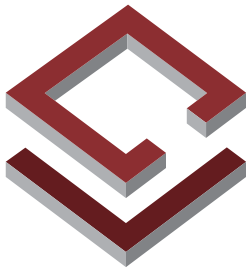




**DYER WHARF** DDRC APPLICATION DESIGN MATERIALS

03.17.2025



**CV Properties** LLC  
DEVELOPMENT + INVESTMENT + MANAGEMENT



EXISTING SITE PHOTOS





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 2-STORY COMPONENT OF 200 DYER STREET





198-200 DYER STREET BUILDING CONDITIONS



VIEW FROM DYER ST OF NORTHWEST ELEVATION



VIEW FROM DYER ST OF WEST ELEVATION



VIEW FROM PECK ST OF SOUTH CORNER



VIEW FROM PECK ST OF SOUTHEAST ELEVATION



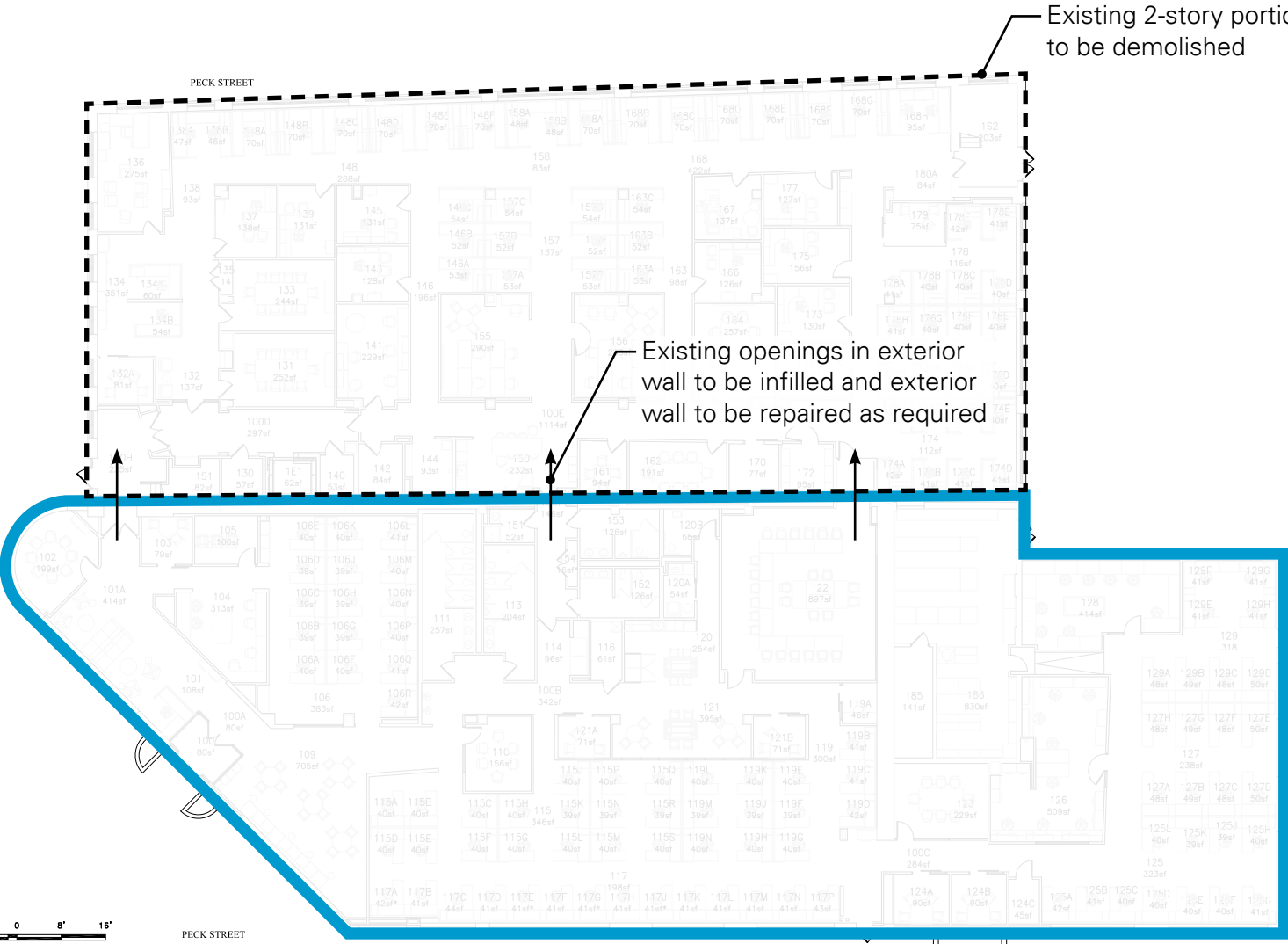
VIEW FROM PECK ST OF EAST CORNER



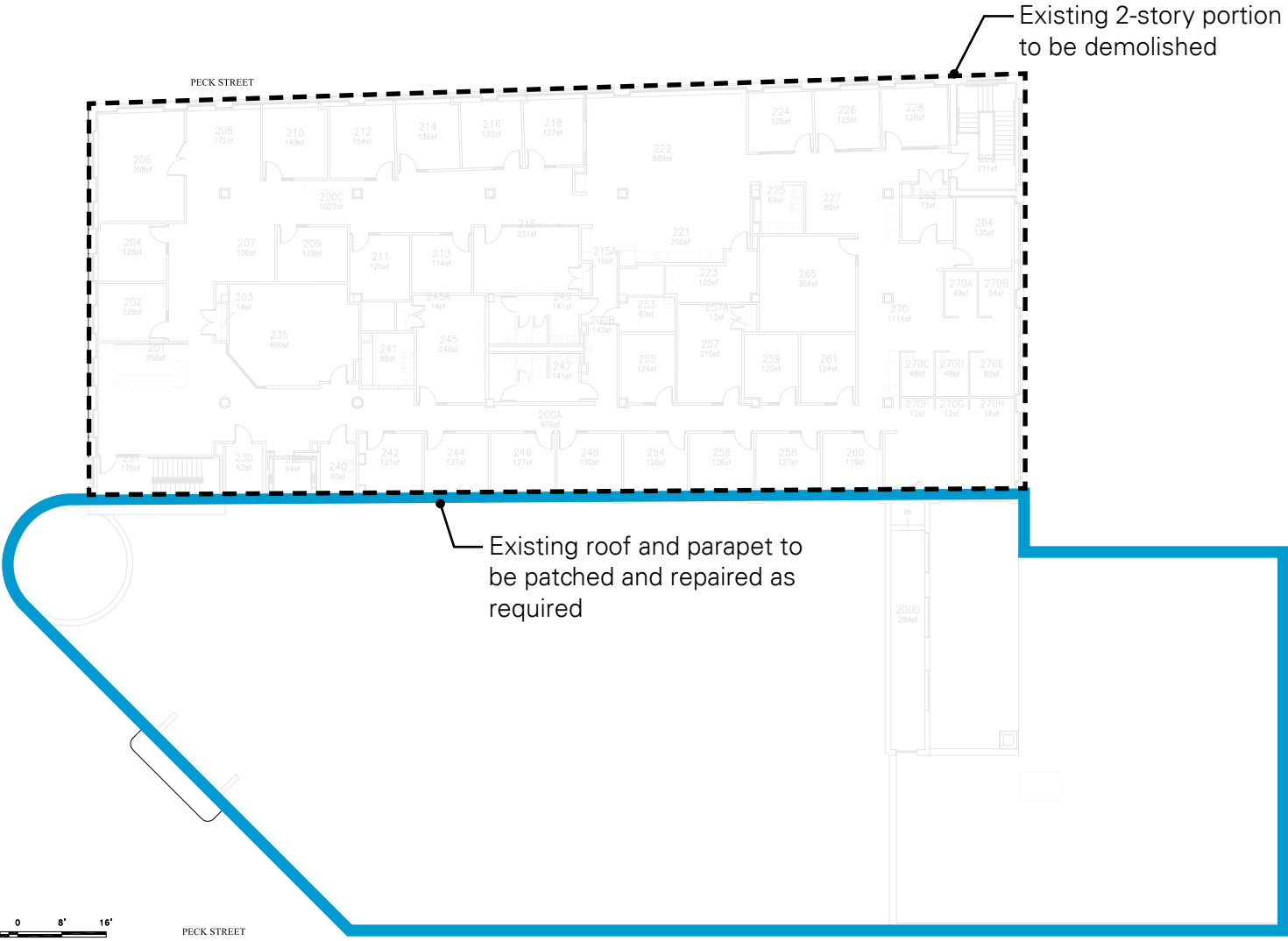
VIEW FROM PECK ST OF NORTHEAST ELEVATION



# 198-200 DYER STREET PARTIAL DEMOLITION PLAN



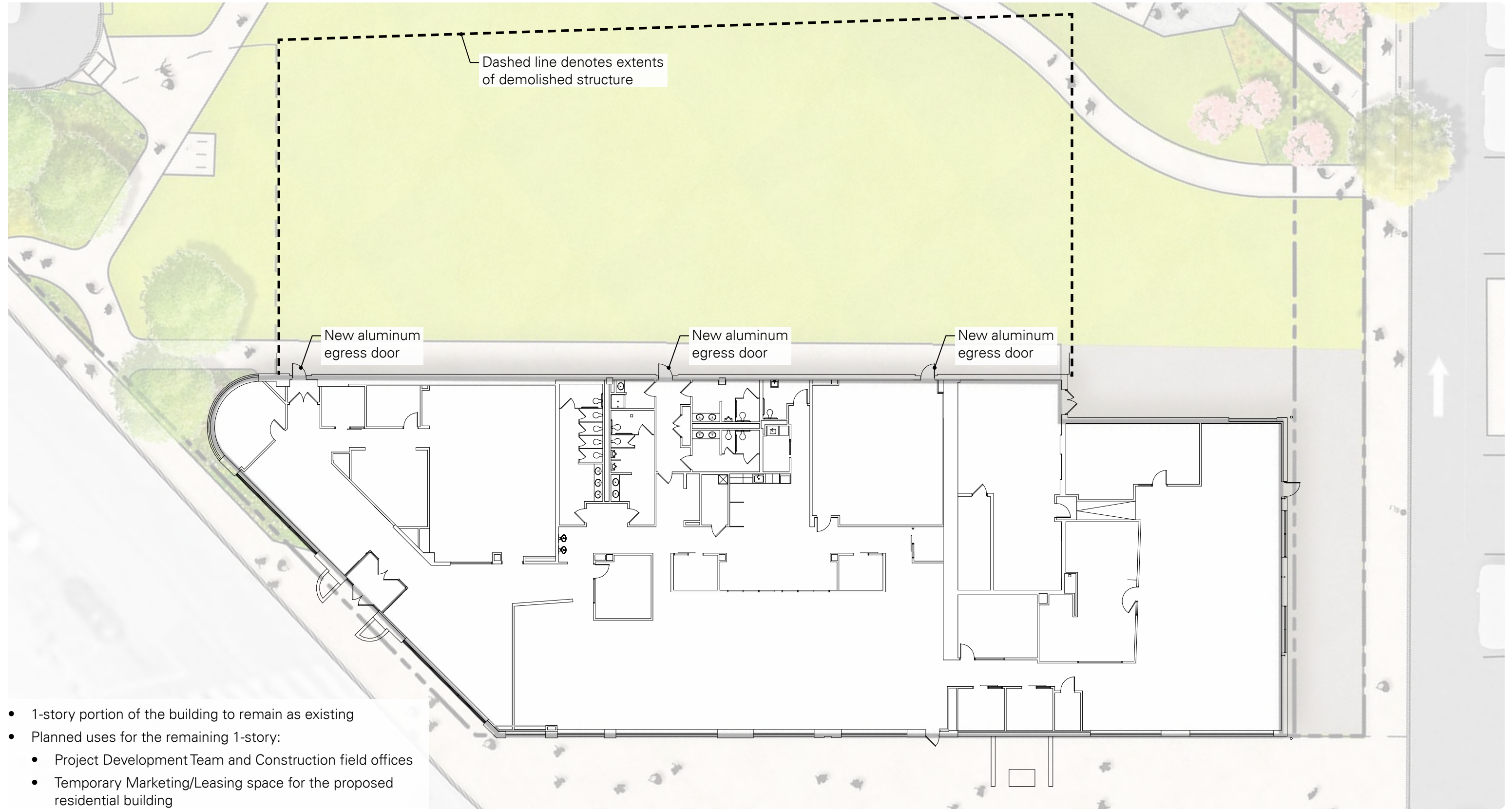
GROUND FLOOR PLAN



SECOND FLOOR PLAN



# 198-200 DYER STREET PROPOSED PLAN

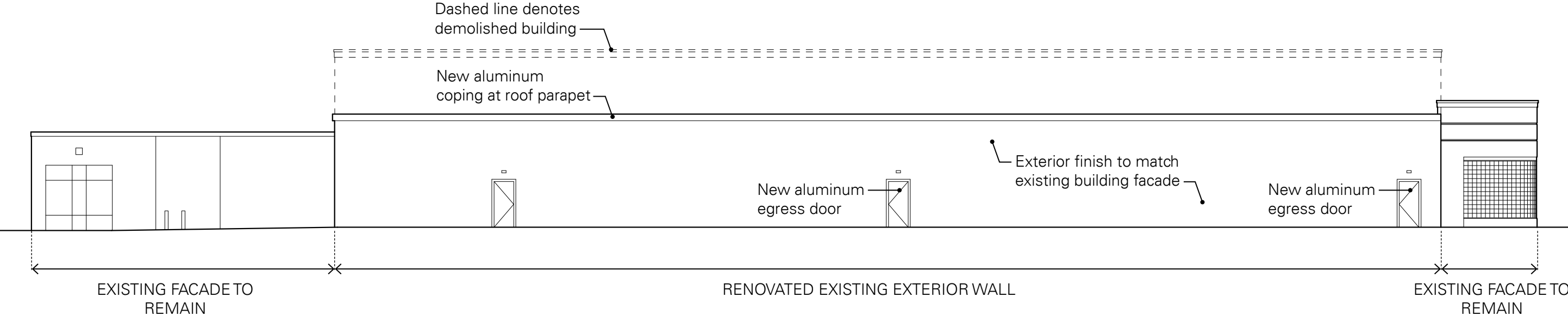


- 1-story portion of the building to remain as existing
- Planned uses for the remaining 1-story:
  - Project Development Team and Construction field offices
  - Temporary Marketing/Leasing space for the proposed residential building

0 20



198-200 DYER STREET PROPOSED ELEVATION



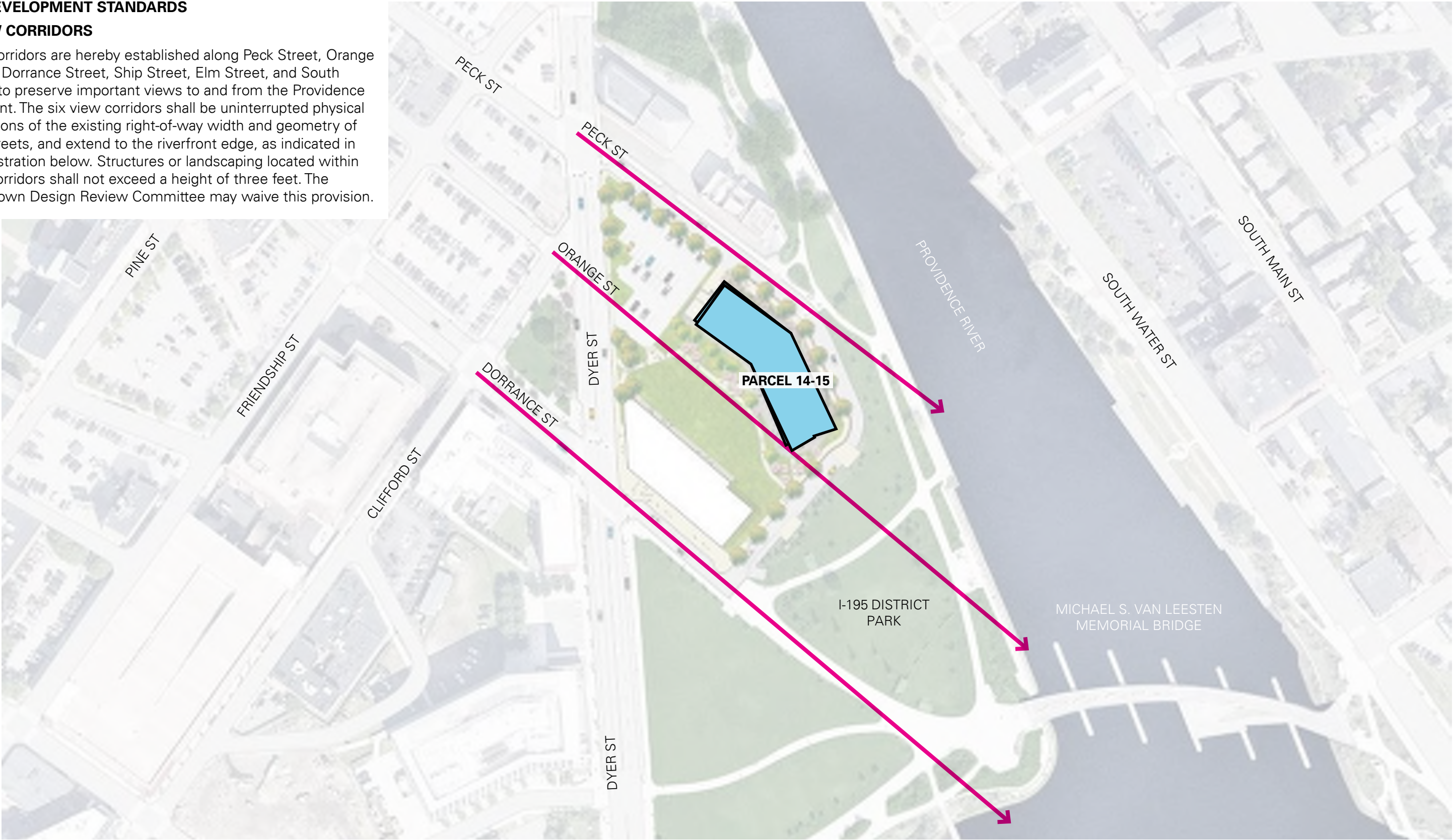


# SITE PLAN URBAN CONTEXT

## 604 DEVELOPMENT STANDARDS

### I. VIEW CORRIDORS

View corridors are hereby established along Peck Street, Orange Street, Dorrance Street, Ship Street, Elm Street, and South Street to preserve important views to and from the Providence riverfront. The six view corridors shall be uninterrupted physical extensions of the existing right-of-way width and geometry of said streets, and extend to the riverfront edge, as indicated in the illustration below. Structures or landscaping located within view corridors shall not exceed a height of three feet. The Downtown Design Review Committee may waive this provision.





URBAN CONTEXT VIEW CORRIDORS



VIEW FROM PECK STREET



VIEW FROM ORANGE STREET



VIEW FROM DORRANCE STREET



# SITE PLAN PARCEL DIAGRAM

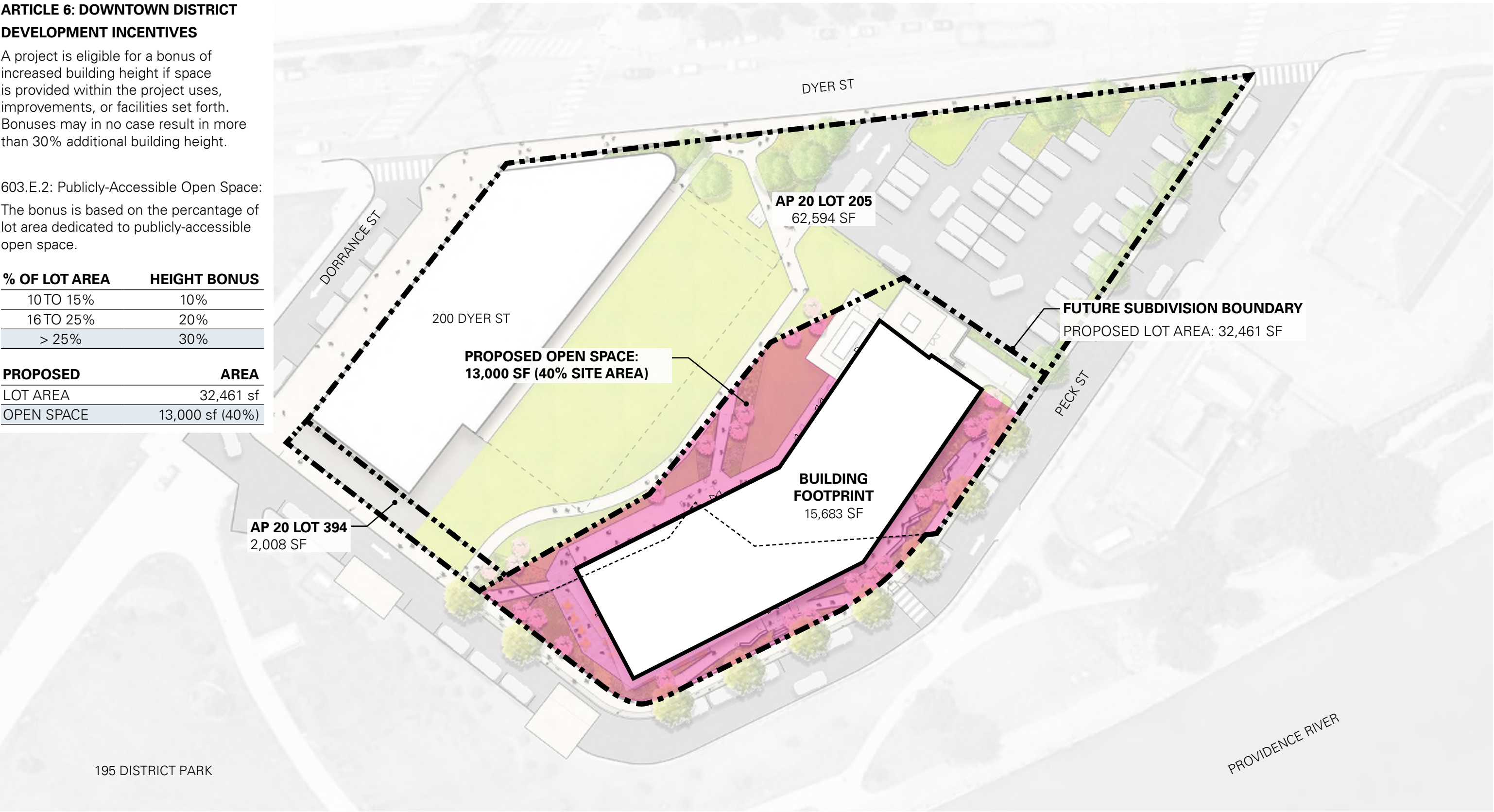
## ARTICLE 6: DOWNTOWN DISTRICT DEVELOPMENT INCENTIVES

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%)





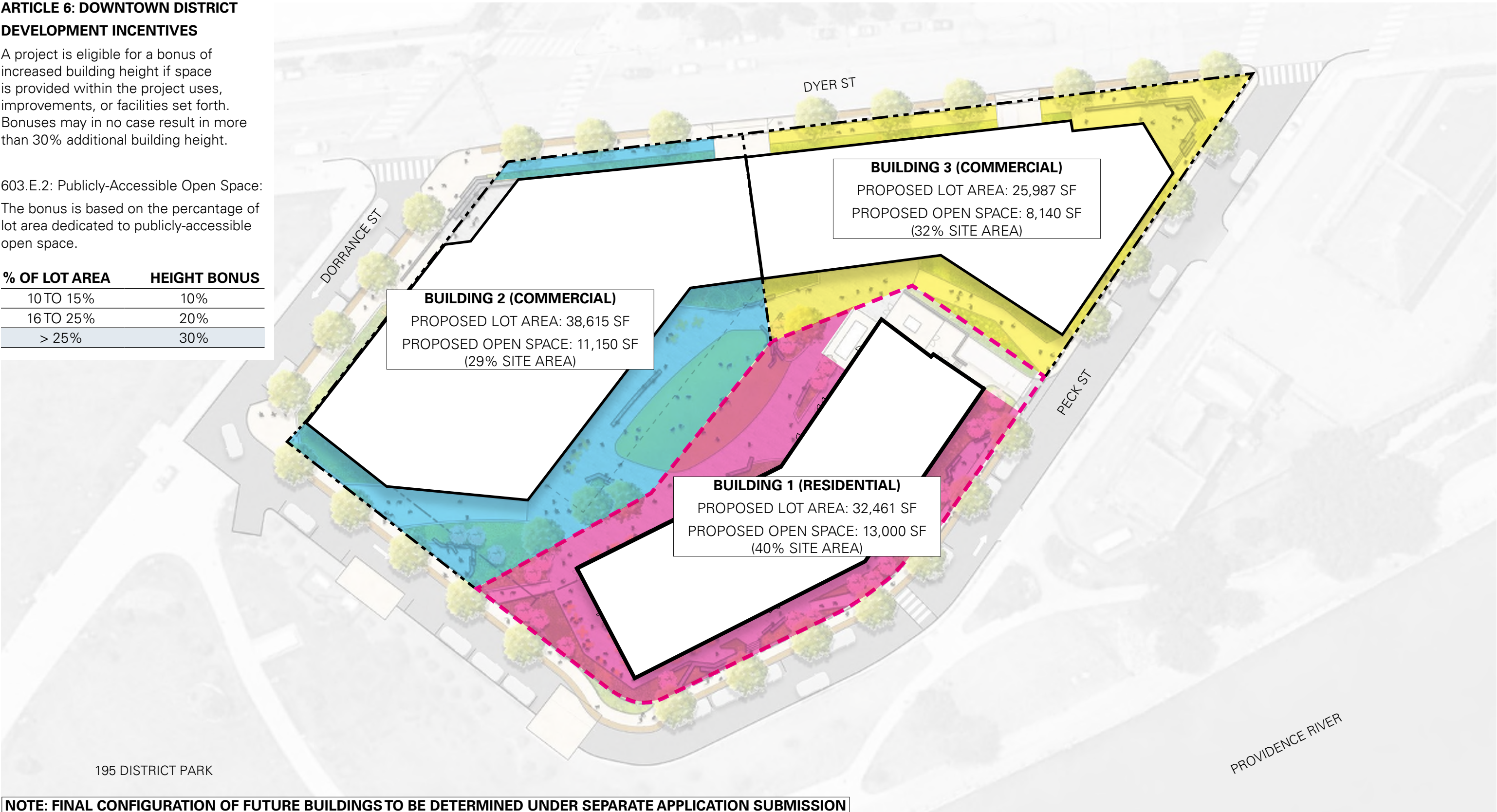
# SITE PLAN PARCEL DIAGRAM (FULL BUILD)

## 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%



NOTE: FINAL CONFIGURATION OF FUTURE BUILDINGS TO BE DETERMINED UNDER SEPARATE APPLICATION SUBMISSION





# SITE PLAN RESIDENTIAL GROUND FLOOR ACCESS DIAGRAM

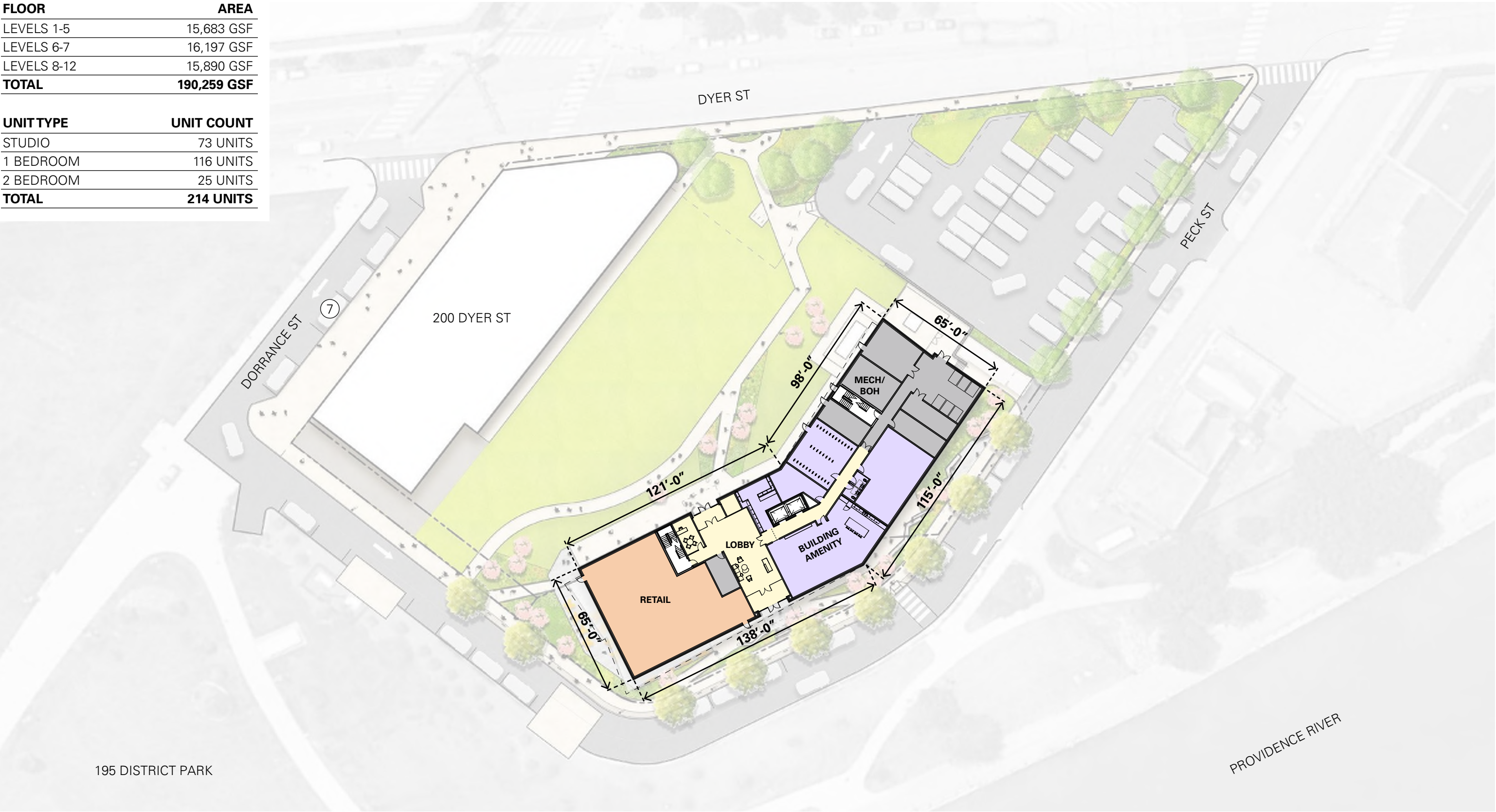




# SITE PLAN RESIDENTIAL GROUND FLOOR PLAN

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



LOBBY AMENITY / BIKE PARKING RETAIL BACK OF HOUSE





# SITE PLAN LEVEL 1 DETAILED PLAN

## 606 DESIGN STANDARDS FOR NEW CONSTRUCTION

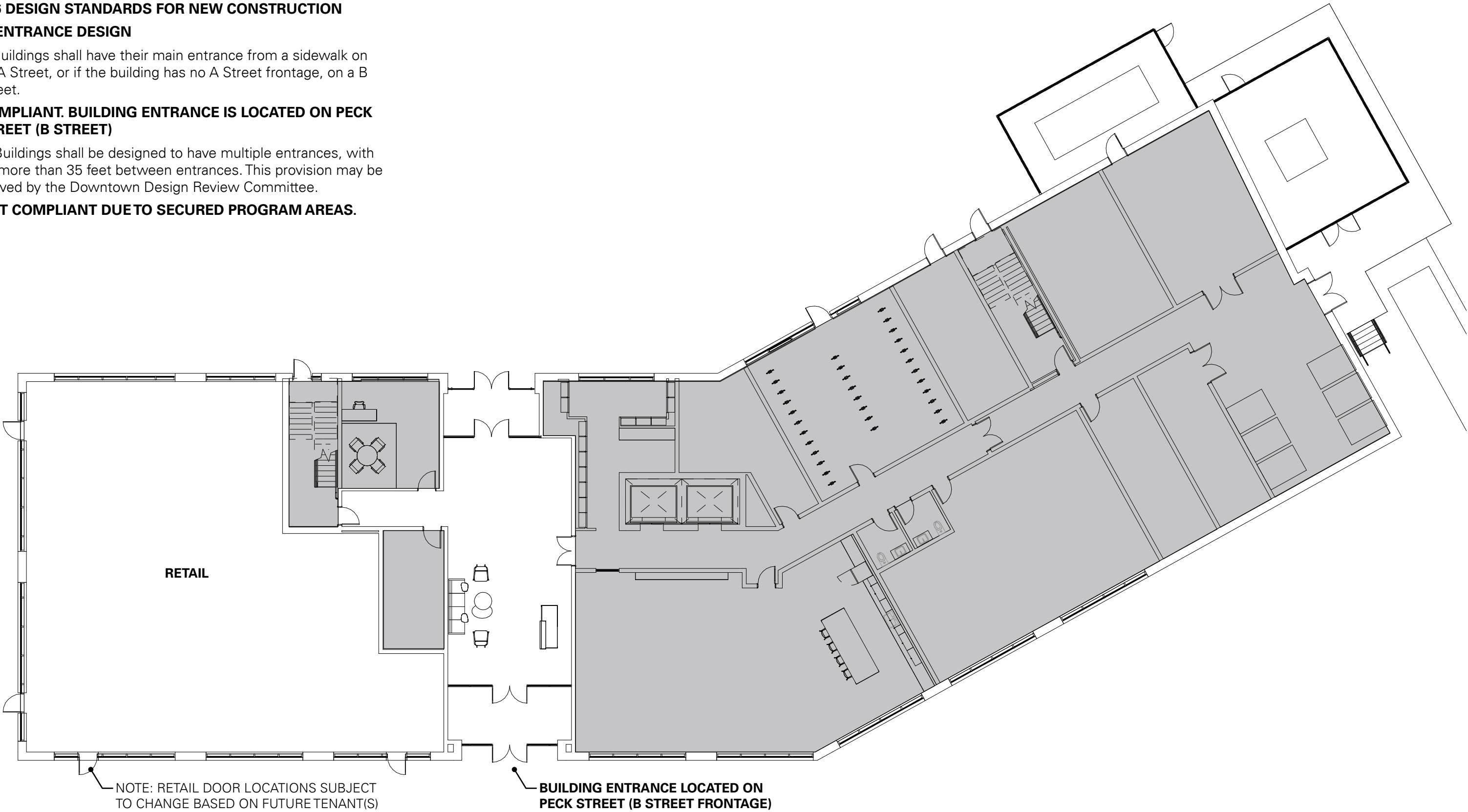
### C. ENTRANCE DESIGN

1. Buildings shall have their main entrance from a sidewalk on an A Street, or if the building has no A Street frontage, on a B Street.

**COMPLIANT. BUILDING ENTRANCE IS LOCATED ON PECK STREET (B STREET)**

2. Buildings shall be designed to have multiple entrances, with no more than 35 feet between entrances. This provision may be waived by the Downtown Design Review Committee.

**NOT COMPLIANT DUE TO SECURED PROGRAM AREAS.**



SECURED / 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 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

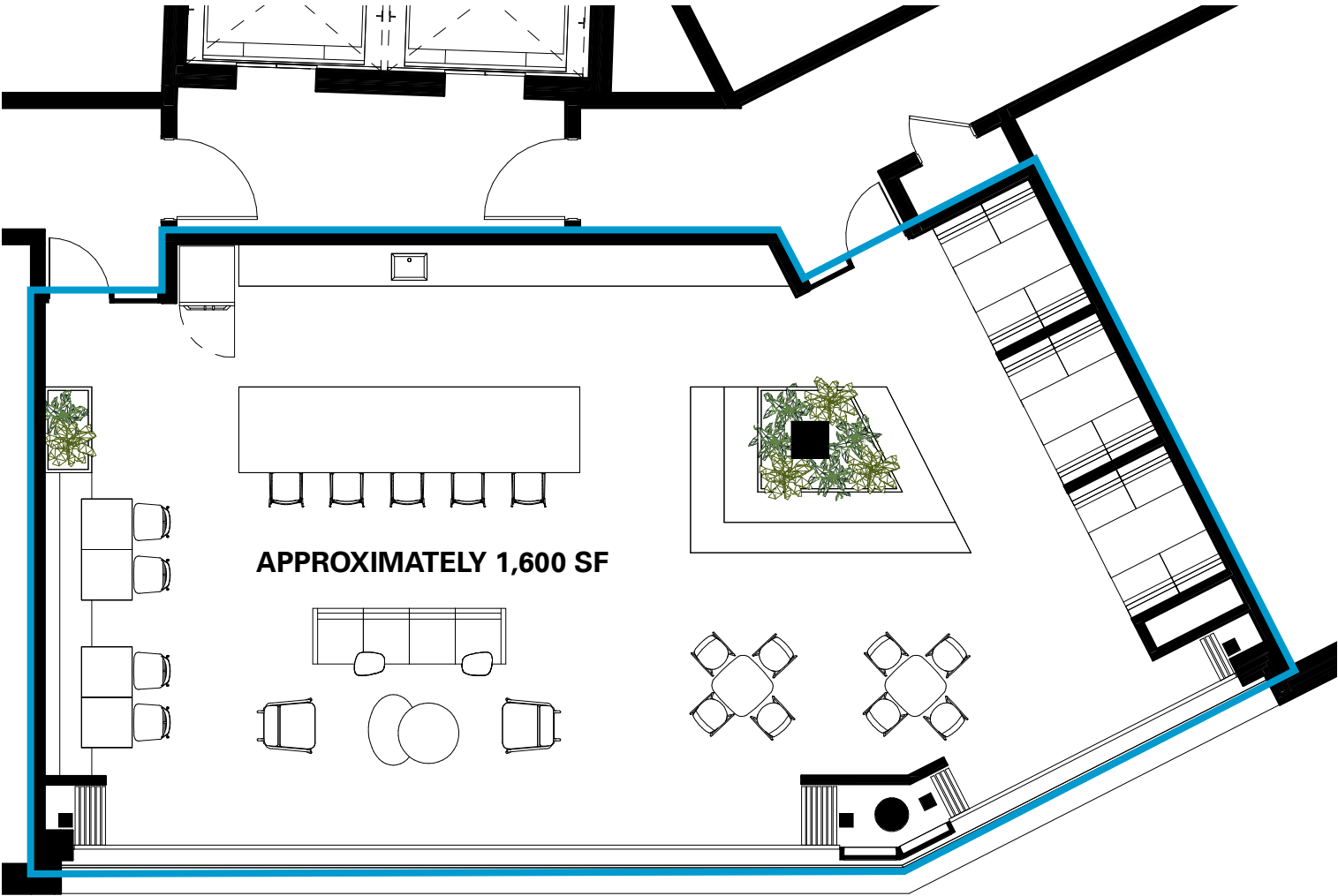




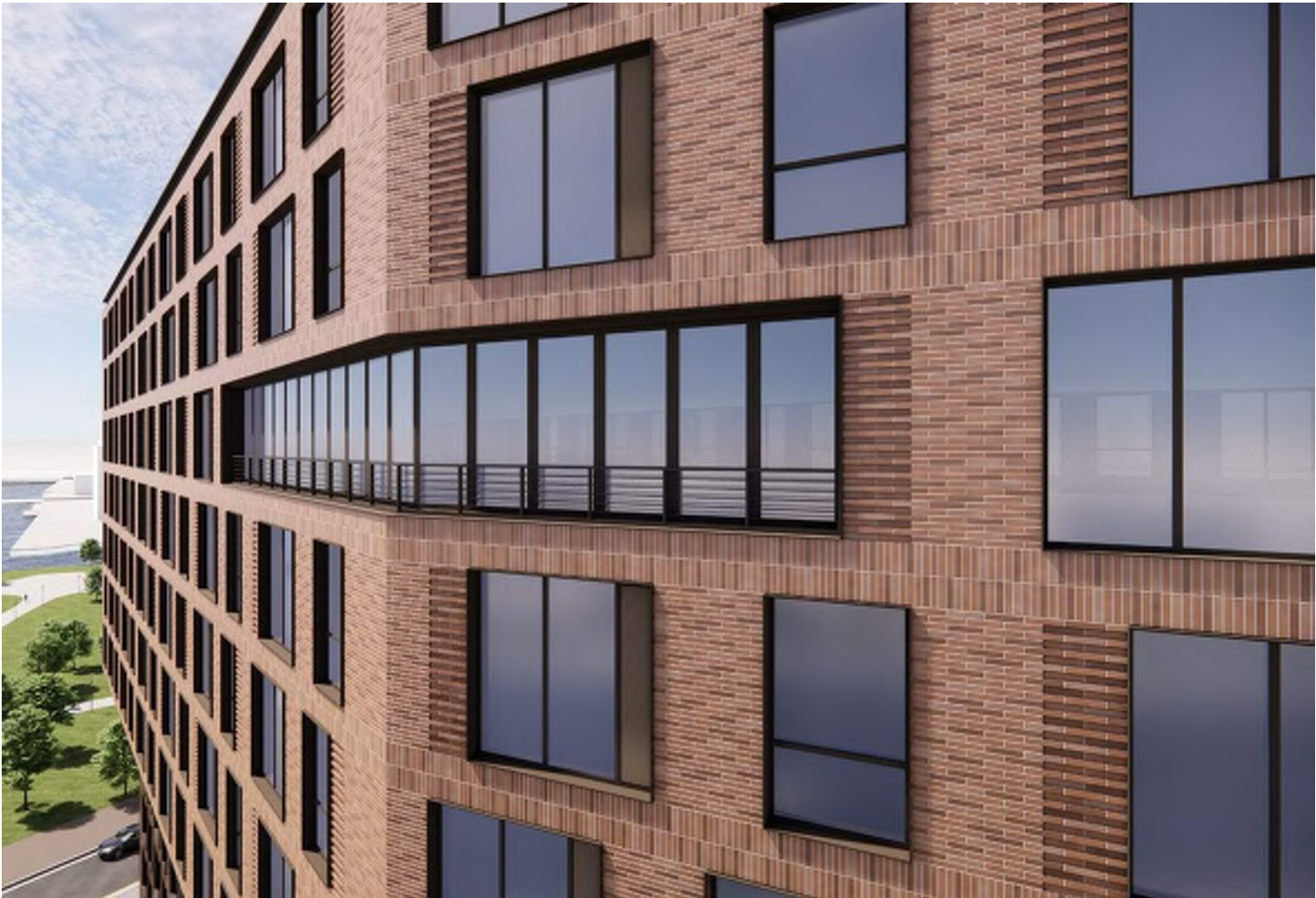
LEVEL 10 AMENITY SPACE



LEVEL 10 KEY PLAN



ENLARGED PLAN OF PROPOSED AMENITY SPACE



VIEW OF FACADE AT AMENITY SPACE



VIEW LOOKING OUT OF THE AMENITY SPACE



# SITE PLAN RESIDENTIAL ROOF PLAN

## 202 RULES OF MEASUREMENT

### B. BUILDING HEIGHT

2.c. Building appurtenances such as chimneys, parapet walls, skylights, steeples, flag poles, smokestacks, cooling towers, elevator bulkheads, fire towers, monuments, water towers, stacks, stage towers, or scenery lofts, tanks, ornamental towers and spires, rooftop accessory structures, stair towers, recreational facilities, necessary mechanical appurtenances or penthouses to house mechanical appurtenances. However, building appurtenances shall be eligible for this exemption only if they meet the following standards:

- i. The footprint of all building appurtenances shall not exceed 50% of the floor area of the roof.
- ii. All mechanical appurtenances or penthouses to house mechanical appurtenances roof equipment shall be set forth from the edge of the roof a minimum distance of one foot for every two feed by which the equipment extends above the roof.
- iii. The Downtown Design Review Committee may waive these regulations pertaining to rooftop mechanical equipment in the D-1 District to permit up to 100% of the roof to be covered by such structures.

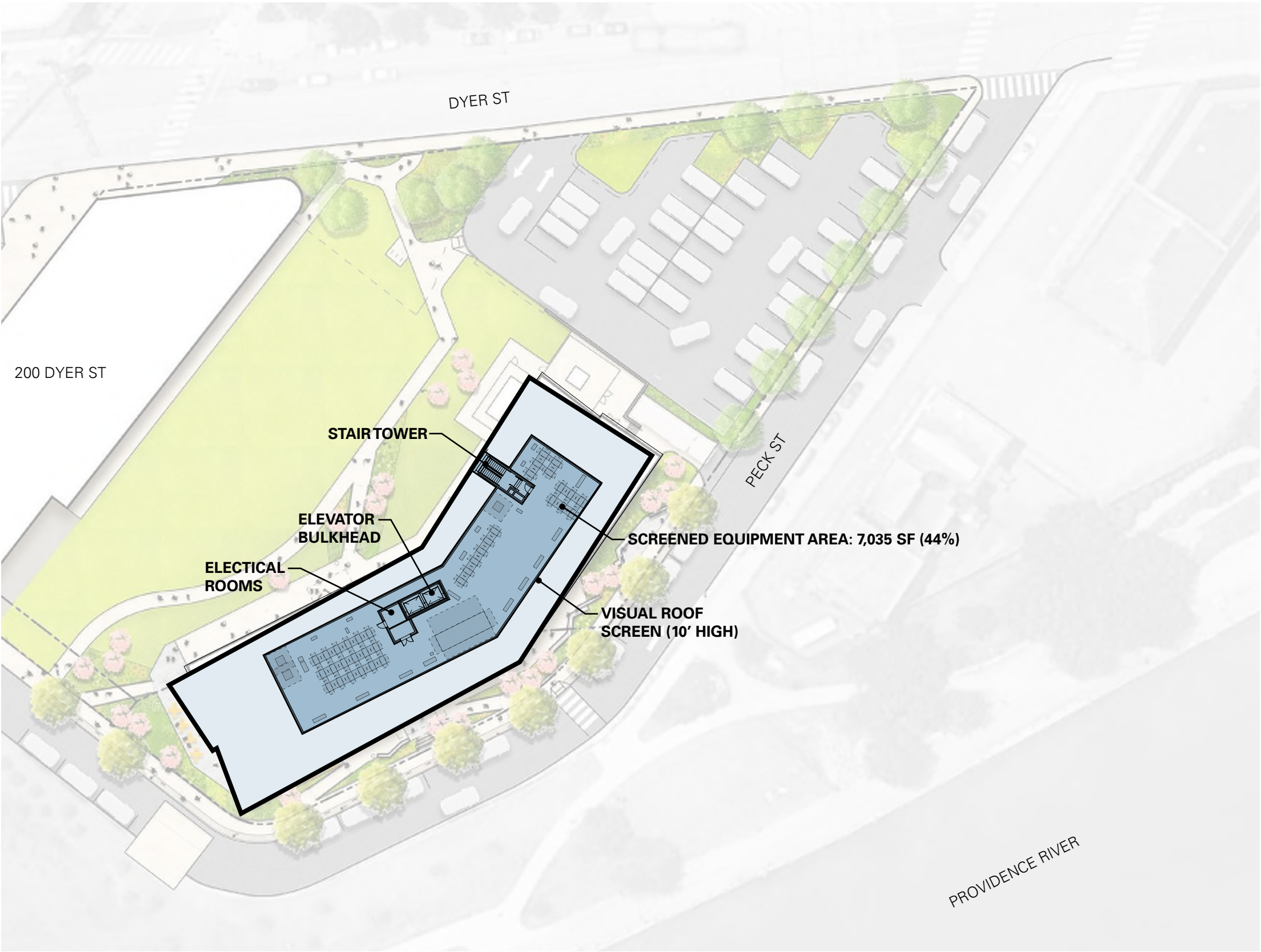
## 604 DEVELOPMENT STANDARDS

### E. MECHANICAL EQUIPMENT

1. Mechanical equipment located on the ground or on the roof shall be screened so as not to be visible to a pedestrian from within the right-of-way on an A Street abutting the property containing the building. The screening shall complement the design of the building through the use of similar materials, colors, finishes and architectural details.
4. The Downtown Design Review Committee may waive regulations pertaining to roof mechanical equipment to permit up to 100% of the roof to be covered by such structures without counting as an additional story.

PROPOSED	AREA
ROOF AREA	15,890 sf
SCREENED EQUIPMENT AREA	7,035 sf (44%)

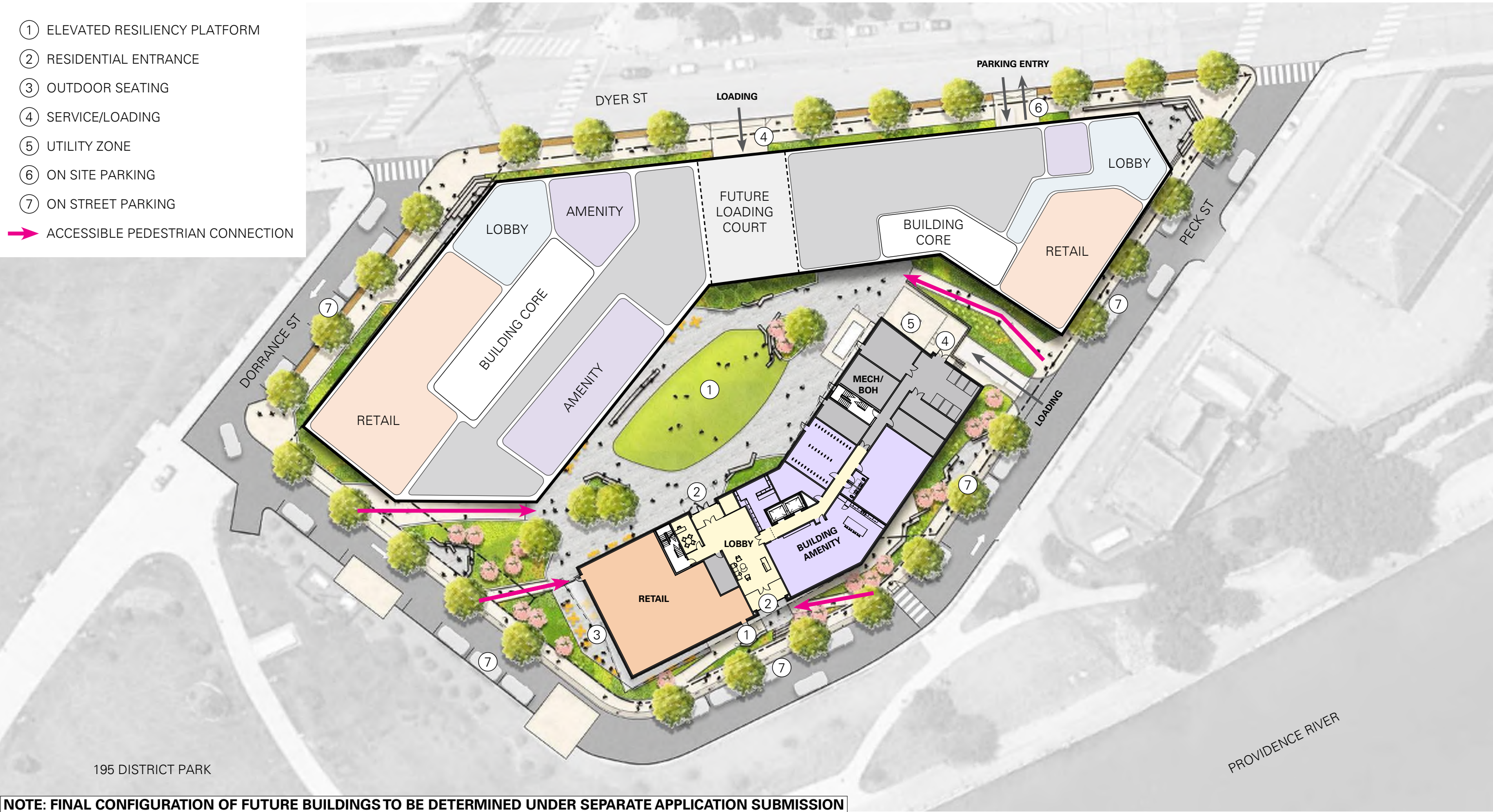
**COMPLIANT: THE ROOFTOP MECHANICAL EQUIPMENT FOOTPRINT IS NO GREATER THAN 50% OF THE FLOOR AREA OF THE ROOF**





# 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

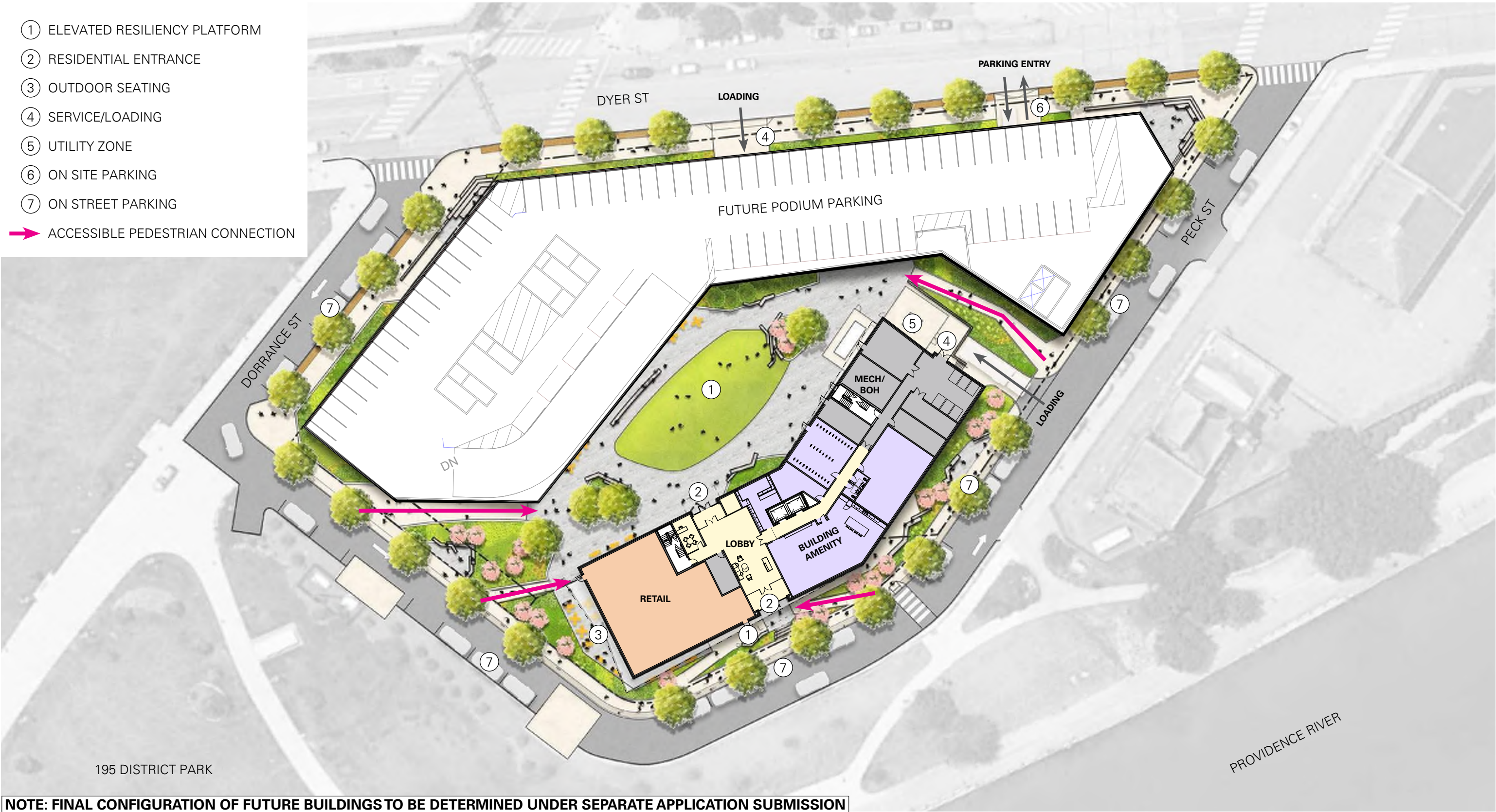


LOBBY AMENITY / BIKE PARKING RETAIL BACK OF HOUSE





# SITE PLAN PHASE 2 FULL BUILD PARKING



NOTE: FINAL CONFIGURATION OF FUTURE BUILDINGS TO BE DETERMINED UNDER SEPARATE APPLICATION SUBMISSION

LOBBY AMENITY / BIKE PARKING RETAIL BACK OF HOUSE





SITE PLAN PHASE 2 FULL BUILD UPPER LEVEL





# BUILDING SECTION CROSS SECTION

## 202 RULES OF MEASUREMENT

### B. BUILDING HEIGHT

1. For a vacant parcel of land, building height shall be measured from the average, existing-grade elevation where the foundation of the structure is proposed. This method of building height applies to all structures unless specifically exempted by this Ordinance. For an existing structure, building height shall be measured from average grade taken from the outermost four (4) corners of the existing foundation. In all cases, building height shall be measured to the top of the highest point of the existing or proposed roof or structure. This distance shall exclude spires, chimneys, flag poles, and the like, as described in item 2 below. (Figure 2-4). **For any property or structure located in a special flood hazard area, as shown on the official FEMA Flood Insurance Rate Maps (FIRMs), building height shall be measured from base flood elevation, and where freeboard, as defined in Section 201, is being utilized or proposed, such freeboard area, not to exceed five feet, shall be excluded from the building height calculation;** provided, however, that the Rhode Island Coastal Resources Management Council design elevation maps may be used by an owner or applicant to establish a base flood elevation for a property that is higher than the official FEMA FIRMs.

### ARTICLE 6: DOWNTOWN DISTRICT DEVELOPMENT INCENTIVES

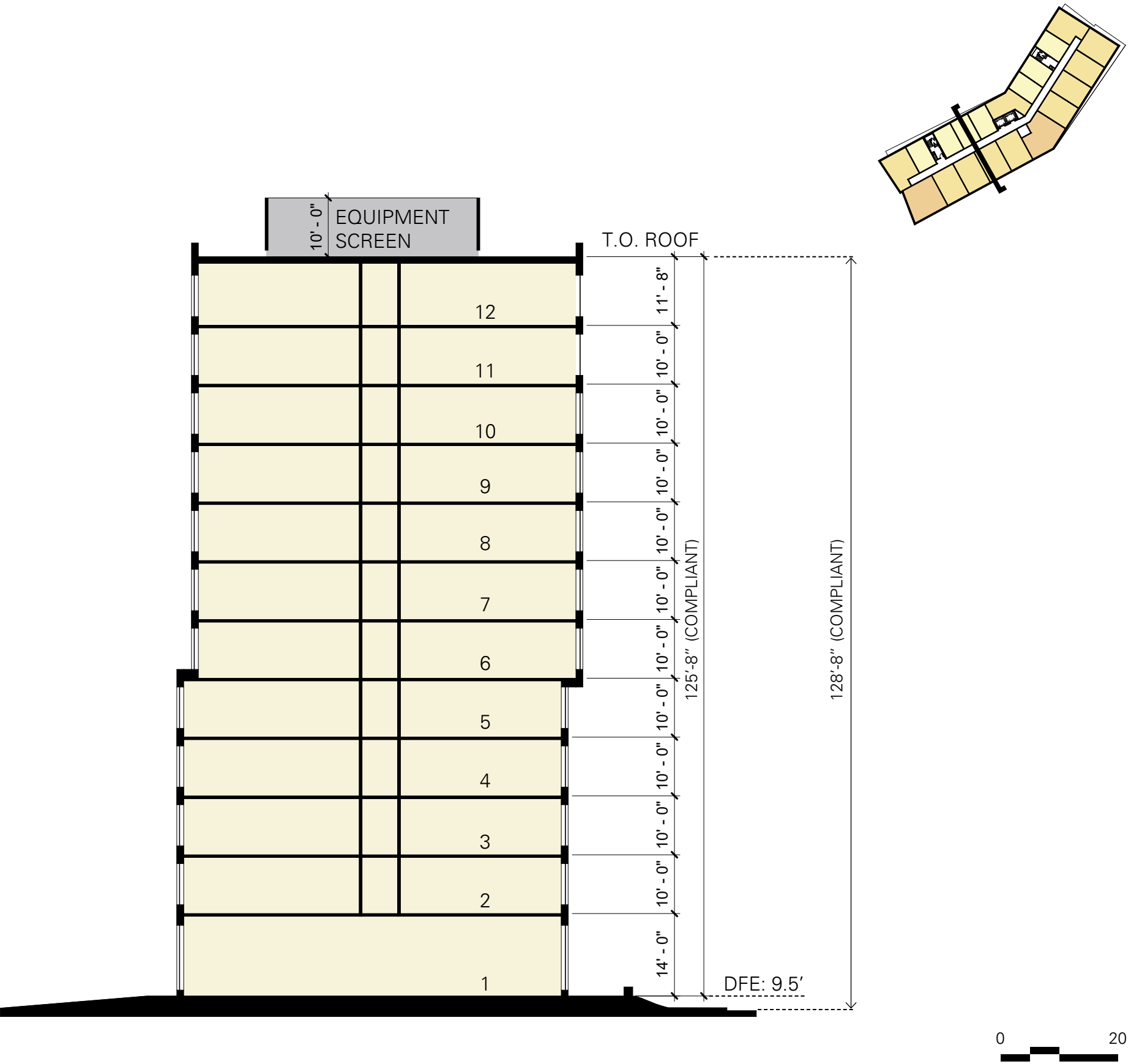
A project is eligible for a bonus of increased building height if space is provided within the project uses, improvements, or facilities set forth. Bonuses may in no case result in more than 30% additional building height.

603.E.2: Publicly-Accessible Open Space:

The bonus is based on the percentage of lot area dedicated to publicly-accessible open space.

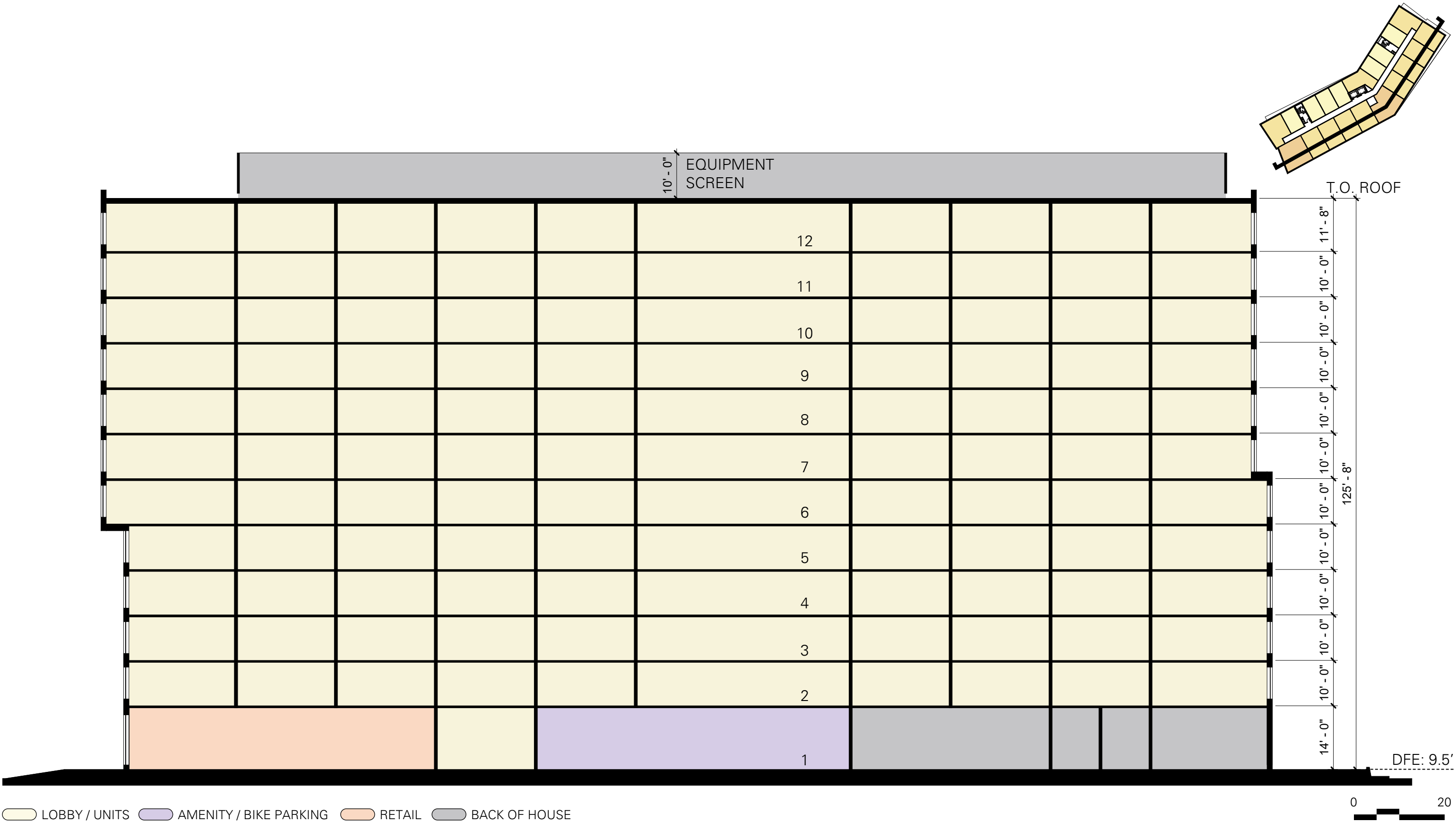
% OF LOT AREA	HEIGHT BONUS	PROPOSED	AREA
10 TO 15%	10%	LOT AREA	32,461 sf
16 TO 25%	20%	OPEN SPACE	13,000 sf (40%)
> 25%	30%		

BUILDING HEIGHT	ALLOWED
AS-OF-RIGHT	100'
HEIGHT BONUS	130'
PROPOSED HEIGHT	125'-8"



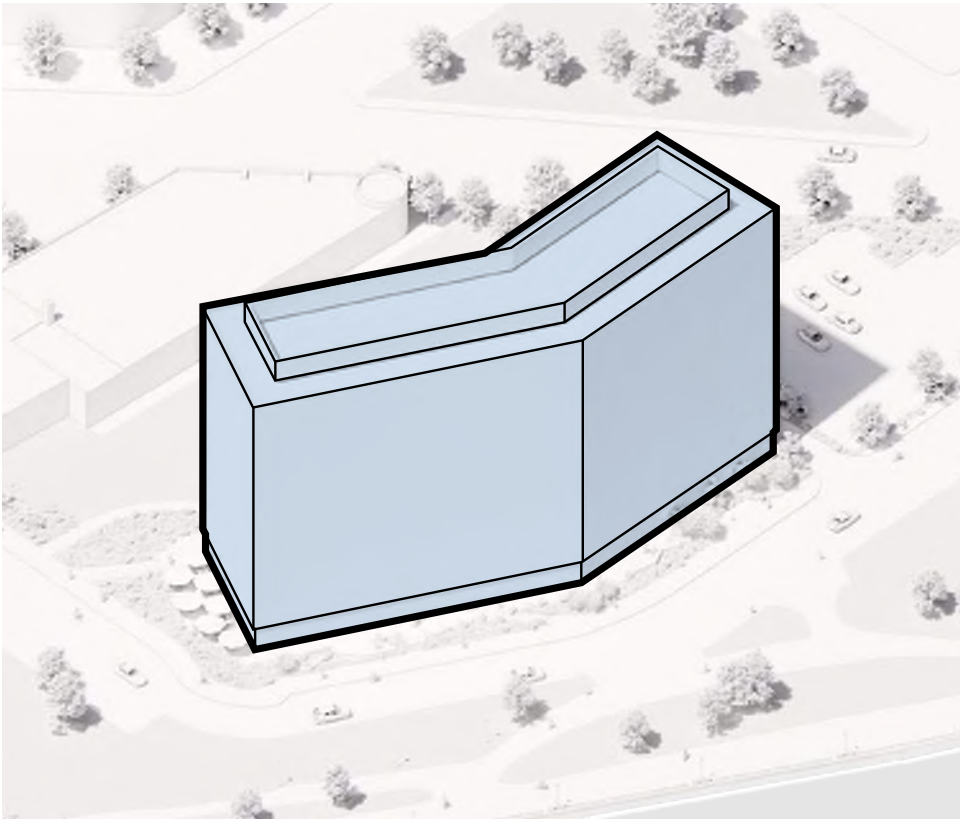


BUILDING SECTION LONGITUDINAL SECTION

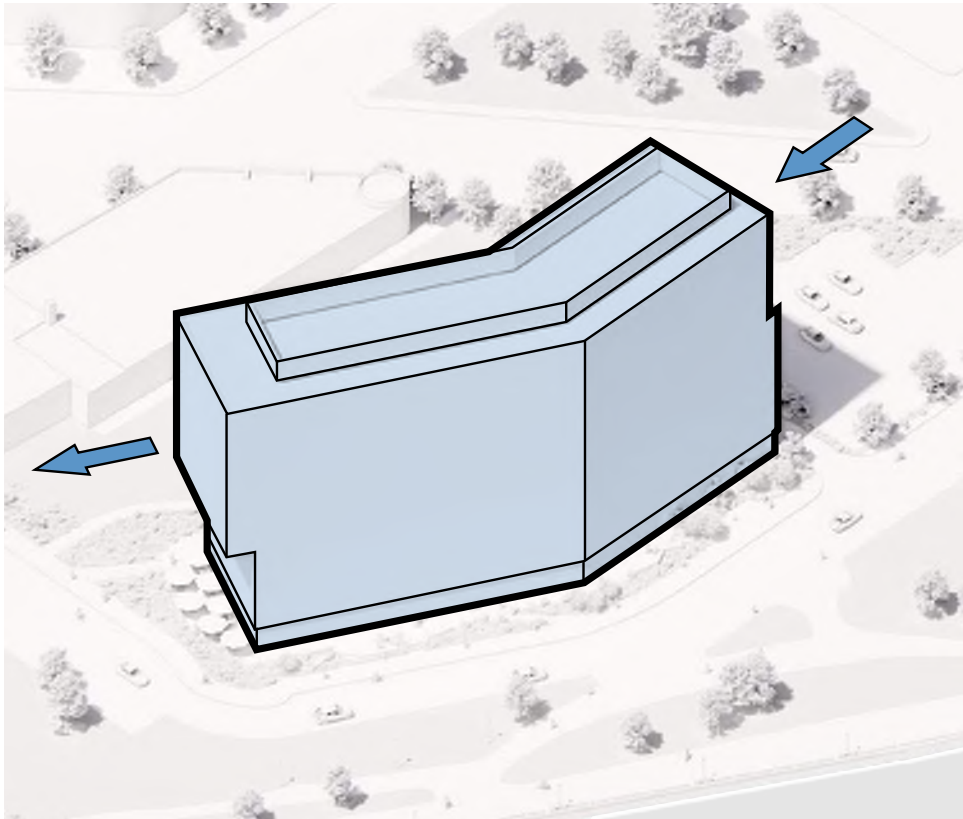




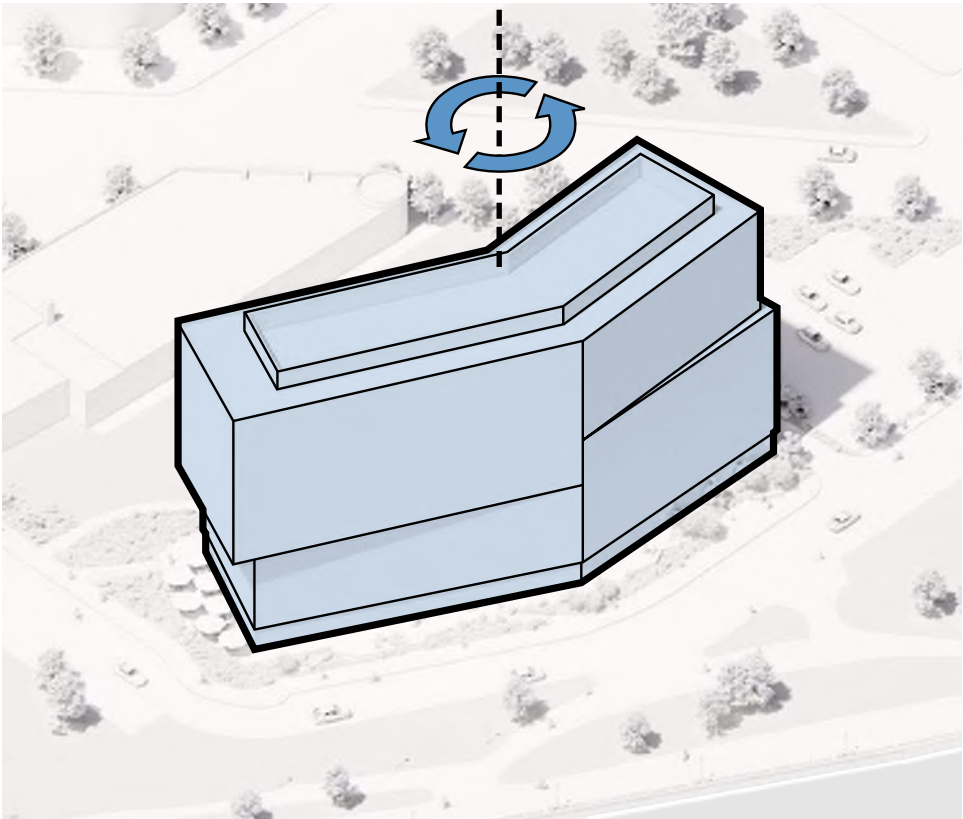
MASSING CONCEPT



1 - BASE BUILDING MASSING



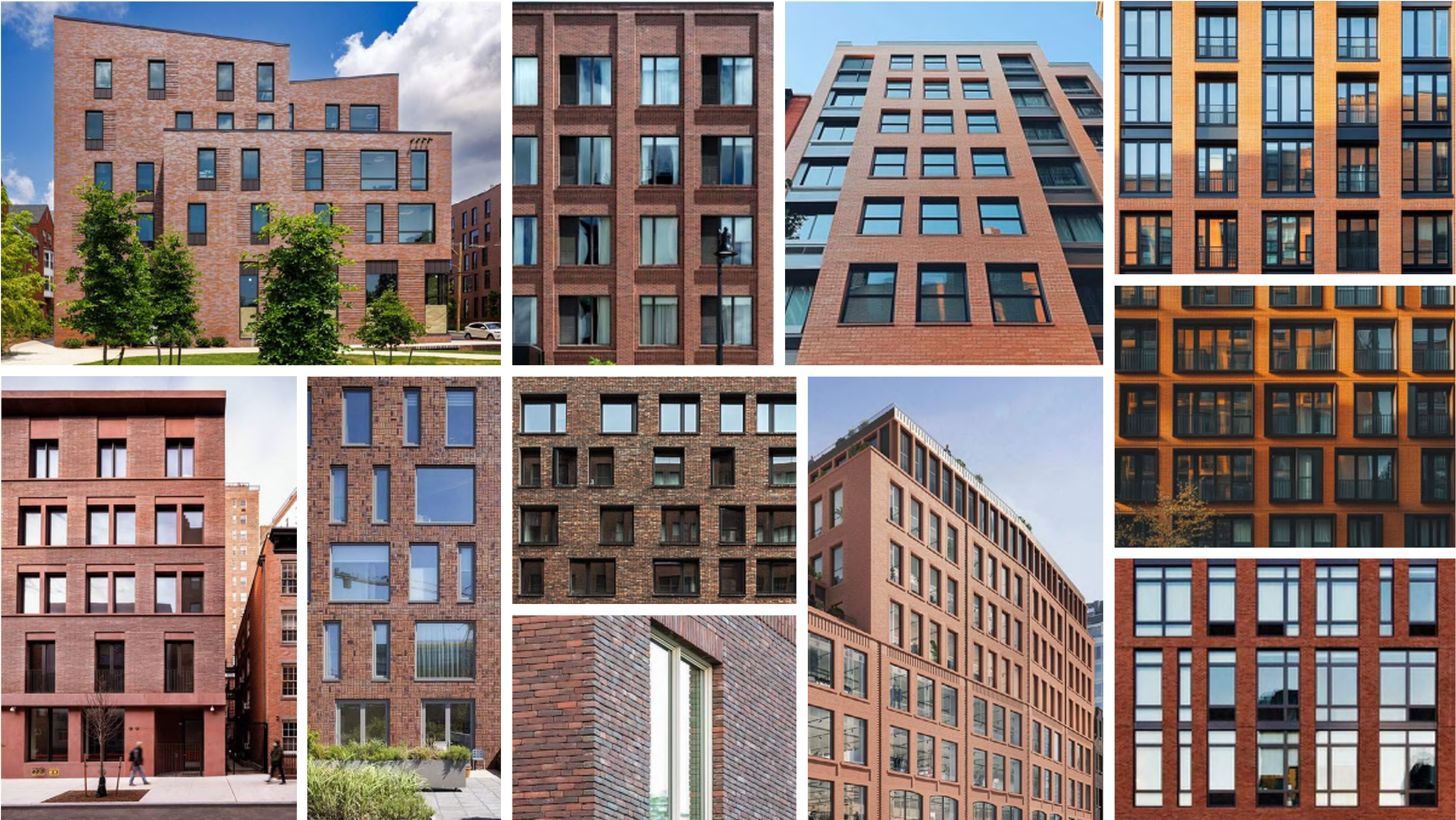
2 - CANTILEVER



3 - TWIST



MATERIAL PRECEDENT BRICK COLOR





# 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



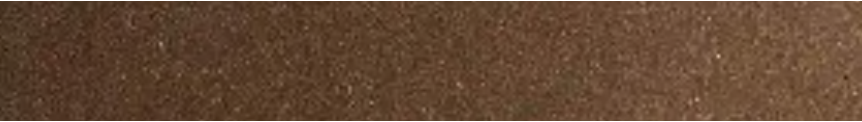
FACADE DESIGN FACADE DETAIL AT BASE AND PECK STREET ENTRY



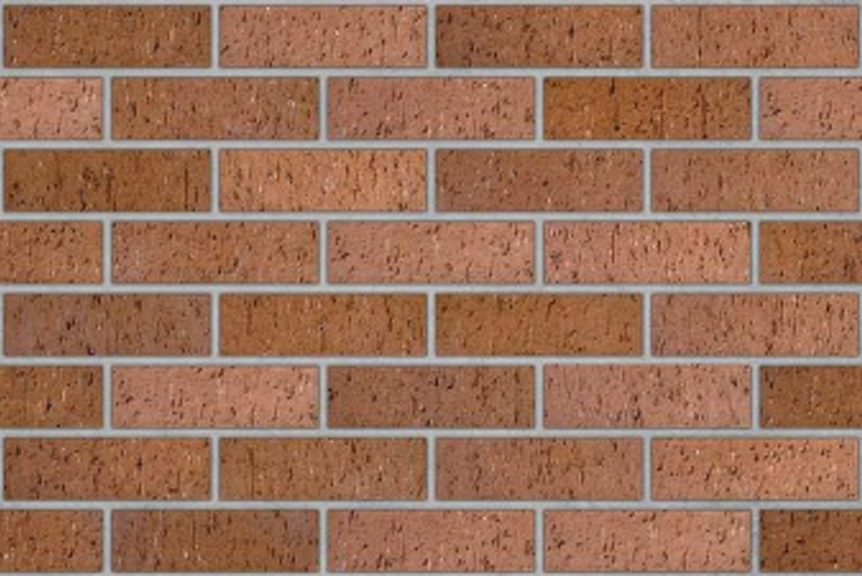
- Wood colored metal soffit with metal trim detail
- Metal window frame extension detail
- Curtain wall windows with bronze colored mullions
- Darker colored soldier course brick at spandrel
- Perforated bronze colored metal accent panel for mechanical ventilation
- Darker color brick with running bond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



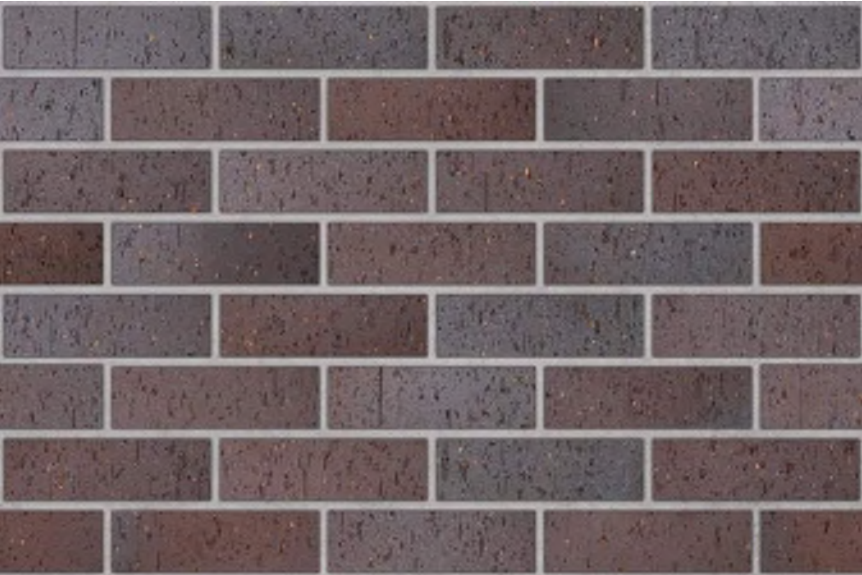
# FACADE DESIGN MATERIAL PALETTE



**Aluminum Metal Accents / Windows**  
Medium Bronze 710



**Upper Brick**  
Coppertone



**Lower Brick**  
Sienna Ironspot



**Granite Base and Accents**  
Mesabi Black



# BUILDING DESIGN ELEVATION DIAGRAMS

## 606 DESIGN STANDARDS FOR NEW CONSTRUCTION

### E. FENESTRATION DESIGN

- 1. All building facades shall provide areas of transparency equal to at least 70% of the wall area, between the height of one to 12 feet from the ground, of each building facade. This provision may be waived by the Downtown Design Review Committee.
- 3. Upper story facade shall provide areas of transparency equal to at least 35% of the wall area of the story. For parking structures, the area of transparency may be met with windowless openings. This provision may be waived by the Downtown Design Review Committee.



EAST FACADE

**LEVEL 1:** Wall Area: 2,723 SF; Transparency: 1,616 SF (59%)

**TYPICAL LEVEL:** Wall Area: 2,478 SF; Transparency: 935 SF **(38%, Compliant)**



SOUTH FACADE

**LEVEL 1:** Wall Area: 727 SF; Transparency: 536 SF **(74%, Compliant)**

**TYPICAL LEVEL:** Wall Area: 640 SF; Transparency: 290 SF **(45%, Complaint)**



**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



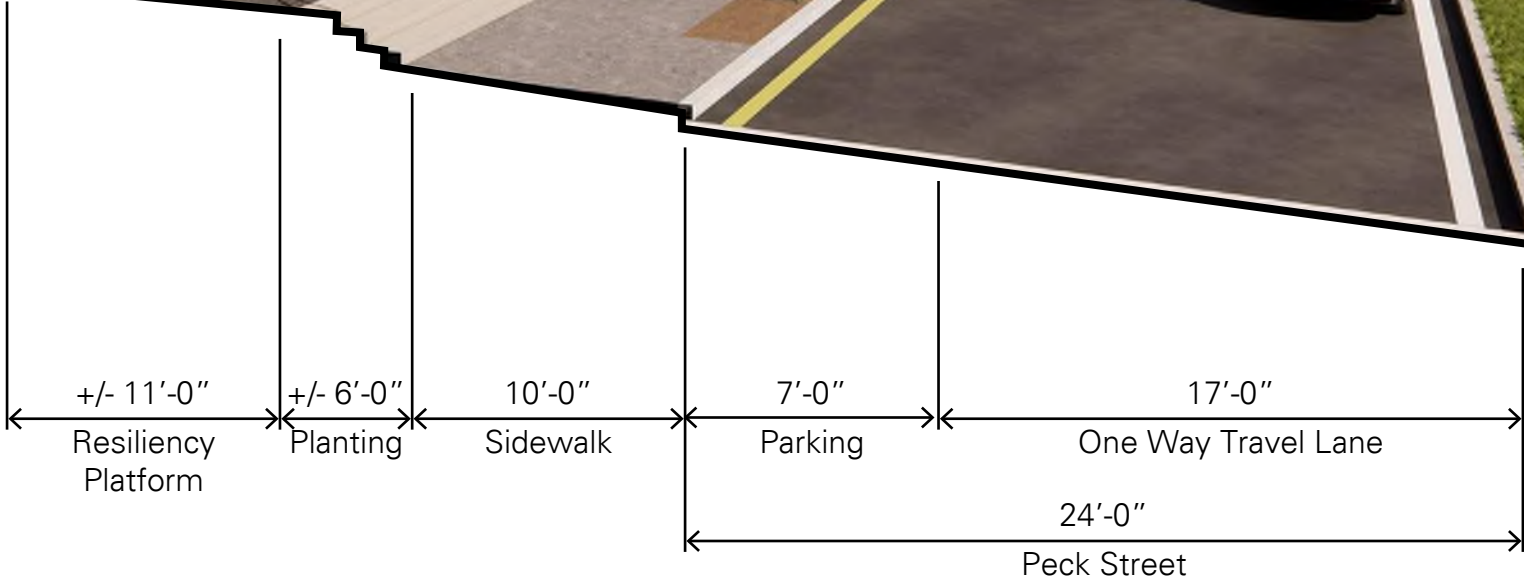


**BUILDING DESIGN** VIEW OF NORTHEAST CORNER



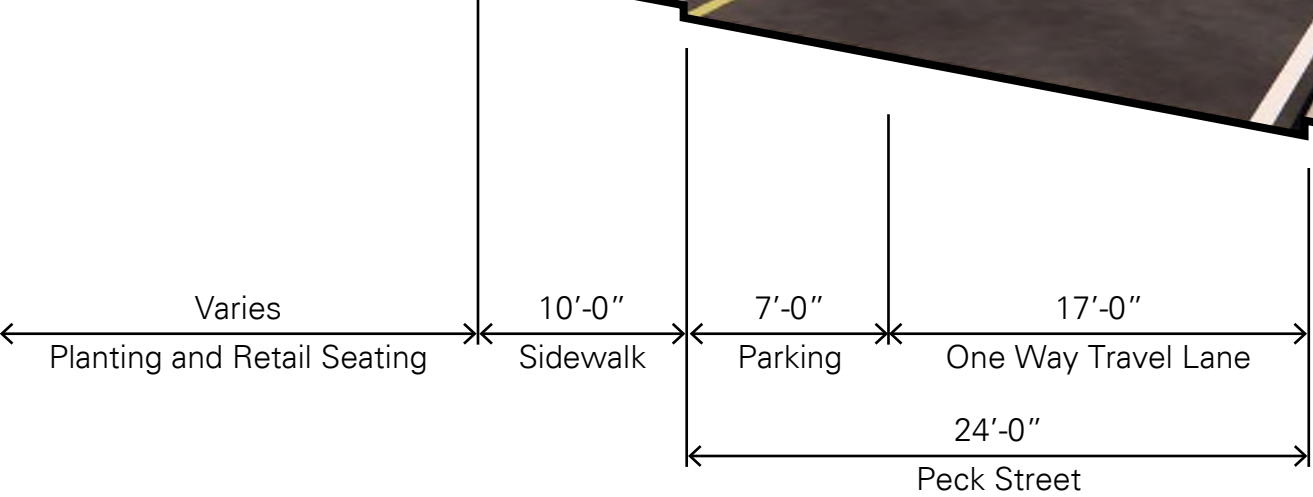


PUBLIC REALM SITE SECTION AT PECK STREET ENTRANCE





PUBLIC REALM SITE SECTION AT PECK STREET RETAIL





PUBLIC REALM SITE DESIGN PRECEDENT IMAGES







# Thank You



CV Properties LLC  
DEVELOPMENT + INVESTMENT + MANAGEMENT

