



# **THE CHURCHILL TOWER**

PARCEL 8 - 8A MIXED USE RESIDENTIAL BUILDING

SOUTH MAIN ST, PROVIDENCE RI 02909

JUNE 2022



### 3 PROJECT NARRATIVE

The **CHURCHILL TOWER** will be a 172,000 square foot mixed use development consisting of 40,500 sf of commercial space and 52 luxury for sale condominiums over a 3 level 215 car garage. The building will be 10 stories high at the southern end of the project and steps down to 6 and 4 levels toward the northern end of the parcel. The project contributes to the 195 Districts mission to foster economic development on the 195 land by creating jobs and new office space that will enhance the attractiveness of the city and state by having new, well located, well designed versatile office that can attract new industries and recent graduates to stay and live and work in RI. The renewable energy industry is growing in RI along with many small startups that have outgrown their initial office space at the Cambridge Innovation Center. The office market in RI is not currently strong, but the size and potential versatility of the spaces we are creating at the Churchill Tower along with the housing in, and in the surrounding properties along with the retail businesses abutting parcel 8 will attract these new industries to stay, live and play in Providence. The projects high visibility from 195 and directly at the South Main Street off ramp create exciting Branding opportunities for potential companies to market themselves to customers and employees. The higher levels of the building will offer residents unobstructed water views down Narragansett Bay, the city of Providence skyline, Harbor and East side. Multiple rooftop decks will offer fantastic vantage points for the new bar and restaurant on 6th floor as well as access to the roof deck from the office spaces.

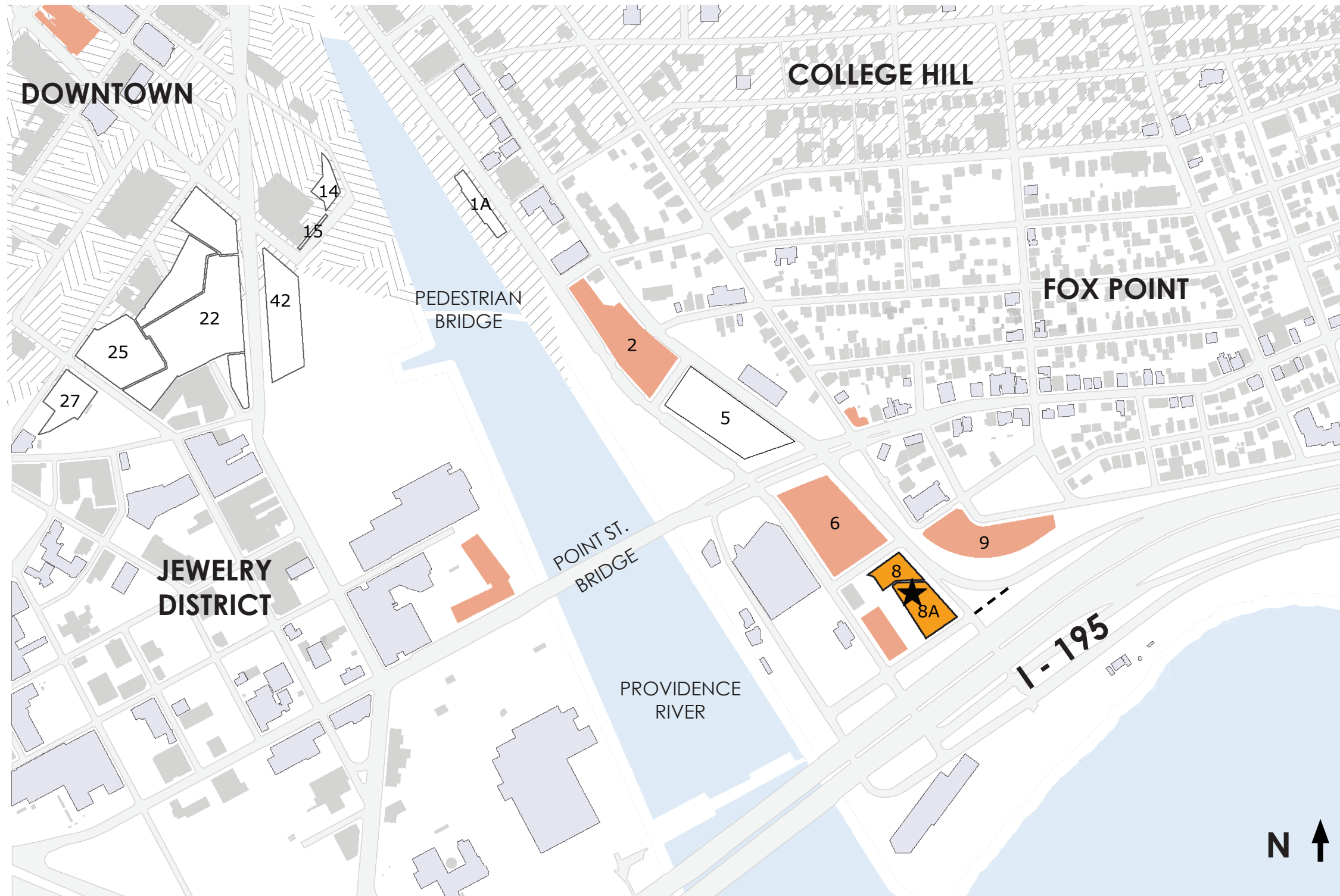
The property meets all the requirements of the RFP including at least **30,000 sf** of **commercial space** and maximizing the potential height of the building for maximum density under the zoning by-laws outlined by the city of Providence and the 195 Commission.

The economic benefits of the project will be the creation of **1,155 construction jobs** and **150 permanent jobs**. The total direct investment will be \$84MM. The creation of 52 condominiums will create much need **FOR SALE housing** which will allow for a more stable supply and demand in the overall housing market.

Other project benefits are an increase in parking to the area which is currently severely under parked. The project will have a total of 278 spaces that includes the existing parking lot at 580 South Water Street. The net new parking will be **215 spaces** but the ability to control all 278 spaces under one management system will afford the area the relief it will badly need once the supermarket opens on parcel 6. The project will have 2 spaces for each residential condo and will leave 111 additional spaces which can be shared by the retail and office space on site but also includes an estimated 31 spaces that will be available to transient parking along with 50 bicycle parking spaces.



# 4 PROJECT DIAGRAMS



Many of the surrounding parcels are planned for workforce and affordable housing. The Churchill tower project will offer luxury for sale condominiums to diversify the neighborhood and fill a vacancy in the current home buyers market for the city of Providence.

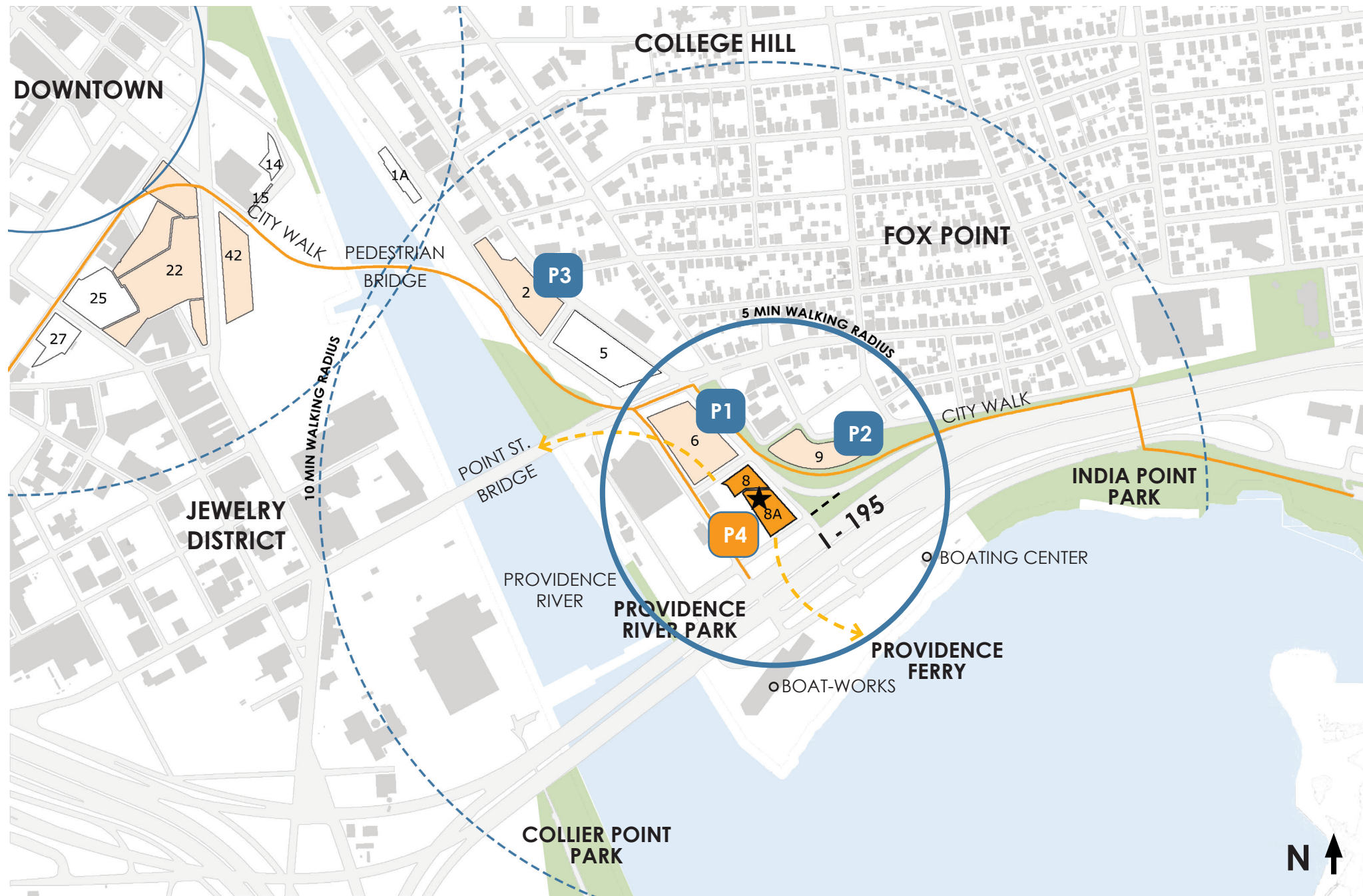
- RELOCATE OFF RAMP
- WORK FORCE/AFFORDABLE APARTMENTS
- NON RESIDENTIAL CONSTRUCTION
- RESIDENTIAL BUILDING

## MARKET COMPARISON

## PARCEL 8-8A MIXED USE BUILDING

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This proposal includes sharing a portion of the site at 580 South Water owned by the applicant. The overlap is designed to **MAXIMIZE THE PARKING STRUCTURE CAPACITY** on the site to provide this much-needed infrastructure in the area. This **UNIQUE OPPORTUNITY** for a shared parking structure eliminates the need for redundant parking infrastructure for optimum efficiency.



- CITY WALK
- - - ACCESS TO CITY TRANSPORTATION/DOWNTOWN

- - - RELOCATE OFF RAMP
- 5 MIN. WALKING RADIUS
- - - 10 MIN. WALKING RADIUS

- P1 PARCEL 6 PARKING  
162 SPACES
- P2 PARCEL 9 PARKING  
58 SPACES

- P3 PARCEL 2 PARKING  
90 SPACES
- P4 PARCEL 8/8A PARKING  
278 TOTAL SPACES  
215 RESIDENTS, 63 580 SOUTH WATER, 30 PUBLIC

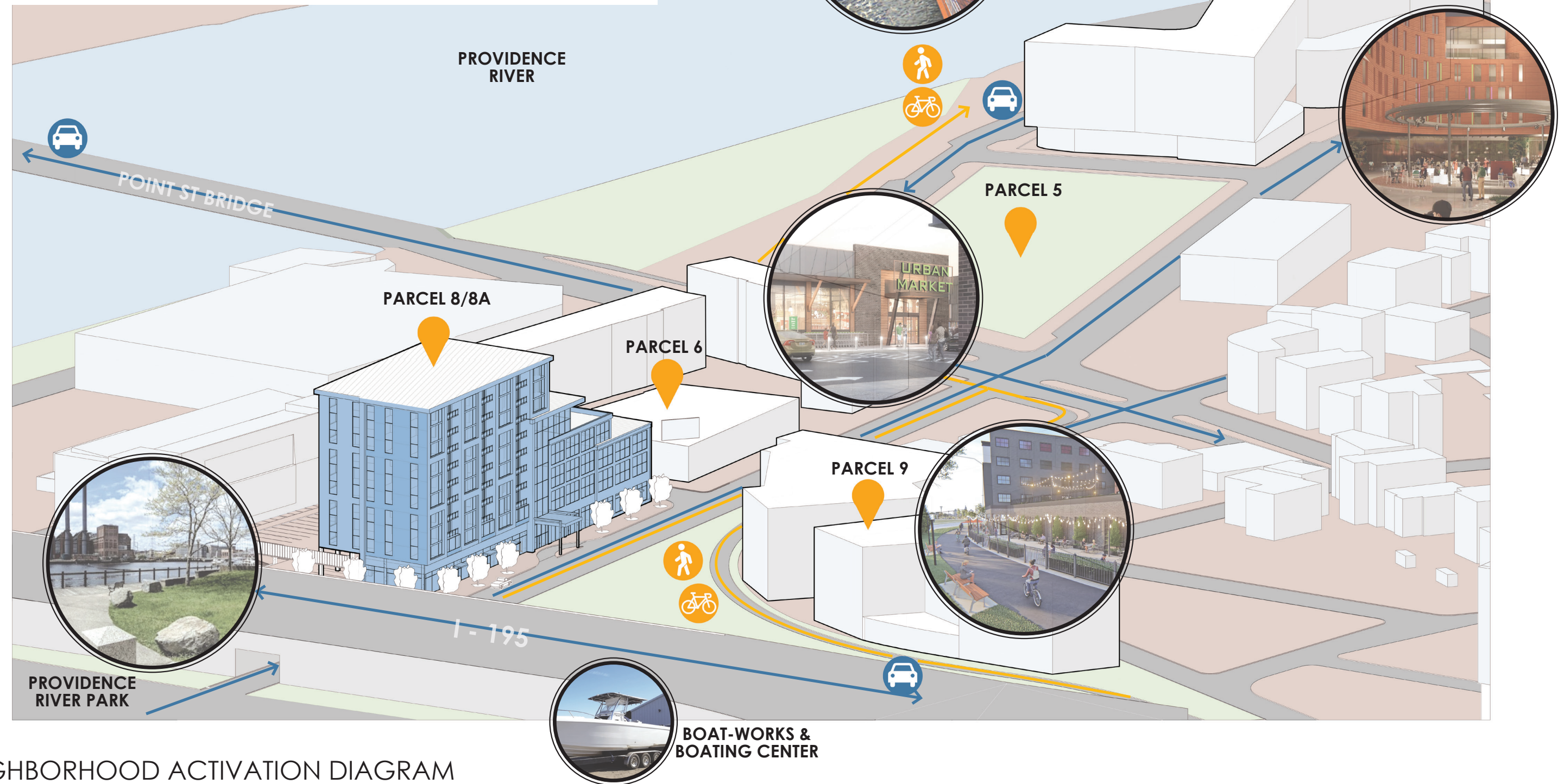
## SITE PROXIMITY STUDY

# PARCEL 8-8A MIXED USE BUILDING

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The ground floor is **ACTIVATED** along south main street with retail **ANCHORING** the corner of Pike and Main, a shared lobby with traffic turnout and port cochere, short term bike racks, park benches, and landscape planting beds. This offers **EYE CATCHING VISIBILITY** not only from the primary streets, but also from the pedestrian corridor of the adjacent bike path.



## NEIGHBORHOOD ACTIVATION DIAGRAM

# PARCEL 8-8A MIXED USE BUILDING

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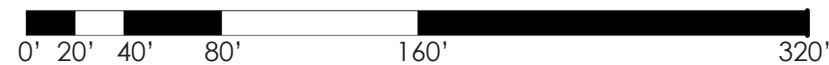




PROPOSED SITE PLAN

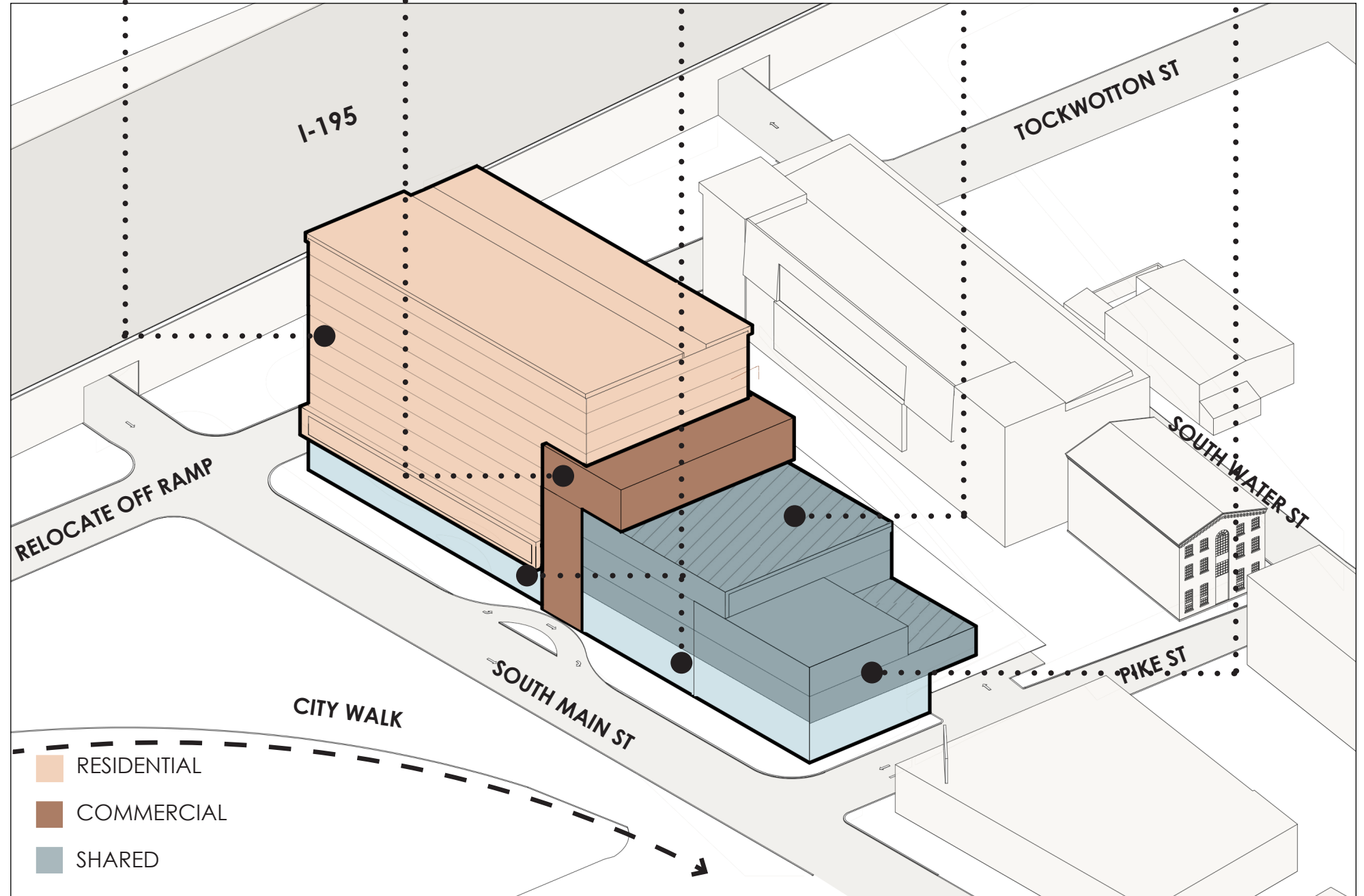
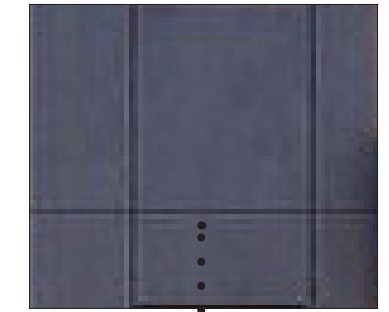
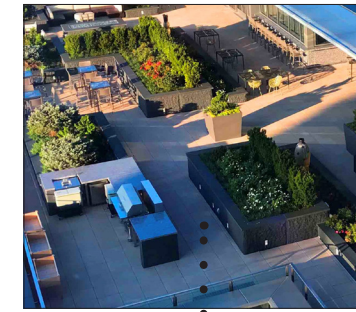
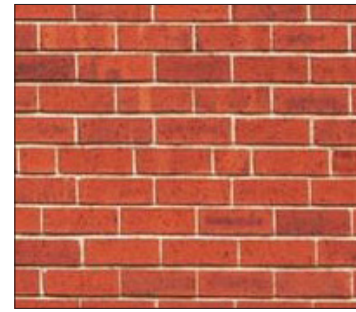
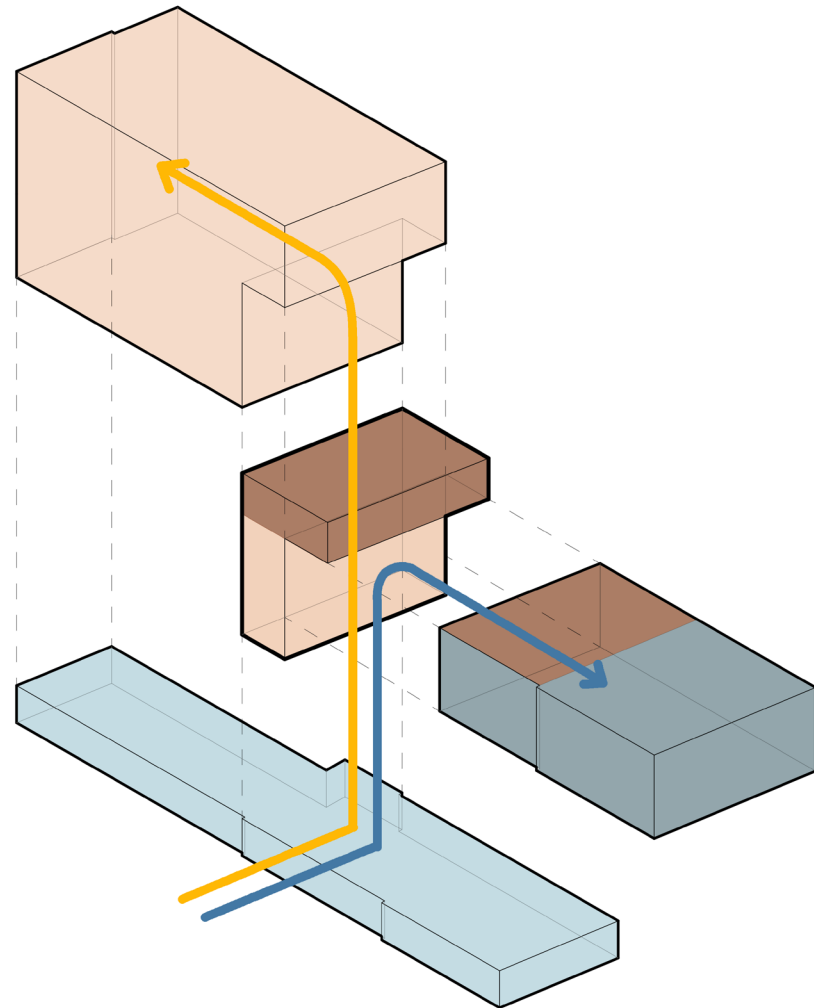
PARCEL 8-8A MIXED USE BUILDING

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Materials and building form are **CONTEMPORARY** take on **TRADITIONAL** structures around the **HISTORIC DISTRICT**. They are designed to highlight and **ACCENTUATE** the program of each mass they clad allowing for clear public comprehension of building function.



- CONDOMINIUMS
- ACTIVE USE
- OFFICE
- RESTAURANT
- PUBLIC CIRCULATION
- PRIVATE CIRCULATION

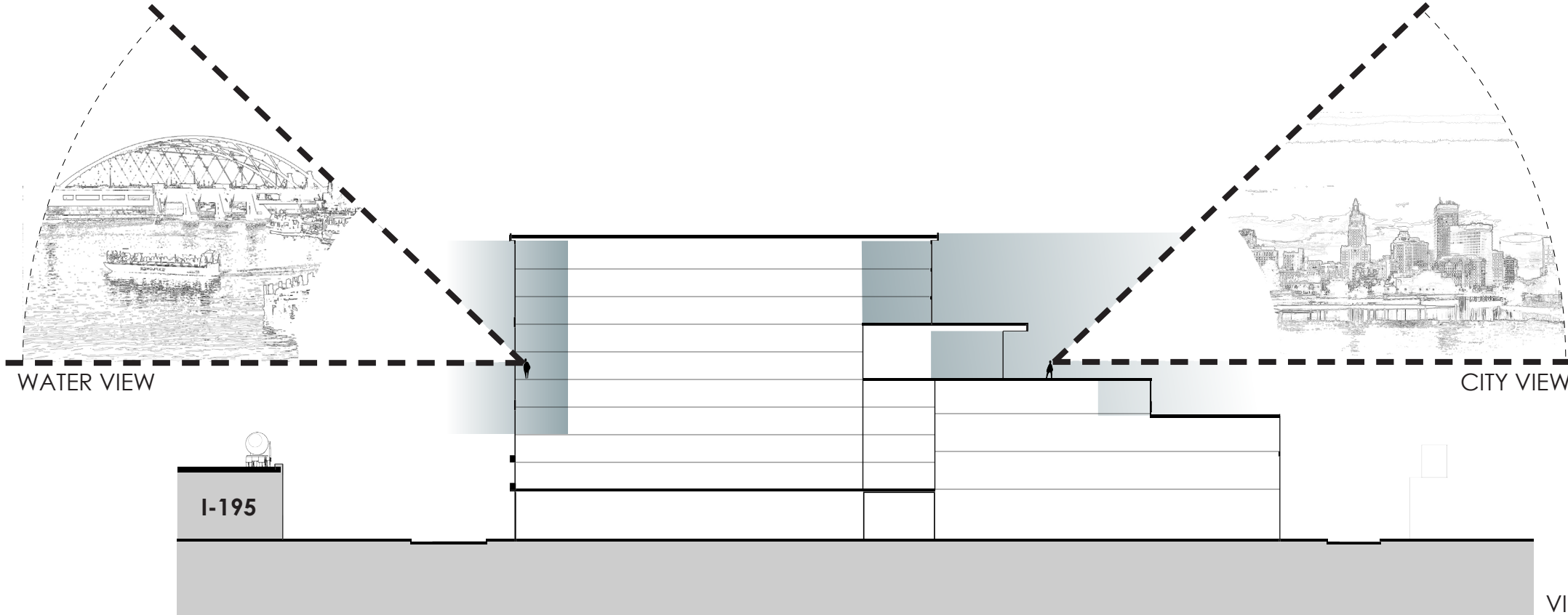
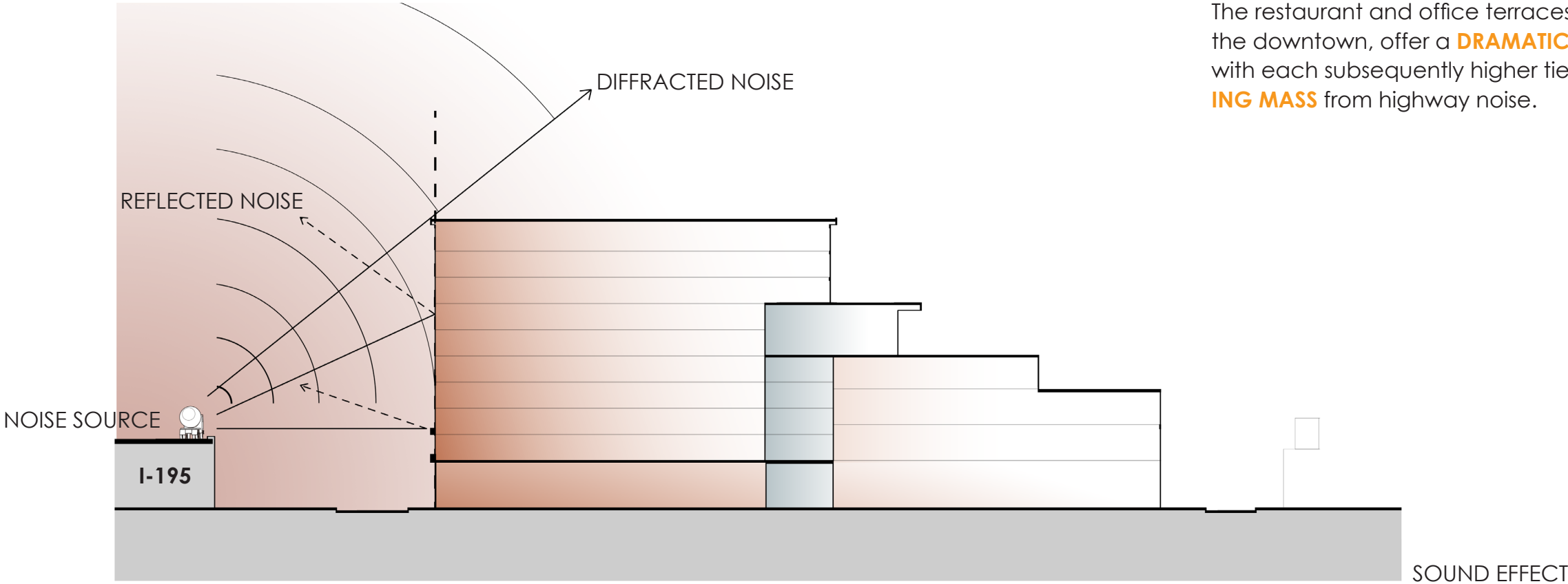
**MASSING & MATERIAL**

**PARCEL 8-8A MIXED USE BUILDING**

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The restaurant and office terraces being **ORIENTED** to the downtown, offer a **DRAMATIC** urban panorama, with each subsequently higher tier offering a **SHELTERING MASS** from highway noise.

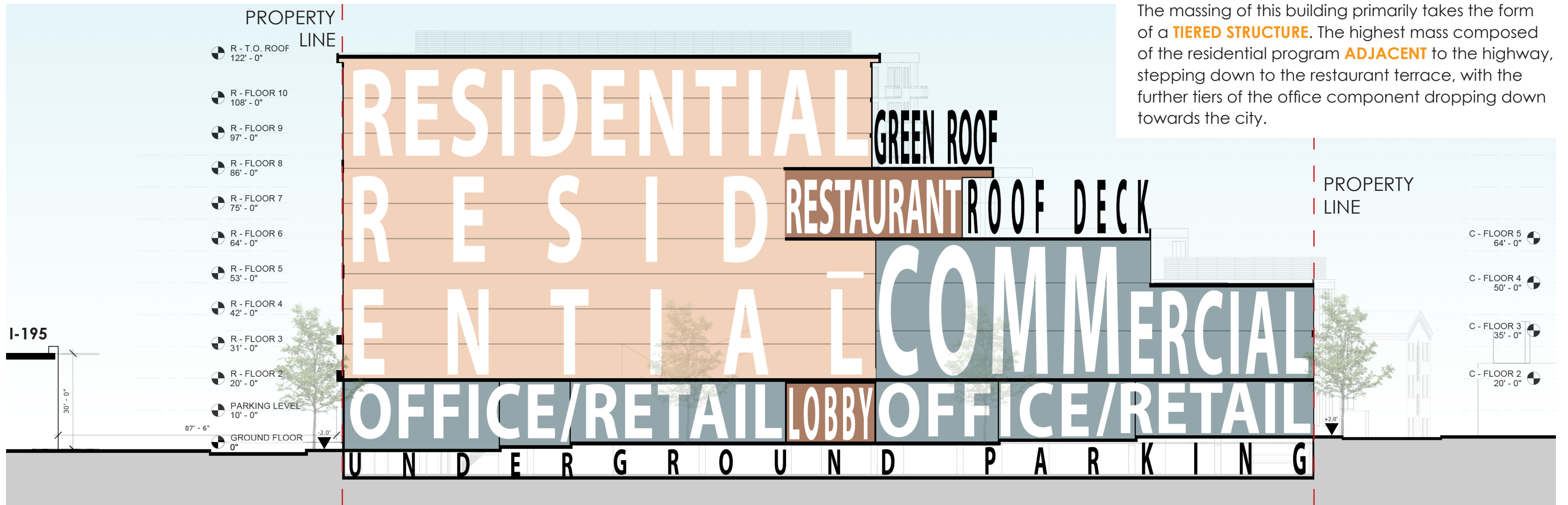


SOUND & VIEW

# PARCEL 8-8A MIXED USE BUILDING

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PROGRAM AREAS	
PROGRAM	GSF
RESIDENTIAL	128,000 SF
OFFICE/RETAIL	9,900 SF
COMMERCIAL	26,400 SF
RESTAURANT	4,000 SF
STRUCTURED PARKING	278 SPACES
TOTAL BUILDING GSF	172,000 SF

MILESTONES*	
CATEGORY	APPROX. DATE
COMPLETION OF DUE DILIGENCE	DEC 1, 2022
COMPLETION OF PERMITTING	DEC 1, 2023
FINANCIAL CLOSING	JAN 1, 2024
CONSTRUCTION COMMENCEMENT	MAR 2024
CERTIFICATE OF OCCUPANCY	APR 2026

\*ASSUME 7/1/2022 SELECTION

RESIDENTIAL UNITS		
CONDO TYPE	NUMBER	AVG. SIZE (GSF)
TYPE A	9	1914
TYPE B	24	1728
TYPE C	9	2156
TYPE D	4	1836
TYPE E	3	1289
TYPE F	3	2184

SCHEMATIC SECTION & DEVELOPMENT PROGRAM TABLES

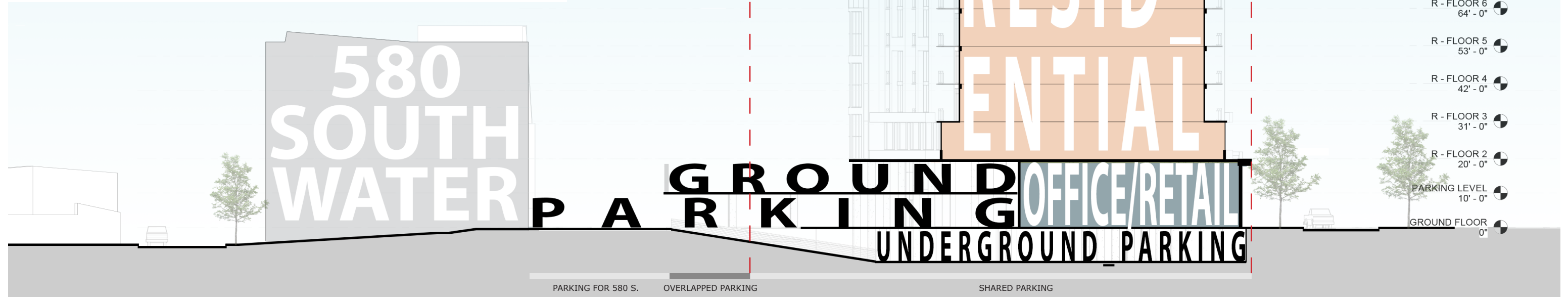
PARCEL 8-8A MIXED USE BUILDING

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This form takes advantage of the planned zoning height restrictions while achieving a **LOGICAL MASSING** suitable for each program, and forms a less monolithic mass when viewed from the **DOWNTOWN**.

This proposal includes sharing a portion of the site at 580 South Water owned by the applicant. The **OVERLAP** is designed to **MAXIMIZE THE PARKING** structure capacity on the site to provide this much-needed infrastructure in the area. This unique opportunity for a shared parking structure eliminates the need for redundant parking infrastructure for optimum efficiency.



AREA/USE BY FLOOR		
FLOOR	GSF	PROGRAM/USE
UNDERGROUND	25,323 SF	PARKING
LEVEL 1	18,007 SF	RETAIL/OFFICE/AMENITY/PARKING
LEVEL 2	25,254 SF	RESIDENTIAL/OFFICE
R-LEVEL 3/ C-LEVEL 2	25,215 SF	RESIDENTIAL/OFFICE
R-LEVEL 3/ C-LEVEL 3	23,503 SF	RESIDENTIAL/OFFICE
R-LEVEL 4/ C-LEVEL 3	23,503 SF	RESIDENTIAL/OFFICE

AREA/USE BY FLOOR		
FLOOR	GSF	PROGRAM/USE
R-LEVEL 5/ C-LEVEL 4	20,771 SF	RESIDENTIAL/OFFICE
LEVEL 6	15,992 SF	RESIDENTIAL/RESTAURANT
LEVEL 7	15,992 SF	RESIDENTIAL/RESTAURANT
LEVEL 8	13,930 SF	RESIDENTIAL
LEVEL 9	13,930 SF	RESIDENTIAL
LEVEL 10	13,930 SF	RESIDENTIAL

VEHICULAR PARKING	
TYPE	#
STRUCTURED PARKING	215
TOTAL	215

BICYCLE PARKING	
TYPE	#
COVERED	31
UNCOVERED	19
TOTAL	50

SCHEMATIC SECTION & DEVELOPMENT PROGRAM TABLES

PARCEL 8-8A MIXED USE BUILDING

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# 5 PROJECT FLOOR PLANS



**PROGRAM SUMMARY**  
 TOTAL GROSS SF: 172,000 SF  
 OFFICE/RETAIL: 9,900 SF  
 COMMERCIAL: 26,400 SF  
 RESIDENTIAL: 128,000 SF  
 RESTAURANT: 4,000 SF

**RESIDENTIAL UNITS**  
 CONDO UNITS 52 TOTAL

**PROPOSED PARKING**  
 ON SITE PARKING: 215  
 BIKE PARKING: 50

1ST FLOOR LOWER PARKING PLAN

## PARCEL 8-8A MIXED USE BUILDING

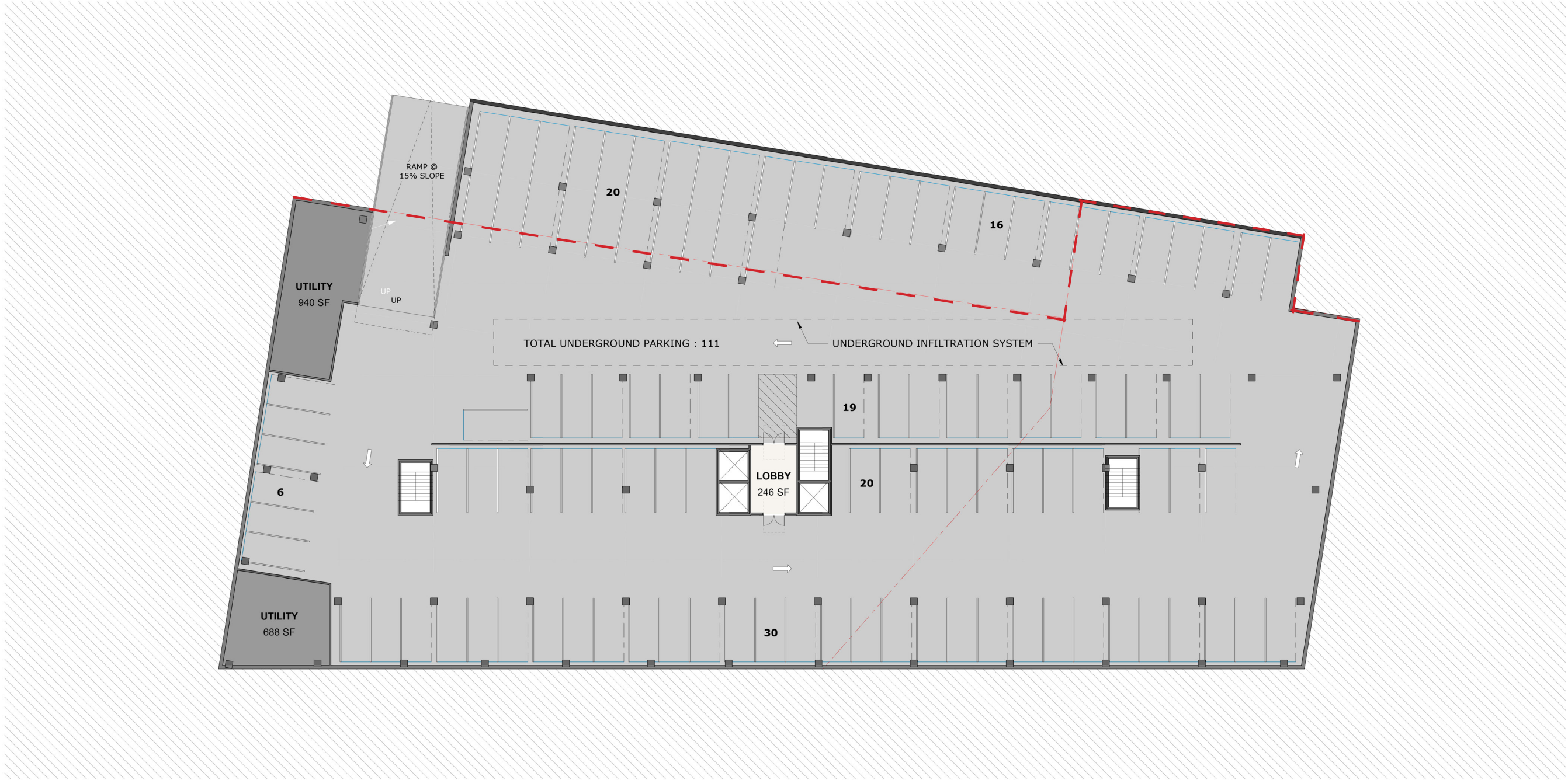
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UNDERGROUND PARKING PLAN

PARCEL 8-8A MIXED USE BUILDING

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1ST FLOOR UPPER PARKING PLAN

PARCEL 8-8A MIXED USE BUILDING

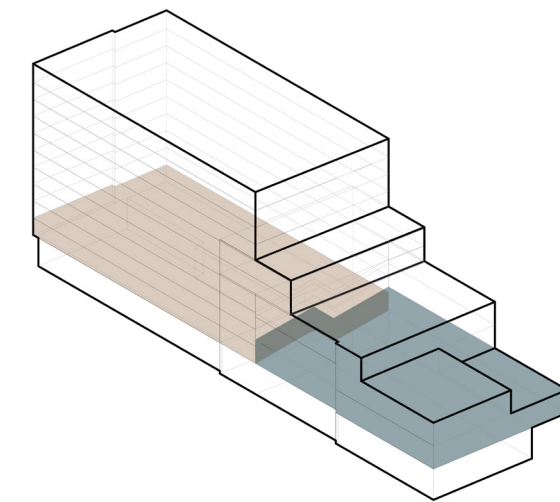
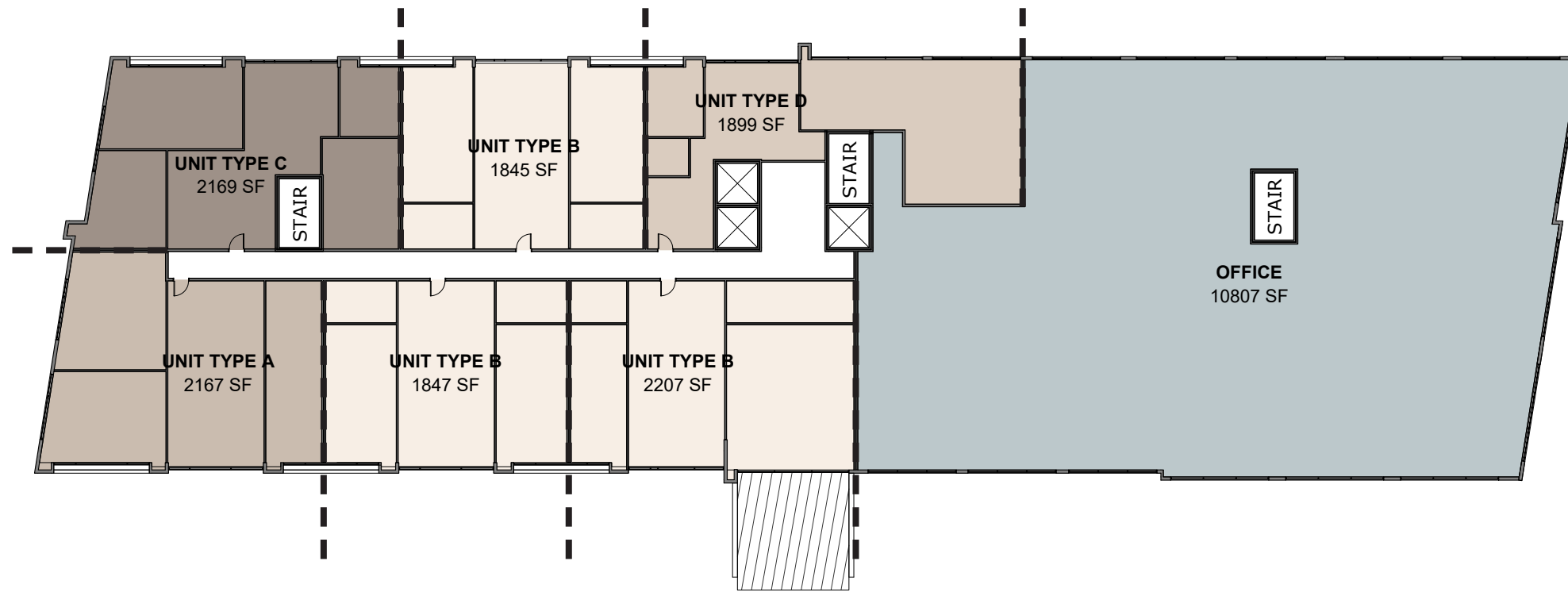
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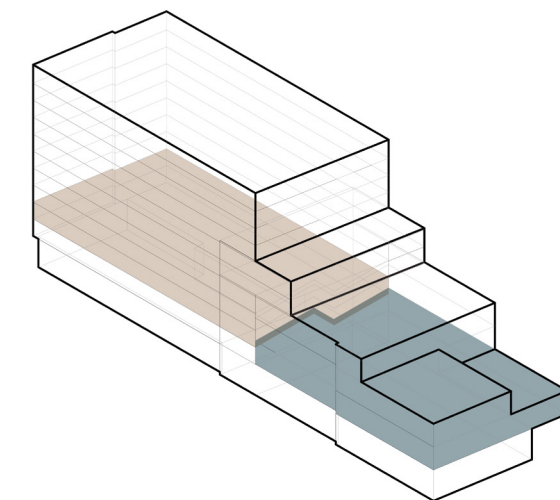
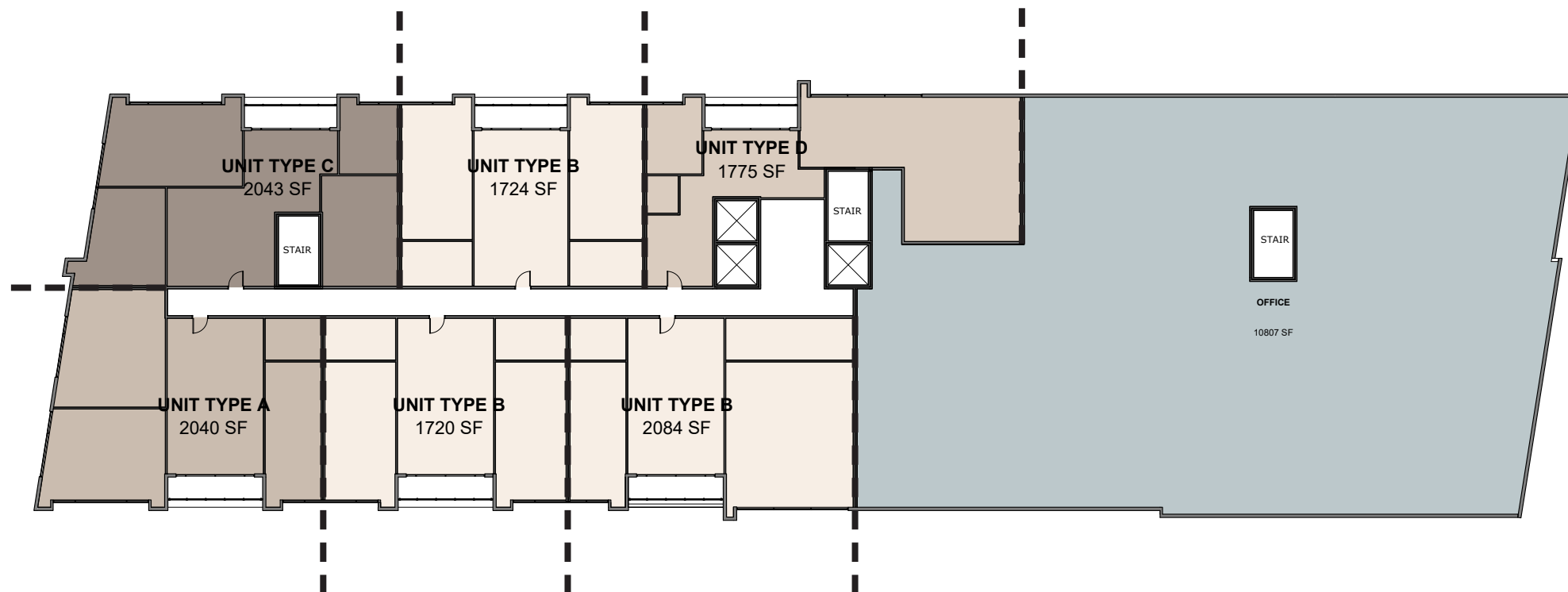
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2ND FLOOR PLAN

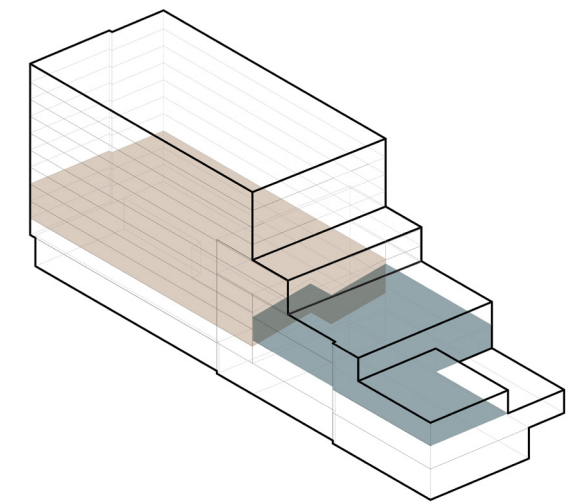
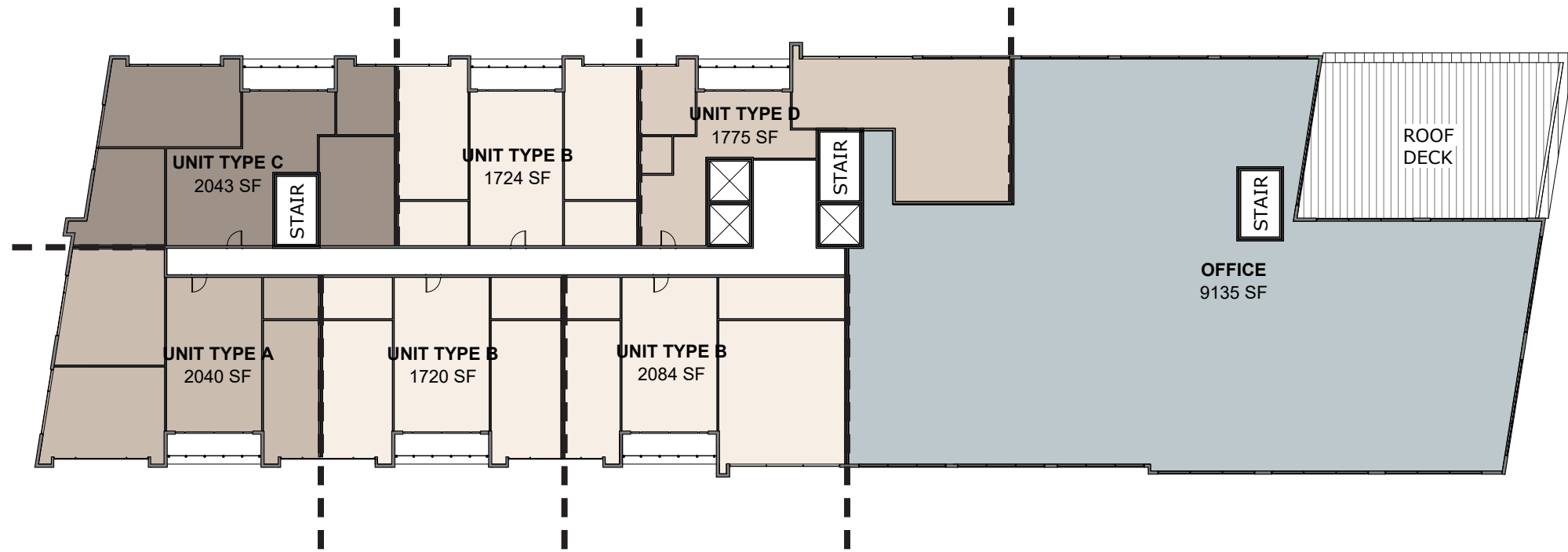


CONDO 3RD FLOOR PLAN  
& OFFICE 2ND FLOOR PLAN

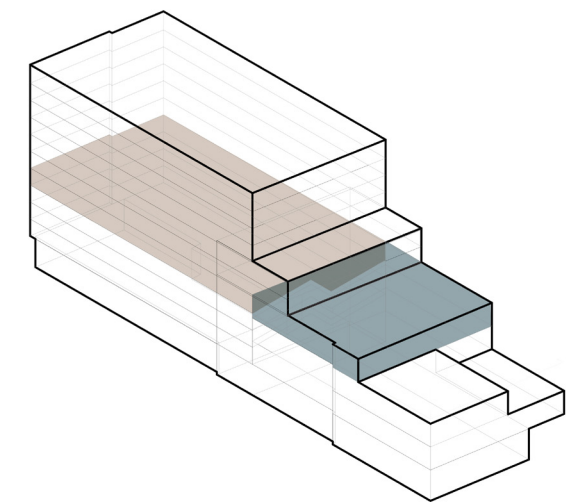
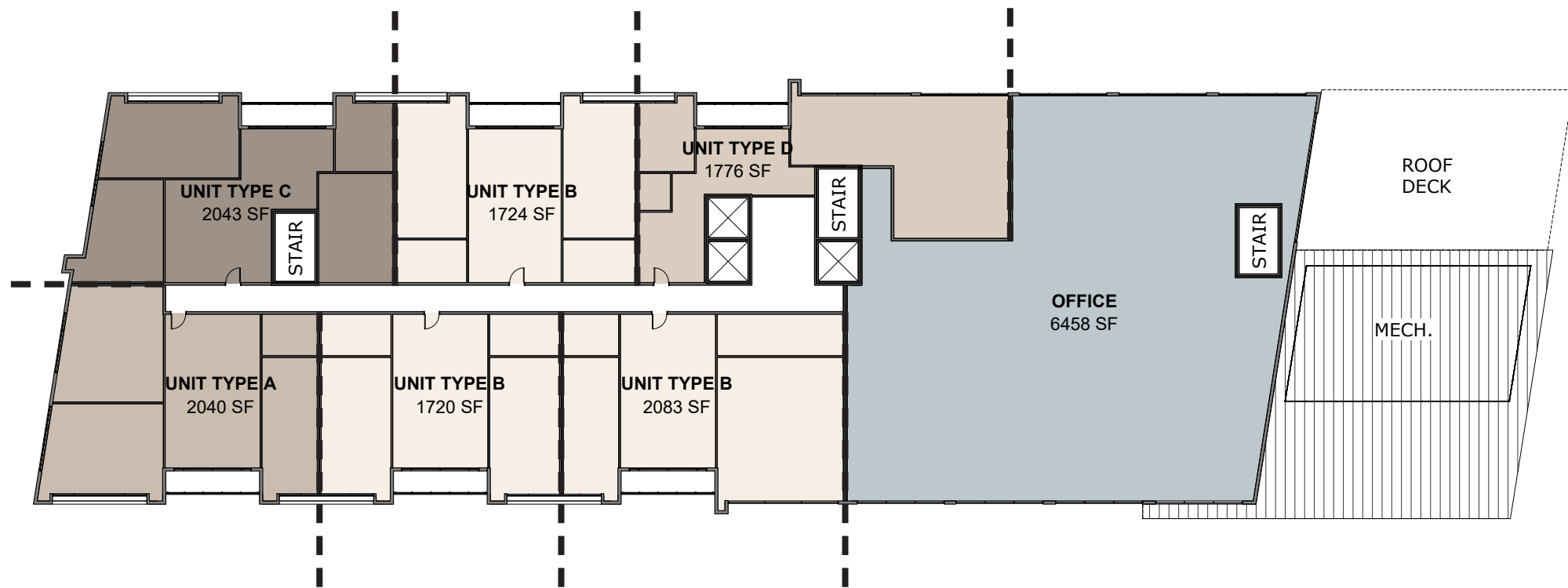
2ND, 3RD FLOOR PLAN

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3RD FLOOR PLAN -  
CONDO 4TH FLOOR PLAN &  
OFFICE 3RD FLOOR PLAN



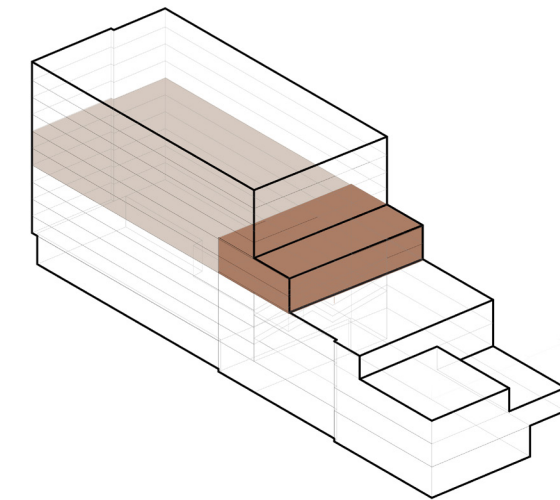
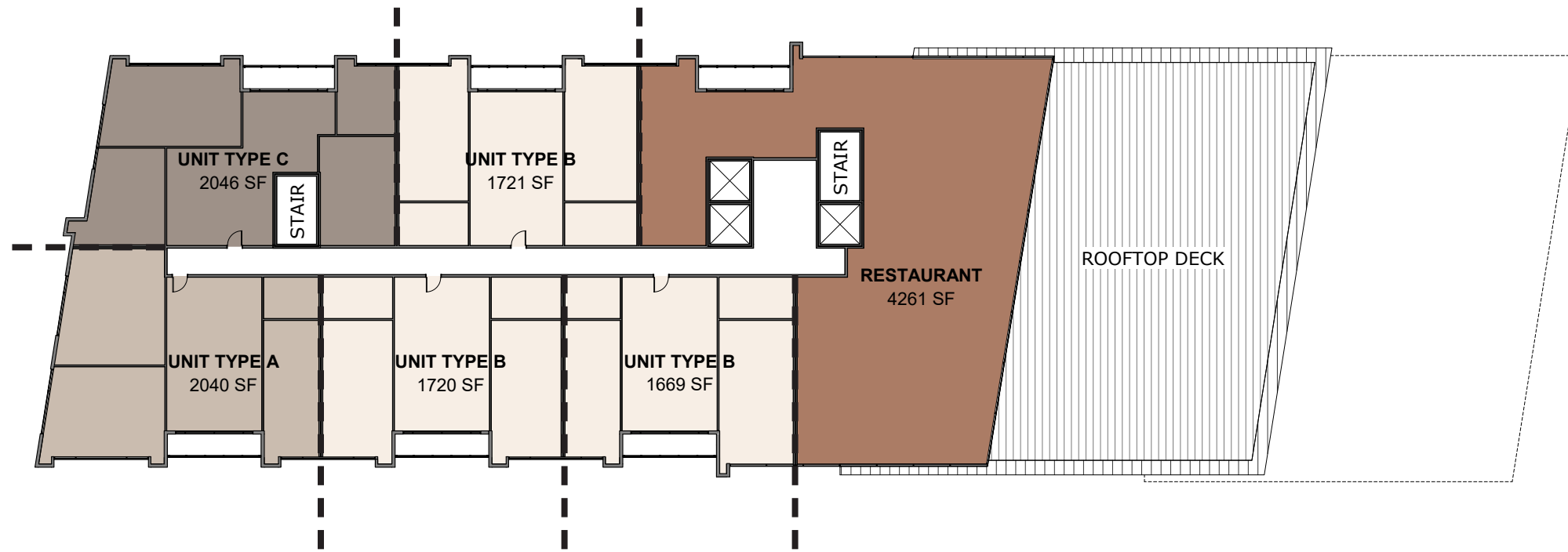
CONDO 5TH FLOOR PLAN  
& OFFICE 4TH FLOOR PLAN

3RD - 5TH FLOOR PLANS

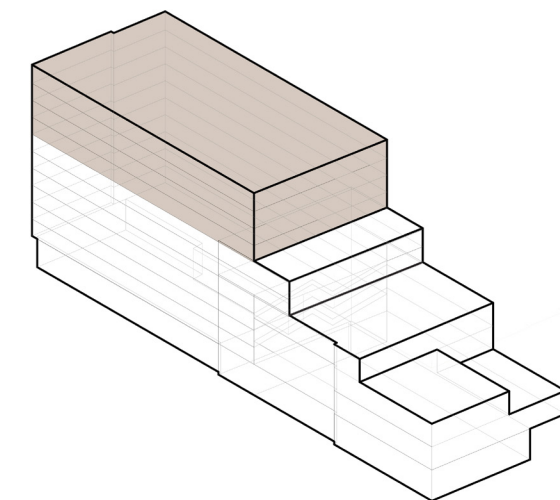
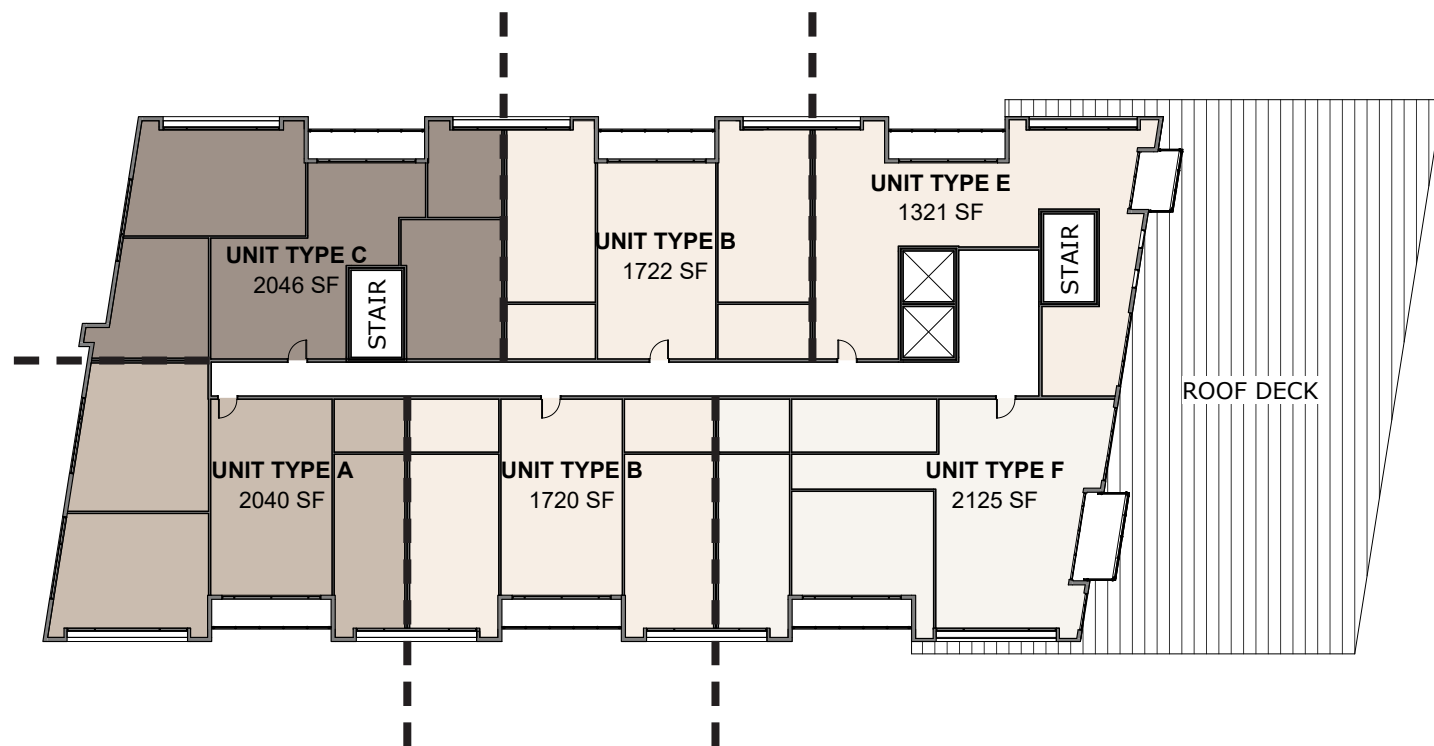
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6TH - 7TH FLOOR PLAN

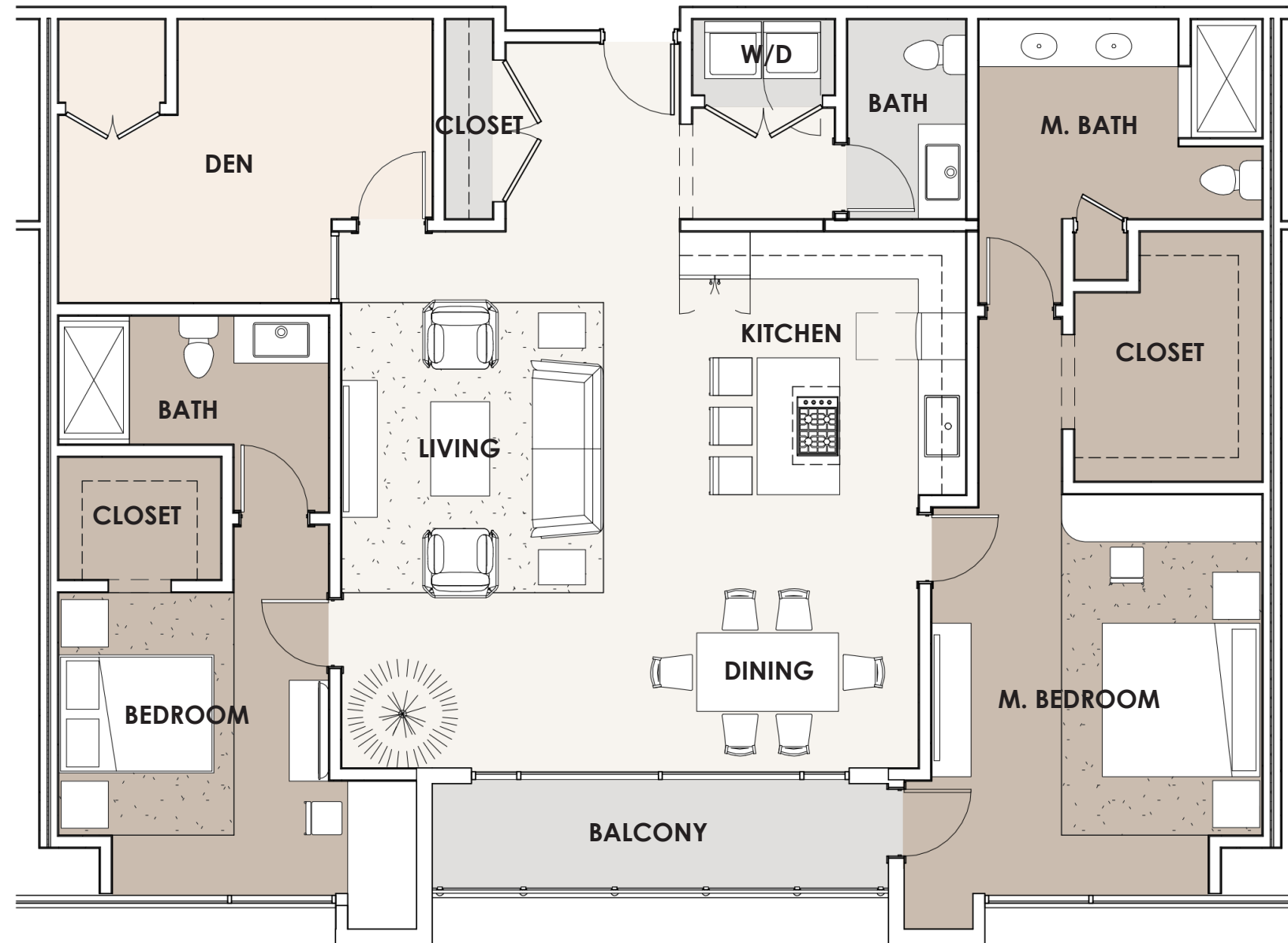


8TH - 10TH FLOOR PLAN

6TH - 10TH FLOOR PLANS

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TYPICAL UNIT LAYOUT

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RENDERING VIEW 1 - EYE LEVEL

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ZDS

RENDERING VIEW 2 - VIEW FROM CITY

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RENDERING VIEW 3 - VIEW FROM I-195

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