

An aerial photograph of a city neighborhood. A river flows from the top left towards the bottom center, with a bridge crossing it in the lower left. The riverbank is lined with various buildings, including a large red brick building and a parking lot. To the right of the river, there is a large, rectangular, green field, likely a park or undeveloped land. The surrounding area is densely packed with residential and commercial buildings, mostly in shades of red and brown. The sky is clear and blue.

Parcel 5

I-195 Redevelopment District Commission
Level 1 Application March 12, 2018
Design Submittal

Introduction

The Level 1 conceptualization of this multi-family residential scheme for Parcel 5 emanates from several character defining features of Providence.

The map to the right demonstrates the clear cut differences in the urban fabric on either side of the Providence River. To the west are large scaled industrial, power plant, parking garage and commercially scaled sites. To the east are granular, small scaled sites, both residential and commercial. The Level 1 design concept shown in this design submission responds to these two scales with a building shape that provides larger scale wings forming a façade of profiles or silhouettes facing the large scale west. These wings frame a courtyard embracing the scale of the river and the adjacent River Front Park and symmetrically oriented to the Park’s pathway. The east side of the proposed Level 1 design responds to the “street defining” architecture of South Main Street while utilizing townhouse units on floors one and two to evoke the smaller scaled architecture of this neighborhood.

A second contributor to the design is our response to the building being a “connector” or “fulcrum” between four diverse approaches and neighborhoods. As shown on the maps on the following pages, the Level 1 concept acknowledges the major approach directions for both pedestrians and automobiles. This is accomplished by creating building face “inflections” at the corners of the property and through careful placement of appropriately scaled retail, café and lobby spaces. The building’s internal circulation system is positioned in response to these corners effectively drawings residents in and out of the building to create an active ground level at these intense corners. These lobbies and entries further enhance foot traffic past and through the retail enclaves. The retail spaces are discrete and sized for smaller establishments that are more sustainable than large, open bay retail spaces would be in this section of the City. These retail spaces can open onto the street scape with “openable” glass walls and doors. The result of the emphasis on the four corners of Parcel 5 is that the conceptual Level 1 design responds both from the neighborhoods and towards the neighborhoods.

Co-working is located on the corner of South Main and Wickenden Street to create a strong use linkage with the Fox Point neighborhood. This neighborhood is architecturally and economically different than that of South Main Street but

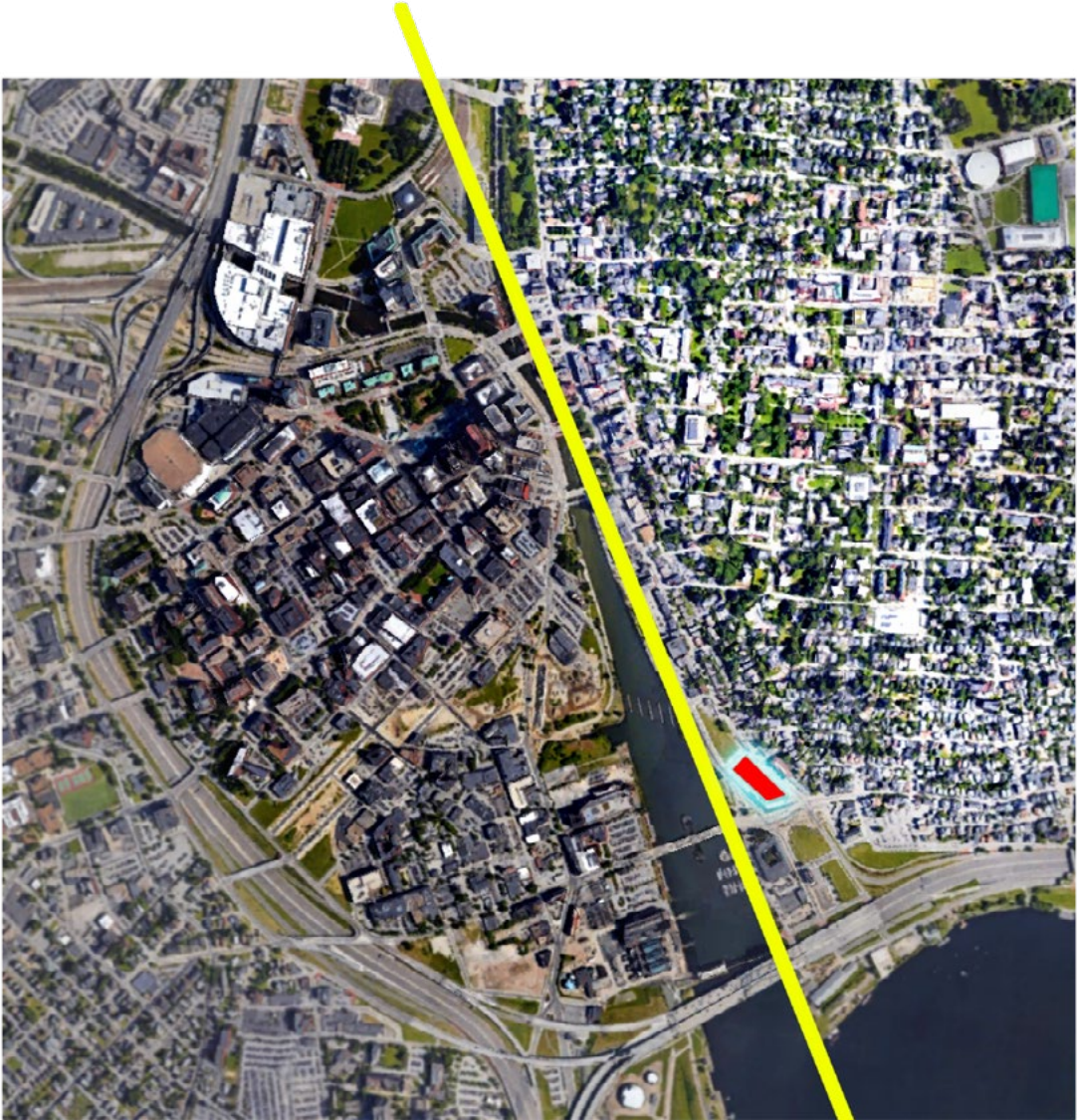
the two neighborhoods share the use of an eclectic mixture of façade materials and scale in façade windows and doors. Should the project proceed to Level 2, the building architecture would embrace this use of diverse materials to signal different uses such as is done in Fox Point to distinguish retail versus residential. This acknowledgment of diverse scales and materials will enable the building to be connected to historic Providence while looking toward the future, appropriate for a “gateway building”.

The South Water Street edge is lined in a “seriated” combination of high bay “Garden Lofts” flanked by private gardens. From the street side, these courts create variety and interests and deeper “green” spaces along the pedestrian way. From the apartment perspective, the courtyards enable entries and glass without these large openings fronting onto the public way and compromising the privacy of residents.

Dollar Street becomes the service side of the property with the required vehicle loading dock, parking garage entry and the bike storage space nicely positioned between the two major entry points. The parking demands of the project render the through block passage from South Main to South Water difficult. Too many parking spaces are lost bringing the count below the zoning and guideline requirements. The parking garage “podium level” is surrounded on all four sides by residential, retail or lobby uses, with necessary service access wrapping the garage on Dollar Street.

The site slopes three feet from South Main Street to South Water Street. This grade change can be accommodated while making the building accessible to the physically disabled by stepping the slab at convenient points at the South Water Street side as shown in the cross sections.

The Courtyard is also a major amenity at a smaller scale than urban design. It offers a controlled environment for the apartments to front onto with outdoor uses that can enhance livability. In addition, the courtyard can support Providence created outdoor art of various scales possibly even of a public scale, options that would be studied in Level 2 should this proposal be successfully received. A roof deck will be the final amenity offering providing views to the river and the west with potential for community raised gardens on portions of the roof.



Change in building scale across the river influence to Parcel 5 design

Parcel 5

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- Neighborhood Context
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Design Submittal

- Architect
 - Bargmann Hendrie + Archetype, Inc.
- Landscape Architect
 - Studio Cosmo, Providence

Four Unique Neighborhoods “Connected” By Parcel 5

1
Innovation & Design District
Jewelry District
Industrial Scale



2
Down City
Commercial Scale



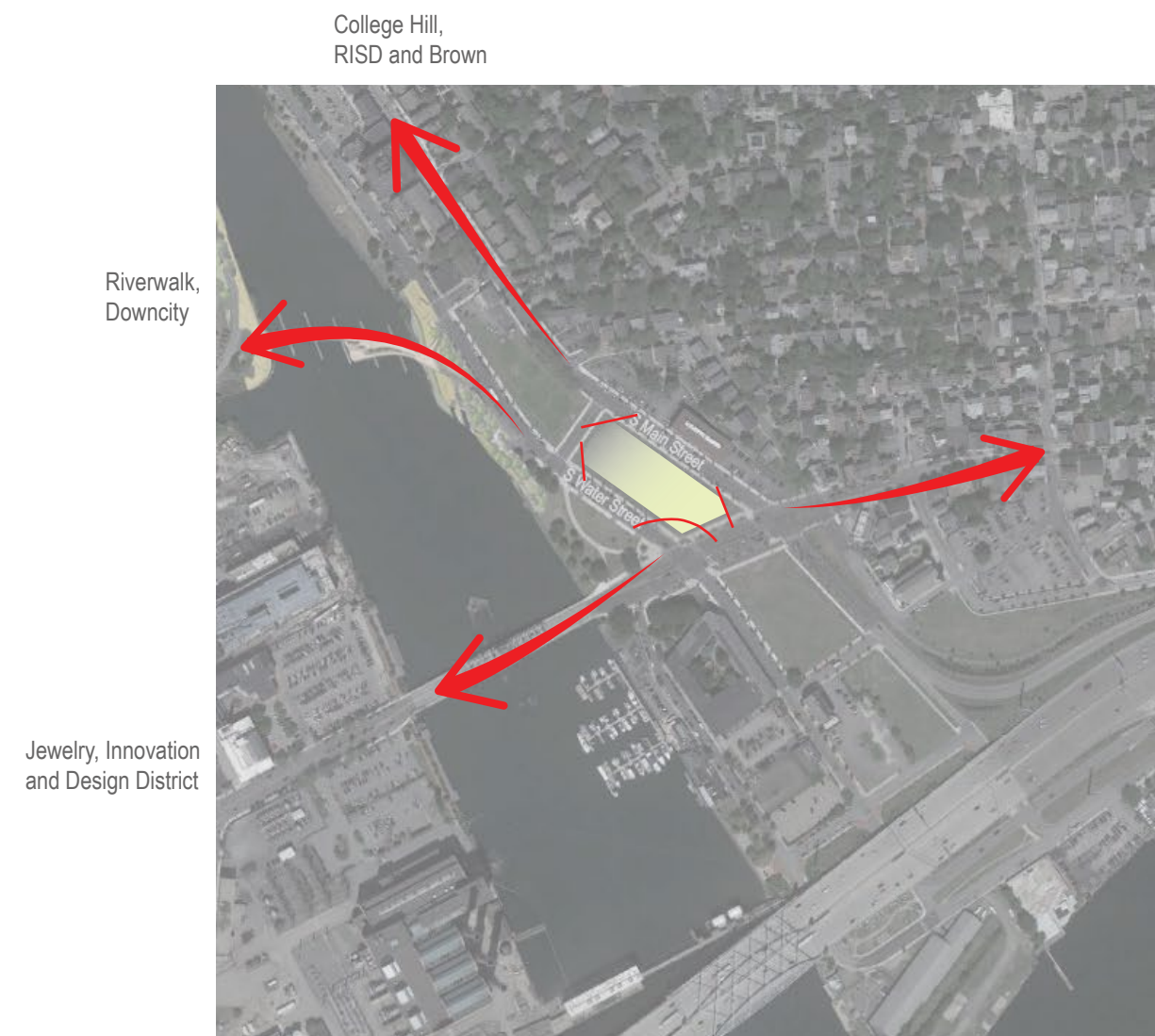
3
South Main Street
Benefit Street
College Hill
Granular & Institutional Scale



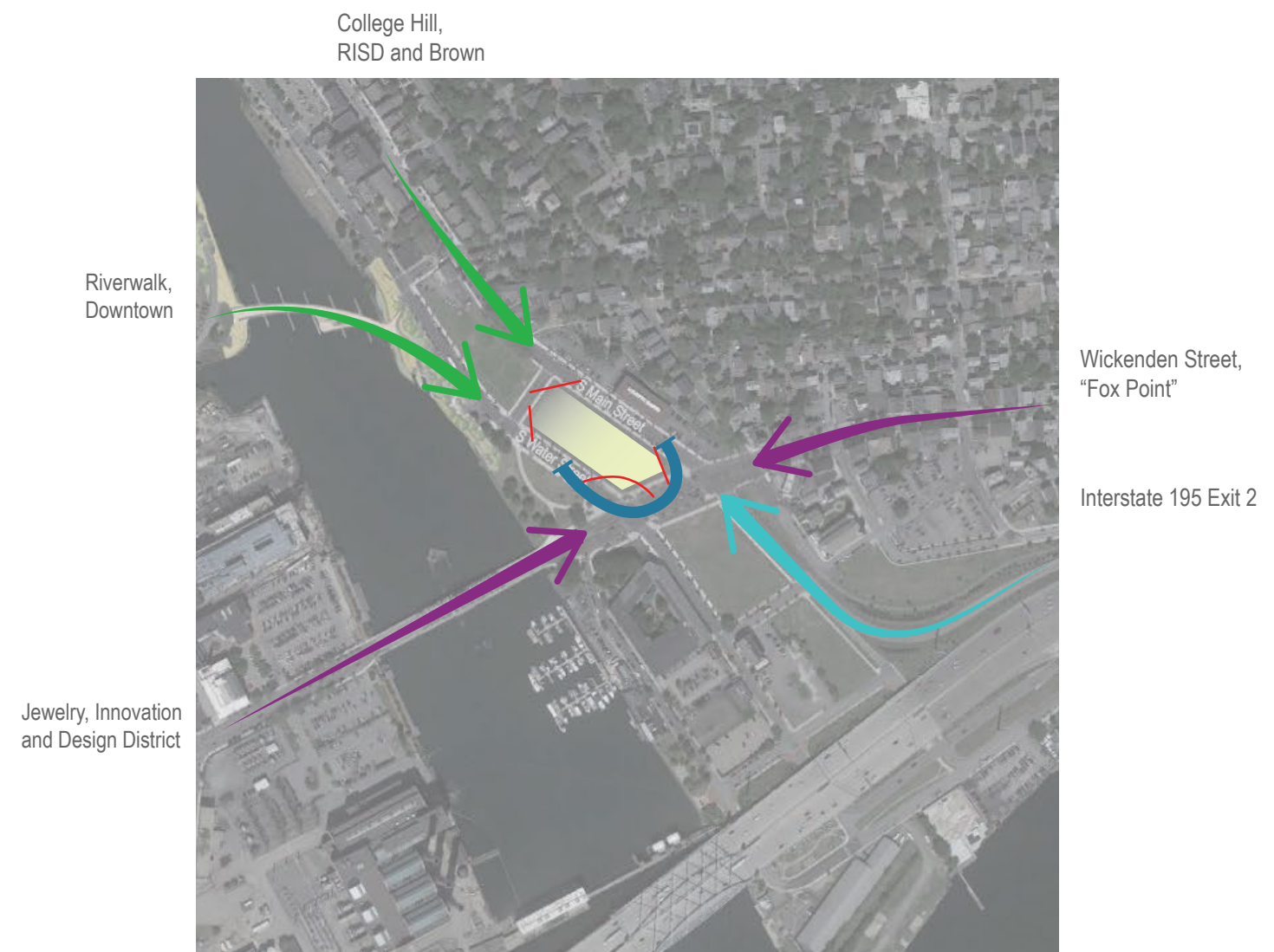
4
Wickenden Street
Fox Hill District
Eclectic
Retail/Residential Scale



Gateway Façade & Circulation Systems to and from Parcel 5



The circulation system within the building, along with carefully located retail locations, connect the building to the four neighborhoods, emanating from this “Fulcrum Site.”



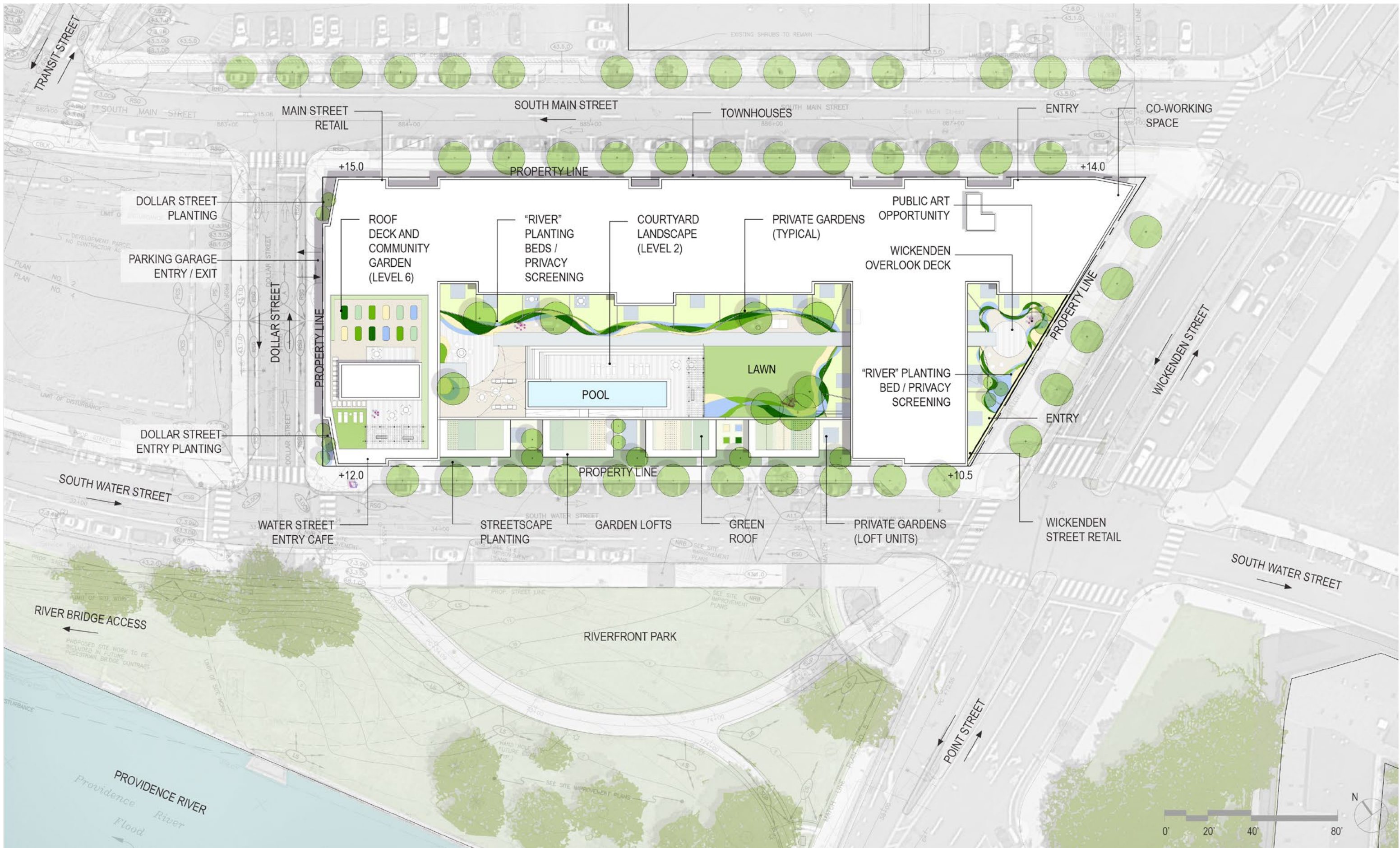
- Pedestrian Access
- Pedestrian and Auto Access
- Gateway Frontage
- Auto Access

The building responds with massing inflections, materials, entries, lobbies and active street frontage to address the approaching pedestrian and vehicular traffic, connecting it to the urban fabric of the four neighborhoods and the I-195 exit ramp roads.

Site Planning

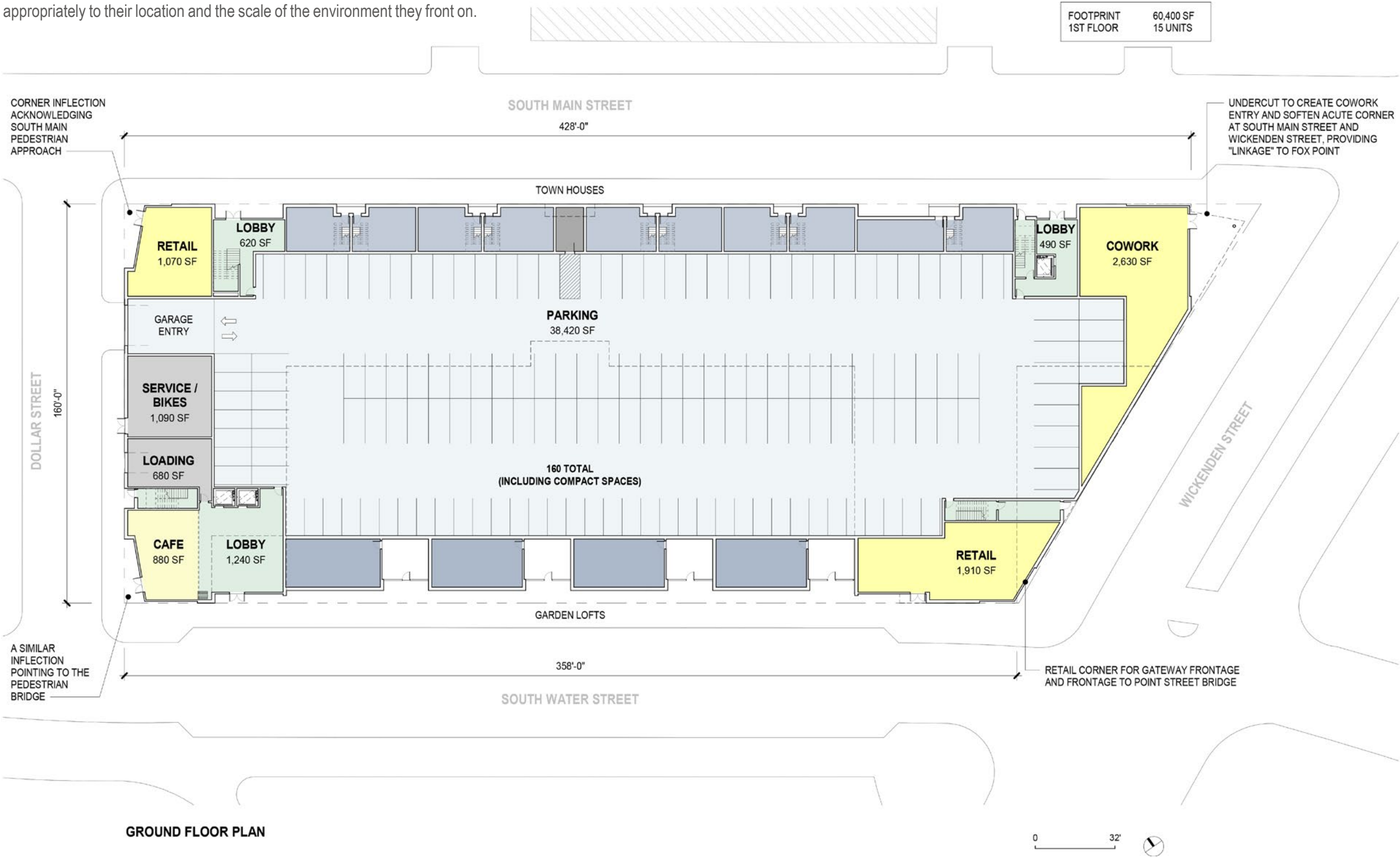
The site plan shows both the street level treatment and the courtyard level treatment. The street level treatment is pedestrian scale to enhance the active street frontages. The garden loft courtyards are intended to break up the scale of the edge, providing privacy for these street level “Garden Lofts.” The Courtyard embrace Riverfront Park and centers itself on the pathway system. The larger scale building wings on either side of the courtyard relate to the power plant scale west across the river. The building transforms from a silhouette façade to an edge defining townhouse façade on the residentially scaled east site.

The Courtyard landscape pattern is meant to evoke the sinewy architecture of the new rear pedestrian bridge with compatible plantings for a riverfront environment. The courtyard can have areas for display of outdoor sculpture by Providence based artists



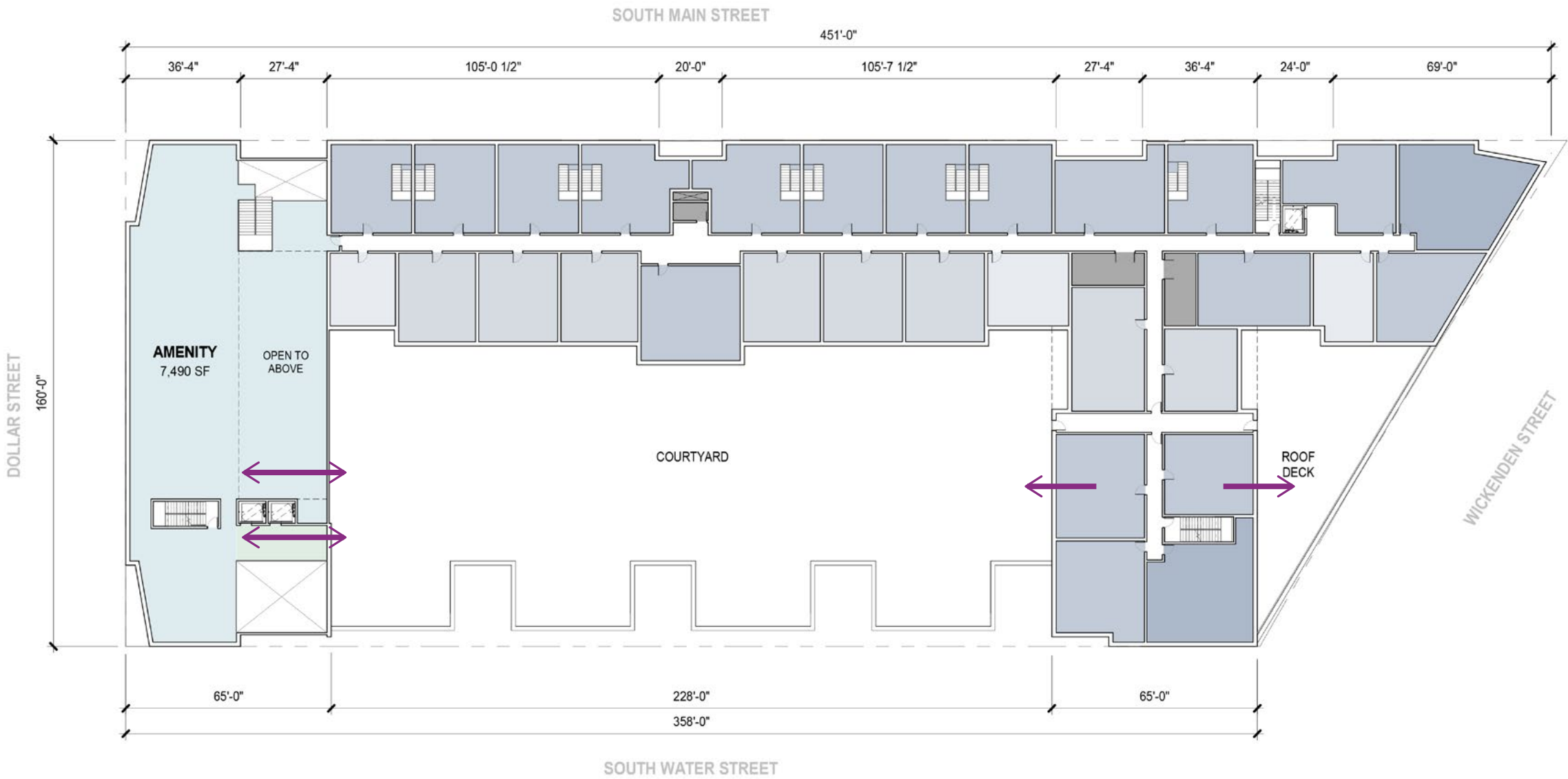
Small Scale

Retail / cafe space anchor the four corners of Parcel 5. Next to each building lobby, entry or exit with combined serve to connect Parcel 5 like a “fulcrum” to the diverse neighborhoods. Retail spaces are sized and programmed appropriately to their location and the scale of the environment they front on.

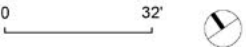


The floor plan frames the Courtyard with the building amenity space connecting directly to South Main and South Water Street lobbies/entries. The concept is to activate these corners with resident traffic enhancing the street level uses while connecting indoor amenity spaces with the Courtyard amenity.

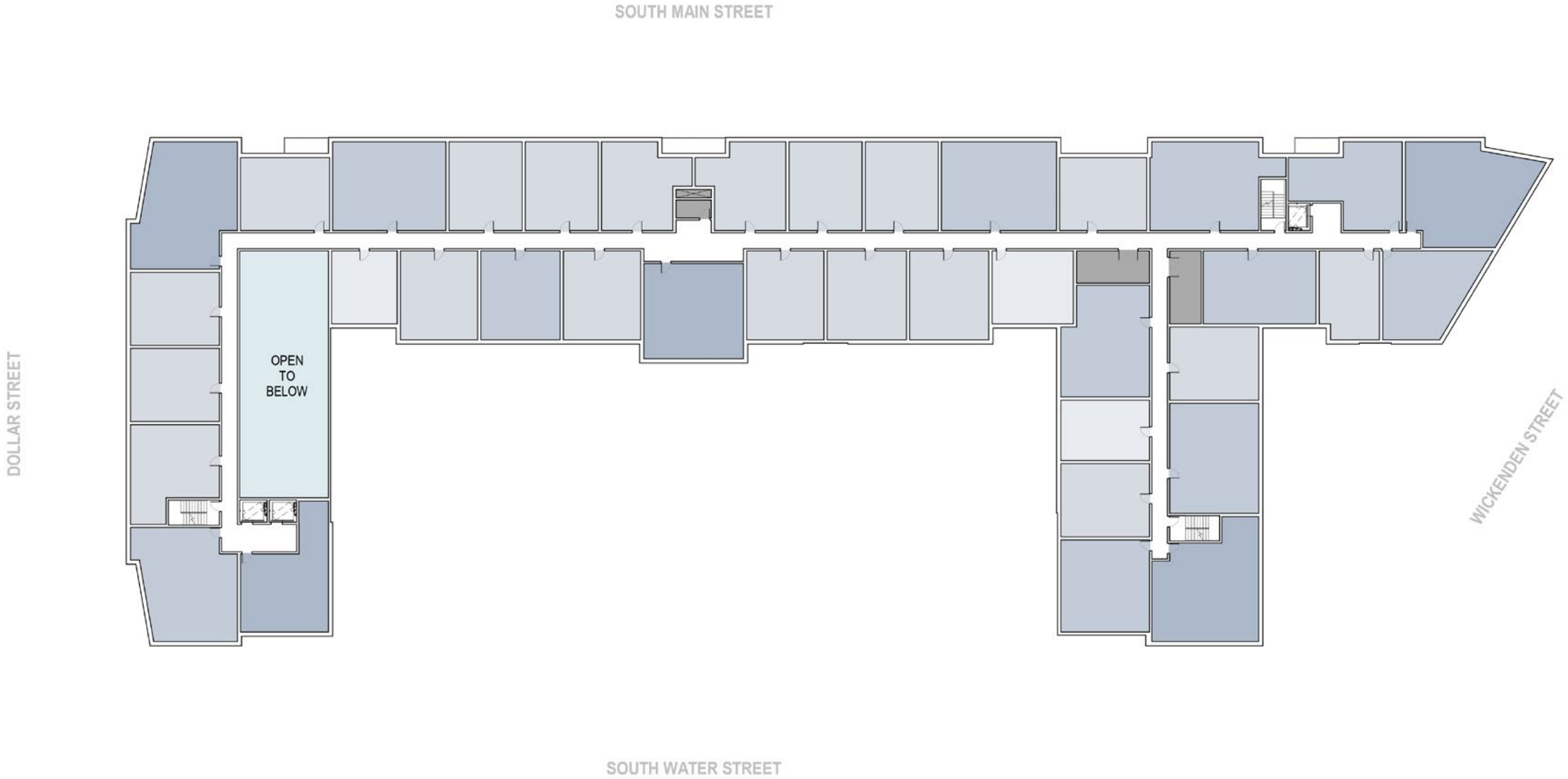
FOOTPRINT	38,500 SF
UNITS	21 UNITS



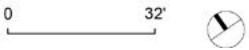
SECOND FLOOR COURTYARD LEVEL PLAN



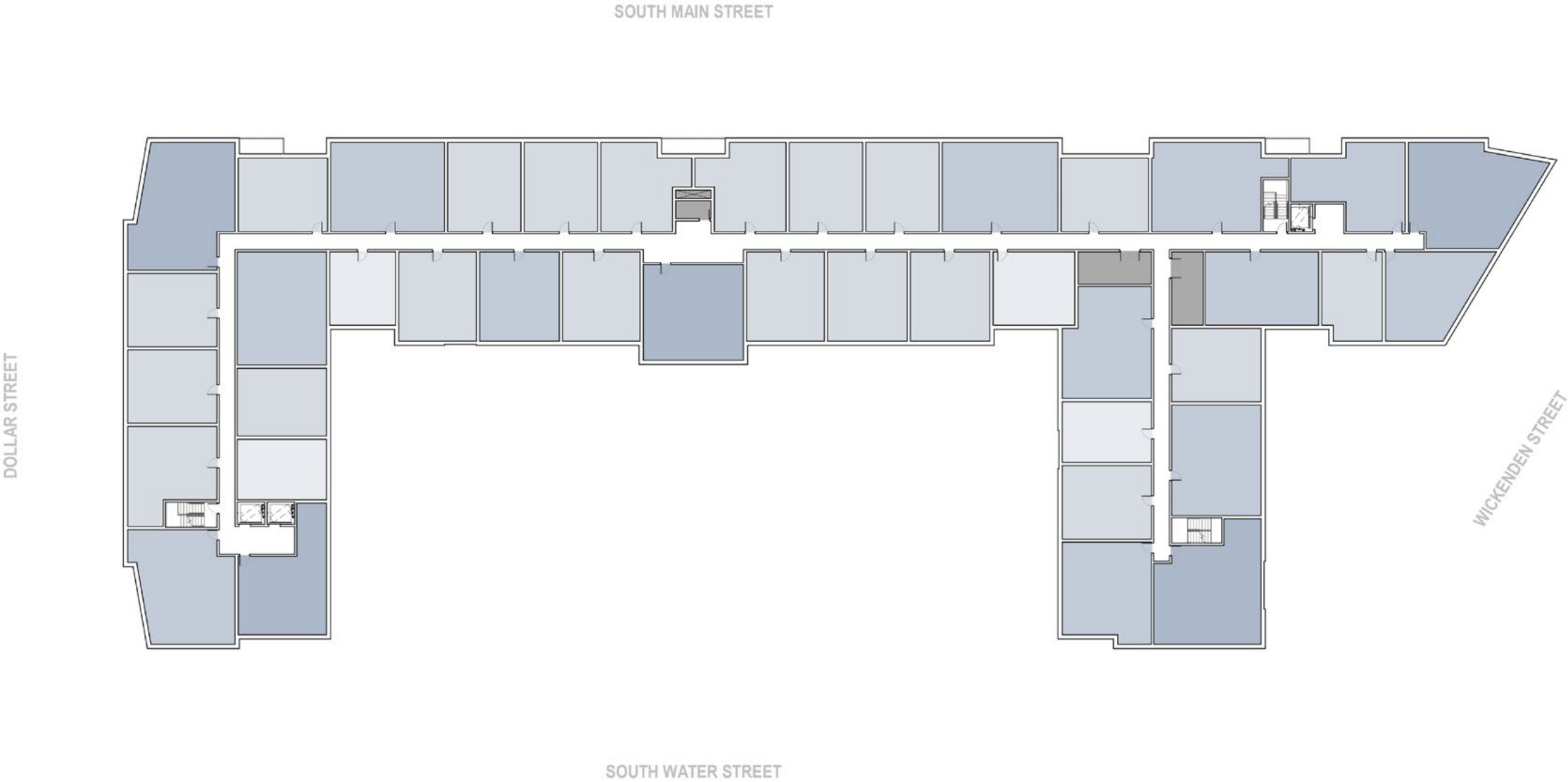
FOOTPRINT
3RD FLOOR 38,500 SF
40 UNITS



THIRD FLOOR PLAN

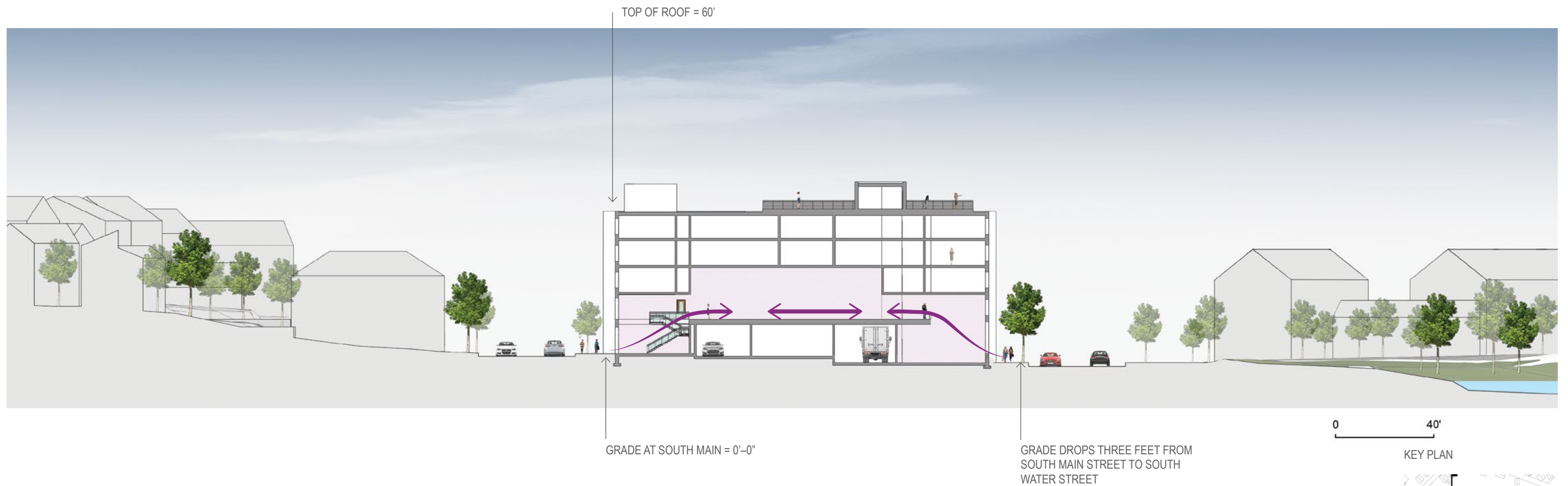


RESIDENTIAL UNIT COUNT	
FOOTPRINT	39,100 SF
4TH FLOOR	42 UNITS
5TH FLOOR	42 UNITS



TYPICAL FLOOR PLAN





Section at North End of Site

The building section connects South Main, South Water, the Courtyard and Amenity Space. Building entrances are aired with cafe or retail use to provide and active street / end.

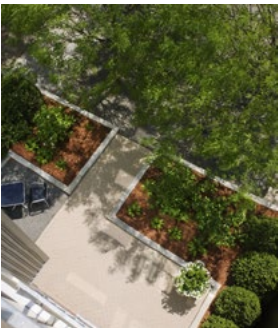


Section through Courtyard

The Courtyard embraces the River Front Park and the expansive west views while defining the consistent edge treatment characteristic of South Main Street.

Precedents & Reference Points

Courtyard and street level landscape will have a variety of scales.



Example of how a courtyard can enhance a larger scale environment.



Multi-family window treatment given depth and shadow.



Judicious use of brick at important building locations.



Brick combined with other parcelized materials to reflect ties to traditional providence while pointing to the future.

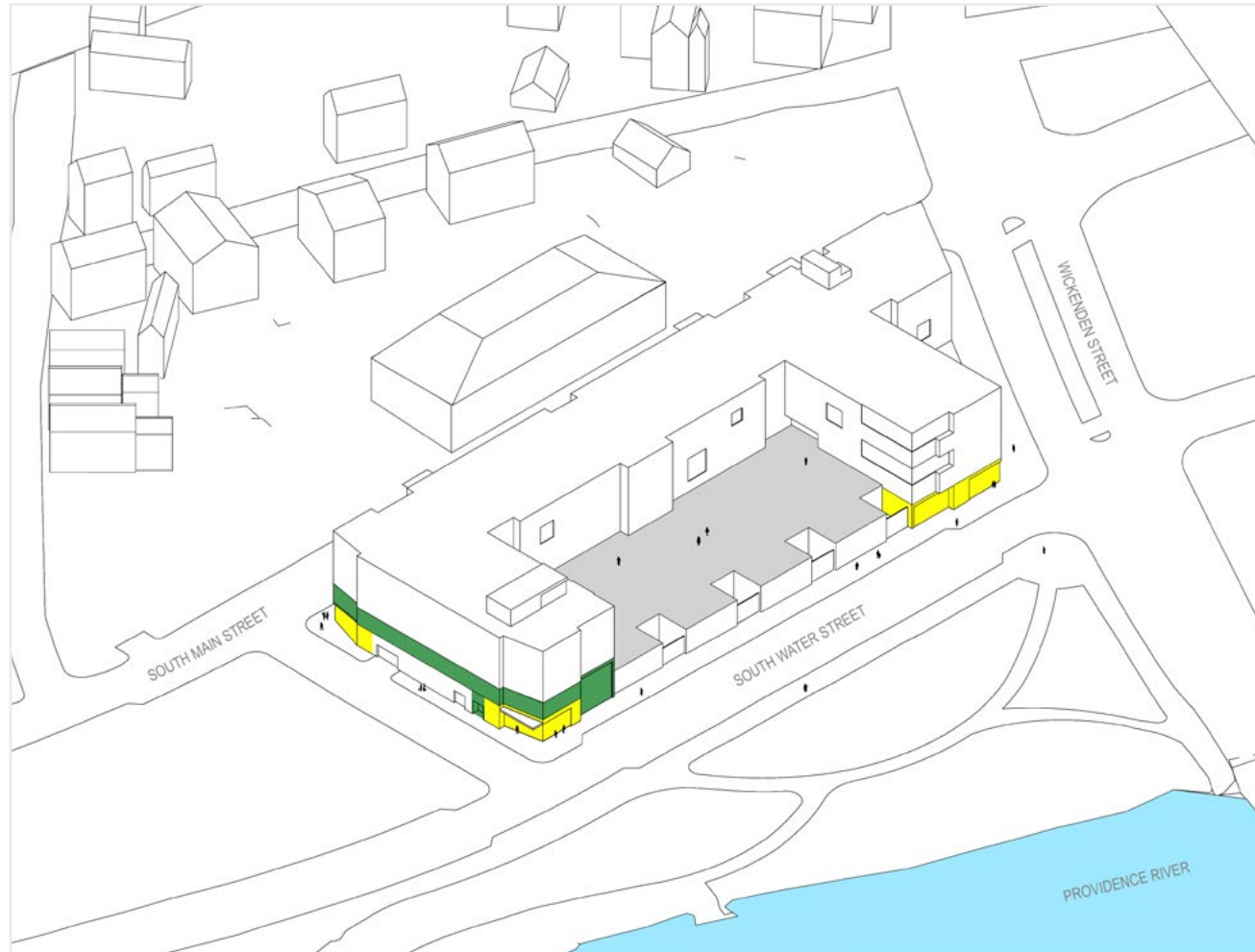


Retail spaces are small scaled to enhance pedestrian scale and enhance success; small establishment can open on to the street for active street level usage.

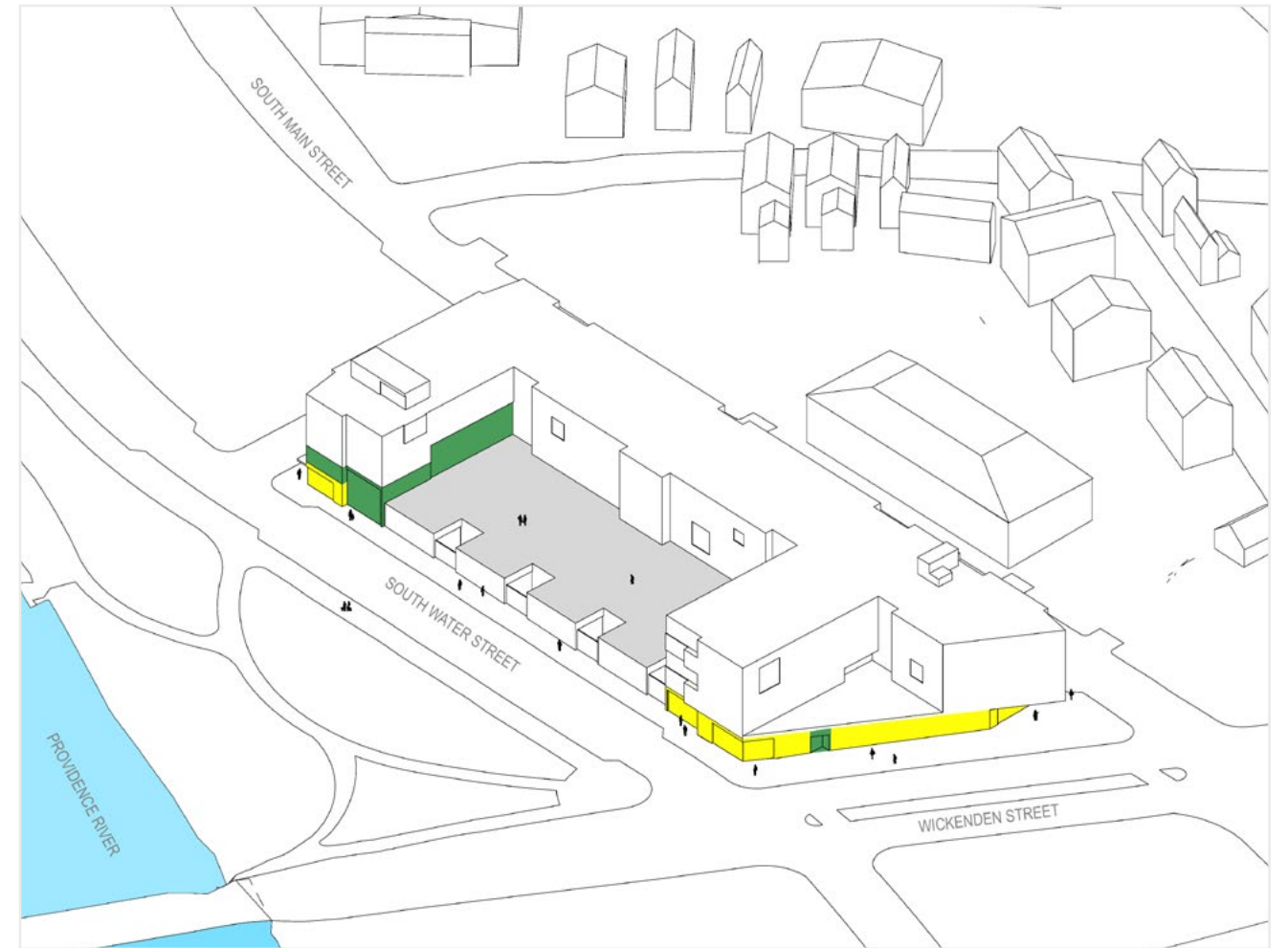


Coloring on Wickenden Street is intended to create a "magnetic" link between Parcel 5 and Fox Point.

Ways that new architecture can integrate with historic fabric through material and scale.

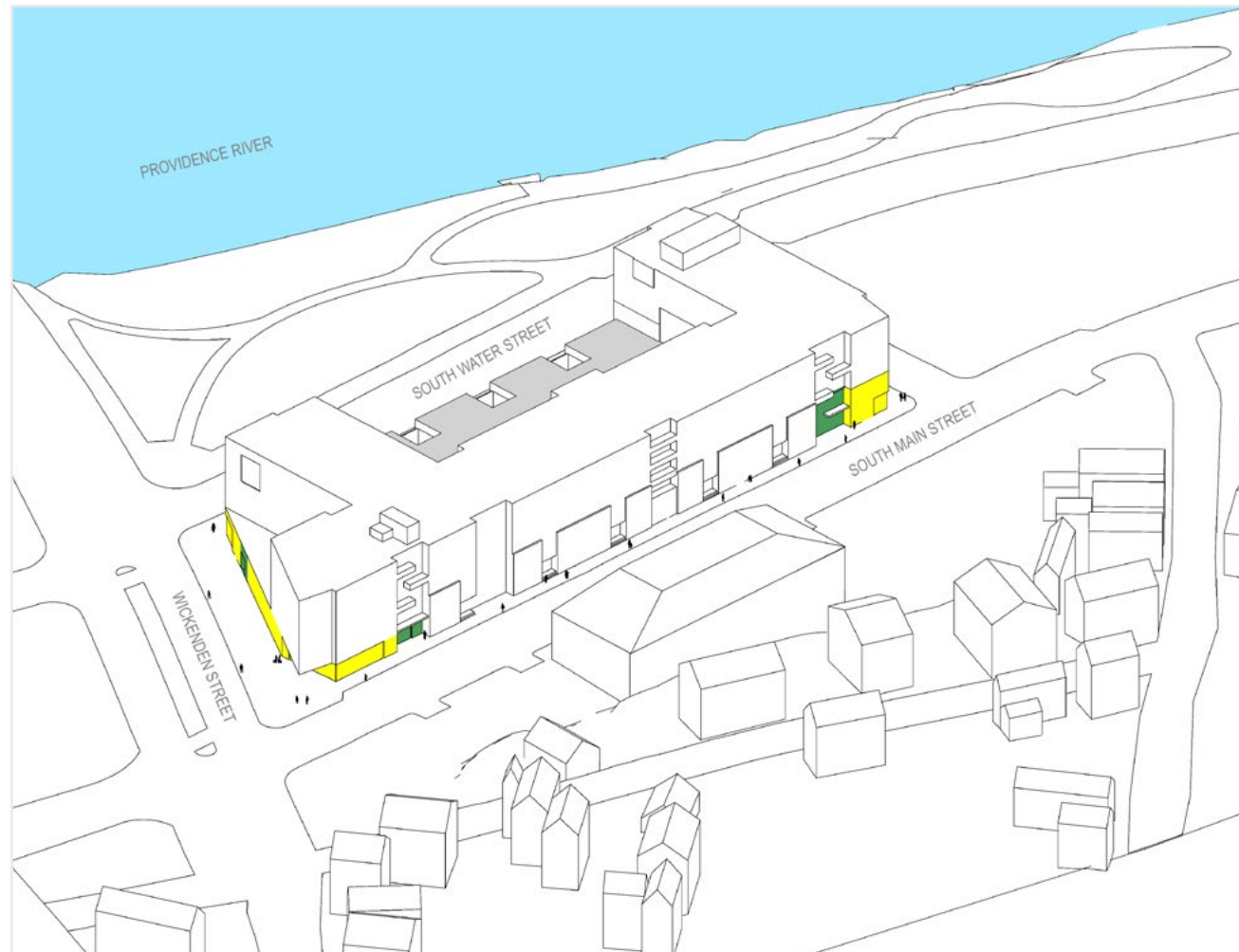


View from Northwest

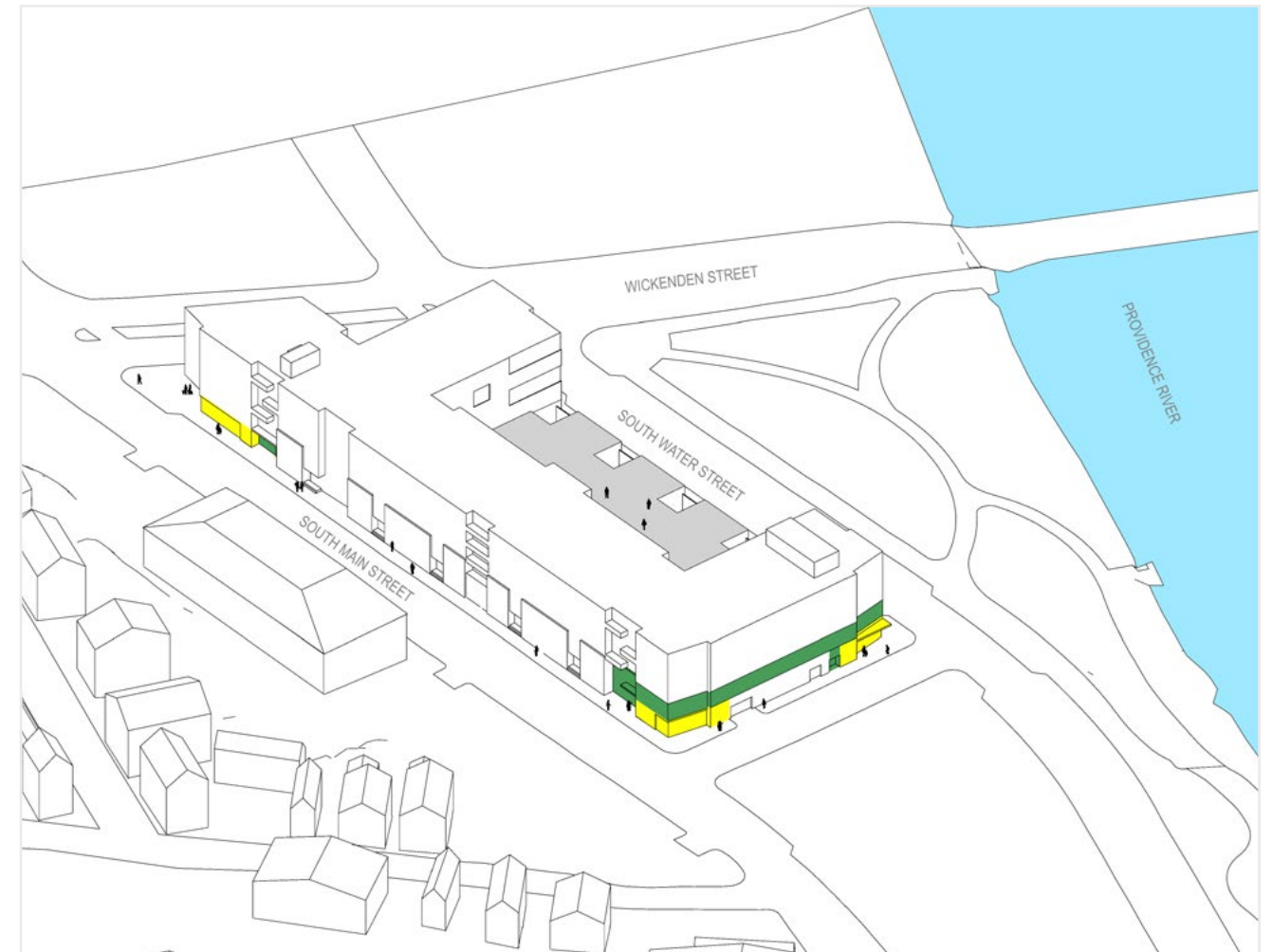


View from Southwest

Courtyard, South Water Street views of Parcel 5 using “Garden Lofts” to create an interesting “separated edge” along South Water Street resulting in a pedestrian scaled edge and transition to the larger courtyard.



View from Southeast



View from Northeast

PRELIMINARY STATISTICS FOR LEVEL 1 CONCEPTUAL DESIGN

GROSS FLOOR AREA AS DRAWN

1st floor	60,400	sf
2nd floor	38,500	sf
3rd floor	38,500	sf
4th floor	39,100	sf
5th floor	39,100	sf
TOTAL GFA	215,600	sf

BREAKDOWN OF PROGRAM GROSS AREAS

Floor Level	Retail/Cowork	Lobby/Amenity	Service/Loading	Parking	Residential	Total
1st floor	6,490	3,680	2,310	38,420	9,500	60,400 sf
2nd floor		8,390			30,110	38,500
3rd floor					38,500	38,500
4th floor					39,100	39,100
5th floor					39,100	39,100
	6,490	12,070	2,310	38,420	156,310	215,600 sf

APARTMENTS PER FLOOR AS DRAWN

Floor Level	quantity
1st floor	15
2nd floor	22
3rd floor	39
4th floor	42
5th floor	42
TOTAL	160 apartments