

Parcel 9 East Building

Final Plan Approval
January 18, 2023

Agenda

- Program Overview
- Development Timeline
- Courtyard Design
- Building Renderings & Elevations



Program Overview

- 61 units

- Studios, one-, two-, and three-bedrooms

- A range of income levels to meet state and local housing priorities

<30% AMI	<60% AMI	WF (<120% AMI)	Market	Total
13	20	15	13	61
21%	33%	25%	21%	100%

- Amenities

- Fitness Center

- Roof Deck, Green Roof

- Community Room

- Secure Bike Storage

- Courtyard, playground (shared)

- On-site Property Management

- Offices and meeting spaces

- Mail and package room

- Garage Parking, 16 spaces

- 4 new street spaces

EAST BUILDING UNIT MIX							
Floor	STUDIO	1 BEDROOM	1 BR + DEN	2 BEDROOM	3 BEDROOM	1 BR-DE	2 BR-DE
1	-	-	-	-	-	1	2
2	1	3	2	7	1	-	-
3	1	4	2	7	1	-	-
4	1	4	2	7	1	-	-
5	2	3	2	5	2	-	-
	5	14	8	26	5	1	2

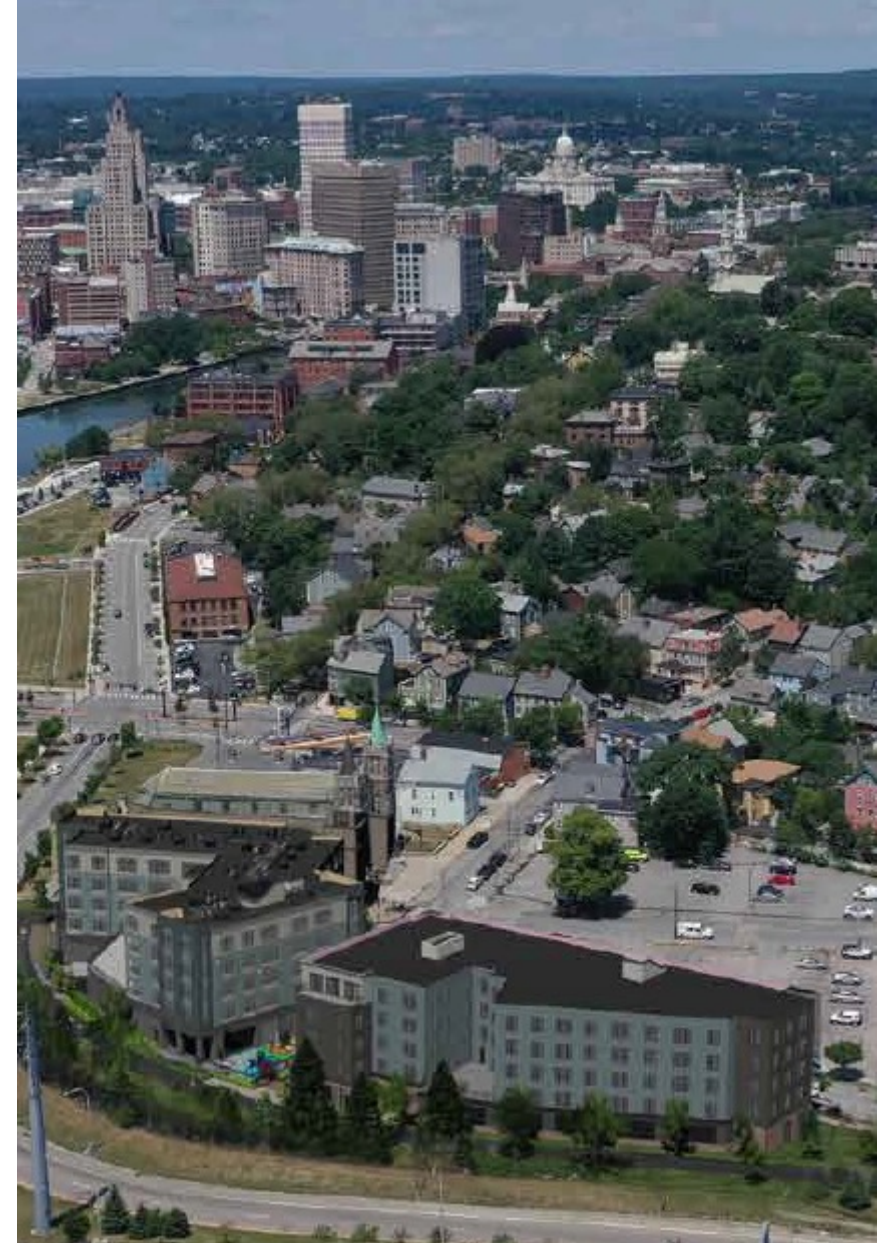
Development Timeline

East Building Development

- January 2023 – Final Plan Approval recommendation, I-195 Commission Meeting
- January 2023 – Tax Credit Submission to Rhode Island Housing
- Winter 2023 – SHPO Approval
- Early 2023 – Additional Funding Applications (e.g. City HOME funds)
- April 2023 – 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 (attended November meeting)
- Councilman John Goncalves - Providence Ward 1 (attended November meeting)
- Our Lady of the Rosary Church
- RIPTA, RI Bike, GrowSmart RI (regular meetings)



Design Progress

195 District Design Review

- **More clarity and specificity in materials.** *Provided examples and precedents for discussion (lighting, furniture, pavers, fencing, building materials)*
- **Community-centered courtyard.** *Curvilinear plan with spaces for both casual and intentional gathering.*
- **Define childcare space.** *Added clarity on playground/courtyard boundary. Provided more detail on fencing type, planting, and seating around/in playground.*
- **Updates to building massing.** *The East Building relates to the West without mirroring. Incorporated roof deck and building entrance recommendations, pursuing alternate approaches the garage/ground floor to create a simpler, lighter impression.*

Community Feedback

- **Alternate parking options.** *Considering leasing additional spaces, entering into shared parking agreements, pursuing traffic control measures and transit incentives.*
- **Additional green space.** *Expanded landscape plan, green roof, plant plan provided.*



Previous Site Plan (November)



North



Updated Site Plan and Courtyard



Parcel 9 - Courtyard - PENNROSE, LLC

55 George M. Cohan Boulevard, Providence, RI

Overall Site Plan

December 15, 2022

Scale: 1" = 20'





Site Circulation Plan



Scale: 1" = 20'
0 10 20 40



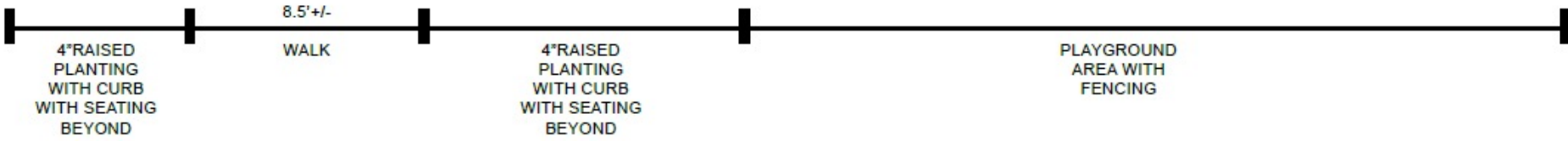
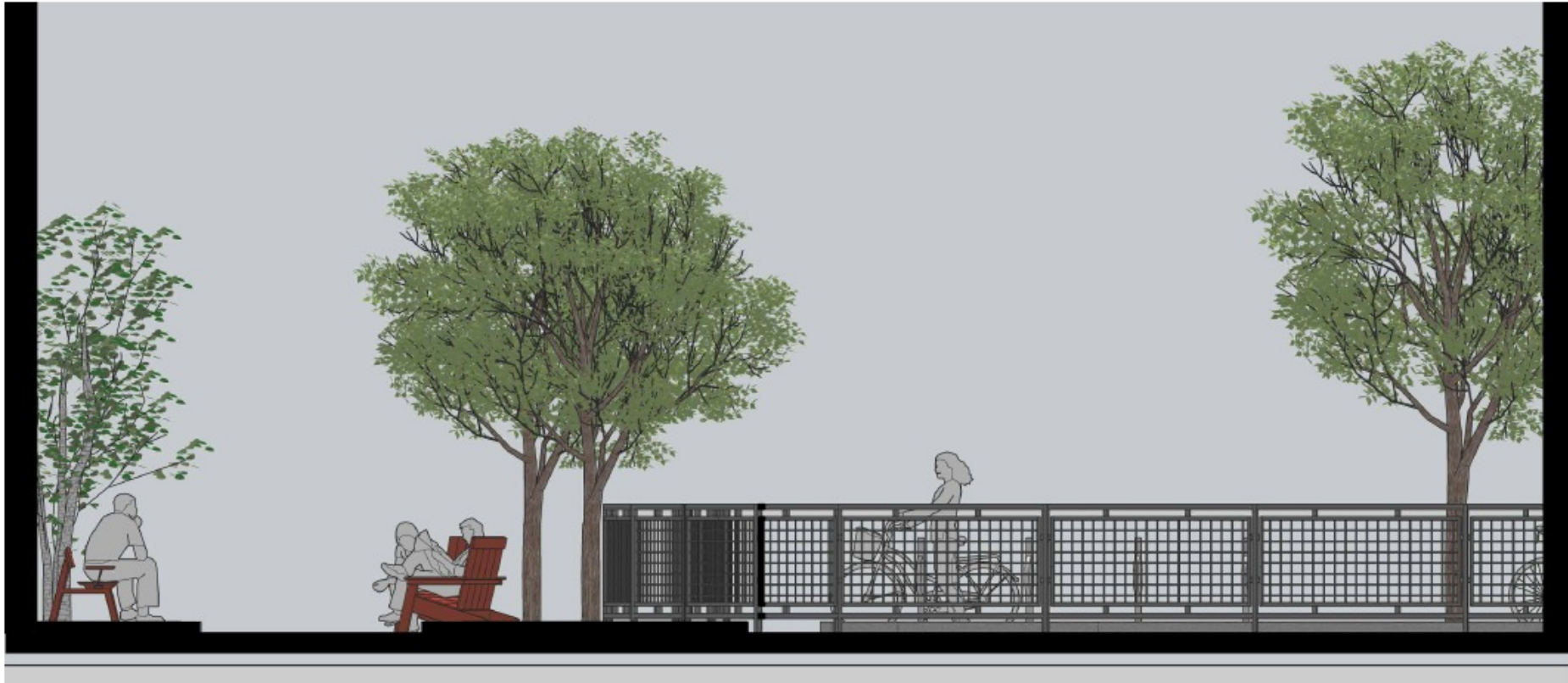
Parcel 9 - Courtyard - PENNROSE, LLC

55 George M. Cohan Boulevard, Providence, RI

Courtyard Enlargement

December 15, 2022







Parcel 9 - Courtyard - PENNROSE, LLC View from George Cohen Boulevard to the Courtyard
55 George M. Cohan Boulevard, Providence, RI

December 15, 2022







Parcel 9 - Courtyard - PENNROSE, LLC

55 George M. Cohan Boulevard, Providence, RI

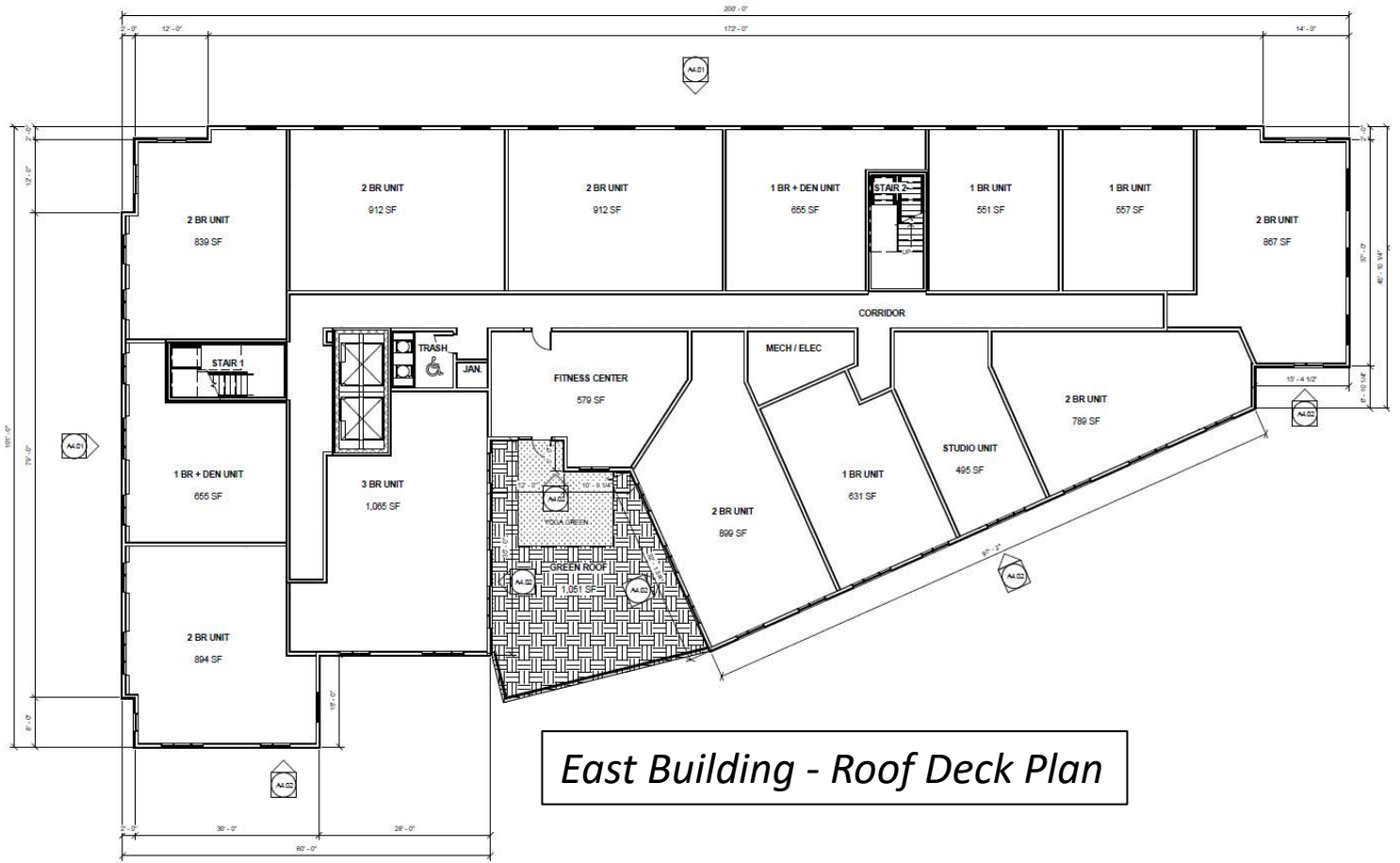
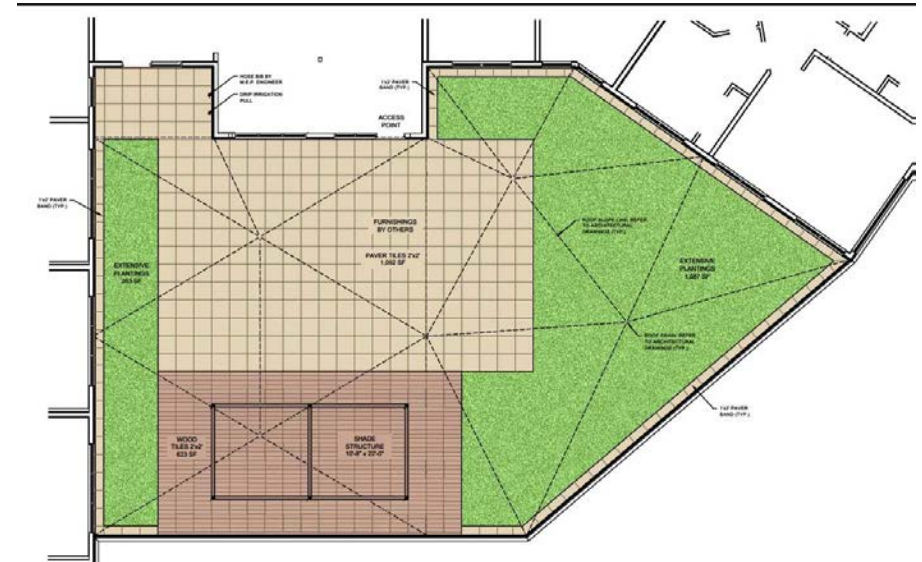
Bird's Eye View from City Walk

December 15, 2022



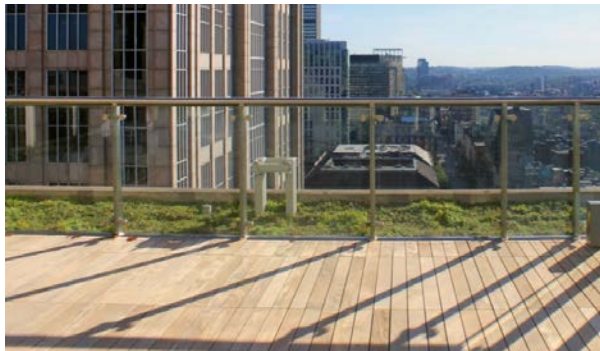


West Building - Roof Deck Plan



East Building - Roof Deck Plan

Precedent Images





Earlier Perspective Views from I-195 / City Walk



Updated Perspective Views



Parcel 9 | Phase II

Providence, RI | January 5, 2023 | 2024 | © The Architectural Team, Inc.

View from Bessie Way

PENNROSE

BETA
BUILDING EXPERTS

tat



Parcel 9 | Phase II

Providence, RI | January 5, 2023 | 20024 | © The Architectural Team, Inc.

View from Bessie Way

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Parcel 9 | Phase II

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View From Parking Lot

Updated Elevations from I-195 / City Walk



22 ELEVATION - GREEN ROOF WEST
Scale: 1/8" = 1'-0"



13 ELEVATION - GREEN ROOF SOUTH
Scale: 1/8" = 1'-0"



12 ELEVATION - CITYWALK SOUTHEAST - 2
Scale: 1/8" = 1'-0"



20 ELEVATION - EAST TOWER - SOUTH
Scale: 1/8" = 1'-0"



21 ELEVATION - CITY WALK SOUTHEAST - 1
Scale: 1/8" = 1'-0"



10 ELEVATION - CITY WALK SOUTH
Scale: 1/8" = 1'-0"

11 ELEVATION - GREEN ROOF EAST
Scale: 1/8" = 1'-0"

Updated Elevations from Bessie Way, Courtyard



21 ELEVATION - EAST
Scale: 1/8" = 1'-0"

20 ELEVATION - COURTYARD
Scale: 1/8" = 1'-0"



11 ELEVATION - BESSIE WAY
Scale: 1/8" = 1'-0"

Thank You!

