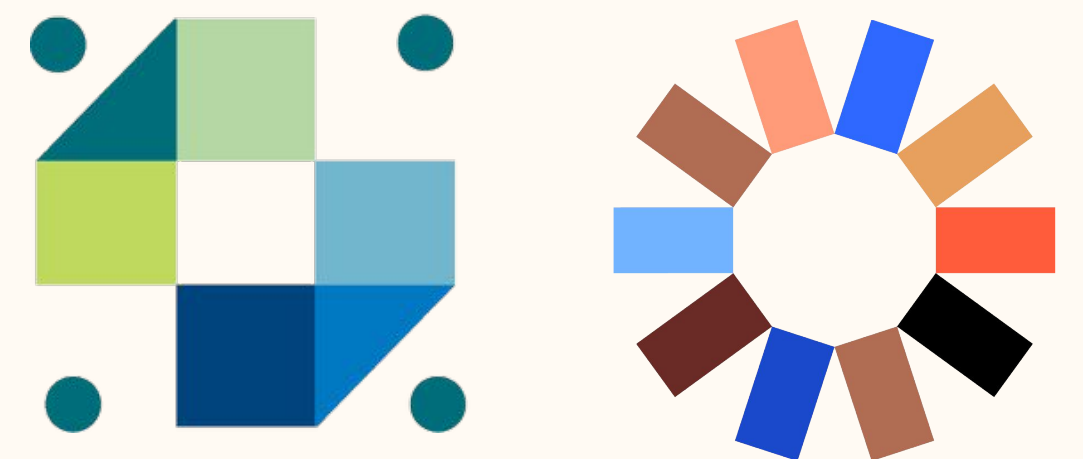


# The Kelsey Fox Point

**Marathon**  
**The Kelsey**



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**Team**

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**Project Vision**

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**Inclusive Design**

---

**By the Numbers**

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**Supporting the Community**

# Team

# The Kelsey and Marathon

Co-development Partners at The Kelsey Fox Point



**Mission:** Advance the I-195 District’s housing goals through a 100% affordable, disability-forward community servicing Providence’s residents across income levels and abilities.

**Collaborative Efforts:** Complementary competencies to advance project financing, design, community engagement and long-term operations. Marathon brings local development, construction and asset management expertise, while The Kelsey brings its disability-forward housing model, Inclusive Design Standards, and resident services approach.

**Commitment:** Mission-oriented partners anchored in the long-term community impact, resident experiences, and project viability.

# Project Vision

# Diverse and Connected Community





# Disability- Forward Homes

# Beauty in Access





# Anchor in Inclusivity

# Inclusive Design

# Design Metrics

## BUILDING PROGRAM

134

residential units

**100% Affordable Housing**

*30%, 60% & 80% AMI tiers*

114K

gross square feet above grade

**New Construction**

*6-stories*

## SITE & PARKING

2,400

SF commercial space

**Ground-Floor Retail / Service**

*South Main Street frontage*

0.86

acres — combined site

**Two Parcels: 8 & 8A**

*0.30 ac + 0.56 ac combined*

48

vehicular parking spaces

**Below-Grade Garage**

*0.35 spaces / unit ratio*

8

accessible spaces

49

bicycle storage spaces

**Long-Term Secure Interior**

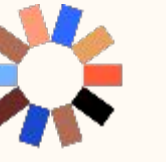
*Exceeds 50% interior requirement*

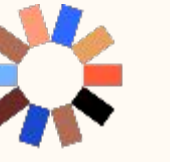
34

**Mobility & Sensory Units**

*Distributed throughout the building*

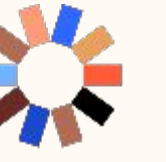
# Site Plan



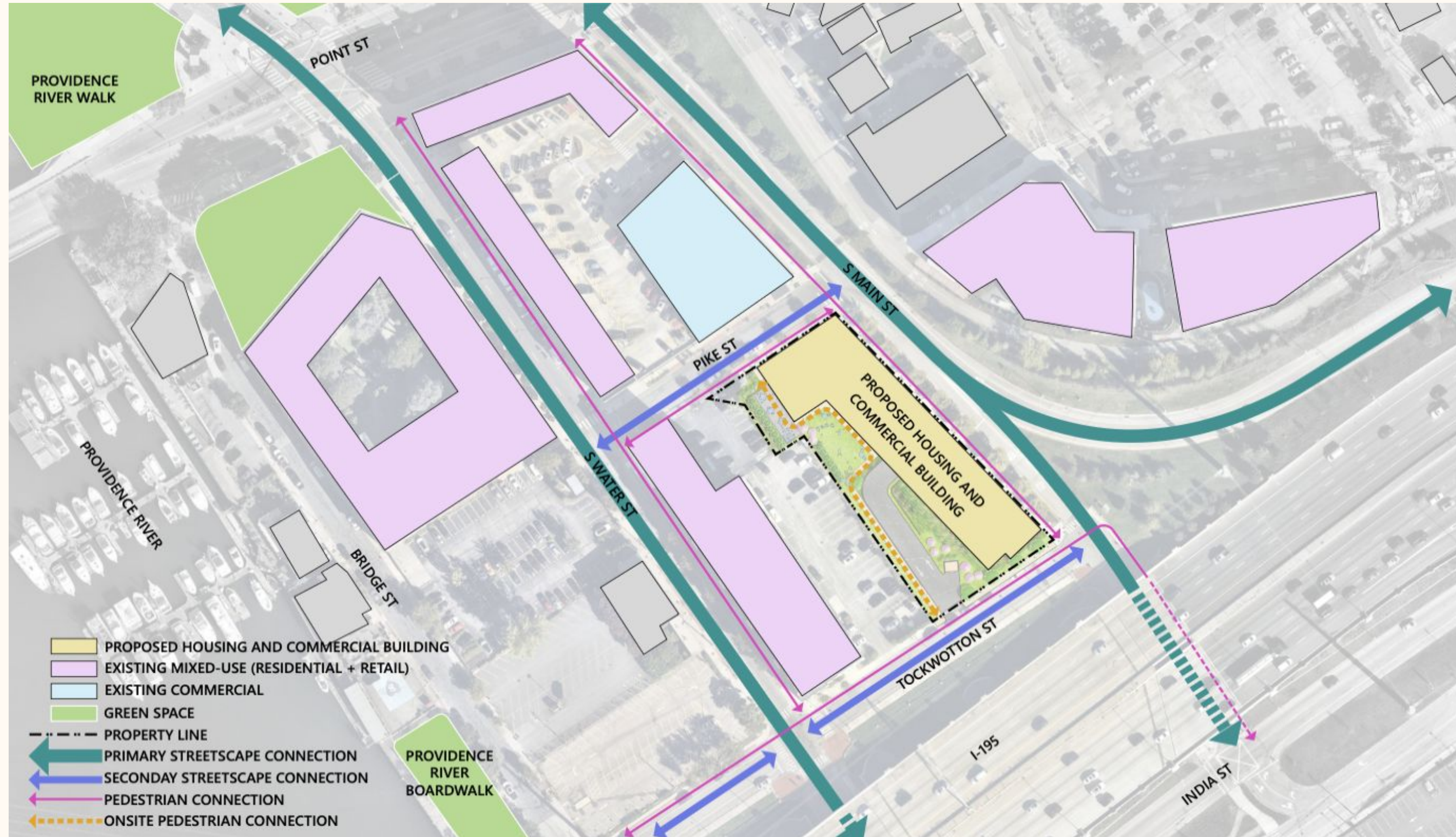


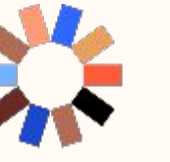
# Site Access Diagram





# Urban Design Plan





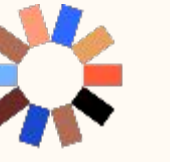
# Rendering ( Aerial View West )





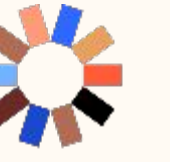
# Commercial Entrance (View from North)





# Main Entrance (View North)





# Elevations East & South



EAST ELEVATION - SOUTH MAIN STREET

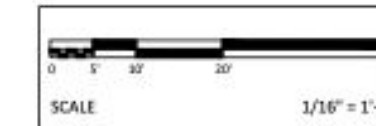


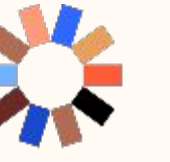
SOUTH ELEVATION - TOCKWOTTON STREET



**MATERIALS KEY:**

	NICHIHA WOOD SERIES VINTAGEWOOD - POPLAR
	NICHIHA DESIGNER SERIES INDUSTRIAL BLOCK - GRAY
	ALUMINUM WINDOWS AND CANOPIES





# Elevations North & West



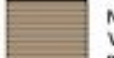

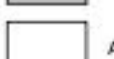
WEST ELEVATION

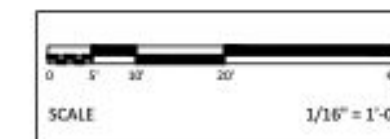


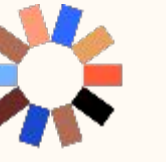
NORTH ELEVATION - PIKE STREET



MATERIALS KEY:

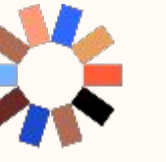
	NICHIHA WOOD SERIES VINTAGEWOOD - POPLAR
	NICHIHA DESIGNER SERIES INDUSTRIAL BLOCK - GRAY
	ALUMINUM WINDOWS AND CANOPIES





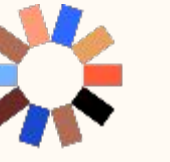
# Architectural Design First Floor



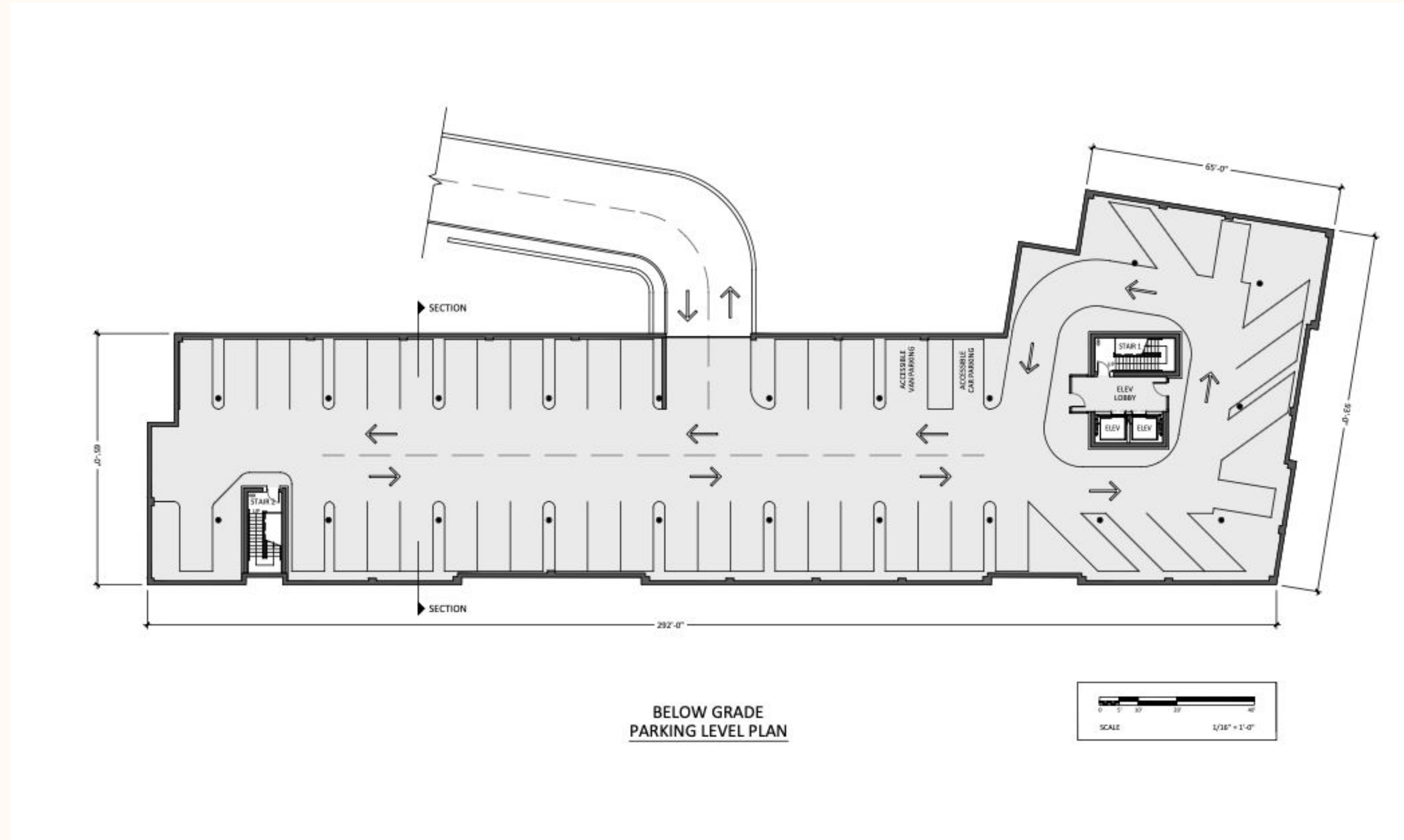


# Architectural Design Typical Floor 2-6





# Below Grade Parking



# Inclusive Design



**Resident Meeting Spaces**



**Cognitive Access  
in Wayfinding**



**Straight-run Kitchen and  
Flexible Cabinetry**

# Inclusive Design



**Elevator Foot Controls**



**Community Events Space**



**On-site Resident Services**

# By the Numbers

# Unix Mix

	Rent Ranges	One Bed	Two Bed	Total	Reserved for People with Disabilities
30% AMI	\$535-\$620	27	7	34	34
60% AMI	\$1178-\$1392	49	12	61	0
80% AMI	\$1607-\$1906	32	7	39	0
Total		108	26	134	34

# Milestone Schedule



**Status:** ● Complete ● In progress ○ Upcoming — Today (May 2026)

## Milestone Key

- 1 RFP Submission to I-195 Commission  
*Apr 24, 2026*
- 2 Commission Selection / Preferred Developer  
*Q2 2026*
- 3 Architect Engaged  
*Q2 2026*
- 4 Site Disposition Agreement / P&S Executed  
*Q2-Q3 2026*
- 5 Environmental Review  
*Q3 2026*

- 6 Design Development  
*Q3 2026*
- 7 Tax Credit / Gap Funding Application Submission  
*Q4 2026*
- 8 Credit Reservation / Conditional Commitment  
*Q1 2027 · RI Housing award expected*
- 9 Financing Commitments — Perm & Construction  
*Q1 2027*
- 10 Gap Funding Commitments Secured  
*Q1-Q2 2027*

- 11 Financing Close / Construction Start  
*Aug 2027*
- 12 Construction Substantial Completion  
*Oct 2028*
- 13 Stabilization / Permanent Conversion  
*Jun 2029*

# Supporting the Community

# Community

with connections, recreation, spirituality, joy, meaningful work, and relationships



The Kelsey's resident services program connects all of the elements needed for people with disabilities to thrive

# Housing

that is accessible, affordable across a range of incomes, and meets personal preferences



# Supports & Services

including medical services, in home supports, and therapies designed to meet individual needs



# Inclusion Concierge Program



**An inclusive community asset for the 195 District  
and a first-of-its-kind disability-forward housing  
model for Rhode Island and the East Coast.**



# Thank you.

