Parcel 22 defines the eastern edge of the “Discovery” subdistrict, and either housing or research space—or a mix of both—could thrive here. Proximity to the riverfront park and an iconic entrance into the park across Dyer suggest residential development. Alternatively, the presence of Alpert Medical School across the street and Brown’s likely interest in future expansion could create powerful synergies for research or institutional uses.

**Potential Development Scenarios** (shown on the following pages). These possible development configurations combine zoning, design guidelines, and program and building characteristics sought by the marketplace. The text notes when a measure is required by zoning; all other features are encouraged but not required. The Commission welcomes alternate scenarios that support The LINK principles and framework.

**Scenario 1**
- One large- and one medium-floorplate research/office building
- Public open space on site’s south corner, where shape limits floorplate practicality

**Scenario 2**
- One large-floorplate research/office space buildings
- One building with multifamily housing/hotel
- Ground-floor retail along Dyer Street
- Park and river views across Parcel 42
- Public open space on site’s south corner, where shape limits floorplate practicality

**More Options**
- If the Garrahy Courthouse moves, its Clifford Street site could be added to the development area. The Commission would encourage re-use of the existing building for office or R&D; demolition and new construction also represent an option.
- Combining Parcels 22 and 25 would allow campus-style development. In that event, the Commission would strongly encourage preserving public streets and walks to maintain walkable street and block scale, preserve route options, and gain the economic and public benefits of a mixed-use environment.
- Both scenarios assume acquisition of a small parcel northwest of the site, shown by dashed line on scenario site plans.
A mid-block green space would enhance walkable connections to Downcity, other LINK parcels, and new destination parkland along the river.

Development can benefit strongly from the parcel’s proximity to Brown’s biomedical and life sciences facilities.

Easy access to the new riverfront park and to the emerging research/knowledge district would create a strong market advantage for residential development.

Potential site for shared parking

CityWALK path across river

RIVER DESTINATION SUBDISTRICT

PARCEL LOCATOR

Priority parcel
Future Johnson & Wales redevelopment parcel
Vacant parcel
Park/open space
Two research/office buildings built around a central green

- Two research/office buildings built on either side of a central green. The larger building covers much of the parcel's long Dyer Street edge.
- A courtyard between the two buildings extends the green pedestrian connection from Parcel 25 toward the river.
- The unique shape of the site's southern tip limits development options but creates an opportunity for iconic public open space.
- Active ground-floor uses in both buildings tie the courtyard space to Clifford and Dyer streets.
- Signage at street level directs pedestrians to the park and river on the east and to the path across Parcel 25, to the west.
Scenario 1

Building Height and Footprint + Sample Development Program

<table>
<thead>
<tr>
<th>PARCEL AREA</th>
<th>2.61 ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEIGHT LIMIT</td>
<td>120’</td>
</tr>
<tr>
<td>TYPICAL FLOORPLATE—OFFICE/RESEARCH</td>
<td>20,000–25,000 SF (NORTH BLDG) 40,000–45,000 SF (SOUTH BLDG)</td>
</tr>
</tbody>
</table>

**TOTAL POTENTIAL DEVELOPMENT**

| RESEARCH/OFFICE (7 FLOORS) | 420,000–490,000 SF |
| RETAIL/ACTIVE USE | 15,000–30,000 SF |
| **TOTAL DEVELOPMENT** | 435,000–520,000 SF |

Potential Additional Development with Height Bonus

| POTENTIAL HEIGHT BONUS | 36’ |
| POTENTIAL EXTRA OFFICE/RESEARCH (2 FLOORS) | 120,000–140,000 SF |

1. Maximum allowed by zoning
2. Example value derived by applying maximum height allowed by zoning to the sample development program described above. Actual value may vary.

Notes + Assumptions

- **FIRST-FLOOR HEIGHT:** 20’ RETAIL/ACTIVE USES
- **FLOOR-TO-FLOOR HEIGHT:** 14–15’ OFFICE/RESEARCH
- A DEVELOPMENT CAN EARN A HEIGHT BONUS BY PROVIDING ACTIVE GROUND-FLOOR USES, PUBLICLY ACCESSIBLE OPEN SPACE, AND/OR STRUCTURED PARKING. THE TOTAL BONUS CANNOT EXCEED 30% OF THE HEIGHT ALLOWED UNDER ZONING.

The design of this research building responds to two different edges—open space at left and busy street at right.

A six-to-seven-story lab building with distinctive corner articulation.

A large-floorplate research building facing a green edge.
Scenario 2

Research and mid-rise residential loft buildings framing open space

- Four- to six-story research/office building with large floorplate occupies parcel’s north end, with prominent visibility and access from Downtown.
- Five- to eight-story housing or hotel building occupies parcel’s south end. Uses do not depend on locations and could be switched if desired.
- Central open space could accommodate City Walk promenade as an active public corridor.
- Coordinate with Parcel 42 development massing to accommodate views to the Providence River and adjacent parkland at selected locations.
- Southern end of parcel, separated from the rest by a utility easement, may work best as a park amenity; its small size and shape constrain feasible building options.

Iconic public open space on the parcel’s southern tip.

R&D space and loft apartments share a central green space.

New park will become a marquee open space along the river.

Retail and active uses at street level.

CityWALK and other signature walking routes.

Priority active street: active retail edge strongly encouraged.
Building Height and Footprint + Sample Development Program

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<td>TYPICAL FLOORPLATE—OFFICE/RESEARCH</td>
<td>40,000–50,000 SF</td>
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<tr>
<td>TYPICAL FLOORPLATE—HOUSING</td>
<td>15,000–25,000 SF</td>
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<tr>
<td>TOTAL POTENTIAL DEVELOPMENT</td>
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<tr>
<td>OFFICE/RESEARCH (8 FLOORS)</td>
<td>320,000–400,000 SF</td>
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<tr>
<td>HOUSING (11 FLOORS)</td>
<td>165,000–275,000 SF (180–300 APTS AND TOWNHouses)</td>
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<tr>
<td>RETAIL/ACTIVE USE</td>
<td>15,000–30,000 SF</td>
</tr>
<tr>
<td>TOTAL DEVELOPMENT</td>
<td>500,000–700,000 SF</td>
</tr>
</tbody>
</table>

Sample Parking Program

| HOUSING: GARAGE FOOTPRINT | 15,000–25,000 SF |
| HOUSING: GARAGE CAPACITY (2 FLOORS) | 85–140 CARS |

Potential Additional Development with Height Bonus

| POTENTIAL HEIGHT BONUS | 36’ |
| POTENTIAL EXTRA OFFICE/RESEARCH (2 FLOORS) | 80,000–100,000 SF |
| POTENTIAL EXTRA HOUSING (3 FLOORS) | 45,000–75,000 SF (50–85 APTS) |
| TOTAL POTENTIAL EXTRA DEVELOPMENT | 125,000–175,000 SF |

Notes + Assumptions

- FIRST-FLOOR HEIGHT: 20’ RETAIL/ACTIVE USES
- FLOOR-TO-FLOOR HEIGHT: 14–15’ OFFICE/RESEARCH; 10’–11’ HOUSING
- TWO-FLOOR STRUCTURED PARKING IN HOUSING BUILDING WRAPPED WITH TWO-STORY TOWNHouses AND RETAIL
- TOTAL DEVELOPMENT AREA EXCLUDES PARKING
- A DEVELOPMENT CAN EARN A HEIGHT BONUS BY PROVIDING ACTIVE GROUND-FLOOR USES, PUBLICLY ACCESSIBLE OPEN SPACE, AND/OR STRUCTURED PARKING. THE TOTAL BONUS CANNOT EXCEED 30% OF THE HEIGHT ALLOWED UNDER ZONING.