

Parcel 2 Developer Proposals

Design Comparison & Comments

Revisions from Original Submission



Eden



Providence Partnership for Community Reinvestment, LLC (PPCR)



Urbanica

Program Comparison



Developer(s)
Program Description

Eden Properties
Apartments Over Retail

PPCR
Condos Over Retail

Urbanica
Apartments Over Retail

		Version		Original		Revised		Original		Revised		
Program Area Breakdown	Total GSF		164,595		-			160,078		-	136,666	134,750
	Residential GSF		156,041		155,095			140,588		-	120,666	119,000
	Retail GSF		8,554		9,500			19,490		-	16,000	15,000
Units	Total Units		163		163			120		-	194	-
	Market-rate Units		163		156			108		-	182	-
	Affordable Units		0		7			12		-	12	-
	Studio		41		-			26		-	147	120
	1 BR		68		-			25		-	5	40
	2 BR		54		-			57		-	42	34
	3 BR		0		-			12		-	0	-
	Avg. Gross Unit Size (SF)		957		994			1,125		-	622	613
	Avg. Net Unit Size (SF)		733		737			849		-	478	466

Bold numbers indicate highest numbers in each category.

Yellow highlighted cells have decreased since last submission, green highlighted cells have increased since last submission.

Revised cells with - indicate items that are unchanged from the original proposal.

Parking Comparison



Eden Properties
Apartments Over Retail



PPCR
Condos Over Retail



Urbanica
Apartments Over Retail

Developer(s)
Program Description

		Version	Original	Revised	Original	Revised	Original	Revised
Vehicle Parking	Structured Parking GSF		20,088	18,355	38,250	-	39,000	-
	Enclosed Parking		52	48	140	-	90	-
Bicycle Parking	Enclosed Bicycle Parking		66	68	24	-	0	-
	Covered Bicycle Parking		0	-	0	-	120	-
	Uncovered Bicycle Parking		23	-	8	-	20	-

Bold numbers indicate highest numbers in each category.

Yellow highlighted cells have decreased since last submission, green highlighted cells have increased since last submission.

Revised cells with - indicate items that are unchanged from the original proposal.

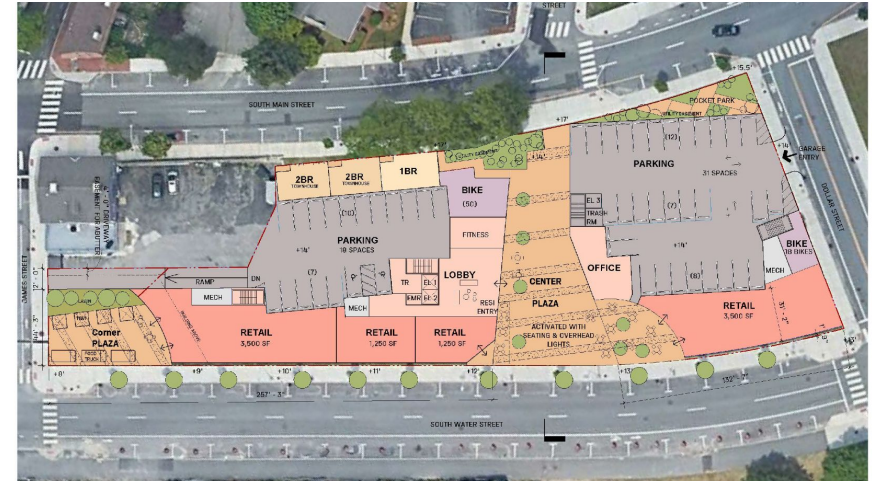
Eden

Ground Floor Comparison

- Addition of townhomes and pocket park on South Main Street.
- Retail space increased along South Water and bordering the center plaza, with two additional retail spaces.
- Revised parking design so that cars no longer cut across plaza.
- Revised plaza design to increase activation with restaurant, office, gym, and lobby.



Original: Ground Floor



Revised: Ground Floor

Urban Form & Architectural Expression Comparison

- *A slimmed down building connector over the plaza with lighter material choices allows for maximum transparency through to Transit Street.*
- *Building color altered to be more contextual and 6th floor “fins” brought down to 5th floor, to reduce the massing.*



Original: South Water Street



Revised: South Water Street

Developer: Eden

New Ground Level View



5th and 6th floors now set back on James Street.

Revised: South Water Street @ James Street (upper stories set back)

Developer: Eden

New Ground Level View



Addition of townhomes and pocket park on South Main Street.

Revised: South Main Street, Looking Northwest (2-story townhomes)

Developer: Eden

New Ground Level View



Addition of townhomes and pocket park on South Main Street.

Revised: Dollar Street @ South Main Street (pocket park)

Developer: Eden

New Ground Level View



Addition of townhomes and pocket park on South Main Street.

Revised: Dollar Street @ South Main Street (pocket park)

Overview of Design Revisions

1. Addition of townhomes and pocket park on South Main Street.
2. Retail space increased along South Water and bordering the center plaza, with two additional retail spaces.
3. Revised parking design so that cars no longer cut across plaza.
4. Revised plaza design to increase activation with restaurant, office, gym, and lobby.
5. A slimmed down building connector over the plaza with lighter material choices allows for maximum transparency through to Transit Street.
6. Building color altered to be more contextual and 6th floor “fins” brought down to 5th floor, to reduce the massing.
7. 5th and 6th floors now set back on James Street.

Providence Partnership for Community Reinvestment, LLC (PPCR)

Ground Floor Comparison

- *The ground floor has not been revised since the original submission.*
- *The only change not shown is the increased setback from James Street, which would decrease the size of the retail space.*



Original, No Revisions Made: Ground Floor

Urban Form & Architectural Expression Comparison

- *Various gestures made to break-up the facade massing*
- *Facade pushed back from James Street with patio expanded and trellis added to provide a screen between the patio and the garage entry, while still respecting the scale of the historic building behind.*



Original: South Water Street



Revised: South Water Street

Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Facade pushed back from James Street with patio expanded and trellis added to provide a screen between the patio and the garage entry, while still respecting the scale of the historic building behind.*



Original: South Main Street @ James Street



Revised: South Main Street @ James Street

Urban Form & Architectural Expression Comparison

- *Various gestures made to break-up the facade massing*



Original: South Main Street @ Dollar Street



Revised: South Main Street @ Dollar Street

Ground Level View Comparison

- *New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.*



Original: South Water Street Looking Northwest



Revised: South Water Street Looking Northwest

Note: the original rendering did not accurately depict the landscape design. The revised renderings more accurately reflect the design. This is more of a representational change than a design change.

Ground Level View Comparison

- *New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.*



Original: South Water Street @ Dollar Street



Revised: South Water Street @ Dollar Street

Note: the original rendering did not accurately depict the landscape design. The revised renderings more accurately reflect the design. This is more of a representational change than a design change.

New Ground Level Views



Revised: South Main Street @ Transit Street Gateway



Revised: South Main Street Townhouse Entryways, Looking Southeast

New Ground Level Views

- *New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.*



Revised: South Water Street @ Transit Street Gateway



Revised: South Water Street Looking Southeast

New Ground Level Views

- *New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.*



Revised: South Water Street Patio Looking Northwest



Revised: South Water Street Patio Looking Southeast

New Interior Views



Revised: Interior Looking Southwest Towards South Water Street & Manchester Street Station



Revised: Interior Looking Northwest Towards South Water Street & Downtown

Overview of Design Revisions

1. Various gestures made to break-up the facade massing
2. Facade pushed back from James Street with patio expanded and trellis added to provide a screen between the patio and the garage entry, while still respecting the scale of the historic building behind.
3. New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.

Urbanica

Urban Form & Architectural Expression Comparison

- *Various gestures made to break up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*
- *Used brick materiality consistent with lower-story South Main Street frontage to differentiate James Street corner from the larger terracotta building massing*



Original: South Water Street



Revised: South Water Street

Urban Form & Architectural Expression Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*
- *Used brick materiality consistent with lower-story South Main Street frontage to differentiate James Street corner from the larger terracotta building massing*
- *Used brick materiality consistent with lower-story South Main Street frontage as well as increased upper story setback and facade massing manipulation to reduce visual impact of scale on Dollar Street.*



Original: South Main Street



Revised: South Main Street

New Ground Level Views

- *Used brick materiality consistent with lower-story South Main Street frontage to differentiate James Street corner from the larger terracotta building massing*



Revised: South Water Street @ James Street



Revised: South Water Street @ James Street

Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



Original: South Water Street Looking Southeast



Revised: South Water Street Looking Southeast

Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



Original: South Water Street Looking towards South Main Street



Revised: South Water Street Looking towards South Main Street

Developer: Urbanica

New Ground Level View



Revised: South Water Street Gateway @ Transit Street (closeup)

Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



Original: South Main Street Gateway @ Transit Street



Revised: South Main Street Gateway @ Transit Street

Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



Original: South Main Street Looking Northwest



Revised: South Main Street Looking Northwest

Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



Original: South Main Street Looking Southeast



Revised: South Main Street Looking Southeast

New Aerial View Study

Used brick materiality consistent with lower-story South Main Street frontage as well as increased upper story setback and facade massing manipulation to reduce visual impact of scale on Dollar Street.



Revised: Dollar Street

Developer: Urbanica

New Aerial View Studies



Revised: South Water Street



Revised: South Main Street

Overview of Design Revisions

1. Various gestures made to break-up the facade massing.
2. Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context.
3. To differentiate James Street corner from the larger terracotta building massing, used same brick as lower-story South Main Street frontage.
4. To reduce visual impact of scale on Dollar Street, used same brick as lower-story South Main Street frontage and increased upper story setback and facade massing manipulation.
5. Raised ground level 2' above grade for combined resilience and sub-surface parking benefits. The impact of this on public realm has not yet been explored in detail.

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