MARKET TO METACOM

CONCEPTUAL MASTER PLAN FOR OCEAN STATE JOB LOT PLAZA

WARREN, RI

JANUARY 25, 2021
MARKET TO METACOM
MIXED-USE/STREETSCAPE IMAGERY
JANUARY 25, 2021

MIXED-USE BUILDINGS
MASHPEE COMMONS, MA

MIXED-USE BUILDINGS & PLAZA
GLENWOOD PARK, ATLANTA, GEORGIA

FLOATING BUS ISLAND
WASHINGTON, DC

TROLLEY SQUARE, CAMBRIDGE, MA

MIXED-USE BUILDINGS AND PUBLIC SPACE - SOUTH COUNTY COMMONS, RI
EXISTING PROGRAM
Total Lot Area: +/- 11.63 acres
Existing Commercial/Retail: 111,499 gsf
Ocean State Job Lot: 66,075 gsf
PROGRAM

A  Performing Arts Center - 33,500 gsf
   500-750 seat theatre @ 18,500 gsf
   Parking and service below @ 15,000 gsf

B  4-Story Mixed-Use Building - 21,600 gsf
   20 units @ approx. 950 sf/unit
   Commercial Retail - 2,700 sf

C  4-Story Mixed-Use Building - 48,000 gsf
   46 units @ approx. 950 sf/unit
   Commercial Retail - 4,000 sf

D  4-Story Mixed-Use Building - 16,000 gsf
   14 units @ approx. 1000 sf/unit
   Commercial Retail - 4,000 sf

E  3-Story Apartment Building - 41,600 gsf
   14 units @ approx. 1000 sf/unit

F  3-Story Apartment Building - 25,200 gsf
   25 units @ approx. 1000 sf/unit

G  2-Story Mixed-Use Building - 8,800 gsf
   Commercial/Retail @ 4,400 gsf
   Office @ 4,400 gsf

H  2-Story Mixed-Use Building - 10,000 gsf
   Commercial/Retail @ 5,000 gsf
   Office or Live/Work Units @ 5,000 gsf

I  3-Story Tuck Under Townhouses
   20 units @ approx. 2,400 gsf/unit
   Parking: +/- 452 total spaces
   (includes parking under PAC, tuck under
townhouses, and at Lauren’s Restaurant)
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OCEAN STATE JOB LOT PLAZA CONCEPTUAL MASTER PLAN- OPTION B
JANUARY 25, 2021

PROGRAM

A. Performing Arts Center - 12,000 gsf
B. 3-Story Apartment Building - 23,400 gsf
   24 units @ ~1000 gsf/unit
C. 3-Story Apartment Building - 41,400 gsf
   42 units @ ~1000 gsf/unit
D. 3-Story Mixed-Use Building - 7,200 gsf
   6 units @ ~1000 gsf/unit
   Commercial/Retail @ 2,400 gsf
E. 3-Story Mixed-Use Building - 15,600 gsf
   10 units @ ~1000 gsf/unit
   Commercial/Retail @ 5,200 gsf
F. 3-Story Townhouses
   33 units @ approx. 2,100 gsf/unit
   Parking: +/- 413 total spaces
   (includes parking for Lauren’s Restaurant)
MARKET TO METACOM
OCEAN STATE JOB LOT PLAZA CONCEPTUAL MASTER PLAN- OPTION C
JANUARY 25, 2021

PROGRAM

A. Performing Arts Center - 33,500 gsf
   500-750 seat theatre @ 18,500 gsf
   Parking and service below @ 15,000 gsf

B. 3 Story Mixed-Use Building - 21,600 gsf
   18 units @ approx. 900 sf/unit

C. 4 Story Mixed-Use Building - 48,000 gsf
   44 units @ approx. 1000 sf/unit
   Commercial Retail @ 4,000 sf

D. 3 Story Mixed-Use Building - 21,600 gsf
   18 units @ approx. 900 sf/unit

E. 4 Story Apartment Building - 33,600 gsf
   35 units @ approx. 960 sf/unit

F. 4 Story Mixed-Use Building - 33,600 gsf
   26 units @ approx. 960 sf/unit
   Commercial/Retail @ 8,400 sf

G. 3 Story Mixed-Use Building - 13,200 gsf
   Commercial/Retail @ 4,400 sf
   8 units @ approx. 1000 sf/unit

H. 4 Story Mixed-Use Building - 15,000 gsf
   Commercial/Retail @ 5,000 sf
   10 units @ approx. 1000 sf/unit

I. 3 Story Tuck Under Townhouses
   20 units @ approx. 2,400 gsf/unit
   Parking: +/- 470 total spaces
   (includes parking under PAC, tuck under townhouses, and at Lauren’s Restaurant)