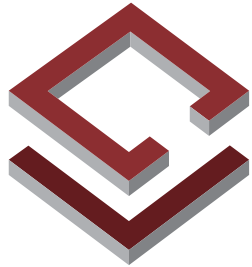




DYER WHARF DDRC REVIEW

02.10.2025



CV Properties LLC
DEVELOPMENT + INVESTMENT + MANAGEMENT

SITE PLAN URBAN CONTEXT

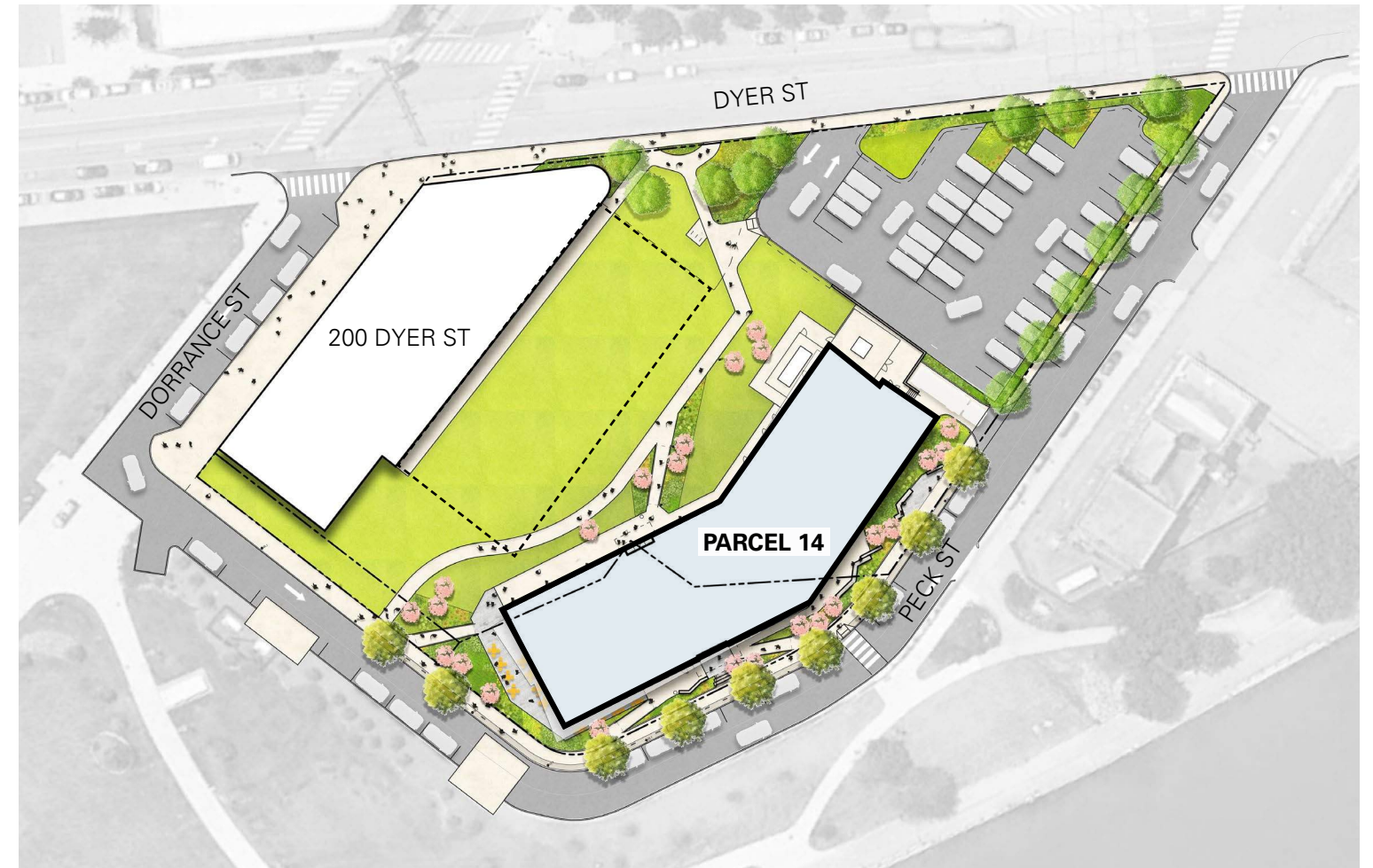


SITE PLAN EXISTING CONDITIONS AND PROPOSED



EXISTING CONDITIONS

- EXISTING 200 DYER STREET AND SURFACE PARKING LOT



PROPOSED PHASE 1 PLAN

- PARTIAL DEMOLITION OF EXISTING 1-STORY COMPONENT OF 200 DYER STREET



SITE PLAN PARCEL DIAGRAM

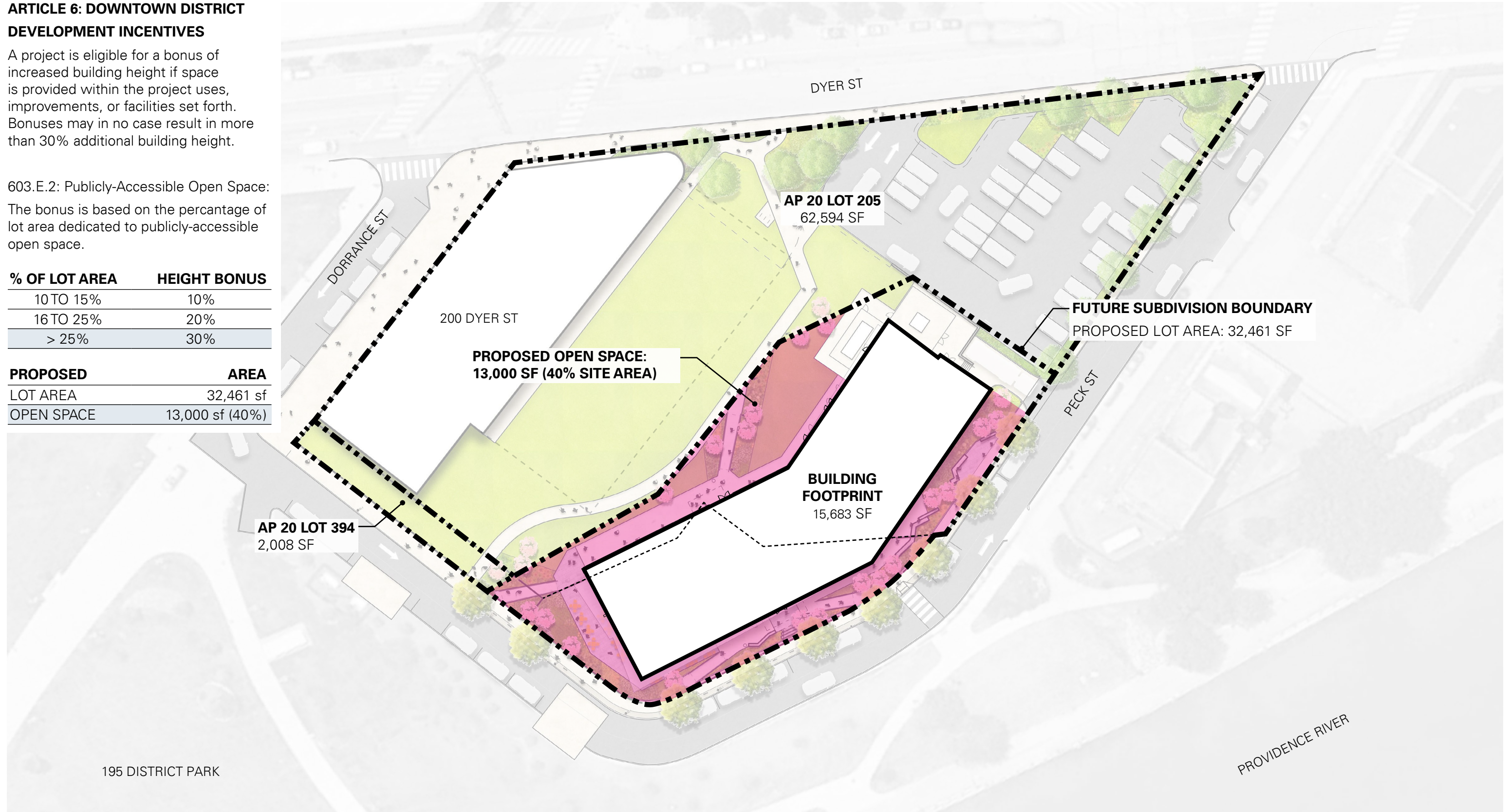
ARTICLE 6: DOWNTOWN DISTRICT DEVELOPMENT INCENTIVES

A project is eligible for a bonus of increased building height if space is provided within the project uses, improvements, or facilities set forth. Bonuses may in no case result in more than 30% additional building height.

603.E.2: Publicly-Accessible Open Space: The bonus is based on the percentage of lot area dedicated to publicly-accessible open space.

% OF LOT AREA	HEIGHT BONUS
10 TO 15%	10%
16 TO 25%	20%
> 25%	30%

PROPOSED	AREA
LOT AREA	32,461 sf
OPEN SPACE	13,000 sf (40%)



SITE PLAN RESIDENTIAL GROUND FLOOR ACCESS DIAGRAM

- ① ELEVATED RESILIENCY PLATFORM
- ② RESIDENTIAL ENTRANCE
- ③ OUTDOOR SEATING
- ④ SERVICE/LOADING
- ⑤ UTILITY ZONE
- ⑥ ON SITE PARKING
- ⑦ ON STREET PARKING
- ➔ ACCESSIBLE PEDESTRIAN CONNECTION



LOBBY
 AMENITY / BIKE PARKING
 RETAIL
 BACK OF HOUSE



SITE PLAN RESIDENTIAL TYPICAL LOWER LEVEL (2-5) FLOOR PLAN

FLOOR	AREA
LEVELS 1-5	15,683 GSF
LEVELS 6-7	16,197 GSF
LEVELS 8-12	15,890 GSF
TOTAL	190,259 GSF

UNIT TYPE	UNIT COUNT
STUDIO	73 UNITS
1 BEDROOM	116 UNITS
2 BEDROOM	25 UNITS
TOTAL	214 UNITS



RESIDENTIAL UNITS



SITE PLAN RESIDENTIAL TYPICAL MIDDLE LEVEL (6-7) FLOOR PLAN

FLOOR	AREA
LEVELS 1-5	15,683 GSF
LEVELS 6-7	16,197 GSF
LEVELS 8-12	15,890 GSF
TOTAL	190,259 GSF

UNIT TYPE	UNIT COUNT
STUDIO	73 UNITS
1 BEDROOM	116 UNITS
2 BEDROOM	25 UNITS
TOTAL	214 UNITS



RESIDENTIAL UNITS



SITE PLAN RESIDENTIAL UPPER LEVEL (10) FLOOR PLAN

FLOOR	AREA
LEVELS 1-5	15,683 GSF
LEVELS 6-7	16,197 GSF
LEVELS 8-12	15,890 GSF
TOTAL	190,259 GSF

UNIT TYPE	UNIT COUNT
STUDIO	73 UNITS
1 BEDROOM	116 UNITS
2 BEDROOM	25 UNITS
TOTAL	214 UNITS



RESIDENTIAL UNITS



SITE PLAN RESIDENTIAL TYPICAL UPPER LEVEL (8-12) FLOOR PLAN

FLOOR	AREA
LEVELS 1-5	15,683 GSF
LEVELS 6-7	16,197 GSF
LEVELS 8-12	15,890 GSF
TOTAL	190,259 GSF

UNIT TYPE	UNIT COUNT
STUDIO	73 UNITS
1 BEDROOM	116 UNITS
2 BEDROOM	25 UNITS
TOTAL	214 UNITS



RESIDENTIAL UNITS



SITE PLAN PHASE 2 FULL BUILD

- ① ELEVATED RESILIENCY PLATFORM
- ② RESIDENTIAL ENTRANCE
- ③ OUTDOOR SEATING
- ④ SERVICE/LOADING
- ⑤ UTILITY ZONE
- ⑥ ON SITE PARKING
- ⑦ ON STREET PARKING
- ➔ ACCESSIBLE PEDESTRIAN CONNECTION



LOBBY
 AMENITY / BIKE PARKING
 RETAIL
 BACK OF HOUSE



SITE PLAN PHASE 2 FULL BUILD PARKING

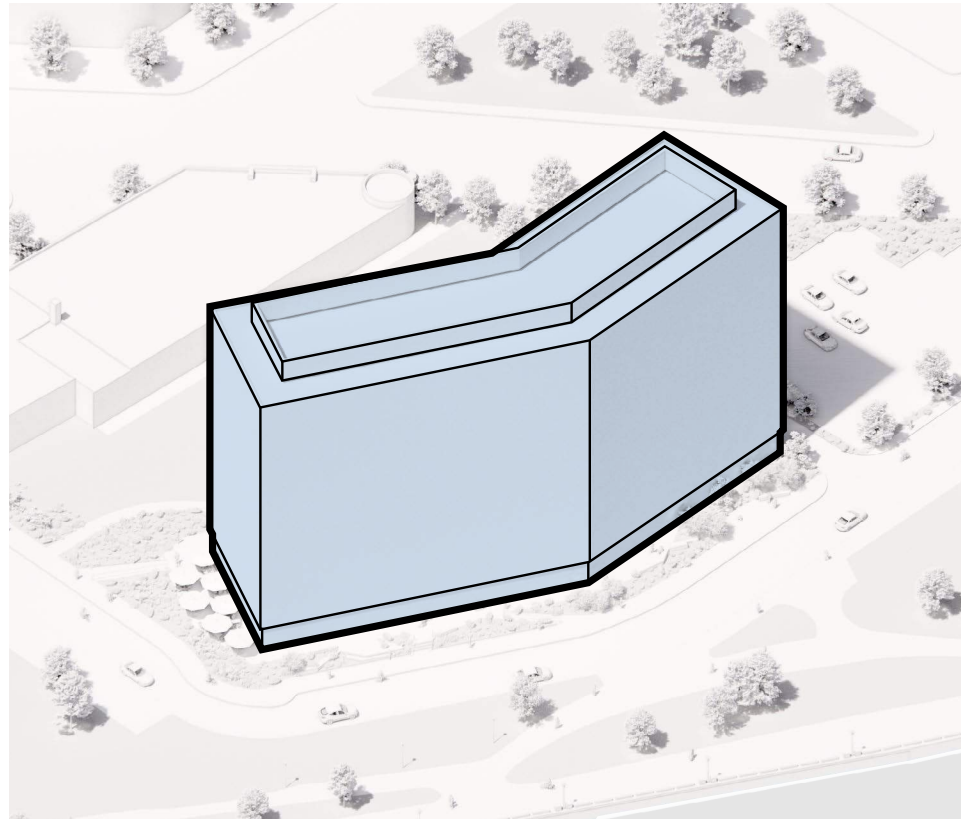
- ① ELEVATED RESILIENCY PLATFORM
- ② RESIDENTIAL ENTRANCE
- ③ OUTDOOR SEATING
- ④ SERVICE/LOADING
- ⑤ UTILITY ZONE
- ⑥ ON SITE PARKING
- ⑦ ON STREET PARKING
- ➔ ACCESSIBLE PEDESTRIAN CONNECTION



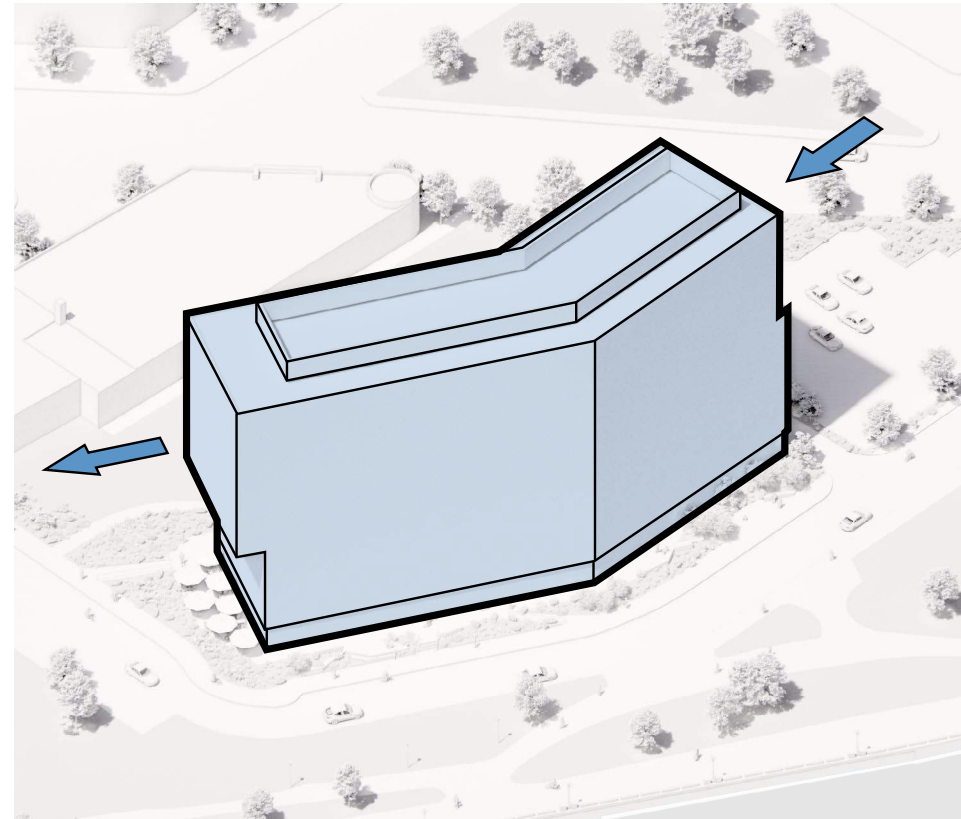
LOBBY AMENITY / BIKE PARKING RETAIL BACK OF HOUSE



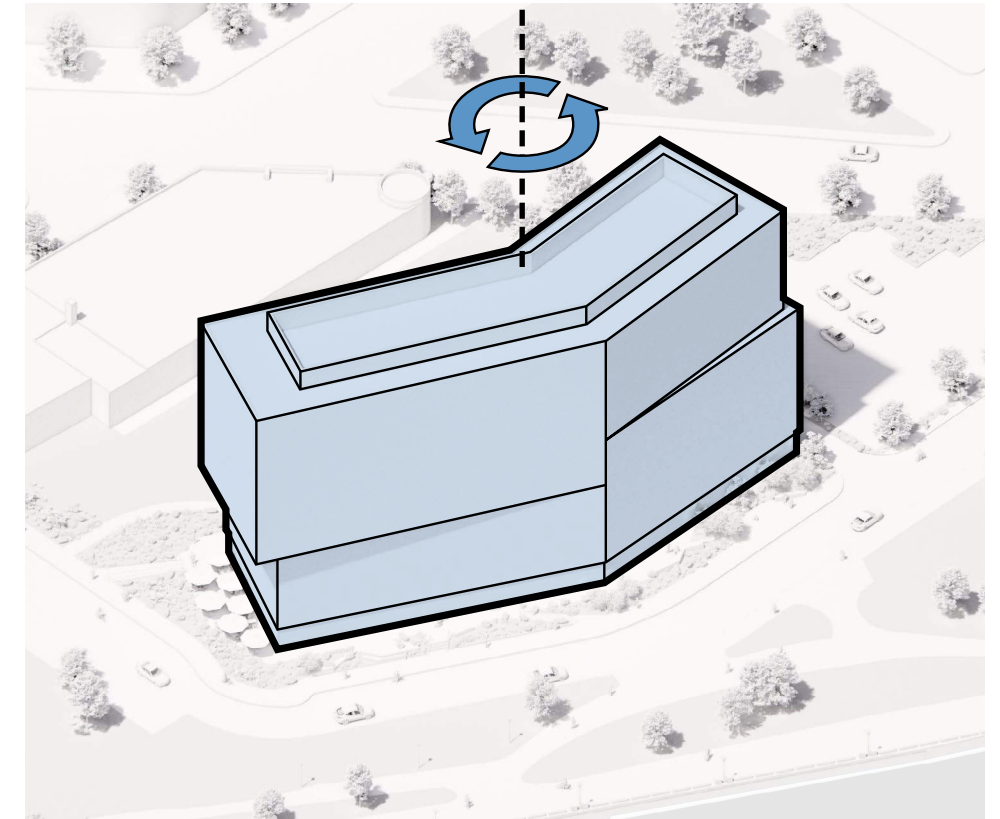
MASSING CONCEPT



1 - BASE BUILDING MASSING



2 - CANTILEVER



3 - TWIST

MATERIAL PRECEDENT BRICK COLOR



PUBLIC REALM VIEW FROM ACROSS PROVIDENCE RIVER



PUBLIC REALM VIEW FROM ACROSS PROVIDENCE RIVER AT NIGHT



FACADE DESIGN VIEW FROM 195 DISTRICT PARK OF SOUTHEAST CORNER



COMPARISON VIEW FROM 195 DISTRICT PARK OF SOUTHWEST CORNER



BUILDING DESIGN VIEW OF NORTHEAST CORNER



FACADE DESIGN EAST ELEVATION



TOP

- Profiled bronze colored metal cap with incorporated LED lighting at top.
- Curtain wall windows with bronze colored mullions.
- Perforated bronze colored metal accent panel for mechanical ventilation.
- Lighter color brick with running bond field, soldier course at spandrel, and detail corrugated coursing.

MIDDLE

- Curtain wall windows with bronze colored mullions.
- Perforated bronze colored metal accent panel for mechanical ventilation.
- Metal window frame extension detail.
- Darker color brick with running bond and soldier course at spandrel.

BASE

- Curtain wall windows with bronze colored mullions.
- Bronze colored metal eyebrow detail.
- Darker color brick with corrugated coursing.
- Dark granite base and accent at entry.

FACADE DESIGN NORTH AND SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

TOP

- Profiled bronze colored metal cap with incorporated LED lighting at top.
- Curtain wall windows with bronze colored mullions.
- Lighter color brick with running bond field and soldier course at spandrel.
- Bronze colored metal at spandrel and verticals.

MIDDLE

- Curtain wall windows with bronze colored mullions.
- Darker color brick with running bond field and soldier course at spandrel.

BASE

- Curtain wall windows with bronze colored mullions.
- Bronze colored metal eyebrow detail.
- Darker color brick with corrugated coursing.
- Dark granite base and accent at entry.

FACADE DESIGN EAST ELEVATION



TOP

- Profiled bronze colored metal cap with incorporated LED lighting at top.
- Curtain wall windows with bronze colored mullions.
- Perforated bronze colored metal accent panel for mechanical ventilation.
- Lighter color brick with running bond field, soldier course at spandrel, and detail corrugated coursing.

MIDDLE

- Curtain wall windows with bronze colored mullions.
- Perforated bronze colored metal accent panel for mechanical ventilation.
- Metal window frame extension detail.
- Darker color brick with running bond and soldier course at spandrel.

BASE

- Curtain wall windows with bronze colored mullions.
- Bronze colored metal eyebrow detail.
- Darker color brick with corrugated coursing.
- Dark granite base and accent at entry.

FACADE DESIGN FACADE DETAIL AT TOP



Profiled bronze colored metal cap with incorporated LED lighting at top.

Curtain wall windows with bronze colored mullions

Perforated bronze colored metal accent panel for mechanical ventilation

Lighter color brick with running bond field

Lighter color brick with detail corrugated coursing

Lighter color brick with soldier course at spandrel

FACADE DESIGN FACADE DETAIL AT GROUND FLOOR RETAIL



- Wood colored metal soffit with metal trim detail
- Darker colored soldier course brick at spandrel
- Darker color brick with running bond field
- Bronze colored metal canopy support rod and anchor with granite inlay detail
- Darker color brick with detail corrugated coursing
- Bronze colored metal canopy with aluminum slat sun shading
- Outdoor seating opportunity to support retail

FACADE DESIGN FACADE DETAIL AT BASE AND PECK STREET ENTRY

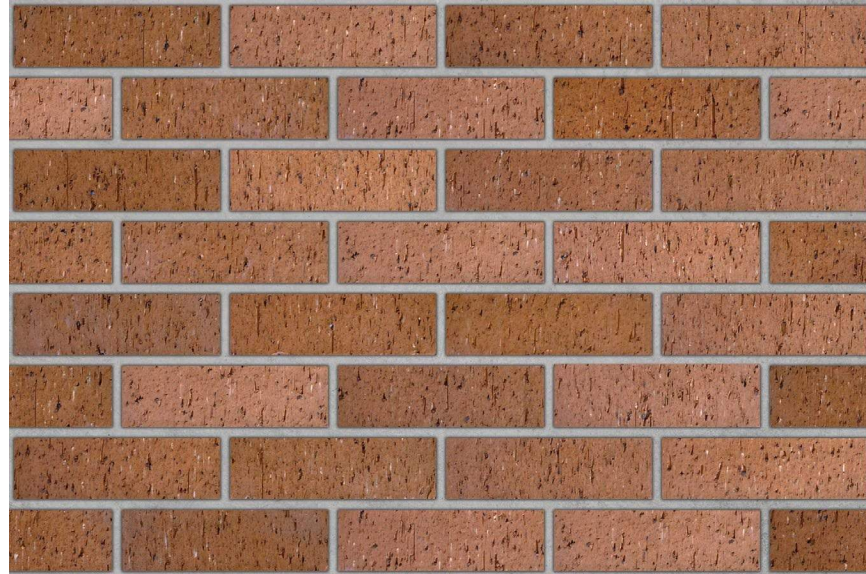


- Wood colored metal soffit with metal trim detail
- Metal window frame extension detail
- Curtain wall windows with bronze colored mullions
- Darker colored soldier course brick at spandrel
- Perforated bronze colored metal accent panel for mechanical ventilation
- Darker color brick with running bond field
- Bronze colored metal canopy support rod and anchor with granite inlay detail
- Darker color brick with detail corrugated coursing
- Perforated metal infill panels
- Bronze colored metal canopy
- Perforated back lit metal canopy underside
- Bronze colored metal eyebrow detail
- Granite inlay detail at building entry
- Recessed glass and curtain wall building entry
- Curtain wall windows with bronze colored mullions
- Granite base detail

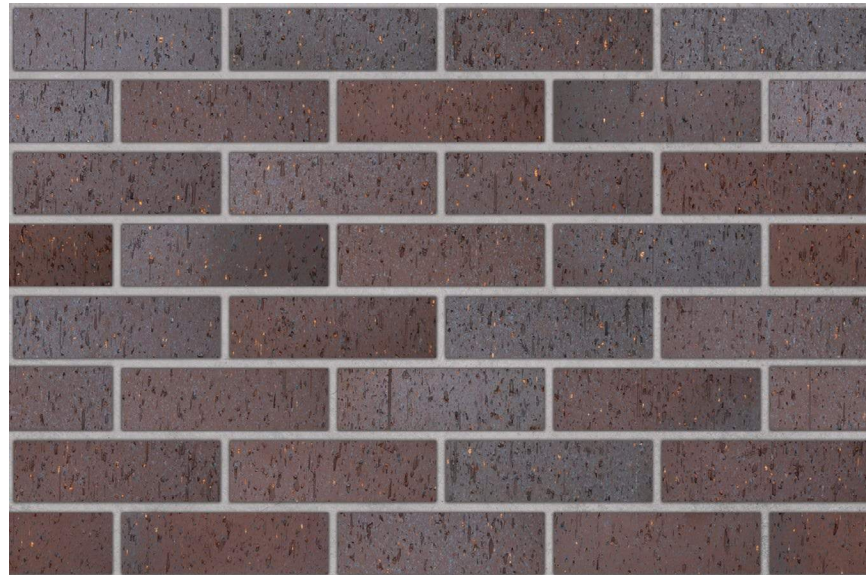
FACADE DESIGN MATERIAL PALETTE



Aluminum Metal Accents / Windows
Medium Bronze 710



Upper Brick
Coppertone

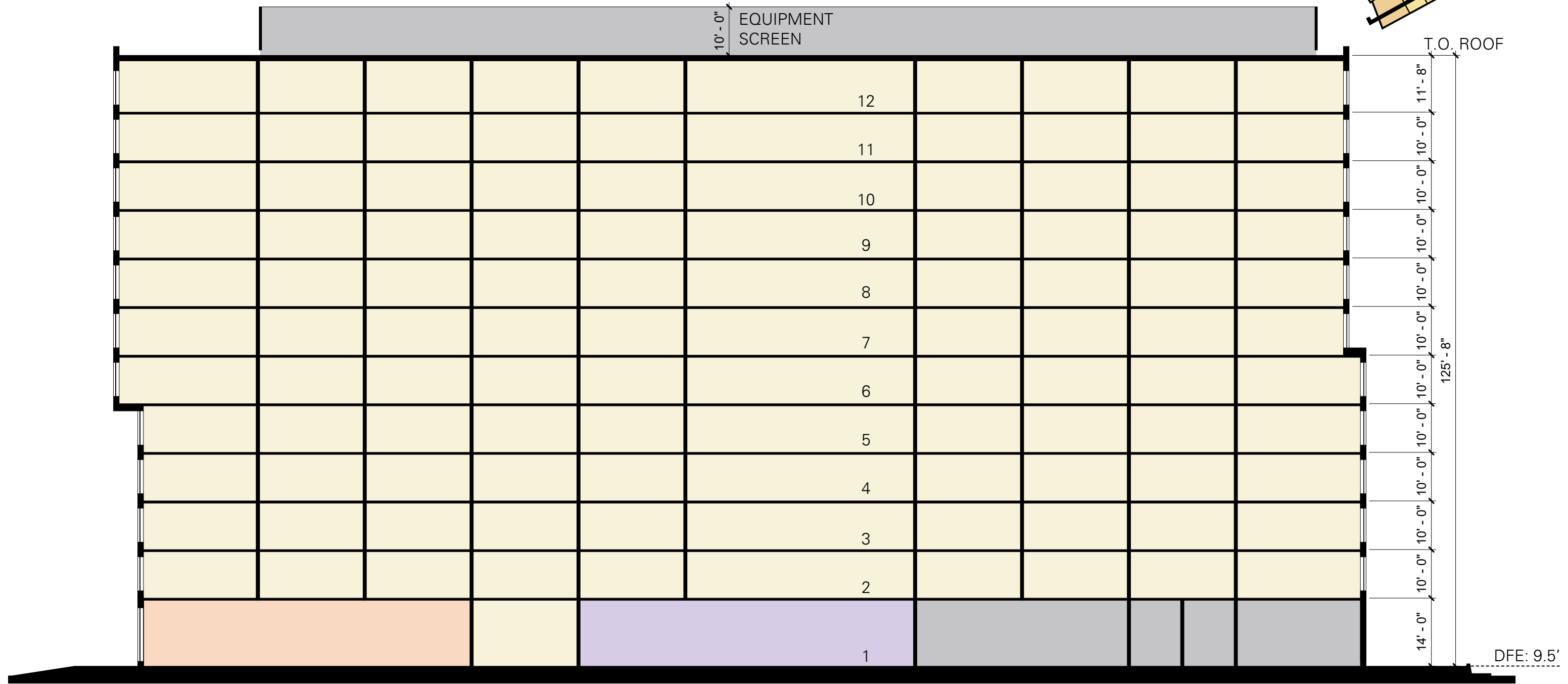
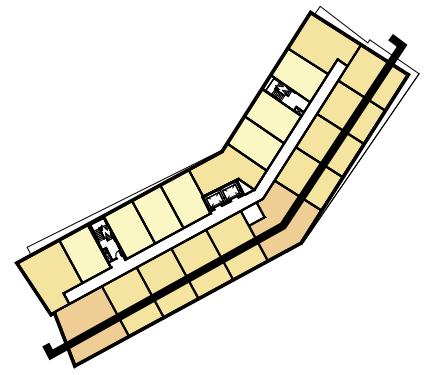


Lower Brick
Sienna Ironspot



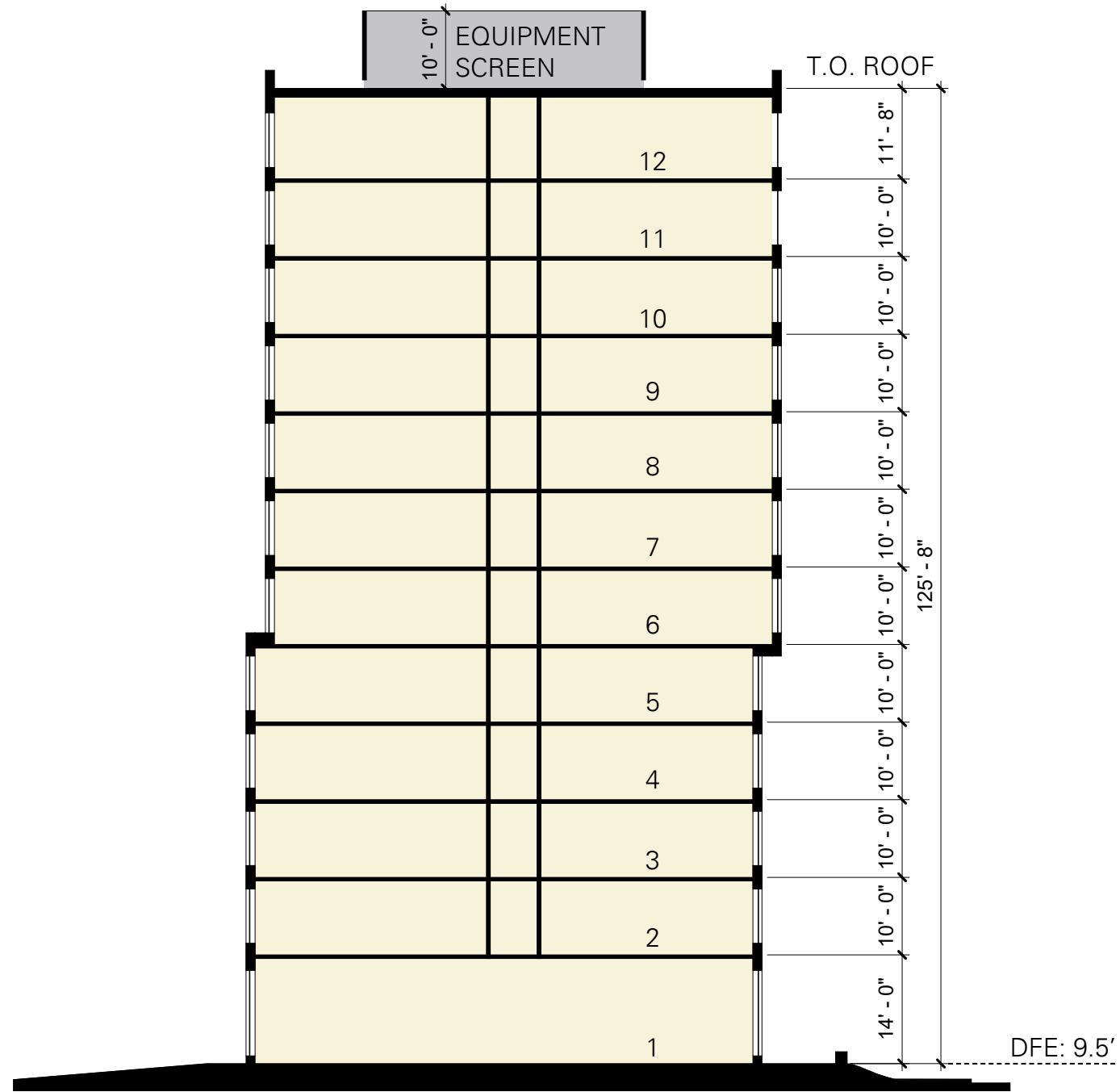
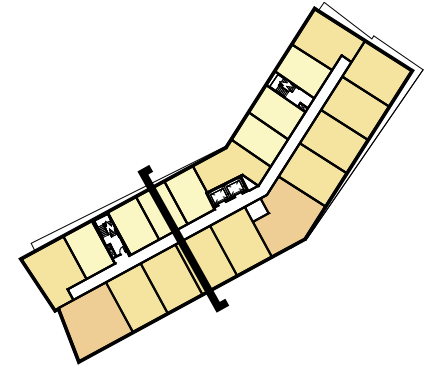
Granite Base and Accents
Mesabi Black

BUILDING SECTION LONGITUDINAL SECTION



LOBBY / UNITS
 AMENITY / BIKE PARKING
 RETAIL
 BACK OF HOUSE

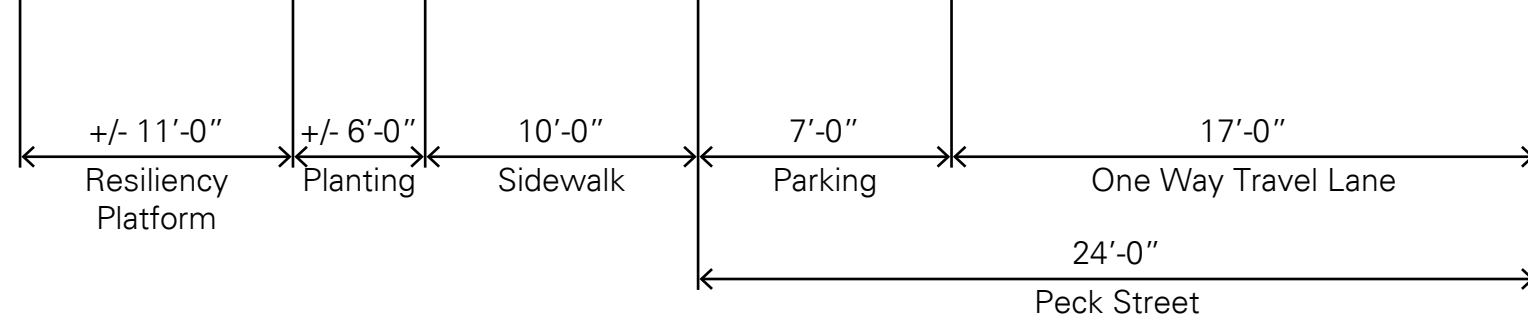
BUILDING SECTION CROSS SECTION



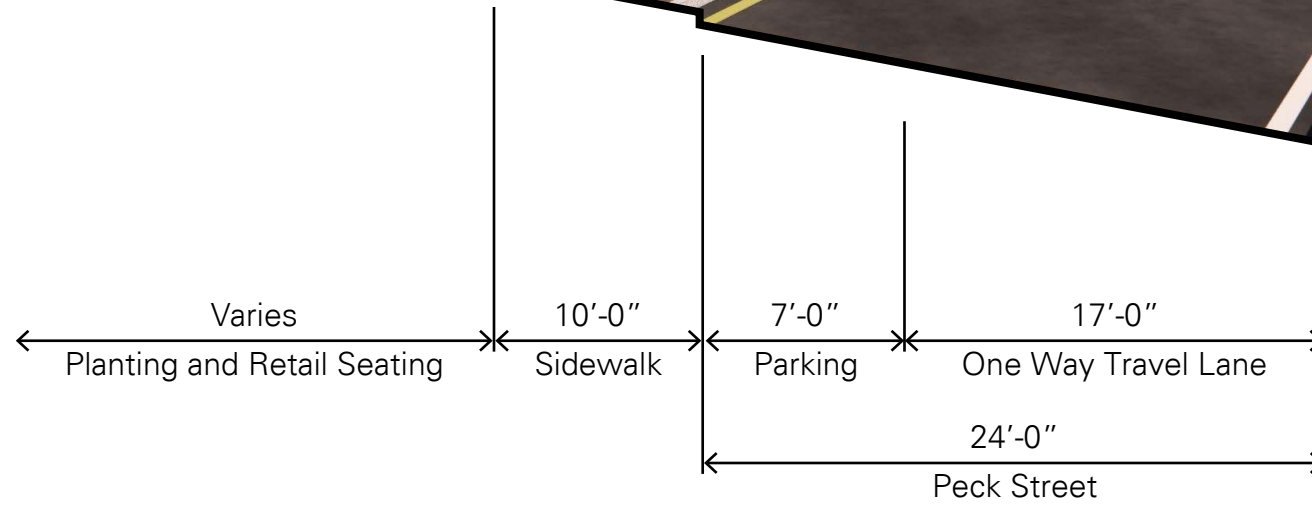
LOBBY / UNITS
 AMENITY / BIKE PARKING
 RETAIL
 BACK OF HOUSE



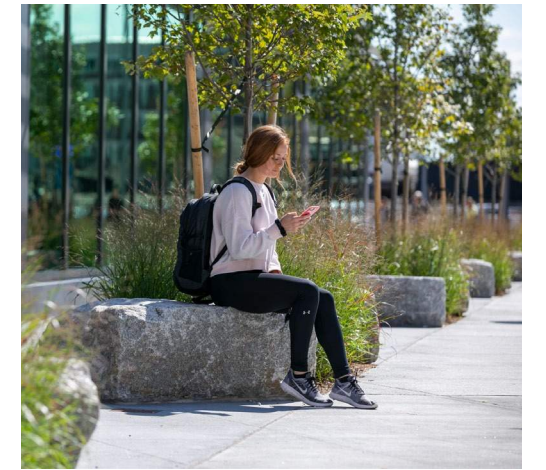
PUBLIC REALM SITE SECTION AT PECK STREET ENTRANCE



PUBLIC REALM SITE SECTION AT PECK STREET RETAIL



PUBLIC REALM SITE DESIGN PRECEDENT IMAGES



Thank You



CV Properties LLC
DEVELOPMENT + INVESTMENT + MANAGEMENT

