



THE
POM
PROVIDENCE OPEN MARKETPLACE

PARCEL 1A DEVELOPMENT PROPOSAL
MARIA TOCCO, PROVIDENCE FLEA LLC
NOVEMBER 15, 2023

THE TEAM

PROVIDENCE OPEN MARKETPLACE



PROVIDENCE FLEA LLC
Maria Tocco, Market Manager
and Developer



KITE ARCHITECTS
Christine West, AIA, Principal
Erickson Diaz-Cortes



PARISEAULT BUILDERS
Michael J. Perry
Director of Estimating



PEREGRINE GROUP LLC
Samuel Bradner, Partner
Eric J. Busch, Managing Partner



HORSLEY WITTEN GROUP, INC
Jonathan Ford, PE, NCI
Senior Associate - Community Design



CHACE RUTTENBERG & FREEDMAN, LLP
Sam Budway, ESQ.
Real Estate Group, Business,
Corporate and Non-Profit Group



NEWPORT RENEWABLES
Eoin Walsh
VP of Business Development



LGS
Lucie Searle
Advisor, Real Estate and
Community Developer

THE PROJECT

PROVIDENCE OPEN MARKETPLACE

Providence Open Marketplace

(the “POM”) is an open-air pavilion and event venue unlike any other in Rhode Island.

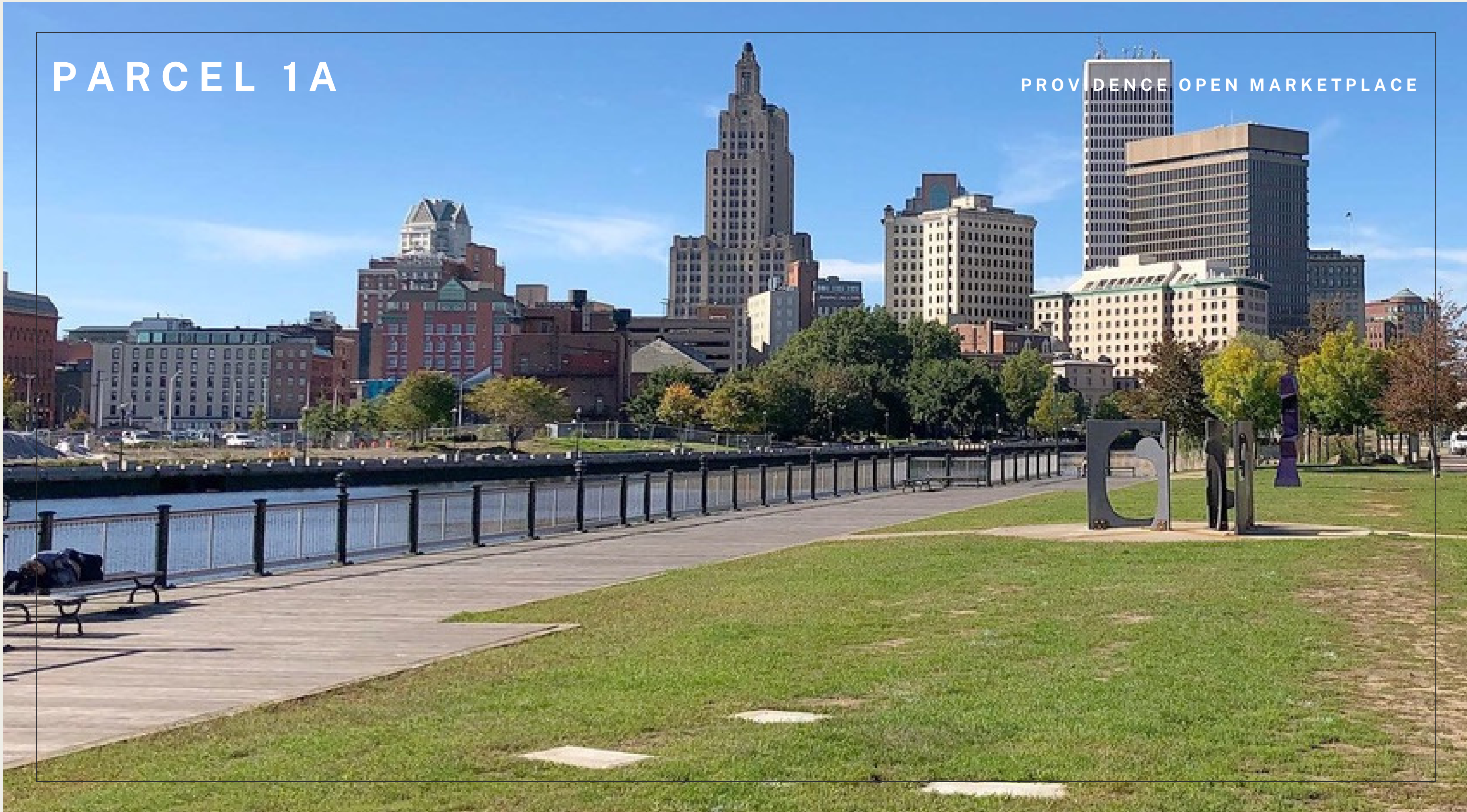
The attractive yet modest structure provides economic development opportunities to its host neighborhood and beyond, while enhancing existing activations on the property.

Lending unobstructed access and views from all perspectives, the POM respects its neighbors and abutters, as well as the historically significant ties to its waterfront location.



PARCEL 1A

PROVIDENCE OPEN MARKETPLACE



PROVIDENCE FLEA

PROVIDENCE OPEN MARKETPLACE



PROVEN BUSINESS MODEL

PROVIDENCE OPEN MARKETPLACE

Providence Flea is an award-winning, year-round, community market hosting 3,000+ local artists, artisans, makers, bakers, food trucks, farmers, local musicians and community nonprofits, since 2013. Each season features 350 local vendors and small businesses.

Proven Model:

- Curated market/incubator
- Buy Local RI initiative
- Economic development engine
- Employer, revenue generator
- Tourist attraction
- Authentic placemaking
- Inclusive public activation
- Neighborhood gathering spot
- Linchpin in “emerald necklace”



FEATURES

PROVIDENCE OPEN MARKETPLACE

***OPEN AND FLEXIBLE,
PERMANENT SHELTER***

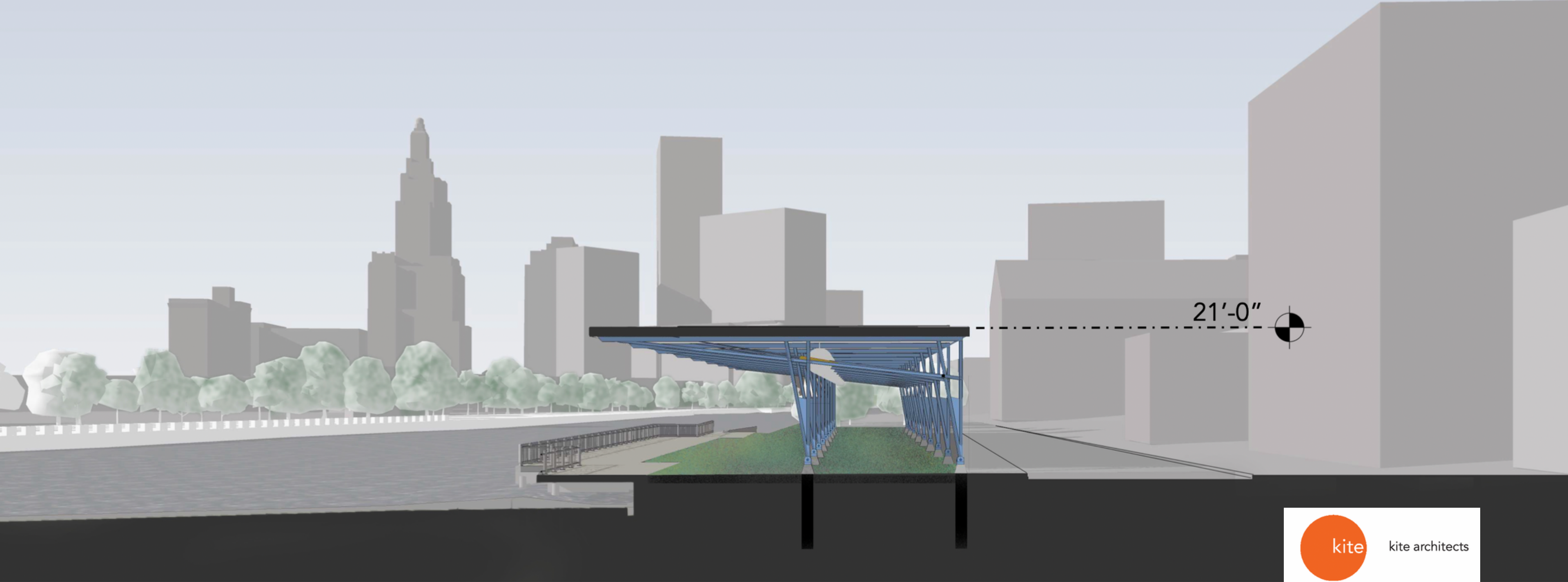
***RIGHT-SIZED
DEVELOPMENT,
LIGHT FOOTPRINT***

***LOW ENVIRONMENTAL
IMPACT, SUSTAINABLE,
RESILIENT***

- Steel and concrete structure with pier footing foundation, lighter than an enclosed building and **without necessitating significant waivers or variances**
- Upcycled synthetic turf surface for comfort and maintainability, helping to **mitigate storm runoff**
- **Radiant heat slab** for thermal comfort and snow/ice melting
- Cantilevered roof with **solar array** to power overhead lighting and heated slab, with possible future revenue generation
- Removable **reinforced fabric panels** to provide additional protection from wind, rain and sun, and privacy for special events.

CROSS SECTION

PROVIDENCE OPEN MARKETPLACE



Providence River

Parcel 1A Market

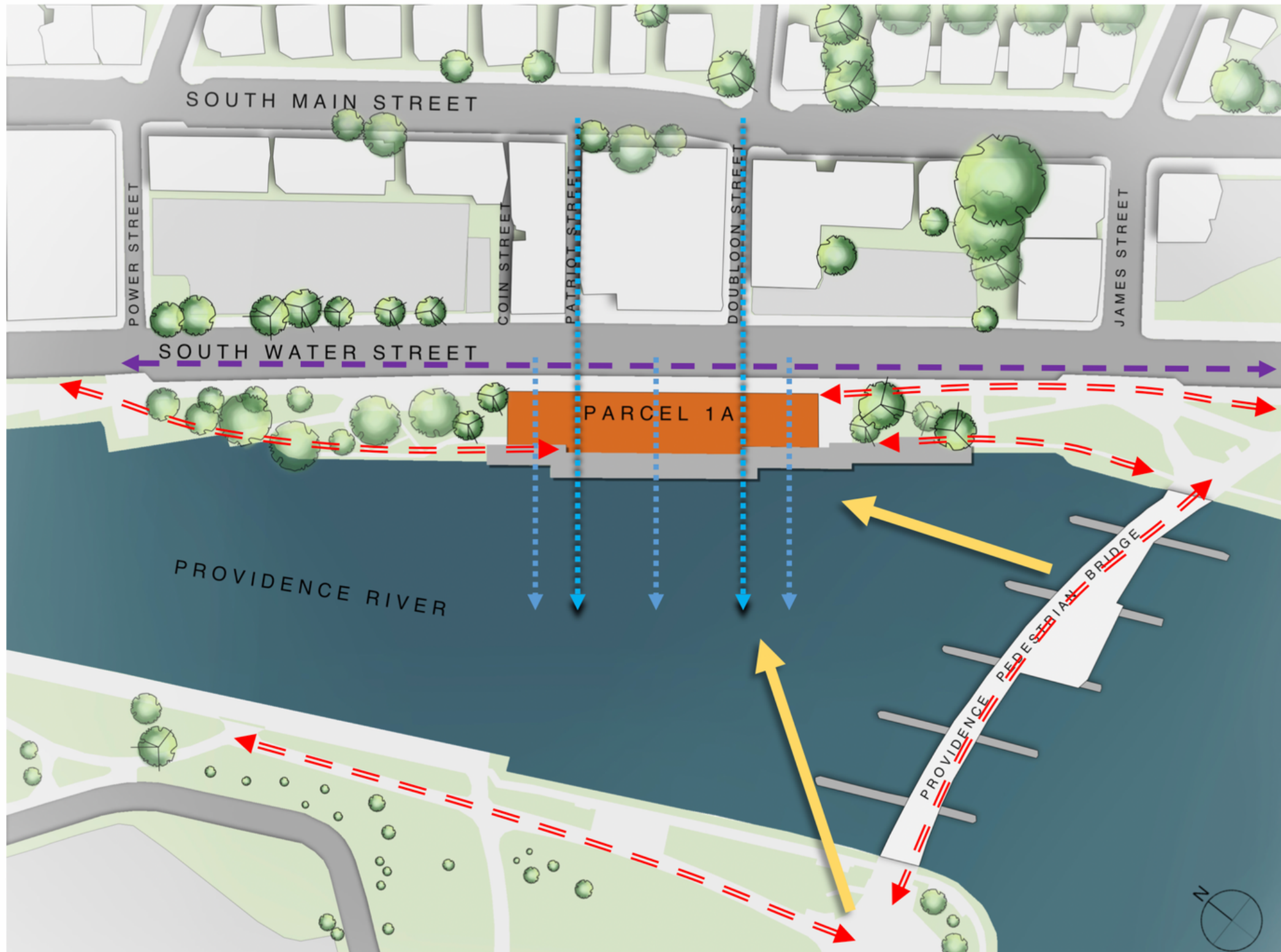
South Water Street







kite architects

SITE ANALYSIS

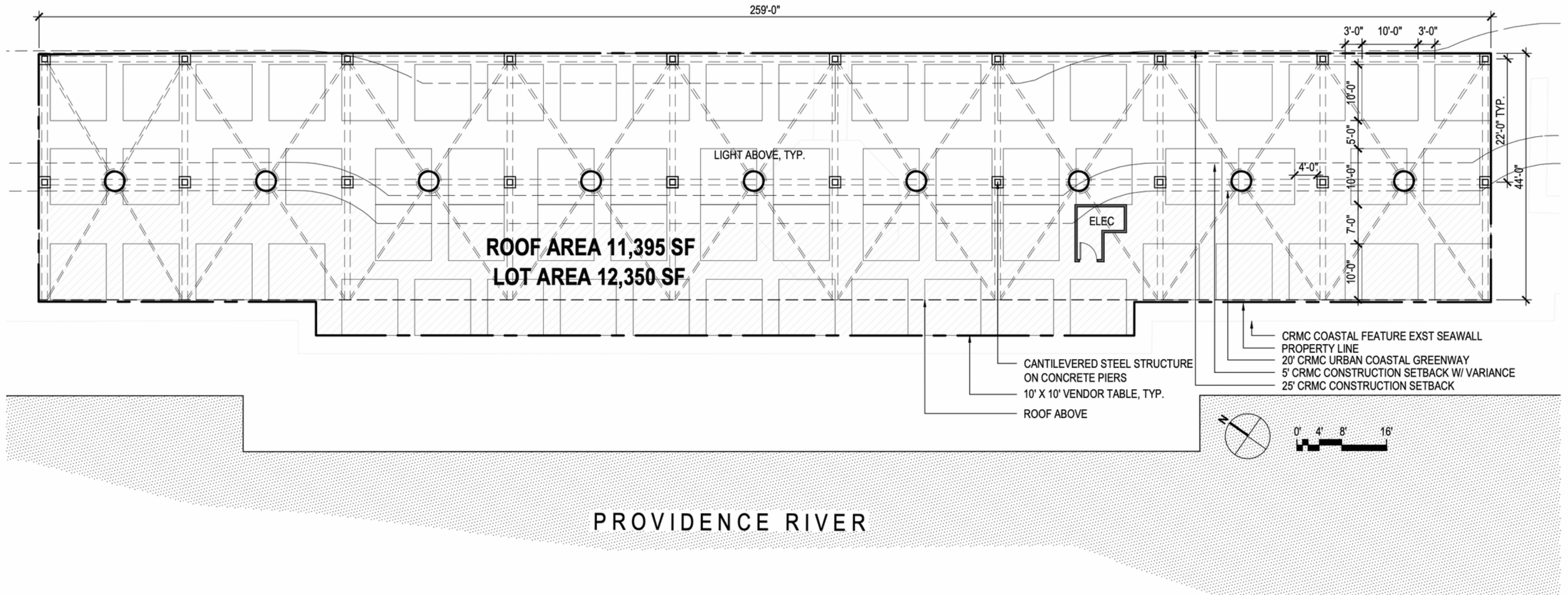
PROVIDENCE OPEN MARKETPLACE



-  **views of river**
through open structure
along historic corridors and
from existing buildings are
preserved
-  **signature views**
with skyline in background (see
rendering) attracts visitors across
bridge to create an iconic visitor
attraction
-  **foot traffic**
promotes a promenade around
riverfront parks and encourages
use of park
-  **bike path**
buffers market from car traffic,
and adjacency promotes its use

STRUCTURE PLAN SOUTH WATER STREET

PROVIDENCE OPEN MARKETPLACE



PARCEL 1A MARKET

STRUCTURE PLAN

kite architects one central street providence, rhode island 02907 401 272 0240 kitearchitects.com
© copyright 2023 kite architects, inc. unauthorized use is strictly prohibited

No.

A1

PROJECT No.

2327

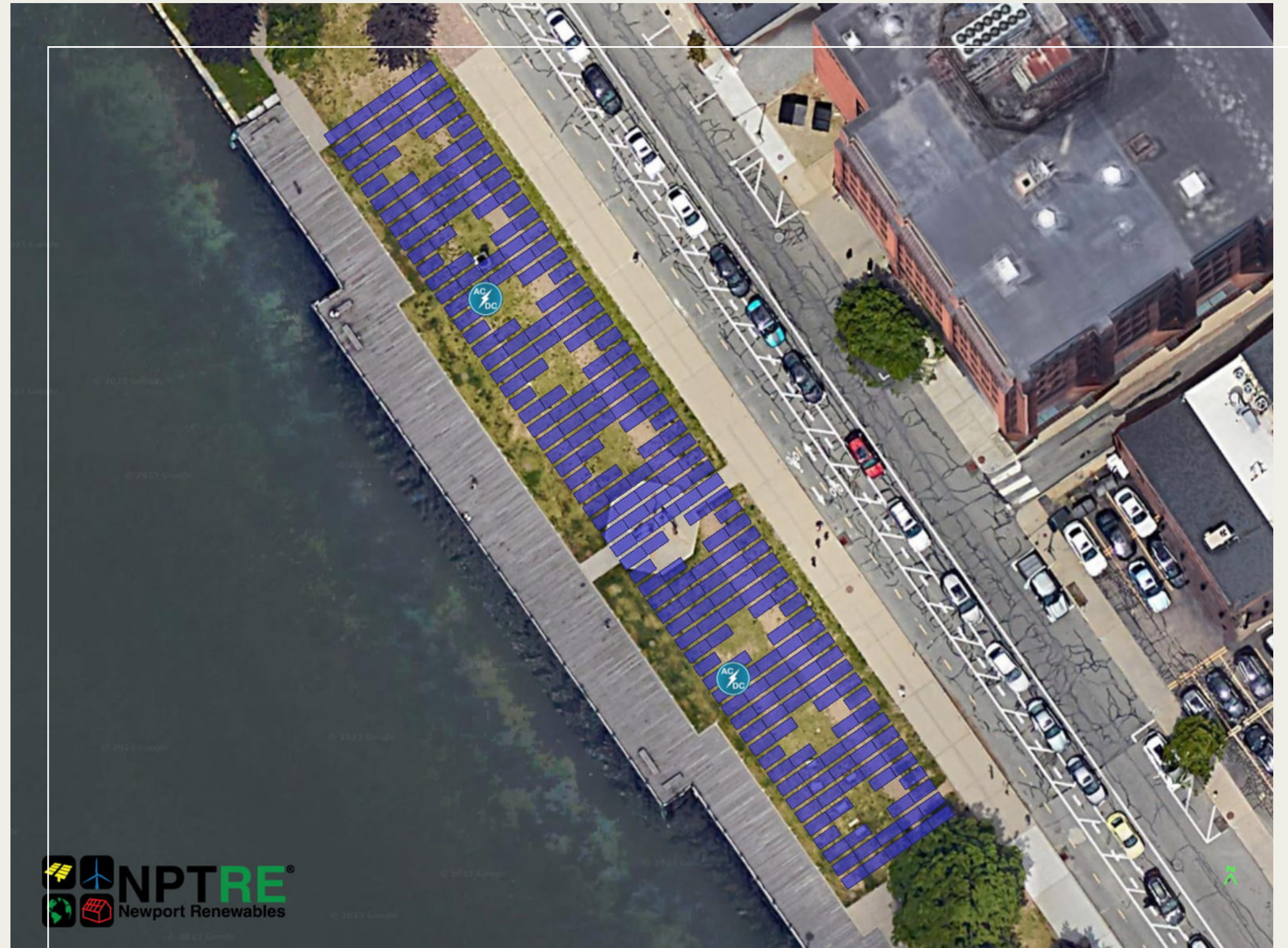
DATE:

10.20.23

SOLAR ARRAY + BENEFITS

PROVIDENCE OPEN MARKETPLACE

- **Cost savings: electricity expenses for lighting, radiant heat, etc.**
- **Environmental impact: reduced, promoting sustainability and clean environment**
- **Energy independence: provides reliable energy source, reducing dependence on the grid; possible emergency shelter site**
- **ROI: potential future revenue generation**



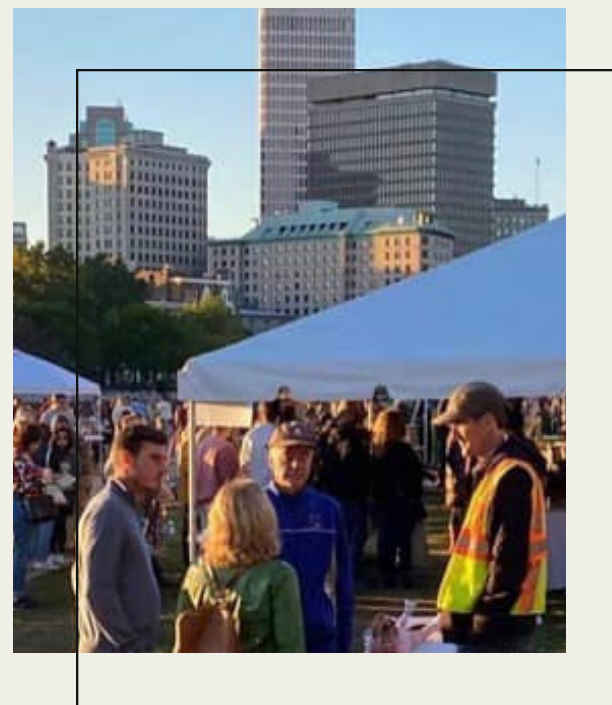
EXISTING + FUTURE USES

PROVIDENCE OPEN MARKETPLACE



EXISTING

- Weekly, seasonal*
- Providence Flea
- Annually*
- Oyster Festival
 - PVD Fest



FUTURE

Opportunities for activation

- Night Markets
- Music Festivals
- Film Festivals
- Art Installations
- Corporate events
- Private events
- Nonprofit events
- Community events
- Weddings
- Food Festivals
- Weddings

CHALLENGES

Parking

- Shared approach
- East Side Parking and Curb Study (2022, Nelson Nygaard)

Security

- Security cameras
- On site security
- Lighting
- Motion activated lighting
- Activation



Neighbors, community partners and leaders, small businesses, associations

- Art, Culture & Tourism, City of PVD
- Baccaro
- Corliss Corner
- District Park
- Downtown Providence Parks Network
- Flipp Salon
- Fox Point Neighborhood Association
- Friends of Congress Square Park, ME
- Hospitality Association of RI
- Jewelry District Neighborhood Association
- Office of Mayor Brett Smiley
- Plant City
- Providence Foundation
- Providence Police Department
- Providence River Boat Co.
- Providence Streets Coalition
- Prov/Warwick Convention & Visitors Bureau
- Rhode Island Foundation
- Rhode Island Pride
- Run Rhody 5Ks
- Wild Colonial

An architectural rendering of a waterfront marketplace. A long, covered walkway with a blue metal canopy structure extends from a grassy area on the right towards a body of water on the left. The canopy is supported by blue vertical posts. People are shown walking and standing on the walkway. In the background, a city skyline with several tall, modern buildings is visible under a blue sky with scattered white clouds. The overall scene is bright and sunny.

Thank you

THE
POM

PROVIDENCE OPEN MARKETPLACE

CONTACT: MARIA TOCCO
INFO@PROVIDENCEFLEA.COM
401-484-7783