Parcel 9 West Building Concept Plan Approval Summer 2021



Agenda

- Program Overview West Building Updates
- Project Timeline
- Context & Site Plan
- Building Façade & Envelope

Program Overview

Proposed Mixed-Income, Mixed-Use Development – West Building

- 66 units (approx. 131 residential rental units total)
- Planned Childcare Space, including infant/toddler and pre-school classrooms and outdoor spaces; serving approx. 50 families
- Ground Floor Retail along Alves Way (~1.2k square feet)
- 25 Parking Spaces in a surface parking lot w/in the building footprint (51 parking spaces total)



Program Overview

Studio	1 BR	2 BR	Total
12	35	19	66
18%	53%	29%	100%

30%	60%	Workforce	Market	Total
14	15	16	21	66
21%	23%	24%	32%	100%

*these unit and affordability mixes will likely adjust, based on shifting state priorities for affordable housing and funding available.

- Inclusive mixed-income community
- Proposed partnership with childcare provider to create four classrooms, two outdoor play spaces, and dedicated spaces for staff
- Public outdoor spaces include: a landscaped courtyard between the two Parcel 9 buildings, patio at the ground floor retail space
- Integrated connections to City Walk and surrounding neighborhood
- Commitment to community engagement and sustainable development principles throughout the site

Project Timeline

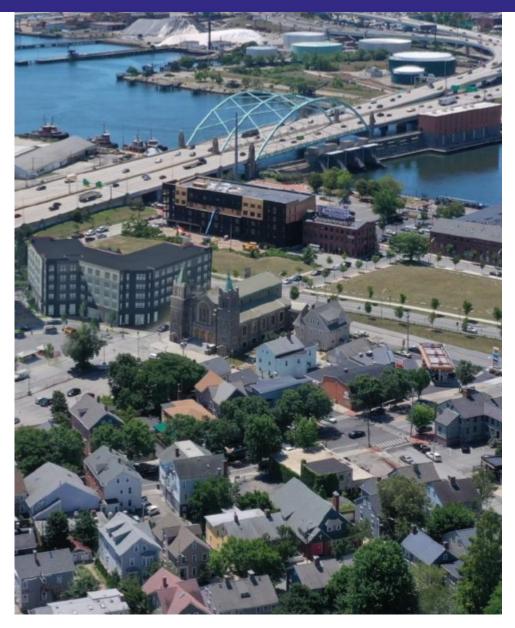
West Building Development

- June 2021 SHPO Approval (complete)
- Summer 2021 I-195 District Commission Concept Approval
- Fall 2021 I-195 District Commission Final Approval
- December 2021 Tax Credit Submission to Rhode Island Housing
- May 2022 Rhode Island Housing Award of Credits
- September 2022 100% Construction Drawings (if awarded)
- December 2022 Construction Start (if awarded)

Community Outreach - Ongoing

- Fox Point Neighborhood Association
- Downtown Providence Neighborhood Association
- Jewelry District Association
- Providence Preservation Society
- Councilman John Goncalves Providence Ward 1
- Our Lady of the Rosary Church

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Ground Floor Plan





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Aerial Perspective - Looking South

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Aerial Perspective - Looking North





Perspective View from Traverse Street

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Perspective View from Traverse Street





Perspective View from Parking Lot (across Traverse Street)





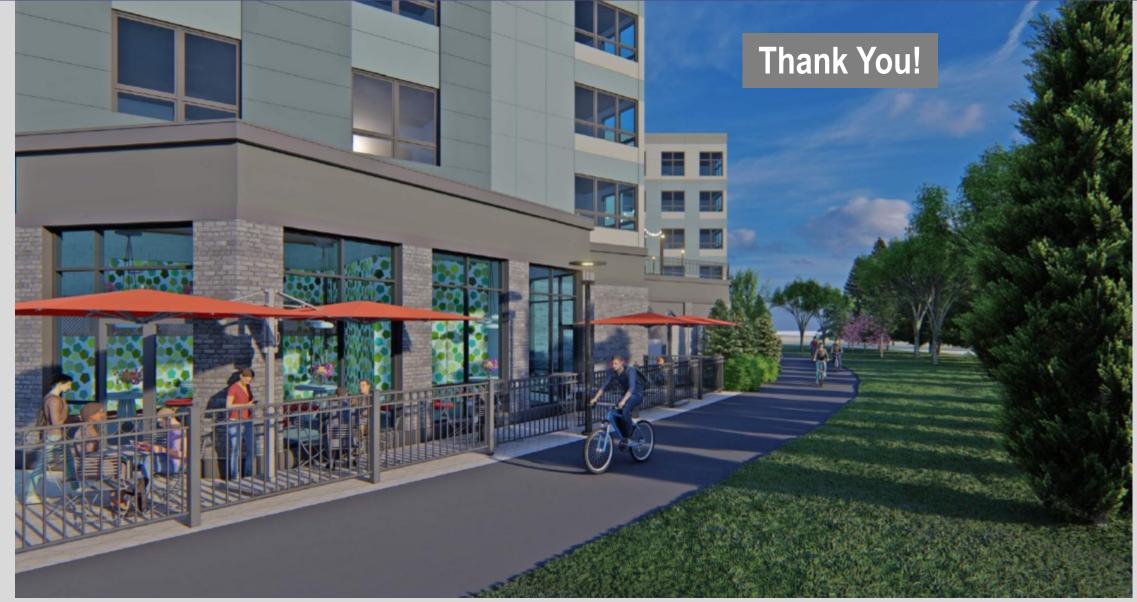
Perspective View from City Walk

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Perspective View from Alves Way





Perspective View from City Walk