Presentation Outline

- Post Road Residential Introduction
- Parcel 28 Proposal
- Architecture and Urban Design Intent
Introduction
75 Tresser—Stamford, CT.
The Batch Yard – Everett, MA.
The Corsair—New Haven, CT.
Parcel 28 Proposal
PRR’s Value Proposition

**Feasibility**
- Execution, financing, zoning

**Timing**
- Shovel ready, first deliveries in 17 months

**Compatibility**
- “KYC”

**Bolstering Providence’s Innovation District**
- Synergistic uses and connection to the Innovation Center
- Community based, public/private spaces
- Day and night activation
- A springboard for future development and uses
Parcel 28:

Parcel 28 incorporating 101 Richmond Street
Architecture & Urban Design
Site and Building Context
Ground Floor Plan

- **Parcel 28**
  - **Providence Graphic InDesign Layout**
  - **Bargmann Hendrie + Archetype, Inc.**

**First Floor Plan (Garage Level & Building Lobby)**

- **CLIFFORD STREET**
- **FRIENDSHIP STREET**
- **RICHMOND STREET**

**Parking**
- 112 Spaces Total

**101 Richmond Street**
- **Johnson & Wales Book Store**
- **Co-Work**

**Floor Spaces**
- **Fitness** 3,800 SF
- **Leasing** 2,540 SF
- **Trash** 620 SF
- **Utility** 6,140 SF
- **Bike Storage/Repair** 1,180 SF
- **Parking** 6,420 SF
- **Chestnut Street**
- **Service** 4,650 SF
- **Lobby** 680 SF
- **Step Floor**
- **Entry**

**Dimensions**
- 960.0 x 540.0

**Legend**
- **0'**
- **25'**
- **50'**
- **100'**

**Scale**
- 1" = 20'

**North**
- **N**
Second Floor / Courtyard Level

- Lobby
- Open to Below
- JOHNSON & WALES BOOK STORE AND COFFEE ROASTER
- Pool
- Courtyard
- Amenity
- Open to Below

101 Richmond Street

Dimensions: 0' 25' 50' 100'