

RIVERWALK JV

A Joint Venture
of
URBAN SPACES, LLC & PARENT + DIAMOND, LLC

DEVELOPMENT OF PARCEL 1-A

pd
PARENT+DIAMOND
REAL ESTATE DEVELOPMENT

URBAN SPACES

URBAN SPACES



Paul Ognibene
Chief Executive Officer

As the founder and CEO, Paul sets the company's vision and direction and provides executive oversight of all client relationships, contract negotiations, and multi-million dollar project budgets. Paul earned a BA in economics from Boston College and an MBA from Harvard Business School.



Jeff Hirsh, R.A.
Vice President of Operations

Jeff oversees the day-to-day operations of all project activities, including permitting, design, and construction. With over 25 years of industry experience, Jeff is both a licensed architect and general contractor and earned a BA in Environmental Design and a Masters of Architecture from Texas A & M University



121 FIRST STREET, CAMBRIDGE, MA
Construction Costs: \$14,600,000
Completion Date: Sept. 2018



AXIOM, CAMBRIDGE, MA
Construction Costs: \$27,700,000
Completion Date: Oct. 2015



DANA PARK PLACE, CAMBRIDGE, MA
Construction Costs: \$7,800,000
Completion Date: Aug. 2010



THE RAND, CAMBRIDGE, MA
Construction Costs: \$7,400,000
Completion Date: April 2017



BRIX, SALEM, MA (JOINT VENTURE W/ URBAN SPACES)
Construction Costs: \$24,700,000
Completion Date: Oct. 2021



KENDALL EAST, CAMBRIDGE, MA
Construction Costs: \$54,000,000
Completion Date: Nov. 2021



30 HAVEN, READING, MA
Construction Costs: \$12,700,000
Completion Date: Sept. 2012



1047 COMM. AVE, BOSTON, MA
Construction Costs: \$23,200,000
Completion Date: Feb. 2017



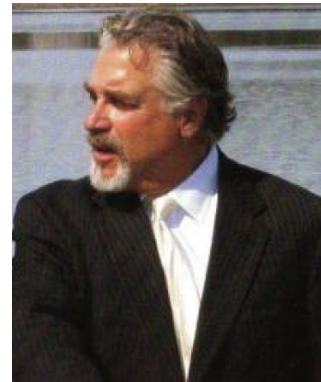
PARENT+DIAMOND

REAL ESTATE DEVELOPMENT

Ralph Parent
Principal



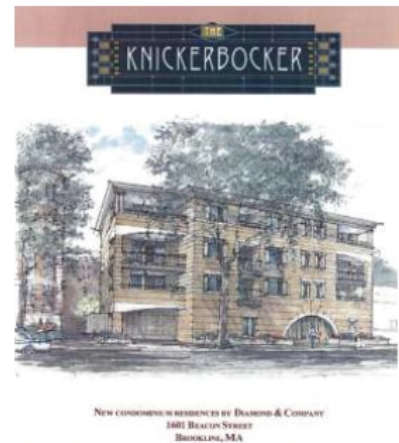
Merrill H. Diamond
Principal



Parent + Diamond, LLC, (MBE) brings over four decades of real estate development experience to its projects through principal and co-founder, Merrill H. Diamond. His prior experience as Commissioner of the Massachusetts Historical Commission and Chair of the Brookline Conservation Commission has influenced much of his work over that period of time. Ralph A. Parent, co-founder and majority owner, has emerged as a force and a respected voice in high-level state and local politics, especially on issues related to market rate and affordable housing, minority employment opportunities, and minority wealth creation.



THE LANCASTER
(JOINT VENTURE W/ URBAN SPACES)



THE KNICKERBOCKER



THE SEARS ESTATE AT LONGWOOD



THE ST. GEORGE



STONELEIGH



THE WATERWORKS AT CHESTNUT HILL

merge

Merge Architects is an award-winning 100% female owned WBE architectural practice with a long track record of discovering innovative, and delightful ways to redefine the urban and social boundaries of the city.

We are an architectural practice that uncovers opportunities for invention in the ordinary. We create exuberant social spaces, experiment upon existing program types, and develop contemporary craft methods to transform our cities, buildings, and interior worlds.





At Crowley Cottrell, we bring clarity to complex sites to create beautiful, approachable, landscapes for living. We believe well designed landscapes have the ability to positively affect the lives of the people who live, work, and play in them.

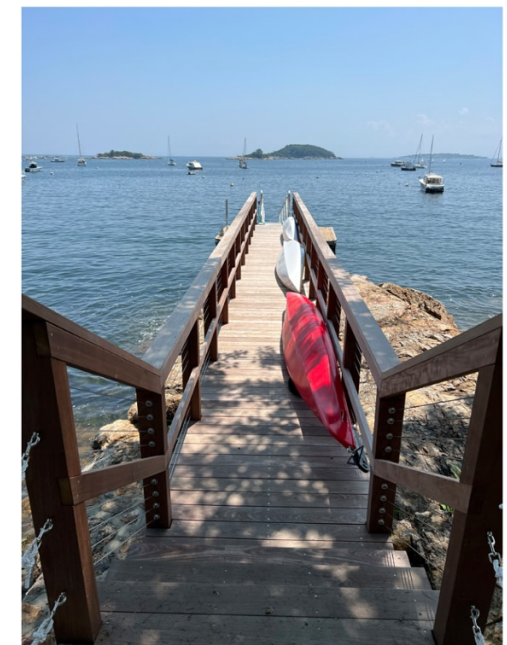
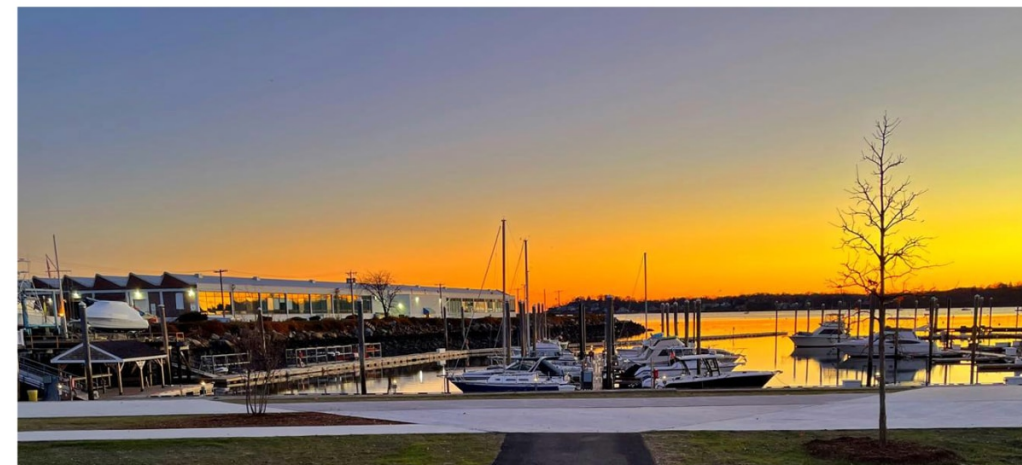
Our project experience is broad, including parks, campuses, cultural institutions, multi-family housing, historic properties and residences. We approach each design individually, working in close collaboration with the client, allied professionals and stakeholders to unite design aspirations with the site's unique characteristics.

Clarity. Intention. Connection.

- + Driven by collaboration, not ego.
- + Expertise and advanced skills throughout the company.
- + Nurturing, and unapologetic about it.
- + Symbiotic relationships with clients, partners and the environment.
- + 100% female owned and a certified Women-owned Business Enterprise (WBE).
- + LEED Accredited Professional Firm.



While our main office is in Boston, we are liscense in RI and have a WFH office on Transit Street in Providence



Development Objectives and Concept

- To activate this part of the Providence waterfront by providing housing and appropriate amenities.
- To develop a low scale, contextual structure with large, unobstructed view and access corridors to the water.
- To provide a successful, urbane restaurant in this waterfront setting with residential units above.
- To work with neighbors and community groups to ensure that our proposal benefits from public input, especially in preserving the serenity of the fiver walk and its bucolic, park-like setting.
- To promote Diversity and Inclusion for this project and for the design, construction and development industry

TEAM – Over 50% of the team is MBE and or WBE

CONSTRUCTION – Over 25% of the construction jobs will be set aside for minorities, women, MBE and WBE

JOB – Over 60 permanent jobs will be created by Bistro 401

INVESTMENTS – Up to \$1,000,000 set aside for minority and women investors

BISTRO 401

PROVIDENCE, RI

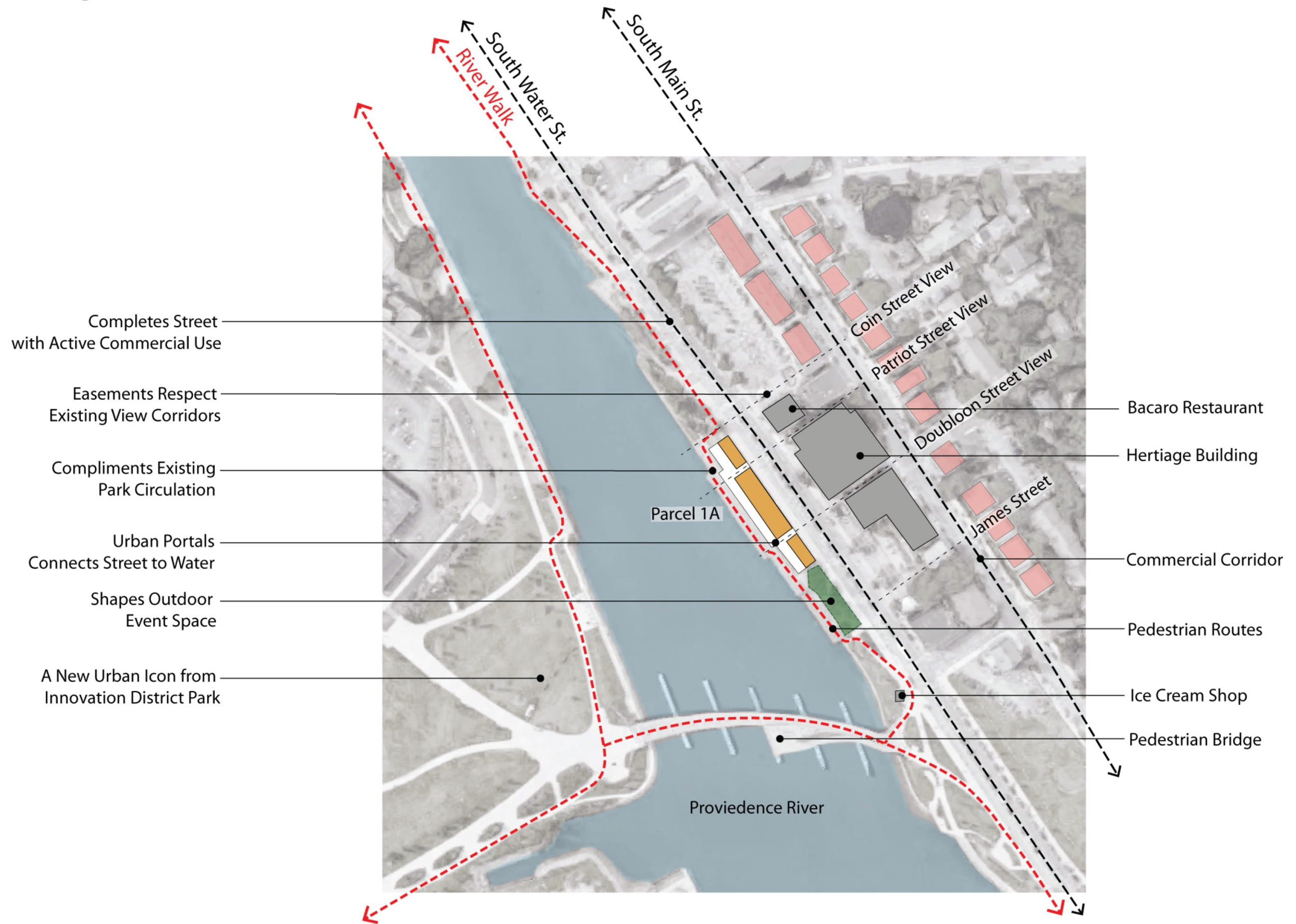
A contemporary & sophisticated American bistro



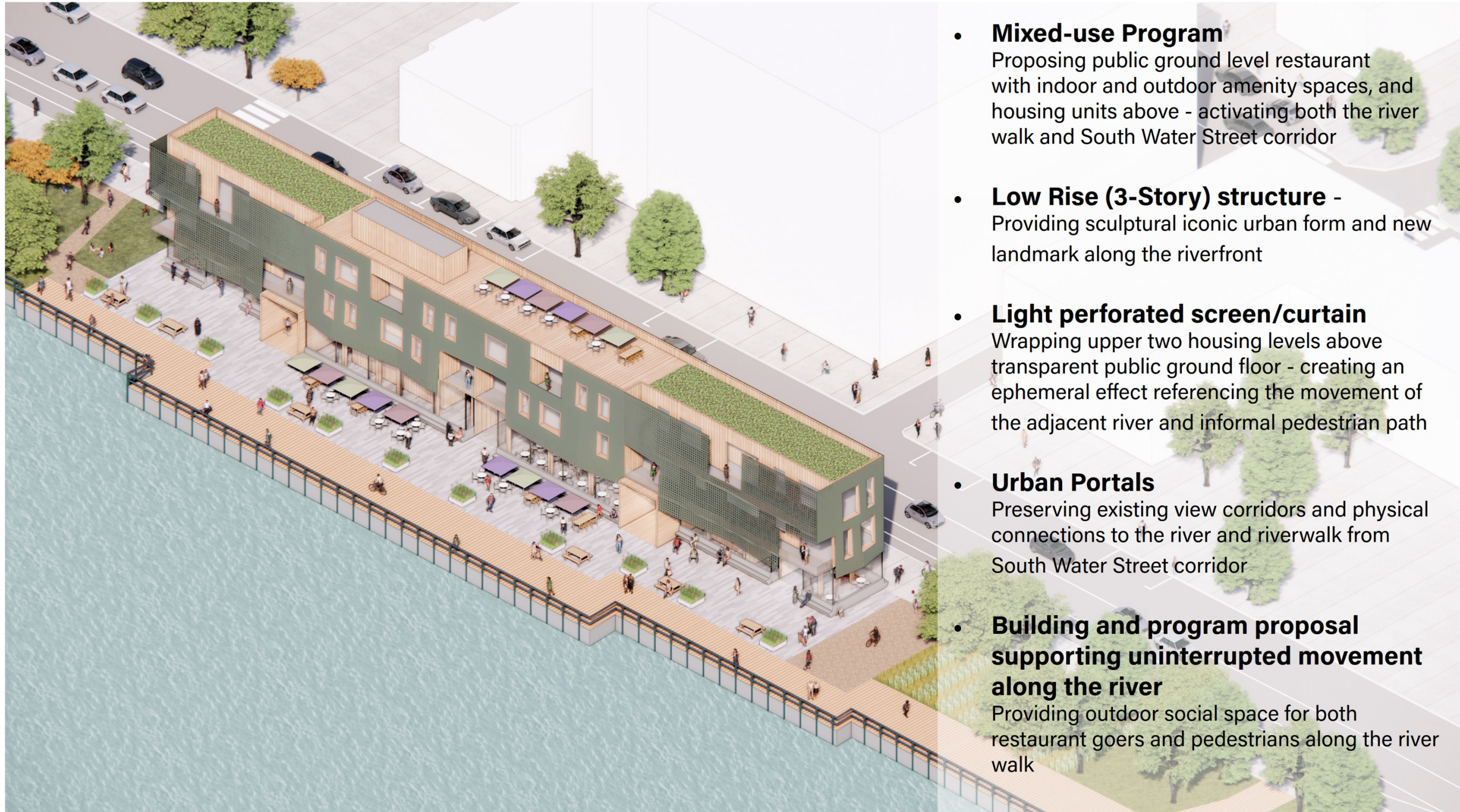
[Our goal is to continually serve and positively impact not only the communities where our restaurants currently operate but also to expand into new communities in New England and beyond. We take pride in offering independently owned, full-service restaurants with diverse dining options for lunch, brunch, dinner, catering, and private events -- which allows us to become an integral part of the fabric of the communities we serve. By fostering a team and family-oriented culture, we ensure that our staff and management teams cultivate friendships, partnerships, and lasting memories with our guests.]

Jeff Abellard

Site Organization

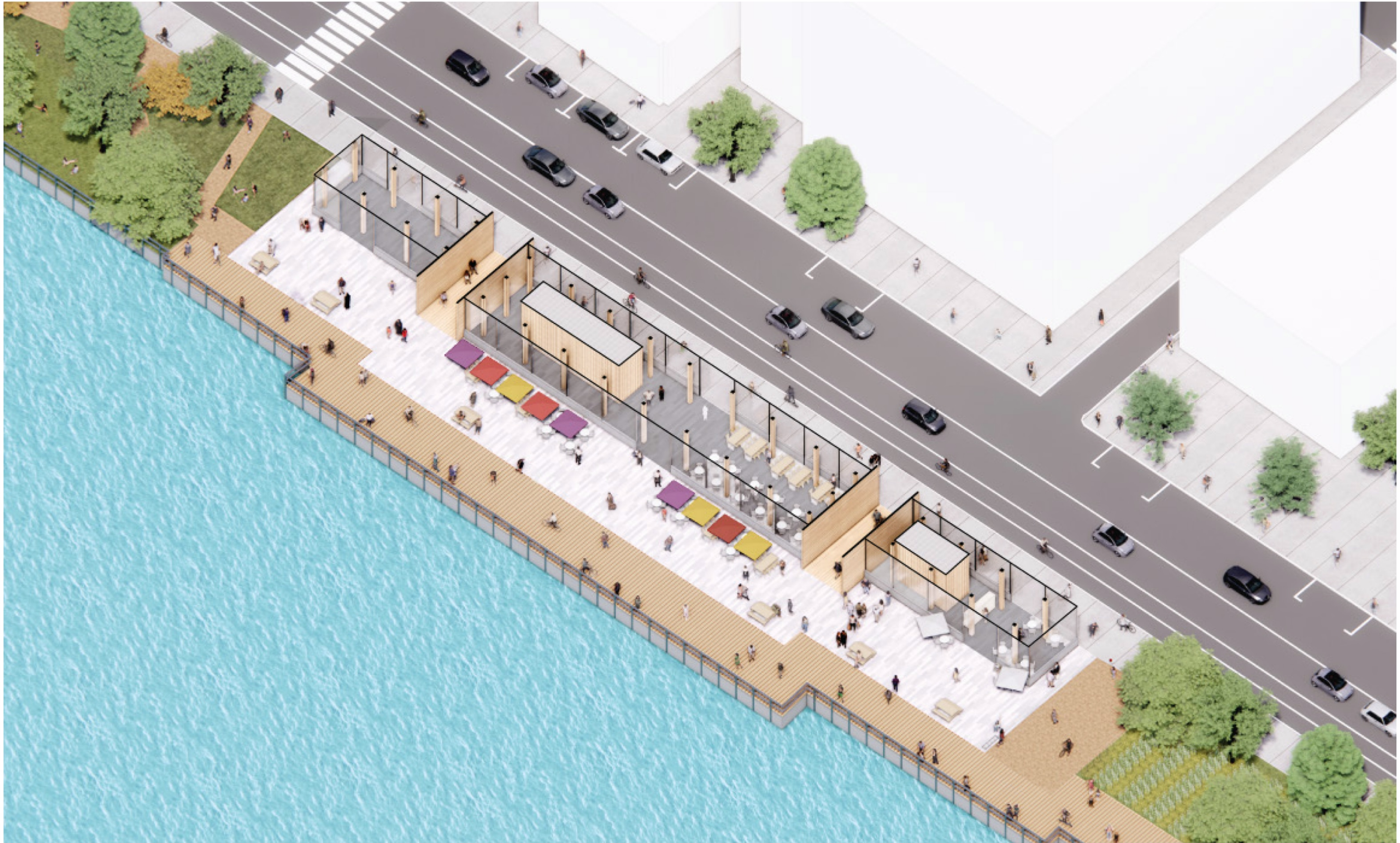


Massing and Design Concepts

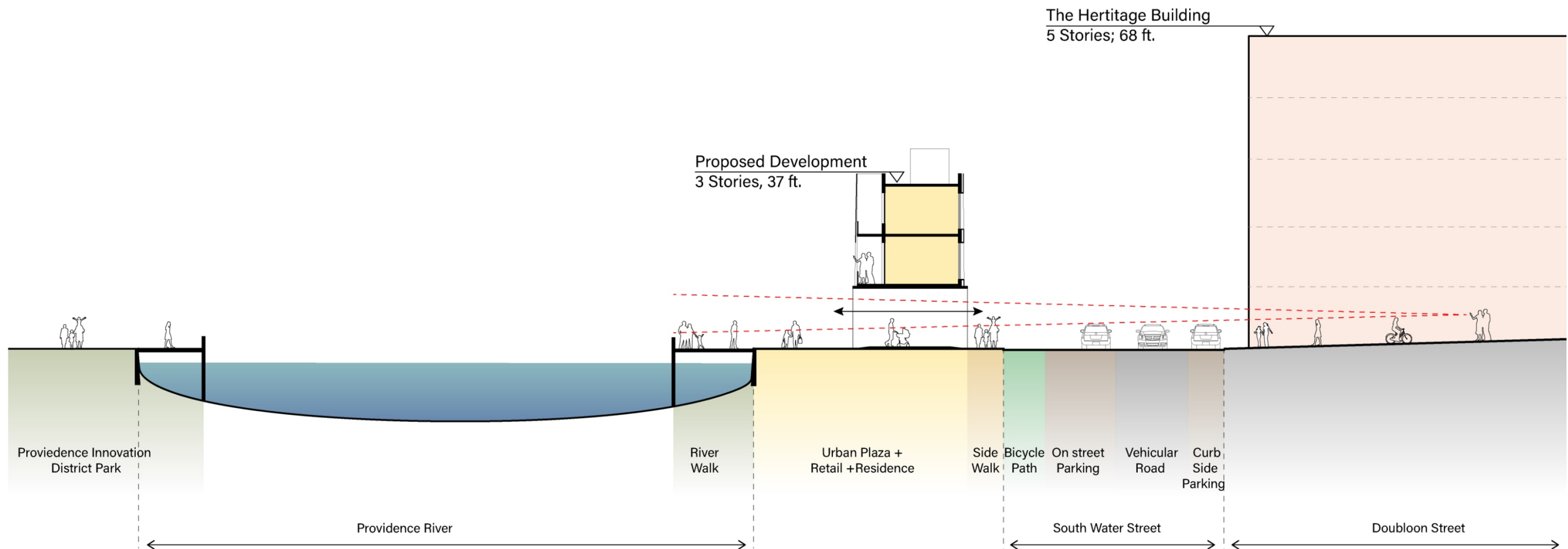
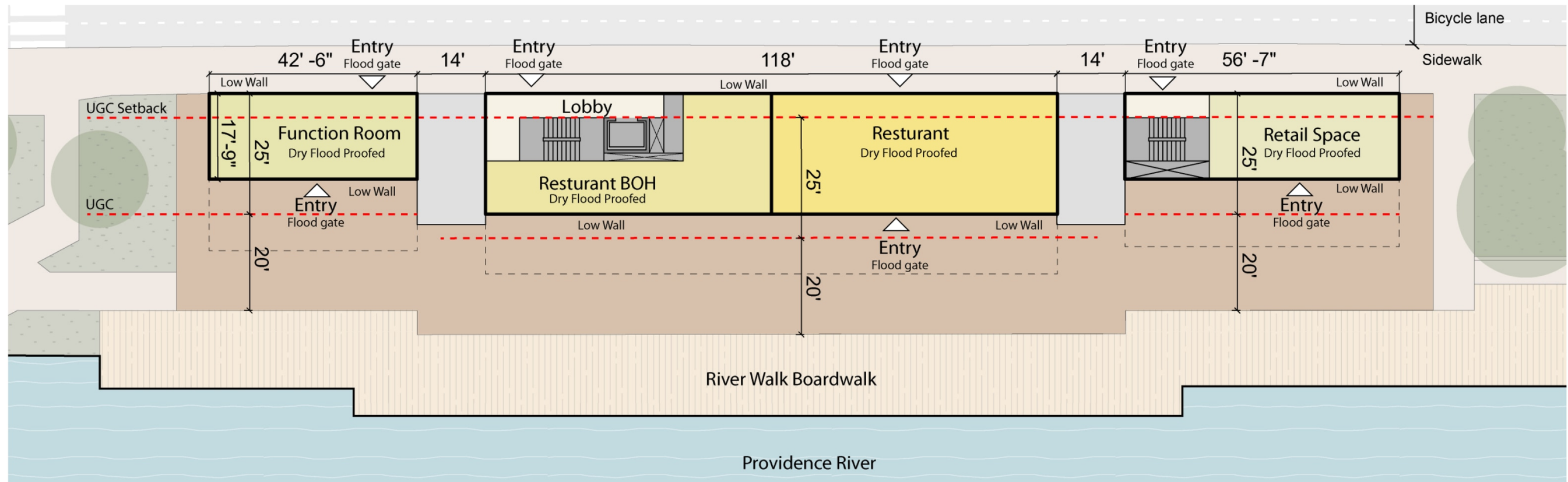


- **Mixed-use Program**
Proposing public ground level restaurant with indoor and outdoor amenity spaces, and housing units above - activating both the river walk and South Water Street corridor
- **Low Rise (3-Story) structure -**
Providing sculptural iconic urban form and new landmark along the riverfront
- **Light perforated screen/curtain**
Wrapping upper two housing levels above transparent public ground floor - creating an ephemeral effect referencing the movement of the adjacent river and informal pedestrian path
- **Urban Portals**
Preserving existing view corridors and physical connections to the river and riverwalk from South Water Street corridor
- **Building and program proposal supporting uninterrupted movement along the river**
Providing outdoor social space for both restaurant goers and pedestrians along the river walk

Site Activation Diagram

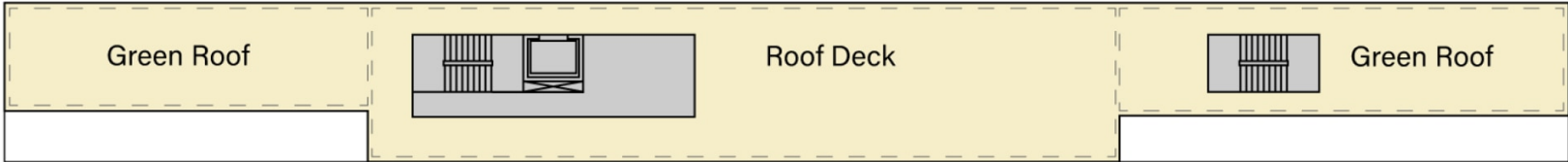


Conceptual Site Plan and Site Section



Conceptual Floor Plans and Sections

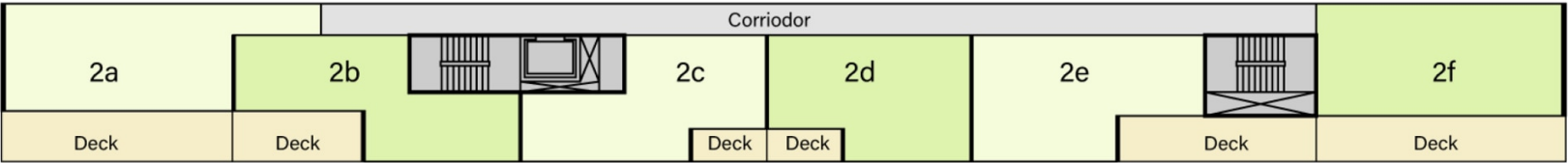
S Water St (East)



Roof Plan

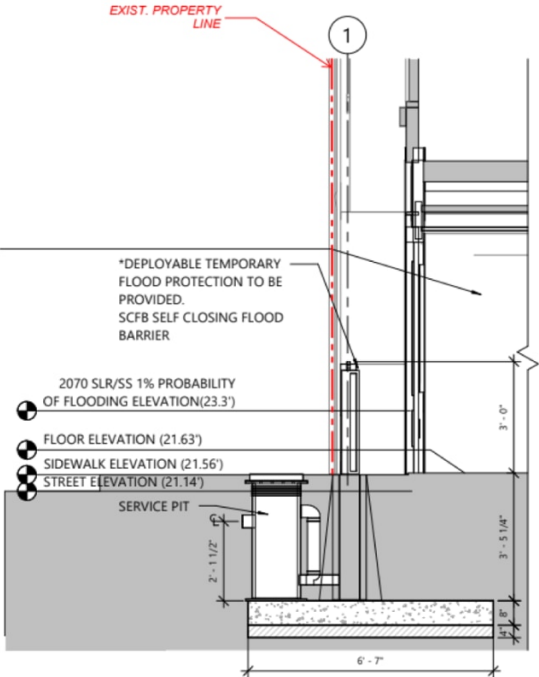
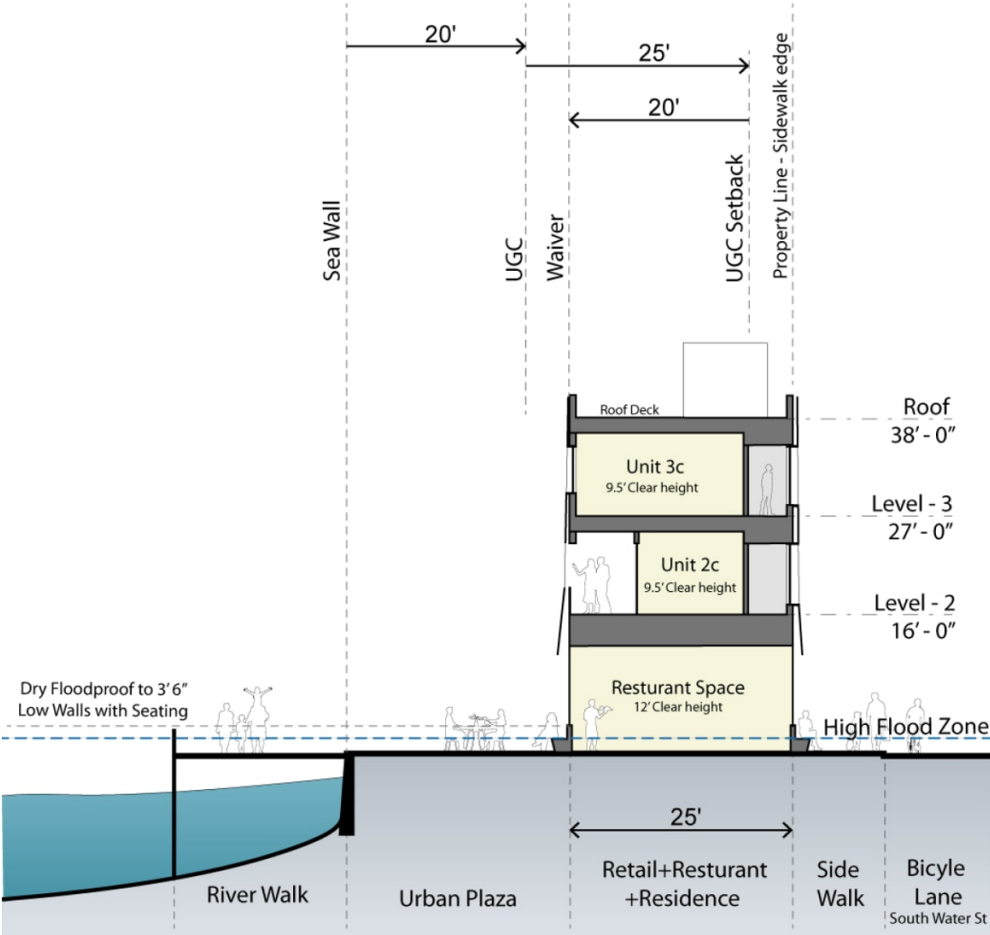


Third Floor Plan



Second Floor Plan

River Walk (West)



Typical Flood gate detail

Massing and Conceptual Materials



Cross Laminated Timber



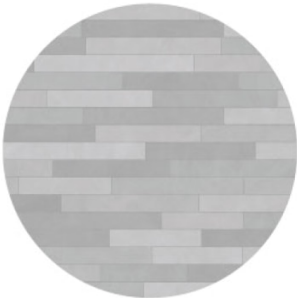
Sedum Green Roof



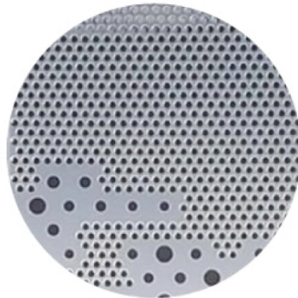
Glass Walls



Wooden Deck



Pavement



Perforated Metal

River Walk View





South Water Street View



 RIVERWALK JV
THANK YOU