

Urban Design Summary of Developer Submissions for Parcels 8 & 8A

I-195 Redevelopment District Commission Meeting
June 3, 2026

Program Comparison



Marathon | The Kelsey

Architect: Branch Architects

Mixed-use building:

- **134** residential units
- 6-stories

Affordable / Disability-forward Unit Mix

- 100% of units at or below 80% AMI;
29.1% of units Workforce, 45.5% Affordable, 25.4% Deeply Affordable
- 25% ADA-designated units

Program Areas

- 132,890 gsf including garage
- 90,250 sf of residential
- 2,400 sf ground floor commercial
- 21,350 sf circulation /common sf

Parking Strategy

- Below-grade structured garage -**63** spaces



Churchill & Banks

Architect: ZDS Architects

Mixed-use building:

- **100** residential units
- 5-stories stepping down to 4 stories w/ roof amenity terrace

Unit Mix

- 100% of units market rate

Program Areas

- 113,360 gsf including garage
- 66,956 sf of residential
- 4,302 sf of office/leasing
- 22,662 sf circulation /common sf

Parking Strategy

- Below-grade structured garage -**45** spaces
- Surface parking -**36** spaces on site plus shared parking off site

Exterior Rendering

View to Corner of South Main St and Pike St

Marathon | The Kelsey



Churchill & Banks



Ground Floor Plan

Marathon | The Kelsey



Churchill & Banks

