PROVIDENCE ART & DESIGN CENTER

I-195 CONCEPT PLAN 2 SUBMISSION
PARCEL 5

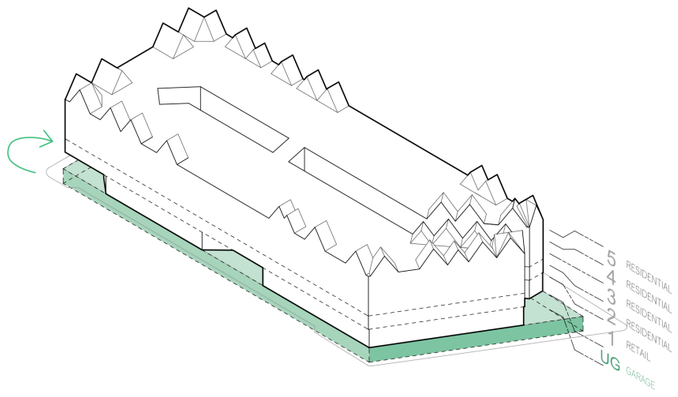
PROJECT UPDATES

Design Changes between Designation and Concept Round 1:

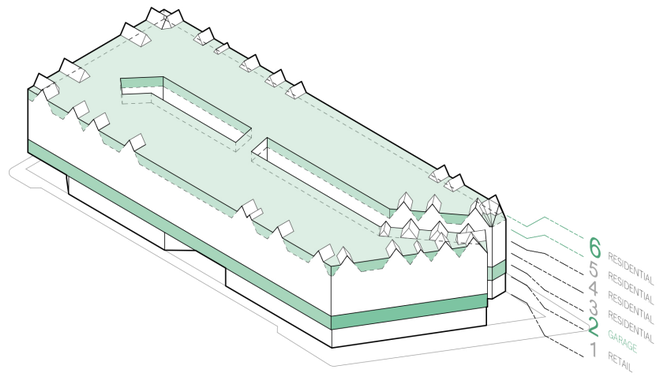
- Parking relocated to Level 2
- Level 2 residential units relocated between gable extensions

Design Changes between Concept Round 1 and Concept Round 2:

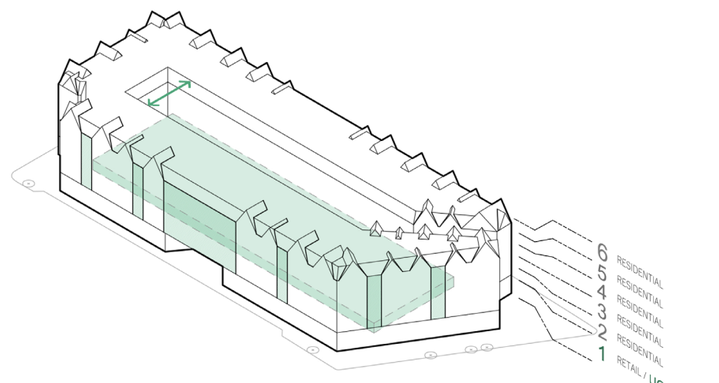
- The inner street has been adjusted from 24' to 42' wide
- The pedestrian/vehicle bridge has been deleted
- The parking has been relocated to a partially underground location similar to Parcels 2, 6 removing visible parking garage facade
- New parking concealed by ground floor retail
- Floor 2 allocated to residential units
- NW corner massing changes



DESIGNATED SCHEME



PREVIOUSLY REVIEWED SCHEME



UPDATED SCHEME

PROGRAM SUMMARY

Program Areas	
Program	**GSF**
Residential	247,823
Office	
Retail	35,485
Hotel	
Laboratory	
Structured Parking	29,247
Other (Specify) _____	
Total	312,555
Area per Floor	**GSF**
Open Space	22,511
Level 1	40,665
Level 2	47,335
Level 3	49,004
Level 4	49,004
Level 5	49,004
Level 6 and above	48,295
Total	305,818

Residential Units (if applicable)		
Unit Mix	**# Units**	**Avg. Size (GSF)**
Studio	38	318
Studio	93	487
1 BR	163	640
2 BR	44	1229
3 BR	-	-
Total Units	338	

Affordability Level (% AMI)			
	# Units	**% AMI**	**% of Total**
Market Rate	328		97%
Workforce			
Affordable	10	80	3%
Etc.			
Total	338		

403'

14' - 5"

14' - 1"

14' - 0"

RETAIL

AMENITY

RETAIL

RETAIL

BOH

BIKE ROOM

123'

PARKING

9' - 4"

13' - 5"

RETAIL

RETAIL

RETAIL

RETAIL

ACCESS TO PARKING BELOW

RETAIL

12' - 0"

138'

13' - 2"

10' - 7"

10' - 7"

320'

20' 40' 80' 160'

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SITE PLAN - S MAIN ST LEVEL



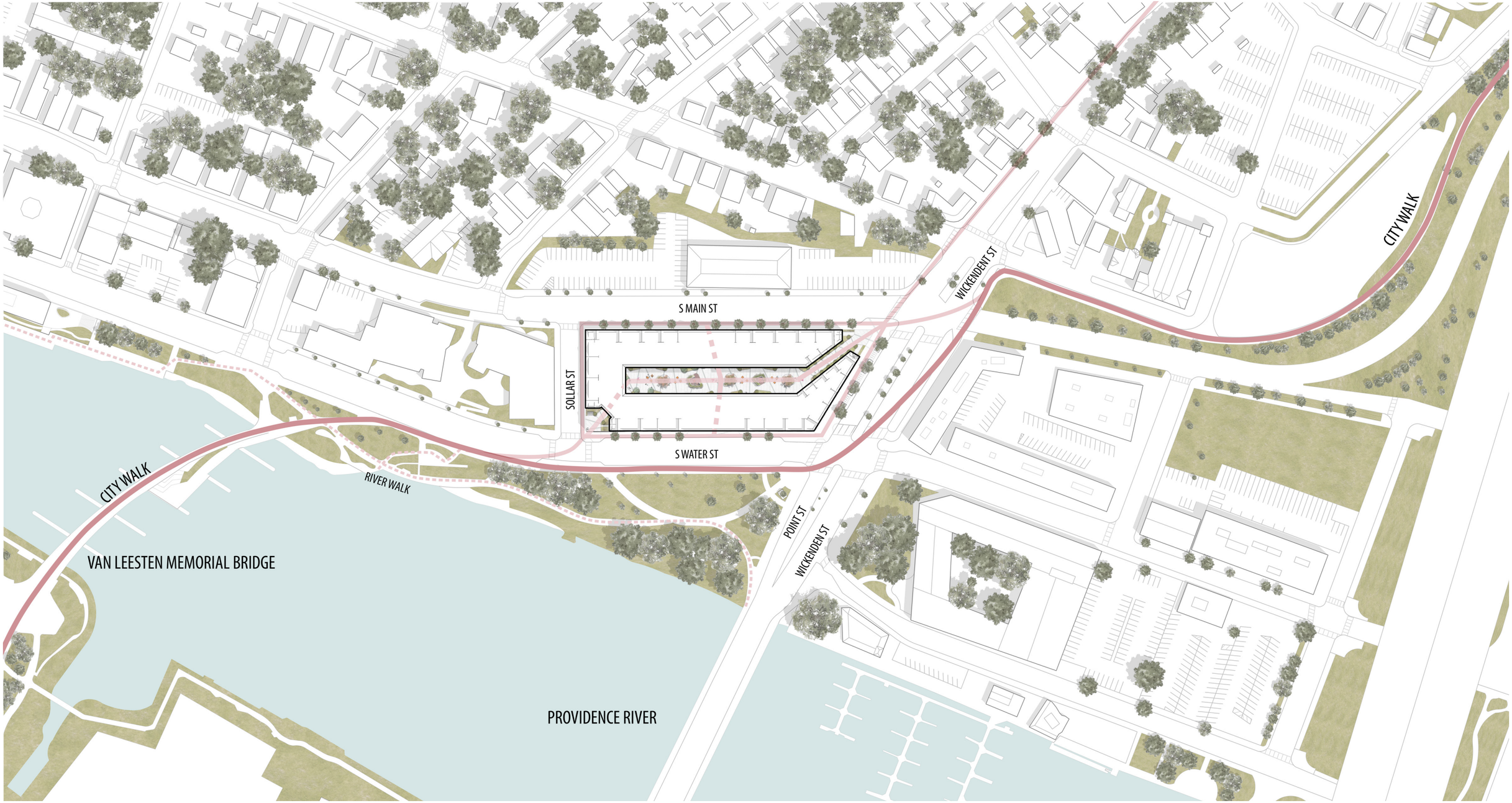
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SITE PLAN - INNER ST LEVEL



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SITE ACCESS PLAN



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SITE CONTEXT



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L02 FLOOR PLAN



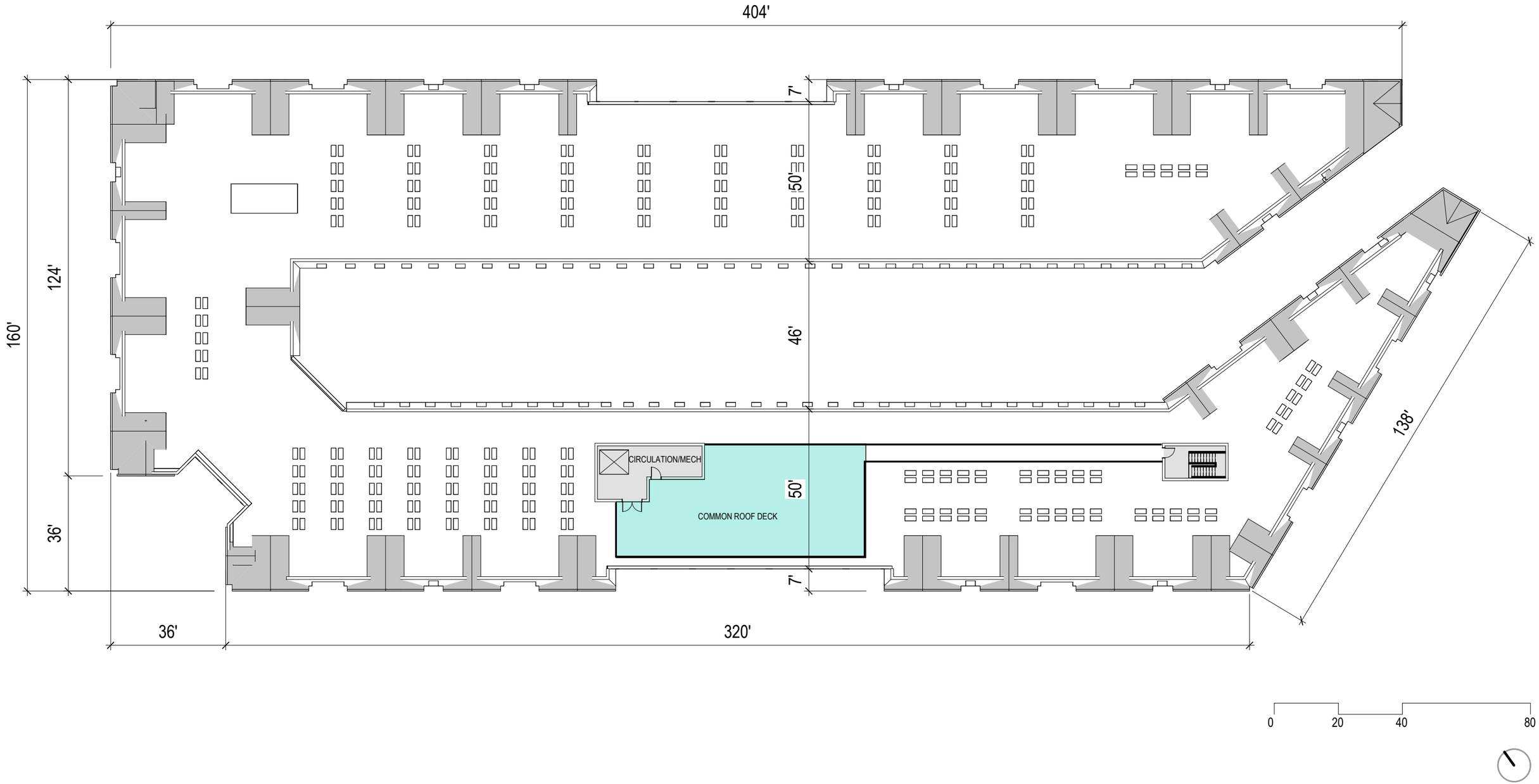
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L03-05 TYPICAL LEVEL PLAN



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I-195 CONCEPT PLAN 2 SUBMISSION
L06 FLOOR PLAN



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ROOF PLAN



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I-195 CONCEPT PLAN 2 SUBMISSION
S MAIN ST NORTH VIEW



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I-195 CONCEPT PLAN 2 SUBMISSION
S WATER ST SOUTH VIEW

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I-195 CONCEPT PLAN 2 SUBMISSION
S WATER ST NORTH VIEW



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I-195 CONCEPT PLAN 2 SUBMISSION
INNER STREET VIEW

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WICKENDEN ST WEST VIEW



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DOLLAR AND S WATER ST VIEW

Schematic Material Palette

Variable brick at gable elements. Pictured: Glen-Gery Downtown Series



Woodbury



Apple Creek



Attica

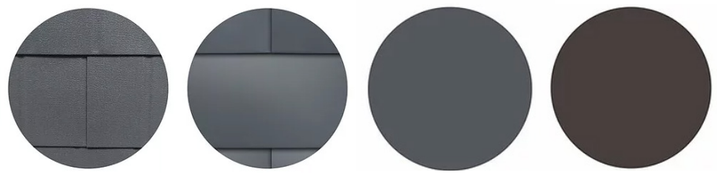


Iberia Black



Whiteford Range

Metal shingle at roofs and penthouse/mansard. Pictured: Permalock



Embossed Finish

Smooth Finish

Charcoal Gray

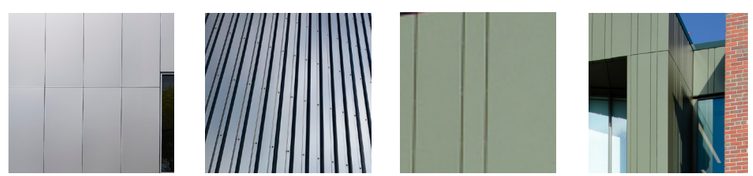
Tudor Brown

Mullion/Brakemetal



Classic Bronze

Metal Panel Cladding at flat-roofed areas



Flat ACM Panel

Corrugated Panel

Olivine Metallic or sim.

uPVC Window Mullion



Dark Bronze

Composite Panel Cladding at retail levels. Pictured: Nichiha

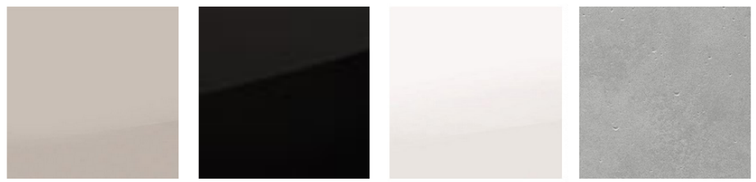


Corbosa Moondust

Corbosa Shadow

Tuffblock Taupe

Tuffblock Walnut



Mirala Glacier

Mirala Onyx

Mirala Snow

Industrialblock Grey

Note: Tenant retail facade treatments may be tenant-specific



South Main St Elevation



South Water St Elevation

0 20 40 80

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I-195 CONCEPT PLAN 2 SUBMISSION
BUILDING ELEVATIONS



Dollar St Elevation



Wickenden St Elevation

0 20 40 80



Inner Street North Elevation

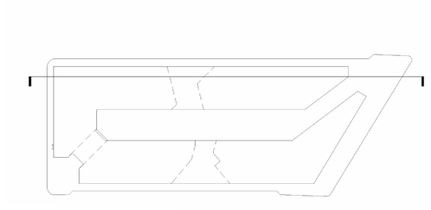


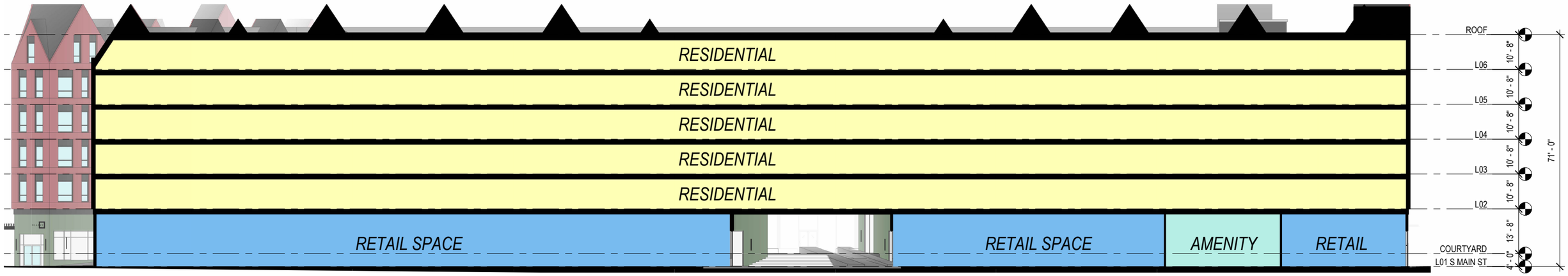
Inner Street South Elevation

0 20 40 80

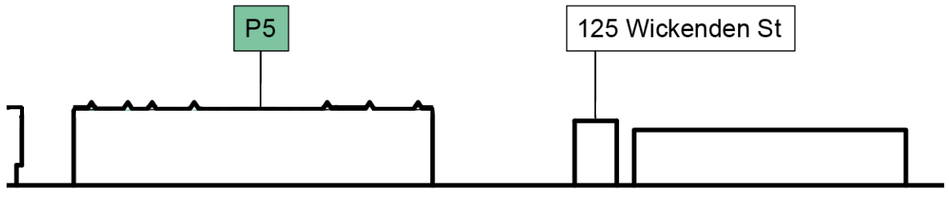
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I-195 CONCEPT PLAN 2 SUBMISSION
UNFOLDED BUILDING ELEVATIONS





LONGITUDINAL SECTION

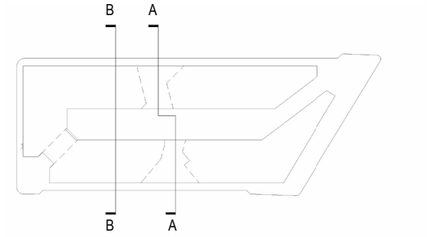


HEIGHT CONTEXT

0 20 40 80

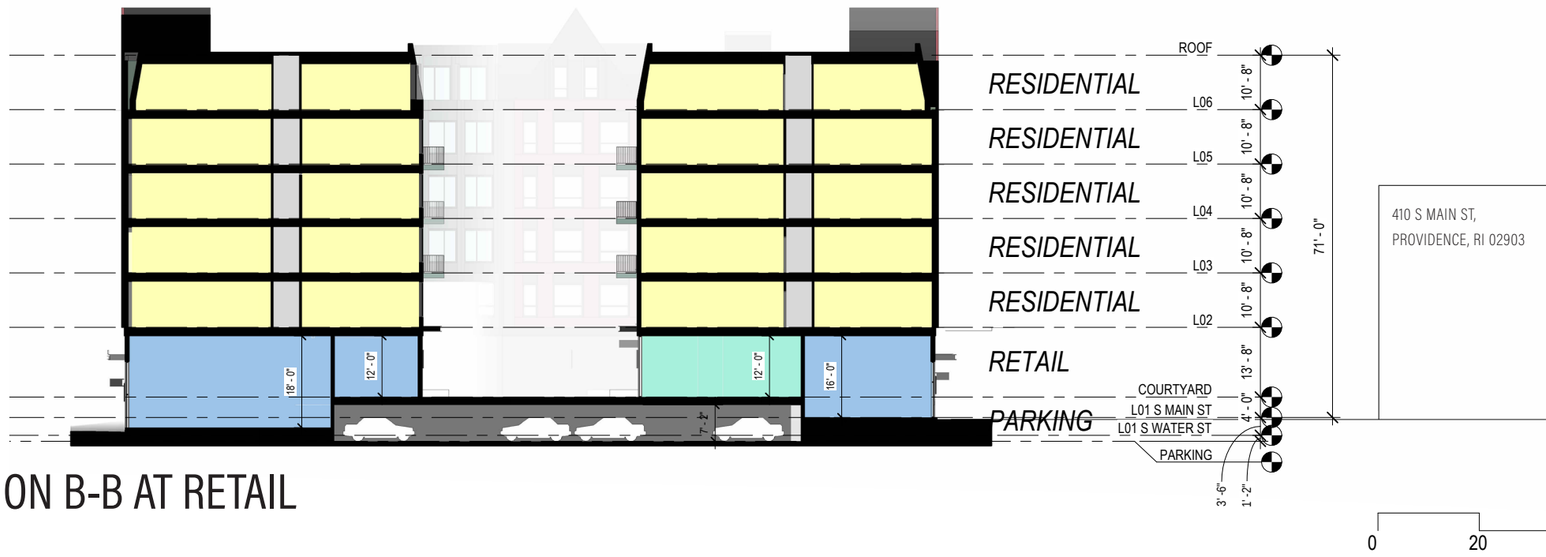
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LONGITUDINAL BUILDING SECTION





SECTION A-A AT MID-BLOCK CONNECTOR



SECTION B-B AT RETAIL

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TRANSVERSE BUILDING SECTION









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PROGRESS COMPARISON