Project Directory

Project Sponsors

John M. Corcoran & Co., LLC
Braintree, MA

Trilogy Development, LLC
Providence, RI

262, LLC
Andover, MA

Architect

Robinson Green Beretta Corporation (RGB)
50 Holden Street
Providence, RI 02908

Landscape Architect

LDD Collaborative, Inc.
79 Highland Avenue
Fall River, MA 02722

Site Engineer

Vanasse Hangen Brustlin, Inc. (VHB)
530 Broadway
Providence, RI 02909
The Sponsor is a joint venture of Trilogy Development LLC and John M. Corcoran & Company LLC.

**Triology Development**

Triology is an entrepreneurial real estate development, acquisition and advisory company specializing in a range of services for the residential, commercial, and hospitality sectors. Trilogy Development was founded in 2012 by Kevin Chase, a highly experienced real estate professional with over 20 years of experience with leading real estate firms both in New England and internationally.

Since 2012, Trilogy has developed, acquired, advised on, and repositioned the following projects within Rhode Island and Massachusetts:

**John M. Corcoran & Company**

John M. Corcoran & Company is a vertically integrated multi-family development, acquisition, investment, and management firm with over 60 years of experience.

John M. Corcoran & Company is the development, acquisition, and asset management arm of the company, conducting the management of its portfolio through its property management division. The Management Company currently oversees approximately 20 distinct properties in greater New England.

John M. Corcoran & Company has developed and/or invested in more than 16,000 apartment units and more than 1,000,000 SF of suburban office, research and development space throughout New England, as well as in New York, Georgia, Tennessee, South Carolina, Florida, Michigan, Texas, and Washington, D.C. Since 1951, this privately-held company has been distinguished by its portfolio of Corcoran “Commons”—apartment residences in the greater Boston region and beyond known for their commitment to residents’ quality of life and exemplary property management services. At this time, the firm and its affiliates maintain ownership interests in more than 5,500, and Corcoran Management Company manages a total of more than 8,700 units, including third-party management for institutions and government entities. More information is available on the Corcoran Web site, at www.johnmcorcoran.com.
Phase II – The Commons at Providence Station

The first phase of Capitol Cove was the construction of Building A in 2005. The current phase is development of Building B on Parcel 6, and the project has been renamed to The Commons at Providence Station. The project will consist of 169 units of residential apartments, approximately 169 enclosed parking spaces, as well as amenity areas, leasing office, and community spaces.

Site

The site extends the established street grid and breaks down the scale of the building into an appropriate size for the site. The site boundaries are Smith Street to the North, Canal Street along the East, and the existing Building A along the South edge of the site towards Park Row. The West elevation of the building faces the catenaries and rail line of the Amtrak/MBTA commuter rail lines.

The entry to the site will be along an existing road which runs parallel to Building A. The drive entry up to Building B will consist of a circular courtyard and will provide a drop-off area, entry into the garage (west side), and an area set aside for van or truck parking for building deliveries. This space will also accommodate moving trucks to allow for clearance of any vehicular or pedestrian traffic within the courtyard entry. The Riverwalk will connect from Building A up to Smith Street.

Design

The approved design has been maintained for the new project. The approach to newer, more efficient building materials and finish materials has been considered in the current design. The shape of the building and surrounding area remain true to the intent of the original design approved by the Committee in 2003.

Façade

The design incorporates architectural variety in the approach to materials to allow for smaller, distinct architectural districts rather than a monolithic development. Materials used in Building A will be incorporated in Building B. The buildings will be finished in two tones of brick, metal panel accents, and exterior painted cementitious panel system.

Parking

Two levels of parking are planned. Level P1 will enter from the East at the entry courtyard. Level P2 will enter from Smith Street. Level P1 will connect the entry, amenity, and community spaces. Both Level P1 and P2 will include residential units along the Canal Street side.

Summary

Building B is a challenging use of the undeveloped area of Parcel 6 because of the close proximity to the Amtrak/commuter rail lines, which generate noise and feature prominent catenary lines. These detrimental features make this parcel especially difficult and costly to develop. Taking these challenges into consideration, the team seeks to address these issues with design solutions. The development will include a continuation of the Riverwalk from Building A, and complete the connection from Park Row West to Smith Street, allowing uninterrupted pedestrian access. The area along the Riverwalk will include landscaping similar to that on the adjacent sites. The building will be designed and built to follow LEED Design Guidelines and will seek to meet LEED Silver criteria at minimum.
Existing Building A Photos

View towards station

Existing Building A garage entry

Capital view

Site view from North side
Existing Building A Photos (continued)

- East center detail
- West center entry
- North end elevation
- West end elevation
- South end elevation
Building B Site Plan

The Commons at Providence Station Parcel 6

BUILDING B SITE PLAN

Property Line

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Building B Resubmission
The Commons at Providence Station Parcel 6

Level P1

Original design
High design
Level One

Modifications

Level P1

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Building B Resubmission

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Level A1 and A2
Level A4

The Commons at Providence Station Parcel 6

ORIGINAL DESIGN
2003 DESIGN
LEVEL SIX

Modifications

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Building B Resubmission
Massing Comparison
Building Section Typ.
Courtyard Entry Aerial Perspective
Outdoor Patio Detail
East Elevation
Model in Site
View from Corner of Smith & Canal Street over River
View of State House from Canal Street
View of State House Smith Street
View from State House
Ramp Detail
Site Materials

- Proposed site light pole and fixture to match existing.
- Proposed railing to match existing.
- Proposed tree planting treatment to match existing.
- Proposed seat wall with raised planter bed to match existing.
- Proposed 24" wide broom finish border color concrete to match existing.
- Proposed exposed aggregate concrete pavement to match existing.
- Proposed deciduous trees with architectural interest to provide vertical scale.
- Proposed evergreen shrub at base of building with perennials at walkway edge.
- Proposed 24" wide broom finish border color concrete to match existing.
- Proposed exposed aggregate concrete pavement to match existing.
- Proposed architectural deciduous trees.
- Proposed uplighting at base of deciduous trees.
- Proposed 10' under-story groundcovers and perennials.

The Commons at Providence Station Parcel 6

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Building B Resubmission
The Commons at Providence Station Parcel 6

Landscape Plan

KEY
A. Stillman Street vehicular & pedestrian access
B. Smith Street pedestrian gateway
C. Moshassuck River walk
D. Garage access - first floor
E. Garage access - second floor
F. Building main access
G. Building secondary access
H. Patio area with trellis structure, tables & grill
I. Courtyard area with seating and gardens
J. Patio area with tables and chairs
K. Seatwall planter
L. Ramps & stairs
M. Stonewall & raised planting bed
N. Planting screen
O. Lawn area

Building B Resubmission 28
Ramp Area Enlargement Plan

- Ramp Area
- Lawn Area
- Stairs with Pennsylvania Veneer Stone Walls and with Blue Stone Cap (Typ.)
- Stairs with Pennsylvania Veneer Stone Walls and with Blue Stone Cap (Typ.)
- Ramp with Seat Wall & Planter Beds with Pennsylvania Veneer Stone Walls and with Blue Stone Cap (Typ.)
- Daylily Perennial Border (Typ.)
- Evergreen Shrubs Planting Bed (Typ.)
- CEE Limbs with Pennsylvania Thin Veneer Stone Walls and with Blue Stone Cap (Typ.)
- Ornamental Fence at Building Site
- Ornamental Fence at Maintenance Property
- Seat Wall with Cap
- 24' Wide Broom Finish Border
- Exposed Aggregate Walkway
- Stamp Color Concrete Walkway
- Deciduous Trees
- Perennial Flowering Trees
- Multi-STEM Deciduous Trees
- Evergreen Shrubs
- Tall Shrubs
- Medium to Short Deciduous Shrubs and Grasses
- Perennial Planting Beds
- Groundcover & Vine Planting Beds
- Lawn Area

The Commons at Providence Station Parcel 6