

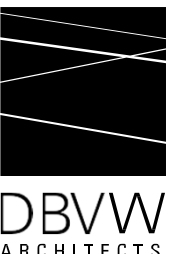
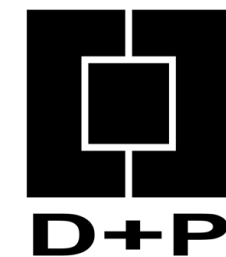
DEVELOPMENT PROPOSAL FOR:

PARCELS 8 AND 8A

OF THE I-195 REDEVELOPMENT DISTRICT

SUBMITTED BY: D+P REAL ESTATE &
TRUTH BOX INC

June 10, 2022



DEVELOPMENT TEAM



DEVELOPERS / SPONSORS:



ARCHITECT



PROPERTY MANAGER



CIVIL ENGINEER



STRUCTURAL ENGINEER



MEP ENGINEER



LEGAL COUNSEL FOR "THE COMPANY"



LEGAL COUNSEL FOR DEVELOPER



D+P REAL ESTATE & TRUTH BOX

A Providence based Design-Build Development Team





HelloPVD.com

Preleasing has just started at 500 South Water & 125 Wickenden (AKA Parcel 6)





PARCEL 6 – ON TRACK FOR COMPLETION & GROCERY OPENING - OCTOBER 2022

Things are moving quick at Parcel 6. Finishes are underway in 500 South Water & the grocery store has started its interior fit-out.



THE BOX OFFICE PVD - OUR "HQ"

12,000 SF COMMERCIAL DEVELOPMENT
12 OFFICE UNITS FROM RECYCLED SHIPPING CONTAINERS
2009





1492 WESTMINSTER

8,000 SF MIXED USE RESIDENTIAL & RESTAURANT
ON TRACK TO BE FIRST CERTIFIED PASSIVE HOUSE MULTIFAMILY IN RI
2021

URBAN GREENS & THE UPTON

NEW CONSTRUCTION 9,000 SF GROCERY CO-OP
& 30 UNITS OF WORKFORCE AND AFFORDABLE HOUSING
2019





SUSTAINABILITY UNITES ALL OUR WORK

D+P & Truth box have been pioneering sustainable design & development since our beginning





FIRM STRUCTURE & CAPACITY

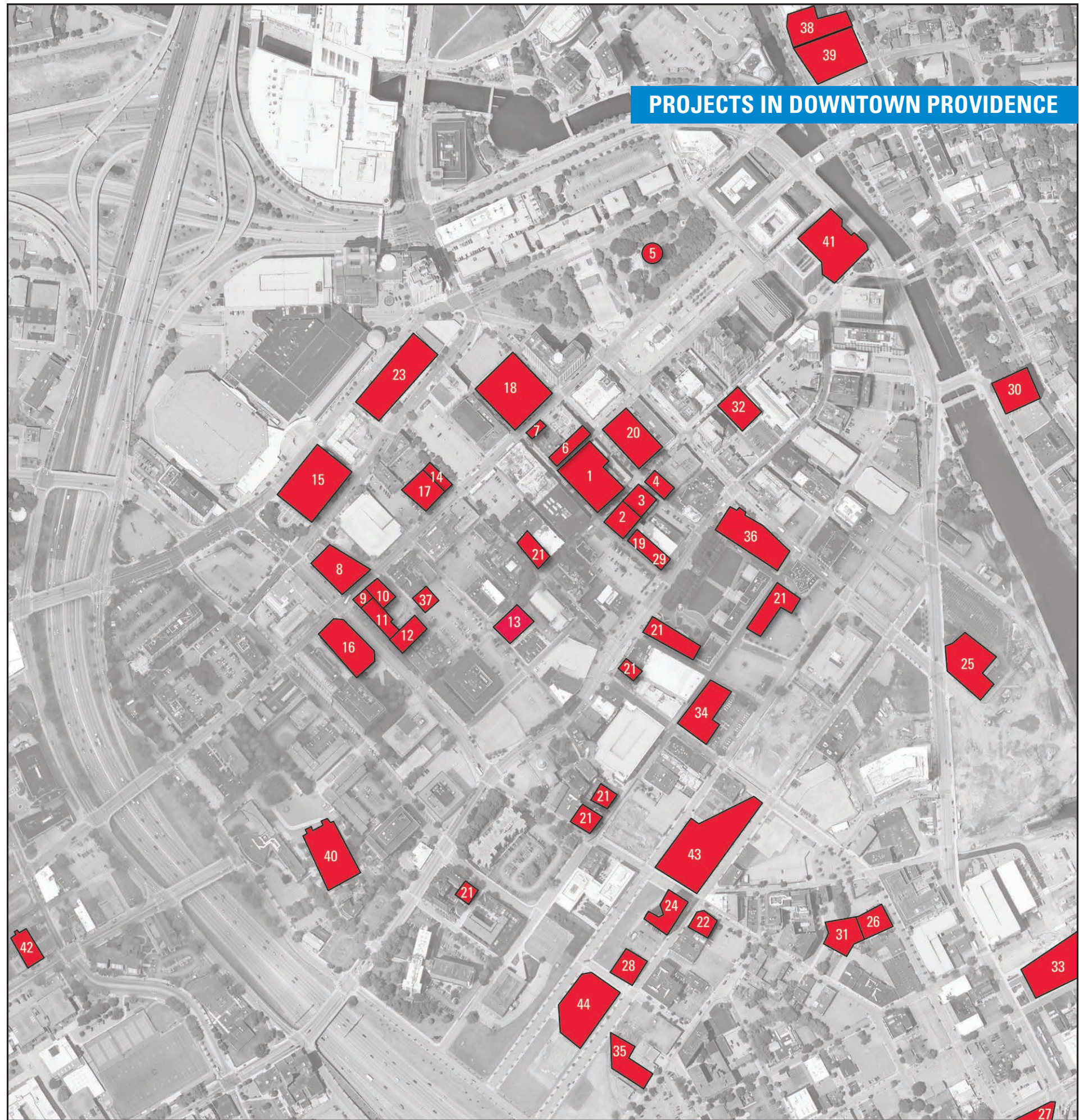
33 TEAM MEMBERS

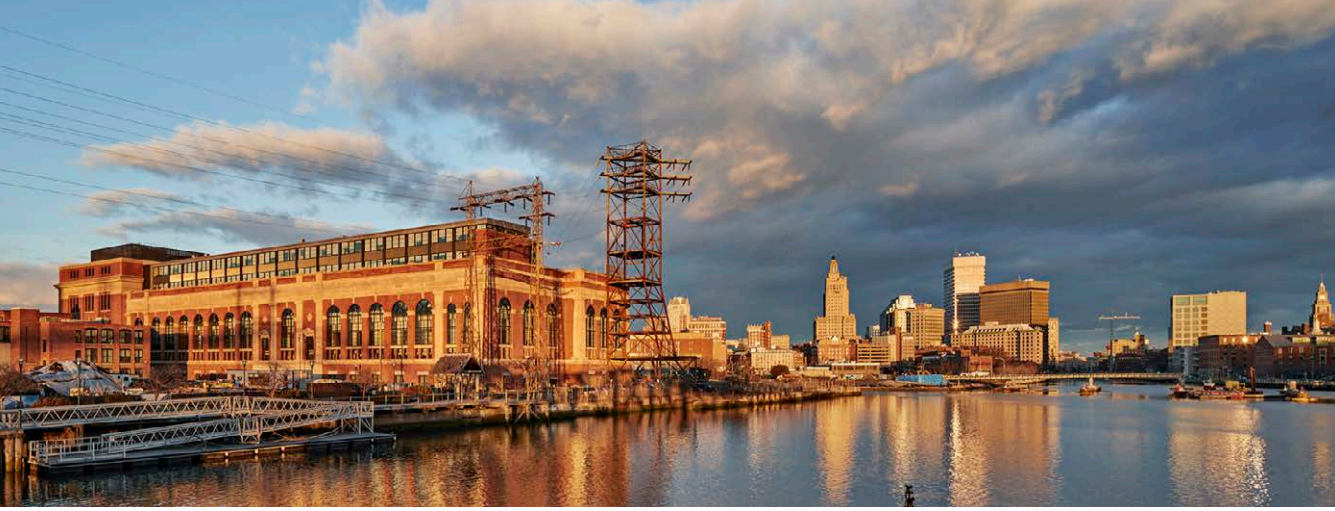
14 REGISTERED ARCHITECTS

8 LEED ACCREDITED PROFESSIONALS



PROJECTS IN DOWNTOWN PROVIDENCE







DBVW
ARCHITECTS



THE PROPOSAL

65,000 SF

CORPORATE HEADQUARTERS
w/ GROUND FLOOR RETAIL

WHOLLY OWNED & OCCUPIED BY
CORPORATE USER

THE PROPOSAL

69 UNITS

MIXED INCOME RESIDENTIAL

26% BELOW MARKET RATE /
WORKFORCE HOUSING

THE PROPOSAL

169 SPACES

PARKING IN A TWO LEVEL GARAGE

SHARED PARKING AGREEMENT BETWEEN
RESIDENTIAL & OFFICE USE

THE PROPOSAL

\$50 MILLION

PRIVATE INVESTMENT IN PROVIDENCE

SECURING 150 HIGH PAYING
PERMANENT JOBS IN R.I.

A RECENT HISTORY OF CORPORATE HEADQUARTERS CONSTRUCTION IN PROVIDENCE

In the last 30 years, there have been three private corporate headquarters built in the core of Providence.
The last one was over a decade ago.



1991

Citizens Bank

2006

G-TECH

2009

Blue Cross Blue Shield

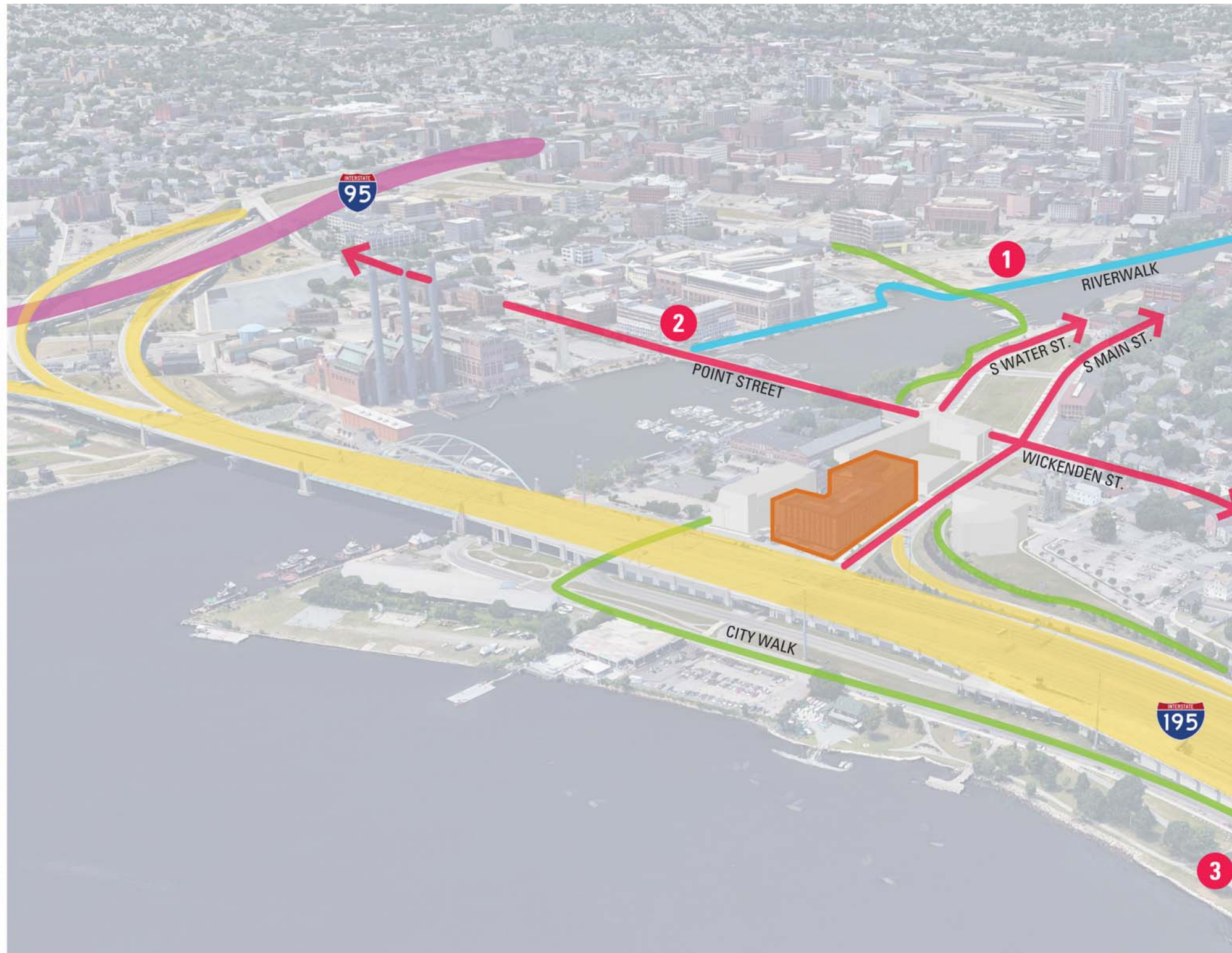


Parcel 8-8A - Conceptual Design

45 Pike Street Providence, RI 02903

Locus Map





LEGEND

- Main Streets
- City Walk
- Extension of Riverwalk



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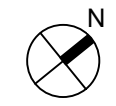
Multi-Modal Transit Connections to Site





LANDMARK LEGEND

- 1 Pedestrian Bridge
- 2 India Point Park
- 3 Wexford Innovation Center
- 4 Aloft Hotel
- 5 Providence Riverwalk
- 6 Brown Med School
- 7 RISD
- 8 Parcel 2
- 9 Parcel 6
- 10 Parcel 9
- 11 Retail/Dining at Wickenden
- 12 Waterfront Bars / Restaurants
- 13 Newport Ferry Connection
- 14 Downtown Transit Connector
- 15 Innovation District Park
- 16 Parking Garage
- 17 Chestnut Commons
- 18 Parcel 28
- 19 Point Street Bridge
- 20 Parcel 5



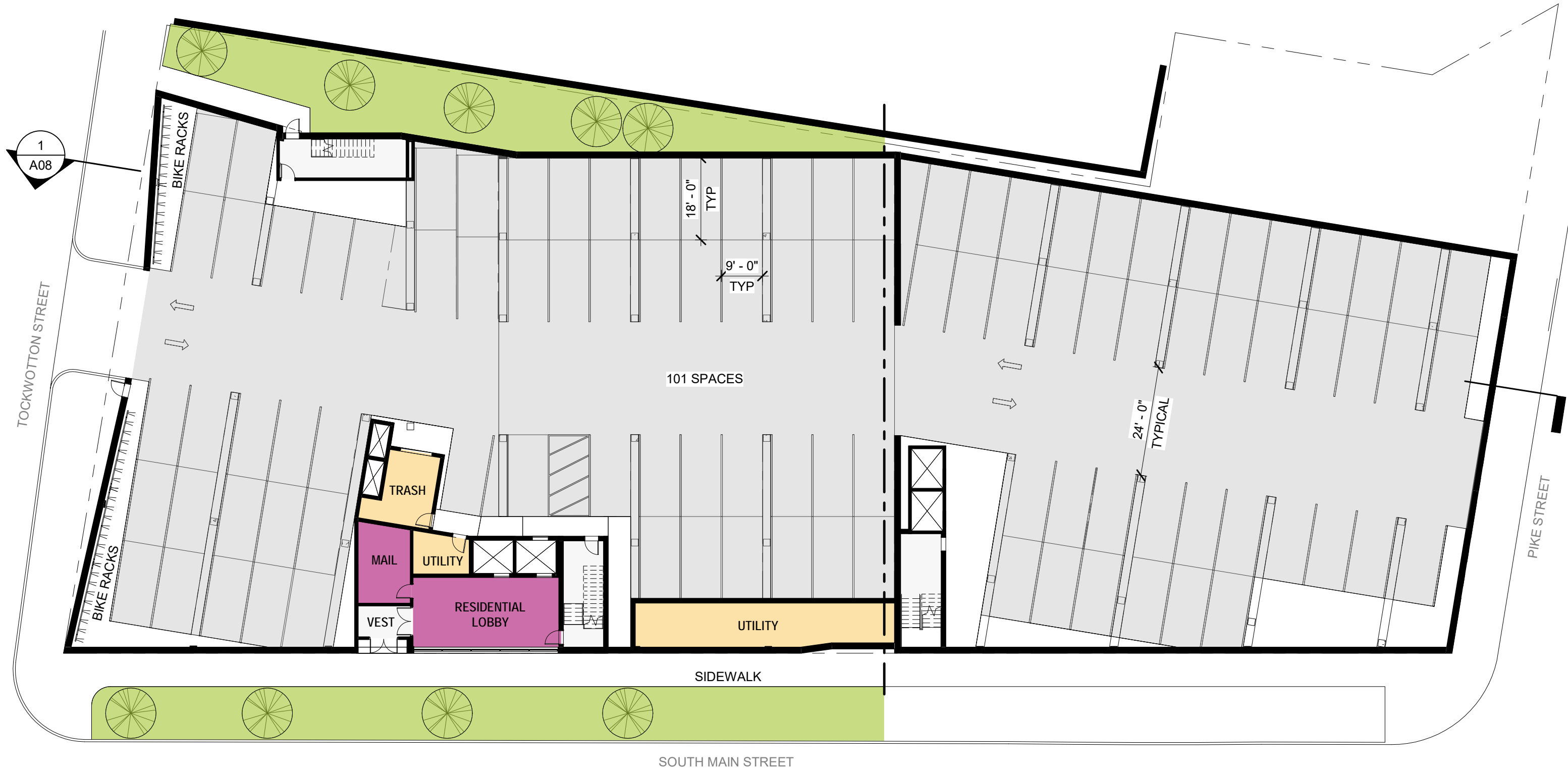
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Parcel 8-8A - Conceptual Design

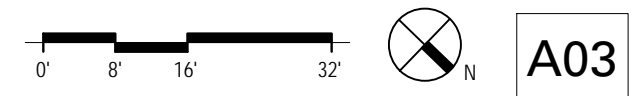
45 Pike Street Providence, RI 02903

Neighborhood Connections and Amenities Near the Site





	1 BEDROOM UNIT		COMMERCIAL		LOBBY		TENANT SPACE
	2 BEDROOM UNIT		COMMON LOUNGE		MULTI-FUNCTION SPACE		UTILITY



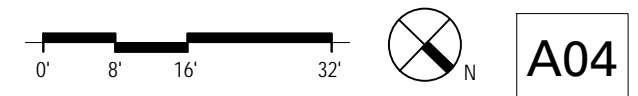
Parcel 8-8A - Conceptual Design
 45 Pike Street Providence, RI 02903

Lower Level Parking Plan





	1 BEDROOM UNIT		COMMERCIAL		LOBBY		TENANT SPACE
	2 BEDROOM UNIT		COMMON LOUNGE		MULTI-FUNCTION SPACE		UTILITY



Parcel 8-8A - Conceptual Design

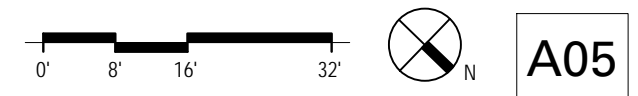
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Upper Parking and Commercial Entry Level Plan





	1 BEDROOM UNIT		COMMERCIAL		LOBBY		TENANT SPACE
	2 BEDROOM UNIT		COMMON LOUNGE		MULTI-FUNCTION SPACE		UTILITY



A05








Parcel 8-8A - Conceptual Design

45 Pike Street Providence, RI 02903

Residential First Floor/Typical Commercial Floor





 1 BEDROOM UNIT	 COMMERCIAL	 LOBBY	 TENANT SPACE
 2 BEDROOM UNIT	 COMMON LOUNGE	 MULTI-FUNCTION SPACE	 UTILITY

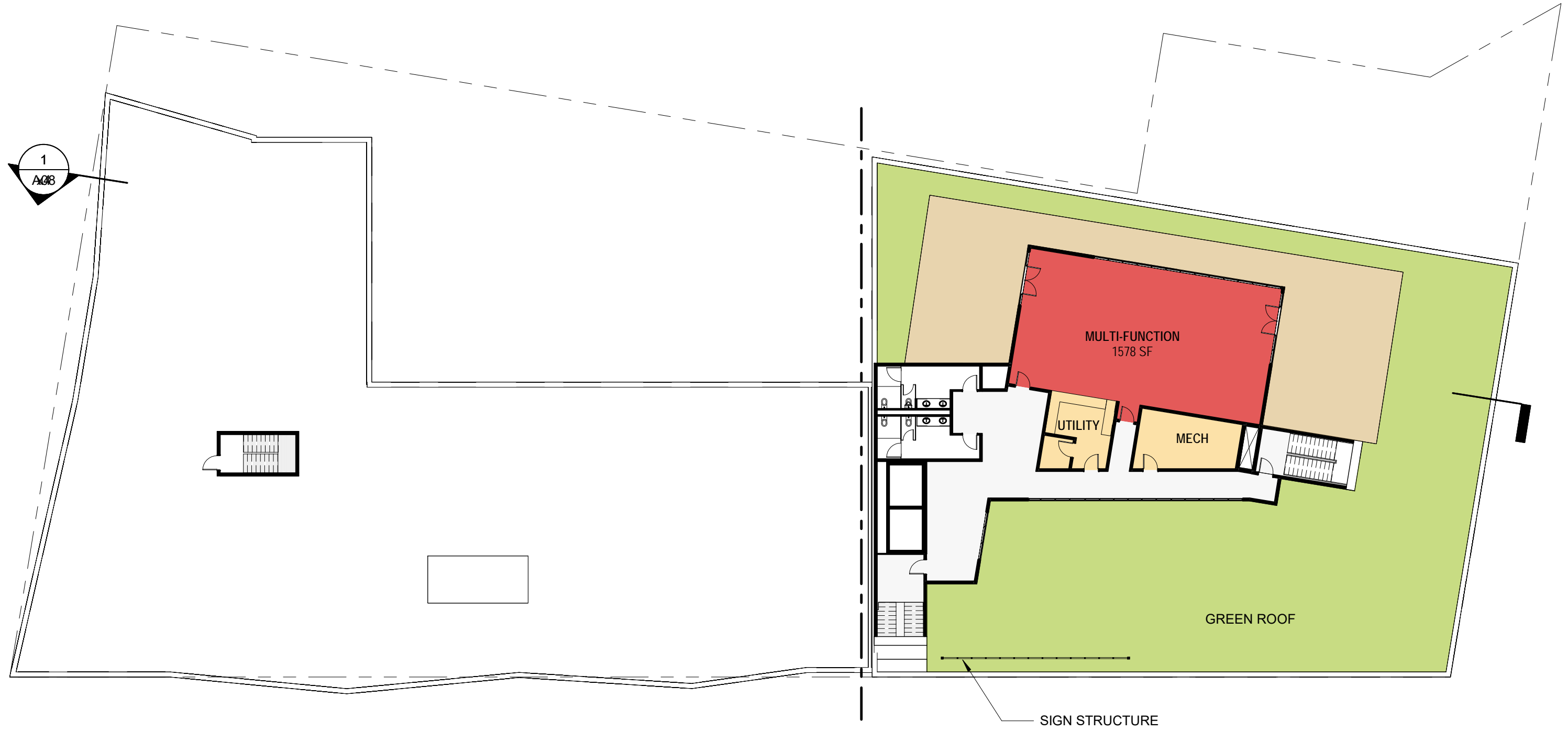




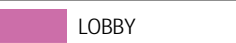

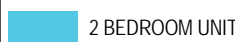



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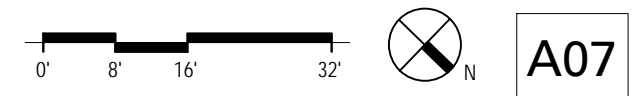
Parcel 8-8A - Conceptual Design
45 Pike Street Providence, RI 02903

Typical Upper Level Plan





 1 BEDROOM UNIT	 COMMERCIAL	 LOBBY	 TENANT SPACE
 2 BEDROOM UNIT	 COMMON LOUNGE	 MULTI-FUNCTION SPACE	 UTILITY



Parcel 8-8A - Conceptual Design

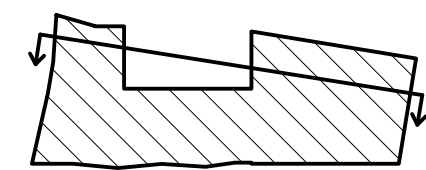
45 Pike Street Providence, RI 02903

Roof Level Plan





	1 BEDROOM UNIT		COMMERCIAL		LOBBY		TENANT SPACE
	2 BEDROOM UNIT		COMMON LOUNGE		MULTI-FUNCTION SPACE		UTILITY



KEY PLAN



A08





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A09

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View Southwest at Corner of Pike Street and South Main Street





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A10

Parcel 8-8A - Conceptual Design

45 Pike Street Providence, RI 02903

View North from Tockwotton Street





DBVW
ARCHITECTS

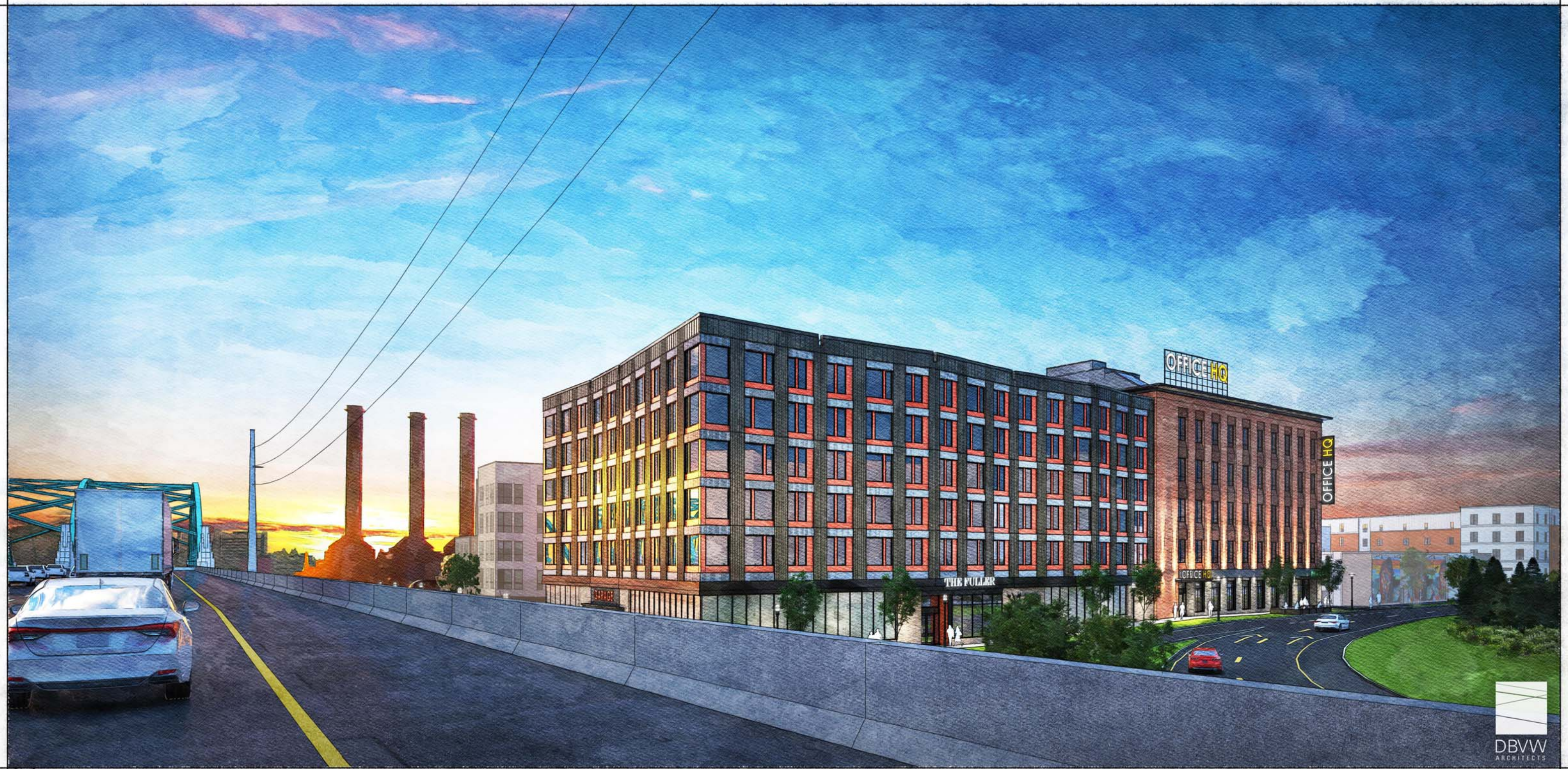
A11

Parcel 8-8A - Conceptual Design

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View toward Apartment Entry





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Parcel 8-8A - Conceptual Design

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View from I-195 Heading West





A13

Parcel 8-8A - Conceptual Design

45 Pike Street Providence, RI 02903

View from I-195 Heading East





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Parcel 8-8A - Conceptual Design

45 Pike Street Providence, RI 02903

View from Roof Terrace Looking West





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A15

Parcel 8-8A - Conceptual Design

45 Pike Street Providence, RI 02903

View from Roof Terrace Looking South

