

Parcel 9 East Building

Concept Plan Approval
November 9, 2022

Agenda

- Program Overview
- Design Updates
- Development Timeline
- Context & Site Plan
- Building Façade & Envelope



Program Overview

- 61 units
 - Studios, one-, two-, and three-bedrooms
 - A range of income levels to meet state and local housing priorities

- Amenities include:
 - Fitness Center
 - Roof Deck, Green Roof
 - Community Room
 - Secure Bike Storage
 - Courtyard, playground (shared with the West Building)

- On-site Property Management
 - Offices and meeting rooms, mail and package room

- Garage Parking (18 Spaces)
 - In addition to West Building spaces
 - New street parking

EAST BUILDING UNIT MIX								TOTAL
Floor	STUDIO	1 BEDROOM	1 BR + DEN	2 BEDROOM	3 BEDROOM	1 BR TH	2 BR TH	
1	-	-	-	-	-	1	2	3
2	1	3	2	7	1	-	-	14
3	1	4	2	7	1	-	-	15
4	1	4	2	7	1	-	-	15
5	1	4	2	6	1	-	-	14
	4	15	8	27	4	1	2	61

Workforce				Total
<30% AMI	<60% AMI	(<120% AMI)	Market	
12	20	9	20	61
20%	33%	15%	33%	100%

Parking Table	
West Garage Parking Spaces	25
West Street Parking Spaces	4
West Loading Spaces	1
West Total Parking	30
West Ratio	0.45
*East Garage Parking Spaces	26
*East Street Parking Spaces	9
*East Loading Spaces	1
*East Total Parking	36
*East Ratio	0.55
Total Project Parking	66
Total Project Ratio	0.49
West Covered Bike Spaces	20
*East Covered Bike Spaces	71
Total Covered Bike Spaces	91

*to be provided in Phase Two

Recent Site Plan



Updated Courtyard Plan – Option 1



Updated Courtyard Plan – Option 2



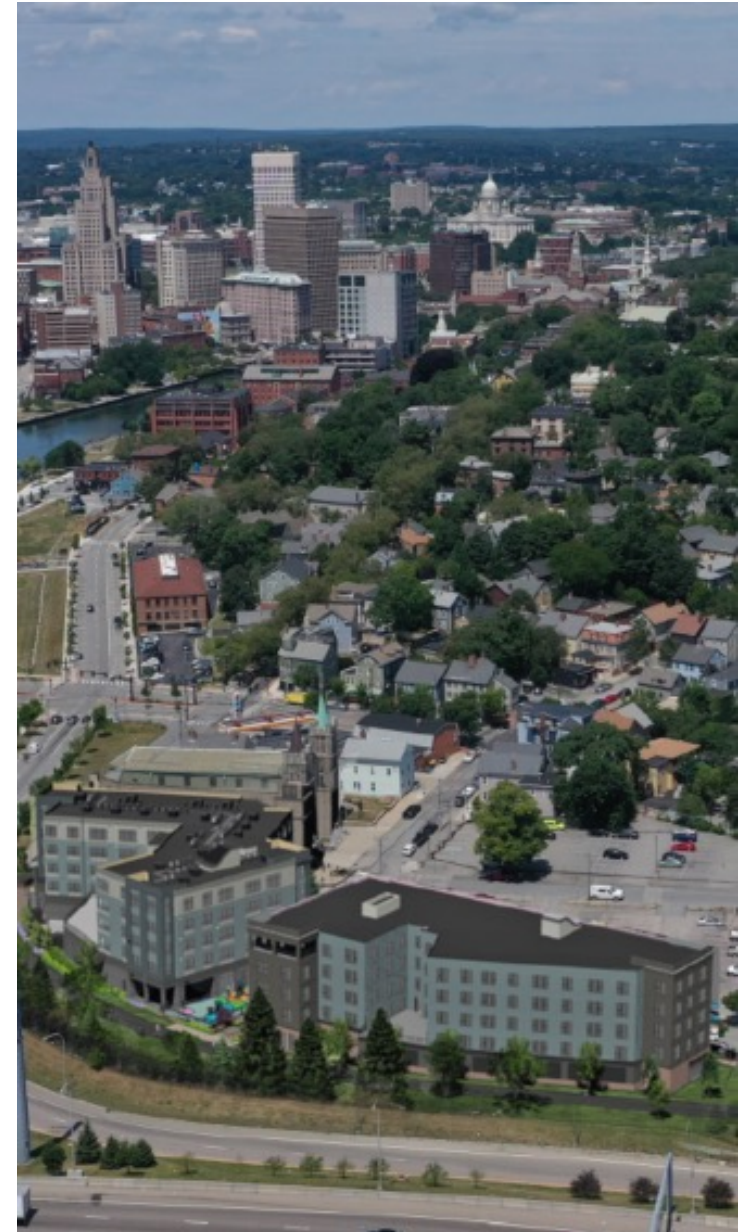
Development Timeline

East Building Development

- November 2022 – 2nd Concept Plan Meeting with I-195 District Commission
- December 2022 – Final Plan Meeting with I-195 District Commission
- December 2022 – Tax Credit Submission to Rhode Island Housing
- End 2022 – SHPO Approval (anticipated)
- Early 2023 – Additional Funding Applications (construction begins on the West Building)
- May 2023 – Rhode Island Housing Funding Announcements
- Fall/Winter 2023/24 – (if awarded) Closing and Construction Start

Community Outreach – *Ongoing*

- Fox Point Neighborhood Association
- Providence Preservation Society
- Councilman John Goncalves - Providence Ward 1
- Our Lady of the Rosary Church







Second Floor Plan



Typical Upper Floor Plan



Aerial Perspective - Looking North



Perspective View from Traverse Street



Perspective View from Parking Lot (across Traverse Street)



Perspective View from City Walk



Perspective View from Bessie Way



Perspective View from I-195

Thank You!

