I-195 REDEVELOPMENT DISTRICT PROVIDENCE, RHODE ISLAND

Level 1 Submission: Parcels 2, 5, 6

The Row at College Hill PROVIDENCE, RHODE ISLAND I-195 REDEVELOPMENT - PARCELS 2, 5, & 6
Reference Plan

The Row at College Hill
PROVIDENCE, RHODE ISLAND

I-195 REDEVELOPMENT - PARCELS 2, 5, & 6

March 14, 2018
The Row at College Hill

PROVIDENCE, RHODE ISLAND

I-195 REDEVELOPMENT - PARCELS 2,5,&6

March 14, 2018
Overall Rendering

The Row at College Hill

PROVIDENCE, RHODE ISLAND

I-195 REDEVELOPMENT - PARCELS 2,5,&6

March 14, 2018
### Area Totals

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Lower Level</th>
<th>Retail</th>
<th>Restaurant</th>
<th>Office</th>
<th>Residential</th>
<th>Hotel</th>
<th>Totals</th>
<th>Totals w/ Lower Level</th>
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<tbody>
<tr>
<td>2</td>
<td>30,500</td>
<td>13,100</td>
<td>30,000</td>
<td>-</td>
<td>32,450</td>
<td>48,400</td>
<td>123,950</td>
<td>154,450</td>
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<tr>
<td></td>
<td>93 Spaces</td>
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<td></td>
<td>22 Apartments</td>
<td>70 Rooms</td>
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<tr>
<td>5</td>
<td>56,461</td>
<td>48,500</td>
<td>-</td>
<td>-</td>
<td>92,500</td>
<td>-</td>
<td>141,000</td>
<td>197,461</td>
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<tr>
<td></td>
<td>182 Spaces</td>
<td></td>
<td></td>
<td></td>
<td>82 Apartments</td>
<td>-</td>
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</tr>
<tr>
<td>6</td>
<td>119,485</td>
<td>13,000</td>
<td>-</td>
<td>203,500</td>
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<td>216,500</td>
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<td>365 Spaces</td>
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<td>Total</td>
<td>206,446</td>
<td>74,600</td>
<td>30,000</td>
<td>203,500</td>
<td>124,950</td>
<td>48,400</td>
<td>481,450</td>
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<td>640 Spaces</td>
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</table>

All areas are in gross square feet.

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**The Row at College Hill**  
**PROVIDENCE, RHODE ISLAND**  
**I-195 REDEVELOPMENT - PARCELS 2,5,&6**  
March 14, 2018
Sketch Parcels 2, 5 & 6 (Retail & Residential)
Program – Shops waterfront & neighborhood

The Row at College Hill
PROVIDENCE, RHODE ISLAND

March 14, 2018

I-195 REDEVELOPMENT - PARCELS 2,5,&6

Total Square Footage = 74,600 SF
- Parcel 2: 13,100 SF
- Parcel 5: 48,500 SF
- Parcel 6: 13,000 SF
Program – Residential

Total Square Footage = 124,950 SF
- Parcel 2: 32,450 SF
- Parcel 5: 92,500 SF
- +/- 104 Units
The Row at College Hill

PROGRAM – OFFICE

Total Square Footage = 203,500 SF
- Parcel 6: 203,500 SF
Sketch Parcels 5&6 (Retail, Residential & Office)
Program – Restaurant

The Row at College Hill

PROVIDENCE, RHODE ISLAND

I-195 REDEVELOPMENT - PARCELS 2,5,&6
Sketch Parcel 2 (Restaurant)
Program – Hotel

The Row at College Hill

PROVIDENCE, RHODE ISLAND

I-195 REDEVELOPMENT - PARCELS 2,5,&6

March 14, 2018

Total Square Footage = 48,400 SF
- Parcel 2: 48,500 SF
- 70+ Rooms
Overall Sections

The Row at College Hill

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I-195 REDEVELOPMENT - PARCELS 2,5,&6

March 14, 2018
Overall Ground Level Program Diagram
The Row at College Hill

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I-195 REDEVELOPMENT - PARCELS 2,5,&6

March 14, 2018
March 14, 2018
I-195 REDEVELOPMENT - PARCELS 2,5,&6

The Row at College Hill
PROVIDENCE, RHODE ISLAND
Parcel 2 Plans and Section

Parcel 2 Short Section

The Row at College Hill
PROVIDENCE, RHODE ISLAND
I-195 REDEVELOPMENT - PARCELS 2,5,&6
March 14, 2018
Parcel 2 Enlarged Ground Floor

The Row at College Hill

PROVIDENCE, RHODE ISLAND

I-195 REDEVELOPMENT - PARCELS 2, 5, & 6

March 14, 2018
Parcel 2 Elevation

General Materials
- Brick and Stone
- Siding and Paneling
- Glass and Aluminum Storefront

Overall - South Water Street Elevation

Parcel 2 - South Water Street Elevation

Pedestrian Pass Through to Transit Street
Parcel 2 Elevations

AVERAGE GRADE: +11.0'
BUILDING HEIGHT: +61.0'

Elevation 1 – Facing S. Water St.
Elevation 2 – Facing Dollar St.
Elevation 3 – Facing S. Main St.
Elevation 4 – Facing James St.
Parcel 2 Elevations

AVERAGE GRADE: +11.0’
BUILDING HEIGHT: +61.0’

Elevation 1 – Facing S. Water St.
Elevation 2 – Facing Dollar St.
Elevation 3 – Facing S. Main St.
Elevation 4 – Facing James St.
Parcel 5 Plans & Section

Parcel 5 Short Section

The Row at College Hill

PROVIDENCE, RHODE ISLAND

I-195 REDEVELOPMENT - PARCELS 2,5,&6

March 14, 2018
Parcel 5 Elevation

General Materials
Brick and Stone
Siding and Paneling
Glass and Aluminum Storefront

Overall - South Water Street Elevation

Parcel 5 - South Water Street Elevation

(The Angled View) Wickenden Façade
Parcel 5 Elevations

AVERAGE GRADE : +12.0'
BUILDING HEIGHT : +62.0'

Elevation 1 – Facing S. Water St

Elevation 2 – Facing Wickenden St.

(Angled View) Wickenden Facade

Elevation 3 – Facing S. Main St.

Elevation 4 – Facing Dollar St.
Parcel 5 Elevations

Average Grade: +12.0'
Building Height: +62.0'

Elevation 1 – Facing S. Water St.
Elevation 2 – Facing Wickenden St.
Elevation 3 – Facing S. Main St.
Elevation 4 – Facing Dollar St.
Parcel 6 Plans & Section

The Row at College Hill

PROVIDENCE, RHODE ISLAND

I-195 REDEVELOPMENT - PARCELS 2,5,&6

March 14, 2018
Parcel 6 Enlarged Ground Floor
South Main St
Parcel 6 Enlarged Ground Floor
South Water St
Parcel 6 Elevation

General Materials
- Brick and Stone
- Siding and Paneling
- Glass and Aluminum Storefront

Overall - South Water Street Elevation

Parcel 5 - South Water Street Elevation
Parcel 6 Elevations

AVERAGE GRADE : +15.0'
BUILDING HEIGHT
C-2 : +65.0'
W-2 : +90.0'

Elevation 1 – Facing S. Water St.
Elevation 2 – Facing Wickenden St
Elevation 3 – Facing S. Main St.
Elevation 4 – Facing Pike St.

The Row at College Hill
PROVIDENCE, RHODE ISLAND
I-195 REDEVELOPMENT - PARCELS 2,5,&6
March 14, 2018
Parcel 6 Elevations

AVERAGE GRADE : +15.0'
BUILDING HEIGHT
C-2 : +65.0'
W-2 : +90.0'

Elevation 1 – Facing S. Water St.
Elevation 2 – Facing Wickenden St

Elevation 3 – Facing S. Main St.
Elevation 4 – Facing Pike St.