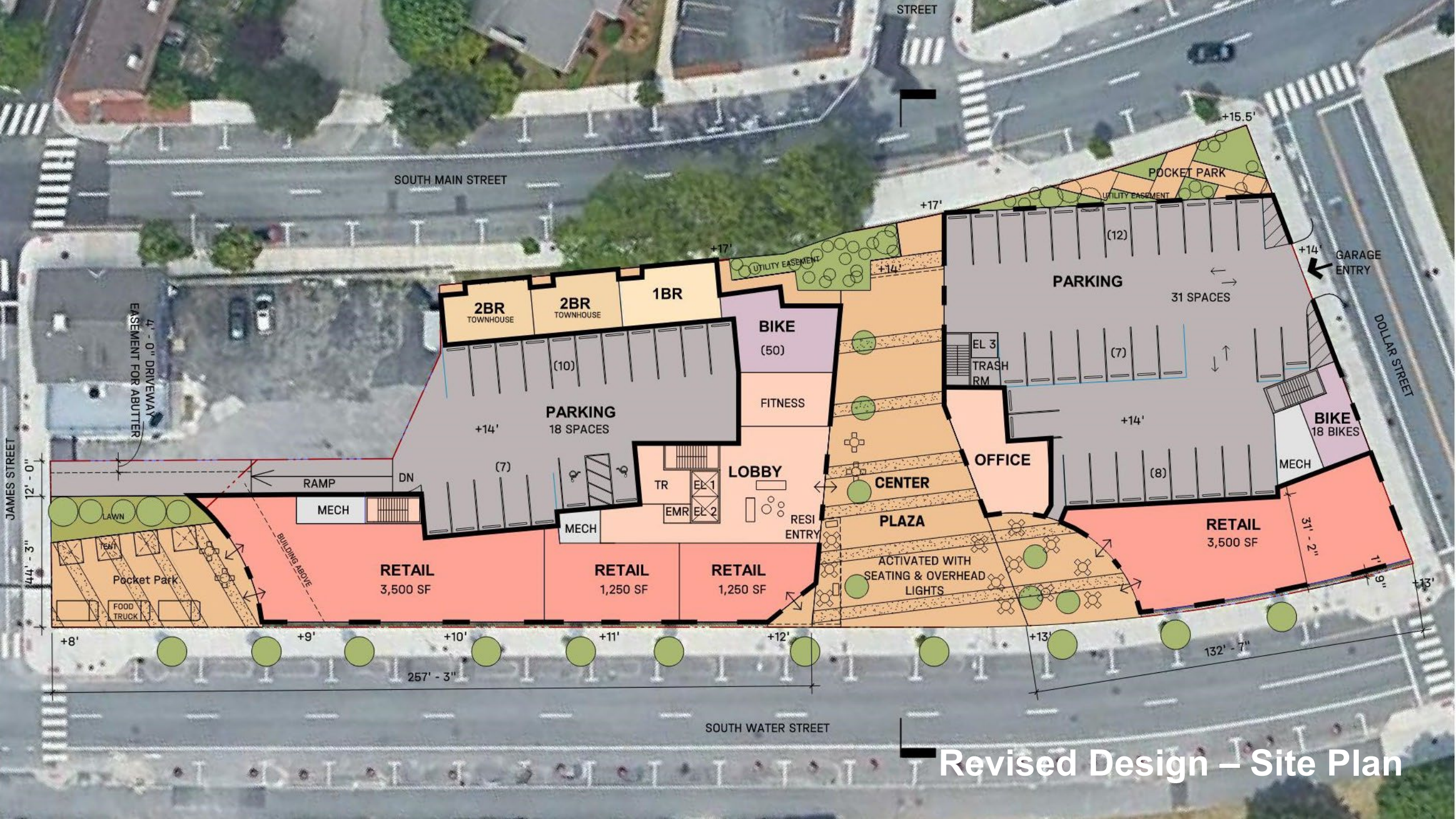
10'-8"

3'-8"

267'-3"

SOUTH WATER STREET

Previous Design – Site Plan



STREET

SOUTH MAIN STREET

+15.5'

POCKET PARK

UTILITY EASEMENT

+17'

+17'

UTILITY EASEMENT

+14'

2BR
TOWNHOUSE

2BR
TOWNHOUSE

1BR

BIKE
(50)

FITNESS

EL 3
TRASH
RM

PARKING

(12)

31 SPACES

GARAGE
ENTRY

DOLLAR STREET

4'-0" DRIVEWAY
EASEMENT FOR ABUTTER

PARKING

(10)

+14'

(7)

LOBBY

TR

EL 1

EMR

EL 2

RESI
ENTRY

OFFICE

CENTER

+14'

(8)

BIKE
18 BIKES

MECH

JAMES STREET

12'-0"

44'-3"

RAMP
DN

MECH

BUILDING ABOVE

LAWN

POCKET PARK

FOOD
TRUCK

RETAIL
3,500 SF

RETAIL
1,250 SF

RETAIL
1,250 SF

PLAZA

ACTIVATED WITH
SEATING & OVERHEAD
LIGHTS

RETAIL
3,500 SF

31'-2"

1'-9"

+8'

+9'

+10'

+11'

+12'

+13'

+13'

257'-3"

132'-7"

SOUTH WATER STREET

Revised Design – Site Plan



View along South Main Street



Pocket Park along South Main Street



Previous Design – Center Plaza from the Pedestrian Bridge



GLASSY
CONNECTOR

BETTER
SCALED BAYS

CASA MERCE

RESTAURANT

MORE RETAIL

Revised Design – Center Plaza from the Pedestrian Bridge



Previous Design – Pocket Park along James Street



SCALED DOWN MASSING@
POCKET PARK

GLASSY TOP FLOOR

Revised Design – Pocket Park along James Street



Sidewalk along South Water Street



THANK YOU