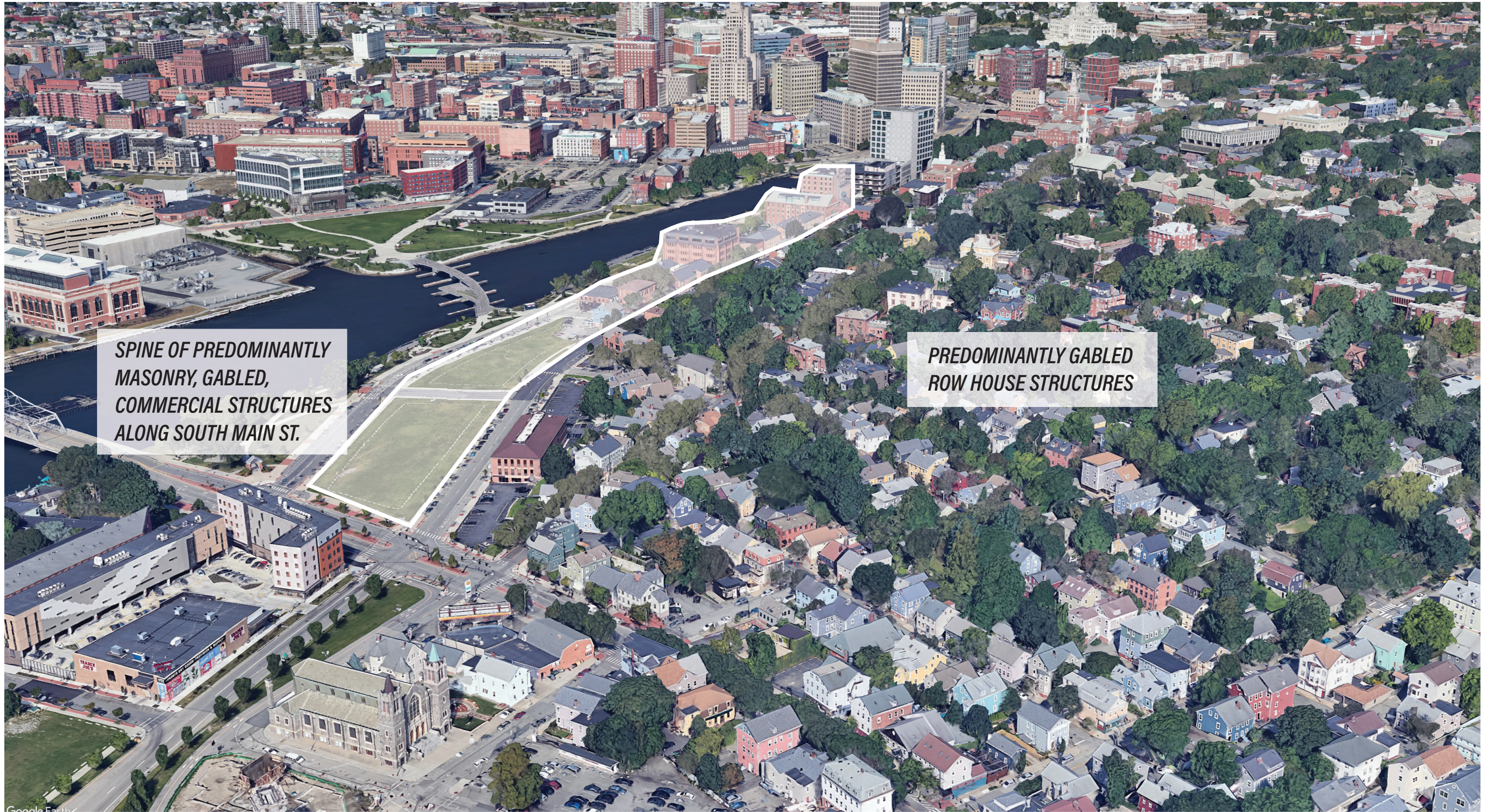




PROVIDENCE ART & DESIGN CENTER

I-195 CONCEPT PLAN SUBMISSION
PARCEL 5



*SPINE OF PREDOMINANTLY
MASONRY, GABLED,
COMMERCIAL STRUCTURES
ALONG SOUTH MAIN ST.*

*PREDOMINANTLY GABLED
ROW HOUSE STRUCTURES*



PROVIDENCE ART & DESIGN CENTER

I-195 CONCEPT PLAN SUBMISSION
COLLEGE HILL/FOX POINT CONTEXT

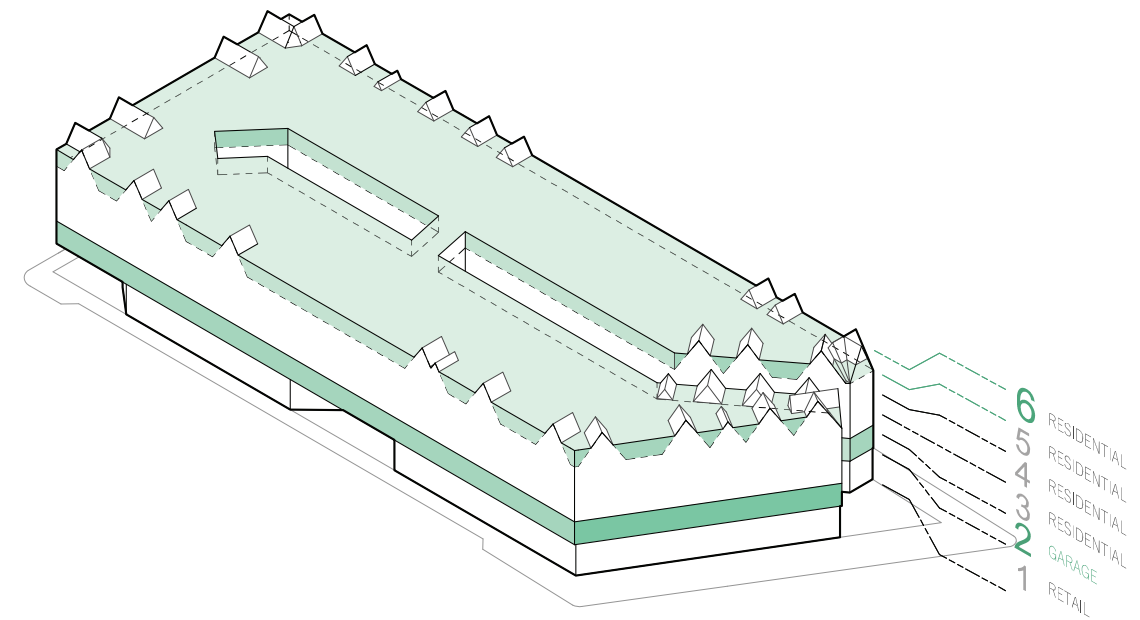
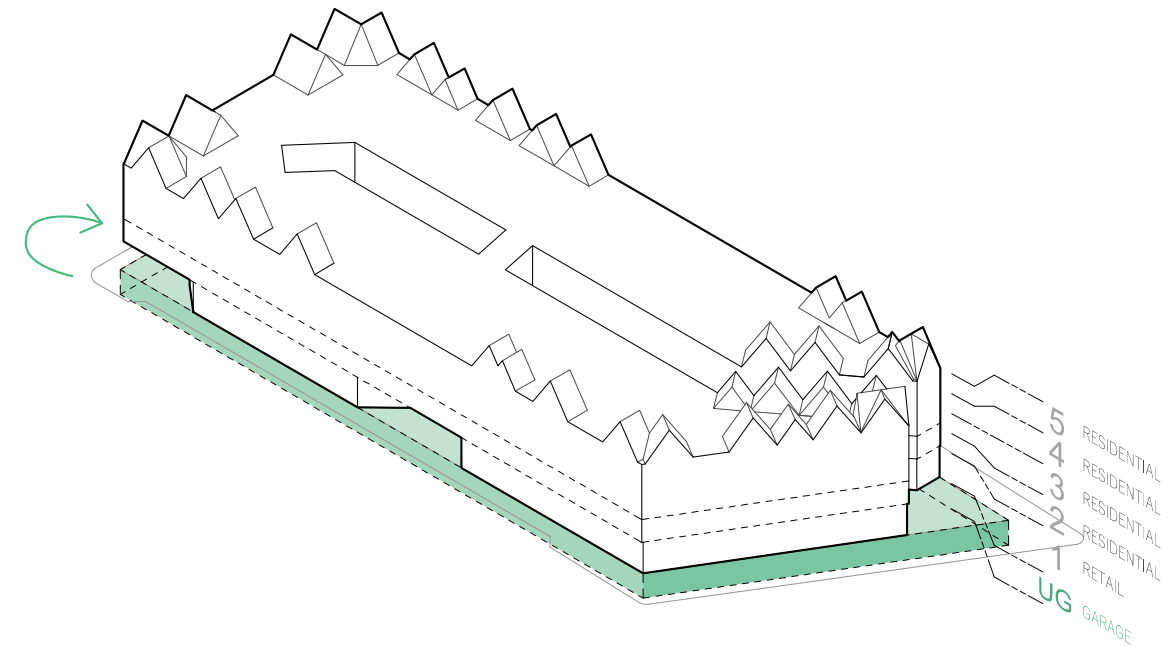
CHANGES FROM DESIGNATED DESIGN

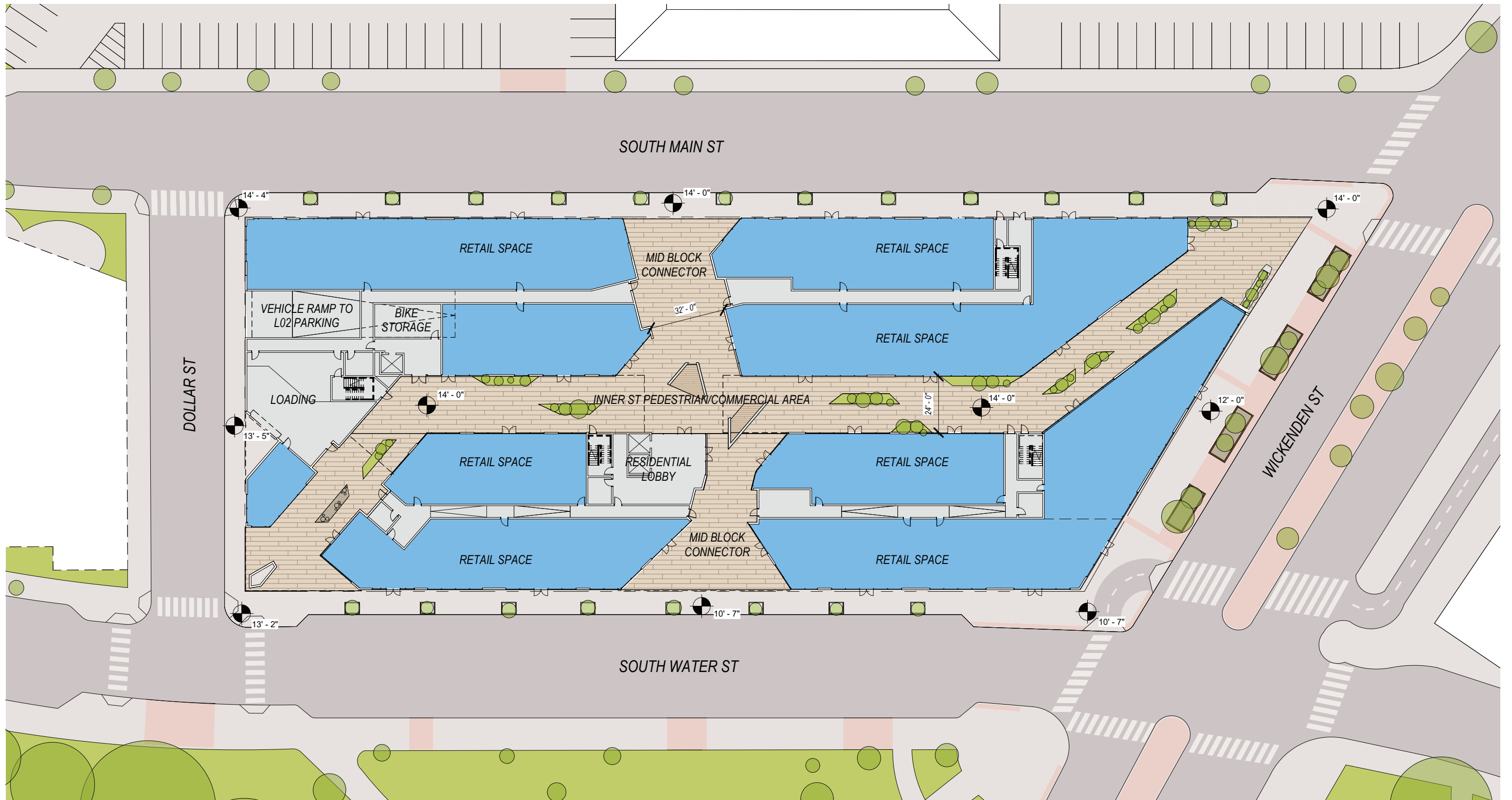
Narrative describing changes to the program since the RFP submission:

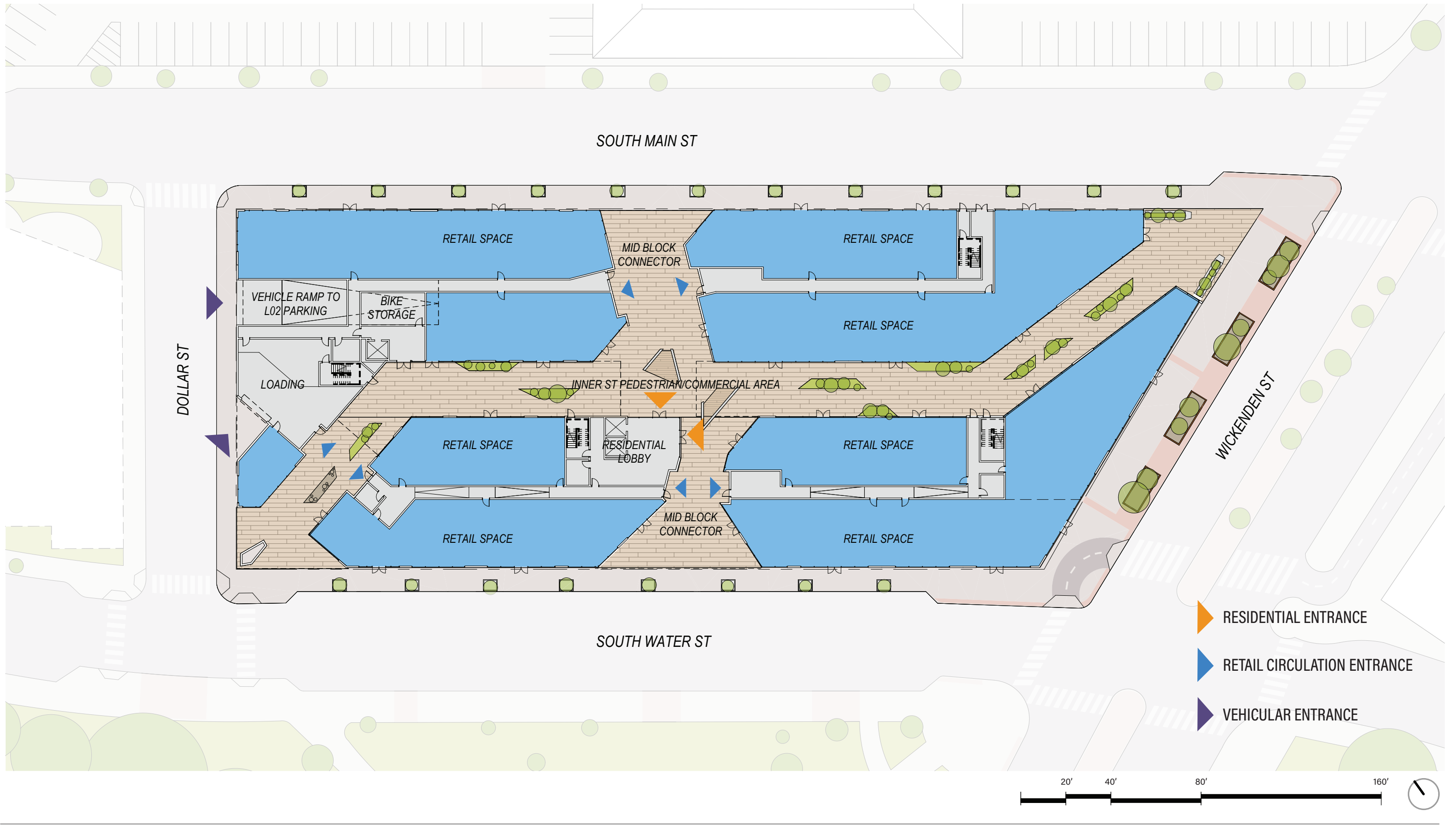
The revised proposal includes 248 apartments, in lieu of 150 apartments and 25 condominiums included in the designated scheme. The revised proposal includes 105 parking spaces located at the 2nd level podium, in lieu of 117 parking spaces included in the designated scheme between underground and ground-level parking. The revised proposal includes a 45,000 sf retail component in lieu of the 30,000 sf retail component included in the designated scheme (ground-level area previously devoted to parking has been allocated to retail use).

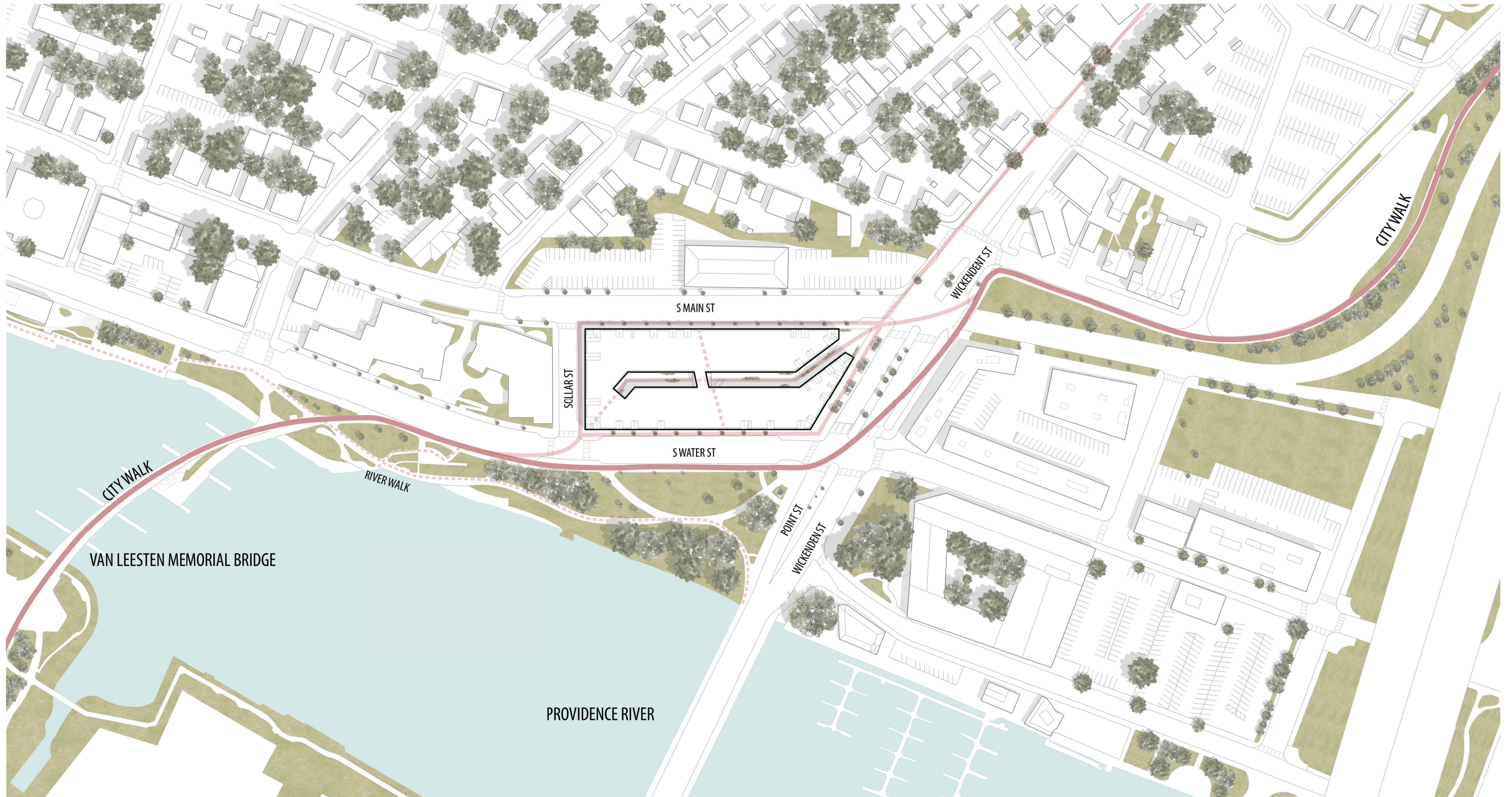
Itemized list of design changes since the RFP submission:

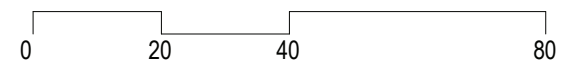
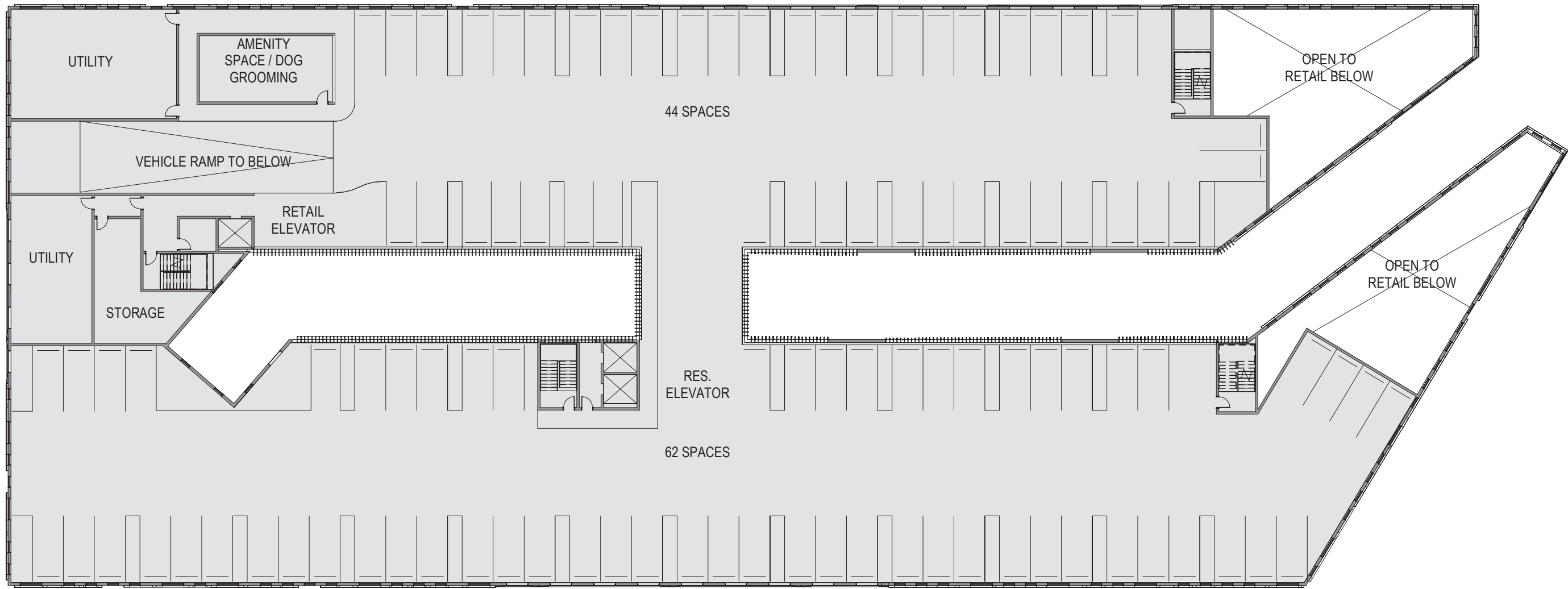
- The project organization is revised from four-over-one to four-over-two, with four levels of residential above two levels of podium.
- Podium level 02 includes 105 parking spaces.
- The previously submitted four-stories of residential units are now located on floors 2-6 with the 6th floor units filling in between the gable elements.







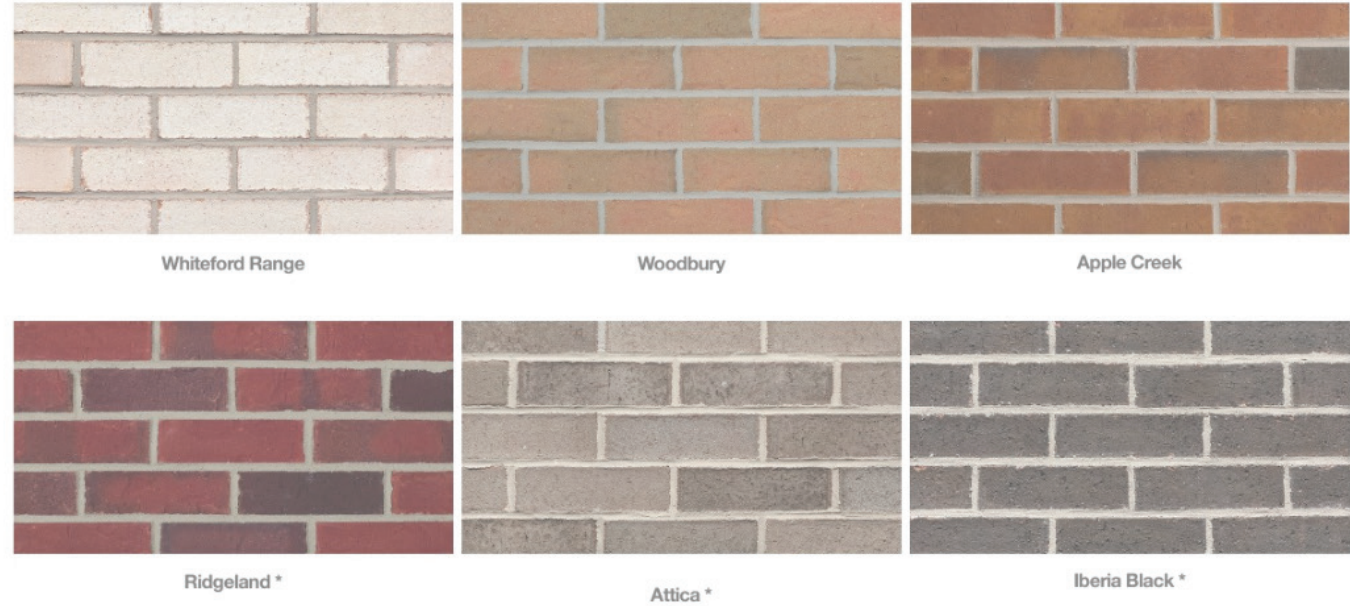




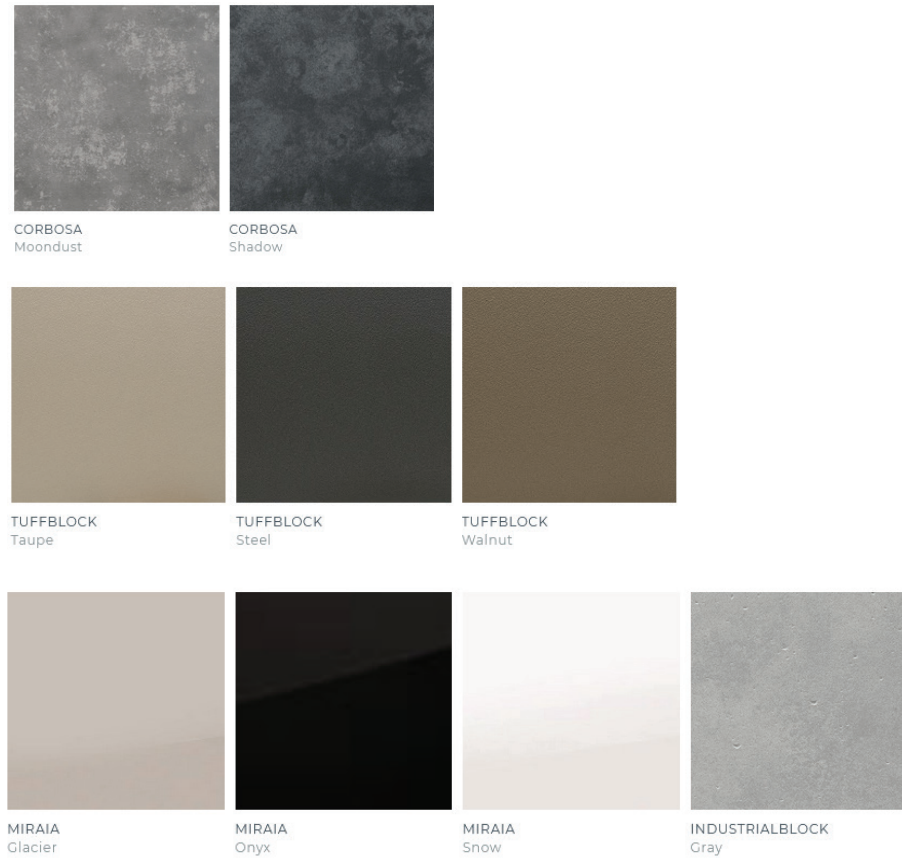


Schematic Material Palette

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



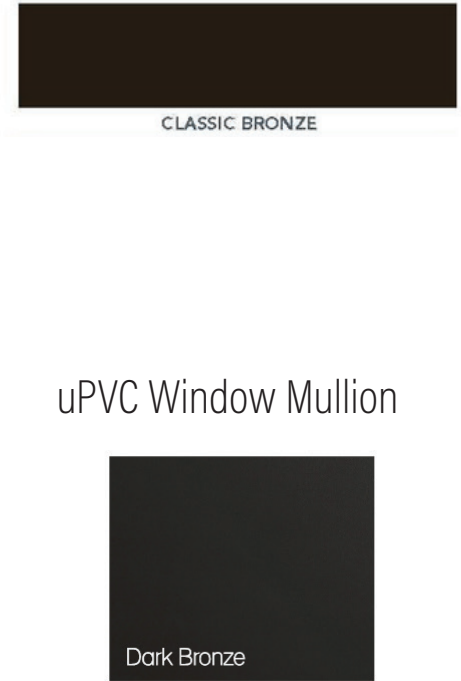
Composite Material at flat roofed areas. Pictured: Nichiha Architectural Panels



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



Mullion/Brakemetal: Kawneer



Screening at parking areas: Composite fins, aluminum mesh / painted chain link options



Note: Tenant retail facade treatments will be tenant-specific



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I-195 CONCEPT PLAN SUBMISSION
S MAIN ST NORTH VIEW



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I-195 CONCEPT PLAN SUBMISSION
S WATER ST SOUTH VIEW



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I-195 CONCEPT PLAN SUBMISSION
S WATER ST NORTH VIEW



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I-195 CONCEPT PLAN SUBMISSION
INNER STREET VIEW



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I-195 CONCEPT PLAN SUBMISSION
WICKENDEN ST WEST VIEW



South Main St Elevation



South Water St Elevation

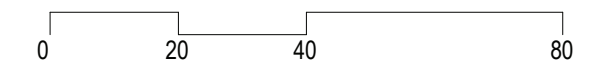




Dollar St Elevation

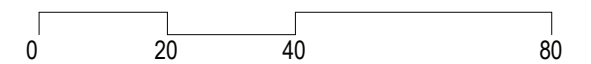


Wickenden St Elevation





Inner Street South Elevation





City Center, Washington DC



Contemporary mixed-use lifestyle center combining retail, entertainment, offices, and residential uses; includes approximately 400+ residential units organized around pedestrian-oriented internal streets generally ranging from ~25–40 feet wide between façades.

Platform, Culver City LA



Urban mixed-use retail and residential development in Culver City with apartments directly overlooking activated pedestrian retail passages generally ranging from ~24–35 feet wide between occupiable façades.

Edgewood Mews, London UK



Dense, car-free residential mews development featuring approximately 97 dwellings facing onto shared pedestrian streets and courts typically ranging from ~18–30 feet wide.

Historic Open-Air Shopping + Apartments



Historic open-air mixed-use shopping streets lined with continuous retail at grade and apartments above, with street widths commonly ranging from ~20–35 feet façade-to-façade.